

**ORDINANCE NO. 2023- 09-05-02**

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**AN ORDINANCE OF THE CITY OF ASHLAND, ALABAMA, AMENDING THE ASHLAND ZONING ORDINANCE, 2022-05-02-01, AS AMENDED, BY CHANGING THE CLASSIFICATION OF CERTAIN LAND FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT, TO R-2, MULTI FAMILY RESIDENTIAL DISTRICT**

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**WHEREAS**, Title 11, Chapter 52 of the Code of Alabama, 1975, as amended, authorizes the City Council of the City of Ashland, Alabama (“City Council”) to enact, and from time to time amend, a zoning ordinance to govern all territory within the corporate limits of the City of Ashland, Alabama;

**WHEREAS**, the City Council adopted a zoning ordinance on May 2, 2022 by virtue of Ordinance No. 2022-05-02-01, which was thereafter amended with respect to certain property in the City (the “2022 Ashland Zoning Ordinance”);

**WHEREAS**, the owners of certain lands described herein did apply to the City of Ashland Planning Commission (“Planning Commission”) for an amendment of the 2022 Ashland Zoning Ordinance to change the classification of Zoning District assigned to their respective lands; and

**WHEREAS**, the Planning Commission, after consideration of the owners’ application in compliance with the requirements of law, recommended to the City Council amend the 2022 Ashland Zoning Ordinance to provide for the requested amendment, finding the same to be in the best interest of the City and its citizens therein.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHLAND, ALABAMA, AS FOLLOWS:**

**Section 1.** The classification of Zoning Districts for the following described parcels of land is hereby amended to R-2, Multi-Family Residential District:

**Parcel 1:** Commencing at a 1 inch standing metal T-Post with a white rock found,

accepted as being the SE Corner of the SW 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 8 East, Clay County, Alabama; thence North 00 degrees 40' 23" East, a distance of 358.60 feet to a corner set, being the Point of Beginning; thence North 00 degrees 40' 22" East, a distance of 196.16 feet to a corner set; thence North 87 degrees 40' 58" West, a distance of 987.25 feet to a corner set on the East right of way of 4th Street East (40' R/W); thence along said right of way South 01 degree 04' 52" West, a distance of 197.22 feet to a corner set; thence leaving said right of way proceed South 87 degrees 44' 46" East, a distance of 988.63 feet to the Point of Beginning; situated and lying in Clay County, Alabama. Note: all corners set are 1/2" rebar stamped CA 615. According to that certain survey prepared by Donald G. Jackson, Surveyor Number 15151, dated November 9, 2016.

Tax Parcel ID No.: 17-11-04-20-4-000-046.000

**Parcel 2:** Five (5) acres, more or less, in the Southwest 1/4 of the Southeast 1/4, Section 20, Township 20 South, Range 8 East, and more particularly described as follows, to wit: On the West by the Ashland-Mellow Valley Road, on the South by lots of W.J. Pearce (formerly by W.J. Pearce and B.L. Hanna and now owned by Levie), on the East by lands of J.A. Pruet (formerly owned by J.A. Pruet), and on the North by lands of A.P. Ozlin (formerly owned by A.P. Ozlin), the same being known as the G. W. Sims place; situated and lying in Clay County, Alabama.

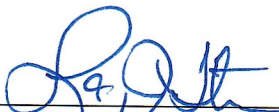
Being a portion of Tax Parcel ID No.: 17-11-04-20-4-000-047.000

**Section 2.** That the City Clerk shall take such action as may be necessary to update the Zoning Map of the City of Ashland, Alabama to depict said amendment.

**Section 3.** That this ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED AND APPROVED on this the 2<sup>nd</sup> day of October, 2023.

CITY OF ASHLAND, ALABAMA

  
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LARRY J. FETNER, its Mayor

ATTEST:

  
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CHELSEY WYNN, Ashland City Clerk

STATE OF ALABAMA    )  
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COUNTY OF CLAY     )

**CERTIFICATION OF PUBLICATION**


I hereby certify the attached ordinance, Ordinance No. 2023- 09-05-02, was passed and adopted on the 2nd day of October, 2023, and published by posting at the following locations on the 3rd day of October, 2023, at 2 o'clock p.m.:

1. Ashland City Hall (Mayor's office);
2. Ashland Public Library;
3. Ashland Post Office;
4. the Clay County Courthouse; and
5. City of Ashland website (<https://www.cityofashlandal.com/>).

All notices will remain posted for not less than thirty (30) days after posting.

CERTIFIED this 3rd day of October, 2023.

**CITY OF ASHLAND, ALABAMA**

  
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**CHELSEY WYNN**  
City Clerk/Administrator