

## **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 7<sup>th</sup> day of May 2024, at 9:00 AM EST, at the City Council Chambers, Public Safety Building at 1111 Broad Street, 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 R-3 Zone (High Density Residential District) instead of a C-3 Zone (Neighborhood Commercial District) property is 28.1+/- acres located on Riverchase Drive, Warr-Jordan, LLC., (c/o William S. Warr, Jr.) owner.

## **LEGAL DESCRIPTION**

All that certain tract or parcel of land located in Section 27, Township 18 North, Range 30 East, Phenix City, Lee County, Alabama, containing 28.1 acres, more or less, and being more particularly described as follows:

Commencing at a point on the Northerly right-of-way of River Chase Drive, being the Southeast corner of Lot 50 of the Replat of Lots 4 & 5, McIntosh Estates Subdivision, per Plat Book 22, Page 68, recorded in the Office of the Judge of Probate of Lee County, Alabama, also being the POINT OF BEGINNING; run thence North 41 degrees 44 minutes 59 seconds East 995.06 feet; thence South 41 degrees 13 minutes 43 seconds East 1,864.34 feet; thence South 41 degrees 11 minutes 39 seconds East 643.87 feet to a point on the Northerly right-of-way of River Chase Drive; thence along the Northerly right-of-way of River Chase Drive, the following thirteen (13) calls: (1) North 65 degrees 59 minutes 43 seconds West 56.05 feet; (2) North 68 degrees 29 minutes 09 seconds West 393.78 feet; (3) along a curve, concave Northerly, having a chord bearing and distance of North 63 degrees 54 minutes 23 seconds West 586.54 feet, an arc length of 587.15 feet and a radius of 3,739.72 feet; (4) North 59 degrees 27 minutes 43 seconds West 206.44 feet; (5) North 53 degrees 47 minutes 11 seconds West 200.95 feet; (6) North 59 degrees 27 minutes 33 seconds West 334.52 feet; (7) North 62 degrees 43 minutes 38 seconds West 277.02 feet; (8) North 41 degrees 56 minutes 10 seconds West 116.58 feet; (9) North 69 degrees 13 minutes 18 seconds West 299.68 feet; (10) North 14 degrees 24 minutes 49 seconds East 25.00 feet; (11) North 76 degrees 08 minutes 28 seconds West 54.01 feet; (12) South 13 degrees 10 minutes 00 seconds West 30.00 feet; and (13) South 88 degrees 22 minutes 35 seconds West 85.69 feet to the POINT OF BEGINNING.

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 19th day of March, 2024.

Eddie N. Love  
MAYOR

R M Hardy

Steve Baly

Vicky J. Carter

Archie Lee Eason Jr  
MEMBERS OF THE CITY COUNCIL OF  
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:

S. Davis  
CITY CLERK

PUBLISH ON: MARCH 28, 2024

PUBLIC HEARING: MAY 7, 2024