



City of Boaz Alabama

COUNCIL
DAVID ELLIS

David Dyar
Mayor

JOHNNY WILLIS
MATT BRANNON
MIKE MATTHEWS

PUBLIC NOTICE

Jan 19, 2024

The City of Boaz Planning Commission will hold a public hearing on Thursday, February 8, 2024 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 Johnson Real Estate Investments, LLC and Sana Cobb for a zoning change from M-1 (Light Industrial District) to B-2 (Community Commercial District). This property is located at 1700 Wagner Drive Boaz, AL 35957. The property is to be sold contingent on the rezoning approval. The new owners plan to open a convenience store where one once existed.

A legal description is as follows:

Commencing at the Northeast corner of the West fractional Part of the Northeast $\frac{1}{4}$ of Section 25, Township 9 South, Range 4 East; thence North $70^{\circ}39'$ West along the Indian Boundary Line, 264.6 feet to a point on the North right-of-way line of a new 100 foot roadway and a True Point of Beginning; thence along said roadway, south $74^{\circ}00'$ West 882.9 feet to an intersection with Highway No. 205; thence along said right-of-way line North $15^{\circ}55'$ West 444.9 feet; thence South $81^{\circ}54'$ East 265.0 feet; thence North $10^{\circ}05'$ East 100.0 feet to the intersection with the Indian Boundary Line; thence along said boundary line, South $70^{\circ}39'$ East 732.5 feet to the Point of Beginning, and being a portion of the West fractional part of the Northeast $\frac{1}{4}$ of Section 25, Township 9 South, Range 4 East in Marshall County, Alabama.

LESS AND EXCEPT THE FOLLOWING: Beginning at a point on the East margin of Highway 205 which is located North $70^{\circ}39'$ West 264.6 feet, South $74^{\circ}00'$ West 882.9 feet and North $15^{\circ}55'$ West 238.35 feet from the Northeast corner of the West Fractional Part of the Northeast $\frac{1}{4}$ of section 25, Township 9 South, Range 4 East. Marshall County, Alabama; thence from the Point of Beginning, North $15^{\circ}55'$ West 206.55 feet along said East margin to a point; thence leaving Highway 205, South $81^{\circ}54'$ East 298 feet to a point; thence South $17^{\circ}27'36''$ East 109.39 feet to a point; thence South $17^{\circ}05'11''$ West 276.20 feet to the Point of Beginning; being situated in Marshall County, Alabama.

Property commonly referred to as 1700 Wagner Drive Boaz, AL 35957.

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

Boaz Planning Commission