



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

---

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

**File ID:** TMP-4902

---

**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the rezoning of 19.35 acres of land lying on the west of Bell Rd and north of Bell Manor Dr SW from Residence 1-B District 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:** Bell Rd SW, Huntsville, AL 35803

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

**Additional Comments:** Recommended by Planning Commission

## **RESOLUTION NO. 24-**

**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 west of Bell Road and north of Bell Manor Drive SW from Residence 1-B District 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 25<sup>th</sup> day of December, 2024, and the second publication shall be one week thereafter on the 1<sup>st</sup> 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 23<sup>rd</sup> 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 is introduced by the City Council of the City of Huntsville on the 5<sup>th</sup> 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:

## 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 west of Bell Road and north of Bell Manor Drive SW, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B District, 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 13, Township 05 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as commencing at a point located at the Northeast Corner of said Section 13; thence South 66 Degrees 11 Minutes 56 Seconds West 790.09 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning South 03 Degrees 59 Minutes 30 Seconds West 166.54 feet to a point; thence North 88 Degrees 22 Minutes 15 Seconds West 542.56 feet to a point; thence South 00 Degrees 59 Minutes 17 Seconds West 169.58 feet to a point; thence North 88 Degrees 13 Minutes 00 Seconds West 2324.84 feet to a point; thence North 00 Degrees 34 Minutes 18 Seconds East 163.34 feet to a point; thence South 88 Degrees 22 Minutes 15 Seconds East 125 feet to a point; thence North 01 Degree 25 Minutes 22 Seconds East 167.51 feet to a point; thence South 87 Degrees 55 Minutes 16 Seconds East 289.97 feet to a point; thence South 88 Degrees 23 Minutes 53 Seconds East 2461.03 feet back to the Point of True Beginning and containing 19.35 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

