



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 9/12/2024

File ID: TMP-4558

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 3.46 acres of land lying on the north of Winchester Road and east of Bradford Lane to Residence 2 and Highway Business C-4 Districts; and the introduction of an Ordinance pertaining to the same. (Set October 24, 2024 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: September 25 & October 2; Ordinance: October 30

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: 2105 Winchester Rd NE, Huntsville, AL 35811

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

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 24-

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 3.46 acres of land lying on the north of Winchester Road and east of Bradford Lane 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 25th day of September, 2024, and the second publication shall be one week thereafter on the 2nd day of October, 2024, 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 24th day of October, 2024, 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. 24-_____, which was introduced by the City Council of the City of Huntsville on the 12th day of September, 2024, 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 the north of Winchester Road and east of Bradford Lane, 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 Section 35, Township 2 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Southwest Corner of said Section 35; thence North 57 Degrees 35 Minutes 43 Seconds East 1,377.08 feet to a point; said point is further described as the Point of True Beginning; thence North 4 Degrees 9 Minutes 50 Seconds East 410.42 feet to a point; thence North 75 Degrees 9 Minutes 23 Seconds East 30.59 feet to a point; thence North 1 Degrees 26 Minutes 14 Seconds East 389.7 feet to a point; thence North 87 Degrees 23 Minutes 23 Seconds East 114.93 feet to a point; thence South 0 Degrees 53 Minutes 10 Seconds West 729.05 feet to a point; thence South 64 Degrees 19 Minutes 25 Seconds West 191.6 feet to the Point of True Beginning and containing 2.41 acres, more or less.

2. That the following area, land lying on the north of Winchester Road and east of Bradford Lane, 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 Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 35, Township 2 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Southwest Corner of said Section 35; thence North 38 Degrees 16 Minutes 16 Seconds East 1,967.06 feet to a point; said point is further described as the Point of True Beginning; thence North 1 Degrees 37 Minutes 39 Seconds East 356.2 feet to a point; thence North 88 Degrees 8 Minutes 35 Seconds East 129.14 feet to a point; thence South 1 Degrees 46 Minutes 8 Seconds West 354.77 feet to a point; thence South 87 Degrees 28 Minutes 52 Seconds West 128.36 feet to the Point of True Beginning and containing 1.05 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 _____, 2024.

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

APPROVED this the _____ day of _____, 2024.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2024.

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

APPROVED this the ____ day of _____, 2024.

Mayor of the City of Huntsville, Alabama

PROPOSED RESIDENCE 2 & HIGHWAY BUSINESS C-4 DISTRICTS

