



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 4/13/2023

**File ID:** TMP-2790

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the rezoning of 116.92 acres of land lying on the west and east side of Memorial Parkway and north of Industrial Drive from Light Industry District to Highway Business C-4 and Neighborhood Business C-1 Districts; and the introduction of an Ordinance pertaining to the same. (Set May 25, 2023 Regular Council Meeting)

**Type of Document:** Resolution No.  
Ordinance No.

**Does this item need to be published?** Yes

If yes, please list preferred date(s) of publication: Resolution: May 3 & 10, 2023/  
Ordinance: May 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:** NA

**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 west and east side of Memorial Parkway and north of Industrial Drive from Light Industry District to Highway Business C-4 and Neighborhood Business C-1 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 3<sup>rd</sup> day of May, 2023, and the second publication shall be one week thereafter on the 10<sup>th</sup> day of May, 2023, 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 May, 2023, 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 13<sup>th</sup> day of April, 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 west and east side of Memorial Parkway and north of Industrial Drive, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Light Industry 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:

All that part of Section 12, Township 03 South, Range 01 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Northeast Corner of said Section 12; thence South 09 Degrees 30 Minutes 36 Seconds West 417.74 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 01 Degree 16 Minutes 15 Seconds West 376.21 feet to a point; thence South 01 Degree 16 Minutes 26 Seconds West 3.04 feet to a point; thence South 88 Degrees 43 Minutes 02 Seconds East 20.15 feet to a point; thence South 01 Degree 20 Minutes 23 Seconds West 296.87 feet to a point; thence South 01 Degree 20 Minutes 03 Seconds West 3.11 feet to a point; thence North 88 Degrees 43 Minutes 33 Seconds West 19.78 feet to a point; thence South 01 Degree 18 Minutes 54 Seconds West 778.36 feet to a point; thence South 88 Degrees 28 Minutes 29 Seconds East 20.23 feet to a point; thence South 01 Degree 17 Minutes 04 Seconds West 11.43 feet to a point; thence South 01 Degree 17 Minutes 04 Seconds West 478.26 feet to a point; thence North 88 Degrees 59 Minutes 57 Seconds West 19.63 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 252.72 feet to a point; thence North 89 Degrees 00 Minutes 01 Second West 157.50 feet to a point; thence North 89 Degrees 00 Minutes 02 Seconds West 77.05 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 80.45 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 157.50 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 157.50 feet to a point; thence North 89 Degrees 00 Minutes 02 Seconds West 82.08 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 138.28 feet to a point; thence North 89 Degrees 00 Minutes 00 Seconds West 138.32 feet to a point; thence South 01 Degree 00 Minutes 59 Seconds West 108.07 feet to a point; thence South 01 Degree 59 Minutes 36 Seconds West 190.46 feet to a point; thence South 11 Degrees 04 Minutes 55 Seconds West 86.58 feet to a point; thence South 01 Degree 41 Minutes 08 Seconds

West 129.32 feet to a point; thence South 02 Degrees 35 Minutes 52 Seconds West 113.93 feet to a point; thence South 02 Degrees 35 Minutes 52 Seconds West 175.34 feet to a point; thence South 01 Degree 38 Minutes 02 Seconds West 148.23 feet to a point; thence South 01 Degree 38 Minutes 45 Seconds West 45.96 feet to a point; thence South 00 Degrees 53 Minutes 29 Seconds West 97.84 feet to a point; thence South 00 Degrees 53 Minutes 28 Seconds West 143.81 feet to a point; thence South 00 Degrees 53 Minutes 29 Seconds West 143.81 feet to a point; thence South 00 Degrees 53 Minutes 28 Seconds West 156.22 feet to a point; thence North 87 Degrees 15 Minutes 01 Second West 59.20 feet to a point; thence South 01 Degree 28 Minutes 18 Seconds West 2.47 feet to a point; thence South 03 Degrees 33 Minutes 56 Seconds West 98.43 feet to a point; thence North 88 Degrees 50 Minutes 34 Seconds West 214.89 feet to a point; thence North 89 Degrees 23 Minutes 37 Seconds West 402.81 feet to a point; thence North 17 Degrees 58 Minutes 23 Seconds East 144.91 feet to a point; thence North 18 Degrees 04 Minutes 06 Seconds East 128.74 feet to a point; thence North 17 Degrees 46 Minutes 04 Seconds East 338.56 feet to a point; thence North 89 Degrees 06 Minutes 36 Seconds West 215.30 feet to a point; thence North 09 Degrees 56 Minutes 00 Seconds East 259.74 feet to a point; thence North 89 Degrees 03 Minutes 27 Seconds West 51.27 feet to a point; thence North 89 Degrees 03 Minutes 29 Seconds West 9.48 feet to a point; thence North 10 Degrees 10 Minutes 15 Seconds East 420.95 feet to a point; thence North 28 Degrees 27 Minutes 15 Seconds East 90.22 feet to a point; thence North 01 Degree 15 Minutes 01 Second East 79.71 feet to a point; thence North 01 Degree 14 Minutes 59 Seconds East 99.99 feet to a point; thence North 01 Degree 14 Minutes 59 Seconds East 19.56 feet to a point; thence North 01 Degree 15 Minutes 00 Seconds East 80.43 feet to a point; thence North 01 Degree 14 Minutes 59 Seconds East 95.99 feet to a point; thence North 01 Degree 15 Minutes 10 Seconds East 14.42 feet to a point; thence North 01 Degree 15 Minutes 00 Seconds East 85.57 feet to a point; thence North 01 Degree 14 Minutes 45 Seconds East 98.43 feet to a point; thence North 01 Degree 15 Minutes 07 Seconds East 209.05 feet to a point; thence North 02 Degrees 20 Minutes 25 Seconds East 395.70 feet to a point; thence North 00 Degrees 47 Minutes 37 Seconds East 0.99 feet to a point; thence North 00 Degrees 47 Minutes 23 Seconds East 1051.81 feet to a point; thence South 89 Degrees 41 Minutes 16 Seconds East 444.25 feet to a point; thence South 00 Degrees 42 Minutes 13 Seconds West 400.05 feet to a point; thence North 87 Degrees 38 Minutes 17 Seconds East 353.74 feet to a point; thence South 72 Degrees 14 Minutes 56 Seconds East 5.02 feet to a point; thence South 89 Degrees 28 Minutes 48 Seconds East 116.58 feet to a point; thence North 18 Degrees 19 Minutes 28 Seconds East 408.70 feet to a point; thence South 89 Degrees 07 Minutes 28 Seconds East 859.20 feet back to the Point of True Beginning and containing 104.60 acres, more or less.

