

Mrs. Mary Ann Thompson Byrd
1406 3rd St

REC. IN-Person
02/29/2021
J.G.

Zoning Change Application - rev. 2016-08-25

Steps for Zoning Change



Annexation, Zoning, and Rezoning

Items Needed for Submission

- ☐ Notarized Letter of Request (must comply with ZO §4.7.1(A)(3))
- ☐ Copy of the Deed
- ☐ Supporting legal documentation regarding property ownership.
- ☐ Copies of Deeds for sold off or deeded off property
- ☐ Digital Copy of Legal Description (MS Word compatible)
- ☐ A scaled plat/map showing property (see ZO §4.7.1(A)(2))

In cases with multiple deeds or zoning that does not follow property lines, a Surveyor's or Professional Engineer's services will be required to combine legal descriptions into a unified description of all property.

- ☐ Petition to annex
- ☐ Annexation Survey

Annexation Only

NOTE: Timeline shows an ideal zoning change scenario. During the process, issues may arise which require a longer period of time for the request to be approved.

Start						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	#2				

Month 1						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			#3			5
6	7	8	9	10	11	12
#4	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30
	31	#5				

Month 2						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
#7	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30
	31	#8				

Month 3						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
#10	10	11	12	13	14	15
	16	17	18	19	20	21
	22	23	24	25	26	27
	28	29	30	31		

Steps

1. Consultation. Ask the Engineering Services Department staff if a zoning change* is feasible.

2. Submission. Submit zoning change request to Engineering Services & Community Development (ES&CD) Department at City Hall. The submission deadline is the last Tuesday of the month. Also, the submission dates for Planning Commission are available on the City of Athens Website on the Planning Commission page or from our office.

3. Notification of City/County Departments. For annexations, City, County, State departments will be notified of annexations. Comments will be accepted.

4. Subdivision Committee. This is a staff review meeting for items that go before the Planning Commission. Engineers, land surveyors, and developers are encouraged to attend. This meeting is held at 1:00 p.m. the first Wednesday of the month at the Public Works Building.

5. Legal Notice. Fourteen (14) days prior to the Planning Commission meeting, the ES&CD Department will place a legal advertisement in the Athens News Courier giving notice of public hearings on submitted requests. Also, the ES&CD Department will place a sign on the property giving notice that "This property is being considered for (RE)ZONING, for more information call 233-2224."

6. Planning Commission. A Public Hearing on the request will be held during the Planning Commission Meeting. The Planning Commission meets at 5:45 p.m. on the third Tuesday of the month at the City Council Chamber located in the Athens City Hall(200 Hobbs Street West).

* Zoning change refers to the annexation and rezoning processes.

- 7. City Council sets a Public Hearing.** If the request is approved by the Planning Commission, the request is taken to the City Council and they set a public hearing. **You will need to contract with a surveyor or civil engineer to send an electronic written property legal description to our office.**
- 8. Legal Advertisement.** The ES&CD Department will place two (2) legal advertisements in *The Athens News Courier* advertising the proposed zoning change ordinance. The advertisement will include a legal description of the property requesting the zoning change and the time and date of the public hearing on the request.
- 9. 2nd Legal Advertisement.** This advertisement must appear in The Athens News Courier at least fifteen (15) days in advance of the Public Hearing date. This is handled by the ES&CD Department.
- 10. City Council Public Hearing.** The Public Hearing on the requests will normally take place during a regularly scheduled City Council Meeting. Immediately after the public hearing, the City Council will take action by proposing an ordinance to adopt or deny the requested zoning change.
- 11. Advertisement of Adopted Ordinance.** If adopted, the ES&CD Department will place an advertisement in *The Athens News Courier* giving public notice that the ordinance has been adopted. The Ordinance will take effect on the date of publication.
- 12. Billing.** Regardless of whether or not the request is granted, the ES&CD Department incurs charges related to the publication of advertisements. Within ten (10) business days after all the charges are incurred, the ES&CD Department sends an invoice detailing those charges for the person who requested the zoning change, who then remits payment to the City of Athens. **The petitioners/requestors are expected to pay without regard to the request being approved or denied.**
- 13. Other Items.** ES&CD staff also takes care of the following: (a) updating the city limits/zoning maps, (b) recording annexation ordinance in the Limestone County Probate Judge's Office (Code of Ala. §11-42-21), (c) notifying Limestone County Probate Judge's Office. Federal, state and local agencies are notified of property annexations, and (d) filing and keeping records of zoning changes.

