



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Notice of Public Hearing for a Proposed Zoning

The Madison Planning Commission will hold their regular meeting on August 21, 2014 at 5:30 p.m. in the Council Chambers of the Madison Municipal Complex located at 100 Hughes Road, Madison Alabama. A public hearing will be held to consider Mungo Homes of Alabama's request to zone property located north of Powell Road and west of Burgreen Road to R-3A, Single-Family Detached Residential District. The property is further described as follows:

Moore Property

ALL THAT PART OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT LOCATED NORTH 88 DEGREES 45 MINUTES 10 SECONDS WEST, 1735.14 FEET AND SOUTH 01 DEGREES 21 MINUTES 23 SECONDS WEST, 1205.05 FEET FROM THE CENTER OF SAID SECTION 1; SAID POINT BEING ON THE EAST BOUNDARY OF LOT 71 OF MORRIS ESTATES ADDITION NO. 4, PLAT BOOK F, PAGE 129; THENCE FROM THE POINT OF BEGINNING NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 1336.36 FEET TO A GRADER BLADE FOUND; THENCE SOUTH 04 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 209.25 FEET TO A POINT; THENCE SOUTH 87 DEGREES 55 MINUTES 10 SECONDS EAST, A DISTANCE OF 396.83 FEET TO A POINT ON THE WEST RIGHT OF WAY OF BURGREEN ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 39 MINUTES 09 SECONDS WEST, A DISTANCE OF 1264.94 FEET TO THE NORTH RIGHT OF WAY OF POWELL ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 88 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 1736.74 FEET TO AN IRON FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEGREES 20 MINUTES 56 SECONDS EAST, A DISTANCE OF 619.42 FEET TO AN IRON FOUND; THENCE NORTH 01 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 570.01 FEET TO AN IRON FOUND; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 243.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.03 ACRES, MORE OR LESS.

Elliott Property

THAT LOT OR PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 3 WEST, DESCRIBED AS ENCLOSED BY A LINE, BEGINNING AT A POINT ON THE WEST SIDE OF COUNTY LINE ROAD IN THE CENTER OF THE ROAD, 105 FEET SOUTH OF THE NORTHEAST CORNER OF THE H. T. TRIBBLE TRACT, WHICH H. T. TRIBBLE TRACT IS 17.67 CHAINS SOUTH OF THE CENTER OF SAID SECTION, AND RUNNING THENCE SOUTH ALONG SAID ROAD 105 FEET, THENCE WEST 210 FEET, THENCE NORTH 105 FEET TO THE SOUTHWEST CORNER OF THE WILLIAM AND ADA SUE BERRY ELMORE LOT, THENCE EAST ALONG THEIR SOUTH LINE 210 FEET TO THE POINT OF BEGINNING, CONTAINING ONE-HALF OF AN ACRE, MORE OR LESS.

Quillin Property

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE APPARENT CENTER OF SAID SECTION 1; THENCE ALONG BURGREEN ROAD DUE SOUTH 330.50 FEET TO A NAIL AND SHINER FOUND; THENCE CONTINUE ALONG BURGREEN ROAD, DUE SOUTH 826.74 FEET TO THE NORTHEAST CORNER OF THE 1/2 ACRE TRACT DESCRIBED IN DEED BOOK 559A, PAGE 58 IN THE PROBATE RECORDS OF SAID COUNTY, THIS BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE FROM THE POINT OF BEGINNING, CONTINUE ALONG BURGREEN ROAD DUE SOUTH 105.29 FEET TO THE SOUTHEAST COMER OF SAID TRACT; THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST 32.26 FEET TO A GRADER BLADE FOUND NEAR THE WEST MARGIN OF BURGREEN ROAD; THENCE LEAVING SAID ROAD, CONTINUE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST 389.46 FUEL TO THE SOUTHWEST CORNER OF ANOTHER 1/2 ACRE TRACT AS DESCRIBED IN



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DEED BOOK 596, PAGE 82 IN THE PROBATE RECORDS OF SAID COUNTY; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT, NORTH 03 DEGREES 47 MINUTES 28 SECONDS EAST 104.09 FEET TO A GRADER BLADE AT THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE NORTH BOUNDARIES OF BOTH 1/2 ACRE TRACTS, SOUTH 88 DEGREES 41 MINUTES 22 SECONDS EAST 385.97 FEET TO A GRADER BLADE FOUND NEAR THE WEST MARGIN OF BURGREN ROAD; THENCE CONTINUE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS EAST 28.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.005 ACRES, MORE OR LESS.

ALL THAT PART OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT LOCATED NORTH 88 DEGREES 45 MINUTES 10 MINUTES WEST, 1735.14 FEET; SOUTH 01 DEGREES 21 MINUTES 23 SECONDS WEST 1205.05 FEET; NORTH 89 DEGREES 41 minutes 25 SECONDS EAST, 1336.36 feet; AND SOUTH 04 DEGREES 13 MINUTES 25 SECONDS WEST, 209.25 FEET FROM THE CENTER OF SAID SECTION 1; THENCE FROM THE POINT OF BEGINNING NORTH 04 DEGREES 13 MINUTES 25 SECONDS EAST A DISTANCE OF 105.16 FEET TO A POINT; THENCE SOUTH 87 DEGREES 54 MINUTES 45 SECONDS EAST, A DISTANCE OF 211.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY RECORDED IN DEED BOOK 2002, PAGES 32248 AND 32249; THENCE ALONG THE WEST BOUNDARY OF SAID PROPERTY SOUTH 02 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 105.06 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 87 DEGREES 55 MINUTES 10 SECONDS WEST, A DISTANCE OF 214.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES, MORE OR LESS.

All persons who desire shall be given the opportunity to speak in favor of or in opposition to the proposed zoning during this item on the Planning Commission agenda. If you have questions or comments about the zoning or the meeting, please feel free to contact the Planning & Economic Development Department at 256-772-5637.

Additional information about this proposed zoning will be made available as agendas are posted for this and any subsequent meetings. Visit the City's website at:

www.madisonal.gov/publichearings



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