



Planning & Economic Development Department  
100 Hughes Road, Madison, AL 35758  
256-772-5630  
www.madisonal.gov

## General Application

(Page 1 of 2 - submittal requirements on Page 2)

**Applicant:** Clift Home Place, LLC **Contact:** David Beasley  
**Mailing Address:** 2101 Clinton Ave. W., Ste. 201  
Huntsville AL 35805  
City State Zip  
**Applicant E-mail:** david@brelandcompanies.com **Applicant Phone #:** (256) 810-8223  
**Engineering Firm:** Mullins LLC **Contact:** Jeff Mullins  
**Mailing Address:** 2101 Clinton Ave. W., Ste. 503  
Huntsville AL 35805  
City State Zip  
**Engineer E-mail:** jeff@mullinsllc.net **Engineer Phone #:** (256) 457-4821  
**Property Owner:** Boone County Three, LLC **Property Owner Contact:** \_\_\_\_\_  
**Mailing Address:** 300 West Vine Street, Ste. 2200  
Lexington KY 40507  
City State Zip  
**Property Owner E-mail:** \_\_\_\_\_ **Property Owner Phone #:** \_\_\_\_\_

**Request (briefly identify and include any special requests):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Acreage:** 4.05 acres **Acreage to be Developed:** N/A

**Title of Site Plan** (If applicable. All site plan names must be approved by the Department prior to submittal):  
Annexation of Publix at Clift Farm as outlined in black on attached exhibit and identified in metes and bounds legal descr.

**Property Address** (if assigned): 417 John Henry Way, Madison, AL 35757

**Property Location:** North of Hwy 72, West of Wall Triana Hwy, East of Balch Rd

**Subdivision:** Clift Farm Phase 1, a portion of Tract 3 **Lot:** N/A **Block:** N/A

### For Department Use Only:

### Submittal Requirements (per Page 2)

- ☐ Annexation
- ☐ Appeal - \$350.00
- ☐ Certificate of Appropriateness
- ☐ Engineering Change Order - \$100.00
- ☐ Location, Character & Extent
- ☐ Master Plan/Comp Plan
- ☐ Site Plan - \$500.00
- ☐ Special Exception - \$350.00
- ☐ Variance - \$350.00
- ☐ Zoning Map or Text Amendment - \$1,500.00
- Concurrent Application: \_\_\_\_\_

- \_\_\_\_\_ application fee
- \_\_\_\_\_ complete application
- \_\_\_\_\_ 1/5 copies of plans folded individually
- \_\_\_\_\_ project description
- \_\_\_\_\_ A .pdf of the site plan on a CD with the project name indicated
- \_\_\_\_\_ Engineering Change Order items
- \_\_\_\_\_ photos of the subject property
- \_\_\_\_\_ list of property owners
- \_\_\_\_\_ drainage report

**Date Received** \_\_\_\_\_  
**Received By** \_\_\_\_\_

**Case #** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Existing Zoning District:** \_\_\_\_\_  
**WSMP Place Type:** \_\_\_\_\_  
**Flood Zone** \_\_\_\_\_  
**Historic District** \_\_\_\_\_

I, Boone County Three, LLC (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits. I hereby authorize Clift Home Place, LLC (Print Applicant) to act as representative in all matters concerning this application.

Robert Langer 10.20.22  
Signature of Property Owner Date

[Signature] 10/20/2022  
Signature of Applicant Date

## General Application

(Page 2 of 2)

### Engineering Change Order for Site Plan Requirements

1. One copy of the requested change order and application fee
2. The change order plan must have the changes bubbled and noted on all drawings
3. Certificates for the City Engineer, Director of Planning and Madison Utilities shall be included on all plan pages for which changes are being requested.

