

RESOLUTION NO. 26-763

WHEREAS, certain property has recently been annexed to the City of Huntsville, Alabama; and

WHEREAS, said property is now legally part of the incorporated municipality of the City of Huntsville, Alabama, and as such is subject to the laws and ordinances governing the City of Huntsville, Alabama; and

WHEREAS, said property, having been outside the boundaries of the City of Huntsville, Alabama, prior to the annexing of same to the City of Huntsville, Alabama, has never been subject to the Zoning Ordinances of the City of Huntsville, Alabama; and

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 zoning of 536.68 acres of land lying on the west of US Hwy 72 E, and north and south of Little Cove Rd to Residence 1 and Residence 2 Districts.
- (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 23rd day of September, 2026, and the second publication shall be one week thereafter on the 30th day of September, 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 22nd day of October, 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. 26-764, which was introduced by the City Council of the City of Huntsville on the 10th day of September, 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. 26-764

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 west of US Hwy 72 E, and north and south of Little Cove Rd, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Sections 9, 10, 15 and 16, Township 04 South, Range 02 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as follows: Commencing at the Southeast Corner of said Section 9; thence from the Point of Commencement South 80 Degrees 45 Minutes 16 Seconds West 1,311.45 feet to the Point of Beginning; thence from the Point of Beginning North 76 Degrees 33 Minutes 6 Seconds West 271.3 feet to a point; thence North 51 Degrees 36 Minutes 8 Seconds East 80.55 feet to a point; thence North 51 Degrees 36 Minutes 7 Seconds East 450.1 feet to a point; thence North 70 Degrees 15 Minutes 11 Seconds East 340.02 feet to a point; thence North 41 Degrees 25 Minutes 25 Seconds East 372.08 feet to a point; thence North 64 Degrees 14 Minutes 58 Seconds East 387.2 feet to a point; thence North 24 Degrees 29 Minutes 31 Seconds East 405.77 feet to a point; thence North 79 Degrees 9 Minutes 35 Seconds East 392.68 feet to a point; thence South 82 Degrees 49 Minutes 10 Seconds East 305.51 feet to a point; thence North 66 Degrees 20 Minutes 38 Seconds East 53.74 feet to a point; thence North 72 Degrees 44 Minutes 1 Seconds East 123.03 feet to a point; thence North 75 Degrees 11 Minutes 30 Seconds East 96.79 feet to a point; thence North 78 Degrees 46 Minutes 5 Seconds East 154.61 feet to a point; thence North 74 Degrees 47 Minutes 39 Seconds East 653.59 feet to a point; thence North 76 Degrees 10 Minutes 41 Seconds East 1064.77 feet to a point; thence North 85 Degrees 8 Minutes 8 Seconds East 193.53 feet to a point; thence South 1 Degrees 15 Minutes 5 Seconds West 192.27 feet to a point; thence South 0 Degrees 39 Minutes 16 Seconds East 726.88 feet to a point; thence South 20 Degrees 56 Minutes 4 Seconds East 654.54 feet to a point; thence South 27 Degrees 4 Minutes 46 Seconds East 135.35 feet to a point; thence South 1 Degrees 41 Minutes 29 Seconds West 27.84 feet to a point; thence South 89 Degrees 19 Minutes 59 Seconds West 160.99 feet to a point; thence North 10 Degrees 16 Minutes 22 Seconds West 7.89 feet to a point; thence North 23 Degrees 4 Minutes 45 Seconds West 725 feet to a point; thence North 0 Degrees 2 Minutes 37 Seconds East 791.35 feet to a point; thence South 79 Degrees 20 Minutes 22 Seconds West 126.24 feet to a point; thence South 79 Degrees 20 Minutes 23

