

ORDINANCE 2025 – 02-04

Of the

CITY OF VINCENT

The Maxwell Rezoning from R-R to R-R SD

WHEREAS, Mark and Christy Bishop on behalf of Robert C. McLemore III and Ryan McLemore Hendricks, property owners, have petitioned the City of Vincent for approval of a change in the zone district boundaries for approximately 95 acres from R-R Rural Residential District to R-R SD Rural Residential Special District for the establishment of a wedding and event venue; and,

WHEREAS, the subject property is located at 44184 Highway 25, approximately 1400 feet east of Highway 231 (Parcel ID 58-07-2-03-0-001-018.000 and 58-07-1-02-0-001-013.000); and,

WHEREAS, the site layout includes using the existing barn to serve as a hosting venue for wedding parties with the garage and existing home as bride and groom quarters; and,

WHEREAS, approximately 10.5 acres of the subject property is located in Flood Zone A and generally follows the area of the lake; and,

WHEREAS, the parking area proposed by the applicant is identified near Flood Zone A with existing structures including a single-family residence, garage, and barn are located outside of the Special Flood Hazard Area (SFHA); and,

WHEREAS, any proposed work inside the FEMA Designated Flood Plain shall adhere to the Vincent Flood Damage Prevention Ordinance; and,

WHEREAS, access to the property is along Alabama Highway 25 requiring an approved access permit from the Alabama Department of Transportation for the proposed development; 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 *City of Vincent Comprehensive Plan* identifies the subject property as "Rural"; and,

WHEREAS, the Rural land use classification is intended to remain agriculturally focused and scenic, incorporating tourism based upon scenic and natural resources, outdoor recreation and other recreation and other rural-based farm support businesses, and residences on large lots with pastures and cropland; and,

WHEREAS, the applicant has identified the intent to preserve the existing structures and ambiance of property; and,

WHEREAS, pursuant to a rezoning approval, the applicant will be required to obtain a City of Vincent Business License and all vendors operating at The Maxwell have a current city business license; and,

WHEREAS, Event hours of operation are limited to between 9:00 am and 10:00 pm, with clean-up until 11:00 pm; and,

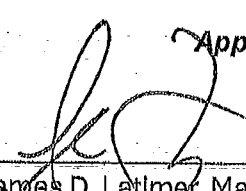
WHEREAS, rezoning to the R-R SD, Rural Residential Special District, is specific to the applicant and current property owners; and,

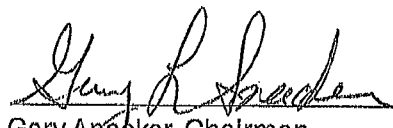
WHEREAS, failure to adhere to the requirements of the Special District could result in action by the Planning Commission to revert the property back to an R-R, Rural Residential District, and disallow the continuation of the event venue; and,

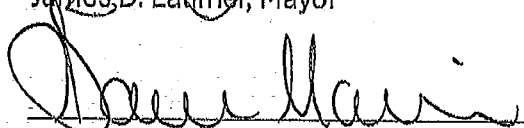
NOW, THEREFORE, BE IT RESOLVED by the City Council of Vincent that the application of Mark and Christy Bishop on behalf of Robert C. III and Ryan McLemore Hendricks, property owners, that the change in the zone district boundaries for approximately 95 acres from R-R Rural Residential District to R-R SD Rural Residential Special District for the establishment of a wedding and event venue and located at 44184 Highway 25, approximately 1400 feet east of Highway 231 (Parcel ID 58-07-2-03-0-001-018.000 and 58-07-1-02-0-001-013.000) be and the same, recommends, Approval with the following conditions:

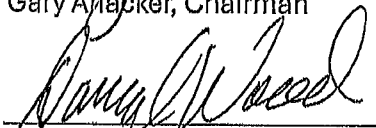
- Applicants obtain a City of Vincent Business License and all vendors operating at The Maxwell have a current city business license; and,
- Event hours of operation are limited to between 9:00 am and 10:00 pm, with clean-up until 11:00 pm; and,
- Rezoning to the R-R SD, Rural Residential Special District, is specific to the applicant and current property owners; and,
- Failure to adhere to the requirements of the Special District could result in action by the Planning Commission to revert the property back to an R-R, Rural Residential District, and disallow the continuation of the event venue.

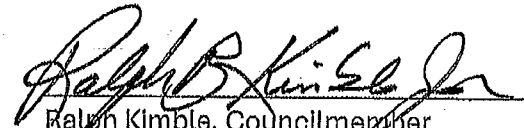
Approved and adopted this 4th day of February 2025


James D. Latimer, Mayor


Gary Anacker, Chairman

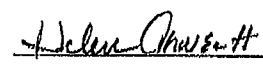

Samecca McCrimon, Councilmember


Darryl Wood, Chairman


Ralph Kimble, Councilmember


Corey Abrams, Chairman

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 4th day of February 2025, and that such ordinance is on file in the office of the City Clerk.

Attested by: 
Helen Thweatt, City Clerk