

Derrick Mostella
Mayor



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County Seat of St. Clair County

ORDINANCE 2026-004

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ASHVILLE, ALABAMA

WHEREAS, on the 15th day of June 2026, a public hearing was held by the City Council of the City of Ashville, Alabama, to consider an amendment to Article IV, §5.00 “Applicability” Subsection 5.0 “Administrative Approval of Certain Subdivisions” within the *Zoning Ordinance of the City of Ashville, Alabama* (the “Zoning Ordinance); and

WHEREAS, the purpose of the amendment is to further regulate the uses allowed in the applicable district within the City of Ashville (the “City”); and

WHEREAS, the City has the legal right to take acts to protect the general welfare of its citizens and to create districts within the corporate limits of the City and to regulate structures placed within said districts; and

WHEREAS, the amendment was recommended by the City of Ashville Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ashville, Alabama, as follows:

Section 1: That the Article IV § 5.0 “Procedure for Plat Approval - Applicability” within the Zoning Ordinance be and is hereby amended to state as follows:

Section 5.0 Administrative Approval of Certain Subdivisions

The following subdivisions shall be eligible for administrative approval by the Building Official or their designee upon showing to such official by the applicant of their compliance with the provisions of this section that:

1. A parcel that has not previously been divided being divided into no more than two (2) tracts, with no street construction, utility installation, or other public improvements involved.
2. The division of land into parcels greater than five (5) acres, where no street construction is involved. Any further division will require recording of a subdivision plat.
3. Where property is divided by probated family estates.
4. Any subdivision of property under Paragraphs 1, 2, or 3, must comply with the zoning regulations applicable to such property or the same shall not be administratively approved.

Council Members

Adam Abernathy - Robin L. Bowlin - Edward Roscoe Lane - Shirley Smith - R. Denise Williams

ORDAINED, ADOPTED and APPROVED this the 15th day of June 2026.



CITY OF ASHVILLE, ALABAMA

A handwritten signature in black ink, appearing to read "D. L. Mostella", is written over a horizontal line.

Derrick L. Mostella, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Chrystal St. John", is written over a horizontal line.
Chrystal St. John, City Clerk

Amendment 002
To the Subdivision Regulations of the City of Ashville, Alabama

WHEREAS, on the 18th day of May, 2026, a public hearing was held by the Planning Commission (the “Commission”) of the City of Ashville, Alabama (the “City”), regarding a proposed amendment to the City of Ashville, Alabama Subdivision Regulations (the “Regulations”); and

WHEREAS, the Commission has the authority to amend and modify the Regulations and believe the following amendment to be in the best interest and welfare of the citizens of the City; and

WHEREAS, it is the desire of the Commission to promote the general welfare of the community and to generally encourage the growth of businesses and developments within the City in a manner such that improvements are completed consistently with the Regulations.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Ashville, Alabama, while in regular session, on the 18th day of May 2026, as follows:

Section 1: That **ARTICLE IV – PROCEDURE FOR PLAT APPROVAL** is hereby amended by the Amendment of **SECTION 5.0 APPLICABILITY** as follows.

Section 5.0 Administrative Approval of Certain Subdivisions

The following subdivisions shall be eligible for administrative approval by the Building Official or their designee upon showing to such official by the applicant of their compliance with the provisions of this section that:

1. A parcel that has not previously been divided being divided into no more than two (2) tracts, with no street construction, utility installation, or other public improvements involved.
2. The division of land into parcels greater than five (5) acres, where no street construction is involved. Any further division will require recording of a subdivision plat.
3. Where property is divided by probated family estates.
4. Any subdivision of property under Paragraphs 1, 2, or 3, must comply with the zoning regulations applicable to such property or the same shall not be administratively approved.

ADOPTED and **APPROVED** this the 18th day of May, 2026.

PLANNING COMMISSION,
CITY OF ASHVILLE, ALABAMA

By: _____
Chairman

ATTEST:

Secretary

CERTIFICATION

I, the undersigned, Secretary for the Planning Commission of the City of Ashville, Alabama, do hereby, certify that the above is a true and correct copy of an Amendment to the Subdivision Regulations of the City of Ashville, Alabama duly adopted by the Planning Commission at its meeting held on May 18, 2026 and as same appears of record in Minute Book of said Commission.

GIVEN UNDER MY HAND AND CORPORATE SEAL of the City of Ashville, Alabama, this 18th day of May 2026.

Secretary