



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 5/14/2026

File ID: TMP-6915

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the rezoning of 47.19 acres of land lying on the south side of Swancott Rd and east of Rabbit Lane from Residence 1-B District to Residence 2 District; and the introduction of an Ordinance pertaining to the same. (Set June 25, 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: May 27 & June 3, 2026/ Ordinance: July 1, 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: Swancott Rd, Madison, AL 35756

District: District 1 District 2 District 3 District 4 District 5

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 26-

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 south side of Swancott Rd and east of Rabbit Lane 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 27th day of May, 2026, and the second publication shall be one week thereafter on the 3rd day of June, 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 25th day of June, 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 14th day of May, 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 south side of Swancott Rd and east of Rabbit Lane, 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:

A part of Section 18, Township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as commencing at the Southwest corner of said Section 14. Then North 00 Degrees 22 Minutes 12 Seconds East, 1548.77 feet to the Point of Beginning. Then North 00 Degrees 22 Minutes 12 Seconds East a distance of 1120.26 feet to a point on a line. Then South 89 Degrees 34 Minutes 23 Seconds East a distance of 2002.32 feet to a point. Then South 00 Degrees 25 Minutes 29 Seconds West a distance of 390.38 feet to a point. Then South 23 Degrees 37 Minutes 00 Seconds East a distance of 290.13 feet to a point. Then South 66 Degrees 23 Minutes 00 Seconds West a distance of 160.00 feet to a point. Then South 23 Degrees 37 Minutes 00 Seconds East a distance of 12.34 feet to a point. Then South 66 Degrees 23 Minutes 00 Seconds West a distance of 380.00 feet to a point. Then South 23 Degrees 37 Minutes 00 Seconds East a distance of 3.53 feet to a point. Then South 66 Degrees 23 Minutes 00 Seconds West a distance of 50.00 feet to a point. Then North 23 Degrees 37 Minutes 00 Seconds West a distance of 2.42 feet to a point. Then South 66 Degrees 23 Minutes 00 Seconds West a distance of 164.67 feet to a point. Then South 72 Degrees 10 Minutes 39 Seconds West a distance of 60.46 feet to a point. Then South 62 Degrees 10 Minutes 50 Seconds West a distance of 190.00 feet to a point. Then North 27 Degrees 49 Minutes 10 Seconds West a distance of 17.81 feet to a point. Then South 74 Degrees 58 Minutes 24 Seconds West a distance of 78.36 feet to a point on a line. Then North 89 Degrees 37 Minutes 47 Seconds West a distance of 867.00 feet to a point. Then South 00 Degrees 22 Minutes 12 Seconds West a distance of 30.00 feet to a point. Then North 89 Degrees 37 Minutes 48 Seconds West a distance of 260.00 feet to the point of beginning and containing 47.19 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 RESIDENCE 2 DISTRICT

