

ORDINANCE # 1981

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

BE IT ORDAINED BY THE CITY COUNCILS 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:

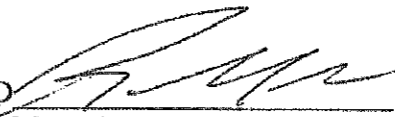
(SEE ATTACHED EXHIBIT "A")

The Classification of said property, in Exhibit "A" is hereby changed from Residential (R-1) District to Commercial Zone (B-4) District and it shall hereafter be lawful to construct on such property any structures permitted by the terms of said Ordinance in a Commercial Zone (B-4) District; provided however, 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 such structure be erected only in compliance with such laws, including the requirements of said Ordinance # 981.

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

Adopted this the 30th day of September 2010.

APPROVED


Mayor Ron K. Davis

ATTEST:


Darlene L. Lewis, City Clerk



Ron Davis
Mayor

City of Prichard

*216 East Prichard Avenue
Prichard, Alabama 36610
Office: (251) 452-7800 Fax: (251) 452-2875
"The City of Champions"*

*Napoleon Bracy, Jr.
Council President, District 3
Herman Towner, Sr.
Council Vice President, District 1
Earline Martin-Harris
Councilwoman District 2
Troy Ephriam
Councilman District 4
Ossia Edwards
Councilwoman District 5
Council Office (251) 452-7810*

January 29, 2010

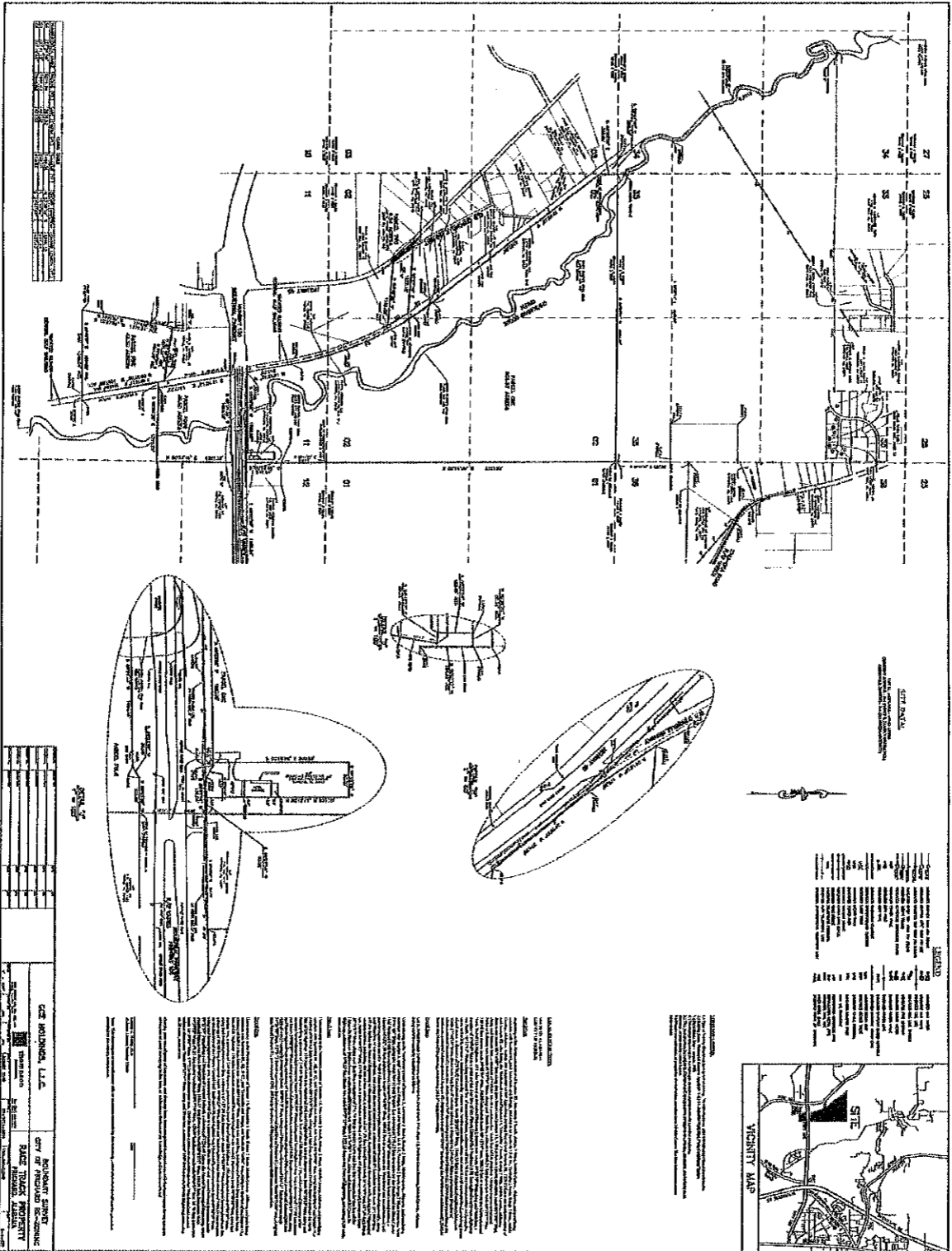
Gulf Coast Entertainment, L.L.C.
Attn: Mike Dow, President
P.O. Box 241
Mobile, AL 36601

