ORDINANCE NO. 721-25

AN ORDINANCE TO ANNEX PROPERTY INTO THE CORPORATE LIMITS OF THE TOWN OF SUMMERDALE, ALABAMA.

WHEREAS, on the 8th day of August 2006, Chris Mobley and Doyle Rabren being the owner of all the real property hereinafter described, did file with the Town Clerk a petition asking that the said parcel of land be annexed into and become a part of the Town of Summerdale, and

Whereas, said petition did contain the signatures of all the owners of the described territory and a map of said property showing its relationship to the corporate limits of the Town of Summerdale, and

Whereas, the Summerdale Planning Commission recommended to the Town Council the Annexation and Master Plan for the Planned Unit Development,

Whereas, the governing body did determine that it is in the public interest that said property be annexed into the Town of Summerdale and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama, 1975:

Now, Therefore, Be it ordained by the Town Council of summerdale, Alabama, as follows:

Section 1. The Council of the Town of Summerdale, Alabama, finds and declares as the legislative body of the Town that it is in the best interest of the citizens of the Town, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the Town of Summerdale.

Section 2. The boundary lines of the Town of Summerdale, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory heretobefore encompassed by the corporate limits of the Town of Summerdale, Alabama, and in addition thereto the following

Tax Parcel
05-48-07-35-0-000-005.002

Description:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE NORTH 89°50'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3,338.17 FEET; THENCE RUN SOUTH 01°28'52" WEST, A DISTANCE OF 1,324.98 FEET; THENCE RUN NORTH 89°51'32" EAST, A DISTANCE OF 666.89 FEET; THENCE RUN SOUTH 01°30'48" WEST, A DISTANCE OF 662.60 FEET; THENCE RUN NORTH 89°52'02" EAST, A DISTANCE OF 666.52 FEET; THENCE RUN SOUTH 01°32'42" WEST, A DISTANCE OF 331.35 FEET FOR THE POINT OF BEGINNING: THENCE RUN NORTH 89°52'16" EAST, A DISTANCE OF 626.31 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 83 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 01°34'37" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 331.40 FEET; THENCE RUN SOUTH 89°52'32" WEST, DEPARTING SAID WEST RIGHT-OF-WAY, A DISTANCE OF 626.13 FEET; THENCE RUN NORTH 01°32'42" EAST, A DISTANCE OF 331.34 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED LANDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINING 4.76 ACRES. MORE OR LESS.

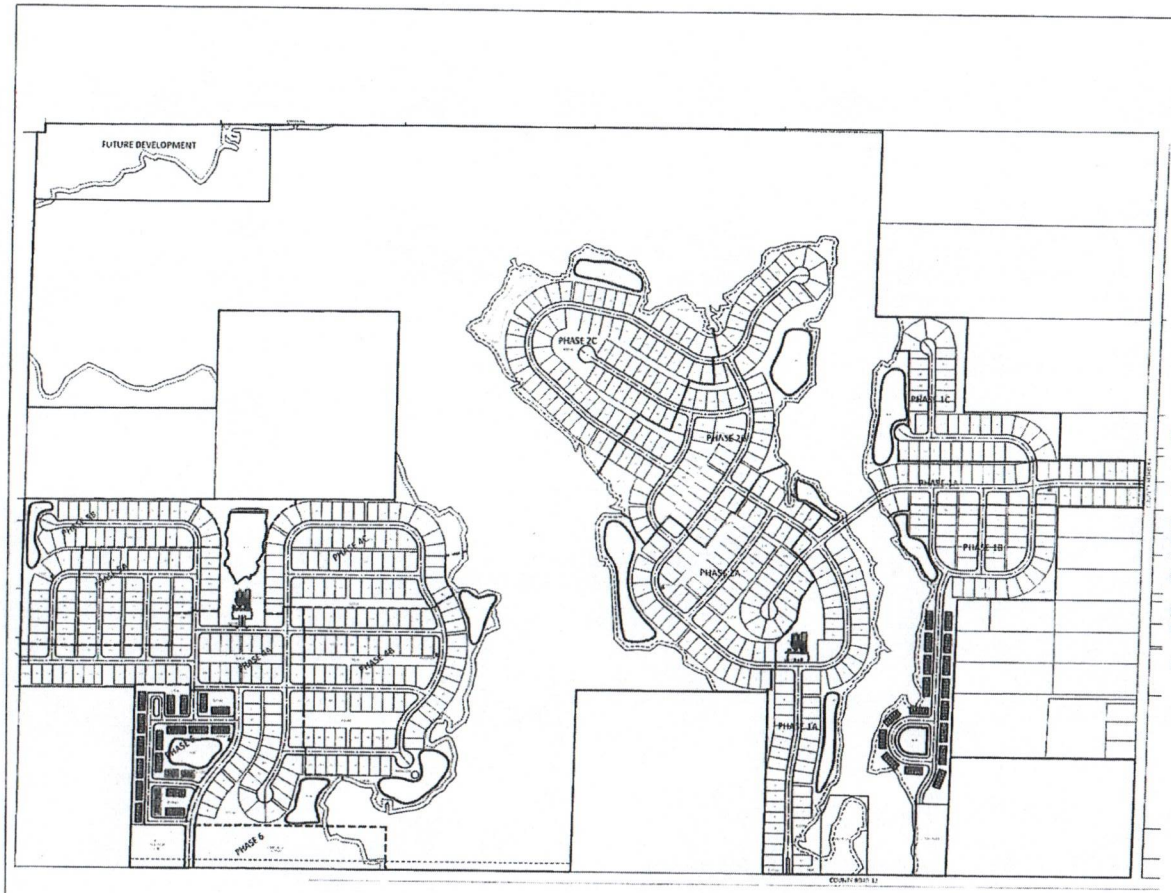
Section 3. As a provision of this ordinance Petitioner request that this property be zoned as a Planned Unit Development (PUD) upon annexation with Master Plan attached. In the event that a Planned Unit Development (PUD) zoning is not awarded and Master Plan accepted, the annexation petition is withdrawn and the property shall be de-annexed from the corporate limits of the Town of Summerdale, Alabama.

Section 4. This ordinance shall be published as provided by law, and a certified copy of same together with a certified copy of the Ordinance, shall be filed with the Probate Judge of Baldwin County, Alabama.

Section 5. The territory described in this ordinance shall become a part of the corporate limits of Summerdale, Alabama, upon publication of this ordinance as set forth in Section 4 above.

Adopted this, the 14th day of October, 2025.

Attest.



WINDCREST PUD

OVERALL SITE DATA:
Overall Area - 686.74 Ac

USABLE AREA:
East - ±208 Ac
West - ±158 Ac
Northwest - ±21 Ac

LOT DATA:
75' x 140'

Site Data West:
Lots - 295
Townhomes - 118
Commercial - 12.7 Ac

Site Data East:
Lots - 404
Townhomes - 102
Commercial - 7.3 Ac

Site Data Northwest:
Future Development

Required Open space - 41.33 Ac (25%)

Dewberry

SEPTEMBER 22, 2025