



20251204000371270 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
12/04/2025 10:12:09 AM FILED/CERT

ORDINANCE NO. 2025-12-02-1039

WHEREAS, on the 2nd day of December, 2025, Most Reverend Steven J. Raica, Bishop of Birmingham in Alabama, a corporation sole, filed a petition with the City of Westover, Alabama, as required by §§ 11-42-20 and 11-42-21, Code of Alabama 1975, as amended, petitioning and requesting that the property hereinafter described be annexed to the municipality of the City of Westover, Alabama, which petition contained an accurate description of the property proposed to be annexed together with a map of the said property showing its relationship to the corporate limits of the City of Westover, Alabama, and the signatures of the owners of the property described were signed thereto;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTOVER, ALABAMA, AS FOLLOWS:

1. That the City of Westover, Alabama, does adopt this Ordinance assenting to the annexation of the following described property to the municipality of the City of Westover see SECTION A:

SECTION A: A parcel of land located in the North-half of Section 25 and in the South-half of Section 24 all in Township 19 South, Range 1 East, Huntsville Meridian, in Shelby County, Alabama, containing 20.01 Acres, more or less, and being more particularly described as follows:

Start at an Axle accepted to mark the Northwest corner of said Section 25 and run South 85 degrees 36 minutes 49 seconds East (Assumed) and along the accepted Northern boundary of said Section 25 for a distance of 1250.12 feet to a Concrete Monument accepted to mark the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence run South 82 degrees 28 minutes 07 seconds East for a distance of 46.25 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of U.S. Highway 280, marking Station 933+50 and lying 210 feet South of centerline; thence run North 83 degrees 05 minutes 06 seconds East and along said Southern Right-of-Way margin for a distance of 257.28 feet to a Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking station 936+00 and lying 150 feet South of centerline; thence run South 83 degrees 23 minutes 43 seconds East and along said Southern Right-of-Way margin for a distance of 66.38 feet to a Concrete Monument, said Concrete Monument lying on the Southern Right-of-Way margin of said U.S. Highway 280, marking Point of curvature Station 936+66.83 and lying 150 feet South of centerline; thence run South 82 degrees 30 minutes 25 seconds East and along a curve in the Southern Right-of-Way margin of said U.S. Highway 280 being concave to the South and having a Delta of 23 degrees 08 minutes 30 seconds and a centerline Radius of 5729.58 feet for a chord distance of 194.28 feet to the POINT OF BEGINNING; thence run South 75 degrees 58 minutes 59 seconds East and along said curve in the Southern Right-of-Way margin of said U.S. Highway 280 for a chord distance of 1074.66 feet to a point; thence run South 23 degrees 01 minutes 46 seconds



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West for a distance of 710.80 feet to a point; thence run N01th 78 degrees 23 minutes 44 seconds West for a distance of 1247.69 feet to a point; thence run North 23 degrees 01 minutes 46 seconds East for a distance of 158.96 feet to a point; thence run North 37 degrees 23 minutes 59 seconds East for a distance of 651.03 feet to the POINT OF BEGINNING.

Parcel# 08-7-25-0-000-002.006

1. That the corporate limits of the City of Westover, Alabama, be extended and rearranged so as to embrace and include such property, and such property shall become a part of the corporate area of such municipality upon the date of publication or posting of this Ordinance, as provided for in the Code of Alabama as cited above.

2. That the City Clerk be and is hereby authorized and directed to file a copy of this Ordinance, including an accurate description of the property being annexed, together with a map of the said property showing its relationship to the corporate limits of the City of Westover, Alabama, to which said property is being annexed, in the office of the Judge of Probate of Shelby County, Alabama.

3. That the Zoning Map of the City of Westover, Alabama, and any other official maps or surveys of the City shall be amended to reflect the annexation of the above-described property, and that a copy of this Ordinance be transmitted to the City Planning Commission.

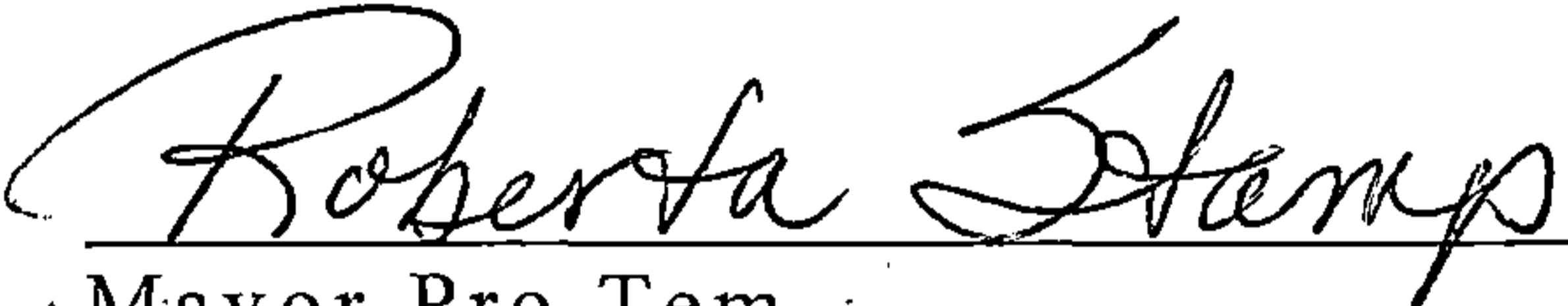
4. That this property *is* annexed subject to the provisions of § 11-52-85, Code of Alabama 1975, as amended, with a requested zoning classification of Employment Center - Industrial (EC-I) including a special exception use for substations and switchyards. If the property is not pre-zoned as requested, the property is temporarily zoned AP as provided in the Zoning Ordinance of the City of Westover, Alabama, until such time as a final decision is made on the zoning request, and if the property is not finally zoned as requested the property will be



