



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 3/13/2025

**File ID:** TMP-5285

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the zoning of 395.38 acres of land lying on the south side of AL Hwy 20 and east of I-65 to Residence 2-B District and Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set April 24, 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: March 26 and April 2, 2025; Ordinance: April 30, 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:** Arrowhead Landing Rd, Mooresville, AL 35649

**District:** District 1  District 2  District 3  District 4  District 5

**Additional Comments:** Recommended by Planning Commission

## **RESOLUTION NO. 25-**

**WHEREAS**, certain property has recently been annexed to the City of Huntsville, Alabama; and

**WHEREAS**, said property is now legally part of the incorporated municipality of the City of Huntsville, Alabama, and as such is subject to the laws and ordinances governing the City of Huntsville, Alabama; and

**WHEREAS**, said property, having been outside the boundaries of the City of Huntsville, Alabama, prior to the annexing of same to the City of Huntsville, Alabama, has never been subject to the Zoning Ordinances of the City of Huntsville, Alabama; and

**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 zoning of 395.38 acres of land lying on the south side of AL Hwy 20 and east of I-65 to Residence 2-B District and Highway Business C-4 District.
- (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 26<sup>th</sup> day of March, 2025, and the second publication shall be one week thereafter on the 2<sup>nd</sup> day of April, 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 24<sup>th</sup> day of April, 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 was introduced by the City Council of the City of Huntsville on the 13<sup>th</sup> day of March, 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. 25-**

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

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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 areas, land lying on the south side of AL Hwy 20 and east of I-65, which areas are newly annexed areas of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-B District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

AREA 1

All that part of Sections 06 and 07, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama more particularly described as beginning at a point located at the Southwest Corner of said Section 06; said point is further described as the Point of Beginning; thence from the Point of Beginning, thence North 01 Degree 17 Minutes 34 Seconds East 347.32 feet to a point; thence South 86 Degrees 44 Minutes 03 Seconds East 314.47 feet to a point; thence South 46 Degrees 48 Minutes 28 Seconds East 571.02 feet to a point; thence South 89 Degrees 00 Minutes 09 Seconds East 1327.77 feet to a point; thence South 02 Degrees 50 Minutes 20 Seconds West 664.99 feet to a point; thence South 27 Degrees 08 Minutes 11 Seconds East 422.48 feet to a point; thence South 87 Degrees 23 Minutes 31 Seconds East 239.89 feet to a point; thence South 00 Degrees 18 Minutes 22 Seconds West 268.82 feet to a point; thence South 89 Degrees 08 Minutes 40 Seconds East 230.48 feet to a point; thence South 24 Degrees 22 Minutes 09 Seconds East 1247.71 feet to a point; thence South 01 Degree 37 Minutes 21 Seconds West 521.37 feet to a point; thence North 88 Degrees 52 Minutes 17 Seconds West 527.77 feet to a point; thence South 02 Degrees 30 Minutes 36 Seconds West 51.62 feet to a point; thence South 01 Degree 58 Minutes 33 Seconds West 51.62 feet to a point; thence South 01 Degree 26 Minutes 25 Seconds West 51.62 feet to a point; thence South 00 Degrees 54 Minutes 20 Seconds West 51.62 feet to a point; thence South 00 Degrees 22 Minutes 15 Seconds West 51.62 feet to a point; thence South 00 Degrees 09 Minutes 50 Seconds East 51.62 feet to a point; thence South 04 Degrees 38 Minutes 29 Seconds East 15.44 feet to a point; thence South 02 Degrees 59 Minutes 21 Seconds East 15.44 feet to a point; thence South 01 Degree 20 Minutes 17 Seconds East 15.44 feet to a point; thence South 00 Degrees 18 Minutes 51 Seconds West 15.44 feet to a point; thence South 01 Degree 57 Minutes 51 Seconds West 15.44 feet to a point; thence South 03 Degrees 37 Minutes 02 Seconds West 15.44 feet to a point; thence South 05 Degrees 16 Minutes 06 Seconds West 15.44 feet to a point; thence South 06 Degrees 55 Minutes 12 Seconds West 15.44 feet to a point; thence South 08 Degrees 34 Minutes 18 Seconds West 15.44 feet to a point; thence South 13 Degrees 25 Minutes 34 Seconds West 9.50 feet to a point; thence South 16

