Ordinance 726-25

AN ORDINANCE TO AMEND ZONING ORDINANCE 191-00, ARTICLE VI, SECTION 601 AND UPDATED APPLICATION FEES.

THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA finds as follows:

1. Proposed amendments to the Summerdale Zoning Ordinance were considered by the Summerdale Planning Commission.
2. The Planning Commission has recommended to the Town Council that the amendment be approved.
3. The Town Council has received the recommendation of the Planning Commission and held a public hearing on that same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA, AS FOLLOWS:

Section 1. The following Section 601 to read as follows:

For the purpose of this Ordinance, the Town of Summerdale is hereby divided into the types of districts designated as follows:

R-1 Residential District	(Single Family)
R-2 Residential District	(Single & Two-Family Dwelling)
R-3 Residential District	(Single & Multi-Family)
MH-1 Mobile Home District	(Mobile Home Parks)
B-1 Commercial/Residential Business	(Neighborhood Business with Residential Component)
B-2 Commercial Business	(General Business)
BCOZ Business Corridor	(Applies to Businesses that fall within overlay zones)
M-1 Manufacturing District	(Light Industrial)
M-2 Industrial District	(Industrial with Restricted Uses)
FP-1 Flood Plain District	(Flood Prone)
AO-1 Agriculture/Open Space	(Croplands, Pasture and Woodlands)

Any unzoned land annexed to the Town of Summerdale, hereafter shall be classified R-1, unless otherwise classified by the Planning Commission and Town Council at the time of annexation. Annexed land with an established zoning shall at the time of annexation be rezoned to a use compatible with the municipality's own zoning district or to an entirely new zone consistent with established procedure. Planned Unit Developments (PUD) shall not be annexed as such. They must be rezoned after initial annexation, following the PUD regulations.

SECTION III. The following fee schedule to apply to applications as follows:

Annexation where requested zoning conflicts with Comprehensive Plan, $300
Comprehensive Plan Amendment, $500
Rezoning fee: $250
Reversion Extension, $150
Site Plan fee, $250

SECTION IV. That all other Articles and Sections thereof said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

SECTION V. This Ordinance shall become effective following the posting as required by law.

FURTHER, it is recommended that the Zoning Ordinance be amended so that the Table of Contents reflects any changes to the zoning text.

APPROVED and **ADOPTED** this the 10th day of November 2025.

Mayor Randy Farris

ATTESTED BY:

Clerk

CERTIFICATION

I, Tiffany Lynn, Town Clerk of the Town of Summerdale, do hereby certify that the foregoing is a true, correct, and exact copy of the Ordinance adopted at a regular Town Council meeting held on the 10th day of November 2025, the original of which is on file and of record in the Ordinance Book of the Town Council in my custody.The foregoing Ordinance was published by posting copies thereof at four public places within the corporate limits of the Town of Summerdale, to-wit Town Hall, Police Department, Summerdale Library, Summerdale Post Office, and said copies remain so posted for a period of time and in the manner as required by law and all in strict conformity to the statutes made and provided relating thereto.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THE TOWN OF SUMMERDALE, ALABAMA, ON THIS 14 DAY OF November 2025.

Clerk

ORDINANCE NO 727-26

AN ORDINANCE TO AMEND THE SUMMERDALE ZONING ORDINANCE 191-00 AND MAP TO FOR TCF VENTURES, LLC

THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA finds as follows:

1. A proposed amendment to the Summerdale Zoning Ordinance to rezone specific parcel of land was considered by the Summerdale Planning Commission.
2. The Planning Commission has recommended to the Town Council the subject properties be rezoned.
3. The Town Council has received the recommendation of the Planning Commission and held a public hearing on that same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUMMERDALE, ALABAMA, AS FOLLOWS:

Section 1. That the Zoning Ordinance of the Town of Summerdale, Alabama, be amended to rezone the AO-1 (Agricultural) property and B-2 (Commercial) Property descriptions as follow:

Commence at the Northeast corner of Section 5, Township 7, South, Range 4 East, thence run South 89 degrees 55 minutes 56 seconds West, a distance of 662.21 feet; thence run South 00 degrees 05 minutes 33 seconds West, a distance of 39.38 feet to a (CA 1167) #4 rebar on the South right-of-way of Baldwin County Road 32 East; thence run along said right of way South 89 degrees 56 minutes 13 seconds West a distance of 667.03 feet to a (CA 1165) #4 rebar and the Point of Beginning of the realty herein described; thence leaving said right-of-way, run South 00 degrees 05 minutes 33 seconds West, a distance of 930.72 feet to a (CA 1165) #4 rebar; thence run South 89 degrees 57 minutes 10 seconds West, a distance of 667.60 feet to a (CA 1165) #4 rebar; thence run North 00 degrees 07 minutes 40 seconds East, a distance of 930.54 feet to a (CA 1165) #4 rebar on the South right-of-way of Baldwin County Road 32 East; thence along said right-of-way, run North 89 degrees 56 minutes 13 seconds East, a distance of 667.03 feet to the said Point of Beginning.

Section 2. That the official zoning map of the Town of Summerdale be modified to reflect said rezoning.

Section 3. That all other Articles and Sections thereof said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

Section 4. That this Ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 10th day of November 2025.

Randy Farris, Mayor

Attest:

Tiffany Lynn, Clerk

CERTIFICATION

I, Tiffany Lynn, Town Clerk of the Town of Summerdale, do hereby certify that the foregoing is a true, correct, and exact copy of the Ordinance adopted at a regular Town Council meeting held on the 10th day of November, 2025, the original of which is on file and of record in the Ordinance Book of the Town Council in my custody.

The foregoing Ordinance was published by posting copies thereof at four public places within the corporate limits of the Town of Summerdale, to-wit Town Hall, Police Department, Summerdale Library, Summerdale Post Office, and said copies remain so posted for a period of time and in the manner as required by law and all in strict conformity to the statutes made and provided relating thereto.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THE TOWN OF SUMMERDALE, ALABAMA, ON THIS 14 DAY OF November 2025

TOWN CLERK