



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 March 24, 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 Concord Land Development, Inc. request to zone property located west of Hardiman Road and south of Halsey Drive to R-3A, Single Family Detached Residential District. The property is further described as follows:

#### **TRACT 4:**

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST IN LIMESTONE COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN LOCATED ON THE EAST RIGHT OF WAY MARGIN OF HARDIMAN ROAD AND ALSO BEING THE SOUTHWEST CORNER OF LOT 7 OF HARDIMAN PLACE PHASE 3 AS RECORDED IN PLAT BOOK G PAGE 252 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY ALABAMA, THENCE FROM SAID POINT SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 169.10 FEET TO A POINT; THENCE SOUTH 74 DEGREES 30 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A MAG NAIL LOCATED IN THE CENTER OF HARDIMAN ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 45.44 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 4 DEGREES 47 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 367.56 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 5 DEGREES 06 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 125.19 FEET TO A POINT IN THE CENTER OF SAID ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 5 DEGREES 06 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 79.86 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.73 FEET A RADIUS OF 1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 9 DEGREES 02 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 184.58 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE LEAVING SAID ROAD NORTH 88 DEGREES 39 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 840.00 FEET TO A POINT; THENCE SOUTH 16 DEGREES 20 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 157.50 FEET TO A POINT; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 840.00 FEET TO A POINT ON THE CENTER OF SAID ROAD; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 79.66 FEET A RADIUS OF 1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 79.65 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE SOUTH 23 DEGREES 05 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 219.77 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE LEAVING SAID ROAD NORTH 87 DEGREES 48 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 1581.35 FEET TO A 1/2 INCH CAPPED IRON PIN (LS 17833); THENCE NORTH 1 DEGREE 16 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 2153.65 FEET TO A 1/2 INCH CAPPED IRON PIN (LS 17833); THENCE SOUTH 87 DEGREES 48 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 344.36 FEET TO A 1/2 INCH CAPPED IRON PIN (CA451LS); THENCE SOUTH 1 DEGREE 16 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 1441.59 FEET TO A HEX HEAD; THENCE SOUTH 87 DEGREES 10 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1417.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.95 ACRES MORE OR LESS

SUBJECT TO: RIGHT OF WAY OF HARDIMAN ROAD AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.



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

**TRACT 5:**

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST IN LIMESTONE COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN LOCATED ON THE EAST RIGHT OF WAY MARGIN OF HARDIMAN ROAD AND ALSO BEING THE SOUTHWEST CORNER OF LOT 7 OF HARDIMAN PLACE PHASE 3 AS RECORDED IN PLAT BOOK G PAGE 252 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY ALABAMA, THENCE FROM SAID POINT SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 169.10 FEET TO A POINT; THENCE SOUTH 74 DEGREES 30 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A MAG NAIL LOCATED IN THE CENTER OF HARDIMAN ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 45.44 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 4 DEGREES 47 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 367.56 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 5 DEGREES 06 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 205.05 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.73 FEET A RADIUS OF 1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 9 DEGREES 02 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 184.58 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD AND THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 157.59 FEET A RADIUS OF 1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 20 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 157.50 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE LEAVING SAID ROAD NORTH 88 DEGREES 39 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 840.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 20 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 157.50 FEET TO A POINT; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 840.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.94 ACRES MORE OR LESS

SUBJECT TO: RIGHT OF WAY OF HARDIMAN ROAD AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

**TRACT 6:**

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST IN LIMESTONE COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN LOCATED ON THE EAST RIGHT OF WAY MARGIN OF HARDIMAN ROAD AND ALSO BEING THE SOUTHWEST CORNER OF LOT 7 OF HARDIMAN PLACE PHASE 3 AS RECORDED IN PLAT BOOK G PAGE 252 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY ALABAMA, THENCE FROM SAID POINT SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 169.10 FEET TO A POINT; THENCE SOUTH 74 DEGREES 30 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A MAG NAIL LOCATED IN THE CENTER OF HARDIMAN ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 2 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 45.44 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 4 DEGREES 47 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 367.56 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE SOUTH 5 DEGREES 06 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 205.05 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.73 FEET A RADIUS OF 1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 9 DEGREES 02 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 184.58 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD AND THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 127.17 FEET A RADIUS OF



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

1343.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 41 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 127.12 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE LEAVING SAID ROAD NORTH 88 DEGREES 39 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 346.19 FEET TO A POINT; THENCE NORTH 16 DEGREES 20 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 127.50 FEET TO A POINT; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 344.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.98 ACRES MORE OR LESS.

SUBJECT TO: RIGHT OF WAY OF HARDIMAN ROAD AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

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](http://www.madisonal.gov/publichearings)**