Degrees 20 Minutes 38 Seconds West 9.50 feet to a point; thence South 19 Degrees 15 Minutes 40 Seconds West 9.50 feet to a point; thence South 22 Degrees 10 Minutes 20 Seconds West 9.50 feet to a point; thence South 25 Degrees 05 Minutes 16 Seconds West 9.50 feet to a point; thence South 28 Degrees 00 Minutes 15 Seconds West 9.50 feet to a point; thence South 30 Degrees 55 Minutes 05 Seconds West 9.50 feet to a point; thence South 33 Degrees 50 Minutes 02 Seconds West 9.50 feet to a point; thence South 36 Degrees 45 Minutes 03 Seconds West 9.50 feet to a point; thence South 39 Degrees 39 Minutes 56 Seconds West 9.50 feet to a point; thence South 42 Degrees 34 Minutes 43 Seconds West 9.50 feet to a point; thence South 45 Degrees 29 Minutes 38 Seconds West 9.50 feet to a point; thence South 45 Degrees 50 Minutes 27 Seconds West 11.07 feet to a point; thence South 48 Degrees 11 Minutes 10 Seconds West 11.07 feet to a point; thence South 50 Degrees 31 Minutes 50 Seconds West 2.30 feet to a point; thence South 52 Degrees 34 Minutes 41 Seconds West 25.35 feet to a point; thence South 58 Degrees 02 Minutes 10 Seconds West 27.65 feet to a point; thence South 62 Degrees 15 Minutes 23 Seconds West 11.06 feet to a point; thence South 64 Degrees 36 Minutes 15 Seconds West 11.07 feet to a point; thence South 61 Degrees 28 Minutes 58 Seconds West 68.75 feet to a point; thence South 59 Degrees 55 Minutes 28 Seconds West 49.57 feet to a point; thence South 64 Degrees 52 Minutes 24 Seconds West 47.44 feet to a point; thence South 63 Degrees 10 Minutes 42 Seconds West 82.83 feet to a point; thence South 64 Degrees 01 Minute 46 Seconds West 110.44 feet to a point; thence North 09 Degrees 38 Minutes 18 Seconds West 91.50 feet to a point; thence North 09 Degrees 35 Minutes 56 Seconds West 278.65 feet to a point; thence North 02 Degrees 27 Minutes 24 Seconds East 380.87 feet to a point; thence North 32 Degrees 05 Minutes 20 Seconds West 211.55 feet to a point; thence South 74 Degrees 43 Minutes 04 Seconds West 261.69 feet to a point; thence North 15 Degrees 19 Minutes 41 Seconds West 72.70 feet to a point; thence North 20 Degrees 46 Minutes 42 Seconds West 92.73 feet to a point; thence North 23 Degrees 52 Minutes 23 Seconds West 117.89 feet to a point; thence North 32 Degrees 35 Minutes 19 Seconds West 86.14 feet to a point; thence North 37 Degrees 02 Minutes 08 Seconds West 87.33 feet to a point; thence South 58 Degrees 36 Minutes 01 Second West 686.61 feet to a point; thence North 48 Degrees 13 Minutes 51 Seconds West 404.19 feet to a point; thence South 57 Degrees 55 Minutes 47 Seconds West 34.36 feet to a point; thence South 54 Degrees 11 Minutes 58 Seconds West 34.36 feet to a point; thence South 50 Degrees 28 Minutes 08 Seconds West 34.36 feet to a point; thence South 46 Degrees 44 Minutes 17 Seconds West 34.36 feet to a point; thence South 43 Degrees 00 Minutes 26 Seconds West 34.36 feet to a point; thence South 39 Degrees 16 Minutes 35 Seconds West 34.36 feet to a point; thence South 35 Degrees 32 Minutes 45 Seconds West 34.36 feet to a point; thence South 31 Degrees 48 Minutes 54 Seconds West 34.36 feet to a point; thence South 28 Degrees 05 Minutes 04 Seconds West 34.36 feet to a point; thence North 69 Degrees 47 Minutes 11 Seconds West 414.67 feet to a point; thence South 22 Degrees 29 Minutes 47 Seconds West 66.17 feet to a point; thence South 83 Degrees 02 Minutes 40 Seconds West 186.65 feet to a point; thence North 02 Degrees 28 Minutes 11 Seconds East 1769.11 feet to a point; thence North 89 Degrees 58 Minutes 25 Seconds East 304.00 feet to a point; thence North 01 Degree 52 Minutes 28 Seconds East 87.86 feet to a point; thence North 72 Degrees 48

Minutes 56 Seconds West 199.21 feet to a point; thence South 00 Degrees 24 Minutes 06 Seconds East 82.23 feet to a point; thence North 89 Degrees 23 Minutes 43 Seconds West 110.52 feet to a point; thence North 01 Degree 17 Minutes 38 Seconds East 977.44 feet back to the Point of Beginning and containing 182.59 acres, more or less.

