

ORDINANCE 509 AMENDING

DADEVILLE ZONING ORDINANCE 480

TO REZONE PROPERTY DESIGNATED AS AG-2 AGRICULTURAL TO

**SECTION 10 -MHP: MANUFACTURED HOME PARK ZONING
DISTRICT**

BE IT ORDAINED, by the City Council of the City of Dadeville as follows:

Section 1. WHEREAS, Briarwood Estates Mobile Park (hereinafter "BEMP") is currently zoned MHP. Property contiguous to BEMP is zoned AG-2 The property currently zoned AG-2 is more particularly described as follows:

COMMENCE AND BEGIN AT A FENCE CORNER LOCATED AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 23 EAST, DADEVILLE, TALLAPOOSA COUNTY, ALABAMA THENCE ALONG AN EXISTING FENCE AND HEDGEROW NORTH 00°36'35" WEST, A DISTANCE OF 457.18 FEET TO AN IRON PIN SET; THENCE NORTH 01°24'56" EAST, A DISTANCE OF 291.40 FEET TO AN IRON PIN SET; THENCE NORTH 00°03'42" EAST, A DISTANCE OF 602.41 FEET TO AN IRON PIN SET; THENCE LEAVING SAID FENCE AND HEDGEROW NORTH 87°23'59" EAST, A DISTANCE OF 1326.69 FEET TO A ¾" CRIMPED TOP IRON PIN FOUND; THENCE NORTH 22°03'21" EAST, A DISTANCE OF 89.54 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY MARGIN OF U.S. HIGHWAY 280; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 280 AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 10.27 FEET, A RADIUS OF 2696.37 FEET, A CHORD BEARING OF SOUTH 67°02'27" EAST, AND A CHORD LENGTH OF 10.27 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID ROAD SOUTH 67°09'00" EAST, A DISTANCE OF 240.20 FEET TO AN IRON PIN SET; THENCE

SOUTH 47°48'05" EAST, A DISTANCE OF 210.70 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE SOUTH 67°09'00" EAST, A DISTANCE OF 167.35 FEET TO A CALCULATED POINT LOCATED IN THE CENTER OF THE CENTER OF A TRIBUTARY OF BUCK CREEK; THENCE ALONG THE CENTER OF SAID CREEK SOUTH 41°59'55" WEST, A DISTANCE OF 119.40 FEET; THENCE SOUTH 20°10'51" WEST, A DISTANCE OF 48.05 FEET; THENCE SOUTH 00°45'26" WEST, A DISTANCE OF 103.74 FEET; THENCE SOUTH 20°46'17" WEST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 49°27'41" WEST, A DISTANCE OF 66.44 FEET; THENCE SOUTH 21°47'02" WEST, A DISTANCE OF 181.51 FEET; THENCE SOUTH 27°11'23" WEST, A DISTANCE OF 147.10 FEET; THENCE LEAVING THE CENTER OF SAID TRIBUTARY NORTH 76°18'48" WEST, A DISTANCE OF 494.75 FEET TO AN IRON PIN SET; THENCE SOUTH 27°37'21" WEST, A DISTANCE OF 750.00 FEET TO A FENCE POST SET IN THE CENTER OF A CREEK; THENCE ALONG AN EXISTING FENCE AND HEDGEROW SOUTH 89°27'17" WEST, A DISTANCE OF 770.77 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1,928,413.0 SQUARE FEET ±, OR 44.27 ACRES ±, MORE OR LESS.

An application to rezone the subject property from AG-2 TO MHP has been submitted and approved by the Dadeville Zoning Board. The Dadeville Zoning Board has submitted its recommendation to the Dadeville City Council for approval.

Section 2: WHEREAS, the Mayor and City Council are in agreement the rezoning of the subject property will be beneficial to the citizens of Dadeville and will provide affordable, low-cost housing fulfilling a critical need.

Section 3. NOW THEREFORE, the City Council of Dadeville, by affirmative vote, approves the recommendation to rezone the property described herein from AG-2 to Manufactured Home Park (MHP).

Section 4. BE IT FURTHER ORDAINED BY the City of Dadeville that any matters in any existing Ordinances to the Contrary are hereby repealed.

Section 5. BE IT FURTHER ORDAINED that within said Code when reference is

made to the duties of certain officials named therein that designated official of City of Dadeville who has duties corresponding to those of the named official in said Code shall be deemed to be the responsible official insofar as enforcing the provisions of said Code are concerned.

Section 6. BE IT FURTHER ORDAINED that this Ordinance shall take effect and be in force from and after its passage and publication, the public welfare requiring it.

Section 8. Severability; effect of article.

The provisions of this article are declared to be severable. If any portion of this article shall be held unconstitutional or otherwise invalid by a court of competent jurisdiction, such ruling shall not affect the remaining portions of this article nor render the remaining portion of this article invalid.

PASSED AND APPROVED BY the City of Dadeville on the 22rd day of August, 2022.

Jeremy F. Goodman
MAYOR

ATTESTED:

Debbie M. Minor
CITY CLERK