

SYNOPSIS AND NOTICE OF PUBLIC HEARING
WITH RESPECT TO AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF MADISON

**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 TO RC-
2 (RESIDENTIAL CLUSTER DISTRICT NO. 2).**

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by Diltina Development Corporation, the City Council of the City of Madison, Alabama, will hold a public hearing on the 10th day of February, 2025, at the Madison Municipal Complex, 100 Hughes Road, Madison, Alabama, at 6:00 p.m., to consider a proposed ordinance which, in summary, would amend the Zoning of the City of Madison, as follows:

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.

Notice is hereby given to all persons that they may appear in favor of, or in opposition to, this proposed ordinance at said time and place. Publication of the full text of the ordinance was completed in the *Madison County Record* on the 8th day of January 2025.

DATED at Madison, Alabama, this 15th day of January 2025.

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