

**William Isley, Jr.**  
Mayor  
**Kelli Lee**  
City Clerk

**Earl Peoples**  
Superintendent of Public Works  
**Belinda Crapet**  
Chief of Police  
**Richard Harvey**  
Chief, Fire and Rescue Service

**City of Springville**  
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District 1  
David Vinson  
District 2  
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District 3  
Katrina Hennings  
District 4  
Tim Walker  
District 5  
David Jones  
District 6  
Sherry Reaves  
District 7

August 21, 2018

**PUBLIC NOTICE**

The City Council will hold a public hearing at **6:00 p.m. on Monday, September 10, 2018** at Springville City Hall, located at 160 Walker Drive, to hear comments related to proposed Ordinance 2018-11 amending the zoning ordinance regarding B-2 General Business District uses, A-1 Agricultural District uses, Enforcement Officer administration, animals/lot area permitted in Hobby Farms, and I-3 Industrial District uses.

A draft copy of the proposed ordinance is attached to this notice.

The hearing is open to the public and all interested persons are invited to attend. All persons who desire shall have an opportunity of being heard in favor of or in opposition to this matter.

**Kelli Lee**  
City Clerk

I, Kelli Lee, certify that this posted was posted at the following locations and notification sent to the public notification group.

Witness:

Posting Location

\_\_\_\_\_

Springville City Hall

\_\_\_\_\_

Springville Post Office

\_\_\_\_\_

Springville Public Works Bldg

\_\_\_\_\_

Springville Public Library

Public Notification Group emailed 8/21/18

ORDINANCE NO 2018-11

**AN ORDINANCE TO AMEND THE  
ZONING ORDINANCE OF THE CITY OF SPRINGVILLE, ALABAMA**

**WHEREAS**, on the 10th day of September, 2018, a public hearing was held by the City Council (the “Council”) of the City of Springville, Alabama (the “City”), regarding a proposed amendment to the *Zoning Ordinance of the City of Springville, Alabama*; and

**WHEREAS**, the City has the authority to regulate the type of businesses and “uses” allowed in certain zoning districts within the City; and

**WHEREAS**, it is the desire of the City to promote the general welfare of the community and to protect the value of building and property, the image and character of a community, and the preservation and enhancement of property values; and

**WHEREAS**, the Council has determined that it is in the best interest of the City to modify the *Zoning Ordinance of the City of Springville, Alabama* as follows.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Springville, Alabama, while in regular session, on the 10th day of September, 2018, as follows:

**Section 1:** That the Table of Contents of the *Zoning Ordinance of the City of Springville, Alabama* (the “Zoning Ordinance”) shall be amended to state that which is described in Exhibit A and attached hereto and incorporated herein by reference as if fully and completely set forth herein.

**Section 2:** That Article VI Section 6.2 Uses Permitted in “B-2 General Business District” be and is hereby amended as set forth below:

VI-6.2. Uses Permitted. Uses permitted in the O-H Historical Overlay District and the B-1 Local Shopping District shall be permitted in the B-2 General Business District. Uses permitted in a B-2 General Business District shall include, but may not be limited to, the following:

- Auto, Light Truck, Boat and Motorcycle Sales
- Bakery, retail
- Car Wash
- Clothing Store
- Business Parking
- Covered Mall Building
- Department Store
- Funeral Home
- Gasoline Service Station / Convenience Store
- Grocery Store
- Hardware Store

- Home Improvement Center
- Hotel and Motel
- Indoor Sports Facility: Bowline, Health Club or Spa, Racquet Club, Skating Rink, etc.
- Jewelry Store
- Minor Vehicle Repair
- Pawn Shop
- Pet Store (no outside kennels or housing of pets)
- Print Shop, retail
- Restaurant, fast food
- Sales Showroom (retail/rental/wholesale) for Appliances, Furniture Carpet, Lighting Fixtures, Medical and Office Equipment, etc.
- Shopping Center
- Small Engine Repair
- Sporting Goods Store
- Theater (indoor only)
- Vehicle Repair Service
- Similar uses may also be permitted subject to the provisions of Article IV-6 and Article IV-7

**Section 3:** That Article VI Section 2.2 Uses Permitted in “A-1 Agriculture District” be and is hereby amended as set forth below:

VI-2.2. Uses Permitted. The uses listed in this Section shall be permitted in any A-1 Agriculture District. The uses permitted shall include, but are not limited to, the following:

- Bed and Breakfast / Tourist Home
- Farms – including, but not necessarily limited to, the following farm activities:
  - o Bees and Apiary products
  - o Christmas Trees
  - o Dairy Animals and Dairy products
  - o Fisheries, excluding fish and seafood processing
  - o Fruits and Vegetables of all kinds, including growing and harvesting
  - o Frites and Vegetables, but excluding food processing
  - o Fur Animals, limited to breeding and raising
  - o Grains and Seed crops
  - o Kennels
  - o Livestock, such as beef cattle, sheep, goats or any similar livestock, including the breeding and grazing of such animals, but excluding meat processing
  - o Nursery operations involving the raising of plants, shrubs and trees for sale and transportation, including greenhouses and incidental sales of items customarily associated with nursery operations