City Council and Planning Commission

Meeting Location

City Council Chamber
City Hall
200 Hobbs Street West
Athens, AL



A fillable form is available on the City of Athens website www.AthensAL.us under the Services Menu under Applications and Forms page.

SUBMIT TO:

Engineering Services & Community Development Department

City Hall
200 Hobbs Street West
Athens, AL 35611
256-233-2224
www.athensal.us

Rezoning Request Letter

Engineering Services & Community Development Dept.
City Hall
200 Hobbs Street West
Athens, AL 35611

Date: 06/28/2021

To the Zoning Official:

I/We, Mary Thompson Byrd,

(name(s) of owner(s))

would like to request my/our property at 1406 S Hine Street

Athens, AL 35611

that

is currently zoned in the TN2 & B2 (Split zoning) district

to be rezoned to the B2 - General Business District district. The

reason that (I am/we are) requesting this rezoning is becuase a portion of he property

is zoned B2 (Genral Business District), want to rezone the portion of the property that is zoned TN-2

Other information about the proposed use of the property (per ZO §4.7.1(A)):

- How much traffic will the proposed use generate? n/a vehicle trips/day
- Thoroughfare classification from the Subdivision Regulations in Section 3.
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
- Availability of required utilities (answer: Yes, No, or Not Applicable)
 - Electric X Gas X Sewer X Water X
 - Fire Hydrant X Waterline for Sprinklers _____
- Adequacy of required utilities (answer: Yes, No, or Not Applicable)
 - Electric X Gas X Sewer X Water X
 - Fire Hydrant _____ Waterline for Sprinklers _____

- Relationship of property to other land use patterns in the vicinity Property is adjacent to B2-General Business Zoning District & Tn-2 Traditional Neighborhood.

In order to pay the cost of the incurred legal advertisements,

☒ I, Mary Ann Thompson Byrd, agree to

reimburse the City of Athens for 100% of the publication fees after the process,

☐ please evenly divide the charges among my co-applicants as follows: _____

or ☐ (other arrangement, please specify): _____

_____. I will pay my portion of the legal advertisement fees regardless of the request being approved or denied. I have enclosed a copy of my deed, a signed petition to annex, and a completed survey form.

Sincerely,

(1)

Applicant's Name (printed): Mary Ann Thompson Byrd

Address: 16511 Lindsay Road

Phone No.: (256)233-2600

Tanner, AL 35671

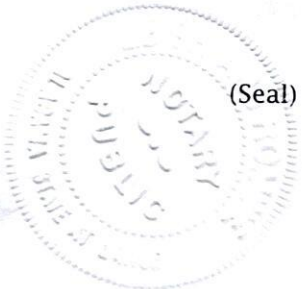
Mary Ann Thompson Byrd
(Applicant's Signature)

6/29/2021
(Date)

Sworn to and subscribed before me on this the 29th day of June, 2021

Leigh Ann Rennie
Notary Public*

My Commission Expires on April 3 2022



(2)

Applicant's Name (printed): _____

Address: _____ Phone No.: _____

(Applicant's Signature) (Date)

Sworn to and subscribed before me on this the _____ day of _____, ____.

(Seal) _____
Notary Public*
My Commission Expires on _____

(3)

Applicant's Name (printed): _____

Address: _____ Phone No.: _____

(Applicant's Signature) (Date)

Sworn to and subscribed before me on this the _____ day of _____, ____.

(Seal) _____
Notary Public*
My Commission Expires on _____

Notes regarding others named on deed not signing (if any): _____

* Public notary services are provided at the City of Athens City Hall, during office hours. Under state law, notaries may charge a nominal fee.



