

SYNOPSIS AND NOTICE OF PUBLIC HEARING
WITH RESPECT TO AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF MADISON

**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 RC-2
(RESIDENTIAL CLUSTER DISTRICT).**

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by Diltina Development Corporation, the City Council of the City of Madison, Alabama, will hold a public hearing on the 26th day of October, 2026, at the Madison Municipal Complex, 100 Hughes Road, Madison, Alabama, at 6:00 p.m., to consider a proposed ordinance which, in summary, would amend the Zoning of the City of Madison, as follows:

A tract of land lying in the Northeast Quarter of Section 35, Township 3 South, Range 3 West, and being more particularly described as follows:

Commence at an existing railroad spike at the Northeast corner of Section 35, Township 3 South, Range 3 West, said railroad spike being 5.45 feet East of the center line of Henderson Lane, thence South 01 degrees 11 minutes 23 seconds East along the East boundary of said Section 35 a distance of 2374.46 feet to a set 5/8" rebar with cap stamped "Dunivant Engr. Co., Inc. CA-0044-LS" said 5/8" rebar also being the point of true beginning of the tract herein described; thence from the point of true beginning South 01 degrees 11 minutes 23 seconds East along the East boundary of said Section 35 a distance of 339.21 feet to an existing 3/4" rebar at the Southeast corner of the Northeast Quarter of said Section 35, thence South 88 degrees 57 minutes 04 seconds West along the South boundary of the Northeast Quarter of said Section 35 a distance of 2673.30 feet to an existing 5/8" rebar with the cap stamped "W.A. Dunivant RLS 9089" at the Southwest corner of the Northeast Quarter of said Section 35, thence North 00 degrees 35 minutes 53 seconds West along the West boundary of the Northeast Quarter of said Section 35 a distance of 340.36 feet to set 5/8" rebar with cap stamped "Dunivant Engr. Co., Inc. CA-0044-LS" said 5/8" rebar also being South 00 degrees 35 minutes 53 seconds East a distance of 2382.54 feet from an existing concrete monument at the Northwest corner of the Northeast Quarter of Section 35, thence North 88 degrees 58 minutes 33 seconds East a distance of 2669.79 feet to the point of true beginning and containing 20.838 acres, more or less.

SUBJECT TO AND INCLUDES:

A 60.00 foot easement for ingress and egress, drainage and utilities, lying 60.00 feet West of and adjoining the East boundary of the Northeast Quarter of Section 35, Township 3 South, Range 3 West, Less and Except all of that part of the right-of-way for Henderson Lane which extends Westerly to a line 30.00 feet from and parallel to its centerline and is partially within the above 60.00 foot easement. The above described easement is being reserved for the use and benefit of all the property owners that purchased from the Grantors at auction on October 10th, 1992. By the acceptance of the conveyance the Grantees agree that the above described easement will be deeded to the appropriate county should any owner of the real estate service by the easement desires to build a road to county specifications over and along said easement.

Notice is hereby given to all persons that they may appear in favor of, or in opposition to, this proposed ordinance at said time and place. Publication of the full text of the ordinance was completed in the *Madison County Record* on the 23th day of September 2026.

DATED at Madison, Alabama, this 30th day of September 2026.

***Maura Wroblewski, Council President
City of Madison, Alabama***