

ORDINANCE NO. 23-704

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 north of Swancott Road and west of Bilow Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1 District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A Parcel of land located in the Southeast Quarter of Section 10, Township 5 South, Range 3 West of the Huntsville Meridian, and the Northeast Quarter of Section 15, Township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being more particularly described as follows: Commencing at a Pk Nail marking the Midpoint of the East Boundary of said Section 15, Township 5 South, Range 3 West and lying at the intersection of Swancott Road (Public Right-Of-Way) and Rabbit Lane (Public Right-Of-Way) and having Alabama State Plane Coordinates (East Zone, NAD '83) of North: 1,494,985.20', East: 357,422.06'; leaving said Rabbit Lane and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 2,345.57 feet to the Point of Beginning; Thence, from the Point of Beginning and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 405.00 feet to a point; Thence, leaving said Swancott Road, North 01 Degree 25 Minutes 28 Seconds East, 1,278.13 feet to a point; Thence North 88 Degrees 34 Minutes 15 Seconds West, 1,039.93 feet to a point; Thence North 01 Degree 25 Minutes 45 Seconds East, 1,296.02 feet to a point; Thence South 89 Degrees 17 Minutes 11 Seconds East, 343.31 feet to a point; Thence North 01 Degrees 01 Minute 23 Seconds East, 1,333.29 feet to a point; Thence South 88 Degrees 44 Minutes 31 Seconds East, 1,196.26 feet to a point; Thence South 01 Degree 15 Minutes 29 Seconds West, 710.00 feet to a point; Thence South 88 Degrees 44 Minutes 31 Seconds East, 915.77 feet to a point; Thence South 00 Degrees 58 Minutes 48 Seconds West, 846.76 feet to a point; Thence South 47 Degrees 22 Minutes 34 Seconds West, 80.25 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West, 240.00 feet to a point; Thence South 01 Degree 25 Minutes 45 Seconds West, 171.07 feet to a point; Thence North 88 Degrees 34 Minutes 15 Seconds West, 712.07 feet to a point; Thence South 01 Degree 25 Minutes 28 Seconds West, 2133.92 feet to the Point of Beginning. Containing 113.90 acres, more or less.

2. That the following area, land lying on the north of Swancott Road and west of Bilow Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1 District, shall be shown and classified on the Official Zoning

Maps of the City of Huntsville, Alabama, as Residence 1-B District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A Parcel of land located in the Southeast Quarter of Section 10, Township 5 South, Range 3 West of the Huntsville Meridian, and the Northeast Quarter of Section 15, Township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being more particularly described as follows: Commencing at a Pk Nail marking the Midpoint of the East Boundary of said Section 15, Township 5 South, Range 3 West and lying at the Intersection of Swancott Road (Public Right-Of-Way) and Rabbit Lane (Public Right-Of-Way) and having Alabama State Plane Coordinates (East Zone, NAD '83) of North: 1,494,985.20', East: 357,422.06'; Leaving said Rabbit Lane and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 1,525.57 feet to the Point of Beginning; Thence, from the Point of Beginning and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 340.00 feet to a point; Thence, Leaving Said Swancott Road, North 01 Degree 25 Minutes 28 Seconds East, 2,133.88 feet to a point; Thence South 88 Degrees 34 Minutes 15 Seconds East, 232.07 feet to a point; Thence North 01 Degree 25 Minutes 45 Seconds East, 171.07 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East, 240.00 feet to a point; Thence North 47 Degrees 22 Minutes 34 Seconds East, 80.25 feet to a point; Thence North 00 Degrees 58 Minutes 48 Seconds East, 846.76 feet to a point; Thence North 88 Degrees 44 Minutes 31 Seconds West, 915.77 feet to a point; Thence North 01 Degrees 15 Minutes 29 Seconds East, 165.00 feet to a point; Thence South 88 Degrees 44 Minutes 31 Seconds East, 1,084.97 feet to a point; Thence North 00 Degrees 58 Minutes 48 Seconds East, 14.06 feet to a point; Thence South 89 Degrees 01 Minute 12 Seconds East, 170.00 feet to a point; Thence South 00 Degrees 58 Minutes 48 Seconds West, 1,425.00 feet to a point; Thence North 88 Degrees 34 Minutes 15 Seconds West, 532.86 feet to a point; Thence South 01 Degree 25 Minutes 28 Seconds West a distance of 1,963.85 feet to the Point of Beginning. Containing 33.14 acres, more or less.

