

**ORDINANCE NUMBER 1595-A**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1595 - TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM JEFFERSON COUNTY C-1 TO VESTAVIA HILLS B-2**

**WHEREAS**, on May 22, 1996, the City Council adopted and approved Ordinance Number 1595 to rezone the Columbiana Crossing shopping Center from Jefferson County C-1 to Vestavia Hills B-2; compatible rezoning for annexation; and

**WHEREAS**, it was later determined that the legal description contained in the Ordinance was inaccurate; and

**WHEREAS**, the Mayor and City Council feel it is in the best public interest to correct the legal description to correctly state the zoning.

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Vestavia Hills, Alabama, Ordinance Number 1595 is hereby amended as follows:

- That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Jefferson County C-1 (commercial district) to Vestavia Hills B-2 (general business district):

Columbiana Crossing Shopping Center  
Victory Vision, LLC; Sugar Enterprises LLC; and Gardendale Development Group LLC

More Parcularly described as follows:

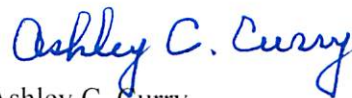
**Parcel 1:** Part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 18 South, Range 3 West, Jefferson County, Alabama lying West of Columbiana Road and being more particularly described as follows: Commence at the Southwest Corner of said Section 25, said corner being the POINT OF BEGINNING; thence North along and with the West line of said Section 25, for a distance of 823.00 feet to a point; thence with a deflection of 90 degrees 00' 11" right, 587.18 feet to a point; thence with a deflection of 55 degrees 01' 25" left, 90.00 feet to a point; thence with a deflection of 90 degrees 00' 00" right, 36.00 feet to a point on the Northwesterly right of way margin of Columbiana Road, said point being 100 feet Northwesterly of said highway centerline; thence with a deflection of 90 degrees 00' 00" right, 144.91 feet along and with said right of way margin to a point, said point being 100 feet Northwesterly of said highway

centerline; thence with a deflection of 05 degrees 22' 09" left, 106.87 feet along and with said right of way margin to a point, said point being 90 feet North westerly of said highway centerline; thence with a deflection of 03 degrees 56' 15" left, 257.66 feet along and with said right of way margin to a point, said point being 70 feet Northwesterly of said highway centerline; thence with a deflection of 07 degrees 53' 49" left, 104.99 feet along and with said right of way margin to a point, said point being 60 feet North westerly of said highway centerline; thence with a deflection of 03 degrees 17' 23" left to chord, along and with said right of way margin, said margin being in a curve to the left having a central angle of 13 degrees 30' 16", a radius of 1,492.7 feet, a chord length of 351.01 feet and an arc length of 351.82 feet to a point, said point being 60 feet Westerly of said highway centerline and on the south line of said Section 25; thence with a deflection from chord of 76 degrees 58' 01" right, along and with said South line of said Section 25 for a distance of 301.05 feet to the POINT OF BEGINNING said parcel containing 8.25 acres more or less; and

**Parcel 2:** A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 25, Township 18 South, Range 3 West, Jefferson County, Alabama lying West of Columbiana Road and being more particularly described as follows: Commence at the Southwest Corner of said Section 25; thence North along and with the West line of said Section 25, for a distance of 502.50 feet to a point; thence with a deflection of 90 degrees 00' 00" right, 95.5 feet to the POINT OF BEGINNING; thence with a deflection of 90 degrees 00' 00" left, 200.00 feet to a point; thence with a deflection of 90 degrees 00' 00" right, 217.00 feet to a point; thence with a deflection of 90 degrees 00' 00" right, 200.00 feet to a point; thence with a deflection of 90 degrees 00' 00" right, 217.00 feet to the POINT OF BEGINNING, said parcel containing 1.00 acres more or less;

- This Ordinance is effective upon adoption and posting/publication pursuant to Alabama law.

**APPROVED and ADOPTED** this the 28<sup>th</sup> day of August, 2023.



Ashley C. Curry  
Mayor

ATTESTED BY:



Rebecca Leavings  
City Clerk

**CERTIFICATION:**

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 1595-A is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 28<sup>th</sup> day of August, 2023 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the 30<sup>th</sup> day of August, 2023.

  
Rebecca Leavings  
City Clerk

# Columbiana Crossing Shopping Center

