



## **ORDINANCE NO. 2021-01**

**RE-ZONING LOTS 9, 10, 11, AND 12, AND THE WESTERN SIX FEET OF LOT 13 OF BLOCK A, SECOND ADDITION TO MAGNOLIA HEIGHTS SUBDIVISION FROM B2, LOCAL BUSINESS DISTRICT TO R-2(B), SINGLE FAMILY DISTRICT**

**WHEREAS**, the Town of Magnolia Springs, Alabama requests a zoning change from **B2 – Local Business District to R-2(b), Single Family District**, and

**WHEREAS**, the Magnolia Springs Planning Commission held a public hearing and considered the request on January 5, 2021, and

**WHEREAS**, the Magnolia Springs Planning Commission made an approval to rezone to R-2(b), Single Family District recommendation to the Town Council, and

**WHEREAS**, the Magnolia Springs Town Council has received the Planning Commission's recommendation and the Town Council has held a public hearing on the same giving public notice of such hearing.

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MAGNOLIA SPRINGS, ALABAMA, AS FOLLOWS:**

1. The property being rezoned is described as follows:

**Lots 9, 10, 11, 12, and the western six feet of Lot 13 of Magnolia Heights in Magnolia Springs, Alabama, as per the plat thereof recorded in the office of the Judge of Probate of Baldwin County, Alabama, in Map Book 4, page 49.**

**More particularly described as Tax Parcels:**

**05-55-08-38-0-000-013.001**

**05-55-08-38-0-000-013.002**

**05-55-08-38-0-000-013.003**


**05-55-08-38-0-000-014.001**

**(hereinafter referred to as the "Property").**

2. The Magnolia Springs Zoning Ordinance is hereby amended to provide that the Property is re-zoned from **B2, Local Business District to R-2(B), Single Family District**.

3. If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.
4. This ordinance shall take effect immediately upon its due adoption and publication as required by law.

**ADOPTED THIS 26th DAY OF JANUARY, 2021.**

  
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Kim Koniar, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mike Jinks, Town Clerk

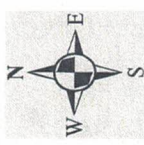
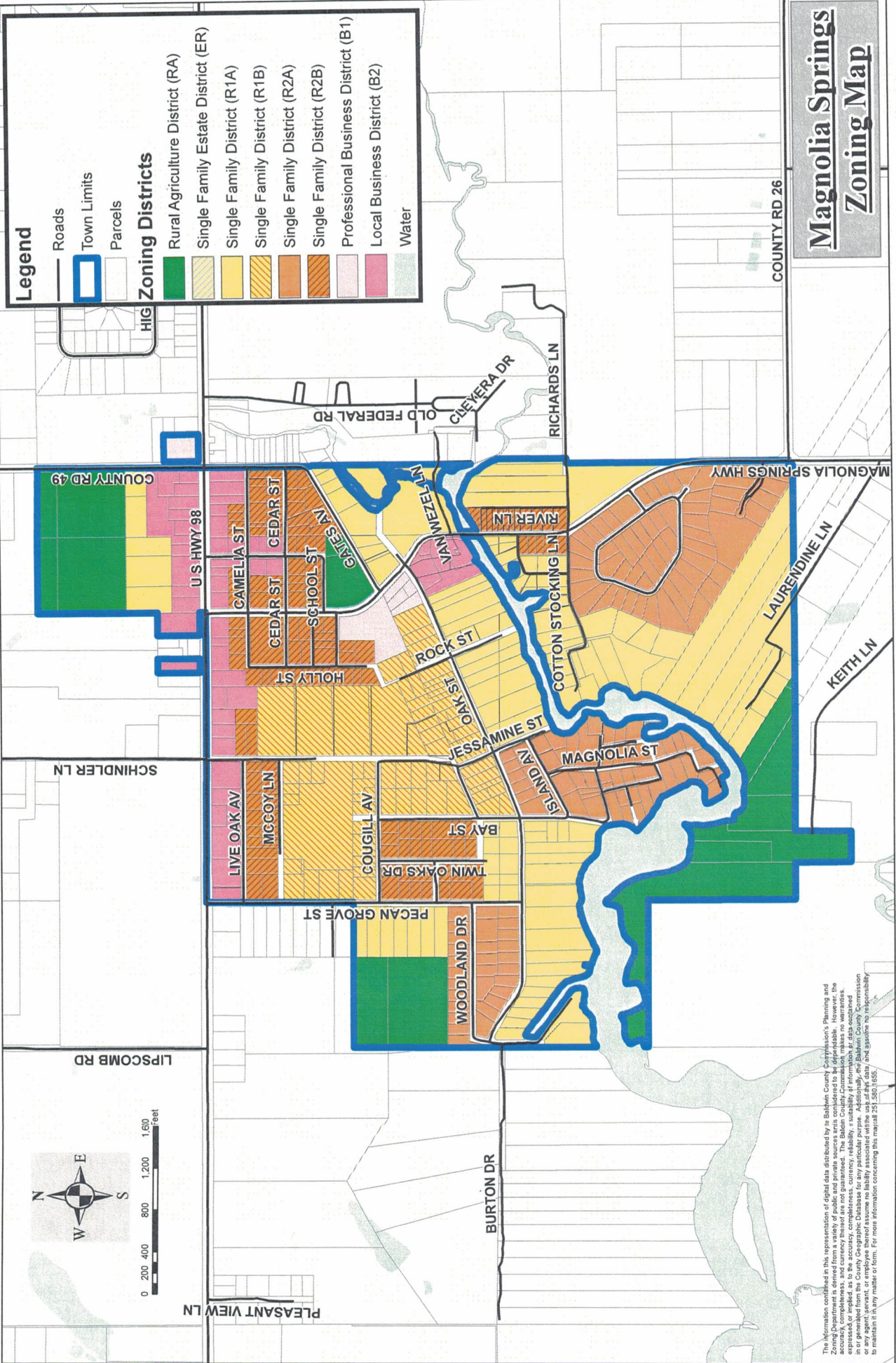




# Magnolia Springs Zoning Map

## Legend

- Roads
  - Town Limits
  - Parcels
- ### Zoning Districts
- Rural Agriculture District (RA)
  - Single Family Estate District (ER)
  - Single Family District (R1A)
  - Single Family District (R1B)
  - Single Family District (R2A)
  - Single Family District (R2B)
  - Professional Business District (B1)
  - Local Business District (B2)
  - Water



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