G. BRIAN PATTERSON
REVENUE COMMISSIONER
PROPERTY RECORD CARD - 2020

100 SOUTH CLINTON STREET
STE A
ATHENS AL 35611
Tel: 256 233 6433
Printed On: 6/29/2021

Parcel 10 03 07 4 007 013.000
Land Use 111 - Single Family
Nbh West
Mun. 02 LF: 0% BF: 0%
Assmt. 2
Cycle/Dt. 0 3/25/2013
Zoning/C
Terr 01

Current Owners:
THOMPSON MELDEN
ROSIE %MARY A. BYRD

16511 LINDSAY RD,
TANNER, AL 35671
0-0

Last Modified: 20130325



KEY: 39393 ACC NO - 11005141 CODE -

Land Value \$57,500.00
CU Deactivated \$0.00
Bldg 3 \$20,300.00

Total Appr. Value \$77,800.00
Total Living Area: 725 sqft.

Property Address:
1406 HINE ST SOUTH
ATHENS AL 35611

Edit

CODE	CLS	LAND USE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	MARKET VALUE	CU	CU.
LT/Z10/Z	[A]	2 111 Single Family		2.3 ACRES		25000	1		100%	\$57,500.00	-0	add

CALC ACREAGE: 2.300 LEGAL ACREAGE: 0.000 TOTAL ACRES: 2.300

Rollback/Homesite/Miscellaneous

Legal Description

MAP BOOK: 0 PAGE: 0
MAP BOOK: PAGE:

SECONDARY BLOCK:
SECONDARY LOT:

CONDO BOOK: PAGE: Units:

SUB DIVISON1: UNKNOWN
SUB DIVISON2:

PRIMARY BLOCK:
PRIMARY LOT:0

CONDO NAME:

METES AND BOUNDS: BEG INT S R/W 12TH ST AND W R/W HINE ST TH W 300 ALG SD S R/W S 405 TO N R/W NEW US HWY 72E 75 ALG SD N R/W NELY 330 TOW R/W HINE ST N 170 ALG SD W R/W TO POB IN SEC 7 3 4N

No Sales Information on Record

Sales Information New Sale

No public notes on Record

Notes

VA Edition

THOMPS

ASSESSMENT RECORD - 2020

Notes (0) Print Advance Print

PARCEL:	10 03 07 4 007 013.000	LAND VALUE 10%	\$0
CORPORATION:	I	LAND VALUE 20%	\$57,500
OWNER:	THOMPSON MELDEN	CU VALUE	[DEACTIVATED] \$0
	ROSIE %MARY A. BYRD	LV 10% WITH CU	[DEACTIVATED] \$0
ADDRESS:	16511 LINDSAY RD		
	TANNER, AL 35671		
EXEMPT CODE: []		CLASS 2	
OVER 65 CODE:		BLDG 3	111 *
PROP. CLASS: 2 []			\$20,300
OVR ASD VALUE:		CLASS 3	
CLASS USE	0	TOTAL MARKET VALUE:	\$77,800
FOREST ACRES: 0	TAX SALE:		
LAND USE CODE: 0	TIF DIST:	Assessment Override:	
PREV. YEAR VALUE: \$75,600		MARKET VALUE:	
NBH: WEST		CU VALUE:	
PARENT PARCEL:		PENALTY:	
REMARKS:		ASSESSED VALUE:	

Last Modified: 8/8/2019 4:04:06 PM LETTERS

DEMOLITION TAX FIRE FEE STORM WATER FEE WEED FEE

Property Address: 1406 HINE ST SOUTH ATHENS AL 35611

Contiguous Parcels:

ASSESSMENT/TAX					CURR ASSMT: [NONE] MITG CODE: -- LOAN: ACCOUNT NO: 11005141			
					Sort Code : RT05141			
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX	
STATE	2	02	\$15,560	\$101.14	\$0	\$0.00	\$101.14	
COUNTY	2	02	\$15,560	\$210.06	\$0	\$0.00	\$210.06	
SCHOOL	2	02	\$15,560	\$85.58	\$0	\$0.00	\$85.58	
DIST SCHOOL	2	02	\$15,560	\$46.68	\$0	\$0.00	\$46.68	
CITY	2	02	\$15,560	\$155.60	\$0	\$0.00	\$155.60	
FOREST	2	02	\$0	\$0.00	\$0	\$0.00	\$0.00	
AMID778	2	02	\$15,560	\$23.34	\$0	\$0.00	\$23.34	