

The Ultimate MCS Rezoning Guide

A Strategic Resource for Relocating Families

Presented by: Cameron Walker Realty | 256-364-1971 | www.cameronwalkerrealty.com
Your Authority on Madison Living & Relocation

Introduction: Protecting Your Investment

If you are relocating to Madison, you likely prioritized this community for one specific asset: **The Madison City School System.**

However, on **November 6, 2025**, the Board of Education approved a significant rezoning plan that will reshape school boundaries beginning in **August 2026**. For families buying a home today, this creates a complex landscape where online data often lags behind approved policy.

We have created this guide to bridge that gap. This document outlines the definitive facts regarding the 2026 zones, the "Grandfathering" policies, and the critical jurisdictional nuances that every buyer must understand before signing a contract.

Critical Due Diligence: The "Madison Address" Nuance

The most common misconception in our market is that a "Madison, AL" postal address guarantees enrollment in Madison City Schools.

The 35756 and 35758 zip codes are not contiguous with the city limits. They cover a patchwork of municipal jurisdictions. Because school funding is derived from municipal property taxes, **your school zone is determined by the municipality to which you pay taxes, not your zip code.**

The Jurisdictional Variance

A home with a "Madison, AL" mailing address may actually be located in:

1. **Unincorporated Limestone County** (Zoned for Limestone County Schools)
2. **Unincorporated Madison County** (Zoned for Madison County Schools)
3. **City of Huntsville** (Zoned for Huntsville City Schools)
4. **City of Athens** (Zoned for Athens City Schools)
5. **City of Madison** (Zoned for Madison City Schools)

How to Verify Eligibility

Do not rely on third-party listing descriptions. To ensure a property is within the Madison City Schools district, you must verify the **Tax District/Municipality Code** via the county tax assessor.

- **Verified Status:** The tax record must explicitly state "**Madison City**" as the municipality.
 - **Advisory:** Madison City Schools does **not** accept out-of-district tuition students from the surrounding counties. Residency within the city limits is a strict requirement.
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The 2026 Zoning Landscape

The 2026 rezoning is primarily driven by the opening of the district's eighth elementary school: **Russell Branch Elementary**.

New School Profile: Russell Branch Elementary

- **Opening:** August 2026
- **Location:** 200 Madison Branch Boulevard (West of Segers Road)
- **Impact:** This facility relieves overcrowding at Columbia and Mill Creek Elementary schools.

The West Madison Advantage

For families purchasing homes located **within the Madison City limits** west of County Line Road, the new zone offers a significant logistical benefit.

Previously, many western residents faced a commute across County Line Road to reach their

assigned schools. Under the 2026 plan, **Russell Branch Elementary allows these residents to remain on the west side of the major thoroughfares.** This is expected to significantly reduce morning commute times and alleviate congestion at the County Line choke points.

Secondary School Adjustments

- **Middle Schools:** Feeder patterns have been adjusted to balance enrollment between Liberty Middle and Discovery Middle.
- **High Schools:** The boundary between James Clemens High School and Bob Jones High School has shifted. Several neighborhoods south of Gillespie Road and west of Wall Triana Highway will transition to James Clemens to account for population growth.

[View Our Detailed List of Every Rezoned Neighborhood](#)

Registration & Enrollment

Madison City Schools maintains rigorous enrollment standards. Below is the operational data you need to execute your enrollment smoothly.

1. The Immunization Protocol (The "Blue Card")

The Rule: Alabama state law requires the original Alabama Certificate of Immunization. Out-of-state records are not accepted.

Strategic Pro-Tip: Do not wait until you arrive to address this.

- **Action:** Contact the **Madison County Health Department (256-539-3711)** two weeks prior to relocation.
- **The Process:** Ask to fax/email your current records for entry into the Alabama "ImmPrint" system.
- **The Benefit:** Once transcribed digitally, any local provider can print your official certificate instantly upon your arrival, bypassing the wait times for new-patient doctor appointments.

2. The "Substantial Completion" Clause (New Construction)

The Rule: You may enroll early using a Sales Contract Transfer Request.

Strategic Pro-Tip: The district requires a firm closing date.

- **Action:** Ensure your builder provides a ratified contract with a specific "Substantial Completion" date. If the date is vague (e.g., "Fall 2026"), the Registrar may require tuition payment until the Certificate of Occupancy is issued.

3. The Mid-Year Transfer Advisory

The Scenario: Moving to Madison between January 2026 and May 2026.

The Risk: You may purchase a home currently zoned for School A (2025 Map), which is scheduled to rezone to School B (2026 Map) just a few months later.

Strategic Pro-Tip: If you are moving mid-year, we must cross-reference both maps. We want to avoid a situation where your child integrates into one school in January, only to be forced to transfer to a different school in August.

