

PROPOSED ORDINANCE NO. 2025-307

**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):

TRACT ONE:

All that part of the Northwest Quarter of Section 4, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama; Particularly described as commencing at the Northeast Corner of the Northwest Quarter of said Section 4; Thence North 90 degrees 00 minutes 00 seconds West 60.00 feet to the West margin of a 120 foot right of way for Hughes Road; Thence along said margin, South 00 degrees 24 minutes 47 seconds West 1905.00 feet to the Northeast corner of St. Matthews Subdivision as recorded in Plat Book 31, Page 76 in the Office of the Judge of Probate of Madison County, Alabama; Thence continue along said margin, South 00 degrees 22 minutes 50 seconds West 325.96 feet; Thence continue along said margin, South 00 degrees 29 minutes 04 seconds West 148.01 feet to a 1 inch crimp top iron pipe found at the Point of Beginning of the herein described tract;

Thence from the Point of Beginning and continuing along said margin, South 00 degrees 29 minutes 04 seconds West 56.00 feet to a 1/2 inch rebar set; Thence leaving said road, South 89 degrees 57 minutes 48 seconds West 209.92 feet to a 1/2 inch rebar set on the east boundary line of Lot 2 of said St. Matthews Subdivision; Thence North 00 degrees 23 minutes 09 seconds East 56.00 feet to a 1/2 inch rebar set; Thence South 89 degrees 57 minutes 48 seconds East 210.02 feet to the Point of Beginning and containing 11,758 square feet or 0.27 acre, more or less.

TRACT TWO:

All that part of the Northwest Quarter of Section 4, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama; Particularly described as commencing at the Northeast Corner of the Northwest Quarter of said Section 4; Thence North 90 degrees 00 minutes 00 seconds West 60.00 feet to the West margin of a 120 foot right of way for Hughes Road; Thence along said margin, South 00 degrees 24 minutes 47 seconds West 1905.00 feet to the Northeast corner of St. Matthews Subdivision as recorded in Plat Book 31, Page 76 in the Office of the Judge of Probate of Madison County, Alabama; Thence continue along said margin, South 00 degrees 22 minutes 50 seconds West 325.96 feet; Thence continue along said margin, South 00 degrees 29 minutes 04 seconds West 148.01 feet to a 1 inch crimp top iron pipe found; Thence continue along said margin, South 00 degrees 29 minutes 04 seconds West 56.00 feet to a 1/2 inch rebar set at the Point of Beginning of the herein described tract;

Thence from the Point of Beginning and continuing along said margin, South 00 degrees 29 minutes 04 seconds West 209.95 feet to a 1/2 inch rebar set; Thence leaving said road, South 89 degrees 58 minutes 43 seconds West 209.56 feet to a 1 inch crimp top iron pipe found at the Southeast corner of Lot 2 of said St.

Matthews Subdivision; Thence North 00 degrees 23 minutes 09 seconds East 209.89 feet to a 1/2 inch rebar set; Thence North 89 degrees 57 minutes 48 seconds East 209.92 feet to the Point of Beginning and containing 44,027 square feet or 1.01 acres 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, this _____ day of _____, 2025.

_____, *Council President*
City of Madison, Alabama

ATTEST:

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

Approved this _____ day of _____, 2025.

Ranae Bartlett, Mayor
City of Madison, Alabama