

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 17th day of June 2025, at 6:00 PM EST, at the Central Activity Center at 1500 14th 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 17th 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 an C-4 Zone (Highway Commercial District), property is 10.29+/- acres located at 1007 25th Avenue, Neil Koon, owner.

LEGAL DESCRIPTION

PARCEL AC

A parcel or tract of land known as being part of PARCEL AC, lying in the southeast quarter of Section 16, Township 17 North, Range 30 East, Phenix City, Russell County, Alabama, containing **9.81 acres**, more or less, and being more particularly described as follows:

COMMENCING at the northwest corner of the northeast quarter of the southeast quarter of Section 16, Township 17 North, Range 30 East, Phenix City, Russell County, Alabama, thence North 02°56'38" West a distance of 36.52 feet to an iron; thence South 32°43'18" West a distance of 16.97 feet to an iron and the **POINT OF BEGINNING**; thence South 02°53'17" East a distance of 72.79 feet to an iron; thence North 79°24'13" East a distance of 222.41 feet to an iron located on the westerly right-of-way of 25th Avenue; thence along said right-of-way South 03°26'40" West a distance of 109.26 feet to an iron; thence leaving said right-of-way South 87°21'29" West a distance of 498.68 feet to an iron; thence South 03°22'11" West a distance of 199.59 feet to an iron; thence North 87°30'57" East a distance of 50.10 feet to an iron; thence South 03°14'00" West a distance of 138.14 feet to an iron; thence North 87°30'30" East a distance of 448.42 feet to an iron located on the aforementioned westerly right-of-way of 25th Avenue; thence along said right-of-way South 03°38'21" West a distance of 10.76 feet to an iron; thence continuing along said right-of-way South 03°30'29" East a distance of 48.78 feet to an iron; thence leaving said right-of-way South 87°31'34" West a distance of 334.78 feet to an iron; thence South 84°52'30" West a distance of 77.44 feet to an iron; thence South 03°29'36" East a distance of 103.68 feet to an iron; thence South 76°57'28" West a distance of 111.95 feet to a point located on a manhole; thence South 76°06'37" West a distance of 240.46 feet to a point on a manhole; thence North 20°52'42" West a distance of 448.07 feet to an iron; thence North 21°07'49" East a distance of 86.07 feet to a point on a manhole; thence North 00°28'32" West a distance of 329.34 feet to a point on a manhole; thence North 20°09'50" West a distance of 197.08 feet to a nail; thence North 83°28'56" East a distance of 219.32 feet to an iron; thence South 02°59'59" East a distance of 324.56 feet to an iron; thence South 89°09'58" East a distance of 333.42 feet to an iron; thence North 00°56'38" West a distance of 117.31 feet to an iron; thence North 87°50'16" East a distance of 177.92 feet to an iron; thence South 03°01'21" East a distance of 86.71 to the **POINT OF BEGINNING**.

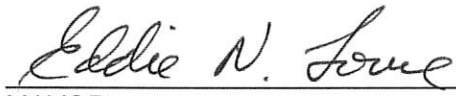
PARCEL A-1

A parcel or tract of land known as being part of PARCEL A-1, lying in the southeast quarter of Section 16, Township 17 North, Range 30 East, Phenix City, Russell County, Alabama, containing **0.48 acres**, more or less, and being more particularly described as follows:

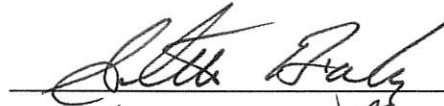
COMMENCING at the northwest corner of the northeast quarter of the southeast quarter of Section 16, Township 17 North, Range 30 East, Phenix City, Russell County, Alabama, thence North 02°56'38" West a distance of 36.52 feet to an iron; thence South 32°43'18" West a distance of 16.97 feet to an iron and the **POINT OF BEGINNING**; thence South 02°53'17" East a distance of 72.79 feet to an iron; thence North 79°24'13" East a distance of 222.41 feet to an iron located on the westerly right-of-way of 25th Avenue; thence along said right-of-way North 03°10'48" East a distance of 26.53 feet to an iron; thence continuing along said right-of-way North 01°59'32" East a distance of 88.32 feet to an iron; thence leaving said right-of-way South 69°54'35" West a distance of 241.52 feet to the POINT OF BEGINNING.

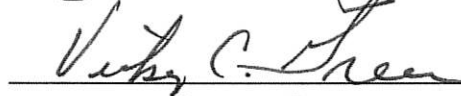
At said meeting all persons desiring to be heard concerning the rezoning of the above-described property may appear before the Council at the aforementioned time and place to be heard.

PASSED, APPROVED AND ADOPTED this 6th day of May, 2025.



MAYOR








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

ATTEST:



CITY CLERK

PUBLISH ON: MAY 15, 2025

PUBLIC HEARING: JUNE 17, 2025

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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.

The Public Notice and Ordinance was published in its entirety in the Citizen News on May 15, 2025. A copy of the Ordinance itself can be viewed at the City Clerk's Office Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., EST.

ATTEST:



CITY CLERK

PUBLISH ON: MAY 22, 2025

PUBLIC HEARING: JUNE 17, 2025