

**ORDINANCE NO. 1536 - 21**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND**  
**ZONING MAP OF THE CITY OF MUSCLE SHOALS, ALABAMA**

Be it ordained by the Council of the City of Muscle Shoals, Alabama, that the Zoning Ordinance and the Zoning Map of the City of Muscle Shoals, are hereby amended as follows:

That the following described area which is currently unzoned and is hereby incorporated in and made a part of the B-2 District, to wit:

**Tract A:**

A tract of land lying in part of the West ½ of Section 18, Township 4 South, Range 10 West, Colbert County, Alabama, being more particularly described as follows: Commence at a 2" pipe found, locally accepted as the center of said Section 18; thence North 00° 44' 30" West, 1643.36 feet to an old fence corner; thence North 88° 19' 14" West, 1966.64 feet to the POINT OF BEGINNING of the tract of land hereby described; thence South 03° 37' 50" East, 995.20 feet to a point; thence North 88° 34' 12" West, 420.30 feet to an iron pin set (capped typical Jamey Alexander PLS# 24022) on a curve to the left, said curve having a radius of 135.68 feet and a chord bearing and distance of North 24° 09' 11" East, 82.17 feet; thence along the arc of said curve and along the Eastern most right of way line of Wilson Dam Highway (Alabama Highway #133, right of way varies) for an arc distance of 83.48 feet to a 6" x 6" concrete monument found; thence continue along said right of way line, North 06° 39' 51" East, 143.96 feet to a concrete monument found; thence continue, North 20° 39' 18" East, 140.70 feet to a concrete monument found; thence continue North 03° 48' 03" East, 558.78 feet to an iron pin set; thence East 90.67 feet to an iron pin set; thence North 00° 00' 35" West, 79.35 feet to an iron pin set; thence South 88° 19' 14" East, 129.55 feet to the POINT OF BEGINNING of the tract of land hereby described; said tract of land contains 6.50 acres ± and is subject to a power transmission line easement (100' right of way) off the East side thereof and is subject to any and all easements or restrictions of record or unrecorded affecting said property.

**Tract B:**

A tract of land lying in part of the West ½ of Section 18, Township 4 South, Range 10 West, Colbert County, Alabama, being more particularly described as follows: Commence at a 2" pipe found, locally accepted as the center of said Section 18; thence North 88° 38' 32" West, 1513.00 feet to the POINT OF BEGINNING of the tract of land hereby described; thence North 88° 38' 32" West, 667.67 feet to a PLS #24022 pin found; thence South 00° 39' 28" East, 100.11 feet to a 5/8" rebar pin found; thence North 88° 35' 36" West, 340.22 feet to a PLS #16691 pin found on the Eastern most right of way line of Wilson Dam Highway (Alabama Highway #133, right of way varies); thence along said right of way line, North 00° 59' 58" West, 99.93 feet to an iron pin set (capped typical Jamey Alexander PLS# 24022); thence North 00° 40' 32" West, 257.97 feet to a 6" x 6" concrete monument found; thence North 07° 01' 56" East, 196.39 feet to an iron pin set; thence leave said right of way line, South 89° 15' 53" East, 719.17 feet to an iron pin set; thence South 39° 54' 55" East, 82.26 feet to a point; thence South 50° 05' 05" West, 86.82 feet to a point; thence South 39° 54' 55" East, 105.07 feet to a point on a curve to the left, said curve having a radius of 200.00 feet and a chord bearing and distance of South 64° 16' 44" East, 165.01 feet; thence along the arc of said curve for a distance of 170.09 feet to a point; thence South 88° 38' 32" East, 69.08 feet to a point; thence South 00° 57' 01" West, 195.01 feet to the POINT OF BEGINNING of the tract of land hereby described; said tract of land contains 9.98 acres ± and is subject to a power transmission line easement (100' right of way) as it runs across said property and is subject to any and all easements or restrictions of record or unrecorded affecting said property.