## AREA 2

All that part of Sections 07 and 18, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama more particularly described as commencing at a point located at the Northwest Corner of said Section 18; thence from the Point of Commencement, South 36 Degrees 04 Minutes 30 Seconds East 85.10 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 84 Degrees 49 Minutes 25 Seconds East 188.51 feet to a point; thence North 00 Degrees 06 Minutes 37 Seconds East 27.94 feet to a point; thence North 04 Degrees 01 Minute 59 Seconds East 27.94 feet to a point; thence North 07 Degrees 57 Minutes 23 Seconds East 27.94 feet to a point; thence North 11 Degrees 52 Minutes 50 Seconds East 27.94 feet to a point; thence North 15 Degrees 48 Minutes 13 Seconds East 27.94 feet to a point; thence North 19 Degrees 43 Minutes 40 Seconds East 27.94 feet to a point; thence North 21 Degrees 56 Minutes 35 Seconds East 129.61 feet to a point; thence North 37 Degrees 16 Minutes 54 Seconds East 363.76 feet to a point; thence South 74 Degrees 00 Minutes 37 Seconds East 1023.7 feet to a point; thence South 66 Degrees 28 Minutes 03 Seconds East 33.59 feet to a point; thence South 62 Degrees 28 Minutes 45 Seconds East 33.59 feet to a point; thence South 58 Degrees 29 Minutes 26 Seconds East 33.59 feet to a point; thence South 54 Degrees 30 Minutes 09 Seconds East 33.59 feet to a point; thence South 50 Degrees 30 Minutes 51 Seconds East 33.59 feet to a point; thence South 46 Degrees 31 Minutes 34 Seconds East 33.59 feet to a point; thence South 42 Degrees 32 Minutes 15 Seconds East 33.59 feet to a point; thence South 38 Degrees 32 Minutes 59 Seconds East 33.59 feet to a point; thence North 73 Degrees 54 Minutes 08 Seconds East 18.49 feet to a point; thence North 66 Degrees 32 Minutes 25 Seconds East 18.49 feet to a point; thence North 59 Degrees 10 Minutes 48 Seconds East 18.49 feet to a point; thence North 51 Degrees 49 Minutes 06 Seconds East 18.49 feet to a point; thence North 44 Degrees 27 Minutes 23 Seconds East 18.49 feet to a point; thence North 37 Degrees 05 Minutes 47 Seconds East 18.49 feet to a point; thence North 29 Degrees 44 Minutes 01 Second East 18.49 feet to a point; thence North 22 Degrees 22 Minutes 19 Seconds East 18.49 feet to a point; thence North 24 Degrees 53 Minutes 54 Seconds East 55.96 feet to a point; thence North 23 Degrees 08 Minutes 04 Seconds East 55.96 feet to a point; thence North 21 Degrees 22 Minutes 15 Seconds East 55.96 feet to a point; thence North 19 Degrees 36 Minutes 27 Seconds East 55.96 feet to a point; thence North 14 Degrees 36 Minutes 01 Second East 24.97 feet to a point; thence North 19 Degrees 11 Minutes 50 Seconds East 24.97 feet to a point; thence North 23 Degrees 47 Minutes 32 Seconds East 24.97 feet to a point; thence North 28 Degrees 23 Minutes 17 Seconds East 24.97 feet to a point; thence North 32 Degrees 59 Minutes 01 Second East 24.97 feet to a point; thence North 34 Degrees 44 Minutes 30 Seconds East 162.06 feet to a point; thence North 76 Degrees 35 Minutes 14 Seconds West 71.06 feet to a point; thence North 78 Degrees 22 Minutes 19 Seconds West 71.06 feet to a point; thence North

80 Degrees 09 Minutes 24 Seconds West 71.06 feet to a point; thence North 81 Degrees 56 Minutes 28 Seconds West 71.06 feet to a point; thence North 83 Degrees 43 Minutes 33 Seconds West 71.06 feet to a point; thence North 00 Degrees 49 Minutes 44 Seconds East 76.29 feet to a point; thence North 01 Degree 38 Minutes 21 Seconds East 76.29 feet to a point; thence North 02 Degrees 13 Minutes 15 Seconds West 547.24 feet to a point; thence North 04 Degrees 57 Minutes 53 Seconds East 37.30 feet to a point; thence North 08 Degrees 56 Minutes 00 Seconds East 37.30 feet to a point; thence North 12 Degrees 54 Minutes 06 Seconds East 37.30 feet to a point; thence North 16 Degrees 52 Minutes 17 Seconds East 37.30 feet to a point; thence North 20 Degrees 50 Minutes 24 Seconds East 37.30 feet to a point; thence North 24 Degrees 48 Minutes 32 Seconds East 37.30 feet to a point; thence South 73 Degrees 01 Minute 53 Seconds East 500.75 feet to a point; thence South 57 Degrees 35 Minutes 00 Seconds West 22.40 feet to a point; thence South 56 Degrees 26 Minutes 42 Seconds West 22.40 feet to a point; thence South 55 Degrees 18 Minutes 27 Seconds West 22.40 feet to a point; thence South 46 Degrees 03 Minutes 31 Seconds West 9.15 feet to a point; thence South 43 Degrees 00 Minutes 36 Seconds West 9.15 feet to a point; thence South 39 Degrees 57 Minutes 36 Seconds West 9.15 feet to a point; thence South 36 Degrees 54 Minutes 42 Seconds West 9.15 feet to a point; thence South 33 Degrees 51 Minutes 37 Seconds West 9.15 feet to a point; thence South 30 Degrees 48 Minutes 38 Seconds West 9.15 feet to a point; thence South 27 Degrees 45 Minutes 46 Seconds West 9.15 feet to a point; thence South 24 Degrees 42 Minutes 44 Seconds West 9.15 feet to a point; thence South 21 Degrees 39 Minutes 45 Seconds West 9.15 feet to a point; thence South 18 Degrees 36 Minutes 56 Seconds West 9.15 feet to a point; thence South 15 Degrees 33 Minutes 47 Seconds West 9.15 feet to a point; thence South 12 Degrees 30 Minutes 53 Seconds West 9.15 feet to a point; thence South 09 Degrees 27 Minutes 58 Seconds West 9.15 feet to a point; thence South 06 Degrees 24 Minutes 54 Seconds West 9.15 feet to a point; thence South 03 Degrees 21 Minutes 58 Seconds West 9.15 feet to a point; thence South 00 Degrees 18 Minutes 59 Seconds West 9.15 feet to a point; thence South 02 Degrees 43 Minutes 57 Seconds East 9.15 feet to a point; thence South 05 Degrees 46 Minutes 59 Seconds East 9.15 feet to a point; thence South 12 Degrees 02 Minutes 29 Seconds East 16.51 feet to a point; thence South 06 Degrees 20 Minutes 32 Seconds East 18.53 feet to a point; thence South 05 Degrees 03 Minutes 20 Seconds East 18.53 feet to a point; thence South 03 Degrees 46 Minutes 06 Seconds East 18.53 feet to a point; thence South 02 Degrees 29 Minutes 03 Seconds East 18.53 feet to a point; thence South 01 Degree 11 Minutes 46 Seconds East 18.53 feet to a point; thence South 00 Degrees 05 Minutes 25 Seconds West 18.53 feet to a point; thence South 01 Degree 22 Minutes 36 Seconds West 18.53 feet to a point; thence South 02 Degrees 05 Minutes 46 Seconds East 11.38 feet to a point; thence South 04 Degrees 33 Minutes 45 Seconds East 11.38 feet to a point; thence South 07 Degrees 01 Minute 45 Seconds East 11.38 feet to a point; thence South 09 Degrees 29 Minutes 46 Seconds East 11.38 feet to a point; thence South 11 Degrees 57 Minutes 49 Seconds East 11.38 feet to a point; thence South 14 Degrees 25 Minutes 52 Seconds East 11.38 feet to a point; thence South 16 Degrees 53 Minutes 51 Seconds East 11.38 feet to a point; thence South 19 Degrees 21 Minutes 50 Seconds East 11.38 feet to a point; thence South 21 Degrees 49 Minutes 54 Seconds East 11.38 feet to a point; thence South 24 Degrees 17 Minutes 50 Seconds East 11.38 feet to

