

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 15th day of September 2026, at 6:00 PM EST, at the Phenix City Youth Center at 1601 5th Street South, 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 7th day of January, 2025 be amended so that the following tract of land be located in a C-4 Zone (Highway Commercial District) instead of an R-3 Zone (High Density Residential District), property is 52+/- acres located on US Highway 280 East, 5B, LLC., owner.

LEGAL DESCRIPTION

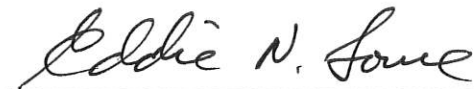
A parcel of land being situated in the North One-Half and the Southeast One-Quarter of Section 30, Township 18 North, Range 30 East, Lee County, Alabama and being more particularly described as follows:

Commence at a found 1 inch pipe marking the Southeast corner of the Northeast One-Quarter of Section 29; thence leaving said East and West lines, run South 87 Degrees 36 Minutes 19 Seconds West along the South line of the North One-Half of Section 29 a distance of 326.02 feet to a found crimp marking the Northeast corner of Lot 36 of Ivy Creek Phase 4 as recorded in Plat Book 45, Page 62 in the Office of the Judge of Probate for Lee County, Alabama; thence run South 87 Degrees 34 Minutes 02 Seconds West along the North line of said subdivision and the South line of said One-Half Section for a distance of 389.97 feet to a found 1/2 inch rebar; thence run South 87 Degrees 37 Minutes 45 Seconds West along the North line of said subdivision and the South line of said One-Half Section for a distance of 513.65 feet to a set capped rebar stamped "GSA"; thence run South 87 Degrees 37 Minutes 57 Seconds West along the North line of said subdivision and the South line of said One-Half Section for a distance of 339.08 feet to a found crimp marking the Northwest corner of Lot 1920 of the aforementioned subdivision; thence leaving the North line of said Subdivision run South 88 Degrees 36 Minutes 19 Seconds West along said South line for a distance of 94.22 feet to the POINT OF BEGINNING; thence run South 88 Degrees 36 Minutes 19 Seconds West along said South line for a distance of 1241.16 feet to a found 1/2 inch rebar lying on the Northeasterly Right of Way of U.S. Highway 280 (Public Right of Way Varies); thence leaving said South line, run North 40 Degrees 20 Minutes 13 Seconds West along said Right of Way for a distance of 984.40 feet to a set capped rebar stamped "GSA"; thence run North 26 Degrees 18 Minutes 02 Seconds West along said Right of Way a distance of 206.16 feet to a set capped rebar stamped "GSA"; thence run North 40 Degrees 18 Minutes 41 Seconds West along said Right of Way a distance of 429.35 feet to a found concrete monument lying on the Northeasterly Right of Way of said U.S. Highway 280 and also marking the Southeast corner of Lot 28 and the Southwest corner of Lot 27 of Shadow Wood Subdivision as recorded in Plat Book 15, Page 149 in the Office of the Judge of Probate for Lee County, Alabama; thence leaving said U.S. Highway 280 Right of Way, run North 87 Degrees 18 Minutes 55 Seconds East along the South line of said Lot 27 for a distance of 279.15 feet to a found crimp; thence run North 29 Degrees 57 Minutes 54 Seconds East along the East line of said subdivision a distance of 219.22 feet to a set capped rebar stamped "GSA"; thence run North 15 Degrees 40 Minutes 30 Seconds East along the East line of said subdivision a distance of 104.53 feet to a set capped rebar stamped "GSA"; thence run North 41 Degrees 43 Minutes 30 Seconds East along the East line of said subdivision a distance of 180.02 feet to a found crimp; thence run North 36 Degrees 28 Minutes 32 Seconds East along the East line of said subdivision for a distance of 65.30 feet to a set capped rebar stamped "Witness Monument"; thence continue along the last described course and along the Easterly line of said subdivision a distance of 50.00 feet to a point lying in the centerline of a creek; thence run along the centerline of the creek for approximately 436 feet more or less, said creek having the following describes tie lines, thence run North 60 Degrees 22 Minutes 27 Seconds East a distance of 89.96 feet to a point; thence run North 01 Degrees 06 Minutes 25 Seconds East a distance of 187.81 feet to a point; thence run North 62 Degrees 04 Minutes 37 Seconds East for a distance of 118.86 to a

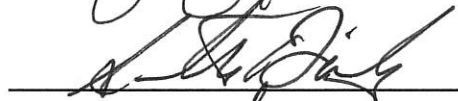
point; thence leaving said creek, run South 40 Degrees 22 Minutes 20 Seconds East for a distance of 574.60 to a point, said point lying on a curve to the right with a radius of 110.50 feet, a central angle of 65 Degrees 36 Minutes 07 Seconds, a chord distance South 08 Degrees 03 Minutes 46 Seconds East and a chord distance of 119.72 feet; thence run along the arc of said curve for a distance of 128.52 feet to a point, said point lying on a reverse curve having a radius of 49.50 feet, a central angle of 64 Degrees 51 Minutes 15 Seconds, a chord bearing of South 07 Degrees 56 Minutes 43 Seconds East and a chord distance of 53.09; thence run along the arc of said curve for a distance of 56.03 feet to a point; thence run South 40 Degrees 22 Minutes 20 Seconds East for a distance of 1096.38 feet to a point, said point lying on a curve to the left with a radius of 49.50 feet, a central angle of 39 Degrees 32 Minutes 21 Seconds, a chord bearing of South 60 Degrees 08 Minutes 31 Seconds East and a chord distance of 33.49 feet; thence run along the arc of said curve for a distance of 34.16 feet to a point, said point lying on a reverse curve having a radius of 110.50 feet, a central angle of 40 Degrees 46 Minutes 59 Seconds, a chord bearing of South 59 Degrees 35 Minutes 16 Seconds East and a chord distance of 77.00 feet; thence run along the arc of said curve and along said Right of Way for a distance of 78.65 feet to a point; thence run South 40 Degrees 22 Minutes 20 Seconds East for a distance of 141.03 feet to a point; thence run North 49 Degrees 37 Minutes 40 Seconds East for a distance of 194.00 feet to a point; thence run South 40 Degrees 22 Minutes 20 Seconds East for a distance of 176.11 feet to a point; thence run South 15 Degrees 39 Minutes 04 Seconds West for a distance of 202.34 feet to a point; thence run South 10 Degrees 40 Minutes 12 Seconds West for a distance of 244.61 feet to the POINT OF BEGINNING. Said parcel contains 2,290,198 square feet or 52.58 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.

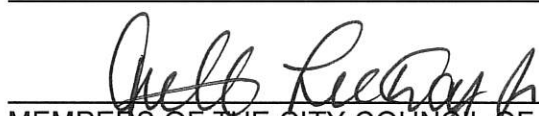
PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.


MAYOR








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

ATTEST:


CITY CLERK

PUBLISH ON: AUGUST 13, 2026

PUBLIC HEARING: SEPTEMBER 15, 2026