



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/23/2026

File ID: TMP-6874

Department: Planning

Subject:

Type of Action: Introduction

Introduction of an ordinance annexing 2.47 acres of land lying on the south side of Old Hwy 20 and east of Greenbrier Pkway.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: May 20, 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: 26178 Old Hwy 20, Madison, AL 35756

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

Additional Comments: none

ORDINANCE NO. 26-

WHEREAS, Cook’s Development, LLC, an Alabama limited liability company, by Brian C. Cook, as its Manager, being the owner, as the term is defined by Section 11-42-20, Code of Alabama 1975, of all the property or territory hereinafter particularly described (which property or territory is hereinafter referred to as “the Property”), filed with the City Clerk of the City of Huntsville, Alabama, a signed and written petition requesting that the Property be annexed to the City of Huntsville, Alabama, which petition is on file with the City Clerk of the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signature of the owner of the Property, and filed together with said petition was a map showing the relationship of the Property to the corporate limits of the City of Huntsville, Alabama, which map is attached hereto and incorporated herein by reference; and

WHEREAS, the Property is contiguous to the present city limits of the City of Huntsville, Alabama, and the Property does not lie within the corporate limits or police jurisdiction of any other municipality; and

WHEREAS, the City Council of the City of Huntsville, Alabama, has determined that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and has further determined that all legal requirements for annexing the Property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama hereby finds that it is necessary and proper and in the public interest that the Property be brought within the corporate limits of the City of Huntsville, Alabama, and assents to the annexation of the Property to the City of Huntsville, Alabama;
2. That the corporate limits of the City of Huntsville, Alabama, be, and the same are hereby extended and rearranged so as to embrace and include the Property, which is particularly described as follows:

All that part of Section 28, Township 04 South, Range 03 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as follows: Commencing at the Northwest Corner of said Section 28; thence from the Point of Commencement, South 85 Degrees 19 Minutes 45 Seconds East 1023.90 feet to the Point of Beginning; thence from the Point of Beginning, South 88 Degrees 11 Minutes 29 Seconds East 279.62 feet to point; thence South 00 Degrees 09 Minutes 25 Seconds West 319.78 feet to point; thence South 00 Degrees 09 Minutes 30 Seconds West 63.55 feet to point; thence North 88 Degrees 24 Minutes 12 Seconds West 280.12 feet to point; thence North 00 Degrees 09 Minutes 27 Seconds East 174.66 feet to point; thence North 00 Degrees 17

Minutes 59 Seconds East 209.69 feet back to the Point of Beginning and containing 2.47 Acres, more or less.

3. That this ordinance shall be published as provided by law, and become effective upon its publication as required by law.

4. That the Mayor and City Clerk of the City of Huntsville, Alabama, are hereby authorized, requested, and directed for and on behalf of the governing body of the City to file a description of the property or territory herein annexed in the Office of the Judge of Probate of Limestone County, 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

STATE OF ALABAMA)
)
COUNTY OF MADISON)

**PETITION FOR ANNEXATION TO THE CITY OF
HUNTSVILLE, ALABAMA, PURSUANT TO SECTIONS 11-42-20 THROUGH
11-42-24 INCLUSIVE, CODE OF ALA. 1975 (AS AMENDED)**

**TO: The City Clerk of the City of Huntsville, Alabama, and the
 City Council of the City of Huntsville, Alabama**

**FROM: Cook’s Development, LLC, an Alabama limited liability company, by
 Brian C. Cook, as its Manager (hereinafter referred to as “the
 petitioner”)**

A. The Petitioner do hereby sign and file with the City Clerk of the City of Huntsville, Alabama, this written petition requesting that the real property or territory hereinafter described, which real property or territory is hereinafter referred to as “the Property”, be annexed to the City of Huntsville, Alabama, under the authority of and pursuant to Sections 11-42-20 through 11-42-24 of the Code of Alabama 1975; and in support thereof do hereby certify as follows:

1. That the Petitioner is the owner of the Property, as the term “owner” is defined by Section 11-42-20, Code of Alabama 1975.
2. That the Property is situated in **Limestone County, Alabama**, and is accurately described on the attached Exhibit “A”, which exhibit is incorporated herein by reference.
3. That the Petitioner has the right and authority to make and file this petition for annexation.
4. That the Property is contiguous to the existing corporate limits of the City of Huntsville, Alabama.
5. That the Property does not lie within the corporate limits or police jurisdiction of any other municipality.
6. That the Petitioner has attached hereto as Exhibit “B”, which exhibit is incorporated herein by reference, and filed herewith a map of the Property showing its relationship to the corporate limits of the City of Huntsville, Alabama, which said map is further identified as being entitled "Old Hwy 20 Property to be Annexed."