Seconds West 403.79 feet to a point; thence South 73 Degrees 38 Minutes 56 Seconds West 88.69 feet to a point; thence South 72 Degrees 24 Minutes 52 Seconds West 102.19 feet to a point; thence South 75 Degrees 41 Minutes 0 Seconds West 72.03 feet to a point; thence South 72 Degrees 26 Minutes 16 Seconds West 67.42 feet to a point; thence South 72 Degrees 50 Minutes 9 Seconds West 95.23 feet to a point; thence South 74 Degrees 25 Minutes 16 Seconds West 101.4 feet to a point; thence South 76 Degrees 36 Minutes 2 Seconds West 99.85 feet to a point; thence South 71 Degrees 8 Minutes 30 Seconds West 87.61 feet to a point; thence South 75 Degrees 12 Minutes 40 Seconds West 146.62 feet to a point; thence South 76 Degrees 9 Minutes 10 Seconds West 63.14 feet to a point; thence South 73 Degrees 29 Minutes 59 Seconds West 67.7 feet to a point; thence South 73 Degrees 5 Minutes 47 Seconds West 48.61 feet to a point; thence South 78 Degrees 20 Minutes 31 Seconds West 51.13 feet to a point; thence South 73 Degrees 21 Minutes 58 Seconds West 42.32 feet to a point; thence South 75 Degrees 32 Minutes 16 Seconds West 69.49 feet to a point; thence South 75 Degrees 47 Minutes 22 Seconds West 259.79 feet to a point; thence South 70 Degrees 3 Minutes 34 Seconds West 50.34 feet to a point; thence South 67 Degrees 28 Minutes 25 Seconds West 108.31 feet to a point; thence South 82 Degrees 44 Minutes 56 Seconds West 172.79 feet to a point; thence North 75 Degrees 43 Minutes 29 Seconds West 206.16 feet to a point; thence South 79 Degrees 49 Minutes 0 Seconds West 134.18 feet to a point; thence South 62 Degrees 12 Minutes 27 Seconds West 173.12 feet to a point; thence South 43 Degrees 28 Minutes 29 Seconds West 35.53 feet to a point; thence South 12 Degrees 47 Minutes 43 Seconds West 75.85 feet to a point; thence South 0 Degrees 0 Minutes 0 Seconds West 104.23 feet to a point; thence South 34 Degrees 45 Minutes 33 Seconds West 147.33 feet to a point; thence South 65 Degrees 20 Minutes 29 Seconds West 185.21 feet to a point; thence South 65 Degrees 20 Minutes 29 Seconds West 78.92 feet to a point; thence South 60 Degrees 53 Minutes 40 Seconds West 406.35 feet to a point; thence South 59 Degrees 30 Minutes 0 Seconds West 240 feet to a point; thence South 53 Degrees 58 Minutes 31 Seconds West 165.73 feet to a point; thence South 54 Degrees 2 Minutes 36 Seconds West 94.27 feet to a point; thence South 45 Degrees 40 Minutes 27 Seconds West 243.96 feet to the Point of Beginning and containing 27.55 Acres, more or less.

INCLUDING

All that part of Sections 14, 22 and 23, Township 04 South, Range 02 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as follows: Commencing at the Northwest Corner of said Section 22; thence from the Point of Commencement South 76 Degrees 8 Minutes 42 Seconds East 3,365.97 feet to the Point of Beginning; thence from the Point of Beginning South 89 Degrees 22 Minutes 56 Seconds East 772.38 feet to a point; thence South 1 Degrees 11 Minutes 45 Seconds West 855.5 feet to a point; thence South 0 Degrees 0 Minutes 0 Seconds West 845.22 feet to a point; thence South 89 Degrees 54 Minutes 36 Seconds East 208.71 feet to a point; thence South 0 Degrees 0 Minutes 0 Seconds West 208.71 feet to a point; thence South 89 Degrees 54

Minutes 36 Seconds East 1,026.79 feet to a point; thence North 0 Degrees 35 Minutes 50 Seconds East 2,206.04 feet to a point; thence South 89 Degrees 10 Minutes 21 Seconds East 458.33 feet to a point; thence North 12 Degrees 55 Minutes 34 Seconds East 466.54 feet to a point; thence North 88 Degrees 27 Minutes 7 Seconds East 490.6 feet to a point; thence North 44 Degrees 13 Minutes 27 Seconds East 2,705.37 feet to a point; thence South 0 Degrees 24 Minutes 17 Seconds West 15.56 feet to a point; thence South 0 Degrees 24 Minutes 16 Seconds West 1,438.72 feet to a point; thence South 80 Degrees 52 Minutes 24 Seconds West 268.48 feet to a point; thence South 80 Degrees 52 Minutes 25 Seconds West 73.74 feet to a point; thence South 0 Degrees 19 Minutes 7 Seconds West 1,323.05 feet to a point; thence South 0 Degrees 19 Minutes 6 Seconds West 1,322.84 feet to a point; thence South 80 Degrees 34 Minutes 5 Seconds West 452.47 feet to a point; thence South 80 Degrees 32 Minutes 39 Seconds West 566.02 feet to a point; thence South 80 Degrees 29 Minutes 40 Seconds West 278.65 feet to a point; thence South 81 Degrees 4 Minutes 53 Seconds West 40.09 feet to a point; thence South 80 Degrees 34 Minutes 6 Seconds West 1089.53 feet to a point; thence South 0 Degrees 39 Minutes 12 Seconds West 209.97 feet to a point; thence South 80 Degrees 55 Minutes 20 Seconds West 208.7 feet to a point; thence South 0 Degrees 42 Minutes 40 Seconds West 1,127 feet to a point; thence North 89 Degrees 14 Minutes 9 Seconds West 1,184.68 feet to a point; thence North 0 Degrees 40 Minutes 38 Seconds East 1,302.26 feet to a point; thence North 89 Degrees 54 Minutes 35 Seconds West 50.04 feet to a point; thence North 89 Degrees 54 Minutes 36 Seconds West 718.32 feet to a point; thence North 1 Degrees 17 Minutes 43 Seconds West 1,611.88 feet to a point; thence North 0 Degrees 3 Minutes 7 Seconds East 304.97 feet to the Point of Beginning and containing 247.50 Acres, more or less.