a point; thence South 30 Degrees 45 Minutes 10 Seconds East 9.88 feet to a point; thence South 33 Degrees 19 Minutes 01 Second East 9.88 feet to a point; thence South 35 Degrees 52 Minutes 49 Seconds East 9.88 feet to a point; thence South 38 Degrees 26 Minutes 43 Seconds East 9.88 feet to a point; thence South 41 Degrees 00 Minutes 33 Seconds East 9.88 feet to a point; thence South 43 Degrees 34 Minutes 24 Seconds East 9.88 feet to a point; thence South 46 Degrees 08 Minutes 24 Seconds East 9.88 feet to a point; thence South 48 Degrees 42 Minutes 03 Seconds East 9.88 feet to a point; thence South 51 Degrees 16 Minutes 05 Seconds East 9.88 feet to a point; thence South 53 Degrees 49 Minutes 55 Seconds East 9.88 feet to a point; thence South 56 Degrees 23 Minutes 42 Seconds East 9.88 feet to a point; thence South 58 Degrees 57 Minutes 37 Seconds East 9.88 feet to a point; thence South 62 Degrees 41 Minutes 49 Seconds East 100.06 feet to a point; thence South 64 Degrees 17 Minutes 38 Seconds East 14.20 feet to a point; thence South 62 Degrees 26 Minutes 21 Seconds East 14.20 feet to a point; thence South 60 Degrees 35 Minutes 12 Seconds East 14.20 feet to a point; thence South 58 Degrees 43 Minutes 51 Seconds East 14.20 feet to a point; thence South 56 Degrees 52 Minutes 36 Seconds East 14.20 feet to a point; thence South 55 Degrees 01 Minute 27 Seconds East 14.20 feet to a point; thence South 53 Degrees 10 Minutes 13 Seconds East 14.20 feet to a point; thence South 51 Degrees 18 Minutes 55 Seconds East 14.20 feet to a point; thence South 49 Degrees 27 Minutes 38 Seconds East 14.20 feet to a point; thence South 47 Degrees 36 Minutes 24 Seconds East 14.20 feet to a point; thence South 45 Degrees 45 Minutes 16 Seconds East 14.20 feet to a point; thence South 43 Degrees 53 Minutes 51 Seconds East 14.20 feet to a point; thence South 46 Degrees 16 Minutes 46 Seconds East 17.84 feet to a point; thence South 47 Degrees 55 Minutes 46 Seconds East 17.84 feet to a point; thence South 49 Degrees 34 Minutes 50 Seconds East 17.84 feet to a point; thence South 51 Degrees 13 Minutes 51 Seconds East 17.84 feet to a point; thence South 52 Degrees 53 Minutes 00 Seconds East 17.84 feet to a point; thence South 54 Degrees 32 Minutes 03 Seconds East 17.84 feet to a point; thence South 56 Degrees 11 Minutes 08 Seconds East 17.84 feet to a point; thence South 57 Degrees 50 Minutes 07 Seconds East 17.84 feet to a point; thence South 52 Degrees 16 Minutes 09 Seconds East 7.58 feet to a point; thence South 48 Degrees 30 Minutes 44 Seconds East 7.58 feet to a point; thence South 44 Degrees 45 Minutes 22 Seconds East 7.58 feet to a point; thence South 40 Degrees 59 Minutes 57 Seconds East 7.58 feet to a point; thence South 37 Degrees 59 Minutes 44 Seconds East 7.36 feet to a point; thence South 34 Degrees 18 Minutes 21 Seconds East 7.36 feet to a point; thence South 30 Degrees 37 Minutes 02 Seconds East 7.36 feet to a point; thence South 26 Degrees 55 Minutes 38 Seconds East 7.36 feet to a point; thence South 23 Degrees 14 Minutes 15 Seconds East 7.36 feet to a point; thence South 19 Degrees 32 Minutes 53 Seconds East 7.36 feet to a point; thence South 15 Degrees 51 Minutes 31 Seconds East 7.36 feet to a point; thence South 12 Degrees 10 Minutes 11 Seconds East 7.36 feet to a point; thence South 08 Degrees 28 Minutes 43 Seconds East 7.36 feet to a point; thence South 04 Degrees 47 Minutes 25 Seconds East 7.36 feet to a point; thence South 01 Degree 06 Minutes 04 Seconds East 7.36 feet to a point; thence South 00 Degrees 05 Minutes 36 Seconds West 13.70 feet to a point; thence South 02 Degrees 10 Minutes 38 Seconds West 13.70 feet to a point; thence South 04 Degrees 15 Minutes 40 Seconds West 13.70 feet to a point; thence South 06 Degrees 20 Minutes 48 Seconds West 13.70 feet to a point; thence South