B. This petition may be signed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same petition.

THE FOREGOING CONSIDERED, I, the Petitioner hereby petition and request that the City Council of the City of Huntsville, Alabama, adopt an ordinance assenting to the annexation of the Property to the City of Huntsville, Alabama, all in accordance with the statutes herein provided.

IN WITNESS WHEREOF, I, the undersigned Petitioner have hereunto subscribed my name as of the 13th day of April, 2026.

PETITIONER:
Cook's Development, LLC, an Alabama limited liability company

Signature: _____



Brian C. Cook

As its: **Manager**

STATE OF Alabama)
)
COUNTY OF Morgan)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brian C. Cook, whose name is signed to the foregoing annexation petition and who is known to me, acknowledged before me on this date that, being informed of the contents of said petition, he executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal of office, this the 13th day of April, ~~2026~~
2026.

Ronda J Carter (SEAL)
NOTARY PUBLIC

Expiration Date: My Commission Expires: July 21, 2027

Exhibit "A"
(Legal Description of the Property)

All that part of Section 28, Township 04 South, Range 03 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as follows: Commencing at the Northwest Corner of said Section 28; thence from the Point of Commencement, South 85 Degrees 19 Minutes 45 Seconds East 1023.90 feet to the Point of Beginning; thence from the Point of Beginning, South 88 Degrees 11 Minutes 29 Seconds East 279.62 feet to point; thence South 00 Degrees 09 Minutes 25 Seconds West 319.78 feet to point; thence South 00 Degrees 09 Minutes 30 Seconds West 63.55 feet to point; thence North 88 Degrees 24 Minutes 12 Seconds West 280.12 feet to point; thence North 00 Degrees 09 Minutes 27 Seconds East 174.66 feet to point; thence North 00 Degrees 17 Minutes 59 Seconds East 209.69 feet back to the Point of Beginning and containing 2.47 Acres, more or less.

