

TOWN OF OAK GROVE, ALABAMA
ORDINANCE NO.: 00 8 B

AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF OAK GROVE, ALABAMA AND ORDINANCE NO. 8 A 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. 00 8 B 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 1: Current Owner - Charles R. Heaslett and wife,
Wanda C. Heaslett

Commence at the Northeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama; thence proceed South 02 degrees 00' East along the East boundary of said quarter-quarter section for a distance of 1279.50 feet; thence proceed South 89 degrees 07' West for a distance of 418.16 feet to the point of beginning. From this beginning point continue South 89 degrees 07' West for a distance of 763.94 feet to a point on the East boundary of property described in deed recorded in the Office of the Judge of Probate of Talladega county, Alabama, in Deed Book 598 at Page 418; thence proceed North 01 degree 49' West along the East boundary of properties recorded in deeds on record in the office of the Judge of Probate of Talladega County, Alabama, in Deed Book 598 at Page 418, Deed Book 611 at page 076 and Deed Book 554 at Page 607 for a distance of 842.20 feet to the Southwest corner of property described in deed on record in the Office of the Judge of Probate of Talladega County, Alabama, in Deed Book 555 at Page 581; thence proceed North 88 degrees 20' East along the South boundary of said deed for a distance of 157.0 feet to the Southwest corner of property described in deed on record in the office of the Judge of Probate of Talladega County, Alabama, in Deed Book 331 at Page 661; thence proceed North 01 degrees 40' West along the West boundary of said Deed Book 331 at Page 661 for a distance of 218.70 feet to the Northwest corner of said property; thence proceed North 88 degrees 20' East along the South boundary of property described in deed on record in the Office of the Judge of Probate of Talladega County, Alabama, in Deed Book 270 at Page 569 for a distance of 267.0 feet; thence proceed North 01 degrees 40' West for a distance of 87.0 feet to a point on the Southwesterly right-of-way line of U. S. Highway 280; thence proceed South 40 degrees 37' East along the Southwesterly right-of-way line of said highway for a distance of 334.34 feet to the most Northerly corner of Lot No. 5 of the Heaslett Commercial Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Talladega County, Alabama, in Plat Book 5 at Page 247; thence proceed South 49 degrees 23' West along the Northerly boundary of Lot No. 5 of said subdivision for a distance of 231.62 feet to the most Westerly corner of said Lot No. 5; thence

proceed South 39 degrees 11' East along the Westerly boundaries of Lot No. 5, Lot No. 4, Lot No. 3 and Lot No. 2 of said subdivision for a distance of 350.11 feet; thence proceed North 49 degrees 23' East along the South boundary of the Northerly one-half of said Lot No. 2 for a distance of 240.41 feet to a point on the Southwesterly right-of-way line of said highway; thence proceed South 40 degrees 37' East along the southwesterly right-of-way line of said highway and along the Easterly boundaries of Lot No. 2 and Lot No. 1 of said subdivision for a distance of 192.0 feet; thence proceed South 01 degree 33' East for a distance of 148.36 feet; thence proceed South 88 degrees 33' West for a distance of 208.62 feet; thence proceed South 01 degree 40' East for a distance of 329.32 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.

TRACT II: Current Owner - Thomas W. Anderson, Jr.

Lots 4 and 5 of the Heaslett Commercial Subdivision Recorded in Plat Book 5 at page 247, and located in the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama.

TRACT III. Current Owner - Nolan and Katie Lou Parker

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 East, Talladega County, Alabama; thence proceed East along, the North boundary of said quarter-quarter section for a distance of 294.6 feet; thence proceed South 01 degree 13' 14" West for a distance of 33.10 feet to a point on the South right-of-way line of the Old Fayetteville Road and the point of beginning. From this beginning point continue South 01 degree 13' 14" West for a distance of 175.3 feet; thence proceed South 88 degrees 46' 46" East for a distance of 260.4 feet; thence proceed North 01 degree 13' 14" East for a distance of 112.53 feet to a point on the Westerly right-of-way line of U. S. 280 Highway and a point on the flare-back right-of-way of the

aforementioned Old Fayetteville Road; thence proceed North 65 degrees 38' 33" West along the said flare-back right-of-way line for a distance of 159.75 feet; thence proceed North 88 degrees 46' 46" West along the South right-of-way line of said old Fayetteville Road for a distance of 113.5 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, and contains 0.94 acres.

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

Tract I: 40404 U. S. Highway 280, Sylacauga, AL 35150;

Tract II: 40344 U. S. Highway 280, Sylacauga, AL 35150;

Tract III: 2555 Forest Glen Road, Sylacauga, AL 35151;

is further identified as Tax Map and Parcel Number

Tract I: 61-28-07-26-01 - 28.000 & 9 & 11.001

Tract II: 61-28-07-26-01- 14.000

Tract III: 61-28-07-26-01 - 10.000

and contains

Tract I: 16.39 acres

Tract II: 1.05 acres

Tract III: 0.94 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. Interpretation and Purpose.

