

**ORDINANCE TO APPROVE A RE-ZONING CLASSIFICATION  
ORDINANCE NO. RZ-2024-07-02**

**Raley Street Rezoning E-S to R-1**

*WHEREAS*, the Vincent Planning and Zoning Commission has recommended the approval of a re-zoning request submitted by Creed McDaniel, property owner, for approval of a change in the zone district boundaries from E-S Estate Residential District to R-1 Residential District for approximately 2.75 acres to allow for the subdivision of the property to construct three to four single-family residential homes; and

*WHEREAS*, the subject property is zoned E-S Estate Residential District and located at 365 Raley Street. (Parcel ID 58-07-5-15-4-000-011.000); and,

*WHEREAS*, the subject property contains one single-family residential home and has a single driveway access to Raley Street; and,

*WHEREAS*, the E-S Estate Residential District zoning requires a minimum lot size of one acre and could allow for a subdivision of up to two residential lots; and,

*WHEREAS*, the proposed R-1 district requires a minimum lot size of 20,000 square feet and could allow approximately four to five lots; and,

*WHEREAS*, Raley Street is a Vincent maintained road which is substandard by current engineering standards; and,

*WHEREAS*, subdivision of this property may include the requirement for the developer to properly upgrade Raley Street to minimum standards (along this property's frontage and back to County Road 62) as outlined by AASHTO (A Policy on Geometric Design of Highways and Streets, 2018 Edition) guidelines and/or *City of Vincent Subdivision Regulations*; and,

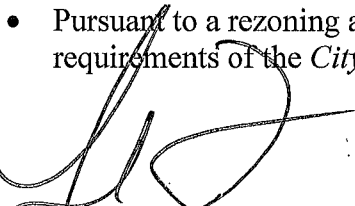
*WHEREAS*, the primary purpose of zoning land is to provide for the public health, safety and welfare in the development of land by ensuring property is developed in an appropriate manner within the context of its immediate surroundings and the larger community of which it is a part; and,

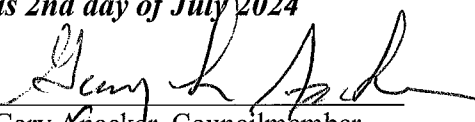
*WHEREAS*, Pursuant to a rezoning approval, the applicant will be required to submit a subdivision that meets all the requirements of the *City of Vincent Subdivision Regulations*; and,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Vincent affirms the Vincent Planning and Zoning Commission's recommendation and approves the re-zoning classification for the stated parcel.

- Pursuant to a rezoning approval, an applicant will be required to submit to a subdivision that meets all the requirements of the *City of Vincent Subdivision Regulations*.

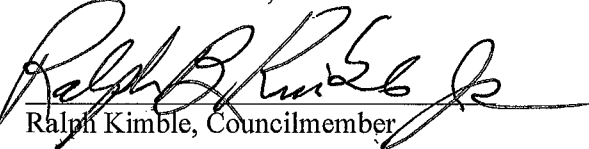
*Approved and adopted this 2nd day of July 2024*


  
\_\_\_\_\_  
James D. Latimer, Mayor

  
\_\_\_\_\_  
Gary Anacker, Councilmember


  
\_\_\_\_\_  
Samecca McCrimon, Councilmember

  
\_\_\_\_\_  
Darryl Wood, Councilmember

  
\_\_\_\_\_  
Ralph Kimble, Councilmember

  
\_\_\_\_\_  
Corey Abrams, Councilmember

I, the undersigned City Clerk of the City of Vincent, Alabama, do hereby certify that the above and foregoing is an ordinance lawfully passed and adopted by the City Council of the City of Vincent, at a meeting of such Council held on the 2nd day of July 2024, and that such ordinance is on file in the office of the City Clerk.

Attested by:   
\_\_\_\_\_  
Helen Thweatt, City Clerk

**Certification of  
Re-Zoning Ordinance**

**ORDINANCE NO. RZ-2024-07-02**

I, Helen Thweatt, City Clerk of the City of Vincent, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Vincent, at the regular meeting held on July 2, 2024, as same appears in minutes of record of said meeting, and published by posting copies thereof on July 3, 2024, at the public places listed below, which copies remained posted for five business days (through July 8, 2024).

Vincent City Hall, 25 Florey Street, Vincent, AL 35178  
Vincent Public Library, Hwy 231, Vincent, AL 35178  
Vincent Water Board, 35 Florey Street, Vincent, AL 35178  
City of Vincent Website – [www.cityofvincental.com](http://www.cityofvincental.com)



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Helen Thweatt, City Clerk