

ORDINANCE NO. 2025-267

**AN ORDINANCE ESTABLISHING AN
ARTS & ENTERTAINMENT DISTRICT IN DOWNTOWN MADISON**

WHEREAS, Section 28-3A-17.1 of the Code of Alabama (1975), as amended, provides for the establishment of entertainment districts in certain municipalities; and

WHEREAS, Section 28-3A-17.1(e) provides that the governing body of a Class 8 municipality which is located in a county with a Class 3 municipality may establish two entertainment districts within its corporate limits that may not have fewer than four licensees holding a retail liquor license in that area, and each district may not exceed one-half mile by one-half mile in area, but may be irregularly shaped; and

WHEREAS, the City of Madison is a Class 8 municipality located within a county with a Class 3 municipality, and it currently has one entertainment district; and

WHEREAS, the City Council of the City of Madison desires to establish a second entertainment district in the City of Madison in the historic downtown area, which has not fewer than four licensees holding retail liquor licenses within a one-half mile by one-half mile area as further described in this Ordinance;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADISON, ALABAMA, as follows:

Section 1. Chapter 4, Article V of the *Code of Ordinances of the City of Madison* is hereby amended as follows:

- a. Section 4-121 entitled “Definitions” is hereby amended to repeal and replace the definition of “*Arts and entertainment district or district*” as follows:

Arts and entertainment district or district means the district(s) established hereinafter in section 4-123 of this article, as such district(s) may be from time to time amended.

- b. Section 4-123 establishing the Town Madison Arts and Entertainment District is hereby amended as follows:
 - a. The title of Section 4-123 is hereby repealed and replaced as follows: “Sec. 4-123. Locations of City of Madison Entertainment Districts.”
 - b. Section 4-123(a) is hereby divided into subsections (1) and (2) as follows:
 - i. Section 4-123(a) establishing the Town Madison Arts and Entertainment District is hereby ratified, confirmed, and renamed as Section 4-123(a)(1) entitled “*Town Madison Arts and Entertainment District.*”
 - ii. A new Section 4-123(a)(2) is hereby authorized to establish the Downtown Madison Arts and Entertainment District. The new section 4-123(a)(2) shall be inserted into the Madison City Code as follows:

(2) *Downtown Madison Arts and Entertainment District.* Subject to subsections (b) and (c) of this section, there is hereby established the following named and generally described district, the Downtown Madison Arts and Entertainment District, which is also shown on the appended map incorporated herein by reference, which district shall constitute an entertainment district pursuant to Code of Ala. 1975, §28-3A-17.1:

ALL THAT PART OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF MADISON, MADISON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF HOME-PLACE SUBDIVISION, A RESUBDIVISION OF PART OF TRACT 3B OF HUGHES ESTATES AS RECORDED IN PLAT BOOK 15 ON PAGE 6 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF “THE AVENUE – MADISON” AS RECORDED IN DOCUMENT NUMBER 2021-00018695 IN SAID PROBATE RECORDS, SAID POINT BEING ON THE EAST MARGIN OF THE RIGHT OF WAY FOR SULLIVAN STREET, SAID POINT HAVING STATE PLANE COORDINATES OF NORTH 1,525,361.17 FEET AND EAST 380,202.19 FEET, ALABAMA EAST ZONE, NAD 1983;

THENCE, FROM THE POINT OF BEGINNING, ALONG THE BOUNDARIES OF SAID SUBDIVISIONS, NORTH 82 DEGREES 28 MINUTES 36 SECONDS EAST 881.22 FEET TO THE WEST MARGIN OF GARNER STREET; THENCE SOUTH 87 DEGREES 46 MINUTES 00 SECONDS EAST 72.09 FEET TO THE EAST MARGIN OF GARNER STREET; THENCE, ALONG THE EAST MARGIN OF GARNER STREET, NORTH 02 DEGREES 15 MINUTES 25 SECONDS EAST 242.17 FEET; THENCE, ALONG

A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, THE CHORD BEARING AND DISTANCE BEING NORTH 50 DEGREES 09 MINUTES 36 SECONDS EAST 37.10 FEET TO A THE SOUTH MARGIN OF SHORTER STREET; THENCE, ALONG SAID MARGIN, SOUTH 81 DEGREES 56 MINUTES 06 SECONDS EAST 44.88 FEET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, THE CHORD BEARING AND DISTANCE BEING SOUTH 83 DEGREES 39 MINUTES 44 SECONDS EAST 31.95 FEET; THENCE SOUTH 85 DEGREES 23 MINUTES 22 SECONDS EAST 379.87 FEET; THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, THE CHORD BEARING AND DISTANCE BEING SOUTH 82 DEGREES 14 MINUTES 39 SECONDS EAST 51.58 FEET; THENCE SOUTH 79 DEGREES 05 MINUTES 55 SECONDS EAST 119.67 FEET; THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, THE CHORD BEARING AND DISTANCE BEING SOUTH 83 DEGREES 23 MINUTES 22 SECONDS EAST 79.31 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 50 SECONDS EAST 291.49 FEET TO THE CENTERLINE OF CELTIC DRIVE; THENCE, ALONG SAID CENTERLINE, NORTH 02 DEGREES 21 MINUTES 04 SECONDS EAST 772.65 FEET TO THE NORTH MARGIN OF LANIER ROAD; THENCE, ALONG SAID MARGIN, NORTH 87 DEGREES 45 MINUTES 11 SECONDS WEST 405.73 FEET TO THE EAST MARGIN OF CAIN STREET; THENCE, ALONG SAID MARGIN, NORTH 02 DEGREES 33 MINUTES 16 SECONDS EAST 254.85 FEET TO A POINT WHERE THE RIGHT OF WAY NARROWS FROM 50 FEET TO 24 FEET; THENCE NORTH 87 DEGREES 26 MINUTES 44 SECONDS WEST 26.00 FEET TO THE EAST MARGIN OF CAIN STREET; THENCE, ALONG SAID MARGIN, NORTH 02 DEGREES 33 MINUTES 16 SECONDS EAST 243.62 FEET TO THE SOUTH MARGIN OF MARTIN STREET; THENCE, ALONG SAID MARGIN, NORTH 70 DEGREES 42 MINUTES 50 SECONDS EAST 196.90 FEET; THENCE, ACROSS MARTIN STREET, ACROSS THE LANIER PROPERTY, INTO THE RIGHT OF WAY FOR THE SOUTHERN RAILWAY COMPANY, NORTH 19 DEGREES 24 MINUTES 15 SECONDS WEST 309.64 FEET; THENCE, ALONG A LINE 50 FEET SOUTH OF AND PARALLEL TO THE RAILROAD TRACKS, SOUTH 70 DEGREES 35 MINUTES 45 SECONDS WEST 906.03 FEET TO A POINT NEAR CHURCH STREET; THENCE NORTH 30 DEGREES 37 MINUTES 07 SECONDS EAST 75.88 FEET; THENCE NORTH 09 DEGREES 04 MINUTES 58 SECONDS EAST 58.31 FEET; THENCE, ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO THE RAILROAD TRACKS, NORTH 70 DEGREES 35 MINUTES 45 SECONDS EAST 507.53 FEET; THENCE, LEAVING SAID RAILROAD, NORTH 00 DEGREES 12 MINUTES 54 SECONDS WEST 207.03 FEET TO THE NORTHWEST CORNER OF THE