4. Registration Logistics

- **Method:** Registration is Digital-First.
- **Website:** www.madisoncity.k12.al.us/enrollment
- **Physical Central Office:** (For complex custody or affidavit issues)
 - Address: 211 Celtic Drive, Madison, AL 35758
 - Phone: (256) 464-8370
- **Required Documents (Uploads):**
 - Parent ID (Driver's License/Military ID)
 - Student Birth Certificate
 - AL Immunization Form (Blue Card)
 - Proof of Residence: Deed/Lease AND Current Utility Bill (Water/Gas/Electric). *Note: Cable/Phone bills are rejected.*

The "Grandfather" Policy

To provide stability during this transition, the Board has approved a "Grandfathering" option for students entering specific exit grades.

Eligibility Matrix

Students entering the following grades in **August 2026** may choose to remain at their current school:

- **Elementary:** 5th Grade
- **Middle School:** 7th or 8th Grade
- **High School:** 10th, 11th, or 12th Grade

Strategic Considerations for Families

If you qualify for grandfathering, consider these two logistical factors before applying:

1. **Transportation Responsibility:** The district will **not** provide bus transportation for grandfathered students. Parents must assume full responsibility for drop-off and pick-up at the out-of-zone school.
2. **The "Split Sibling" Scenario:** The grandfather clause applies *only* to the eligible student.
 - *Example:* If you have a rising 12th grader and a rising 9th grader in a rezoned neighborhood, the 12th grader may stay at their current high school, but the 9th grader must attend the new zoned school. This will require the parent to manage transport to two different high schools daily.

Executive Verification Service

Real estate contracts are binding; online map layers can be difficult to interpret on a phone screen.

At Cameron Walker Realty, we view school zoning as a critical component of your property's value. If you are considering a specific address and wish to confirm its 2026 status, including tax jurisdiction and school assignment, we are happy to provide an official verification for you.

