ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING ORDINANCE NUMBER 2005-04 OF THE TOWN OF TRINITY, ALABAMA, BEING THE ZONING ORDINANCE OF THE TOWN OF TRINITY, ALABAMA, SO AS TO AMEND THE ZONING DISTRICT FOR CERTAIN PROPERTY DESCRIBED HEREIN

WHEREAS, appropriate application has been made to the Town Council of the Town of Trinity, Alabama to change the zoning district for the property described herein, from A-0 (Low Density Residential and General Agricultural) to M-1 (General Industrial); and

WHEREAS, the Planning Commission of the Town of Trinity, Alabama has duly considered said request and presented its report to the Town Council, which said was without any recommendation; and

WHEREAS, all public hearings and other proceedings necessary for adoption of this Ordinance have been conducted; and

WHEREAS, the Town Council finds that said request for the change of zoning districts is due to be granted.

NOW, THEREFORE, be it ORDAINED by the Town Council of the Town of Trinity, Alabama, as follows:

Section 1. Ordinance Number 2005-04, being the Zoning Ordinance of the Town of Trinity, Alabama, is hereby amended so that the real property located between Steed Road and Old Trinity Road in the Town of Trinity, Alabama and further described in "Exhibit A" and depicted on "Exhibit B" annexed hereto, and situated, lying and being within the municipal limits of the Town of Trinity, Alabama shall be amended from the A-0 District to the M-1 Zoning District of the Town of Trinity as indicated on the attached "Exhibit B."

Section 2. The zoning assignment provided in Section 1 hereof shall be entered upon the

official Zoning Map of the Town of Trinity, Alabama.

Section 3. This Ordinance shall be effective immediately upon its adoption and publication according to law.

ADOPTED and **APPROVED** this the _____ day of _____, 2026.

APPROVED BY:

_____
Vaughn Goodwin, Mayor

ATTEST:
(Seal)

_____
Ashley Patterson, Town Clerk

LMW/zip1026/trinity.ordinance.rezoning.steedroad

EXHIBIT A p1

2020 1006
DEED Book & Page

Trustees' Statutory Warranty Deed

From the Trustees of the John C. Eyster Family Trust

To Hickory Creek Properties, LLC

PARCEL C

A TRACT OR PARCEL OF LAND SITUATED, LYING AN BEING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION, AND THE POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 00 DEGREES 51 MINUTES 30 SECONDS EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION A DISTANCE OF 412.46 FEET TO A POINT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 1049.69 FEET TO A POINT; THENCE NORTH 00 DEGREES 15 MINUTES 13 SECONDS EAST A DISTANCE OF 142.40 FEET TO A POINT; THENCE NORTH 35 DEGREES 35 MINUTES 53 SECONDS EAST A DISTANCE OF 11.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY MARGIN OF STEED ROAD; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.19 FEET (CHORD BEARING SOUTH 57 DEGREES 00 MINUTES 42 SECONDS EAST, CHORD LENGTH 13.50 FEET) AN ARC LENGTH 13.50 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 61 DEGREES 03 MINUTES 15 SECONDS EAST A DISTANCE OF 303.62 FEET TO A POINT; THENCE SOUTH 00 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 414.62 FEET TO A POINT; THENCE NORTH 89 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 1338.48 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 13.16 ACRES MORE OR LESS.

Term/Cashier: PR016-04 / tarak
Tran: 19354.438621.582386

AFF Special Fee (Act 95-424)	5.00
DFE Deed Tax	302.50
FIL Filing Fee	1.00
REC Recording Fee	21.00
Total Fees:	$ 329.50

State of Alabama, Morgan County
I certify this instrument was filed on
02-05-2020 11:24:14 AM
and recorded in DEED Book
2020 at pages 1001 - 1006
Greg Cain - Probate Judge

EXHIBIT B

2020 1005
DEED Book & Page

Trustees' Statutory Warranty Deed

From the Trustees of the John C. Eyster Family Trust

To Hickory Creek Properties, LLC

PARCEL B

A TRACT OR PARCEL OF LAND SITUATED, LYING AN BEING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION AND RUNNING THENCE NORTH 00 DEGREES 51 MINUTES 30 SECONDS EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION A DISTANCE OF 412.46 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING, CONTINUE ALONG SAID WEST BOUNDARY NORTH 00 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 950.00 FEET TO A POINT; THENCE SOUTH 51 DEGREES 29 MINUTES 16 SECONDS EAST A DISTANCE OF 1323.94 FEET TO A POINT; THENCE SOUTH 00 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 142.40 FEET TO A POINT; THENCE NORTH 89 DEGREES 04 MINUTES 39 SECONDS WEST A DISTANCE OF 1049.69 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 13.15 ACRES MORE OR LESS.