Dear Mr. Dow:

The property under contract to Gulf Coast Entertainment, L.L.C. ("GCE") located west of Kalioka Road and north and south of Hwy 158 (a/k/a Industrial Pkwy or Shillinger Road Extension) within the jurisdiction of Prichard will be zoned under a (B-4) Business District (to include the ability to utilize all zoning classifications below B-4) upon application of GCE.

Sincerely,

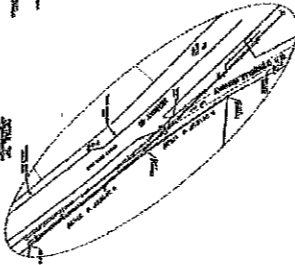
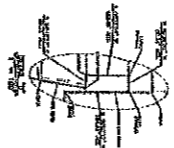
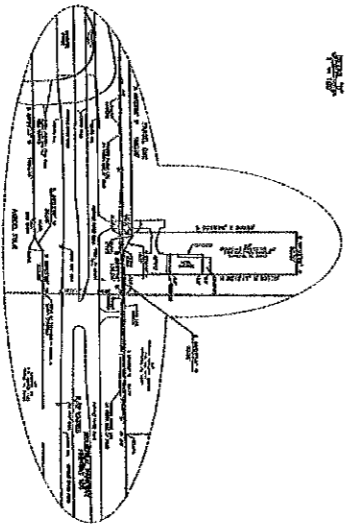
Mayor Ron Davis
City of Prichard



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13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

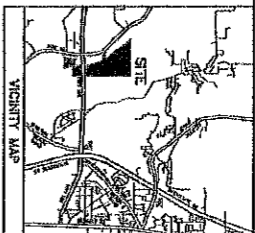
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

100'



SITE PLAN

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36



1. The site is located in the City of Phoenix, Arizona, and is zoned for industrial use. The site is bounded by [] to the north, [] to the south, [] to the east, and [] to the west. The site is approximately [] acres in size. The site is currently vacant and is being offered for sale. The site is located in the [] area of the city, which is a major industrial and commercial center. The site is well-served by major roads and highways, and is easily accessible to the surrounding area. The site is a prime location for a variety of industrial and commercial uses, and is being offered for sale at a very competitive price. The site is a rare opportunity for investors and developers to acquire a large, prime industrial site in the heart of the city. The site is being offered for sale by [], a leading real estate firm in the area. The site is being offered for sale on a 'as-is' basis, and the buyer will be responsible for all due diligence. The site is being offered for sale for a period of [] days, starting on [] and ending on []. The site is being offered for sale at a price of [] dollars. The site is a rare opportunity for investors and developers to acquire a large, prime industrial site in the heart of the city. The site is being offered for sale by [], a leading real estate firm in the area. The site is being offered for sale on a 'as-is' basis, and the buyer will be responsible for all due diligence. The site is being offered for sale for a period of [] days, starting on [] and ending on []. The site is being offered for sale at a price of [] dollars.