2. That the following area, land lying on the west of US Hwy 72 E, and north and south of Little Cove Rd, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, 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 Sections 15 and 22, Township 04 South, Range 02 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence from the Point of Commencement South 76 Degrees 8 Minutes 42 Seconds East 3,365.97 feet to the Point of Beginning; thence from the Point of Beginning, North 0 Degrees 15 Minutes 59 Seconds East 3,130.98 feet to a point; thence North 0 Degrees 25 Minutes 47 Seconds East 317.1 feet to a point; thence South 89 Degrees 1 Minutes 16 Seconds West 641.97 feet to a point; thence North 0 Degrees 54 Minutes 24 Seconds East 2609.88 feet to a point; thence North 88 Degrees 31 Minutes 9 Seconds East 407.38 feet to a point; thence South 10 Degrees 16 Minutes 22 Seconds East 7.89 feet to a point; thence North 89 Degrees 19 Minutes 59 Seconds East 160.99 feet to a point; thence South 1 Degrees 43 Minutes

12 Seconds East 203.01 feet to a point; thence North 89 Degrees 25 Minutes 53 Seconds West 402.2 feet to a point; thence South 0 Degrees 16 Minutes 14 Seconds West 1106.62 feet to a point; thence South 89 Degrees 53 Minutes 54 Seconds East 679.67 feet to a point; thence South 0 Degrees 40 Minutes 53 Seconds West 1272.61 feet to a point; thence North 89 Degrees 6 Minutes 16 Seconds East 426.65 feet to a point; thence South 0 Degrees 33 Minutes 35 Seconds East 24.38 feet to a point; thence South 89 Degrees 40 Minutes 26 Seconds East 127.54 feet to a point; thence South 0 Degrees 8 Minutes 41 Seconds West 348.27 feet to a point; thence South 0 Degrees 31 Minutes 36 Seconds West 2337.85 feet to a point; thence North 89 Degrees 26 Minutes 33 Seconds West 6.71 feet to a point; thence South 0 Degrees 5 Minutes 15 Seconds East 625.95 feet to a point; thence South 1 Degrees 11 Minutes 45 Seconds West 150.01 feet to a point; thence North 89 Degrees 22 Minutes 56 Seconds West 772.38 feet back to the Point of Beginning and containing 95.50 Acres, more or less.

INCLUDING

All that part of Sections 14, 15, 22 and 23, Township 04 South, Range 02 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama, more particularly described as follows: Commencing at the Southeast Corner of said Section 15; thence from the Point of Commencement South 89 Degrees 6 Minutes 48 Seconds West 1.17 feet to the Point of Beginning; thence from the Point of Beginning North 0 Degrees 7 Minutes 11 Seconds West 2707.84 feet to a point; thence North 80 Degrees 20 Minutes 42 Seconds East 2992.42 feet to a point; thence South 0 Degrees 24 Minutes 16 Seconds West 1278.73 feet to a point; thence South 44 Degrees 13 Minutes 27 Seconds West 2705.37 feet to a point; thence South 88 Degrees 27 Minutes 7 Seconds West 490.6 feet to a point; thence South 12 Degrees 55 Minutes 34 Seconds West 466.54 feet to a point; thence North 88 Degrees 29 Minutes 46 Seconds West 458.39 feet to a point; thence North 0 Degrees 33 Minutes 50 Seconds East 463.67 feet back to the Point of Beginning and containing 163.69 Acres, more or less.

3. 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.

4. 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

RESOLUTION NO. 26-763 (Cont'd)

ADOPTED this the 10th day of September 2026.

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

APPROVED this the 10th day of September 2026.

Mayor of the City of Huntsville,
Alabama