

ORDINANCE 2024-11-19

of the CITY OF VINCENT

Greenleaf-Russel Tract Rezoning from RR & E-S to R-2

WHEREAS, Greentech Management, LLC, on behalf of Greenleaf LLC and William S. Jones representing the Russell Marilyn Trust, property owners, for approval of a change in the zone district boundaries approximately 70 acres from ES Estate District and RR Rural Residential District to R-2 Multiple Dwelling District; and,

WHEREAS, the subject property is located at 40879 State Route 25 at the intersection of Creek Archery Club Road and State Route 25. (Parcel IDs 58-07-5-21-4-000-001.000; 58-07-5-22-3-000-002.000 and 58-07-5-22-3-000-003.004) and,

WHEREAS, the ES Estate District zoning allows for one dwelling per acre and the RR Rural Residential District allows for one dwelling per three acres; and,

WHEREAS, the applicant is proposing a change in zoning to allow the development of a residential subdivision with a density of up to 3.6 dwellings per acre; and,

WHEREAS, the conceptual layout plan contains property located outside of Vincent city limits that would not be altered by this rezoning; and,

WHEREAS, the conceptual plan is not adopted with the zoning consideration but only represents one version and sets the probable density of what may be proposed on the property; and,

WHEREAS, the R-2 Multiple Dwelling District includes multiple lot types sizes including single family, duplex and town house type lot sizes considerations; and,

WHEREAS, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part; and,

WHEREAS, the revised conceptual plan proposed by the applicant provides for an increased buffer and three different lot sizes including townhomes, 55- and 60-foot-wide lots; and,

WHEREAS, the Vincent Water Board has indicated upgrades to the existing water system may be required as a condition of any future development; and,

WHEREAS, the Vincent Fire Chief has also expressed concerns related to the number of proposed homes and stated that a comprehensive review of construction and a subdivision layout is needed if approved; and,

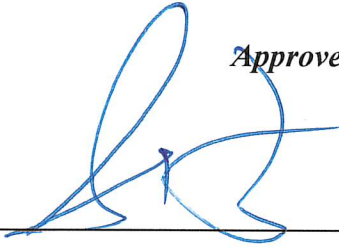
WHEREAS, pursuant to a rezoning approval, the applicant will be required to submit a Master Plan for the property prior to a preliminary plat that establishes the layout of the neighborhood that meets all the requirements of the *City of Vincent Subdivision Regulations*; and,

WHEREAS, the City Council has determined that a 50-foot buffer along the west and north property boundary line is required to provide a physical and vegetated separation between rural residential farms and the proposed future development of the property; and,

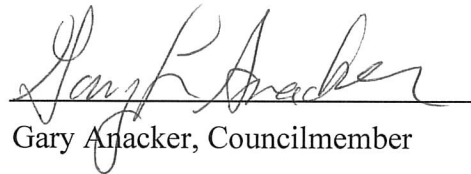
NOW, THEREFORE, BE IT RESOLVED by the City Council of Vincent that the application of Greentech Management, LLC, on behalf of Greenleaf LLC and William S. Jones representing the Russell Marilyn Trust, property owner, for approval of change in the zone district boundaries approximately 70 acres from ES Estate District and RR Rural Residential District to R-2 Multiple Dwelling District and located at 40879 State Route 25 at the intersection of Creek Archery Club Road and State Route 25. (Parcel IDs 58-07-5-21-4-000-001.000; 58-07-5-22-3-000-002.000 and 58-07-5-22-3-000-003.004) be and the same, recommends **APPROVAL** with the following condition:

- A 50-foot buffer must be maintained along the western and northern property lines for any future development of the property.

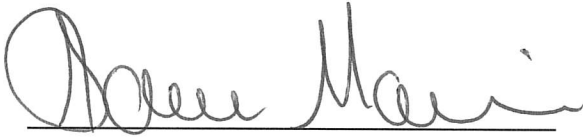
Approved and adopted this the 17th day of December 2024



James D. Latimer, Mayor



Gary Anacker, Councilmember



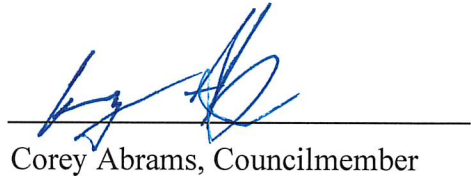
Samecca McCrimon, Councilmember



Darryl Wood, Councilmember

Refused to sign

Ralph Kimble, Councilmember



Corey Abrams, Councilmember

I, the undersigned City Clerk of the City of Vincent, Alabama, do here by certify that the above and foregoing is an ordinance lawfully passed and adopted by the City Council of the City of Vincent, Alabama, at a meeting of such Council held on the 17th day of December 2024, and that such ordinance is on file in the office of the City Clerk.

Attested by: 

Helen Thweatt, City Clerk