



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 9/8/2022

**File ID:** TMP-2016

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the rezoning of 2.47 acres of land lying on the west of US Hwy 231/431 and north of Countess Rd from Residence 2 District to Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set October 27, 2022 Regular Council Meeting)

Resolution No.

Ordinance No.

**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:** n/a

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

**Additional Comments:**

Recommended by Planning Commission

**RESOLUTION NO. 22-**

**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 lands lying on the west of US Hwy 231/431 and north of Countess Rd from Residence 2 District to Highway Business C-4 District.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the 25<sup>th</sup> day of September, 2022, and the second publication shall be one week thereafter on the 2<sup>nd</sup> day of October, 2022, 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 27<sup>th</sup> day of October, 2022, 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. 22-\_\_\_\_, which is introduced by the City Council of the City of Huntsville on the 8<sup>th</sup> day of September, 2022, 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. 22-**

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

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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 US Hwy 231/431 and north of Countess Rd., which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 2 District, 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:

Begin at the Northeast corner of Lot 1, of the Northern Hills Subdivision, as shown in map or plat, recorded in Plat Book 2022, Page 140 in the Office of the Judge of Probate Of Madison County, Alabama; thence run along the east line of said Northern Hills Subdivision and the west right-of-way line of Johnson Drive, S 01°14'19" W, 354.81 feet to a point; thence leaving said west right-of-way line, run N 84°53'22" W, 209.12 feet to a point; thence run N 01°13'41" E, 338.30 feet to a point on the north line of said Northern Hills Subdivision; thence run along said north line S 89°25'02" E, 208.72 feet to the point of beginning. Said described parcel lying and being situated in the southwest quarter of Section 30, T-2-S, R-1-E of the Huntsville Meridian, Madison County, Alabama, and contains 1.66 acres (72,315.86 s.f.), more or less.

**INCLUDING**

Commence at the Southeast corner of Lot 1, of the Northern Hills Subdivision, as shown in map or plat, recorded in Plat Book 2022, Page 140 in the Office of the Judge of Probate Of Madison County, Alabama; thence run N 88°37'52" W, 137.32 feet to the point of beginning; thence run S 00°59'51" W, 32.75 feet to a point; thence run N 88°47'15" W, 71.78 feet to a point; thence run N 01°15'11" E, 501.25 feet to a point; thence run S 84°55'39" E, 69.72 feet to a point; thence run S 00°59'51" W, 463.81 feet to the point of beginning. Said described property lying and being situated in the Southwest quarter of Section 30, T-2-S, R-1-E of the Huntsville Meridian, Madison County, Alabama, and contains 0.81 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 \_\_\_\_\_, 2022.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor of the City of Huntsville, Alabama

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor of the City of Huntsville, Alabama

# PROPOSED HIGHWAY BUSINESS C-4 DISTRICT