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de-annexed at the request of the owner.

This ordinance was adopted and passed by the City Council of the City of Westover,
Alabama, this the 2nd day of December, 2025.

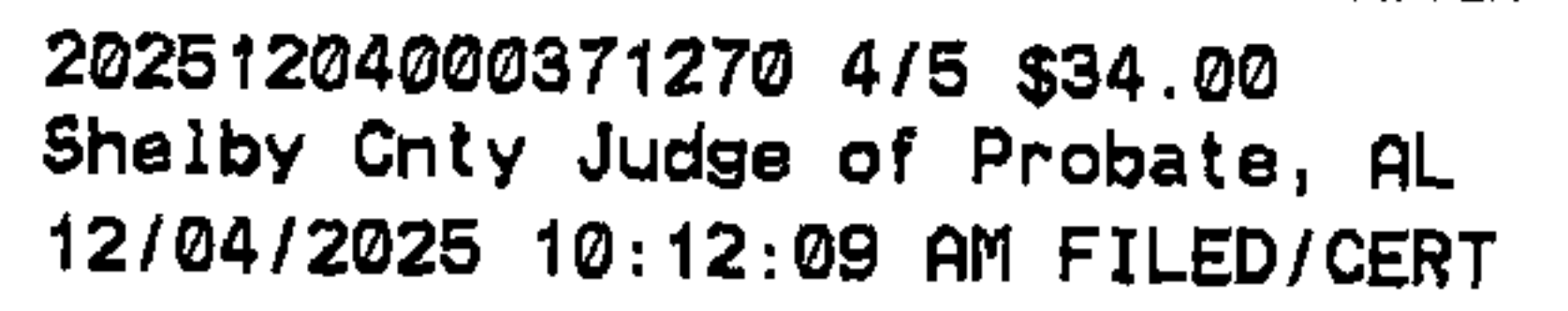


Mayor Pro Tem





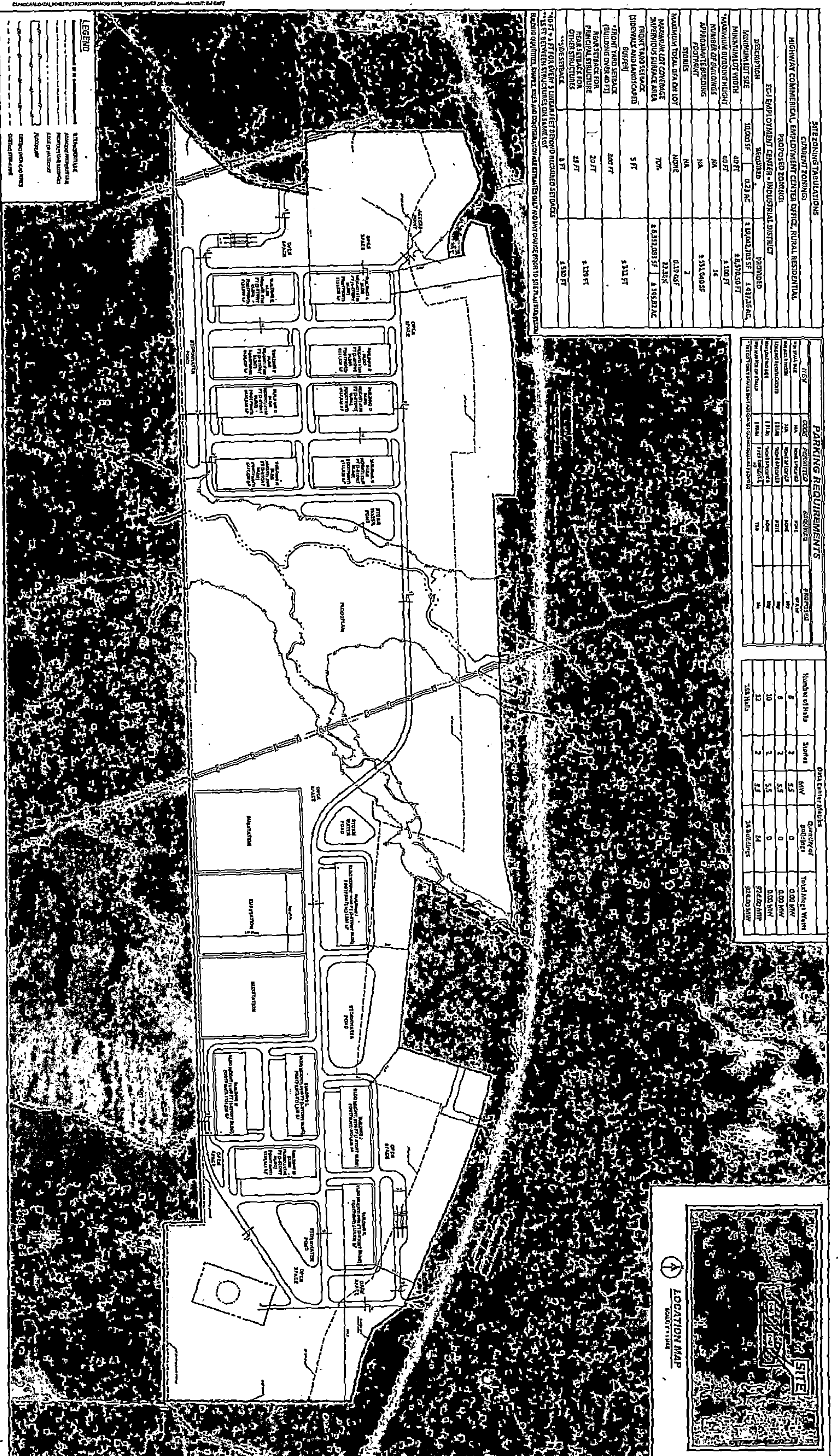
City Clerk - Treasurer



SITE ZONING REGULATIONS				
CLARK COUNTY ZONING				
HIGHWAY COMMERCIAL, EMPLOYMENT CENTER, RURAL RESIDENTIAL				
PROPOSED ZONING:				
ECL EMPLOYMENT CENTER - INDUSTRIAL DISTRICT				
DESCRIPTION	REQUIRED	PROHIBITED		
MINIMUM LOT SIZE	10,000 SF	0.23 AC	1,500,000 SF	1.42 AC
MINIMUM LOT WIDTH	40 FT		8,570.50 FT	
MAXIMUM BUILDING HEIGHT	40 FT		120 FT	
NUMBER OF BUILDINGS	NA		14	
APPROXIMATE BUILDING FOOTPRINT	NA		2,114,040 SF	
STORIES	NA		2	
MAXIMUM TOTAL GRA DEE LOT	NA		0.19 AC	
MAXIMUM LOT COVERAGE	70%		23.8%	
MINIMUM SURFACE AREA			23,846	
GROUND TIED RETAINING WALLS AND LANDSCAPED BUFFER	5 FT		\$2,512,000 SF	1.16 AC
FRONT YARD SETBACK (BUILDING OVER 40 FT)	200 FT		\$312 FT	
REAR SETBACK FOR PRINCIPAL STRUCTURE	220 FT			
REAR SETBACK FOR OTHER STRUCTURES	45 FT		\$120 FT	
WIDE SIDEWALK	8 FT		\$120 FT	
NOT A VIOLATION OF THE ZONING DISTRICT REQUIREMENTS SET FORTH IN THE CLARK COUNTY ZONING ORDINANCES. THESE RULES AND REGULATIONS ARE INTENDED TO GUIDE AND ENFORCE PROPER USE OF THE LAND.				

[illegible]

Data Entry Results			
Number of Data	Stores	RMV	Quantity of Buildings
5	2	5.5	0
6	0	0.00 RMV	0
8	2	5.5	0
10	2	5.5	0
22	2	5.5	0
104 Mills	2	5.5	14
			34 buildings
