

**ORDINANCE #**

AN ORDINANCE TO AMEND THE CODE OF FLORENCE, ALABAMA, AS AMENDED, AND PARTICULARLY APPENDIX C OF SAID CODE AND THE OFFICIAL ZONING MAP

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**WHEREAS**, legal notice of the following proposed amendment to the Zoning Ordinance of the City of Florence, Alabama, as published in the *Times Daily*, a newspaper of general circulation, on the date of November 1<sup>st</sup>, 2024, and a synopsis of the following proposed amendment was published in the *Times Daily* on the date of November 12<sup>th</sup>, 2024; and

**WHEREAS**, said notices set for public hearing the 3<sup>rd</sup> day of December, 2024, at 5:00 o'clock p.m., in the City Hall Auditorium in Florence, Alabama, for all persons to appear to be heard either for or against the adoption of said amendment; and

**WHEREAS**, said public hearing was held and it is the decision of the Council that said amendment should be adopted as advertised; and

**NOW, THEREFORE**, Public Welfare Requiring It and under the authority granted by Title 11, Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORENCE, ALABAMA, as follows, to-wit:

The Code of Florence, Alabama, as amended, and particularly Appendix C, and the Florence, Alabama, Official Zoning Map as a part thereof is amended, changed and modified as follows:

Property is 24.21 +/- acres located at on West Rasch Road, described as follows,

A parcel of land being in the Northwest 1/4 of section 28, Township 2 South, Range 11 West, Lauderdale County, Alabama, and being more particularly described as follows: Beginning at the Northeast corner of Lot 12 of Ryan's Place Phase II (Plat Book 7 Page 329), thence North 89 degree 49 minutes 32 seconds West a distance of 658.87 feet to a point; thence North 89 degree 48 minutes 24 seconds West a distance of 59.97 feet to a point; thence North 89 degree 57 minutes 26 seconds West a distance of 140.10 feet to a point; thence North 00 degree 39 minutes 51 seconds East a distance of 1296.02 feet to a point lying in the centerline of Rasch Road (80' right of way); thence South 89 degree 33 minutes 01 seconds East a distance of 640.06 feet to a point lying in the centerline of Rasch Road; thence leaving the centerline of Rasch Road South 00 degree 44 minutes 34 seconds West a distance of 252.27 feet to a point; thence South 89 degree 18 minutes 01 seconds East a distance of 210.00 feet to a point; thence South 00 degree 46 minutes 15 seconds West a distance of 200.37 feet to a point; thence South 89 degree 27 minutes 13 seconds East a distance of 10.00 feet to a point; thence South 00 degree 39 minutes 17 seconds West a distance of 400.00 feet to a point; thence South 00 degree 32 minutes 31 seconds West a distance of 199.56 feet to a point; thence South 00 degree 37 minutes 06 seconds West a

distance of 149.79 feet to a point; thence South 00 degree 32 minutes 59 seconds West a distance of 49.98 feet to a point; thence South 02 degree 20 minutes 55 seconds West a distance of 38.71 feet to the **point of beginning**, said tract of land contains an area of 24.21 acres more or less, and is subject to any rights of way, easements, or restrictions, affecting said parcel of land.

The said property to be rezoned from R-1 (Single Family Residential) to R-2 (Single Family Residential Small Lot) as requested by JC Development Company, LLC.

The boundary changes of the above district are hereby established as shown on the Florence, Alabama, Official Zoning Map, made a part of Appendix C of said Code, as amended, which map is filed in the City of Florence Planning Department as well as being a part of said Code.

ADOPTED this the 3<sup>rd</sup> day of December, 2024.

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**CITY COUNCIL**

APPROVED this the 3<sup>rd</sup> day of December, 2024.

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**MAYOR**

ADOPTED AND APPROVED this the 3<sup>rd</sup> day of December, 2024.

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**CITY CLERK-TREASURER**