08 Degrees 25 Minutes 51 Seconds West 13.70 feet to a point; thence South 10  
Degrees 30 Minutes 50 Seconds West 13.70 feet to a point; thence South 12  
Degrees 35 Minutes 53 Seconds West 13.70 feet to a point; thence South 14  
Degrees 40 Minutes 59 Seconds West 13.70 feet to a point; thence South 16  
Degrees 46 Minutes 06 Seconds West 13.70 feet to a point; thence South 18  
Degrees 45 Minutes 18 Seconds West 31.29 feet to a point; thence South 17  
Degrees 57 Minutes 15 Seconds West 31.29 feet to a point; thence South 17  
Degrees 09 Minutes 04 Seconds West 31.29 feet to a point; thence South 16  
Degrees 21 Minutes 00 Seconds West 31.29 feet to a point; thence South 15  
Degrees 32 Minutes 52 Seconds West 31.29 feet to a point; thence South 14  
Degrees 44 Minutes 46 Seconds West 31.29 feet to a point; thence South 14  
Degrees 11 Minutes 25 Seconds West 28.52 feet to a point; thence South 13  
Degrees 27 Minutes 16 Seconds West 28.52 feet to a point; thence South 12  
Degrees 43 Minutes 13 Seconds West 28.52 feet to a point; thence South 11  
Degrees 59 Minutes 05 Seconds West 28.52 feet to a point; thence South 11  
Degrees 15 Minutes 00 Seconds West 28.52 feet to a point; thence South 10  
Degrees 30 Minutes 56 Seconds West 28.52 feet to a point; thence South 12  
Degrees 40 Minutes 08 Seconds West 231.51 feet to a point; thence South 14  
Degrees 22 Minutes 07 Seconds West 298.80 feet to a point; thence South 14  
Degrees 22 Minutes 07 Seconds West 134.78 feet to a point; thence South 14  
Degrees 22 Minutes 07 Seconds West 249.57 feet to a point; thence South 14  
Degrees 22 Minutes 07 Seconds West 262.67 feet to a point; thence South 89  
Degrees 51 Minutes 27 Seconds West 281.17 feet to a point; thence South 02  
Degrees 19 Minutes 15 Seconds West 351.83 feet to a point; thence North 89  
Degrees 47 Minutes 54 Seconds West 333.06 feet to a point; thence South 00  
Degrees 50 Minutes 09 Seconds West 440.75 feet to a point; thence North 74  
Degrees 56 Minutes 25 Seconds West 1530.82 feet to a point; thence North 02  
Degrees 53 Minutes 13 Seconds West 1334.89 feet back to the Point of Beginning  
and containing 108.14 acres, more or less.

### AREA 3

All that part of Section 07, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama more particularly described as commencing at a point located at the Southwest Corner of said Section 07; thence from the Point of Commencement, North 17 Degrees 42 Minutes 35 Seconds East 972.61 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 06 Degrees 10 Minutes 07 Seconds West 535.54 feet to a point; thence North 81 Degrees 57 Minutes 25 Seconds East 191.66 feet to a point; thence North 77 Degrees 07 Minutes 05 Seconds East 29.65 feet to a point; thence North 73 Degrees 26 Minutes 56 Seconds East 29.64 feet to a point; thence North 69 Degrees 46 Minutes 48 Seconds East 29.64 feet to a point; thence North 66 Degrees 06 Minutes 42 Seconds East 29.65 feet to a point; thence North 62 Degrees 26 Minutes 36 Seconds East 29.64 feet to a point; thence North 58 Degrees 46 Minutes 25 Seconds East 29.64 feet to a point; thence North 61 Degrees 13 Minutes 02 Seconds East 26.14 feet to a point; thence North 65 Degrees 30 Minutes 22 Seconds East 26.14 feet to a point; thence North 69 Degrees 47 Minutes 49 Seconds East 26.14 feet to a point; thence North 74 Degrees 05 Minutes 12 Seconds East 26.14 feet to a point; thence North 78 Degrees



22 Minutes 34 Seconds East 26.14 feet to a point; thence North 82 Degrees 40 Minutes 03 Seconds East 26.14 feet to a point; thence North 86 Degrees 40 Minutes 35 Seconds East 38.25 feet to a point; thence North 86 Degrees 40 Minutes 35 Seconds East 38.25 feet to a point; thence South 01 Degree 08 Minutes 29 Seconds West 560.64 feet to a point; thence South 03 Degrees 09 Minutes 50 Seconds East 28.18 feet to a point; thence South 01 Degree 58 Minutes 00 Seconds West 28.18 feet to a point; thence South 07 Degrees 05 Minutes 51 Seconds West 28.18 feet to a point; thence South 12 Degrees 13 Minutes 44 Seconds West 28.18 feet to a point; thence South 17 Degrees 21 Minutes 34 Seconds West 28.18 feet to a point; thence South 22 Degrees 29 Minutes 25 Seconds West 28.18 feet to a point; thence North 76 Degrees 38 Minutes 54 Seconds West 178.08 feet to a point; thence North 66 Degrees 45 Minutes 35 Seconds West 21.59 feet to a point; thence North 72 Degrees 30 Minutes 38 Seconds West 21.59 feet to a point; thence North 78 Degrees 15 Minutes 39 Seconds West 21.59 feet to a point; thence North 84 Degrees 00 Minutes 43 Seconds West 21.59 feet to a point; thence North 89 Degrees 45 Minutes 41 Seconds West 21.59 feet to a point; thence South 84 Degrees 29 Minutes 14 Seconds West 21.59 feet to a point; thence South 85 Degrees 39 Minutes 06 Seconds West 182.28 feet back to the Point of Beginning and containing 7.59 acres more or less.

