

**TOWN OF OAK GROVE, ALABAMA**  
**ORDINANCE NO.: 8 A**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF OAK GROVE, ALABAMA AND ORDINANCE NO. 8, ENTITLED, "OAK GROVE ZONING ORDINANCE," ENACTED PURSUANT TO THE AUTHORITY GRANTED BY TITLE 11-52-70 THROUGH 84, INCLUSIVE OF THE CODE OF ALABAMA, 1975, AS AMENDED.**

**WHEREAS**, the Town of Oak Grove Planning Commission has considered a petition for rezoning, upon which a public hearing was duly conducted, and has submitted to the Town Council of the Town of Oak Grove a formal written report and recommendation for action regarding said petition;

**WHEREAS**, the Town Council of the Town of Oak Grove has received a formal written report and recommendation from the Town of Oak Grove Planning Commission regarding a petition for rezoning, and:

**WHEREAS**, all applicable requirements of the Oak Grove Zoning Ordinance and Title 11-52-77 of the Code of Alabama, 1975, as amended have been satisfied;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF OAK GROVE, ALABAMA AS FOLLOWS:**

**Section 1:** That Ordinance No. 8, entitled, "Oak Grove Zoning Ordinance" and the Zoning Map of the Town of Oak Grove, Alabama, enacted pursuant to the authority granted by Title 11-52-70 through 84, inclusive of the Code of Alabama, 1975, as amended, be and the same is hereby amended so as to zone the following described property, which is situated entirely within the corporate limits of the Town of Oak Grove, Alabama:

**TRACT I:** Commence at a corner in place accepted as the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama, thence proceed North 87° 40' 37" West along the South boundary of said

quarter-quarter section for a distance of 47.05 feet; thence proceed North 02° 12' 15" East for a distance of 234.23 feet; thence proceed North 01° 59' 16" East for a distance of 632.92 feet; thence proceed North 01° 56' 26" East for a distance of 611.66 feet to the point of beginning. From this beginning point continue North 01° 56' 26" East for a distance of 120.21 feet to a point on the Westerly right-of-way line of U. S. 280 Highway; thence proceed South 21° 58' 07" East along the Westerly right-of-way line of said highway for a distance of 49.35 feet; thence proceed South 01° 55' 09" West for a distance of 75.0 feet; thence proceed North 88° 20' 06" West for a distance of 20.0 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama.

**LESS AND EXCEPT:** Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 26, Township 21 South, Range 3 East, and run due South along the East boundary line of the Northwest quarter of the Northeast quarter of Section 26, a distance of 1045 feet for an established point of beginning; thence continue South a distance of 109 feet, thence due West a distance of 230 feet, thence due North a distance of 109 feet, thence due East a distance of 230 feet back to the established point of beginning. Title is subject to right of way to State of Alabama for a public road contained in that instrument recorded in Deed Book 272, page 136 in the Office of the Judge of Probate of Talladega County, Alabama, and as shown by the survey of Dowell M. Ray dated August 30, 1963.

**TRACT II:** All of the hereafter described land **EXCEPT** that part of same which was conveyed to the State of Alabama for right-of-way purposes.

Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 26, Township 21, Range 3 and run due south along the east boundary line of the Northwest quarter of the Northeast quarter of said Section 26 a distance of 945 feet for a point of beginning: Continue South a distance of 100 feet then turn West and go 230 feet, then turn South and go 109 feet, then turn West and go 187 feet, then turn North and go 209 feet, then turn East and go 417 feet back to the point of

beginning.

**ALSO:** Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 26, Township 21, Range 3 and run South a distance of 736 feet to a point of beginning; Then continue South 209 feet, then go West 209 feet, then go North 209 feet, then go East 209 feet back to point of beginning.

