

ORDINANCE NO. 2025-110

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 B1 (NEIGHBORHOOD 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 B1 (Neighborhood Business District):

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA. PARTICULARLY DESCRIBED AS COMMENCING AT THE PURPORTED CENTER OF THE NORTH BOUNDARY OF SAID SECTION 16; THENCE SOUTH 02 DEGREES 12 MINUTES 38" WEST 28.08 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF LANIER ROAD; THENCE ALONG SAID MARGIN NORTH 87 DEGREES 35 MINUTES 47 SECONDS WEST 205.90 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHEAST CORNER OF COTTAGES OF MADISON AS RECORDED IN DOCUMENT NO. 20080728000486800 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA; THENCE SOUTH 02 DEGREES 22 MINUTES 22 MINUTES 02 SECONDS WEST 608.94 FEET TO A 1/2 INCH REBAR FOUND AT THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING SOUTH 02 DEGREES 22 MINUTES 02 SECONDS WEST 51.25 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 87 DEGREES 42 MINUTES 07 SECONDS EAST 190.97 FEET TO THE WEST RIGHT OF WAY MARGIN OF CELTIC DRIVE; THENCE ALONG SAID MARGIN NORTH 02 DEGREES 19 MINUTES 47 SECONDS EAST 52.86 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 88 DEGREES 11 MINUTES 00 SECONDS WEST 190.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.228 ACRE, MORE OR LESS.

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 B1 (Neighborhood 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 _____, 2025.

Paul Finley, Mayor
City of Madison, Alabama