

ORDINANCE NO. 2025-106

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):

PROPERTY DESCRIPTION FROM DOCUMENT NO. 20040913000364590, PROBATE RECORDS, MADISON COUNTY, ALABAMA:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST IN THE TOWN OF MADISON, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS SOUTH 0 DEGREES 48 MINUTES WEST 25.0 FEET FROM THE CENTER OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST; SAID POINT BEING ON THE SOUTH MARGIN OF A 50.0 FOOT WIDE PUBLIC ROAD; THENCE FROM THE TRUE PLACE OF BEGINNING, SOUTH 0 DEGREES 48 MINUTES WEST 610.8 FEET; THENCE NORTH 87 DEGREES 57 MINUTES WEST 208.0 FEET; THENCE NORTH 1 DEGREE 00 MINUTES EAST 603.3 FEET TO A POINT ON THE SOUTH MARGIN OF A 50.0 FOOT WIDE PUBLIC ROAD; THENCE NORTH 89 DEGREES 57 MINUTES EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 205.9 FEET TO THE TRUE PLACE OF BEGINNING.

SUBJECT TO THAT CERTAIN GRANT OF EASEMENT TO THE CITY OF MADISON, DATED SEPTEMBER 2, 2004, AND APPEARING ON RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA.

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