2. That the following area, land lying on the south side of AL Hwy 20 and east of I-65, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, 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 07 and 18, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama more particularly described as commencing at a point located at the Northwest Corner of said Section 18; thence from the Point of Commencement, South 36 Degrees 04 Minutes 30 Seconds East 85.10 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 07 Degrees 52 Minutes 49 Seconds West 710.07 feet to a point; thence North 01 Degree 39 Minutes 26 Seconds East 1877.84 feet to a point; thence North 83 Degrees 09 Minutes 03 Seconds East 189.18 feet to a point; thence North 22 Degrees 29 Minutes 47 Seconds East 66.17 feet to a point; thence South 69 Degrees 47 Minutes 11 Seconds East 414.67 feet to a point; thence North 28 Degrees 05 Minutes 03 Seconds East 34.36 feet to a point; thence North 31 Degrees 48 Minutes 54 Seconds East 34.36 feet to a point; thence North 35 Degrees 32 Minutes 45 Seconds East 34.36 feet to a point; thence North 39 Degrees 16 Minutes 37 Seconds East 34.36 feet to a point; thence North 43 Degrees 00 Minutes 25 Seconds East 34.36 feet to a point; thence North 46 Degrees 44 Minutes 17 Seconds East 34.36 feet to a point; thence North 50 Degrees 28 Minutes 08 Seconds East 34.36 feet to a point; thence North 54 Degrees 11 Minutes 59 Seconds East 34.36 feet to a point; thence North 57 Degrees 55 Minutes 47 Seconds East 34.36 feet to a point; thence South 48 Degrees 13 Minutes 51 Seconds East 404.19 feet to a point; thence North 58 Degrees 36 Minutes 01 Second East 686.61 feet to a point; thence South 37 Degrees 02 Minutes 09 Seconds East 87.33 feet to a point; thence South 32 Degrees 35

Minutes 18 Seconds East 86.14 feet to a point; thence South 23 Degrees 52 Minutes 23 Seconds East 117.89 feet to a point; thence South 20 Degrees 46 Minutes 42 Seconds East 92.73 feet to a point; thence South 15 Degrees 19 Minutes 42 Seconds East 72.70 feet to a point; thence North 74 Degrees 43 Minutes 04 Seconds East 261.69 feet to a point; thence South 32 Degrees 05 Minutes 20 Seconds East 211.55 feet to a point; thence South 02 Degrees 27 Minutes 24 Seconds West 380.87 feet to a point; thence South 09 Degrees 35 Minutes 56 Seconds East 278.65 feet to a point; thence South 09 Degrees 38 Minutes 19 Seconds East 53.73 feet to a point; thence South 09 Degrees 38 Minutes 18 Seconds East 11.95 feet to a point; thence South 09 Degrees 38 Minutes 13 Seconds East 14.18 feet to a point; thence South 09 Degrees 38 Minutes 22 Seconds East 11.63 feet to a point; thence South 64 Degrees 32 Minutes 25 Seconds West 27.61 feet to a point; thence South 60 Degrees 59 Minutes 57 Seconds West 22.40 feet to a point; thence South 59 Degrees 51 Minutes 40 Seconds West 22.40 feet to a point; thence South 58 Degrees 43 Minutes 23 Seconds West 22.40 feet to a point; thence North 73 Degrees 01 Minute 53 Seconds West 500.75 feet to a point; thence South 24 Degrees 48 Minutes 31 Seconds West 37.30 feet to a point; thence South 20 Degrees 50 Minutes 25 Seconds West 37.30 feet to a point; thence South 16 Degrees 52 Minutes 16 Seconds West 37.30 feet to a point; thence South 12 Degrees 54 Minutes 09 Seconds West 37.30 feet to a point; thence South 08 Degrees 55 Minutes 59 Seconds West 37.30 feet to a point; thence South 04 Degrees 57 Minutes 51 Seconds West 37.30 feet to a point; thence South 02 Degrees 13 Minutes 15 Seconds East 547.24 feet to a point; thence South 01 Degrees 38 Minutes 22 Seconds West 76.29 feet to a point; thence South 00 Degrees 49 Minutes 44 Seconds West 76.29 feet to a point; thence South 83 Degrees 43 Minutes 34 Seconds East 71.06 feet to a point; thence South 81 Degrees 56 Minutes 28 Seconds East 71.06 feet to a point; thence South 80 Degrees 09 Minutes 24 Seconds East 71.06 feet to a point; thence South 78 Degrees 22 Minutes 19 Seconds East 71.06 feet to a point; thence South 76 Degrees 35 Minutes 14 Seconds East 71.06 feet to a point; thence South 34 Degrees 44 Minutes 30 Seconds West 162.06 feet to a point; thence South 32 Degrees 59 Minutes 01 Seconds West 24.97 feet to a point; thence South 28 Degrees 23 Minutes 17 Seconds West 24.97 feet to a point; thence South 23 Degrees 47 Minutes 33 Seconds West 24.97 feet to a point; thence South 19 Degrees 11 Minutes 49 Seconds West 24.97 feet to a point; thence South 14 Degrees 36 Minutes 04 Seconds West 24.97 feet to a point; thence South 19 Degrees 36 Minutes 26 Seconds West 55.96 feet to a point; thence South 21 Degrees 22 Minutes 14 Seconds West 55.96 feet to a point; thence South 23 Degrees 08 Minutes 05 Seconds West 55.96 feet to a point; thence South 24 Degrees 53 Minutes 53 Seconds West 55.96 feet to a point; thence South 22 Degrees 22 Minutes 24 Seconds West 18.49 feet to a point; thence South 29 Degrees 43 Minutes 59 Seconds West 18.49 feet to a point; thence South 37 Degrees 05 Minutes 44 Seconds West 18.49 feet to a point; thence South 44 Degrees 27 Minutes 28 Seconds West 18.49 feet to a point; thence South 51 Degrees 49 Minutes 03 Seconds West 18.49 feet to a point; thence South 59 Degrees 10 Minutes 48 Seconds West 18.49 feet to a point; thence South 66 Degrees 32 Minutes 25 Seconds West 18.49 feet to a point; thence South 73 Degrees 54 Minutes 09 Seconds West 18.49 feet to a point; thence North 38 Degrees 32 Minutes 58 Seconds West 33.59 feet to a point; thence North 42