3. That the following area, land lying on the north of Swancott Road and west of Bilow Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1 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 Parcel of land located in the South Half of the South Half of Section 10, Township 5 South, Range 3 West of The Huntsville Meridian, and the North Half of Section 15, Township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being more particularly described as follows: Commencing at a Pk Nail marking the Midpoint of the East Boundary Of Said Section 15, Township 5 South, Range 3 West and lying at the intersection of Swancott Road

(Public Right-Of-Way) and Rabbit Lane (Public Right-Of-Way) and having Alabama State Plane Coordinates (East Zone, NAD '83) Of North: 1,494,985.20', East: 357,422.06'; Leaving said Rabbit Lane and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 1,195.57 feet to the point of beginning; Thence, from the Point of Beginning and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 330.00 feet to a point; Thence, Leaving Said Swancott Road, North 01 Degree 25 Minutes 28 Seconds East, 1,963.85 feet to a point; Thence South 88 Degrees 34 Minutes 15 Seconds East, 532.86 feet to a point; Thence North 00 Degrees 58 Minutes 48 Seconds East, 1,425.00 feet to a point; Thence North 89 Degrees 01 Minute 12 Seconds West, 170.00 feet to a point; Thence South 00 Degrees 58 Minutes 48 Seconds West, 14.06 feet to a point; Thence North 88 Degrees 44 Minutes 31 Seconds West, 1,084.97 feet to a point; Thence North 01 Degree 15 Minutes 29 Seconds East, 545.00 feet to a point; Thence South 88 Degrees 44 Minutes 31 Seconds East, 862.32 feet to a point; Thence North 00 Degrees 58 Minutes 48 Seconds East, 1,249.82 feet to a point; Thence South 88 Degrees 08 Minutes 13 Seconds East, 1,374.63 feet to a point; Thence South 00 Degrees 55 Minutes 58 Seconds West, 3,533.40 feet to a point; Thence North 88 Degrees 34 Minutes 15 Seconds West, 1,192.91 feet to a point; Thence South 01 Degree 25 Minutes 28 Seconds West, 1,623.82 feet to the Point of Beginning. Containing 123.33 acres, more or less.

4. That the following area, land lying on the north of Swancott Road and west of Bilow Road, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1 District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A Parcel of land located in the East Half of the Northeast Quarter of Section 15, Township 5 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama and being more particularly described as follows: Beginning at a Pk Nail marking the Midpoint of the East Boundary of said Section 15, Township 5 South, Range 3 West and lying at the intersection of Swancott Road (Public Right-Of-Way) and Rabbit Lane (Public Right-Of-Way) and having Alabama State Plane Coordinates (East Zone, NAD '83) of North: 1,494,985.20', East: 357,422.06'; Leaving said Rabbit Lane and along said Swancott Road, North 88 Degrees 34 Minutes 32 Seconds West, 1,195.57 feet to a point; Thence, Leaving Said Swancott Road Margin, North 01 Degree 25 Minutes 28 Seconds East, 1,623.82 feet to a point; Thence South 88 Degrees 34 Minutes 15 Seconds East, 1,192.91 feet to a point; Thence South 01 Degree 19 Minutes 50 Seconds West, 1,623.72 feet to the Point of Beginning. Containing 44.52 acres, more or less.

5. The boundaries of the above districts 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.

6. This ordinance shall take effect from and after the date of publication.

ORDINANCE NO. 23-704 (Cont.)

ADOPTED this the 26th day of October, 2023.

/s/ John Meredith
President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 26th day of October, 2023.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama