



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 8/28/2025

File ID: TMP-5868

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 572.48 acres of land lying on the north of Bob Wade Ln and east and west of Mt. Lebanon Rd to Residence 2, Residence 2-B and Highway Business C-4 Districts; and the introduction of an Ordinance pertaining to the same. (Set September 25, 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: September 3rd and 10th; Ordinance October 1st

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: 1009 Bob Wade Ln NW, Toney, AL 35773

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 572.48 acres of land lying on the north of Bob Wade Ln and east and west of Mt. Lebanon Rd to Residence 2, Residence 2-B 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 3rd day of September, 2025, and the second publication shall be one week thereafter on the 10th day of September, 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 25th day of September, 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 28th day of August, 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

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 Bob Wade Ln and east and west of Mt. Lebanon Rd, 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 26 and 27, Township 2 South, Range 1 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at a point located at the Southeast Corner of said Section 26; thence from the Point of Commencement, North 89 Degrees 03 Minutes 55 Seconds West a distance of 1352.62 feet to a point; thence North 00 Degrees 00 Minutes 42 Seconds West a distance of 751.98 feet to a point; thence North 00 Degrees 01 Minute 15 Seconds East a distance of 1983.86 to the Point of Beginning; thence from the Point of Beginning, South 88 Degrees 32 Minutes 06 Seconds West a distance of 505.60 feet to a point; thence South 80 Degrees 42 Minutes 34 Seconds West a distance of 2085.21 feet to a point; thence South 59 Degrees 17 Minutes 25 Seconds West a distance of 1741.84 feet to a point; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 1231.89 feet to a point; thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 2683.43 feet to a point; thence North 00 Degrees 13 Minutes 46 Seconds West a distance of 1311.78 feet to a point; thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 2707.03 feet to a point; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 1323.45 feet to a point; thence South 89 Degrees 33 Minutes 26 Seconds East a distance of 1344.61 feet to a point; thence South 00 Degrees 56 Minutes 58 Seconds West a distance of 244.00 feet to a point; thence South 89 Degrees 33 Minutes 26 Seconds East a distance of 129.00 feet to a point; thence North 33 Degrees 13 Minutes 02 Seconds East a distance of 93.00 feet to a point; thence North 10 Degrees 12 Minutes 12 Seconds East a distance of 83.00 feet to a point; thence North 00 Degrees 56 Minutes 58 Seconds East a distance of 84.00 feet to a point; thence South 89 Degrees 33 Minutes 26 Seconds East a distance of 2507.07 feet to a point; thence South 00 Degrees 48 Minutes 43 Seconds West a distance of 2596.77 feet back to the Point of Beginning and containing 358.35 acres, more or less.

2. That the following area, land lying on the north of Bob Wade Ln and east and west of Mt. Lebanon Rd, 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-B District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 26, Township 2 South, Range 1 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at a point located at the Southeast Corner of said Section 26; thence from the Point of Commencement, North 89 Degrees 03 Minutes 55 Seconds West a distance of 1352.62 feet to a point; thence North 00 Degrees 00 Minutes 42 Seconds West a distance of 751.98 feet to the Point of Beginning; thence from the Point of Beginning, South 89 Degrees 58 Minutes 55 Seconds West a distance of 4070.59 feet to a point; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 746.10 feet to a point; thence North 59 Degrees 17 Minutes 25 Seconds East a distance of 1741.84 feet to a point; thence North 80 Degrees 42 Minutes 34 Seconds East a distance of 2085.21 feet to a point; thence North 88 Degrees 32 Minutes 06 Seconds East a distance of 505.60 feet to a point; thence South 00 Degrees 01 Minute 15 Seconds West a distance of 1983.86 feet back to the Point of Beginning and containing 149.12 acres, more or less.

3. That the following area, land lying on the north of Bob Wade Ln and east and west of Mt. Lebanon Rd, 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 26, Township 2 South, Range 1 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at a point located at the Southeast Corner of said Section 26; thence from the Point of Commencement, North 89 Degrees 03 Minutes 55 Seconds West a distance of 1352.62 feet to the Point of Beginning; thence from the Point of Beginning, North 89 Degrees 27 Minutes 54 Seconds West a distance of 2408.19 feet to a point; thence North 00 Degrees 00 Minutes 00 Seconds East a distance of 439.46 feet to a point; thence North 88 Degrees 59 Minutes 24 Seconds West a distance of 343.00 feet to a point; thence South 00 Degrees 54 Minutes 11 Seconds West a distance of 442.30 feet to a point; thence North 89 Degrees 27 Minutes 54 Seconds West a distance of 1322.77 feet to a point; thence North 00 Degrees 48 Minutes 06 Seconds East a distance of 712.67 feet to a point; thence North 89 Degrees 58 Minutes 55 Seconds East a distance of 4070.59 feet to a point; thence South 00 Degrees 00 Minutes 42 Seconds East a distance of 751.98 feet back to the Point of Beginning and containing 65.01 acres, more or less.

4. 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.

5. 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, RESIDENCE 2-B & HIGHWAY BUSINESS C-4 DISTRICTS

