



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
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JOHNNY WILLIS
MATT BRANNON
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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 ½" rebar (LS#21183) marking the Southeast Corner of the Northeast ¼ of the Southeast ¼, Section 12, Township 10 South, Range 4 East; thence North 89° 29' 24" West 904.14 feet along the South line of said Forty to a capped ½" rebar (LS#21183), said point of beginning; thence continue North 89° 29' 24" West 245.85 feet along the South line of said forty to a 1½" iron pipe; thence North 00° 20' 44" West 410.41 feet to a capped ½" 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° 05' 59" East 99.60 feet; South 75° 29' 34" East 157.04 feet; thence leaving said right-of-way South 00° 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 ½" rebar (LS#21183) marking the Southeast Corner of the Northeast ¼ of the Southeast ¼, Section 12, Township 10 South, Range 4 East; thence North 89° 29' 24" West 677.65 feet along South line of said Forty to a capped ½" 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° 29' 24" West 226.49 feet along the South line of said Forty to a capped ½" rebar (LS#21183); thence North 00° 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° 56' 22" East 136.87 feet; South 83° 04' 37" East 198.21 feet; South 76° 43' 58" East 63.49 feet; South 71° 47' 45" East 60.86 feet; South 65° 28' 00" East 84.43 feet; South 57° 03' 58" East 60.93 feet; South 46° 14' 38" East 62.73 feet; South 34° 05' 41" East 137.96 feet to a capped ½" 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° 54' 28" West 201.84 feet; South 89° 09' 21" West 89.34 feet; South 82° 20' 25" West 100.52 feet; South 73° 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