

ORDINANCE NO. 2022-232

**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 TND
(TRADITIONAL NEIGHBORHOOD DEVELOPMENT).**

**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 TND (Traditional Neighborhood Development):

STATE OF ALABAMA
COUNTY OF MADISON

I, J.W. KENNEDY, A LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 SOUTH OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA; THENCE, SOUTH 01 DEGREES 15 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.65 FEET TO A 1/2" REBAR SET AND CAPPED "JWK&A C1-1098LS", SAID POINT BEING ON THE SOUTH MARGIN OF HUNTSVILLE-BROWNS FERRY ROAD, A RIGHT OF WAY OF VARYING WIDTH, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID SOUTH MARGIN OF HUNTSVILLE-BROWNS FERRY ROAD, SOUTH 88 DEGREES 50 MINUTES 53 SECONDS EAST, A DISTANCE OF 405.18 FEET TO A 5/8" REBAR FOUND;

THENCE, SOUTH 88 DEGREES 48 MINUTES 04 SECONDS EAST, A DISTANCE OF 210.29 FEET TO A 5/8" REBAR FOUND;

THENCE, SOUTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 220.64 FEET TO A 5/8" REBAR FOUND;

THENCE, SOUTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 529.16 FEET TO A 1/2" REBAR SET AND CAPPED "JWK&A CA-1098LS", SAID POINT BEING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME: 669, PAGE 38 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA;

THENCE LEAVING SAID SOUTH MARGIN AND ALONG THE WEST BOUNDARY OF SAID PROPERTY, SOUTH 01 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 275.02 FEET TO A 1/2" REBAR SET AND CAPPED "JWK&A-1098LS",

THENCE ALONG THE SOUTH BOUNDARY OF SAID PROPERTY, SOUTH 88 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 283.02 FEET TO 1/2" REBAR SET AND CAPPED "JWK&A CA-1098LS", SAID POINT BEING LOCATED IN A FENCE;

THENCE ALONG SAID FENCE, SOUTH 01 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 2355.91 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, NORTH 88 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 810.33 FEET TO A RAILROAD SPIKE FOUND;
THENCE, NORTH 88 DEGREES 47 MINUTES 29 SECONDS WEST, A DISTANCE OF 839.69 FEET TO A 5/8" REBAR FOUND;
THENCE, NORTH 01 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 2622.20 FEET TO A 5/8" CAPPED IRON PIN FOUND G.M.C.;
THENCE, NORTH 01 DEGREES 15 MINUTES 36 SECONDS EAST, A DISTANCE OF 9.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.85 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS RECORDED OR UNRECORDED FOR PUBLIC UTILITIES AND/OR RIGHT OF WAY.

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 TND (Traditional Neighborhood Development).

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 24th day of October 2022.

Greg Shaw, *Council President*
City of Madison, Alabama

ATTEST:

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

APPROVED this ____ day of October 2022.

Paul Finley, *Mayor*
City of Madison, Alabama