0.2% Annual Chance Floodplain

EXHIBIT B: OLD HWY 20 PROPERTY TO BE ANNEXED

Floodway

OUT

1% Annual Chance Floodplain

Cam One Way Nw

Innovate Way Nw

City of
Huntsville

Old Hwy 20

OUT

Smokey Way

Quarter
Lot
Cemetery

Greenbriar Pky Nw

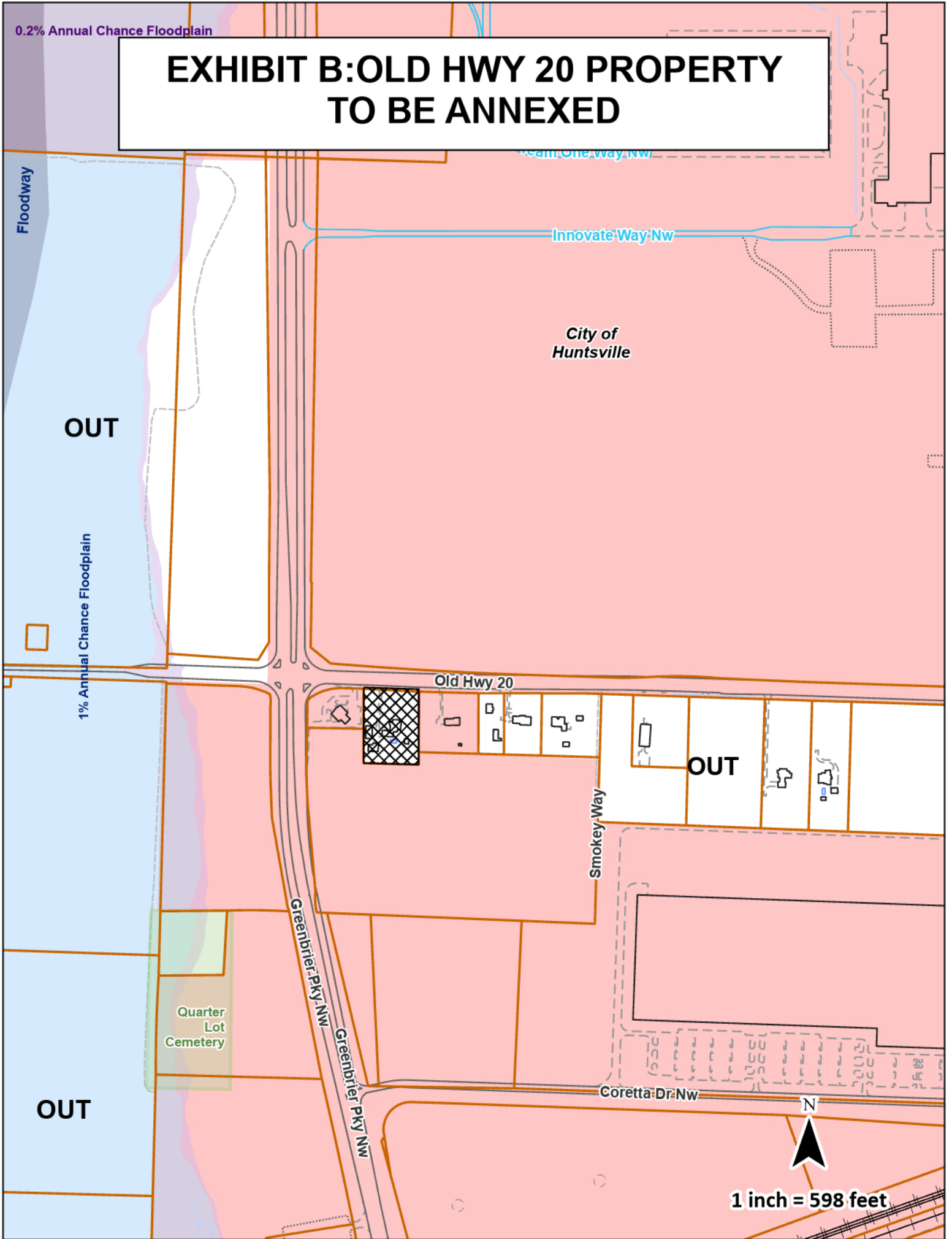
Greenbriar Pky Nw

Coretta Dr Nw

N

OUT

1 inch = 598 feet



ANNEXATION SUMMARY: OLD HWY 20

March 26, 2026

PETITIONER: Cook's Development, LLC, an Alabama limited liability company,
by Brian C. Cook, as its Manager

LOCATION: On the south side of Old Hwy 20 and east of Greenbrier Pkway

Township 4 South, Range 3 West, Section 28

26178 Old Hwy 20, Madison, AL 35756

ACREAGE: 2.47 acres

REASON FOR
REQUEST: City Services

ANNEXATION GUIDELINES: Old Hwy 20

1. Annexations that would fill in or make more regular the existing corporate limits should be strongly encouraged.

WOULD CONTINUE ONGOING ANNEXATIONS IN THIS AREA

2. The remaining tax islands should be annexed when ownership changes and redevelopment occurs....

NOT A TAX ISLAND

3. Annexations of land in subdivisions....

NOT PART OF A SUBDIVISION

4. Corridors are discouraged....

NOT A CORRIDOR

5. Point-to-point annexations should be discouraged....

NOT A POINT-TO-POINT CONNECTION

6. Owners living on land expected to be annexed within the ninety-day period preceding a municipal election....

NO MUNICIPAL ELECTION AT TIME OF ANNEXATION

7. Land which is known to be contaminated should not be annexed until such danger has been mitigated.

NO KNOWN CONTAMINATION

8. The annexation of land that would contribute to the city's economic development through an increase in taxes....

COMMERCIAL AND INDUSTRIAL LAND

9. The city should require petitions for annexation referenda to satisfy additional conditions....

NOT A REFERENDA

10. City planners will explain to all annexation petitioners the policies under which services are provided.

POLICY STATEMENT SIGNED BY OWNER; COPY ATTACHED

