

**ORDINANCE NO. 2024-429**

**AN ORDINANCE OF THE CITY OF MADISON RELATING TO ZONING & AMENDING THE OFFICIAL ZONING MAP, AS LAST AMENDED, BY CLASSIFYING A PARCEL OF LAND HEREINAFTER DESCRIBED AS RC-2 (RESIDENTIAL CLUSTER DISTRICT NO. 2).**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADISON, ALABAMA, AS FOLLOWS:**

**SECTION 1.** That, pursuant to Article XI of the Zoning Ordinance of the City of Madison, Alabama, as amended, and the authority granted to municipalities by *Ala. Code* §§11-52-77 and 78, the Official Zoning Map of the City of Madison, as last amended, is hereby further amended by classifying the following area of real property, which is depicted on the map attached to this Ordinance, as RC-2 (Residential Cluster District No. 2):

STATE OF ALABAMA  
LIMESTONE COUNTY

A parcel of land situated in the Southeast Quarter of Section 35, Township 3 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being the same property as described in Real Property Book 2014, Page 34458 in the Office of the Judge of Probate, Limestone County, Alabama, and being more particularly described as follows:

Beginning at a found Mag Nail (Schoel CA#003) marking the Southeast corner of said Section 35 and lying near the centerline of Huntsville Brownsferry Road (60-foot wide right-of-way); Thence run North 88 degrees 49 minutes 32 seconds West, 381.75 feet along the south boundary of said Section 35 and along the centerline of said road to a found Mag Nail (Schoel CA#003); thence, leaving the south boundary of said Section 35, run North 00 degrees 37 minutes 40 seconds East, 449.04 feet to a found capped rebar (Pugh-Wright); thence run North 88 degrees 50 minutes 33 seconds West, 63.76 feet to a found capped rebar (Pugh-Wright); thence run North 03 degrees 40 minutes 09 seconds West, 439.39 feet to a found capped rebar (Pugh-Wright); thence run North 88 degrees 47 minutes 01 second West, 198.95 feet to a found capped rebar (Schoel CA#003), passing through a found capped rebar (Pugh-Wright) at a distance of 189.61 feet; thence run North 00 degrees 07 minutes 26 seconds West, 1844.82 feet to a found 5/8-inch iron pin; thence run South 87 degrees 19 minutes 31 seconds East, 704.99 feet to a point lying on the east boundary of said Section 35, passing through a found 5/8-inch pin (being a 2' offset reference iron) at a distance of 702.99 feet; thence along the east boundary of said Section 35, run South 00 degrees 41 minutes 27 seconds West, 2712.95 feet back to the Point of Beginning, passing through a found 5/8-inch pin (being a 2' offset reference iron) at a distance of 2.00 feet.

Said parcel contains 37.718 acres (1,643,010 square feet) more or less.

**SECTION 2.** That the above-described property be outlined and the boundaries established by the City Clerk on the Official Zoning Map of the City of Madison, as last amended, with the direction and assistance of the proper zoning officer of the City, and that the classification of said property be RC-2 (Residential Cluster District No. 2).

**SECTION 3.** That this Ordinance shall become effective upon its publication in the *Madison County Record* by insertion one time in said newspaper after its adoption following a public hearing.

**READ, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Madison, Alabama, this 10<sup>th</sup> day of February 2025.

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*John D. Seifert II, Council President*  
City of Madison, Alabama

**ATTEST:**

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*Lisa Thomas, City Clerk-Treasurer*  
City of Madison, Alabama

**APPROVED** this \_\_\_\_\_ day of February 2025.

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*Paul Finley, Mayor*  
City of Madison, Alabama