

ORDINANCE NO. 2025-104

**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 B3
(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 B3 (General Business District):

A TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 2, THE SHOPPES OF MADISON, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AS INSTRUMENT NO. 20110208000078310, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH WEST CORNER OF LOT 7 OF SAID THE SHOPPES OF MADISON, SAID POINT OF BEGINNING LYING ON THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72 AND BEING A COMMON CORNER WITH SAID LOT 2; THENCE SOUTH 12°25'42" EAST ALONG THE COMMON BOUNDARY LINES OF SAID LOT 2 AND LOT 7 A DISTANCE OF 194.00 FEET; THENCE CONTINUE SOUTH 57°25'22" EAST ALONG THE COMMON BOUNDARY LINES OF SAID LOT 2 AND LOT 7 A DISTANCE OF 21.21 FEET; THENCE LEAVE SAID LOT 7 SOUTH 77°34'18" WEST A DISTANCE OF 55.75 FEET; THENCE NORTH 87°39'59" WEST A DISTANCE OF 174.85 FEET;

THENCE NORTH 02°09'35" EAST A DISTANCE OF 154.46 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.32 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 39°51'56" EAST, WITH A CHORD LENGTH OF 24.46 FEET TO THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72; THENCE NORTH 77°34'18" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72 A DISTANCE OF 151.57 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 36,635.6± SQUARE FEET, 0.841± ACRES.

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 B3 (General Business 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 27th day of May 2025.

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

ATTEST:

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

APPROVED this _____ day of May 2025.

Paul Finley, Mayor
City of Madison, Alabama