

ORDINANCE No. 2019- 05

**AN ORDINANCE OF THE TOWN OF TRIANA RELATING TO ZONING;
AMENDING THE OFFICIAL ZONING MAP, AS LAST AMENDED,
BY CLASSIFYING CERTAIN PARCELS OF LAND HEREINAFTER
DESCRIBED FROM R-1 TO BOTH B-1 AND R-3 (MIXED USE).**

WHEREAS, application was made for the parcels of land described below to be re-zoned from R-1 classification to mixed use classification (B-1 and R-3) at a public meeting held on May 13, 2019;

WHEREAS, that application for re-zoning was considered at a public hearing held on May 22, 2019 and approved by the Planning and Zoning Board at that time;

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

SECTION 1: That pursuant to Section 11 of the Zoning Ordinance of the Town of Triana, Alabama, as amended, and the authority granted to municipalities by the Code of Alabama 1975 §§ 11-52-77 and -78, classifying the following areas of real property, which are depicted on the map attached to this Ordinance, from R-1 to B-1 and R-3.

TRACT 1:

All that part of Section 16, Township 5 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama being more particularly described as commencing at a Mag-Nail found purported as being the Northwest corner of said Section 16, said point being at or near the centerline intersection of Wall Triana Highway and Beadle Lane; Thence along said centerline of Beadle Lane S88°37'56"E 140.06' to a railroad spike found; Thence S02°02'27"W 30.00' to a ½" capped rebar set(CA-1001-LS) at the intersection of the easterly margin of Wall Triana Highway and the southerly margin of Beadle Lane; thence along said southerly margin S88°45'27"E 350.00' to a capped ½" rebar set(CA-1001-LS) at the northwest corner of Tract 1, said point further described as the Point of Beginning.

Thence from the Point of Beginning and continuing along said southerly margin S88°45'27"E 848.35' to a ½" capped rebar set(CA-1001-LS);

Thence leaving said southerly margin and along the West boundary of The Willows Phase 1 at River Landing as recorded in the Office of the Judge of Probate, Madison County, Alabama in Document No. 20080206000076780, S02°00'56"W 2622.17' to a 5/8" capped rebar found(Smith Engr) at the Southwest corner of said subdivision;

Thence N89°02'08"W 1199.62' to a ½" rebar found on the Easterly margin of Wall Triana Highway;

Thence along said Easterly margin N02°02'27"E 2005.73' to a capped ½" rebar set(CA-1001-LS);

Thence leaving said easterly margin S88°45'27"E 350.00' to a capped 1/2" rebar set(CA-1001-LS);

Thence N02°02'27" E 622.28' to the Point of Beginning and containing 67.25 acres, more or less.

TRACT 2:

All that part of Section 16, Township 5 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama being more particularly described as commencing at a Mag-Nail found purported as being the Northwest corner of said Section 16, said point being at or near the centerline intersection of Wall Triana Highway and Beadle Lane; Thence along said centerline of Beadle Lane S88°37'56"E 140.06' to a railroad spike found; Thence S02°02'27"W 30.00' to a 1/2" capped rebar set(CA-1001-LS) at the intersection of the easterly margin of Wall Triana Highway and the southerly margin of Beadle Lane, said point further described as being the northwest corner of Tract 2 and the Point of Beginning;

Thence from the Point of Beginning and along the southerly margin of Beadle Lane S88°45'27"E 350.00' to a capped 1/2" rebar set(CA-1001-LS);

Thence S02°02'27"W 622.28' to a 1/2" capped rebar set(CA-1001-LS);


Thence N88°45'27"W 350.00' to a 1/2" capped rebar set(CA-1001-LS) on the Easterly margin of Wall Triana Highway;

Thence along said Easterly margin N02°02'27"E 622.28' to the Point of Beginning and containing 5.00 acres, more or less.

SECTION 2: That the above-described parcels be outlined and the boundaries established by the Town of Triana on the Official Zoning Map of the Town of Triana, as last amended, with the direction and assistance of the proper zoning authority of the Town, and that the classification of said parcels be changed from R-1 to B-1 and R-3.

SECTION 3: That this Ordinance shall become effective upon its publication.

APPROVED and ADOPTED this 28 day of May, 2019.


Mary Caudle, Mayor

ATTEST:


Sharron Humphrey, Town Clerk