**LESS AND EXCEPT:** Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 26, Township 21 South, Range 3 East, and run due South along the East boundary line of the Northwest quarter of the Northeast quarter of Section 26, a distance of 1045 feet for an established point of beginning; thence continue South a distance of 109 feet, thence due West a distance of 230 feet, thence due North a distance of 109 feet, thence due East a distance of 230 feet back to the established point of beginning. Title is subject to right of way to State of Alabama for a public road contained in that instrument recorded in Deed Book 272, page 136 in the Office of the Judge of Probate of Talladega County, Alabama, and as shown by the survey of Dowell M. Ray dated August 30, 1963.

**TRACT III:** Commence at the Northeast corner of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama; thence proceed South  $1^{\circ} 54' 16''$  West along the East boundary of said Section for a distance of 488.29 feet to a point on the Southerly boundary of a Talladega County Road and the point of beginning. From this beginning point continue South  $1^{\circ} 54' 16''$  West along the East boundary of said section for a distance of 1081.47 feet to a point on the Northerly right-of-way line of U.S. 280 Four-Lane Highway; thence proceed North  $56^{\circ} 10' 30''$  West along the right-of-way line of said highway for a distance of 30 feet; thence proceed North  $1^{\circ} 54' 16''$  East parallel to the East boundary of said section for a distance of 210 feet; thence proceed North  $56^{\circ} 10' 30''$  West parallel to the Northerly right-of-way line of said highway for a distance of 66.90 feet; thence proceed North  $57^{\circ} 54' 54''$  West for a distance of 303.11 feet; thence proceed North  $33^{\circ} 52' 35''$  East for a distance of 203.40 feet; thence proceed North  $51^{\circ} 39' 09''$  West for a distance of 158.68 feet; thence proceed North  $14^{\circ} 48' 09''$  East for a distance of 203.37 feet; thence proceed South  $72^{\circ} 18' 06''$  East for a distance of 209.58 feet; thence proceed North  $9^{\circ} 30' 58''$  East for a distance of 308.24 feet to a point on the Southerly boundary of the

aforementioned Talladega County Road; thence proceed South 57° 11' 44" East along the Southerly boundary of said road for a distance of 88.93 feet to the point of beginning.

The above described land is located in the East one-half of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama, and contains 4.50 acres.

**TRACT IV:** Commence at the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama; thence proceed North 1° 20' 52" East along the East boundary of said quarter-quarter section for a distance of 162.06 feet; thence proceed North 88° 39' 08" West for a distance of 344.33 feet to the point of beginning. From this beginning point proceed North 53° 39' 51" West for a distance of 216.26 feet; thence proceed North 32° 33' 34" East for a distance of 36.31 feet; thence proceed South 67° 21' 38" East for a distance of 220.24 feet; thence proceed South 33° 18' 22" West for a distance of 88.70 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama, and contains 0.31 acres.

**TRACT V:** From the Northeast corner of the NE1/4-NW1/4 of Section 23, Township 21 South, Range 3 East, Talladega County, Alabama, proceed S 3°19'58" W along the East boundary of said NE1/4-NW1/4 for 963.79 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue S 3°19'58"W along said quarter-quarter line for 297.51 feet to a point on the Northeasterly right-of-way boundary of Talladega County Highway No. 511 (R/W200'); thence proceed along a chord bearing and distance of N 72°26'26"W 298.55 feet to the point of intersection with the Northeasterly boundary of said Highway 511 and the Easterly right-of-way of the Old Sylacauga-Childersburg Highway (R/W 80'); thence proceed along said short chord bearings and distances of said Old Sylacauga-Childersburg Highway N 13°36'31"W along chord for 122.62 feet; thence N 19°01'51"W along chord for 167.33 feet; thence leaving said road boundary proceed S 79°38'36" E 391.73 feet, back to the POINT OF

**BEGINNING.**

The above described parcel of land is located in the Northeast one-fourth of the Northwest one-fourth of section 26, Township 21 South, Range 3 East, Talladega County, Alabama, and contains 1.93 acres.