EXHIBIT A p3

2020 1004
DEED Book & Page

Trustees' Statutory Warranty Deed

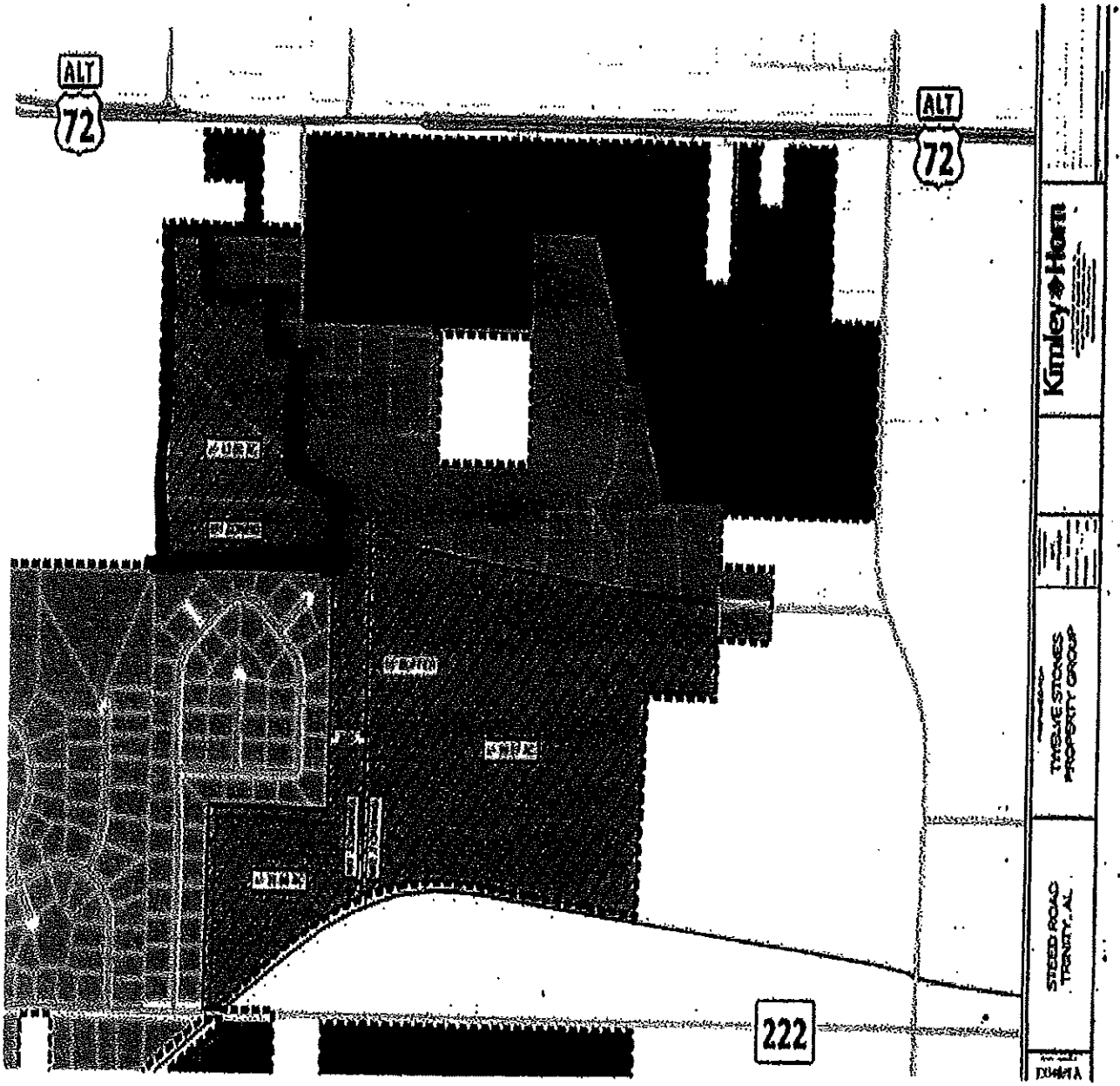
From the Trustees of the John C. Eyster Family Trust

To Hickory Creek Properties, LLC

PARCEL A

A TRACT OR PARCEL OF LAND SITUATED, LYING AN BEING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION AND RUNNING THENCE NORTH 00 DEGREES 51 MINUTES 30 SECONDS EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION A DISTANCE OF 1362.46 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING, CONTINUE NORTH 00 DEGREES 51 MINUTES 30 SECONDS EAST A DISTANCE OF 674.15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 37 SECONDS EAST A DISTANCE OF 792.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 23 SECONDS WEST A DISTANCE OF 770.01 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 37 SECONDS EAST A DISTANCE OF 229.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF STEED ROAD; THENCE ALONG SAID RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5041.32 FEET (CHORD BEARING SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST, CHORD LENGTH 103.59 FEET) AN ARC LENGTH 103.59 FEET TO A POINT; THENCE SOUTH 03 DEGREES 14 MINUTES 23 SECONDS WEST A DISTANCE OF 250.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1462.23 FEET (CHORD BEARING SOUTH 04 DEGREES 27 MINUTES 22 SECONDS WEST, CHORD LENGTH 62.07 FEET) AN ARC LENGTH 62.08 FEET TO A POINT; THENCE SOUTH 05 DEGREES 01 MINUTES 07 SECONDS WEST A DISTANCE OF 160.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.19 FEET (CHORD BEARING SOUTH 25 DEGREES 51 MINUTES 29 SECONDS EAST, CHORD LENGTH 141.61 FEET) AN ARC LENGTH 147.65 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 35 DEGREES 35 MINUTES 53 SECONDS WEST A DISTANCE OF 11.62 FEET TO A POINT; THENCE NORTH 51 DEGREES 29 MINUTES 16 SECONDS WEST A DISTANCE OF 1323.94 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 20.80 ACRES MORE OR LESS.

EXHIBIT B


ALT
72
ALT
72
222
Kimley»Horn
THELMA STOKES PROPERTY GROUP
STEED ROAD TRINITY, AL