In this interpretation and application, the provisions of this ordinance shall be considered minimum requirements adopted for the promotion of health, safety, morals, convenience, order, prosperity, and general welfare of the community. Where other ordinances or regulations which may be adopted hereafter imposed greater restrictions than those specified herein, compliance with such other ordinances or regulations is mandatory. This ordinance shall not lower the restrictions of plats, deeds, or private contracts, if such are greater than the provisions of this ordinance, i.e. that which is more restrictive shall apply.

Section 5. Repeal of Conflicting Ordinances

All ordinances or parts of ordinances In conflict with this Zoning Ordinance, or inconsistent with , the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect.

Section 6. Saving Clause

If any section, clause, provision or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent Jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance which is not In and of Itself Invalid or unconstitutional.

Section 7:

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

Section 8:

This Ordinance shall take effect from and after five days from the date it is posted in accordance with Title 1145-8 of the Code of Alabama, 1975, as amended.

ADOPTED AND APPROVED this 2nd. day of January,
2001.

TOWN OF OAK GROVE

Charles S. Rogers
Charles S. Rogers, Mayor

Carl Armstrong

Tony A. White

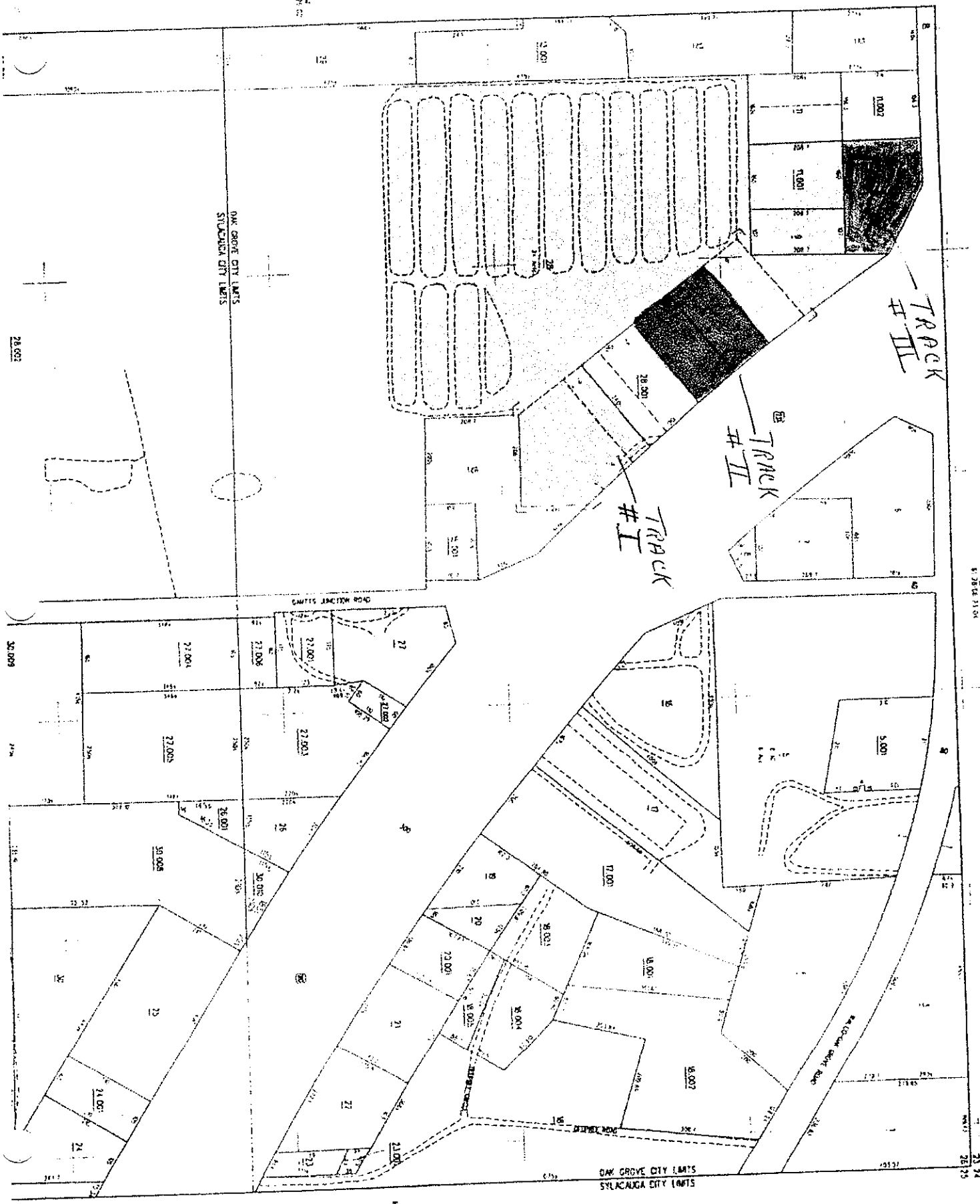
Chemie E. Lewis

James M. Parker

D. E. Coleman

ATTEST:

Carolyn Zeigler
Carolyn Zeigler Town Clerk



28.002

30.009

23.24

28.25

OAK GROVE CITY LIMITS
SYLACAUGA CITY LIMITS

CANTON JACKSON ROAD

OAK GROVE CITY LIMITS
SYLACAUGA CITY LIMITS

TRACK #III

TRACK #II

TRACK #I

21.001

21.001

21.001

21.001