			92400 RMV



BOHLER

**211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BobblerEng.com**

PROLOGIS®

CONCEPTUAL ZONING PLAN

CITY OF WESTOVER, AL

Exhibit A



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RESOLUTION NO. 2025-10-27-2117

**RECOMMENDATION
REGARDING ZONING PROPERTY EC-I
FROM THE PLANNING COMMISSION OF THE CITY OF WESTOVER**

WHEREAS, the City of Westover, Alabama, adopted a comprehensive zoning ordinance on December 21, 2004, which has been subsequently amended; and

WHEREAS, certain property located on U.S. Highway No. 280 is currently owned by Most Reverend Steven J. Raica, Bishop of Birmingham in Alabama, a corporation sole; and

WHEREAS, the owner has petitioned the City Council to annex the property, conditioned upon pre-zoning or final zoning as requested in the zoning application filed by the owner; and

WHEREAS, the property owner has requested this property be zoned EC-I Employment Center-Industrial District with special exceptions for substations and switchyards;

NOW, THEREFORE, BE IT RESOLVED BY THE WESTOVER PLANNING COMMISSION AS FOLLOWS:

That following a public hearing, notice of which was given as required by the rules and procedures of the Planning Commission, the following is adopted as a final report and recommendation to the City Council: the proposed ordinance attached to this resolution is recommended for approval by the City Council.

ADOPTED AND APPROVED THIS 27th DAY OF October, 2025.

Randy Wiggins, Chairman

Nanna Fournier, Secretary