**TRACT VI:** Commence at a railroad spike in place accepted as the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 23, Township 21 South, Range 3 East, Talladega County, Alabama; thence proceed South  $89^{\circ} 34' 29''$  East along the North boundary of said quarter-quarter section for a distance of 324.88 feet to a point on the Easterly boundary of Bloise Zeigler Blvd., said point being the point of beginning. From this beginning point proceed South  $19^{\circ} 31' 22''$  East for a distance of 986.36 feet; thence proceed North  $79^{\circ} 44' 35''$  East for a distance of 687.64 feet to a  $\frac{3}{4}$ " rebar in place being located on the Westerly right-of-way line of U. S. Highway 280 and being on a concave curve right; thence proceed Northerly along the Westerly right-of-way line of said highway and along the curvature of said curve for a chord bearing and distance of North  $22^{\circ} 22' 24''$  West, 953.28 feet to its point of intersection with a Southerly boundary of said Bloise Zeigler Blvd.; thence proceed North  $89^{\circ} 49' 56''$  West along the Southerly boundary of said road for a distance of 494.27 feet to a point on the curvature of a concave curve left; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South  $63^{\circ} 04' 17''$  West, 167.29 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northwest one-fourth of Section 23, Township 21 South, Range 3 East, Talladega County, Alabama, and contains 14.45 acres.

Section 2: That the above described property is located at:

Tract I: 814 Gantts Junction Road, Airport Road, Sylacauga, AL 35151;

Tract II: 796 Gantts Junction Road, Airport Road, Sylacauga, AL 35151;

Tract III: 40631 U.S. Highway 280 East, Sylacauga, AL 35150

Tract IV: 40631 U. S. Highway 280 East, Sylacauga, AL 35150

Tract V: 32 Skyview Road, Sylacauga, AL 35150;

Tract VI: 39360 U. S. Highway 280, Sylacauga, AL 35151,

is further identified as Tax Map and Parcel Number

Tract I: 61-28-07-26-1-000-015.001

Tract II: 61-28-07-26-1-000-015.000

Tract III: 61-28-07-26-1-000-018.000

Tract IV: 61-28-07-26-1-000-018.005

Tract V: 61-28-06-23-2-000-001.001 (South portion/1.93 acres)

Tract VI: 61-28-06-23-2-000-011.000

and contains

Tract I: 0.47 acres

Tract II: 1.54 acres

Tract III: 4.50 acres

Tract IV: .031 acres

Tract V: 1.93 acres

Tract VI: 14.45 acres

Section 3: That the above described property is hereby zoned HIGHWAY COMMERCIAL, as the same is defined in said Oak Grove Zoning Ordinance, for the purpose of enabling said property to be devoted to such use(s) as is permitted under said Oak Grove Zoning Ordinance for Highway Commercial.

**Section 4:** Except as herein amended, said Oak Grove Zoning Ordinance shall remain in full force and effect.

**Section 5:** This Ordinance shall take effect from and after five days from the date it is posted in accordance with Title 11-45-8 of the Code of Alabama, 1975, as amended.

**ADOPTED AND APPROVED** this 1st. day of December, 1997.

TOWN OF OAK GROVE:

Blaise Zeigler  
Blaise Zeigler, Mayor

Absent  
Harold Brewer, Council Member

James M. Landers  
James M. Landers, Council Member

Charles S. Rogers  
Charles S. Rogers, Council Member

Clemmie E. Lewis  
Clemmie E. Lewis, Council Member

Donald E. Coleman  
Donald E. Coleman, Council Member

ATTEST:

Carolyn Zeigler  
Carolyn Zeigler, Town Clerk

**CERTIFICATION:**

I, CAROLYN ZEIGLER, Town Clerk of the Town of Oak Grove, Alabama, do hereby certify that the foregoing Ordinance No. 8A was duly posted at LIST ALL THREE PUBLIC POSTING LOCATIONS on the 2nd day of December, 1997.

Carolyn Zeigler  
Carolyn Zeigler, Town Clerk  
Town of Oak Grove