



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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

**File ID:** TMP-3719

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the rezoning of 48.87 acres of land lying on the north side of One Aviation Way and south of US Hwy 565 from Highway Business C-4 District to Commercial Industrial Park 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:** 25179 & 25167 One Aviation Way, Madison, AL 35756

**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 north side of One Aviation Way and south of US Hwy 565 from Highway Business C-4 District to Commercial Industrial Park 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>th</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 is introduced by the City Council of the City of Huntsville on the 21<sup>st</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 north side of One Aviation Way and south of US Hwy 565, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Highway Business C-4 District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Commercial Industrial Park District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 34, Township 04 South, Range 03 West and Section 03, Township 05 South, Range 03 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama. More particularly described as beginning at the Northeast Corner of Lot 9 of Chase Farm at Greenbrier Phase 6 as recorded in Plat Book J, Page 137 in the Office of the Judge of Probate, Limestone County, Alabama. Said point is further described as the Point of True Beginning; Thence from the Point of True Beginning, South 01 Degree 06 Minutes 55 Seconds East 936.83 feet to a point; Thence South 00 Degrees 24 Minutes 29 Seconds West 852.19 feet to a point; Thence South 00 Degrees 13 Minutes 45 Seconds East 171.03 feet to a point; Thence South 89 Degrees 47 Minutes 30 Seconds West 94.40 feet to a point; Thence 381.70 feet along a curve to the left, having a radius of 2,000.03 feet, and a chord bearing and distance of South 84 Degrees 20 Minutes 51 Seconds West 381.12 feet to a point; Thence South 78 Degrees 47 Minutes 10 Seconds West 631.30 feet to a point; Thence North 11 Degrees 07 Minutes 27 Seconds West 1,435.78 feet to a point; Thence North 58 Degrees 36 Minutes 23 Seconds East 252.81 feet to a point; Thence North 63 Degrees 03 Minutes 35 Seconds East 1,280.20 feet back to the Point of True Beginning and containing 48.87 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.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2024.

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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 COMMERCIAL INDUSTRIAL PARK DISTRICT

