

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 R-
1B (LOW DENSITY RESIDENTIAL DISTRICT).**

13 Pension Row

ALL THAT PART OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS COMMENCING AT A RAILROAD SPIKE PURORTED TO BE THE CENTER OF THE WEST BOUNDARY OF SAID SECTION 17; THENCE NORTH 88 DEGREES 00 MINUTES 14 SECONDS EAST A DISTANCE OF 1147.08 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 21 SECONDS EAST A DISTANCE OF 2414.01 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 11.28 FEET TO A 5/8 INCH REBAR FOUND; THENCE NORTH 01 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 170.00 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780" AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 01 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 616.78 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780" AT THE SOUTHWEST CORNER OF A TRACT OF REAL ESTATE OWNED BY JAMES SANDIFER; THENCE NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST AND ALONG THE SOUTH BOUNDARY OF THE JAMES SANDIFER PROPERTY A DISTANCE OF 396.13 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLW 21780" SAID POINT IS SAID TO BE ON THE RIGHT OF WAY FOR PENSION ROW; THENCE SOUTH 01 DEGREES 20 MINUTES 33 SECONDS EAST AND ALONG SAID RIGHT OF WAY A DISTANCE OF 595.99 FEET TO A CAPPED 5/8 INCH REBAR SET AND STAMPED "CLASSIC LLS 21780"; THENCE SOUTH 88 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 135.48 FEET TO THE POINT OF BEGINNING.

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by RealityFusion6, LLC, the City Council of the City of Madison, Alabama, will hold a public hearing on the 13th day of November, 2023, 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:

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 18th day of October, 2023.

DATED at Madison, Alabama, this 25th day of October, 2023.

Ranae Bartlett, *Council President*
City of Madison, Alabama