LEGAL DESCRIPTIONS:

"Exhibit A"

STATE OF ALABAMA)
COUNTY OF MOBILE)

Parcel One:

Beginning at the Northeast corner of Section 02, Township 3 South, Range 2 West, Mobile County, Alabama, said point being common with Section 01, said Township and Range, and also with Sections 35 & 36, Township 2 South, Range 2 West, Mobile County, Alabama, thence run South 00°14'00" East along the East line of said Section 02, 5326.93 feet to the South east corner of said Section 02, also being the Northeast Corner of Section 11, Township 3 South, Range 2 West, Mobile County, Alabama; thence run South 00°14'00" East along the East line of said Section 11, 838.63 feet to a point; thence run South 00°13'45" West, along said Section line, a distance of 649.64 feet to a point on the North line of US Highway 158 (also known as Industrial Parkway); thence run South 89°01'56" West, along said North line, a distance of 60.28 feet; thence run North 00°12'17" West, 525.00 feet; thence South 89°03'58" West, 50.00 feet; thence South 00°15'58" East, 500.10 feet to a point on the aforementioned North line of US Highway 158 (also known as Industrial Parkway); thence run South 89°03'55" West, along said North line, a distance of 1500.89 feet to a point on the East line of the Illinois Central Gulf Railroad (100 foot right-of-way) (vacated); thence run North 10°15'42" West, along said East line of vacated railroad, a distance of 843.70 feet to a point on a 6011.64 foot radius curve to the left, concave Southwestwardly; thence run Northwestwardly, along said East line of vacated railroad, and along the arc of said curve, a distance of 2876.52 feet (chord bears North 23°58'10" West, 2849.15 feet) to the point of tangency; thence run North 37°40'38" West, along said East line of vacated railroad, a distance of 3910.18 feet to a point on the West line of aforementioned Section 02; thence run North 00°03'18" East along said West line of Section 02, 328.84 feet to a point being the Northwest corner of aforementioned Section 02; thence run South 89°35'01" East along the North line of said Section 02, 5565.61 feet to the Point of Beginning, containing 503.57 acres, more or less.

Parcel Two:

Lot 5, Forest Homes Subdivision, as recorded in Deed Book 114, Page 15, Probate Court Records, Mobile County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of Section 2, Township 3 South, Range 2 West, Mobile county, Alabama; said point being common with Section 3, said Township and Range, and also Section 34 & 35, Township 2 South, Range 2 West; thence run North 89°41'40" West, along the North line of said Section 3, a distance of 255.32 feet to a point on the East line of the Illinois Central Gulf Railroad (100 foot right-of-way) (vacated); thence run South 37°40'38" East, along said East line of vacated railroad, a distance of 4327.38 feet; thence run South 49°54'59" West, 100.41 feet to a point on the West line of said vacated railroad; said point being on the arc of a 7646.93 foot radius curve to the right, concave Southwestwardly; thence run Southeastwardly, along said West line of vacated railroad, and along the arc of said curve, a distance of 492.02 feet (chord bears South 35°10'04" East, 491.94 feet) to the Point of Beginning of the property herein described; thence continue Southeastwardly, along said West line of vacated railroad, and along the arc of said curve, a distance of 437.53 feet (chord bears South 31°41'07" East, 437.47 feet); thence run North 84°46'25" West, 1179.06 feet to a point on the East line of US Highway 45 (right-of-way varies); thence run North 38°59'57" West, along said East line, a distance of 274.76 feet to a point where said East line intersects the East line of Old Citronelle Highway (right-of-way undetermined); thence run North 34°16'58" West, along said East line of Old Citronelle Highway, a distance of 179.35 feet; thence run South 85°27'15" East, 1222.15 feet to the Point of Beginning, containing 9.56 acres, more or less.