Degrees 32 Minutes 15 Seconds West 33.59 feet to a point; thence North 46  
Degrees 31 Minutes 34 Seconds West 33.59 feet to a point; thence North 50  
Degrees 30 Minutes 51 Seconds West 33.59 feet to a point; thence North 54  
Degrees 30 Minutes 09 Seconds West 33.59 feet to a point; thence North 58  
Degrees 29 Minutes 26 Seconds West 33.59 feet to a point; thence North 62  
Degrees 28 Minutes 45 Seconds West 33.59 feet to a point; thence North 66  
Degrees 28 Minutes 03 Seconds West 33.59 feet to a point; thence North 74  
Degrees 00 Minutes 38 Seconds West 1023.7 feet to a point; thence South 37  
Degrees 16 Minutes 53 Seconds West 363.76 feet to a point; thence South 21  
Degrees 56 Minutes 35 Seconds West 129.61 feet to a point; thence South 19  
Degrees 43 Minutes 40 Seconds West 27.94 feet to a point; thence South 15  
Degrees 48 Minutes 13 Seconds West 27.94 feet to a point; thence South 11  
Degrees 52 Minutes 50 Seconds West 27.94 feet to a point; thence South 07  
Degrees 57 Minutes 25 Seconds West 27.94 feet to a point; thence South 04  
Degrees 01 Minute 59 Seconds West 27.94 feet to a point; thence South 00 Degrees  
06 Minutes 35 Seconds West 27.94 feet to a point; thence South 84 Degrees 50  
Minutes 31 Seconds West 188.52 feet back to the Point of Beginning and  
containing 104.65 acres, more or less.

LESS AND EXCEPT the following area from the above-described area:

All that part of Section 07, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama more particularly described as commencing at a point located at the Southwest Corner of said Section 07; thence from the Point of Commencement, North 17 Degrees 42 Minutes 35 Seconds East 972.61 feet to a point; said point is further described as the Point of Beginning; thence from the Point of Beginning, North 06 Degrees 10 Minutes 07 Seconds West 535.54 feet to a point; thence North 81 Degrees 57 Minutes 25 Seconds East 191.66 feet to a point; thence North 77 Degrees 07 Minutes 05 Seconds East 29.65 feet to a point; thence North 73 Degrees 26 Minutes 56 Seconds East 29.64 feet to a point; thence North 69 Degrees 46 Minutes 48 Seconds East 29.64 feet to a point; thence North 66 Degrees 06 Minutes 42 Seconds East 29.65 feet to a point; thence North 62 Degrees 26 Minutes 36 Seconds East 29.64 feet to a point; thence North 58 Degrees 46 Minutes 25 Seconds East 29.64 feet to a point; thence North 61 Degrees 13 Minutes 02 Seconds East 26.14 feet to a point; thence North 65 Degrees 30 Minutes 22 Seconds East 26.14 feet to a point; thence North 69 Degrees 47 Minutes 49 Seconds East 26.14 feet to a point; thence North 74 Degrees 05 Minutes 12 Seconds East 26.14 feet to a point; thence North 78 Degrees 22 Minutes 34 Seconds East 26.14 feet to a point; thence North 82 Degrees 40 Minutes 03 Seconds East 26.14 feet to a point; thence North 86 Degrees 40 Minutes 35 Seconds East 38.25 feet to a point; thence North 86 Degrees 40 Minutes 35 Seconds East 38.25 feet to a point; thence South 01 Degree 08 Minutes 29 Seconds West 560.64 feet to a point; thence South 03 Degrees 09 Minutes 50 Seconds East 28.18 feet to a point; thence South 01 Degree 58 Minutes 00 Seconds West 28.18 feet to a point; thence South 07 Degrees 05 Minutes 51 Seconds West 28.18 feet to a point; thence South 12 Degrees 13 Minutes 44 Seconds West 28.18 feet to a point; thence South 17 Degrees 21 Minutes 34 Seconds West 28.18 feet to a point; thence South 22 Degrees 29 Minutes 25 Seconds West 28.18 feet to a point; thence North 76 Degrees 38 Minutes 54 Seconds West 178.08 feet to a point; thence North 66

