

## **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 18<sup>th</sup> day of April, 2017, at 9:00 AM EST, in the City Council Chambers, Public Safety Building located 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 C-4 Zone (Highway Commercial District) instead of a R-1 Zone (Low Density Residential District), property is located at 1900 28<sup>th</sup> Avenue, Richard A. Preddy, owner, and 1711 27<sup>th</sup> Court, Charles E. & Joyce Keeter, owners.

### **LEGAL DESCRIPTION**

Commencing at the intersection of the northerly margin of U.S. Highway 80 and the easterly margin of 28th Avenue. Thence along the margin of 28th Avenue, North 03 degrees 30 minutes and 03 seconds West. A distance of 1014.27 feet to a point. Thence North 02 degrees 01 minutes 25 seconds West, a distance of 119.87 feet, to the point of beginning of the parcel of land herein described. Thence North 03 degrees 10 minutes 18 seconds West 95.32 feet to a point. Thence North 03 degrees 10 minutes and 18 seconds West a distance of 74.59 feet to a point. Thence along a curve to the right having a radius of 75 feet a distance of 93.72 feet to a point. Thence North 68 degrees 25 minutes and 23 seconds East a distance of 186.77 feet to a point. Then departing the margin of 28th Avenue, Thence South 04 degrees 35 minutes and 07 seconds East, a distance of 199.33 feet to a point. Thence South 05 degrees 42 minutes and 13 seconds East, a distance of 96.38 feet to a point. Thence South 85 degrees 44 minutes and 54 seconds West a distance of 237.76 feet returning to the point of beginning of the parcel of land herein described. Said parcel being the lands of Richard A. Preddy and containing 1.378 acres being all of lot number 55 of the subdivision of Mrs. T.T. Edmonds property. Located in the Southeast 1/4 section 9, T-17- N, R-30- E, Phenix City, Russell County, Alabama.

### **LEGAL DESCRIPTION**

Commencing at the intersection of the Northerly margin of 17th Street and the Westerly margin of 27th Court. Thence North 05 degrees 30 minutes West, a distance of 247.00 feet more or less to the point of beginning of the parcel herein described. Thence departing the margin of 27th Court South 82 degrees 29 minutes and 54 seconds West a distance of 115.41 feet to a point. Thence North 07 degrees 23 minutes and 51 seconds West, a distance of 67.29 feet to a point. Thence North 00 degrees 49 minutes and 59 seconds East, a distance of 145.49 feet to a point. Thence North 01 degrees 39 minutes 16 seconds West, a distance of 119.92 feet to a point. Thence North 85 degrees 44 minutes 54 seconds East a distance of 122.13 feet to a point.

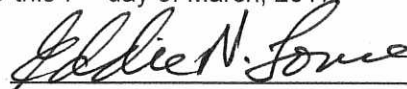
Thence South 05 degrees 00 minutes East a distance of 265.00 feet to a point at the end of city maintenance of 27th Court. Thence South 87 degrees 04 minutes 07 seconds West a distance of 26.34 feet to a point on the Westerly margin of 27th Court. Thence along said margin South 05 degrees 30 minutes East, a distance of 61.00 feet returning to the point of beginning of the parcel herein described being the parcel of land of Charles Edward and Joyce Keeter containing 0.971 acres more or less and, being part of lots 54 and 53 Subdivision of the Mrs. T.T. Edmonds property lying in Southeast one Quarter of Section 9, T-17-N, R-30-E. Phenix City, Russell County, Alabama.

SAVE AND EXCEPT; A private 5 feet Wide utility easement crossing the lands of Charles Edward and Joyce Keeter running East and West and being 135 feet south of and parallel to the original north line of lot 54 of the Subdivision of Mrs. T. T. Edmonds Property, Said easement which was reserved by the former owners Fred Poole and wife Elma L. Poole, of the above described property.

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 7<sup>th</sup> day of March, 2017



MAYOR







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

ATTEST:

  
CITY CLERK

**PUBLISH ON: March 16, 2017**

**PUBLIC HEARING: April 18, 2017**