Parcel Four:

Commencing at the Northeast corner of Section 11, Township 3 South, Range 2 West, Mobile County, Alabama, said point being common with Sections 01, 02, & 12, said Township and Range, run South 00°14'00" East, along the East line of said Section 11, a distance of 838.63 feet; thence run South 00°13'45" West, along said East line, a distance of 649.64 feet to a point on the North line of US Highway 158 (also known as Industrial Parkway) (right-of-way varies); thence run South 00°53'10" West, along said Section line, a distance of 249.86 feet to a point on the South line of said US Highway 158, and the Point of Beginning of the property herein described; thence run South 89°03'58" West, along said South right-of-way line, a distance of 127.88 feet; thence run South 59°03'58" West, along said South right-of-way line, a distance of 50.00 feet; thence run South 89°06'33" West, along said South right-of-way line, a distance of 1463.18 feet to a point on the East line of the Illinois Central Gulf Railroad (100 foot right-of-way) (vacated); thence run South 10°06'13" East, along said East line, a distance of 1347.37 feet; thence run South 89°24'30" East, 1375.73 feet to a point on the aforementioned East line of Section 11; thence run North 00°53'41" East, along said East line of Section 11, a distance of 1391.38 feet to the Point of Beginning, containing 46.60 acres, more or less.

Parcel Five:

Commencing at the Northeast corner of Section 11, Township 3 South, Range 2 West, Mobile County, Alabama, said point being common with Sections 01, 02, & 12, said Township and Range, run South 00°14'00" East, along the East line of said Section 11, a distance of 838.63 feet; thence run South 00°13'45" West, along said East line, a distance of 649.64 feet to a point on the North line of US Highway 158 (also known as Industrial Parkway) (right-of-way varies); thence run South 00°53'10" West, along said Section line, a distance of 249.86 feet to a point on the South line of said US Highway 158; thence run South 89°03'58" West, along said South right-of-way line, a distance of 127.88 feet; thence run South 59°03'58" West, along said South right-of-way line, a distance of 50.00 feet; thence run South 89°06'33" West, along said South right-of-way line, a distance of 1463.18 feet to a point on the East line of the Illinois Central Gulf Railroad (100 foot right-of-way) (vacated); thence continue South 89°03'55" West, along said South right-of-way line, a distance of 95.08 feet to a point on the West line of said vacated railroad; thence run South 09°35'57" East, along said West line of vacated railroad, a distance of 1234.49 feet to the Point of Beginning of the property herein described; thence run North 81°46'56" West, 1001.37 feet; thence run North 00°03'12" West, 194.99 feet; thence run North 89°39'52" West, 50.31 feet; thence run South 00°17'56" West, 128.88 feet; thence run South 84°46'17" East, 39.76 feet; thence run South 10°37'02" West, 1772.34 feet; thence run East, 1569.04 feet to a point on the aforementioned West line of said vacated railroad; thence run North 09°35'56" West, along said West line, a distance of 1557.89 feet to the Point of Beginning, containing 48.30 acres, more or less.



Mayor Jimmie Gardner

Travel to Montgomery Al

February 27, 2019

11:00 a.m.

Alabama Office of Minority Affairs

Director – Nichelle Williams Nix

1-334/3532113

100 North Union Street

Suite 360

Montgomery Alabama 36104

2:00p.m.

Alabama Department of Economic and Community Affairs (ADECA)

Director- Kenneth Boswell

Deputy Director- Anita Archie

1-334/242-5591

401 Adams Avenue

Montgomery Alabama 36104



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