Degrees 45 Minutes 35 Seconds West 21.59 feet to a point; thence North 72  
Degrees 30 Minutes 38 Seconds West 21.59 feet to a point; thence North 78  
Degrees 15 Minutes 39 Seconds West 21.59 feet to a point; thence North 84  
Degrees 00 Minutes 43 Seconds West 21.59 feet to a point; thence North 89  
Degrees 45 Minutes 41 Seconds West 21.59 feet to a point; thence South 84  
Degrees 29 Minutes 14 Seconds West 21.59 feet to a point; thence South 85  
Degrees 39 Minutes 06 Seconds West 182.28 feet back to the Point of Beginning  
and containing 7.59 acres, more or less.

Land described above with the exclusion of 7.59 acres as described as being Less  
and Excepted therefrom contains 97.06 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.

4. 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.

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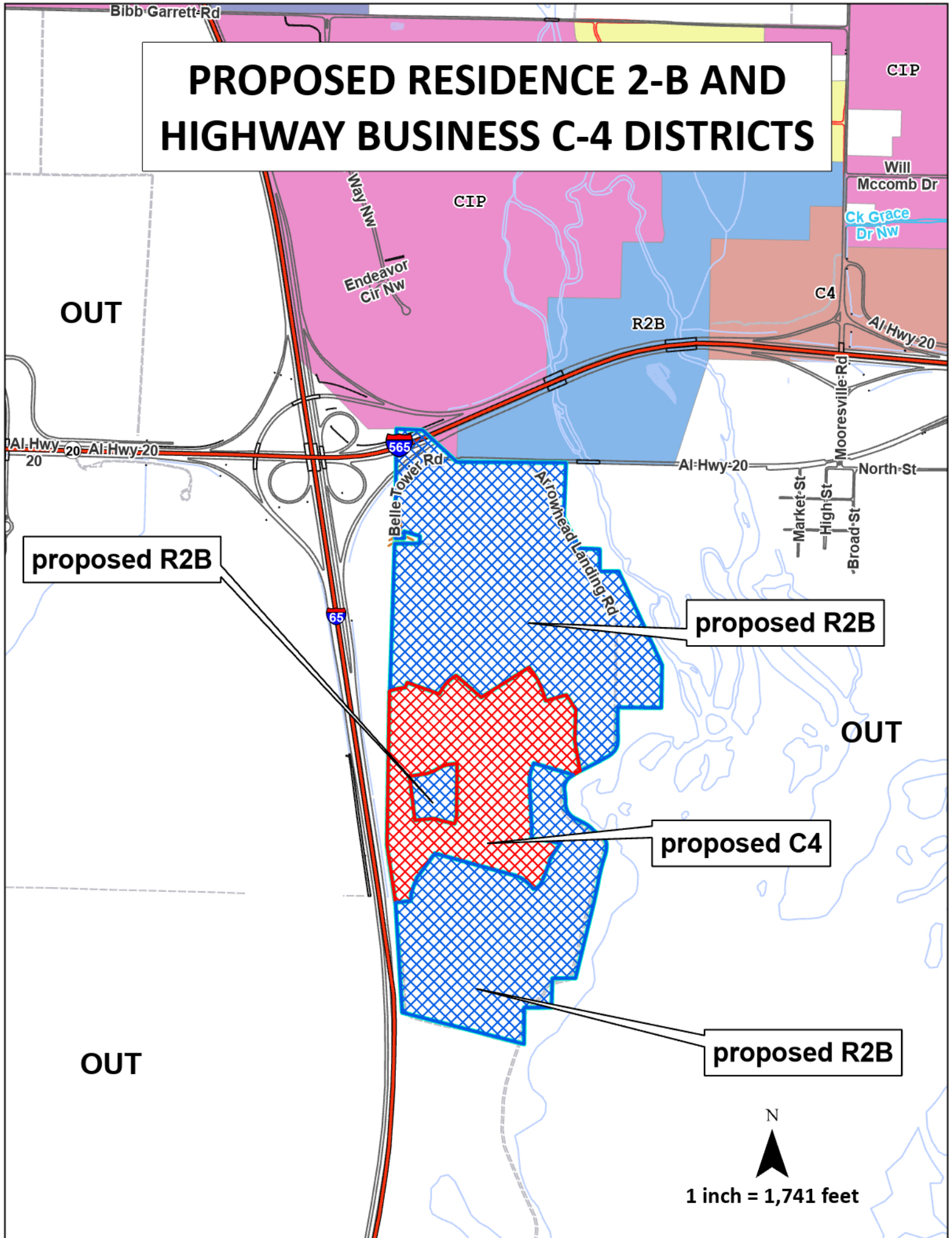
President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor of the City of Huntsville, Alabama

# PROPOSED RESIDENCE 2-B AND HIGHWAY BUSINESS C-4 DISTRICTS



proposed R2B

proposed R2B

proposed C4

proposed R2B

N  
1 inch = 1,741 feet