STEWART PROPERTY; THENCE SOUTH 72 DEGREES 59 MINUTES 14 SECONDS WEST 270.76 FEET TO THE EAST BOUNDARY OF THE NORTH ALABAMA GAS DISTRICT PROPERTY; THENCE NORTH 01 DEGREES 46 MINUTES 32 SECONDS EAST 72.28 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 85 DEGREES 13 MINUTES 25 SECONDS WEST 213.56 FEET TO THE WEST SIDE OF THE SIDEWALK ALONG CHURCH STREET; THENCE, ALONG SAID SIDEWALK, SOUTH 01 DEGREES 55 MINUTES 33 SECONDS WEST 43.22 FEET; THENCE, ACROSS CHURCH STREET, SOUTH 88 DEGREES 51 MINUTES 49 SECONDS WEST 131.63 FEET TO THE EAST BOUNDARY OF THE VAUGHN PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2014-52890 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA; THENCE, ALONG VAUGHN'S BOUNDARIES, SOUTH 00 DEGREES 49 MINUTES 23 SECONDS EAST 168.53 FEET AND SOUTH 18 DEGREES 09 MINUTES 21 SECONDS EAST 106.86 FEET TO A POINT NEAR FRONT STREET INSIDE THE RAILROAD RIGHT OF WAY; THENCE, ALONG A LINE NORTH OF FRONT STREET, INSIDE THE RAILROAD RIGHT OF WAY, SOUTH 69 DEGREES 42 MINUTES 04 SECONDS WEST 151.10 FEET, SOUTH 65 DEGREES 48 MINUTES 17 SECONDS WEST 92.28 FEET, SOUTH 64 DEGREES 37 MINUTES 15 SECONDS WEST 281.48 FEET, SOUTH 66 DEGREES 49 MINUTES 24 SECONDS WEST 131.39 FEET, AND SOUTH 68 DEGREES 33 MINUTES 06 SECONDS WEST 181.90 FEET TO A POINT ON THE WEST EDGE OF THE SIDEWALK THAT RUNS ALONG THE EAST SIDE OF SULLIVAN STREET; THENCE, ALONG THE WEST SIDE OF SAID SIDEWALK, INSIDE THE RIGHT OF WAY FOR SULLIVAN STREET, SOUTH 03 DEGREES 55 MINUTES 59 SECONDS WEST 85.31 FEET, SOUTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 196.37 FEET, SOUTH 01 DEGREES 23 MINUTES 15 SECONDS WEST 92.60 FEET, SOUTH 02 DEGREES 07 MINUTES 26 SECONDS WEST 122.02 FEET, SOUTH 02 DEGREES 05 MINUTES 03 SECONDS WEST 219.76 FEET, SOUTH 04 DEGREES 25 MINUTES 00 SECONDS WEST 48.77 FEET, SOUTH 02 DEGREES 02 MINUTES 47 SECONDS WEST 593.97 FEET, AND SOUTH 06 DEGREES 52 MINUTES 44 SECONDS EAST 140.00 FEET; THENCE, LEAVING SAID SIDEWALK, NORTH 82 DEGREES 28 MINUTES 36 SECONDS EAST 14.24 FEET TO THE POINT OF BEGINNING, CONTAINING 68.503 ACRES, MORE OR LESS.



Section 2. If any provision of this ordinance, or the application thereof to any person, thing or circumstances, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the provisions or application of this ordinance that can be given effect without the invalid provisions or application, and to this end, the provisions of this code and such amendments and statutes are declared to be severable.

Section 3. No other provisions of the City Code are amended by this Ordinance, unless specifically stated and referenced herein.

Section 4. That this ordinance shall become effective thirty (30) days after its adoption and proper publication as required by law.

READ, PASSED AND ADOPTED this ____ day of _____, 2025.

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

ATTEST:

Lisa D. Thomas, City Clerk-Treasurer
City of Madison, Alabama

APPROVED this ____ day of _____, 2025.

*Paul Finley, Mayor
City of Madison, Alabama*