

PROPOSED ORDINANCE NO. 2026-279

**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 R-1C
(SINGLE FAMILY CONSERVATION DISTRICT) AND 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 R-1C (Single-Family Conservation District) and B2 (Community Business District):

AG TO R-1C

COMMENCING AT THE CENTER OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA; THENCE RUN NORTH 88 DEGREES 44 MINUTES 34 SECONDS AT A DISTANCE OF 93.28 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 15 MINUTES 26 SECONDS EAST AT A DISTANCE OF 749.16 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING NORTH 03 DEGREES 15 MINUTES 15 SECONDS EAST AT A DISTANCE OF 762.08 FEET TO A POINT;

THENCE RUN SOUTH 87 DEGREES 15 MINUTES 14 SECONDS EAST AT A DISTANCE OF 1044.85 FEET TO A POINT;

THENCE RUN SOUTH 01 DEGREES 37 MINUTES 29 SECONDS WEST AT A DISTANCE OF 640.38 FEET TO A POINT;

THENCE RUN NORTH 88 DEGREES 22 MINUTES 31 SECONDS WEST AT A DISTANCE OF 185.24 FEET TO A POINT;

THENCE RUN SOUTH 02 DEGREES 18 MINUTES 10 SECONDS WEST AT A DISTANCE OF 486.04 FEET TO A POINT;

THENCE RUN SOUTH 85 DEGREES 42 MINUTES 25 SECONDS WEST AT A DISTANCE OF 145.52 FEET TO A POINT;

THENCE RUN NORTH 12 DEGREES 13 MINUTES 58 SECONDS EAST AT A DISTANCE OF 77.45 FEET TO A POINT;

THENCE RUN NORTH 03 DEGREES 13 MINUTES 54 SECONDS EAST AT A DISTANCE OF 324.07 FEET TO A POINT;

THENCE RUN NORTH 88 DEGREES 22 MINUTES 34 SECONDS WEST AT A DISTANCE OF 753.93 FEET BACK TO THE POINT OF BEGINNING.

AG to B-2

COMMENCING AT THE CENTER OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA; THENCE RUN NORTH 88 DEGREES 44 MINUTES 34 SECONDS WEST AT A DISTANCE OF 93.28 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 15 MINUTES 26 SECONDS EAST AT A DISTANCE OF 749.16 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 15 MINUTES 15 SECONDS EAST 762.08 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 15 MINUTES 14 SECONDS EAST 1044.85 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING RUN SOUTH 87 DEGREES 15 MINUTES 14 SECONDS EAST AT A DISTANCE OF 303.00 FEET TO A POINT;
THENCE RUN SOUTH 02 DEGREES 03 MINUTES 46 SECONDS WEST AT A DISTANCE OF 634.47 FEET TO A POINT;
THENCE RUN NORTH 88 DEGREES 22 MINUTES 31 SECONDS WEST AT A DISTANCE OF 298.09 FEET TO A POINT;
THENCE RUN NORTH 01 DEGREES 37 MINUTES 20 SECONDS EAST AT A DISTANCE OF 640.38 FEET AND BACK TO THE POINT OF BEGINNING.

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 R-1C (Single-Family Conservation District) and 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, 14th day of September 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