

ORDINANCE NO. 2023-321

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 R-1B (LOW DENSITY RESIDENTIAL 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 R-1B (Low Density Residential District):

13 Pension Row

ALL THAT PART OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS COMMENCING AT A RAILROAD SPIKE PURORTED TO BE THE CENTER OF THE WEST BOUNDARY OF SAID SECTION 17; THENCE NORTH 88 DEGREES 00 MINUTES 14 SECONDS EAST A DISTANCE OF 1147.08 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 21 SECONDS EAST A DISTANCE OF 2414.01 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 11.28 FEET TO A 5/8 INCH REBAR FOUND; THENCE NORTH 01 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 170.00 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780" AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 01 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 616.78 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780" AT THE SOUTHWEST CORNER OF A TRACT OF REAL ESTATE OWNED BY JAMES SANDIFER; THENCE NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST AND ALONG THE SOUTH BOUNDARY OF THE JAMES SANDIFER PROPERTY A DISTANCE OF 396.13 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLW 21780" SAID POINT IS SAID TO BE ON THE RIGHT OF WAY FOR PENSION ROW; THENCE SOUTH 01 DEGREES 20 MINUTES 33 SECONDS EAST AND ALONG SAID RIGHT OF WAY A DISTANCE OF 595.99 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780"; THENCE SOUTH 88 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 135.48 FEET TO THE POINT OF BEGINNING.

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-1B (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 13th day of November 2023.

Ranae Bartlett, Council President
City of Madison, Alabama

ATTEST:

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

Approved this _____ day of November 2023.

Paul Finley, Mayor
City of Madison, Alabama