

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 UC
(URBAN CENTER DISTRICT).**

NOTICE IS HEREBY GIVEN that, pursuant to a request duly submitted to the City of Madison by Old Town II, LLC, the City Council of the City of Madison, Alabama, will hold a public hearing on the 12th day of August, 2024, 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:

STATE OF ALABAMA
COUNTY OF MADISON

ALL THAT PART OF TRACT A OF TOWN MADISON PHASE 14, A RESUBDIVISION OF TRACT J, TOWN MADISON PHASE 3, A RESUBDIVISION OF TRACT C, TOWN MADISON PHASE 2, A RESUBDIVISION OF TRACT C, TOWN MADISON, PHASE 1 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 2023, PAGE 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT LOCATED ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 565, THENCE NORTH 60 DEGREES 40 MINUTES 09 SECONDS EAST, AND ALONG THE SAID SOUTH RIGHT-OF-WAY, 494.43 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING AND ALONG THE SOUTH RIGHT-OF-WAY OF THE TOWN MADISON BOULEVARD OFF RAMP FROM INTERSTATE HIGHWAY 565, NORTH 83 DEGREES 28 MINUTES 16 SECONDS EAST, 124.86 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 449.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 18 MINUTES 58 SECONDS EAST, 208.29 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 40 DEGREES 24 MINUTES 43 SECONDS EAST, 120.63 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 33 DEGREES 58 MINUTES 32 SECONDS EAST, 255.40 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 39 DEGREES 48 MINUTES 43 SECONDS EAST, 163.05 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1106.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 40 MINUTES 53 SECONDS EAST, 305.93 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 65 DEGREES 04 MINUTES 26 SECONDS EAST, 285.04 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 85 DEGREES 16 MINUTES 43 SECONDS EAST, 121.51 FEET TO A POINT;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 65 DEGREES 40 MINUTES 32 SECONDS EAST, 100.12 FEET TO A POINT;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 57 DEGREES 27 MINUTES 57 SECONDS EAST, 107.55 FEET TO A POINT;
THENCE LEAVING THE SAID SOUTH RIGHT-OF-WAY, NORTH 83 DEGREES 16 MINUTES 20 SECONDS WEST, 36.72 FEET TO A POINT;
THENCE NORTH 68 DEGREES 32 MINUTES 16 SECONDS WEST, 286.40 FEET TO A POINT;
THENCE NORTH 67 DEGREES 01 MINUTES 47 SECONDS WEST, 287.19 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1116.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 40 MINUTES 53 SECONDS WEST, 308.69 FEET TO A POINT;
THENCE NORTH 39 DEGREES 48 MINUTES 40 SECONDS WEST, 163.12 FEET TO A POINT;
THENCE NORTH 37 DEGREES 20 MINUTES 33 SECONDS WEST, 254.96 FEET TO A POINT;
THENCE NORTH 35 DEGREES 19 MINUTES 50 SECONDS WEST, 116.50 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 434.00, A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 18 MINUTES 58 SECONDS WEST, 201.33 FEET TO A POINT;
THENCE NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 121.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES, MORE OR LESS.

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 17th day of July, 2024.

DATED at Madison, Alabama, this 24th day of July, 2024.

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