

**PROPOSED ORDINANCE NO. 2026-168**

**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-1C (SINGLE FAMILY CONSERVATION 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-1C (Single Family Conservation District):

A LOT OR PARCEL OF LAND LOCATED IS SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN IN LIMESTONE COUNTY ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A CAPPED IRON PIN (HILL) MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE, NORTH 87 DEGREES 20 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 80.03 FEET TO A POINT; THENCE, NORTH 01 DEGREES 11 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 1329.99 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 21 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 79.79 FEET TO A HEXHEAD IRON; THENCE SOUTH 01 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 1330.01 FEET TO THE POINT-OF-BEGINNING.

SAID PARCEL CONTAINING 2.44 ACRES MORE OR LESS

A LOT OR PARCEL OF LAND LOCATED IS SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN IN LIMESTONE COUNTY ALABAMA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS; BEGINNING ATA ROCK MARKING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN; THENCE, SOUTH 84 DEGREES 40 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 302.01 FEET TO A CAPPED IRON PIN (JOHNSON); THENCE, SOUTH 01 DEGREES 16 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 2170.69 FEET TO A CAPPED IRON PIN (JOHNSON); THENCE, SOUTH 87 DEGREES 48 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 1581.39 FEET TO A MAG NAIL; THENCE, SOUTH 24 DEGREES 11 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 474.41 FEET TO A MAG NAIL IN THE CENTER OF SAID RIGHT-OF-WAY; THENCE, NORTH 89 DEGREES 07 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 1679.83 FEET TO AND CAPPED IRON PIN (HILL) MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE, NORTH 01 DEGREES 10 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 1330.01 FEET TO A HEX HEAD IRON PIN; THENCE NORTH 00 DEGREES 36 MINUTES 15 SECONDS EAST A DISTANCE OF 1336.24 FEET TO THE POINT-OF- BEGINNING

SAID PARCEL CONTAINING 33.16 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 R-1C (Single Family Conservation 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, 22<sup>nd</sup> day of June, 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**