



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/5/2024

File ID: TMP-4900

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 30.67 acres of land lying on the east of Little Cove Rd and north of Cobble Farms Dr to Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set January 23, 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: December 25, 2024 and January 1, 2025;
Ordinance: January 29, 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: 1754 Little Cove Rd, Owens Crossroads, AL 35763-8639

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 30.67 acres of land lying on the east of Little Cove Road and north of Cobble Farms Drive to Residence 2 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 25th day of December, 2024, and the second publication shall be one week thereafter on the 1st day of January, 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 23rd day of January, 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 5th day of December, 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:

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

1. That the following area, land lying on the east of Little Cove Road and north of Cobble Farms Drive, 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 17, Township 4 South, Range 2 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the southwest corner of said Section 17; thence North 23 Degrees 27 Minutes 20 Seconds East 2,189.03 feet to a point; said point is further described as the Point of True Beginning; thence North 42 Degrees 36 Minutes 12 Seconds East 275.57 feet to a point; thence South 25 Degrees 4 Minutes 56 Seconds East 18.45 feet to a point; thence North 40 Degrees 0 Minutes 54 Seconds East 107.70 feet to a point; thence North 40 Degrees 0 Minutes 53 Seconds East 34.41 feet to a point; thence North 35 Degrees 53 Minutes 3 Seconds East 78.94 feet to a point; thence North 34 Degrees 44 Minutes 48 Seconds East 67.55 feet to a point; thence North 51 Degrees 27 Minutes 24 Seconds East 58.15 feet to a point; thence North 30 Degrees 24 Minutes 37 Seconds East 58.50 feet to a point; thence North 27 Degrees 20 Minutes 10 Seconds East 54.45 feet to a point; thence North 25 Degrees 11 Minutes 1 Seconds East 54.49 feet to a point; thence North 24 Degrees 8 Minutes 55 Seconds East 54.30 feet to a point; thence North 22 Degrees 17 Minutes 47 Seconds East 39.79 feet to a point; thence North 20 Degrees 38 Minutes 15 Seconds East 50.09 feet to a point; thence North 20 Degrees 38 Minutes 15 Seconds East 55.84 feet to a point; thence North 15 Degrees 41 Minutes 34 Seconds East 41.48 feet to a point; thence North 24 Degrees 24 Minutes 1 Seconds East 54.48 feet to a point; thence North 20 Degrees 37 Minutes 40 Seconds East 78.59 feet to a point; thence North 14 Degrees 38 Minutes 6 Seconds East 190.43 feet to a point; thence South 80 Degrees 51 Minutes 52 Seconds East 88.46 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 81.99 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 9 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6

Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 9 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 65.00 feet to a point; thence South 80 Degrees 6 Minutes 10 Seconds East 71.32 feet to a point; thence South 0 Degrees 45 Minutes 35 Seconds East 4.38 feet to a point; thence South 1 Degrees 39 Minutes 1 Seconds East 203.33 feet to a point; thence South 0 Degrees 47 Minutes 45 Seconds East 2.10 feet to a point; thence South 0 Degrees 47 Minutes 17 Seconds East 32.97 feet to a point; thence South 87 Degrees 54 Minutes 50 Seconds East 1.95 feet to a point; thence South 87 Degrees 59 Minutes 55 Seconds East 691.25 feet to a point; thence South 0 Degrees 38 Minutes 34 Seconds West 10.00 feet to a point; thence North 88 Degrees 37 Minutes 18 Seconds West 158.98 feet to a point; thence North 88 Degrees 37 Minutes 17 Seconds West 190.85 feet to a point; thence North 88 Degrees 37 Minutes 19 Seconds West 30.22 feet to a point; thence North 88 Degrees 28 Minutes 20 Seconds West 170.02 feet to a point; thence North 88 Degrees 28 Minutes 21 Seconds West 155.97 feet to a point; thence North 84 Degrees 41 Minutes 23 Seconds West 13.89 feet to a point; thence North 84 Degrees 41 Minutes 20 Seconds West 145.48 feet to a point; thence North 84 Degrees 41 Minutes 15 Seconds West 50.17 feet to a point; thence North 84 Degrees 41 Minutes 19 Seconds West 145.49 feet to a point; thence North 84 Degrees 41 Minutes 19 Seconds West 205.92 feet to a point; thence North 84 Degrees 41 Minutes 18 Seconds West 54.95 feet to a point; thence South 48 Degrees 54 Minutes 27 Seconds West 106.34 feet to a point; thence South 0 Degrees 38 Minutes 33 Seconds West 59.84 feet to a point; thence South 0 Degrees 38 Minutes 37 Seconds West 127.51 feet to a point; thence South 0 Degrees 38 Minutes 30 Seconds West 100.01 feet to a point; thence South 0 Degrees 38 Minutes 36 Seconds West 100.00 feet to a point; thence South 0 Degrees 38 Minutes 34 Seconds West 200.01 feet to a point; thence South 0 Degrees 38 Minutes 32 Seconds West 100.01 feet to a point; thence South 0 Degrees 38 Minutes 34 Seconds West 300.01 feet to a point; thence South 0 Degrees 38 Minutes 35 Seconds West 100.26 feet to a point; thence South 0 Degrees 38 Minutes 36 Seconds West 99.21 feet to a point; thence North 89 Degrees 21 Minutes 27 Seconds West 95.84 feet to a point; thence North 89 Degrees 21 Minutes 26 Seconds West 100.00 feet to a point; thence North 89 Degrees 21 Minutes 25 Seconds West 114.16 feet to a point; thence North 89 Degrees 21 Minutes 30 Seconds West 50.00 feet to a point; thence North 89 Degrees 21 Minutes 27 Seconds West 100.85 feet to a point; thence North 89 Degrees 21 Minutes 27 Seconds West 98.29 feet to a point; thence North 89 Degrees 21 Minutes 49 Seconds West 1.71 feet to a point; thence North 89 Degrees 21 Minutes 23 Seconds West 16.73 feet to a point; thence North 89 Degrees 21 Minutes 12 Seconds West 7.01 feet to a point; thence North 89 Degrees 21 Minutes 29 Seconds West 23.20 feet to a point; thence North 57 Degrees 9 Minutes 39 Seconds West 47.41 feet to a point; thence North 57 Degrees 9 Minutes 44 Seconds West 55.36 feet to a point; thence North 57 Degrees 9 Minutes 43 Seconds West 75.47 feet to a point; thence North 29 Degrees 30 Minutes 41 Seconds West 28.98

feet to a point; thence North 29 Degrees 30 Minutes 39 Seconds West 50.11 feet to a point; thence North 29 Degrees 30 Minutes 38 Seconds West 140.30 feet to a point; thence North 29 Degrees 31 Minutes 37 Seconds West 2.42 feet to a point; thence North 28 Degrees 51 Minutes 33 Seconds West 193.25 feet to a point; thence South 8 Degrees 56 Minutes 45 Seconds East 6.25 feet to a point; thence North 55 Degrees 5 Minutes 43 Seconds West 92.94 feet to the Point of True Beginning and containing 30.67 acres more or less.

2. 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 _____, 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 DISTRICT

