

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 TO B1
(NEIGHBORHOOD BUSINESS DISTRICT).**

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by the City of Madison, the City Council of the City of Madison, Alabama, will hold a public hearing on the 27th day of May, 2025, 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:

0.228 ACRE TRACT:

All that part of the Northeast Quarter of the Southwest Quarter of Section 16, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama. Particularly described as commencing at the purported Center of the North boundary of said Section 16; Thence South 02 degrees 12 minutes 38" West 28.08 feet to the South right of way margin of Lanier Road; Thence along said margin North 87 degrees 35 minutes 47 seconds West 205.90 feet to a 1/2 inch rebar found at the Northeast corner of Cottages of Madison as recorded in Document No. 20080728000486800 in the Office of the Judge of Probate, Madison County, Alabama; Thence South 02 degrees 22 minutes 22 minutes 02 seconds West 608.94 feet to a 1 /2 inch rebar found at the Point of Beginning;

Thence from the Point of Beginning South 02 degrees 22 minutes 02 seconds West 51.25 feet to a 1 /2 inch rebar set; Thence South 87 degrees 42 minutes 07 seconds East 190.97 feet to the West right of way margin of Celtic Drive; Thence along said margin North 02 degrees 19 minutes 47 seconds East 52.86 feet to a 1/2 inch rebar found; Thence North 88 degrees 11 minutes 00 seconds West 190.94 feet to the Point of Beginning and containing 0.228 acre, more or less.

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 23rd day of April 2025.

DATED at Madison, Alabama, this 30th day of April 2025.

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