



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

**Meeting Type:** City Council Regular Meeting **Meeting Date:** 12/7/2023

**File ID:** TMP-3640

**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the zoning of 94.57 acres of land lying on the south side of Swancott Road and west of Rabbit Lane to Residence 2 District and Residence 2-B 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, 2024

**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:** Swancott Rd, Madison, AL 35756

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

**Additional Comments:** Recommended by Planning Commission

## **RESOLUTION NO. 23-**

**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 94.57 acres of land lying on the south side of Swancott Road and west of Rabbit Lane to Residence 2 District and Residence 2-B 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 27<sup>h</sup> day of December, 2023, and the second publication shall be one week thereafter on the 3<sup>rd</sup> 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 25<sup>th</sup> 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 was introduced by the City Council of the City of Huntsville on the 7<sup>th</sup> 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

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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 south side of Swancott Road and west of Rabbit Lane, which area is a newly annexed area of the City of Huntsville, Limestone 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:

A Parcel of Land Being Located in the South Half of Section 15, Township 05 South, Range 03 West of the Huntsville Meridian in Limestone County, Alabama and being more particularly described as follows: Commencing at the Southeast Corner of Said Section 15; Thence From the point of Commencement, North 88 Degrees 18 Minutes 11 Seconds West, 1006.37 feet to a point; Thence North 88 Degrees 33 Minutes 12 Seconds West for a distance of 218.21 feet to a point; Thence, North 88 Degrees 34 Minutes 36 Seconds West for a distance of 113.21 feet to a point; Thence, North 88 Degrees 30 Minutes 22 Seconds West for a distance of 295.85 feet to a point; Thence, North 88 Degrees 35 Minutes 34 Seconds West a distance of 124.81 feet to the point of Beginning; Thence from the point of Beginning, North 88 Degrees 35 Minutes 34 Seconds West a distance of 404.07 feet to a point; Thence North 01 Degree 24 Minutes 26 Seconds East for a distance of 249.66 feet to a point; Thence, North 88 Degrees 32 Minutes 23 Seconds West for a distance of 236.96 feet to a point; Thence, North 01 Degree 24 Minutes 22 Seconds East for a distance of 250.03 feet to a point; Thence, North 88 Degrees 32 Minutes 17 Seconds West for a distance of 1045.58 feet to a point; Thence, North 01 Degree 23 Minutes 42 Seconds East for a distance of 374.83 feet to a point; Thence, North 01 Degree 20 Minutes 13 Seconds East for a distance of 0.01 feet to a point; Thence, North 01 Degree 17 Minutes 43 Seconds East for a distance of 205.67 feet to a point; Thence, South 89 Degrees 15 Minutes 50 Seconds East for a distance of 196.12 feet to a point; Thence, North 01 Degree 25 Minutes 39 Seconds East for a distance of 444.27 feet to a point; Thence, North 89 Degrees 04 Minutes 18 Seconds West for a distance of 113.83 feet to a point; Thence, North 01 Degree 42 Minutes 53 Seconds East for a distance of 305.51 feet to a point; Thence, North 89 Degrees 23 Minutes 10 Seconds West for a distance of 61.69 feet to a point; Thence, North 01 Degree 43 Minutes 36 Seconds East for a distance of 344.49 feet to a point; Thence, South 88 Degrees 41 Minutes 37 Seconds East for a distance of 638.72 feet to a point; Thence, North 07 Degrees 53 Minutes 30 Seconds East for a distance of 483.85 feet to a point; Thence, South 88 Degrees 40 Minutes 22 Seconds East for a distance of 452.98 feet to a point; Thence, South 07 Degrees 53 Minutes 44 Seconds West for a distance of 271.95 feet to a point; Thence, South 06 Degrees 21 Minutes 36 Seconds West for a distance of 141.51 feet to a point; Thence, South 00 Degrees 58 Minutes 14 Seconds West for a distance of 144.25 feet to a point; Thence, South 13 Degrees 01 Minute 38 Seconds East for a distance of 10.96 feet to a point; Thence, South 07 Degrees 52 Minutes 34 Seconds West for a distance of 138.96 feet to a point; Thence, South 07 Degrees 53 Minutes 26 Seconds West for a distance of 634.31 feet to a point; Thence, South 88 Degrees 35 Minutes 14 Seconds East for a distance of 640.00 feet to a point; Thence, South 01 Degree 17

Minutes 04 Seconds West for a distance of 1324.41 feet Back to the point of Beginning and Containing 61.49 acres, more or less.

