

PROPOSED ORDINANCE NO. 2026-032

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 B3 (GENERAL 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 B3 (General Business District):

LOT 1 OF CLIFT FARM PHASE 11, A RESUBDIVISION OF TRACT 9 OF CLIFT FARM PHASE 2B AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2024, PAGE 141, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, THENCE SOUTH 01 DEGREES 23 MINUTES 55 SECONDS WEST, 60.19 FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES 47 SECONDS WEST, 612.02 FEET TO A POINT; THENCE SOUTH 01 DEGREES 33 MINUTES 45 SECONDS WEST, 776.57 FEET TO A POINT, THENCE SOUTH 01 DEGREES 36 MINUTES 16 SECONDS WEST, 194.47 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE POINT OF BEGINNING CONTINUE SOUTH 01 DEGREES 36 MINUTES 16 SECONDS WEST, 285.12 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 01 DEGREES 34 MINUTES 12 SECONDS WEST, 847.45 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 72; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY, SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST, 736.32 FEET TO A POINT; THENCE LEAVING THE SAID NORTH RIGHT-OF-WAY, NORTH 12 DEGREES 32 MINUTES 49 SECONDS WEST, 316.47 FEET TO A POINT; THENCE SOUTH 77 DEGREES 29 MINUTES 49 SECONDS WEST, 216.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 31 DEGREES 29 MINUTES 35 SECONDS WEST, 35.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JACK CLIFT BOULEVARD; THENCE ALONG THE SAID EAST RIGHT-OF-WAY, NORTH 14 DEGREES 30 MINUTES 39 SECONDS WEST, 93.45 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST RIGHT-OF-WAY, NORTH 11 DEGREES 23 MINUTES 19 SECONDS WEST, 7.97 FEET TO A POINT; THENCE LEAVING THE SAID EAST RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 56 MINUTES 59 SECONDS EAST, 35.70 FEET TO A POINT; THENCE NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST, 235.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 29 MINUTES 22 SECONDS EAST, 28.28 FEET TO A POINT; THENCE NORTH 12 DEGREES 30 MINUTES

38 SECONDS WEST, 222.30 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 30 MINUTES 37 SECONDS WEST, 28.28 FEET TO A POINT; THENCE SOUTH 77 DEGREES 29 MINUTES 23 SECONDS WEST, 143.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 34 MINUTES 08 SECONDS WEST, 43.07 FEET TO A POINT; THENCE SOUTH 57 DEGREES 38 MINUTES 53 SECONDS WEST, 100.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 38 MINUTES 53 SECONDS WEST, 35.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JACK CLIFT BOULEVARD; THENCE ALONG THE SAID EAST RIGHT-OF-WAY, NORTH 32 DEGREES 21 MINUTES 07 SECONDS WEST, 100.00 FEET TO A POINT; THENCE LEAVING THE SAID EAST RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 21 MINUTES 07 SECONDS EAST, 35.36 FEET TO A POINT; THENCE NORTH 57 DEGREES 38 MINUTES 53 SECONDS EAST, 100.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 34 MINUTES 08 SECONDS EAST, 60.30 FEET TO A POINT; THENCE NORTH 77 DEGREES 29 MINUTES 23 SECONDS EAST, 48.53 FEET TO A POINT; THENCE NORTH 12 DEGREES 30 MINUTES 35 SECONDS WEST, 352.47 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 34 MINUTES 19 SECONDS WEST, 54.25 FEET TO A POINT; THENCE SOUTH 57 DEGREES 38 MINUTES 53 SECONDS WEST, 271.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 38 MINUTES 53 SECONDS WEST, 35.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JACK CLIFT BOULEVARD; THENCE ALONG THE SAID EAST RIGHT-OF-WAY, NORTH 32 DEGREES 21 MINUTES 07 SECONDS WEST, 104.25 FEET TO A POINT; THENCE LEAVING THE SAID EAST RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 21 MINUTES 12 SECONDS EAST, 35.35 FEET TO A POINT; THENCE NORTH 57 DEGREES 38 MINUTES 53 SECONDS EAST, 306.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 34 MINUTES 07 SECONDS EAST, 96.48 FEET TO A POINT; THENCE NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST, 1034.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.69 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 B3 (General 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 but no earlier than February 18, 2026.

READ, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Madison, Alabama, this _____ day of _____, 2026.

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

ATTEST:

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

Approved this _____ day of _____, 2026.

Ranae Bartlett, *Mayor*
City of Madison, Alabama