

**PROPOSED ORDINANCE NO. 2026-046**

**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 B2 (COMMUNITY BUSINESS 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 B2 (Community Business District):

261 HUGHES ROAD

ALL THAT PART OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 9, THENCE SOUTH 88 DEGREES 33 MINUTES 00 SECONDS EAST 330.00 FEET TO A POINT AND SOUTH 01 DEGREES 26 MINUTES 00 SECONDS WEST 450.00 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 01 DEGREES 54 MINUTES 28 SECONDS WEST 104.76 FEET TO A HEX FOUND; THENCE SOUTH 01 DEGREES 34 MINUTES 26 SECONDS WEST 104.61 FEET TO A HEX HEAD FOUND; THENCE NORTH 88 DEGREES 39 MINUTES 12 SECONDS WEST 150.17 FEET TO A 5/8 CAPPED REBAR FOUND; THENCE SOUTH 02 DEGREES 02 MINUTES 59 SECONDS WEST 58.15 FEET TO A 3/4" IRON ROD FOUND; THENCE 87 DEGREES 59 MINUTES 48 SECONDS WEST 138.82 FEET TO A 1/2" CAPPED REBAR SET; THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 11495.16 FEET AND A CHORD BEARING AND CHORD DISTANCE OF NORTH 00 DEGREES 29 MINUTES 50 SECONDS EAST 35.52 FEET TO A 1/2" CAPPED REBAR SET; THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 11423.16 FEET AND A CHORD BEARING AND CHORD DISTANCE OF NORTH 00 DEGREES 50 MINUTES 50 SECONDS EAST 141.65 FEET TO A 5/8 CAPPED REBAR SET; THENCE NORTH 02 DEGREES 36 MINUTES 39 SECONDS EAST 58.68 FEET TO A 1/2" CAPPED REBAR SET; THENCE SOUTH 88 DEGREES 33 MINUTES 26 SECONDS EAST 150.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 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 B2 (Community Business 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, 23rd day of March, 2026.

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

**ATTEST:**

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*Lisa Thomas, City Clerk-Treasurer*  
**City of Madison, Alabama**

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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*Ranae Bartlett, Mayor*  
**City of Madison, Alabama**