



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/8/2023

File ID: TMP-3011

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 327.60 acres of land lying on the south side of Huntsville Brownsferry Road and west of Mooresville Road to Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set July 27, 2023 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: June 28th & July 5th; Ordinance: August 2nd

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: n/a

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 327.60 acres of land lying on the south side of Huntsville Brownsferry Road and west of Mooresville Road to Highway Business C-4 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 28th day of June, 2023, and the second publication shall be one week thereafter on the 5th day of July, 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 27th day of July, 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 8th day of June, 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 south side of Huntsville Brownsferry Road and west of Mooresville Road, 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 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 the Section 06 and Section 05, Township 4 South, Range 3 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama, being more particularly described as follows; Commencing at the Northeast corner of said Section 06, said point being the Point of True Beginning; Thence South 1 Degrees 6 Minutes 6 Seconds West 5293.47 feet to a point; Thence North 88 Degrees 52 Minutes 36 Seconds West 2712.02 feet to a point; Thence North 1 Degrees 31 Minutes 56 Seconds East 5308.15 feet to a point; Thence South 88 Degrees 33 Minutes 53 Seconds East 2,672.19 feet to the Point of Beginning and Containing 327.60 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 _____, 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

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 HIGHWAY BUSINESS C-4 DISTRICT

Map showing the proposed Highway Business C-4 District. The map includes various land parcels with different zoning designations: C4 (orange), CIP (pink), and PI (light blue). A central parcel is highlighted with a black cross-hatch pattern. Major roads include Southern Blvd NW, Greenbrier Pkwy NW, Anderson Cemetery Way, and Mooreville Rd. Other roads shown include Kula, Iron, Gray Rd, Stone Dr, Henry Clay Dr, Winterwood Dr, Fieldstone Dr, Summerwood Dr, Gray Rd, Southern Blvd NW, Charm Blv NW, Southern Blvd NW, Mooreville Rd, Greenbrier Pkwy NW, Anderson Cemetery Way, Greenbrier Pkwy NW, PI, Greenbrier Pkwy NW, Humphrey Rd, Fennell Rd, and Ridge Ln. A north arrow and a scale bar (1 inch = 1,667 feet) are located in the bottom right corner.