Ordinance 719-25

AN ORDINANCE OF THE TOWN OF SUMMERDALE, ALABAMA, TO PROTEST THE HEALTH, SAFETY, AND GENEAL WELFARE OF ITS CITIZENS RELETING TO MOBILE HOME DEVELOPMENTS IN THE CORPORATE LIMITS OF THE TOWN OF SUMMERDALE – Extension to Moratorium

WHEREAS, there has been rapid and considerable development in and around the Town of Summerdale, and,

WHEREAS, the Town of Summerdale, Alabama continues to review and revise its planning efforts to continue to enhance the quality of life for its citizens considering unprecedented growth the Town is experiencing, and,

WHEREAS, the Town has not heretofore had an excessive amount of Mobile Home Developments, and this issue is not adequately addressed in the current zoning laws or Comprehensive Plan; and

WHEREAS, the presence of an excess of Mobile Home developments will have negative effect on the health and welfare of the Town as a whole, and it will place undue strain on the infrastructure and services of the Town, and

WHEREAS, it is necessary for the Town to temporarily halt Mobile Homes Developments while certain studies and investigations can be conducted to properly plan for the location, construction, quantity and quality of Mobile Home Developments, including, but not limited to, a revision and updated of the Comprehensive Plan;

WHEREAS, the Town Council adopted Ordinance 703-24 imposing an 365-day moratorium expiring on November, 12, 2025. The Town Council desires to extend the moratorium for an additional 365 days expiring on November 12, 2026, to review and complete its review of existing subdivision and zoning ordinance regarding Mobile Homes Developments.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA, while in session on October 14, 2025, as follows:

Section 1. An additional temporary moratorium is established. A moratorium in the Town of Summerdale on the development of Mobile Homes, including acceptance of application for re-zoning, that would result in the development of Mobile Homes, or in any other such unified development, whether in whole or part of a Mobile Home development scheme.

Section 2. That this moratorium shall not affect or impact any Mobile Home developments plan which have, on or prior to November 12, 2024, received from the Town Planning Commission, approval or a plan submitted to the Town of Summerdale Community Development department for approval by the Town's Planning Commission.

Section 3. That all laws, regulations and ordinances inconsistent herewith are temporarily suspended or superseded by this Ordinance until this ordinance is revoked or amended by further action.

Section 4. That the Town Inspection department shall enforce this ordinance by not issuing any new Land Disturbance permits or Building permits for Mobile Home Developments in the corporate limits of the Town while this ordinance remains in effect.

PASSED, ADOPTED AND APPROVED this 14th day of October 2025.

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