



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

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

File ID: TMP-3641

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 23.51 acres of land lying on the north of Swancott Road and west of Bilow Road from Residence 1 District to Residence 1-A 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, 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 of Swancott Road and west of Bilow Road from Residence 1 District to Residence 1-A 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 27th day of December, 2023, and the second publication shall be one week thereafter on the 3rd 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 25th 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 7th 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**

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 of Swancott Road and west of Bilow Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1 District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A Parcel of Land Located in the West Half of the Northeast Quarter of Section 15, township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being more particularly described as follows: Commencing at a Pk Nail marking the center of the East Boundary of said Section 15 and Lying at the Intersection of Swancott Road (Public Right-of-Way) and Rabbit Lane (Public Right-of-Way) and having Alabama State Plane Coordinates (East Zone, NAD '83) of North: 1,494,985.20', East: 357,422.06'; Thence Leaving Said Rabbit Lane and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 1,865.57 feet to the Point of Beginning; Thence, from the Point of Beginning and Along Said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 480.00 feet to a point; Thence, Leaving said Swancott Road, North 01 Degree 25 Minutes 28 Seconds East, 2,133.92 feet to a point; Thence South 88 Degrees 34 Minutes 15 Seconds East, 480.00 feet to a point; Thence South 01 Degree 25 Minutes 28 Seconds West, 2,133.88 feet to the Point of Beginning. Containing 23.51 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.

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.

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

APPROVED this the ____ day of _____, 2023.

Mayor of the City of Huntsville, Alabama

PROPOSED RESIDENCE 1-A DISTRICT

