

ORDINANCE No. 2021- 07

**AN ORDINANCE OF THE TOWN OF TRIANA RELATING TO ZONING;  
AMENDING THE OFFICIAL ZONING MAP, AS LAST AMENDED,  
BY CLASSIFYING A CERTAIN PARCEL OF LAND HEREINAFTER  
DESCRIBED FROM R-1 TO B-1.**

WHEREAS, application was made for the parcels of land described below to be re-zoned from R-1 classification to B-1 classification at a public meeting held on October 4, 2021

WHEREAS, that application for re-zoning was considered at a public hearing held on October 18, 2021 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.

LEGAL DESCRIPTION:

SEC 17 T5 R2W PART OF THE SE 1/4 OF SEC 17 DESC AS COM AT THE SE COR OF SD SEC 17 TH N 88 DEG W 40.33 FT TO THE W MAR OF WALL TRIANA HWY TH ALG SD MAR N 02 DEG E 784.08 FT TO THE N MAR OF SWANCOTT RD & THE POB TH FR THE POB N 85 DEG W 449.88 FT TH N 04 DEG E 150 FT TH N 04 DEG W 207.81 FT TH N 85 DEG W 138.35 FT TH N 02 DEG E 111.08 FT TH S 85 DEG E 276.12 FT TH S 34 DEG E 78.53 FT TH S 84 DEG E 283.10 FT TO THE W MAR OF WALL TRIANA HWY TH ALG SD W MAR S 02 DEG W 403.84 FT TO THE POB

The above described property is located at 112 Swancott Road, Madison, AL 35756 and has a Tax PIN of 44428

**SECTION 2:** That the above-described parcel 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.

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

APPROVED and ADOPTED this 25 day of October, 2021.