

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PRICHARD, BEING ORDINANCE NO. 981.

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

SECTION 1. That the Zoning Ordinance of the City of Prichard, being Ordinance No. 981 together with the Zoning map of the City of Prichard, be, and the same are hereby changed and altered in respect to that certain property in the City of Prichard, State of Alabama, described as follows, to-wit:

From the Northwest corner of Wolf Ridge Road and St. Stephens Road run North 35 degrees, 35 minutes West along the Westerly line of St. Stephens Rd. a distance of 956.71 ft. to the Southeast corner of property heretofore conveyed by M.A. Ripps to Mobile Theatres, Inc. by deed recorded in Real Property Book 303 Page 537 of the records of the office of the Judge of Probate, Mobile County, Alabama thence run South 54 degrees 25 minutes West perpendicular to the West line of St. Stephens Road and along the South line of said property heretofore sold to Mobile Theatres, Inc., a distance of 126 feet to a point; thence continue along the South line of said property of Mobile Theatres, Inc., as follows: South 8 degrees 47 minutes East a distance of 94.45 feet to a point on the West line of the present B-1 zoning for a point of beginning of the property herein described. Thence South 7 degrees 45 minutes West a distance of 140.3 feet to a point; thence South 25 degrees 58 minutes West a distance of 119.5 feet to a point; thence South 32 degrees 41 minutes 30 seconds West a distance of 139.4 feet to a point; thence South 45 degrees 10 minutes West a distance of 278.02 feet to a point on the West line of property heretofore mortgaged by said M.A. Ripps to First Federal Savings and Loan Association of Mobile by mortgage recorded in Real Property Book 77 page 977 of the records in the office of the Judge of Probate of Mobile County, Alabama: thence run South 35 degrees 34 minutes 12 seconds East a distance of 659.01 feet along the West line of said property heretofore mortgaged to First Federal Savings and Loan of Mobile to a point on the North line of Wolf Ridge Road; thence run North 51 degrees 17 minutes 30 seconds East along the Northerly right of way line of Wolf Ridge Road a distance of 75 feet to a point; run thence North 35 degrees 35 minutes West along the Westerly line of property heretofore conveyed by M. A. Ripps to the Emanuel Assembly of God Church Inc. by deed recorded in Real Property 554 Page 55 of the records in the office of the Judge of Probate, Mobile County, Alabama a distance of 300 feet to a point; run thence North 51 degrees 17 minutes 30 seconds East along the North line of said property heretofore conveyed to said Church and along the South line of property conveyed to said M.A. Ripps by Gulf Coast Realty Co., Inc., by deed recorded in Deed Book 626 page 687 of the records in the office of the Judge of Probate of Mobile County, Alabama a distance of approximately 550 feet to the West line of the present B-1 zoning; thence North and parallel with St. Stephens Road along the West line of present B-1 zoning to the point of beginning.

The classification of said property is hereby changed from Residential (R-3) District to Business (B-1) District and it shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 981, the Zoning Ordinance of the City of Prichard, and to use said premises for any use permitted by the terms of said Ordinance in a Business (B01) District; provided, however, (a) that before a building Permit is issued, a site development plan be approved by the Planning Commission. (b) That screening be provided on the rear and south sides of this property. (c) that the area protruding to Wolf Ridge Road approximately 300' x 75' reserved for ingress and egress, and further provided that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Prichard, and that any structure shall be approved by the Building Inspector of the City of Prichard, and that any such structure be erected only in compliance with such laws, including the requirements of said Ordinance No. 981.

SECTION 2. This Ordinance shall have full force and effect upon its approval as required by law.

Adopted this 3rd day of November, 1969.

APPROVED: U O Cooper

Mayor

ATTEST:

R. H. Carter
City Clerk