



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/21/2023

File ID: TMP-3718

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 45.52 acres of land lying on the south side of Clinton Avenue, north of Governors Drive, and west of Memorial Parkway from Light Industry District and Residence 2-B District to General Business C-3 District; and the introduction of an Ordinance pertaining to the same. (Set January 25, 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: December 27, 2023, January 3, 2024/ Ordinance: January 31, 2023

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: Seminole Dr., Huntsville, AL

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

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 23-

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 the south side of Clinton Avenue, north of Governors Drive, and west of Memorial Parkway from Light Industry District and Residence 2-B District to General Business C-3 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 27th day of December, 2023, and the second publication shall be one week thereafter on the 3rd day of January, 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 25th day of January, 2024, in the Council Chambers of the City of Huntsville Administration Building at 308 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. 23-____, which is introduced by the City Council of the City of Huntsville on the 21st day of December, 2023, 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. 23-

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 south side of Clinton Avenue, north of Governors Drive, and west of Memorial Parkway, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Light Industry District and Residence 2-B District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as General Business C-3 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 02, Township 04 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Northeast corner of Section 02; thence South 72 Degrees 02 Minutes 33 Seconds West 1,665.1 feet to a point; said point is further described as the Point of True Beginning; thence South 09 Degrees 44 Minutes 37 Seconds East 174.39 feet to a point; thence South 16 Degrees 21 Minutes 40 Seconds East 197.22 feet to a point; thence South 15 Degrees 22 Minutes 35 Seconds East 216.07 feet to a point; thence South 57 Degrees 16 Minutes 17 Seconds West 918.37 feet to a point; thence South 28 Degrees 00 Minutes 22 Seconds East 308.72 feet to a point; thence South 01 Degrees 02 Minutes 28 Seconds West 879.58 feet to a point; thence South 25 Degrees 48 Minutes 46 Seconds East 1.82 feet to a point; thence North 87 Degrees 58 Minutes 43 Seconds West 369.15 feet to a point; thence North 89 Degrees 33 Minutes 57 Seconds West 572.93 feet to a point; thence North 0 Degrees 51 Minutes 41 Seconds East 577.32 feet to a point; thence North 15 Degrees 31 Minutes 27 Seconds East 40.54 feet to a point; thence North 31 Degrees 20 Minutes 09 Seconds West 603.66 feet to a point; thence North 57 Degrees 41 Minutes 34 Seconds East 209.52 feet to a point; thence North 57 Degrees 55 Minutes 18 Seconds East 934.98 feet to a point; thence North 58 Degrees 57 Minutes 36 Seconds East 895.60 feet the Point of True Beginning and containing 45.52 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 _____, 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 _____, 2023.

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

APPROVED this the ____ day of _____, 2023.

Mayor of the City of Huntsville, Alabama

PROPOSED GENERAL BUSINESS C-3 DISTRICT

