

ORDINANCE No. 2021- 01

**AN ORDINANCE OF THE TOWN OF TRIANA RELATING TO ZONING;  
AMENDING THE OFFICIAL ZONING MAP, AS LAST AMENDED,  
BY CLASSIFYING CERTAIN PARCELS OF LAND HEREINAFTER DESCRIBED  
FROM R-1 to R-3**

WHEREAS, application was made for the parcels of land described below to be re-zoned from R-1 classification to R-3 classification at a public meeting held on February 1, 2021;

WHEREAS, that application for re-zoning was considered at a public hearing held on March 1, 2021 and recommended for approval by the Planning and Zoning Board at that time;

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF TRIANA, ALABAMA  
AS FOLLOWS:**

**SECTION 1:** That pursuant to Section 11 of the Zoning Ordinance of the Town of Triana, Alabama, as amended, and the authority granted to municipalities by the Code of Alabama 1975 §§ 11-52-77 and -78, classifying the following areas of real property, which are depicted on the map attached to this Ordinance, from R-1 to R-3:

**LEGAL DESCRIPTION**

Commencing at the Northeast corner of said section 21; thence South 87 degrees 01 minutes West, 35.0 feet to a concrete right-of-way monument on the West right-of-way margin of Zierdt Road; thence along the West right-of-way margin of Zierdt Road South 01 degrees 53 minutes 08 seconds East, 30.00 feet to the point of beginning; thence from the point of beginning and continuing along the West right-of-way margin of Zierdt Road South 01 degrees 53 minutes 08 seconds East, a distance of 749.85 feet to a point on the North boundary of the property of Dorothy and Clyde Foster as recorded in Deed Book 283, Page 876, of the Probate Records of Madison County, Alabama; thence along the North boundary of said Dorothy and Clyde Foster property South 87 degrees, 37 minutes West a distance of 464.40 feet to the Northwest corner of said Dorothy and Clyde Foster property; thence continuing South 87 degrees 37 minutes West, a distance of 2737.60 feet to a point; thence North 01 degrees 50 minutes 45 seconds West a distance of 716.32 feet to a point on the South margin of a 30 foot right-of-way as recorded in Deed Book 344, Page 377, of the Probate Records of Madison County, Alabama; thence along the South margin of said right-of-way North 87 degrees 01 minutes East, a distance of 3202.00 feet to the point of beginning and containing 53.88 acres.

**LESS AND EXCEPT:**

All that part of the Northeast Quarter of Section 21, Township 5 South, Range 2 West of the Huntsville, Meridian, Madison County, Alabama, more

particularly described as follows:


Commencing at the Northeast corner of said Section 21; thence South 87 degrees 01 minutes West, 35.0 feet to a concrete right-of-way monument on the West right-of-way margin of Zierdt Road; thence along the West right-of-way margin of Zierdt Road South 01 degrees 53 minutes 08 seconds East, 30.00 feet to the point of beginning; thence from the point of beginning and continuing along the West right-of-way margin of Zierdt Road South 01 degrees 53 minutes 08 seconds East, a distance of 749.85 feet to a point on the North boundary of the property of Dorothy and Clyde Foster as recorded in Deed Book 283, Page 876, of the Probate Records of Madison County, Alabama; thence along the North boundary of said Dorothy and Clyde Foster property South 87 degrees 37 minutes West a distance of 464.40 feet to the Northwest corner of said Dorothy and Clyde Foster property; thence continuing South 87 degrees 37 minutes West, a distance of 324.21 feet to a point; thence North 01 degrees 53 minutes 01 seconds West, a distance of 741.59 feet to a point on the South margin of a 30 foot right-of-way as recorded in Deed Book 344, Page 377, of the Probate Records of Madison County, Alabama; thence along the South margin of said right-of-way North 87 degrees 01 minutes East, a distance of 788.73 feet to the point of beginning and containing 13.50 acres, more or less.

**SECTION 2:** That the above-described parcels be outlined and the boundaries established by the Town of Triana on the Official Zoning Map of the Town of Triana, as last amended, with the direction and assistance of the proper zoning authority of the Town, and that the classification of said parcels be changed from R-1 to R-3. A copy of Town of Triana zoning map reflecting the changes authorized herein is attached to this ordinance for reference as Exhibit A.

**SECTION 3:** The Town of Triana hereby sets a limit on the total number of individual lots which may be constructed on the Subject Property, if developed, to one hundred fifty (150) total. Further, no more than fifty (50) individual lots shall be constructed, graded, or otherwise prepared in any given year.

**SECTION 4:** That this Ordinance shall become effective upon its publication.

APPROVED and ADOPTED this 8 day of March, 2021.

  
Mary Caudle, Mayor

ATTEST:

  
Sharron Humphrey, Town Clerk