

ORDINANCE NO. 1828

AN ORDINANCE AMENDING ORDINANCE NO. 1120, AS AMENDED BY ORDINANCES HERETOFORE ADOPTED, SAID ORDINANCE, AND THE AMENDMENTS RELATED THERETO, BEING ENTITLED, "TALLADEGA, ALABAMA, ZONING ORDINANCE," AS FOLLOWS, AND IN NO OTHER PARTICULARS

BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF TALLADEGA, ALABAMA, AS FOLLOWS:

WHEREAS, the Talladega City Planning Commission has adopted and presented to the City Council of said City a Resolution reciting that, after due consideration, it recommends that Ordinance No. 1120, entitled "Talladega, Alabama, Zoning Ordinance," as amended by Ordinances heretofore adopted, be further amended as hereinafter set out; and,

WHEREAS, the City Council of the City of Talladega, Alabama, desires to concur in and act upon said recommendation as provided by law in such cases, and;

WHEREAS, all preliminary requirements as in such cases provided by law have been complied with;

NOW, THEREFORE, be it ordained by the City Council of the City of Talladega, Alabama, that Ordinance No. 1120 entitled "Talladega, Alabama, Zoning Ordinance," as amended by Ordinances heretofore adopted, be, and the same is, further modified, changed and amended as follows:

Section 1: That the following described property that is presently zoned Zoning District R-1 Agricultural be changed and rezoned to Zoning District I-P Institutional Park for the following described property:

Beginning at a point where the east boundary line of the Northwest Quarter of the Northeast Quarter of Section 32, Township 18 South, Range 5 East, Talladega County, Alabama, intersects the north right-of-way line of County Road 203 ("the Talladega Renfroe Road"), right-of-way 80 feet; thence North 00 degrees 17 minutes 32 seconds East along said quarter-quarter line and the east boundary line of the Southwest Quarter of the Southeast Quarter of Section 29, Township 18 South, Range 5 East, a distance of 827.0 feet to a point; thence North 89 degrees 30 minutes West, to a point on the north/south centerline of said Section 29; thence North 00 degrees 41 minutes East along the north/south centerline of said Section 29 to a point that is 638.59 feet north of the southeast corner of the Southwest Quarter of said Section 29; thence proceed North 89 degrees 35 minutes West along the north line of the property of the Alabama Institute for Deaf and Blind, the said line being the City Limit line, 1324.51 feet, more or less, to the west boundary line of the Southeast Quarter of the Southwest Quarter of said Section 29; thence south along the West boundary line of the Southeast Quarter of the Southwest Quarter of said Section 29 to the southwest corner of the Southeast Quarter of the Southwest Quarter of said section 29; thence South 55 degrees 22 minutes West a distance of 1521.59 feet to a point on the north boundary of the Talladega Renfroe Road; thence South 49 degrees 50 minutes East along said road a distance of 239.2 feet to a point; thence South 51 degrees 57 minutes East along said road a distance of 82.4 feet to a point; thence North 54 degrees 29 minutes East a distance of 1249.2 feet to a point

on the east line of the Northwest Quarter of the Northwest Quarter of said Section 32; thence South along the east line of the Northwest Quarter of the Northwest Quarter and the east line of the Southwest Quarter of the Northwest Quarter of said Section 32 to a point on the south line of the Northwest Quarter of said Section 32; thence east along the south line of the Northwest Quarter of said section 32 to a point that is located 1,058.00 feet west of the southeast corner of the Northwest Quarter of said section 32; thence North 01° 45 minutes West to a point on the north side of the Talladega Renfroe Road; thence in a northeasterly/easterly direction along the north line of the Talladega Renfroe Road to the point of beginning.

Section 2: That Section 1901, Uses Permitted, of the Talladega Zoning Ordinance, be amended to read as follows:

Section 1901. Uses Permitted.

Educational, training, health, medical, or nursing facilities or uses of a private, for profit or not for profit, public, charitable, or philanthropic nature, including rest homes and sanitariums.

Churches and other places of worship.

Buildings normally considered to be an integral part of one of the above uses, such as dormitories, faculty housing, and fraternity or sorority houses, when located within the contiguous geographical area designated as the campus or institutional site.

Federal, state or local correctional institutions provided that site designs are approved by the Planning Commission.

Accessory uses incidental to or of service to the occupants of the above uses only, such as offices, apothecaries, laundries, eating facilities, maintenance shops, storage areas, and recreation facilities.

Public utility structures and lands.

Accessory signs.

Principal use signs.

Section 3: The person or persons who presently assess the tracts or parcels of real estate above described, along with their addresses, is as follows:

<u>Parcel Identification Number</u>	<u>Assessed To</u>	<u>Address</u>
61- 13-09-32-1-000-006.001	Talladega County	Courthouse Square Talladega, AL 35160
61- 13-09-29-4-000-004.001	Talladega County	Courthouse Square Talladega, AL 35160
61-13-09-32-1-000-006.000	Alabama Institute for Deaf and Blind	205 E. South St. Talladega, AL 35160
61-13-09-29-4-000-004.000	Alabama Institute for Deaf and Blind	205 E. South St. Talladega, AL 35160
61-13-09-29-3-000-006.000	Alabama Institute for Deaf and Blind	205 E. South St. Talladega, AL 35160
61-13-09-32-2-000-001.000	Alabama Institute for Deaf and Blind	205 E. South St. Talladega, AL 35160

61-13-09-32-2-000-004.000

First Bank of Alabama

PO Box 797
Talladega, AL 35161

Section 4: Except as herein amended, said Ordinance No. 1120, as AMENDED by Ordinances heretofore adopted shall remain in full force and effect.

Section 5: This Ordinance shall take effect from and after the date of its adoption and publication, as provided by law.

APPROVED AND ADOPTED by the City Council of the City of Talladega, Alabama this 19th day of June, 2017.

Council President David Street
Councilman Horace Patterson
Councilman Jarvis Elston
Councilman Ricky Simpson
Councilman Gerald Cooper
City Manager Patrick Bryant

Attested to: Elizabeth Cheeks, City Clerk