

PROPOSED ORDINANCE NO. 2026-249

**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):

10569 Burgreen Road

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE IN THE APPROXIMATE CENTER OF BURGREEN ROAD AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST ALONG THE APPROXIMATE CENTER OF SAID ROAD AND ALONG THE EAST BOUNDARY OF SAID SECTION 12 FOR A DISTANCE OF 2273.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY;

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST ALONG THE APPROXIMATE CENTER OF SAID ROAD AND ALONG THE EAST BOUNDARY FOR A DISTANCE OF 9.54 FEET TO A POINT;

THENCE LEAVING THE EAST BOUNDARY OF SAID SECTION 12, CONTINUE ALONG THE APPROXIMATE CENTER OF BURGREEN ROAD AS IT CURVES TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4440.80 FEET, AN ARC LENGTH OF 136.63 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 07 MINUTES 35 SECONDS WEST FOR A CHORD DISTANCE OF 136.63 FEET TO A POINT;

THENCE LEAVING THE APPROXIMATE CENTER OF SAID ROAD, SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 344.53 FEET TO A SET ½ INCH REBAR STAMPED "ATHENS LS CA-0292-LS", PASSING A SET ½ INCH REBAR STAMPED "ATHENS LS CA-0292-LS" ON THE WEST RIGHT-OF-WAY MARGIN OF SAID ROAD AT A DISTANCE OF 30.30 FEET;

THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 357.00 FEET TO THE POINT OF BEGINNING, PASSING AN EXISTING ½ INCH REBAR ON THE WEST RIGHT-OF-WAY MARGIN OF BURGREEN ROAD AT A DISTANCE OF 327.00 FEET.

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, 24th day of August, 2026.

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

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

APPROVED this _____ day of _____, 2026.

Ranae Bartlett, Mayor
City of Madison, Alabama