That the following described area which is currently unzoned and is hereby incorporated in and made a part of the R-3 PRD District, to wit:

Tract C:


A tract of land lying in part of the West ½ of Section 18, Township 4 South, Range 10 West, Colbert County, Alabama, being more particularly described as follows: BEGIN at a 2" pipe found, locally accepted as the center of said Section 18; thence North 88° 38' 32" West, 1513.00 feet to a point; thence North 00° 57' 01" East, 195.01 feet to a point; thence North 88° 38' 32" West, 69.08 feet to a point in a curve to the right, said curve having a radius of 200.00 feet and a chord bearing and distance of North 64° 16' 44" West, 165.01 feet; thence along the arc of said curve for a distance of 170.09 feet to a point; thence North 39° 54' 55" West, 105.07 feet to a point; thence North 50° 05' 05" East, 86.82 feet to a point; thence North 39° 54' 55" West, 82.26 feet to an iron pin set (capped typical Jamey Alexander PLS# 24022); thence North 01° 11' 08" East, 200.54 feet to a T-post; thence North 88° 34' 12" West, 147.57 feet to a point; thence North 03° 37' 50" West, 995.20 feet to a point; thence South 88° 19' 14" East, 1966.64 feet to an old fence corner; thence South 00° 44' 30" East, 1643.36 feet to the POINT OF BEGINNING of the tract of land hereby described; said tract of land contains 69.46 acres ± and is subject to a natural gas pipeline easement (55' right of way) off the Southeast corner thereof and is subject to any and all easements or restrictions of record or unrecorded affecting said property.

**APPROVED and ADOPTED** this the 7<sup>th</sup> day of September 2021.

**COUNCIL OF THE CITY OF  
MUSCLE SHOALS, ALABAMA**

BY:   
**KEN SOCKWELL**  
President of the Council

ATTEST:


  
**RICHARD L. WILLIAMS,**  
City Clerk

TRANSMITTAL

I hereby certify that the foregoing Ordinance Number 1536 - 21 was passed on the 7<sup>th</sup> day of September, 2021 by the City Council of the City of Muscle Shoals and was transmitted to the Mayor on the 9<sup>th</sup> day of September, 2020 at 8:30 a.m. o'clock.

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

APPROVED on 9-9-21 at 8:30 am o'clock

  
\_\_\_\_\_  
MIKE LOCKHART  
Mayor of the City of Muscle Shoals, Alabama

### CERTIFICATE OF POSTING

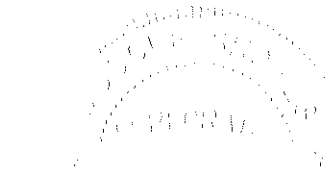
I, Richard L. Williams, City Clerk for the City of Muscle Shoals, Alabama, hereby certify that the above and foregoing Ordinance was duly and properly adopted by the Council of the City of Muscle Shoals, Alabama at a regular meeting of the said Council held on the 7th day of September, 2021 at 6:00 o'clock p.m. in said City.

The said Ordinance has been duly and properly published or posted on the 9th day of September, 2021 pursuant to and in compliance with Act. 2011-680 of the Acts of Alabama, by posting a copy of said Ordinance at the Office of the Septemberor at City Hall in the City of Muscle Shoals, Alabama; Muscle Shoals Public Library; Muscle Shoals Recreation Building # 1, Gattman Park; and First Metro Bank, Muscle Shoals Branch; being four conspicuous public places lying and being within the City of Muscle Shoals, Alabama, there being no newspaper published and of general circulation in the City of Muscle Shoals, Alabama.

I certify that a copy of the said Ordinance has been posted to the City's website which September be found at [ww.cityofmuscleshoals.com](http://ww.cityofmuscleshoals.com)

Reasonable steps will be undertaken to maintain the postings for not less than thirty (30) days.

This 9th day of September, 2021.



  
RICHARD L. WILLIAMS, City Clerk