2. That the following area, land lying on the west and east side of Memorial Parkway and north of Industrial Drive, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Light Industry District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Neighborhood Business C-1

District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 12, Township 03 South, Range 01 West and Section 07, Township 03 South, Range 01 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Northwest Corner of said Section 07; thence South 05 Degrees 41 Minutes 16 Seconds East 2327.10 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 88 Degrees 45 Minutes 58 Seconds East 129.94 feet to a point; thence South 88 Degrees 46 Minutes 20 Seconds East 159.39 feet to a point; thence South 88 Degrees 48 Minutes 45 Seconds East 119.70 feet to a point; thence South 88 Degrees 48 Minutes 44 Seconds East 119.69 feet to a point; thence South 88 Degrees 48 Minutes 44 Seconds East 239.33 feet to a point; thence South 01 Degree 11 Minutes 46 Seconds West 181.96 feet to a point; thence South 01 Degree 11 Minutes 47 Seconds West 158.19 feet to a point; thence North 87 Degrees 47 Minutes 26 Seconds West 1.56 feet to a point; thence North 87 Degrees 46 Minutes 34 Seconds West 237.82 feet to a point; thence North 87 Degrees 46 Minutes 34 Seconds West 119.67 feet to a point; thence North 88 Degrees 44 Minutes 00 Seconds West 38.23 feet to a point; thence South 01 Degree 14 Minutes 27 Seconds West 6.00 feet to a point; thence North 88 Degrees 43 Minutes 55 Seconds West 81.47 feet to a point; thence North 88 Degrees 47 Minutes 53 Seconds West 159.39 feet to a point; thence North 88 Degrees 47 Minutes 53 Seconds West 159.38 feet to a point; thence South 89 Degrees 42 Minutes 47 Seconds West 128.53 feet to a point; thence South 87 Degrees 19 Minutes 39 Seconds West 44.44 feet to a point; thence South 87 Degrees 19 Minutes 39 Seconds West 140.33 feet to a point; thence North 88 Degrees 54 Minutes 44 Seconds West 250.20 feet to a point; thence North 88 Degrees 54 Minutes 44 Seconds West 114.41 feet to a point; thence North 88 Degrees 37 Minutes 26 Seconds West 43.10 feet to a point; thence North 88 Degrees 37 Minutes 19 Seconds West 30.09 feet to a point; thence North 89 Degrees 18 Minutes 41 Seconds West 46.96 feet to a point; thence North 89 Degrees 18 Minutes 46 Seconds West 80.45 feet to a point; thence North 00 Degrees 45 Minutes 02 Seconds East 304.17 feet to a point; thence South 89 Degrees 00 Minutes 00 Seconds East 80.45 feet to a point; thence South 89 Degrees 00 Minutes 02 Seconds East 77.05 feet to a point; thence South 89 Degrees 00 Minutes 00 Seconds East 252.72 feet to a point; thence South 89 Degrees 44 Minutes 43 Seconds East 116.86 feet to a point; thence North 03 Degrees 21 Minutes 03 Seconds East 11.11 feet to a point; thence North 00 Degrees 00 Minutes 00 Seconds East 3.96 feet to a point; thence South 88 Degrees 48 Minutes 08 Seconds East 6.48 feet to a point; thence South 88 Degrees 48 Minutes 10 Seconds East 189.02 feet to a point; thence South 88 Degrees 47 Minutes 54 Seconds East 29.43 feet to a

point; thence North 01 Degree 11 Minutes 44 Seconds East 33.93 feet back to the Point of True Beginning and containing 12.32 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 \_\_\_\_\_, 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

**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 HIGHWAY BUSINESS C-4 AND NEIGHBORHOOD BUSINESS C-1 DISTRICTS

