



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 8/14/2025

**File ID:** TMP-5805

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the zoning of 121.73 acres of land lying on the north and south side of Little Cove Road and west of US Hwy 72 E to Residence 1 and Residence 2 Districts; and the introduction of an Ordinance pertaining to the same. (Set September 25, 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: August 27 & September 3, 2025; Ordinance October 1, 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:** Little Cove Rd, and McMullen Rd, Gurley, AL 35748

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

**Additional Comments:** Recommended by Planning Commission

## **RESOLUTION NO. 25-**

**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 121.73 acres of land lying on the north and south side of Little Cove Road and west of US Hwy 72 E to Residence 1 and Residence 2 Districts.
- (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 August, 2025, and the second publication shall be one week thereafter on the 3<sup>rd</sup> day of September, 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 25<sup>th</sup> day of September, 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 was introduced by the City Council of the City of Huntsville on the 14<sup>th</sup> day of August, 2025, 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

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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 and south side of Little Cove Road and west of US Hwy 72 E, which area is a newly annexed area of the City of Huntsville, Madison 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 1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Sections 09 and 16, Township 04 South, Range 02 East of the Huntsville Meridian, Madison County, Alabama, more particularly described as commencing at a point located at the Southwest Corner of said Section 09; thence from the Place of Commencement, South 87 Degrees 59 Minutes 26 Seconds East a distance of 2455.42 feet to a point; said point is further described as being the Point of Beginning; thence from the Point of Beginning, North 37 Degrees 13 Minutes 48 Seconds East a distance of 12.41 feet to a point; thence North 74 Degrees 56 Minutes 44 Seconds East a distance of 216.13 feet to a point; thence North 48 Degrees 24 Minutes 07 Seconds East a distance of 79.18 feet to a point; thence South 76 Degrees 24 Minutes 51 Seconds East a distance of 1516.98 feet to a point; thence along a Curve to the Left having a radius of 965.93 feet and a chord bearing and distance of South 77 Degrees 13 Minutes 39 Seconds East, 27.59 feet to a point; thence South 11 Degrees 56 Minutes 32 Seconds West a distance of 179.96 feet to a point; thence South 12 Degrees 01 Minute 15 Seconds West a distance of 78.53 feet to a point; thence South 00 Degrees 27 Minutes 26 Seconds West a distance of 312.63 feet to a point; thence North 89 Degrees 32 Minutes 34 Seconds West a distance of 194.93 feet to a point; thence South 00 Degrees 27 Minutes 23 Seconds West a distance of 1797.99 feet to a point; thence North 89 Degrees 54 Minutes 37 Seconds East a distance of 537.67 feet to a point; thence South 36 Degrees 00 Minutes 40 Seconds West a distance of 42.79 feet to a point; thence South 25 Degrees 04 Minutes 39 Seconds West a distance of 127.32 feet to a point; thence South 25 Degrees 05 Minutes 48 Seconds West a distance of 106.68 feet to a point; thence South 27 Degrees 57 Minutes 08 Seconds West a distance of 165.62 feet to a point; thence South 36 Degrees 14 Minutes 21 Seconds West a distance of 212.51 feet to a point; thence South 31 Degrees 41 Minutes 42 Seconds West a distance of 126.42 feet to a point; thence South 26 Degrees 22 Minutes 58 Seconds West a distance of 104.55 feet to a point; thence South 42 Degrees 04 Minutes 38 Seconds West a distance of 392.51 feet to a point; thence South 33 Degrees 49 Minutes 56 Seconds West a distance of 64.43 feet to a point; thence South 33 Degrees 51 Minutes 05 Seconds West a distance of 177.83 feet to a point;

