



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 June 16, 2016 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 Jon & Michelle Bendickson request to zone property located west of Burgreen Road and south of Tribble Road to *R-1A, Low Density Residential District*. The property is further described as follows:

Tract 1:

1.08 acres lying in the Northeast Quarter of Northwest Quarter of Section 12, Township 4 South, Range 3 West, Limestone County, Alabama and being more particularly described as follows:

Commencing at an existing railroad spike at the Northeast corner of the Northwest Quarter of said Section 12; thence South 01 degrees 33 minutes 46 seconds East along the East boundary of the Northwest Quarter of said Section 12 for a distance of 441.80 feet to a point; Thence South 88 degrees 15 minutes 00 seconds West for a distance of 301.93 feet to a point in the approximate center of Tribble Road at the Point of Beginning of the herein described property;

Thence from the Point of Beginning, South 01 degrees 53 minutes 05 seconds East for a distance of 154.56 feet to an existing 5/8-inch rebar, passing an existing 1/2-inch rebar at a distance of 24.71 feet and also passing a point on the South right-of-way of Tribble Road at a distance of 30.00 feet;

Thence South 00 degrees 55 minutes 33 seconds East for a distance of 148.02 feet to an existing 5/8-inch rebar;

Thence South 88 degrees 36 minutes 11 seconds West for a distance of 155.50 feet to a set 1/2-inch rebar stamped "ATHENS LS CA-0292-LS";

Thence North 01 degrees 24 minutes 55 seconds West for a distance of 301.61 feet to a point in the approximate center of Tribble Road, passing a set 1/2-inch rebar stamped "ATHENS LS CA-0292-LS" on the South right-of-way of said road at a distance of 271.61 feet;

Thence North 88 degrees 15 minutes 00 seconds East along the approximate center of Tribble Road for a distance of 155.50 feet to the Point of Beginning, said property containing 1.08 acres

AND BEING SUBJECT TO: One half the right-of-way of Tribble Road along the North boundary of the above described property, said right-of-way containing 0.11 acres.

Tract 2:

1.02 acres lying in the Northeast Quarter of the Northwest Quarter of Section 12, Township 4 South, Range 3 West, Limestone County, Alabama and being more particularly described as follows:

Commencing at an existing railroad spike at the Northeast corner of the Northwest Quarter of said Section 12; Thence South 01 degrees 33 minutes 46 seconds East along the East boundary of the Northwest Quarter of said Section 12 for a distance of 597.80 feet to a point in the approximate center of Burgreen Road at the Point of Beginning of the herein described property;

Thence from the Point of Beginning, Thence South 01 degrees 33 minutes 46 seconds East along the approximate center of Burgreen Road and along the East boundary of the Northwest Quarter of said Section 12 for a distance of 146.26 feet;

Thence South 88 degrees 11 minutes 33 seconds West for a distance of 302.71 feet to an existing 5/8-inch rebar, padding an existing 5/8-inch rebar on the West right-of-way of Burgreen Road at a distance of 30.68 feet;

Thence North 00 degrees 55 minutes 33 seconds West for a distance of 148.02 feet to an existing 5/8-inch rebar;

North 88 degrees 31 minutes 26 seconds East for a distance of 301.06 feet to the Point of Beginning, passing an existing 1/4-inch rebar on the West right-of-way of Burgreen Road at a distance of 271.28 feet, said property containing 1.02 acres

AND BEING SUBJECT TO: One half the right-of-way of Burgreen Road along the East boundary of the above described property, said right-of-way containing 0.10 acres.

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