

## 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 6<sup>th</sup> day of August 2019, at 9:00 AM EST, at 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 17<sup>th</sup> day of September, 2002 be amended so that the following tract of land be located in an C-3 Zone (Neighborhood Commercial District) instead of a R-1 Zone (Low Density Residential District), property is located at 623 South Seale Road, 625 South Seale Road, and 627 South Seale Road, Andrew & Alecia Young and AA&Y Future Investments, owners.

## LEGAL DESCRIPTION

### Legal Description – Lot 1, Block A

All that tract and parcel of land situate, lying and being in the State of Alabama, Russell County, being Part of Section 27, Township 17 N, Range 30 E of said County, designated as Lot 1, Block A, of Meadowview Subdivision, containing 0.40 Acres, more or less, and being more particularly described within the following metes and bounds:

**BEGINNING** at an iron rebar where the easterly margin of the right-of-way line for South Seale Road (U.S. HWY. 241) (100' right of way) intersects the northerly margin of the right-of-way line for 7<sup>th</sup> Place South (50' right of way); thence, along the easterly margin of the right-of-way line for South Seale Road, North 08 degrees 20 minutes 54 seconds East for a distance of 100 feet to an iron rebar; thence, departing from said right-of-way line, South 81 degrees 36 minutes 44 seconds East for a distance of 189.30 feet to an iron rebar; thence, South 23 degrees 16 seconds 45 minutes West for a distance of 103.40 feet to an iron rebar on the northerly margin of the right-of-way line for 7<sup>th</sup> Place South; thence, along said right-of-way line for 7<sup>th</sup> Place South, North 81 degrees 38 minutes 16 seconds West for a distance of 162.66 feet to an iron rebar and the **POINT OF BEGINNING**.

### Legal Description – Lot 2, Block A

All that tract and parcel of land situate, lying and being in the State of Alabama, Russell County, being Part of Section 27, Township 17 N, Range 30 E of said County, designated as Lot 2, Block A, of Meadowview Subdivision, containing 0.41 Acres, more or less, and being more particularly described within the following metes and bounds:

**COMMENCING** at an iron rebar, where the easterly margin of the right-of-way line for South Seale Road (US HWY 241) (100' right of way) intersects the northerly margin of the right-of-way line for 7<sup>th</sup> Place South (50' right of way); thence, along the right-of-way line for South Seale Road, North 08 degrees 20 minutes 54 seconds East for a distance of 100 feet to an iron rebar and the **POINT OF BEGINNING**; thence, continuing along the right-of-way line for South Seale Road North 08 degrees, 20 minutes 54 seconds East for a distance of 100 feet to an iron rebar; thence, departing from said right-of-way line, South 81 degrees 35 seconds 44 minutes East for a distance of 171.70 feet to an iron rebar; thence, South 01 degrees 38 minutes 14 seconds East for a distance of 101.50 feet to an iron rebar; thence, North 81 degrees 36 minutes 44 seconds West for a distance of 189.30 feet to an iron rebar and the **POINT OF BEGINNING**.

### Legal Description – Lot 3, Block A


All that tract and parcel of land situate, lying and being in the State of Alabama, Russell County, being Part of Section 27, Township 17 N, Range 30 E of said County, designated as Lot 3, Block A, of Meadowview Subdivision, containing 0.40 Acres, more or less, and being more particularly described within the following metes and bounds:

**COMMENCING** at an iron rebar, where the easterly margin of the right-of-way line for South Seale Road (US HWY 241) (100' right of way) intersects the northerly margin of the right-of-way line for 7<sup>th</sup> Place South (50' right of way); thence, along the right-of-way line for South Seale Road, North 08 degrees 20 minutes 54 seconds East for a distance of 200 feet to an iron rebar and the **POINT OF BEGINNING**; thence, continuing along the right-of-way of South Seale Road, North 08 degrees 20 minutes 54 seconds East for a distance of 100 feet to a crimped top pipe; thence, departing from said right-of-way line, South 81 degrees 36 seconds 43 minutes East for a distance of 173.10 feet to an iron rebar; thence, South 09 degrees 09 minutes 08 seconds West for a distance of 100.05 feet to an iron rebar; thence, North 81 degrees 35 minutes 44 seconds West for a distance of 171.70 feet to an iron rebar and the **POINT OF BEGINNING**.

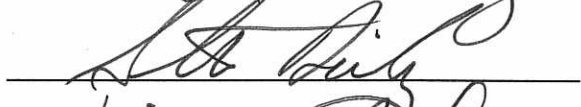
Subject to easements and restrictions of record.

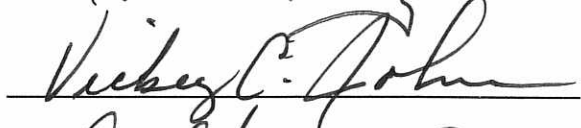
At said meeting all persons desiring to be heard concerning the rezoning of the above-described property may appear before the Council at the aforementioned time and place to be heard.


**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of June, 2019.


  
MAYOR







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

ATTEST:  
  
CITY CLERK

**PUBLISH ON: JUNE 13, 2019**

**PUBLIC HEARING: AUGUST 6, 2019**