2. That the following area, land lying on the south side of Swancott Road and west of Rabbit Lane, which area is a newly annexed area of the City of Huntsville, Limestone 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:

A Parcel of Land Being Located in the Southeast Quarter of Section 15, Township 05 South, Range 03 West of the Huntsville Meridian in Limestone County, Alabama and being more particularly described as follows: Commencing at the Southeast Corner of the Southeast Quarter of Said Section 15, , Thence North 88 Degrees 18 Minutes 11 Seconds West, 1006.37 feet to the point of Beginning; Thence from the point of Beginning, North 88 Degrees 33 Minutes 12 Seconds West for a distance of 218.21 feet to a point; Thence, North 88 Degrees 34 Minutes 36 Seconds West for a distance of 113.21 feet to a point; Thence, North 88 Degrees 30 Minutes 22 Seconds West for a distance of 295.85 feet to a point; Thence North 88 Degrees 35 Minutes 34 Seconds West a distance of 124.81 feet to a point; Thence, North 01 Degree 17 Minutes 04 Seconds East for a distance of 1324.41 feet to a point; Thence, South 88 Degrees 34 Minutes 39 Seconds East for a distance of 421.48 feet to a point; Thence, North 01 Degree 19 Minutes 31 Seconds East for a distance of 1339.83 feet to a point; Thence, South 88 Degrees 34 Minutes 28 Seconds East for a distance of 331.31 feet to a point; Thence, South 01 Degree 19 Minutes 12 Seconds West for a distance of 2664.64 feet Back to the point of Beginning and Containing 33.08 acres, more or less.

3. The boundaries of the above districts 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.

4. 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.

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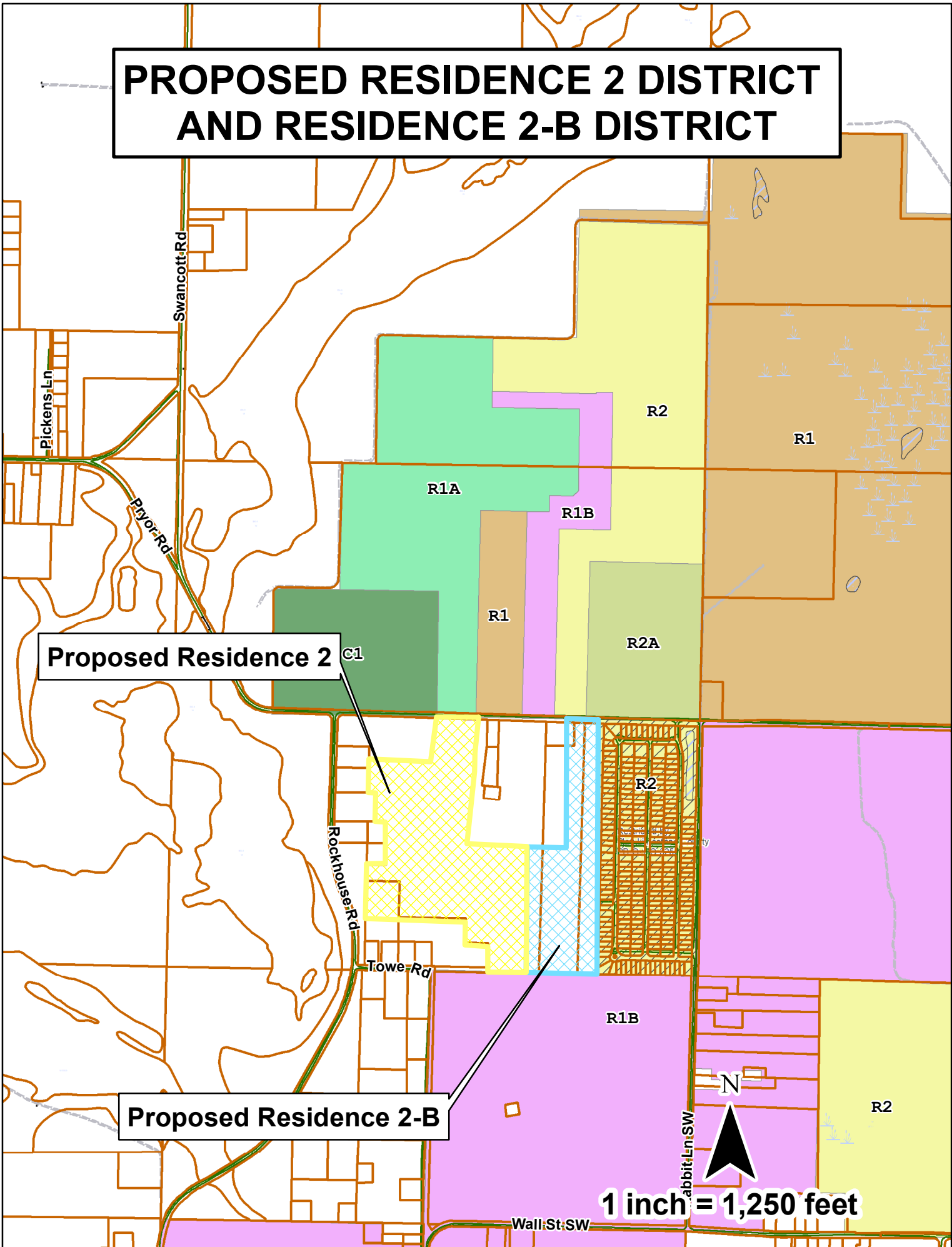
President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor of the City of Huntsville, Alabama

# PROPOSED RESIDENCE 2 DISTRICT AND RESIDENCE 2-B DISTRICT



Proposed Residence 2 C1

Proposed Residence 2-B

1 inch = 1,250 feet