

**ORDINANCE NO. 2025-161**

**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 SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GREENFIELD SUBDIVISION, A PLAT OF SAME RECORDED IN PLAT BOOK 9, PAGE 31 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, AND SAID POINT BEING A 1/2" CAPPED IRON PIN SET "JWK&A CA-1098LS" AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE NORTH 87 DEGREES 28 MINUTES 23 SECONDS WEST AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 396.41 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST BOUNDARY OF LOT 4, BLOCK 1 OF MOORE SUBDIVISION, A PLAT OF SAME RECORDED IN PLAT BOOK 2, PAGE 64 IN THE OFFICE OF THE JUDGE OF PROBATE;

THENCE NORTH 01 DEGREES 51 MINUTES 07 SECONDS EAST AND ALONG SAID EAST BOUNDARY, A DISTANCE OF 51.35 FEET TO A 3/4" REBAR FOUND AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 2006- 796070;

THENCE SOUTH 89 DEGREES 24 MINUTES 33 SECONDS EAST AND ALONG SAID BOUNDARY, A DISTANCE OF 210.15 FEET TO A 1/2" CAPPED IRON PIN FOUND "TACON";

THENCE NORTH 01 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF 208.53 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PERRY STREET, A RIGHT OF WAY OF UNDETERMINED WIDTH;

THENCE SOUTH 88 DEGREES 23 MINUTES 36 SECONDS EAST AND ALONG SAID SOUTH MARGIN, A DISTANCE OF 190.93 FEET TO A REBAR SET "JWK&A CA-1098LS" ON THE WEST MARGIN OF SULLIVAN STREET, A RIGHT OF WAY OF UNDETERMINED WIDTH;

THENCE SOUTH 02 DEGREES 51 MINUTES 07 SECONDS WEST AND ALONG SAID WEST MARGIN, A DISTANCE OF 270.03 FEET TO A 1/2" CAPPED IRON PIN SET TO THE POINT OF BEGINNING AND CONTAINING 1.43 ACRES, MORE OR LESS.

LESS AND EXCEPT:

ALL THAT PART OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GREENFIELD SUBDIVISION, A PLAT OF SAME RECORDED IN PLAT BOOK 9, PAGE 31 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, AND SAID POINT BEING A 1/2" CAPPED IRON PIN SET "JWK&A CA-1098LS"; THENCE NORTH 87 DEGREES 28 MINUTES 23 SECONDS WEST AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 186.32 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE CONTINUE NORTH 87 DEGREES 28 MINUTES 23 SECONDS WEST AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 210.09 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST BOUNDARY OF LOT 4, BLOCK 1 OF MOORE SUBDIVISION, A PLAT OF SAME RECORDED IN PLAT BOOK 2, PAGE 64 IN THE OFFICE OF THE JUDGE OF PROBATE;

THENCE NORTH 01 DEGREES 51 MINUTES 07 SECONDS EAST AND ALONG SAID EAST BOUNDARY, A DISTANCE OF 51.35 FEET TO A 3/4" REBAR FOUND AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 2006- 796070;

THENCE SOUTH 89 DEGREES 24 MINUTES 33 SECONDS EAST AND ALONG SAID BOUNDARY, A DISTANCE OF 210.15 FEET TO A 1/2" CAPPED IRON PIN FOUND "TACON";

THENCE SOUTH 01 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 58.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RECORDED OR UNRECORDED FOR PUBLIC UTILITIES AND/OR RIGHTS-OF-WAY.

**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 14th day of July 2025.

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

**ATTEST:**

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

Approved this \_\_\_\_\_ day of July 2025.

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**Paul Finley, Mayor**  
**City of Madison, Alabama**