### All other General Application Requirements

#### All other General Applications shall include the following at the time of submittal:

1. One copy of the completed, signed application and application fee (as indicated)
2. One copy of project plans folded individually, except Site Plan requests shall provide five copies
3. One copy of a detailed project description (Site Plan requests shall provide five copies), including as appropriate: proposed use and project, square footage, hours of operation, number of employees, reason for request, justification for variance, special exception (include required detailed business plan) or appeal

The following additional items will be required dependent on the application request and must also be submitted at the time of initial application submittal:

#### Certificate of Appropriateness

4. The project description shall include a description of work to be completed, including color and material changes, and photographs of the front and rear of existing structures. Information about the age of structures, and additions thereto, on the property shall be provided. Requests for demolition require a certified list of adjoining property owners within a 500 foot radius of the property boundary as well as a property redevelopment plan.

#### Site Plan

5. A .pdf of the plans on a CD with the project name indicated and .jpg photos of the subject property on same CD
6. A development standards matrix shall be shown on the site plan, showing required and provided building setbacks, building height, parking and landscaping information. Existing and proposed square footage shall be provided.
7. Utility data shall be provided, including contact information for person responsible for utilities fees and any proposed dedication of water or sewer main extensions.  
Domestic water meter size \_\_\_\_\_ Irrigation water meter size \_\_\_\_\_  
Fire line size \_\_\_\_\_ Grease trap required \_\_\_\_\_
8. A drainage report in .pdf format

#### Special Exception or Variance

9. A notarized list of adjoining property owners

#### Zoning Map Amendment

10. A copy of the recorded deed
11. Legal description (if metes and bounds, provide a hardcopy and a Word version of the description)
12. A notarized list of property owners within 500 ft. radius of property boundary (on Tax Assessor's Letterhead or website)

#### Zoning Text Amendment

13. A notarized list of property owners within 500 ft. radius of property boundary (on Tax Assessor's Letterhead or website)

Appointments are not required for General Application submittal. Applications must be hand delivered between the hours of 8:00 a.m. and 4:00 p.m. unless alternative submittal method approved by Department.

Signature of Applicant

10/20/2022  
Date

PUBLIX SITE  
STATE OF ALABAMA:  
MADISON COUNTY:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS BEING LOT TRACT 3 AND A PART OF TRACT 3A OF THE FINAL PLAT OF CLIFT FARM PHASE 1, AS RECORDED IN PLAT BOOK 2019, PAGE 58044 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3.

THEN FROM THE POINT OF BEGINNING NORTH 77 DEGREES 29 MINUTES 21 SECONDS EAST A DISTANCE OF 279.92 FEET TO THE NORTHWEST CORNER OF TRACT 3A.

THEN ALONG THE NORTHERN BOUNDARY OF SAID TRACT NORTH 77 DEGREES 36 MINUTES 45 SECONDS EAST A DISTANCE OF 13.23 FEET TO A POINT.

THEN LEAVING SAID BOUNDARY SOUTH 12 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 145.09 FEET TO A POINT.

THEN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT.

THEN SOUTH 12 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 529.58 FEET TO A POINT ON  
THE NORTHERN MARGIN OF THE RIGHT OF WAY OF JOHN HENRY WAY.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 105.72 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 38.50 FEET AND A DELTA ANGLE OF 44 DEGREES 35 MINUTES 04 SECONDS A DISTANCE OF 29.96 FEET (A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 13 MINUTES 06 SECONDS WEST, 29.21 FEET) TO A POINT ON THE EASTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID BOUNDARY NORTH 57 DEGREES 55 MINUTES 33 SECONDS WEST A DISTANCE OF 73.25 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY NORTH 52 DEGREES 06 MINUTES 29 SECONDS WEST A DISTANCE OF 94.57 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 145.00 FEET AND A DELTA ANGLE OF 39 DEGREES 35 MINUTES 50 SECONDS A DISTANCE OF 100.21 FEET (A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 18 MINUTES 39 SECONDS WEST, 98.23 FEET TO A POINT.

THEN CONTINUE ALONG SAID BOUNDARY NORTH 12 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 446.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.05 ACRES MORE OR LESS.



PUBLIX ANNEXATION EXHIBIT