- Poultry, including egg production but excluding poultry processing facilities
- Stables
- Timber or Forestry
- Hobby Farm subject to the provisions of Article VIII-5
- Manufactured Homes, subject to the provisions of Article VIII-9
- Public Utility Facilities

**Section 4:** That Article IV Section 1.1 General in Article IV Section 1 Enforcing Officer be and is hereby amended as set forth below:

IV-1.1 General. The provisions of this Ordinance shall be administered and enforced by the Building Official of the Inspections Department or the Zoning Department of the City of Springville. He or she may be provided with the assistance of such other person or persons as the City Council may direct. The Building Official, or the duly authorized representative, shall in relation to this Ordinance:

1. Review all building permit applications and proposed plans and perform inspections for compliance with all applicable provisions of City Ordinances and adopted codes.
2. Issue all building permits and maintain records thereof.
3. Issue all certificate of occupancy and maintain records thereof.
4. Issue and renew where applicable all temporary use permits and maintain records thereof.
5. Have the right to enter upon any premises at any reasonable time for the purpose of making inspections of land or structures necessary to carry out the enforcement of City Ordinances and adopted codes. If the Building Official shall find that any of the provisions of these Ordinances or codes are being violated, he shall proceed to notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done and shall take any other action authorized by City Ordinances to bring the use into compliance with or to prevent violation of their provisions.

**Section 5:** That Article VIII Section 5.1 Animals Permitted in “Hobby Farm” be and is hereby amended as set forth below:

VIII-5.1 Animals Permitted. Unless otherwise provided by this Ordinance, the keeping of farm animals (livestock) and fowl shall include, but not be limited to, the following:

- Horses
- Ponies
- Donkeys
- Mules
- Poultry
- Cows
- Sheep
- Goats

It is further expressly **prohibited** to keep in swine in a Hobby Farm District

**Section 6:** That Article VIII Section 5.2 Area and Dimensional Regulations in “Hobby Farm” be and is hereby amended as set forth below:

VIII-5.2. Area and Dimensional Regulations. Property used for Hobby Farms shall be subject to the following setback and area requirements:

- A minimum lot area of three (3) acres shall be required

**Section 7:** That Article VI Section 14.2 Uses Permitted in “I-3 Industrial District – Heavy Industrial/Resource Extraction” be and is hereby amended as set forth below:

Uses permitted in the I-3 Industrial District – Heavy Industrial/Resource Extraction District shall be subject to appropriate permits being issued in accordance with this Ordinance. Uses permitted in the I-3 Industrial District – Heavy Industrial/Resource Extraction District shall include, but may not be limited to, all uses set forth below.

In addition to all uses set forth below, the permitted user will have the right on the applicable property to erect, maintain, alter, enlarge, use and operate such structures, buildings, machinery, housing, roads, railroads, transmission lines, right-of-way, and all other facilities of every kind which are accessory, ancillary or otherwise appropriate to the conduct of the below permitted uses. Further, the right to dump spoil, tailings, and other waste and to use so much of the applicable property as may be required for such purposes and such other rights as may be incidental or accessory to the permitted uses shall be authorized by this Ordinance if otherwise properly permitted, allowed and authorized by any other applicable federal, state or local law, regulation or the like.

- Any use permitted in an I-2 General Industrial District
- Methane Gas Wells
- Resource Extraction
- Sanitary Landfill
- Timber or Lumber Operations, Swilling involving processing, Distilling, Manufacturing and treating of all such products.
- Toxic Material Manufacture and Storage
- Public Utility Service

- Public Utility Facility

**Section 8:** That if any part, section, subsection or provision of this Ordinance shall be held by a Court of competent jurisdiction as unconstitutional or otherwise invalid for any reason, said finding shall not effect the validity or enforceability of any other part, section, subsection or provision of this Ordinance, which shall continue in full force and effect notwithstanding such finding.

**Section 9:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 10:** That this ordinance shall become effective as provided by law after passage, approval and publication.

ADOPTED and APPROVED this the 10th day of September, 2018.

CITY OF SPRINGVILLE, ALABAMA

By: \_\_\_\_\_  
William Isley, Mayor

ATTEST:

\_\_\_\_\_  
Kelli Lee, City Clerk

**CERTIFICATION**

I, the undersigned, City Clerk of the City of Springville, Alabama, do hereby, certify that the above is a true and correct copy of an Ordinance duly adopted by the City Council at its meeting held on September 10, 2018 and as same appears of record in Minute Book of said City, and approved by the City Council on the 10th day of September, 2018.

GIVEN UNDER MY HAND AND CORPORATE SEAL of the City of Springville, Alabama, this 10th day of September, 2018.

\_\_\_\_\_  
City Clerk