

ORDINANCE NO. 2025-159

**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 R-1A
(LOW DENSITY RESIDENTIAL 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 R-1A (Low Density Residential District):

ALL THAT PART OF LOTS 8 AND 9, BLOCK 2 OF EASTVIEW MANOR SUBDIVISION AS RECORDED IN PLAT BOOK 6 ON PAGE 99 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A BENT 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT AND THE SOUTH MARGIN OF BRENTWOOD LANE, SOUTH 88 DEGREES 47 MINUTES 09 SECONDS EAST 137.20 FEET TO A 5/8" REBAR FOUND AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE, FROM THE POINT OF BEGINNING, CONTINUE ALONG THE SOUTH MARGIN OF BRENTWOOD LANE, SOUTH 88 DEGREES 42 MINUTES 43 SECONDS EAST 59.84 FEET TO A 1" REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 8, BLOCK 2 OF SAID SUBDIVISION; THENCE, CONTINUE ALONG THE SOUTH MARGIN OF BRENTWOOD LANE, SOUTH 88 DEGREES 50 MINUTES 11 SECONDS EAST 191.02 FEET TO A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF THE SUSAN D. ELDER MANAGEMENT TRUST, ET AL TRACT CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2011-414460 IN THE PROBATE RECORDS OF SAID COUNTY; THENCE, LEAVING BRENTWOOD LANE, ALONG THE WEST BOUNDARY OF THE SUSAN D. ELDER TRACT, SOUTH 01 DEGREES 33 MINUTES 45 SECONDS WEST 416.26 FEET TO A 3/4" CRIMPED IRON PIPE FOUND; THENCE, ALONG THE SOUTH BOUNDARIES OF LOTS 8 AND 9, BLOCK 2 OF SAID SUBDIVISION, NORTH 88 DEGREES 54 MINUTES 54 SECONDS WEST 249.94 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE JAMES GAY AND CARLY SKINNER TRACT CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2018-21668 IN THE PROBATE RECORDS OF SAID COUNTY; THENCE, ALONG GAY AND SKINNER'S BOUNDARY, NORTH 01 DEGREES 26 MINUTES 07 SECONDS EAST 416.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2.394 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC., DATED MAY 29, 2024.

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 R-1A (Low Density Residential 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.

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

ATTEST:

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

APPROVED this _____ day of July 2025.

Paul Finley, Mayor
City of Madison, Alabama