

PUBLIC NOTICE

Notice is hereby given that the City Council of the City of Phenix City, Alabama, in response to a request made by the Planning Commission of the City of Phenix City, Alabama, will meet on the 22nd day of February 2017, at 9:00 AM EST, in the City Council Chambers, Public Safety Building, Phenix City, Alabama, to consider the following amendment to the Zoning Ordinance of the City of Phenix City, Alabama.

AND ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF PHENIX CITY, ALABAMA.

Be it ordained by the City Council of the City of Phenix City:

Section 1: That the Zoning Ordinance of the City of Phenix City, Alabama, adopted on the 17th day of September, 2002 be amended so that the following tract of land be located in a R-1 Zone (Low Density Residential District) instead of a PRD Zone (Planned Residential District), property is located at the Intersection of 33rd Avenue & 7th Street, T. Bruce Wade, III, owner.

LEGAL DESCRIPTION

State of Alabama)
County of Russell)


A parcel of land consisting of 24.24 acres, more or less, located in Section 21, Township 17 North, Range 30 East, Russell County, Alabama, and being more particularly described as follows:

Commencing at the locally accepted Northwest corner of Section 21, Township 17 North, Range 30 East, Russell County, Alabama; thence run North 85°30'58" East, along the North line of said Section, a distance of 1039.99 feet; thence run South 14°15'06" East, 142.64 feet to a point on the North line of 33rd Avenue (right-of-way varies); thence run South 03°50'09" East, 52.50 feet to a point on the South line of said Road, and the POINT OF BEGINNING of the property herein described; thence run North 52°21'55" East, along the South line of said Road, a distance of 79.81 feet; thence run South 28°45'24" East, along the West line of property now or formerly of New Properties, LLC, a distance of 179.31 feet; thence run along an arc of radius 200.0' a distance of 27.61 (chord bears South 24°48'08" East a distance of 27.59'); thence run North 52°14'04" East, along the South line of said property, a distance of 106.93 feet; thence run North 28°45'27" West, along the East line of said property, a distance of 206.29 feet to a point on the South line of aforementioned 33rd Avenue; thence run North 52°21'55" East, along said South line, a distance of 75.29 feet to a point on a 245.00 foot radius curve to the right, concave Southeastwardly; thence run Northeastwardly, along said South right-of-way line, and along the arc of said curve, a distance of 149.12 feet (chord bears North 69°48'07" East, 146.83 feet) to a point on the South line of 7th Street (right-of-way varies); thence run North 87°14'18" East, along said South line, a distance of 137.14 feet; thence run South 06°46'44" East, along the West line of property now or formerly of Ada J. Gavin, a distance of 202.68 feet; thence run South 88°36'53" East, along the South line of said Gavin property, a distance of 105.00 feet; thence run South 06°31'33" East, along the West line of property now or formerly of Mark S. & Patti L. Manville, a distance of 669.51 feet; thence run South 05°28'08" East, along the West line of property now or formerly of Russell C. & (Etal) Slappey, and along the Western termination of 5th Street, a distance of 257.28 feet; thence run South 05°15'07" East, along the West line of property now or formerly of Kenneth E. & Michelle L. Gainey, a distance of 157.66 feet; thence run South 84°43'32" West, along the North line of property now or formerly of Edgar Houston Builder, Inc, a distance of 325.36 feet; thence run South 06°29'43" East, along the West line of said Edgar Houston Builder property, a distance of 234.56 feet; thence run South 80°41'14" West along the North line of property now or formerly of David E. Gibson, a distance of 485.60 feet to a point on the East line of the aforementioned 33rd Avenue; said point being on the arc of a 739.48 foot radius curve to the left, concave Southwestwardly; thence run Northwestwardly, along said East right-of-way line, and along the arc of said curve, a distance of 65.19 feet (chord bears North 19°56'59" West, 65.19 feet); thence run North 22°30'55" West, along said East right-of-way line, a distance of 74.94 feet to a point on a 503.16 foot radius curve to the right, concave Eastwardly; thence run Northwardly, along said East right-of-way line, and along the arc of said curve, a distance of 232.61 feet (chord bears North 09°20'44" West, 230.54 feet); thence run North 04°09'59" East, along said East right-of-way line, a distance of 262.25 feet to a point on a 3425.00 foot radius curve

to the left, concave Westwardly; thence run Northwardly, along said East right-of-way line, and along the arc of said curve, a distance of 184.65 feet (chord bears North 01°52'21" East, 184.63 feet); thence run North 00°19'41" East, 393.37 feet to a point on a 253.00 foot radius curve to the right, concave Southeastwardly; thence run Northeastwardly, along said East right-of-way line, and along the arc of said curve, a distance of 229.78 feet (chord bears North 26°20'48" East, 221.96 feet): thence run North 52°21'55" East, along the South line of said 33rd Avenue, a distance of 18.33 feet to the POINT OF BEGINNING, containing 24.24 acres, more or less.

At said meeting all persons desiring to be heard concerning the rezoning of the above-described property may appear before the Council at the aforementioned time and place to be heard.

PASSED, APPROVED AND ADOPTED this 18th day of January, 2017.




MAYOR



ATTEST:



CITY CLERK - Acting



MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

PUBLISH ON: JANUARY 26, 2017

PUBLIC HEARING: FEBRUARY 22, 2017