



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/13/2022

File ID: TMP-2143

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 9.57 acres of land lying on the south of US Hwy 72 W and east of Henderson Lane to Highway Business C-4 District and Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set November 17, 2022 Regular Council Meeting)

Resolution No.

Ordinance No.

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. 22-

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 9.57 acres of land lying on the south of US Hwy 72 W and east of Henderson Lane to Highway Business C-4 District and Residence 2 District.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the 23rd day of October, 2022, and the second publication shall be one week thereafter on the 30th day of October, 2022, 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 17th day of November, 2022, 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. 22-____, which is introduced by the City Council of the City of Huntsville on the 13th day of October, 2022, 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. 22-

**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 of US Hwy 72 W and east of Henderson Lane, 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 Section 25 and 26, Township 3 South, Range 3 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama. Being more particularly described as beginning at a point located at the Southwest corner of Section 25; thence North 00 Degrees 59 Minutes 58 Seconds East 1,693.17 feet to a point; said point is further described as the Point of True Beginning; thence North 01 Degrees 55 Minutes 50 Seconds East 185.52 feet to a point; thence South 84 Degrees 4 Minutes 05 Seconds East 69.83 feet to a point; thence South 82 Degrees 22 Minutes 07 Seconds East 67.98 feet to a point; thence South 83 Degrees 44 Minutes 09 Seconds East 116.95 feet to a point; thence South 01 Degrees 31 Minutes 14 Seconds West 226.84 feet to a point; thence North 88 Degrees 8 Minutes 35 Seconds West 185 feet to a point; thence North 43 Degrees 26 Minutes 19 Seconds West 0.01 feet to a point; thence North 88 Degrees 29 Minutes 50 Seconds West 44.79 feet to a point; thence North 1 Degrees 35 Minutes 28 Seconds East 62.52 feet to a point; thence North 88 Degrees 01 Minutes 41 Seconds West 25.81 feet to the Point of True Beginning and containing 1.35 acres more or less.

2. That the following area, land lying on the south of US Hwy 72 W and east of Henderson Lane, 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 25 and 26, Township 3 South, Range 3 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama. Being more particularly described as beginning at a point located at the Southwest corner of Section 25; thence North 1 Degrees 49 Minutes 53 Seconds East 1,260.45 feet

to a point; said point is further described as the Point of True Beginning; thence North 3 Degrees 19 Minutes 51 Seconds East 32.87 feet to a point; thence North 1 Degrees 59 Minutes 25 Seconds East 89.98 feet to a point; thence North 1 Degrees 46 Minutes 7 Seconds East 247.51 feet to a point; thence South 88 Degrees 40 Minutes 10 Seconds East 45.68 feet to a point; thence South 88 Degrees 9 Minutes 53 Seconds East 184.4 feet to a point; thence North 1 Degrees 30 Minutes 32 Seconds East 226.64 feet to a point; thence South 84 Degrees 35 Minutes 36 Seconds East 84.28 feet to a point; thence South 85 Degrees 22 Minutes 36 Seconds East 67.26 feet to a point; thence South 86 Degrees 3 Minutes 31 Seconds East 67.26 feet to a point; thence South 86 Degrees 44 Minutes 24 Seconds East 67.26 feet to a point; thence South 87 Degrees 25 Minutes 17 Seconds East 67.26 feet to a point; thence South 88 Degrees 4 Minutes 9 Seconds East 60.58 feet to a point; thence South 2 Degrees 57 Minutes 54 Seconds West 207.61 feet to a point; thence South 88 Degrees 37 Minutes 12 Seconds East 81.04 feet to a point; thence South 0 Degrees 47 Minutes 15 Seconds West 369.34 feet to a point; thence North 88 Degrees 44 Minutes 43 Seconds West 732.98 feet to the Point of True Beginning and containing 8.20 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 _____, 2022.

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

APPROVED this the _____ day of _____, 2022.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2022.

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

APPROVED this the ____ day of _____, 2022.

Mayor of the City of Huntsville, Alabama

PROPOSED HIGHWAY BUSINESS C-4 DISTRICT & RESIDENCE 2 DISTRICT

