



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/9/2025

File ID: TMP-6118

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 25.14 acres of land lying on the west of North Memorial Pkwy and south of Hollow Rd. from Residence 1-B and Highway Business C-4 Districts to Residence 2 and Highway Business C-4 Districts; and the introduction of an Ordinance pertaining to the same. (Set for November 20, 2025, Regular Council Meeting)

Resolution No.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: October 22 & 29, 2025/ Ordinance: November 26, 2025

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: N Memorial Pkwy, Huntsville, AL 35810

District: District 1 ☒ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 25-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The rezoning of certain land lying on west of North Memorial Pkwy and south of Hollow Rd. from Residence 1-B and Highway Business C-4 Districts to Residence 2 and Highway Business C-4 Districts.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the *Speakin' Out News* on the 22nd day of October, 2025, and the second publication shall be one week thereafter on the 29th day of October, 2025, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 20th day of November, 2025, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 25-____, which is introduced by the City Council of the City of Huntsville on the 9th day of October, 2025, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 24-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on west of North Memorial Pkway and south of Hollow Rd., which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B and Highway Business C-4 Districts, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Sections 12, Township 03 South, Range 01 West of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Northeast corner of said Section 12; thence from the Point of Commencement, thence South 77 Degrees 37 Minutes 52 Seconds West 1,856.23 feet to a point; said point is further described as being the Point of Beginning; thence South 0 Degrees 16 Minutes 5 Seconds East 398.82 feet to a point; thence North 89 Degrees 31 Minutes 49 Seconds West 158.74 feet to a point; thence South 89 Degrees 51 Minutes 16 Seconds West 548.19 feet to a point; thence South 0 Degrees 49 Minutes 17 Seconds West 625.8 feet to a point; thence North 89 Degrees 43 Minutes 28 Seconds East 541.67 feet to a point; thence South 2 Degrees 13 Minutes 59 Seconds West 425.55 feet to a point; thence North 88 Degrees 59 Minutes 59 Seconds West 250.03 feet to a point; thence North 89 Degrees 0 Minutes 0 Seconds West 100.00 feet to a point; thence North 89 Degrees 0 Minutes 1 Seconds West 100.00 feet to a point; thence North 89 Degrees 20 Minutes 18 Seconds West 247.28 feet to a point; thence North 3 Degrees 28 Minutes 11 Seconds East 146.70 feet to a point; thence North 0 Degrees 29 Minutes 6 Seconds East 251.07 feet to a point; thence North 0 Degrees 29 Minutes 6 Seconds East 138.93 feet to a point; thence North 0 Degrees 29 Minutes 6 Seconds East 49.99 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 143.70 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 60 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 79.68 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 64.32 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 57.64 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 49.34 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 100.34 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 322.29 feet to a point; thence South 87 Degrees 53 Minutes 24 Seconds East 92.42 feet to a point; thence South 87 Degrees 53 Minutes 24 Seconds East 69.09 feet to a point; thence South 88 Degrees 3 Minutes 47 Seconds East 554.32 feet to

a point; thence South 89 Degrees 4 Minutes 47 Seconds East 157.61 feet back to the Point of Beginning and containing 17.30 acres, more or less.

2. That the following area, land lying on west of North Memorial Pkway and south of Hollow Rd., which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Highway Business C-4 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Sections 12, Township 03 South, Range 01 West of the Huntsville Meridian, Madison County, Alabama more particularly described as commencing at a point located at the Northeast corner of said Section 12; thence from the Point of Commencement, South 68 Degrees 1 Minutes 13 Seconds West 2,124.43 feet to a point; said point is further described as being the Point of Beginning; thence South 1 Degrees 22 Minutes 9 Seconds West 624.64 feet to a point; thence South 89 Degrees 43 Minutes 10 Seconds West 542.36 feet to a point; thence North 0 Degrees 49 Minutes 17 Seconds East 625.8 feet to a point; thence North 89 Degrees 51 Minutes 16 Seconds East 548.31 feet back to the Point of Beginning and containing 7.84 acres, more or less.

3. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the ____ day of _____, 2025.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2025.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2025.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2025.

Mayor of the City of Huntsville, Alabama

PROPOSED RESIDENCE 2 & HIGHWAY BUSINESS C-4 DISTRICTS

