

SYNOPSIS OF ZONING NOTICE

The City of Boaz Council will hold a public hearing on Monday, September 25, 2023 at 6:00 PM in the Boaz Senior Center located at 112 S Church Street. The purpose of the public hearing will be to hear a request for appeal from Dr. Mark L. Turk, O.D. for a petition to rezone lots 11 & 12 of the Hospital Heights Extension from R-1 (low density detached residential district) to B-2 (community commercial district). The Boaz Planning Commission denied the requested rezoning at the Planning Commission Meeting dated February 2, 2023. The applicant then filed an appeal with the City of Boaz City Council which is the subject of this public hearing. The subject property adjoins Dr. Turk's existing medical office property located at 2378 US Hwy 431. The subject property is located in a residential and business area. The property will be used for a medical office and ancillary uses with access to the subject property off Hwy 431.

The City of Boaz Council will consider the adoption of an ordinance to amend the Zoning Ordinance by rezoning lots 11 & 12 of the Hospital Heights Extension from R-1 (low density detached residential district) to B-2 (community commercial district) Monday, September 25, 2023 at 6:00 PM in the Boaz Senior Center located at 112 S Church Street.

A legal description is as follows:

All that part of Lot 11 of Hospital Heights Extension as recorded in Plat Book 3, page 13 in the Judge of Probate office in Marshall County, Alabama, more particularly described as follows: Beginning at an iron pin set, on the Westerly right of way (40°) of James Avenue, at the Southeast corner of Lot 11; thence leaving said right-of-way and along the South line of said lot, N 89° 21' 31" W a distance of 195.47 feet to a capped iron found on the Westerly line of said lot; thence leaving the South line and along the Westerly line N 17° 45' 04" W a distance of 85.09 feet to an iron pin set; thence leaving said Westerly lot line, N 70° 54' 03" E a distance of 50.00 feet to an iron pin set; thence N 17° 43' 14" W a distance of 3.60 feet to an iron pin set on the North line of said lot; thence along said Northerly lot line, S 89° 00' 44" E a distance of 177.07 feet to an iron pin set, on the Westerly right-of-way of said James Avenue, at the Northeast corner of said lot; thence along said right-of-way and the Easterly line off said lot S01° 03' 14" W a distance of 100.00 feet to the point of beginning, containing 0.48 acres, more or less and except any easements or right-of-ways, and being a portion of Lot 11 of Hospital Heights Extension as recorded in Plat Book 3, page 13 in the Judge of Probate Office in Marshall County, Alabama.

All that part of Lot 12 of Hospital Heights Extension as recorded in Plat Book 3, page 13 in the Judge of Probate Office in Marshall County Alabama, more particularly described as follows: Beginning at an iron pin set, on the Westerly right-of-way (40°) of James Avenue, at the Northeast corner of Lot 12; thence along said right of way, S 01° 03' 14" W a distance of 100.00 feet to an iron pin set at the Southeast corner of said lot; thence leaving said right-of-way and along the South line of said lot, N 89°00' 44" W a distance of 177.07 feet to an iron pin set thence leaving the South line of said lot, N 17°45'14" W a distance of 105.60 feet E a distance of 211.12 feet to the point of beginning, containing 0.45 acres, more or less, less and except any easements or right-of-way, and being a portion of Lot 12 of Hospital Heights Extension as recorded in Plat Book 3, page 13 in the Judge of Probate Office in Marshall /county, Alabama. According to the plat and survey of Joe B. Davis PLS/AL Reg. No 19744 dated May 7, 1999

At the said time and place, all persons in favor of or in opposition to said rezoning and ordinance can be heard.