

ORDINANCE
2023-2

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE 1986-26, AS AMENDED, AND RECOMMENDED BY THE EUFAULA PLANNING COMMISSION, BY CHANGING THE CLASSIFICATION OF PROPERTY LOCATED ON THE WEST SIDE OF HIGHWAY 431 NORTH AT THE INTERSECTION WITH GAMMAGE ROAD FROM C-4 (HIGHWAY COMMERCIAL) AND FAR (FOREST, AGRICULTURE, RESIDENTIAL) TO C-4 (HIGHWAY COMMERCIAL, AND BEING KNOWN AS PROPERTY OF THE SHAH LIVING TRUST.

BE IT ORDAINED by the City Council of the City of Eufaula, Alabama that General Ordinance Number 1986-26, as amended, is hereby further amended to read as follows:

General Ordinance Number 1986-26, as amended, and accompanying map thereto, as amended to change the zoning classification of the following described parcels of land as follows:

Legal Description

Starting at the Southeast corner of Section 20, Township 11 North, Range 29 East, Eufaula, Barbour County, Alabama go North 01 degree 52 minutes 47 seconds East a distance of 1514.50 feet; thence North 76 degrees 35 minutes 13 seconds West a distance of 1577.10 feet to a point on the West right of way of U. S. Highway 431, also known as North Eufaula Avenue; thence Northerly along the West right of way of U. S. Highway 431, as it curves, concave Easterly, with a radius of 7787.71 feet, an arc distance of 150.00 feet, a chord direction of North 24 degrees 06 minutes 23 seconds East, and a chord distance of 150.00 feet; thence continue along the West right of way of U. S. Highway 431, as it curves, concave Easterly, with a radius of 7787.71 feet, an arc distance of 417.01 feet, a chord direction of North 26 degrees 11 minutes 32 seconds East, and a chord distance of 416.96 feet to the Southeast corner of the land of Land of The Subhaschandra P. Shah and Minalben S. Shah Living Trust Dated June 16, 2020; thence along the South line of the Land of The Subhaschandra P. Shah and Minalben S. Shah Living Trust North 72 degrees 49 minutes 53 seconds West a distance of 333 feet, more or less, to the present Zoning District Line, also being the POINT of BEGINNING; thence continue along the South line of the Land of The Subhaschandra P. Shah and Minalben S. Shah Living Trust North 72 degrees 49 minutes 53 seconds West a distance of 891 feet, more or less, to the Southwest corner thereof; thence along the West line of the Land of The Subhaschandra P. Shah and Minalben S. Shah Living Trust North 01 degree 43 minutes 09 seconds East a distance of 456.62 feet to the Northwest corner thereof; thence along the North line of the Land of The Subhaschandra P. Shah and Minalben S. Shah Living Trust South 76 degrees 48 minutes 52 seconds East a distance of 980 feet, more or less, to the present Zoning District Line; thence along the Present Zoning District Line approximately South 02 degrees West a distance of 280 feet, more or less; thence continue along the Present Zoning District Line approximately South

26 degrees West a distance of 240 feet, more or less, to the POINT of BEGINNING, and containing 10.54 acres, more or less.

The provisions of this ordinance are severable. If any part of the ordinance is declared invalid or unconstitutional, such declaration shall not affect the part which remains.

All ordinances or parts thereof which conflict with this ordinance are hereby repealed.

This ordinance shall become effective immediately upon its passage and approval by the Mayor, or upon its otherwise becoming a law.

ADOPTED THIS 17th day of April, 2023.

CITY OF EUFAULA, ALABAMA,
A MUNICIPAL CORPORATION



Wes Register, CMO
President

ATTEST:


Joy White, City Clerk