thence South 38 Degrees 44 Minutes 15 Seconds West a distance of 81.10 feet to a point; thence South 89 Degrees 17 Minutes 43 Seconds West a distance of 327.48 feet to a point; thence North 00 Degrees 30 Minutes 01 Second East a distance of 1323.62 feet to a point; thence South 89 Degrees 53 Minutes 43 Seconds West a distance of 667.47 feet to a point; thence North 00 Degrees 32 Minutes 01 Second East a distance of 1183.27 feet to a point; thence North 00 Degrees 32 Minutes 09 Seconds East a distance of 25.00 feet to a point; thence North 45 Degrees 11 Minutes 07 Seconds East a distance of 549.58 feet to a point; thence North 53 Degrees 36 Minutes 07 Seconds East a distance of 291.61 feet to a point; thence South 89 Degrees 22 Minutes 10 Seconds East a distance of 321.74 feet to a point; thence North 35 Degrees 46 Minutes 58 Seconds East a distance of 281.16 feet to a point; thence North 43 Degrees 54 Minutes 56 Seconds East a distance of 247.47 feet to a point; thence North 13 Degrees 35 Minutes 09 Seconds East a distance of 78.83 feet to a point; thence North 76 Degrees 24 Minutes 54 Seconds West a distance of 22.70 feet to a point; thence North 76 Degrees 24 Minutes 51 Seconds West a distance of 1508.90 feet back to the Point of Beginning and containing 85.67 acres, more or less.

2. That the following area, land lying on the north and south side of Little Cove Road and west of US Hwy 72 E, which area is a newly annexed area of the City of Huntsville, Madison 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:

All that part of Section 16, Township 04 South, Range 02 East of the Huntsville Meridian, Madison County, Alabama, more particularly described as commencing at a point located at the Northwest Corner of said Section 16; thence from the Place of Commencement, South 87 Degrees 59 Minutes 26 Seconds East a distance of 2455.42 feet to a point; thence North 37 Degrees 13 Minutes 48 Seconds East a distance of 12.41 feet to a point; thence North 74 Degrees 56 Minutes 44 Seconds East a distance of 216.13 feet to a point; thence North 48 Degrees 24 Minutes 07 Seconds East a distance of 79.18 feet to a point; thence South 76 Degrees 24 Minutes 51 Seconds East a distance of 1516.98 feet to a point; Thence along a Curve to the Left having a radius of 965.93 feet and a chord bearing and distance of South 77 Degrees 13 Minutes 39 Seconds East, 27.59 feet to a point; thence South 11 Degrees 56 Minutes 32 Seconds West a distance of 179.96 feet to a point; thence South 12 Degrees 01 Minute 15 Seconds West a distance of 78.53 feet to a point; thence South 00 Degrees 27 Minutes 26 Seconds West a distance of 312.63 feet to a point; thence North 89 Degrees 32 Minutes 34 Seconds West a distance of 194.93 feet to a point; thence South 00 Degrees 27 Minutes 23 Seconds West a distance of 1797.99 feet to a point; thence North 89 Degrees 54 Minutes 37 Seconds East a distance of 537.67 feet to a point; said point is further described as being the Point of Beginning; thence from the Point of Beginning, South 36 Degrees 00 Minutes 40 Seconds West a distance of 42.79 feet to a point; thence South 25

Degrees 04 Minutes 39 Seconds West a distance of 127.32 feet to a point; thence South 25 Degrees 05 Minutes 48 Seconds West a distance of 106.68 feet to a point; thence South 27 Degrees 57 Minutes 08 Seconds West a distance of 165.62 feet to a point; thence South 36 Degrees 14 Minutes 21 Seconds West a distance of 212.51 feet to a point; thence South 31 Degrees 41 Minutes 42 Seconds West a distance of 126.42 feet to a point; thence South 26 Degrees 22 Minutes 58 Seconds West a distance of 104.55 feet to a point; thence South 42 Degrees 04 Minutes 38 Seconds West a distance of 392.51 feet to a point; thence South 33 Degrees 49 Minutes 56 Seconds West a distance of 64.43 feet to a point; thence South 33 Degrees 51 Minutes 05 Seconds West a distance of 177.83 feet to a point; thence South 38 Degrees 44 Minutes 15 Seconds West a distance of 81.10 feet to a point; thence North 89 Degrees 17 Minutes 43 Seconds East a distance of 341.21 feet to a point; thence North 89 Degrees 17 Minutes 19 Seconds East a distance of 1336.96 feet to a point; thence North 00 Degrees 22 Minutes 14 Seconds East a distance of 1301.74 feet to a point; thence South 89 Degrees 54 Minutes 37 Seconds West a distance of 797.25 feet back to the Point of Beginning and containing 36.06 Acres, more or less.

3. 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.

4. This ordinance shall take effect from and after the date of publication.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor of the City of Huntsville, Alabama

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor of the City of Huntsville, Alabama

# PROPOSED RESIDENCE 1 & RESIDENCE 2 DISTRICTS

