



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 4/11/2024

**File ID:** TMP-4098

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**Department:** Planning

**Subject:**

**Type of Action:** Approval/Action

Resolution to set a public hearing on the rezoning of 161.67 acres of land lying on the west side of South Green Mountain Road and south Knotty Walls Road from Residence 1-B District to Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set May 23, 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 - April 24 & May 1, 2024/ Ordinance - May 29, 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:** none

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

**Additional Comments:** Recommended by Planning Commission

## **RESOLUTION NO. 24-**

**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 side of South Green Mountain Road and south Knotty Walls Road from Residence 1-B District to Residence 2 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 24<sup>th</sup> day of April, 2024, and the second publication shall be one week thereafter on the 1<sup>st</sup> day of May, 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 23<sup>rd</sup> day of May, 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. 24-\_\_\_\_, which is introduced by the City Council of the City of Huntsville on the 11<sup>th</sup> day of April, 2024, 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. 24-

### 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 side of South Green Mountain Road and south Knotty Walls Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B District, 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 23, Township 05 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 Northeast Corner of said Section 23; thence South 47 Degrees 0 Minutes 39 Seconds West 1889.3 feet to a point; said point is further described as the Point of True Beginning; thence South 1 Degrees 5 Minutes 33 Seconds West 336.55 feet to a point; thence South 22 Degrees 40 Minutes 51 Seconds East 39.23 feet to a point; thence South 26 Degrees 27 Minutes 28 Seconds West 19.51 feet to a point; thence South 20 Degrees 22 Minutes 51 Seconds West 19.51 feet to a point; thence South 14 Degrees 18 Minutes 14 Seconds West 19.51 feet to a point; thence South 8 Degrees 13 Minutes 37 Seconds West 19.51 feet to a point; thence South 2 Degrees 18 Minutes 1 Seconds West 162.66 feet to a point; thence South 2 Degrees 6 Minutes 27 Seconds West 17.09 feet to a point; thence South 0 Degrees 39 Minutes 52 Seconds West 84.19 feet to a point; thence South 1 Degrees 44 Minutes 39 Seconds West 84.19 feet to a point; thence South 2 Degrees 17 Minutes 35 Seconds West 1.39 feet to a point; thence South 1 Degrees 27 Minutes 26 Seconds West 34.95 feet to a point; thence South 0 Degrees 12 Minutes 41 Seconds West 34.95 feet to a point; thence South 1 Degrees 0 Minutes 1 Seconds East 33.02 feet to a point; thence South 2 Degrees 10 Minutes 39 Seconds East 33.02 feet to a point; thence South 2 Degrees 39 Minutes 36 Seconds East 18.15 feet to a point; thence South 1 Degrees 56 Minutes 49 Seconds West 18.15 feet to a point; thence South 15 Degrees 35 Minutes 52 Seconds West 15.13 feet to a point; thence South 24 Degrees 38 Minutes 4 Seconds West 15.13 feet to a point; thence South 33 Degrees 40 Minutes 15 Seconds West 15.13 feet to a point; thence South 42 Degrees 42 Minutes 26 Seconds West 15.13 feet to a point; thence South 56 Degrees 6 Minutes 29 Seconds West 16.5 feet to a point; thence South 62 Degrees 44 Minutes 18 Seconds West 16.5 feet to a point; thence South 69 Degrees 8 Minutes 7 Seconds West 15.34 feet

to a point; thence South 75 Degrees 17 Minutes 55 Seconds West 15.34 feet to a point; thence South 81 Degrees 27 Minutes 44 Seconds West 15.34 feet to a point; thence South 84 Degrees 18 Minutes 30 Seconds West 88.21 feet to a point; thence South 86 Degrees 28 Minutes 27 Seconds West 129.79 feet to a point; thence South 84 Degrees 10 Minutes 18 Seconds West 15.18 feet to a point; thence South 80 Degrees 8 Minutes 9 Seconds West 15.18 feet to a point; thence South 75 Degrees 7 Minutes 24 Seconds West 22.52 feet to a point; thence South 69 Degrees 8 Minutes 4 Seconds West 22.52 feet to a point; thence South 63 Degrees 54 Minutes 59 Seconds West 15.9 feet to a point; thence South 55 Degrees 38 Minutes 56 Seconds West 15.9 feet to a point; thence South 47 Degrees 22 Minutes 53 Seconds West 15.9 feet to a point; thence South 39 Degrees 6 Minutes 50 Seconds West 15.9 feet to a point; thence South 30 Degrees 50 Minutes 47 Seconds West 15.9 feet to a point; thence South 22 Degrees 34 Minutes 44 Seconds West 15.9 feet to a point; thence South 14 Degrees 18 Minutes 41 Seconds West 15.9 feet to a point; thence South 8 Degrees 6 Minutes 4 Seconds West 94.65 feet to a point; thence South 7 Degrees 20 Minutes 19 Seconds West 65.93 feet to a point; thence South 7 Degrees 44 Minutes 43 Seconds West 82.22 feet to a point; thence South 11 Degrees 35 Minutes 3 Seconds West 27.37 feet to a point; thence South 8 Degrees 42 Minutes 4 Seconds West 21.25 feet to a point; thence South 14 Degrees 22 Minutes 17 Seconds West 21.25 feet to a point; thence South 20 Degrees 2 Minutes 29 Seconds West 21.25 feet to a point; thence South 25 Degrees 42 Minutes 41 Seconds West 21.25 feet to a point; thence South 31 Degrees 22 Minutes 53 Seconds West 21.25 feet to a point; thence South 37 Degrees 3 Minutes 6 Seconds West 21.25 feet to a point; thence South 42 Degrees 43 Minutes 18 Seconds West 21.25 feet to a point; thence South 42 Degrees 1 Minutes 57 Seconds West 42.56 feet to a point; thence South 42 Degrees 30 Minutes 38 Seconds West 114.08 feet to a point; thence South 43 Degrees 31 Minutes 57 Seconds West 43.65 feet to a point; thence North 54 Degrees 17 Minutes 21 Seconds West 31.08 feet to a point; thence South 85 Degrees 6 Minutes 26 Seconds West 1164.95 feet to a point; thence North 3 Degrees 1 Minutes 7 Seconds East 516.58 feet to a point; thence South 85 Degrees 41 Minutes 0 Seconds West 974.08 feet to a point; thence North 89 Degrees 49 Minutes 47 Seconds West 696.3 feet to a point; thence North 28 Degrees 4 Minutes 19 Seconds West 1375.93 feet to a point; thence North 2 Degrees 20 Minutes 37 Seconds East 129.36 feet to a point; thence North 2 Degrees 25 Minutes 1 Seconds East 820.23 feet to a point; thence South 78 Degrees 1 Minutes 19 Seconds East 2747.92 feet to a point; thence South 12 Degrees 35 Minutes 36 Seconds East 231.87 feet to a point; thence South 89 Degrees 17 Minutes 34 Seconds East 1415.99 feet to a point back to the Point of True Beginning and containing 161.67 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.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor of the City of Huntsville, Alabama

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2024.

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

**APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor of the City of Huntsville, Alabama

# PROPOSED RESIDENCE 2 DISTRICT

