



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/23/2026

File ID: TMP-7183

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 12.50 acres of land lying on the east side of Leeman Ferry Rd and north of Philip Dotts Dr from Commercial Recreation C-5 District to Highway Business C-4 District; and the introduction of an Ordinance pertaining to the same. (Set August 27, 2026 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: July 29 and August 5, 2026/ Ordinance: September 2, 2026

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: 2151 Airport Rd SW, Huntsville, AL 35801

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

Additional Comments:

RESOLUTION NO. 26-

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, will give 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 east side of Leeman Ferry Rd and north of Philip Dotts Dr from Commercial Recreation C-5 District 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 29th day of July, 2026, and the second publication shall be one week thereafter on the 5th day of August, 2026, 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 August, 2026, in the Council Chambers of the City of Huntsville Administration Building at 305 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. 26-____, which is introduced by the City Council of the City of Huntsville on the 23rd day of July, 2026, 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. 26-

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 east side of Leeman Ferry Rd and north of Philip Dotts Dr, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Commercial Recreation C-5 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 13, Township 4 South, Range 1 West 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 13; thence from said point of beginning, North 89 Degrees 44 Minutes 12 Seconds East 4.21 feet to a point; said point is further described as the Point of True Beginning; thence South 88 Degrees 43 Minutes 12 Seconds East 25.79 feet to a point; thence South 88 Degrees 56 Minutes 12 Seconds East 316.95 feet to a point; thence South 88 Degrees 56 Minutes 26 Seconds East 1030.77 feet to a point; thence South 8 Degrees 53 Minutes 43 Seconds East 6.25 feet to a point; thence South 8 Degrees 53 Minutes 37 Seconds East 11.78 feet to a point; thence South 12 Degrees 37 Minutes 54 Seconds East 18.03 feet to a point; thence South 16 Degrees 22 Minutes 15 Seconds East 18.04 feet to a point; thence South 20 Degrees 9 Minutes 38 Seconds East 18.57 feet to a point; thence South 24 Degrees 0 Minutes 34 Seconds East 18.57 feet to a point; thence South 27 Degrees 51 Minutes 36 Seconds East 18.57 feet to a point; thence South 31 Degrees 42 Minutes 32 Seconds East 18.57 feet to a point; thence South 35 Degrees 33 Minutes 33 Seconds East 18.57 feet to a point; thence South 37 Degrees 29 Minutes 11 Seconds East 41.05 feet to a point; thence South 35 Degrees 21 Minutes 40 Seconds East 20.41 feet to a point; thence South 31 Degrees 6 Minutes 30 Seconds East 20.41 feet to a point; thence South 26 Degrees 51 Minutes 18 Seconds East 20.41 feet to a point; thence South 22 Degrees 36 Minutes 13 Seconds East 20.41 feet to a point; thence South 18 Degrees 21 Minutes 0 Seconds East 20.41 feet to a point; thence South 14 Degrees 5 Minutes 53 Seconds East 20.41 feet to a point; thence South 9 Degrees 50 Minutes 43 Seconds East 20.41 feet to a point; thence South 5 Degrees 35 Minutes 39 Seconds East 20.41 feet to a point; thence South 1 Degrees 20 Minutes 22 Seconds East 20.41 feet to a point; thence South 0 Degrees 47 Minutes 8 Seconds West 45.74 feet to a point; thence North 88 Degrees 32 Minutes 2 Seconds West 798.99 feet to a point; thence North 87 Degrees 41 Minutes 21 Seconds West

717.65 feet to a point; thence North 1 Degrees 1 Minutes 0 Seconds East 360.09 feet to the Point of True Beginning and containing 12.50 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 _____, 2026.

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

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2026.

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

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

PROPOSED HIGHWAY BUSINESS C-4 DISTRICT

