

ORDINANCE NO. 2025-4

AN ORDINANCE TO AMEND THE CITY OF HAMILTON ZONING MAP

WHEREAS, The Code of Alabama, 1975, as amended, Sections 11-52-70 through 11-42-84 empowers the City of Hamilton to enact the Hamilton Zoning Ordinance and provide for its administration, enforcement, and amendment; and,

WHEREAS, The Hamilton City Council deems it necessary, for the purposes of promoting the health and general welfare, to amend the Hamilton Zoning Map; and,

WHEREAS, The Hamilton City Council has determined that the proposed amendment is reasonable with consideration, among other things, to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality; and,

WHEREAS, The Hamilton Planning Commission has reviewed proposed amendments and recommends such amendment to the Hamilton City Council; and

WHEREAS, The Hamilton City Council has given adequate public notice of the amendment and has held a public hearing regarding the amendment pursuant to The Code of Alabama, 1975, as amended, Section 11-52-77;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Hamilton, Alabama that the following described property located at 2172 Bexar Ave E, within the incorporated limits of the City hereby is rezoned from R2 (Multi-Family District) to B1 (General Business District):

A 5.22 acre, tract of land situated in the Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 36, Township 10 South, Range 14 West, the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 31, Township 10 South, Range 13 West, all in Marion County, Alabama, being more particularly described as follows: Beginning at the southeast corner of the Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 36, Township 10 South, Range 14 West, said corner is marked by a $\frac{1}{2}$ inch capped rebar and rock corner, found, thence run N. $88^{\circ}22'51''$ W along the southerly boundary of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 279.99 feet, to a $\frac{1}{2}$ capped rebar, thence run N. $00^{\circ}32'21''$ W., a distance of 210.00 feet, to a capped $\frac{1}{2}$ inch rebar; thence run N. $02^{\circ}50'57''$ E., a distance of 105.36 feet, to a capped $\frac{1}{2}$ inch rebar; thence run S. $78^{\circ}48'07''$ E., a distance of 116.80 feet, to a capped $\frac{1}{2}$ inch rebar; thence run N. $02^{\circ}50'57''$ E., a distance of 239.21 feet, to the (new) southerly right-of-way of U.S. Highway Number 278 to a capped $\frac{1}{2}$ inch rebar; thence run S. $84^{\circ}38'18''$ E., along the southerly right-of-way of said highway, a distance of 104.27 feet, to a concrete monument right-of-way station 71+50; thence continue along the southerly right-of-way of said highway, S. $79^{\circ}43'27''$ E., a distance of 60.12 feet, to the westerly boundary of the above said Section 31, to a point; thence continue along the southerly right-of-way of said highway, S. $79^{\circ}43'27''$ E., a distance of 213.51 feet, to a $\frac{1}{2}$ inch capped rebar; thence run S. $02^{\circ}54'24''$ W., a distance of 491.68 feet, to the southerly boundary of the above said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, to a capped $\frac{1}{2}$ inch rebar; thence run N. $87^{\circ}02'17''$ W., along the southerly boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 198.23 feet, to the point of beginning as shown by the records of the Marion County Revenue Commissioner, June 11, 2025.

BE IT FURTHER ORDAINED, this Ordinance shall become effective upon final reading and publication, public health, safety, and welfare requiring it.