

**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 B-3  
(GENERAL BUSINESS DISTRICT).**

**NOTICE IS HEREBY GIVEN** that, pursuant to a request duly submitted to the City of Madison by Fortune Beard Arnold Graham & Arnold LLP's, the City Council of the City of Madison, Alabama, will hold a public hearing on the 10<sup>th</sup> 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:

7301 U.S. HIGHWAY 72

LOT 1, BLOCK 1, AND LOT 1, BLOCK 2 OF HUGHES HILL WHICH IS A RESUBDIVISION OF LOTS 15 TO 21 INCLUSIVE, ACCORDING TO THE PLAT OF THE SUBDIVISION OF LANDS LOCATED IN SECTION 26 AND 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA, OF RECORD IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 1, PAGE 75, AND SAID RESUBDIVISION IS OF RECORD IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA, IN PLAT BOOK 1, PAGE 294.

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND BEING A PART OF LOT 1, BLOCK 1, ACCORDING TO THE RECORD PLAT OF HUGHES HILLS, A RESUBDIVISION OF TRACT 15 THROUGH 21, INCLUSIVE OF JOHN A. HUGHES AND FRANK CLIFF LANDS, MADISON COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 1, PAGE 294, IN THE OFFICE OF THE JUDGE OF PROBATE FOR MADISON COUNTY, ALABAMA.

PARTICULARLY DESCRIBED AS BEGINNING AT A 5/8 INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 ON THE SOUTH RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY NO. 72; THENCE FROM THE POINT OF BEGINNING NORTH 88 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE SOUTH MARGIN OF SAID U.S. HIGHWAY NO. 72 FOR A DISTANCE ALONG OF 154.65 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST BOUNDARY LINE OF LOT 1, SOUTH 02 DEGREES 39 MINUTES 54 SECONDS EAST 400.00 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 88 DEGREES 15 MINUTES 41 SECONDS WEST 157.09 FEET TO A 1/2 INCH REBAR SET ON THE WEST BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 02 DEGREES 18 MINUTES 57 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING

SUBJECT PROPERTY IS SITUATED SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST, AND IS KNOWN AS 7301 HEY. 72 W, MADISON, AL 35758

**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 8<sup>th</sup> day of January 2025.

**DATED** at Madison, Alabama, this 15<sup>th</sup> day of January 2025.

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