

**ORDINANCE NO. 2023-006**

**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 B3  
(GENERAL 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 B3 (General Business District):

STATE OF ALABAMA  
COUNTY OF MADISON  
417 JOHN HENRY WAY

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS BEING A PART OF TRACT 3 OF THE FINAL PLAT OF CLIFT FARM PHASE 1, AS RECORDED IN PLAT BOOK 2019, PAGE 58044 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3.

THEN FROM THE POINT OF BEGINNING AND ALONG THE NORTHERN BOUNDARY OF SAID TRACT NORTH 77 DEGREES 29 MINUTES 21 SECONDS EAST A DISTANCE OF 279.92 FEET TO A POINT.

THEN CONTINUE ALONG THE NORTHERN BOUNDARY OF SAID TRACT NORTH 77 DEGREES 36 MINUTES 45 SECONDS EAST A DISTANCE OF 13.23 FEET TO A POINT.

THEN LEAVING SAID BOUNDARY SOUTH 12 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 145.09 FEET TO A POINT.

THEN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT.

THEN SOUTH 12 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 529.58 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF JOHN HENRY WAY.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 105.72 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 38.50 FEET AND A DELTA ANGLE OF 44 DEGREES 35 MINUTES 04 SECONDS A DISTANCE OF 29.96 FEET (A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 13 MINUTES 06 SECONDS WEST, 29.21 FEET) TO A POINT ON THE EASTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID BOUNDARY NORTH 57 DEGREES 55 MINUTES 33 SECONDS WEST A DISTANCE OF 73.25 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY NORTH 52 DEGREES 06 MINUTES 29 SECONDS WEST A DISTANCE OF 94.57 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 145.00 FEET AND A DELTA ANGLE OF 39 DEGREES 35 MINUTES 50 SECONDS A DISTANCE OF 100.21 FEET (A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 18 MINUTES 39 SECONDS WEST, 98.23 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY NORTH 12 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 446.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.05 ACRES MORE OR LESS.

STATE OF ALABAMA:

MADISON COUNTY:

COMMON AREA-A

CLIFT FARMS, PHASE 1 PB#2019-58044

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS A PART OF COMMON AREA "A" AS DEPICTED ON THE FINAL PLAT OF CLIFT FARM PHASE 1, AS RECORDED IN PLAT BOOK 2019, PAGE 58044 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF TRACT 4 OF SAID SUBDIVISION.

THEN FROM THE POINT OF BEGINNING AND ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 72 WEST, SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 161.85 FEET TO A POINT.

THEN LEAVING SAID MARGIN NORTH 12 DEGREES 30 MINUTES 38 SECONDS WEST A DISTANCE OF 35.04 FEET TO A POINT.

THEN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 30.14 FEET TO A POINT.

THEN SOUTH 12 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 35.04 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 72 WEST.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH AS A RADIUS OF 63.00 FEET AND A DELTA ANGLE OF 48 DEGREES 31 MINUTES 45 SECONDS A DISTANCE OF 53.36 FEET (A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 33 MINUTES 26 SECONDS WEST, 51.78 FEET) TO A POINT ON THE EASTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID MARGIN NORTH 12 DEGREES 17 MINUTES 36 SECONDS WEST, 138.66 FEET TO A POINT.

THEN LEAVING SAID MARGIN SOUTH 62 DEGREES 40 MINUTES 58 SECONDS EAST A DISTANCE OF 290.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES MORE OR LESS.

STATE OF ALABAMA:  
MADISON COUNTY:  
COMMON AREA-A  
CLIFT FARMS, PHASE 7 PB#2022-99 RATI 2022-155

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS THE COMMON AREA AS DEPICTED ON THE FINAL PLAT OF CLIFT FARM PHASE 7B, AS RECORDED IN PLAT BOOK 2022, PAGE 99 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF TRACT 16 OF SAID SUBDIVISION.

THEN FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF JOHN HENRY WAY NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 92.47 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN SOUTH 13 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 1.50 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 37.52 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 38.5 FEET AND A DELTA ANGLE OF 48 DEGREES 19 MINUTES 22 SECONDS A DISTANCE OF 32.47 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 20 MINUTES 56 SECONDS EAST, 31.52 FEET) TO A POINT ON THE WESTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 88.50 FEET AND A DELTA ANGLE OF 33 DEGREES 09 MINUTES 40 SECONDS A DISTANCE OF 51.22 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 36 MINUTES 26 SECONDS EAST, 50.51 FEET) TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 295.5 FEET AND A DELTA ANGLE OF 10 DEGREES 44 MINUTES 09 SECONDS A DISTANCE OF 55.37 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 39 MINUTES 52 SECONDS EAST, 55.29 FEET) TO A POINT.

THEN CONTINUE ALONG SAID MARGIN SOUTH 10 DEGREES 17 MINUTES 48 SECONDS EAST A DISTANCE OF 39.98 FEET TO A POINT.

THEN LEAVING SAID MARGIN NORTH 61 DEGREES 59 MINUTES 30 SECONDS WEST A DISTANCE OF 239.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 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 B3 (General 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 13th day of February 2023.

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***Ranae Bartlett, Council President***  
**City of Madison, Alabama**

**ATTEST:**

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

Approved this \_\_\_\_\_ day of February 2023.

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