

**PROPOSED ORDINANCE NO. 2024-427**

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

**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 B-3 (General Business District):

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

**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 R-1A (Low Density Residential District).

**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 \_\_\_\_\_, 2025.

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*Paul Finley, Mayor*  
City of Madison, Alabama