



# City of Boaz Alabama

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## PUBLIC NOTICE January 21, 2025

The City of Boaz Planning Commission will hold a public hearing on Tuesday, February the 4th, at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request from Lisandro Callejas. Mr. Callejas is seeking to rezone +/-3.7 acres of property abutting Lee Holcomb Rd and Pleasant Hill Road, from AG, Agricultural District to R-1 (Low Density Detached Residential District). Mr. Calleja seeks to divide the land in order to build three homes on the property. The current zoning classification of AG does not permit this.

The legal description is as follows:

Commence at a capped  $\frac{1}{2}$ " rebar (LS#21183) marking the Southeast Corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 12, Township 10 South, Range 4 East; thence North  $89^{\circ} 29' 24''$  West 904.14 feet along the South line of said Forty to a capped  $\frac{1}{2}$ " rebar (LS#21183), said point of beginning; thence continue North  $89^{\circ} 29' 24''$  West 245.85 feet along the South line of said forty to a  $1\frac{1}{2}$ " iron pipe; thence North  $00^{\circ} 20' 44''$  West 410.41 feet to a capped  $\frac{1}{2}$ " rebar (LS# 21183) on the Southerly right-of-way of Lee Holcomb Road (40' R/W); thence Run Southeasterly along said right-of-way the following bearings and distances: South  $71^{\circ} 05' 59''$  East 99.60 feet; South  $75^{\circ} 29' 34''$  East 157.04 feet; thence leaving said right-of-way South  $00^{\circ} 20' 44''$  East 341.00 feet to the point of beginning; said property situated, lying and being in Etowah County, Alabama. Subject to existing rights-of-way and easements of record.

AND ALSO: Commence at a capped  $\frac{1}{2}$ " rebar (LS#21183) marking the Southeast Corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 12, Township 10 South, Range 4 East; thence North  $89^{\circ} 29' 24''$  West 677.65 feet along South line of said Forty to a capped  $\frac{1}{2}$ " rebar (LS#21183) on the Northerly right of way Pleasant Hill Road (80' R/W), said point being the point of beginning; thence continue North  $89^{\circ} 29' 24''$  West 226.49 feet along the South line of said Forty to a capped  $\frac{1}{2}$ " rebar (LS#21183); thence North  $00^{\circ} 20' 44''$  W 341.00 feet to a point on the Southerly right of way of Lee Holcomb Road (40' R/W); thence run Southeasterly along said right of way the following bearings and distances: South  $80^{\circ} 56' 22''$  East 136.87 feet; South  $83^{\circ} 04' 37''$  East 198.21 feet; South  $76^{\circ} 43' 58''$  East 63.49 feet; South  $71^{\circ} 47' 45''$  East 60.86 feet; South  $65^{\circ} 28' 00''$  East 84.43 feet; South  $57^{\circ} 03' 58''$  East 60.93 feet; South  $46^{\circ} 14' 38''$  East 62.73 feet; South  $34^{\circ} 05' 41''$  East 137.96 feet to a capped  $\frac{1}{2}$ " rebar (LS#21183) on the Northerly right of way of Pleasant Hill Road (80' R/W); thence run Southwesterly along said right of way the following bearings and distances: North  $89^{\circ} 54' 28''$  West 201.84 feet; South  $89^{\circ} 09' 21''$  West 89.34 feet; South  $82^{\circ} 20' 25''$  West 100.52 feet; South  $73^{\circ} 58' 57''$  West 86.15 feet to the point of beginning. Subject to existing rights-of-way and easements of record. (3509003)

PIN	81151
PARCEL	0501120001001007

At said time and place, all persons in favor of or in opposition to said zoning change request can be heard

Chairman  
Boaz Planning Commission