

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 B3
(GENERAL BUSINESS DISTRICT).**

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by Aubry Enterprises, 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:

A TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 2, THE SHOPPES OF MADISON, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AS INSTRUMENT NO. 20110208000078310, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN A THE NORTH WEST CORNER OF LOT 7 OF SAID THE SHOPPES OF MADISON, SAID POINT OF BEGINNING LYING ON THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72 AND BEING A COMMON CORNER WITH SAID LOT 2; THENCE SOUTH 12°25'42" EAST ALONG THE COMMON BOUNDARY LINES OF SAID LOT 2 AND LOT 7 A DISTANCE OF 194.00 FEET; THENCE CONTINUE SOUTH 57°25'22" EAST ALONG THE COMMON BOUNDARY LINES OF SAID LOT 2 AND LOT 7 A DISTANCE OF 21.21 FEET; THENCE LEAVE SAID LOT 7 SOUTH 77°34'18" WEST A DISTANCE OF 55.75 FEET; THENCE NORTH 87°39'59" WEST A DISTANCE OF 174.85 FEET;

THENCE NORTH 02°09'35" EAST A DISTANCE OF 154.46 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.32 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 39°51'56" EAST, WITH A CHORD LENGTH OF 24.46 FEET TO THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72; THENCE NORTH 77°34'18" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 72 A DISTANCE OF 151.57 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 36,635.6± SQUARE FEET, 0.841± ACRES.

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