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Madison City Schools

Madison City Elementary Schools

Russell Branch (Coming Soon)
200 Madison Branch Blvd
Madison, AL 35758

Columbia
667 Balch Rd
Madison, AL 35758

Heritage
11775 County Line Rd
Madison, AL 35758

Horizon
7855 Madison Pike
Madison, AL 35758

Madison
17 College St
Madison, AL 35758

Midtown
140 Coefer Blvd
Madison, AL 35758

Mill Creek
847 Mill Rd
Madison, AL 35758

Rainbow
50 Nance Rd
Madison, AL 35758

Madison City Middle Schools

Discovery
1304 Hughes Rd
Madison, AL 35758

Journey

217 Celtic Dr
Madison, AL 35758

Liberty

281 Dock Murphy Dr
Madison, AL 35758

Madison City High Schools

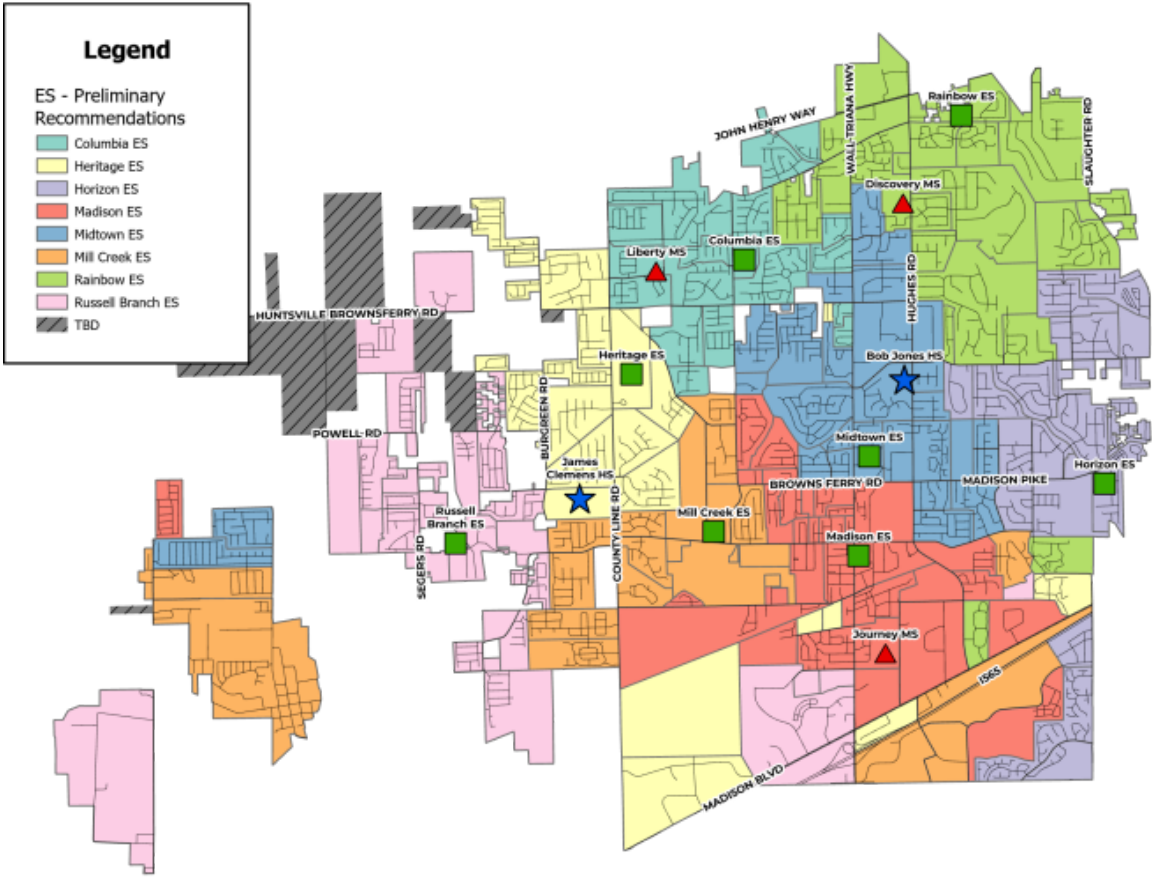
Bob Jones

650 Hughes Rd
Madison, AL 35758

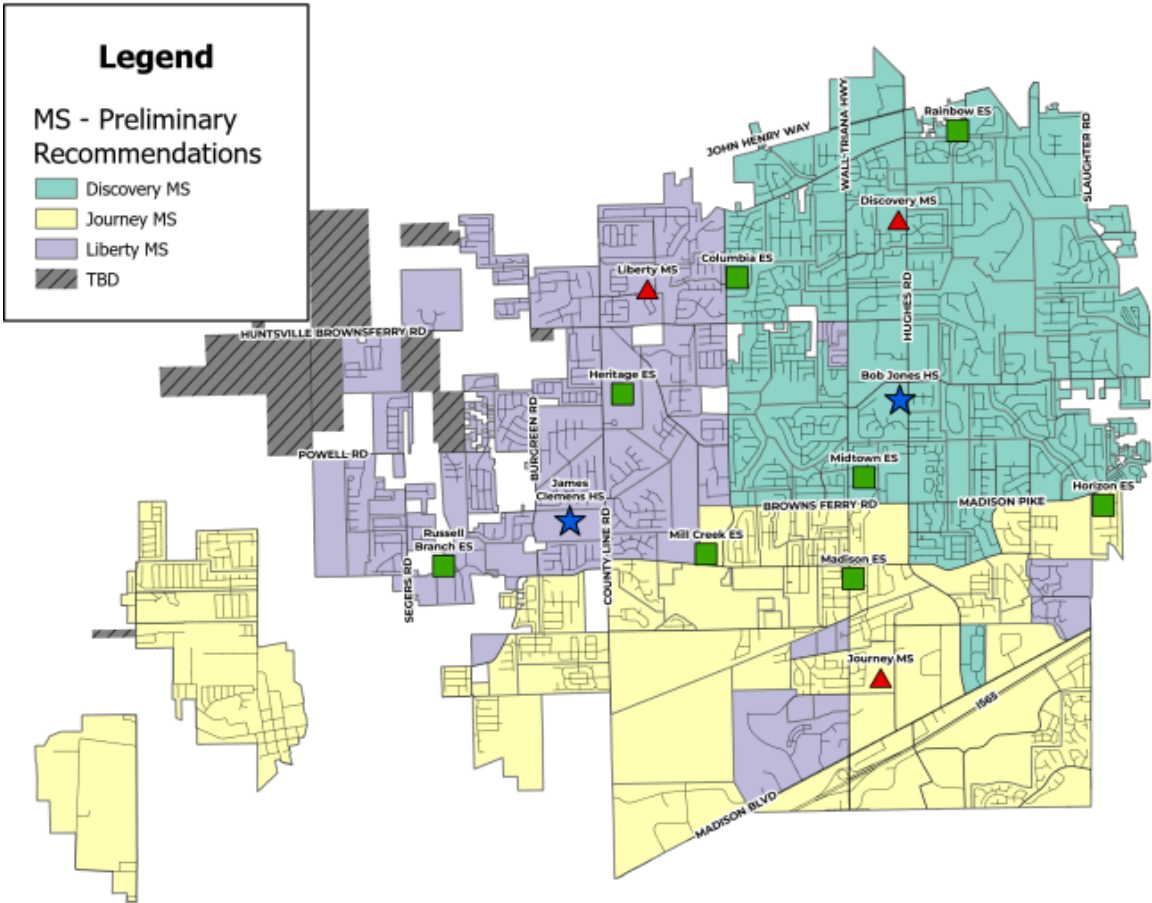
James Clemens

11306 County Line Rd
Madison, AL 35756

Madison City Schools Elementary School Zone Map



Madison City Schools Middle School Zone Map



Madison City Schools High School Zone Map

