

PROPOSED ORDINANCE NO. 2025-207**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 AG (AGRICULTURE 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 AG (Agriculture District):

0 Browns Ferry Road

(Parcel No: 16-03-06-0-001-010.000 & 16-03-06-0-001-010.001)

BEING A PORTION OF TRACT 1 OF TALL OAKS SUBDIVISION AS PER A PLAT RECORDED IN PLAT BOOK 19, PAGE 22 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROWNS FERRY ROAD AND BEING THE SOUTHERNMOST CORNER OF SAID TRACT 1; THENCE RUN NORTH 45 DEGREES 54 MINUTES 39 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF BROWNS FERRY ROAD AND A SOUTHERLY LINE OF SAID TRACT 1 A DISTANCE OF 65.80 FEET TO A 1/2 INCH REBAR CAPPED "HSM CA#1031"; THENCE NORTH 2 DEGREES 36 MINUTES 24 SECONDS EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF BROWNS FERRY ROAD AND SAID SOUTHERLY LINE OF TRACT 1 A DISTANCE OF 852.18 FEET ALONG THE WESTERLY LINE OF SAID TRACT 1 TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 8,075.00 FEET, A DELTA ANGLE OF 1 DEGREE 21 MINUTES 21 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 30 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 191.07 FEET, AND BEING A 1/2 INCH REBAR CAPPED "HSM CA#1031" LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GILLESPIE ROAD; THENCE LEAVING SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 191.08 FEET TO A CONCRETE MONUMENT; THENCE NORTH 79 DEGREES 06 MINUTES 15 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 148.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7,940.00 FEET, A DELTA ANGLE OF 2 DEGREES 23 MINUTES 23 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 01 MINUTE 55 SECONDS EAST, AND A CHORD DISTANCE OF 331.15 FEET, AND BEING A CONCRETE MONUMENT;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 331.17 FEET TO A 1/2 INCH REBAR CAPPED "HSM CA#1031"; THENCE SOUTH 88 DEGREES 26 MINUTES 07 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 720.88 FEET TO A 5/8 INCH REBAR CAPPED "GILBERT 0319" BEING AN EASTERLY LINE OF SAID TRACT 1; THENCE SOUTH 0 DEGREES 54 MINUTES 40 SECONDS WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE OF TRACT 1 A DISTANCE OF 439.37 FEET TO A 5/8 INCH REBAR ON THE SOUTHERLY LINE OF SAID TRACT 1; THENCE NORTH 88 DEGREES 20 MINUTES 38 SECONDS WEST LEAVING SAID EASTERLY LINE A DISTANCE OF 1,347.40 FEET TO A 1/2 INCH REBAR CAPPED "HSM CA#1031"; THENCE SOUTH 2 DEGREES 36 MINUTES 24 SECONDS WEST ALONG A EASTERLY LINE OF TRACT 1 A DISTANCE OF 543.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 609,052 SQUARE FEET OR 13.98 ACRES, 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 AG (Agriculture 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 18th day of August 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