

ORDINANCE #

AN ORDINANCE TO AMEND THE CODE OF FLORENCE, ALABAMA, AS AMENDED, AND PARTICULARLY APPENDIX C OF SAID CODE AND THE OFFICIAL ZONING MAP

WHEREAS, legal notice of the following proposed amendment to the Zoning Ordinance of the City of Florence, Alabama, as published in the *Times Daily*, a newspaper of general circulation, on the date of March 31, 2023, and a synopsis of the following proposed amendment was published in the *Times Daily* on the date of April 7, 2022; and

WHEREAS, said notices set for public hearing the 2nd day of May, 2023, at 5:00 o'clock p.m., in the City Hall Auditorium in Florence, Alabama, for all persons to appear to be heard either for or against the adoption of said amendment; and

WHEREAS, said public hearing was held and it is the decision of the Council that said amendment should be adopted as advertised; and

NOW, THEREFORE, Public Welfare Requiring It and under the authority granted by Title 11, Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORENCE, ALABAMA, as follows, to-wit:

The Code of Florence, Alabama, as amended, and particularly Appendix C, and the Florence, Alabama, Official Zoning Map as a part thereof is amended, changed and modified as follows:

The property .97 acres located at 2620 Cloverdale Road, described as follows,

A parcel of land situated in Section 34, Township 2 South, Range 11 West, Lauderdale County, Alabama, being more particularly described as follows:

BEGIN at a 5/8" rod at the NW corner of Lot 1 of Cloverdale Village as recorded in Plat Book 7 Page 296 in the Office of the Judge of Probate in Lauderdale County, Alabama; thence N 80°00'07" E along the north line of said Lot 1 a distance of 292.42 feet to a 1/2" rebar capped EDG; thence N 12°18'13" W leaving said Lot 1 a distance of 50.45 feet to a 1/2" rebar capped EDG on the west line of Open Space & Retention Basin A of Resurvey of Lots 30 thru 58 Phoenix Landing as recorded in Plat Book 6 Page 3; thence N 18°57'52" W along the west line of said Basin A a distance of 45.71 feet to a 1/2" rebar capped EDG; thence N 88°24'30" W leaving said Basin A a distance of 385.03 feet to a point on the centerline of Cloverdale Road (Alabama Highway 157); thence S 12°10'29" E along said centerline a distance of 173.04 feet to a point; thence N 80°00'07" E leaving said centerline a distance of 87.34 feet to the POINT OF BEGINNING. Said parcel of land contains 1.16 acres, more or less.

The property is being rezoned from R-1 (Single Family Residential District) to B-2 (General Business District) as requested by Waffle House, Inc.

The boundary changes of the above district are hereby established as shown on the Florence, Alabama, Official Zoning Map, made a part of Appendix C of said Code, as amended, which map is filed in the City of Florence Planning Department as well as being a part of said Code.

ADOPTED this the _____ day of _____, 2023.

CITY COUNCIL

APPROVED this the _____ day of _____, 2023.

MAYOR

ADOPTED AND APPROVED this the _____ day of _____, 2023.

CITY CLERK