# CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number_____

Meeting Type: Regular

Meeting Date: 11/7/2013

Action Requested By:
Planning

Agenda Item Type
Resolution

Subject Matter:

Zoning of newly annexed property

Exact Wording for the Agenda:

Resolution to set a public hearing on an ordinance zoning newly annexed land lying generally north and south of Huntsville Brownsferry Road, east of Mooresville Road and north of I-565 to Residence 1-A District, Residence 1-B District, Residence 2 District, Residence 2-B District, Neighborhood Business C-1 District, Highway Business C-4 District, Commercial Industrial Park District, Research Park Applications 2 District and Planned Industrial District.

**Note: If amendment, please state title and number of the original**

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow
and accomplish and; any other information that might be helpful.

Recommended by Planning Commission
Public hearing date: December 19, 2013

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: _____

Date: 10/23/2013

revised 3/12/2012

**RESOLUTION NO. 13-_____**

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 recommended to the City Council of the City of Huntsville, Alabama, that an ordinance be given consideration placing said zoning regulations into effect, synopsis of which is as follows:

(1) The zoning of newly annexed land lying generally north and south of Huntsville Brownsferry Road, east of Mooresville Road and north of I-565 to Residence 1-A District, Residence 1-B District, Residence 2 District, Residence 2-B District, Neighborhood Business C-1 District, Highway Business C-4 District, Commercial Industrial Park District, Research Park Applications 2 District and Planned Industrial District.

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:

(2) The rezoning of certain lands lying generally south of Old Highway 20 and east of Greenbrier Road from Residence 2-A District to Residence 2-B District and from Residence 2-A District to Commercial Industrial Park District.

(3) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the _____ day of _____, 2013, and the second publication shall be one week thereafter on the _____ day of _____, 2013, 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;

**RESOLUTION NO. 13-_____**

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 6:00 p.m. on the ___ day of _____ 2013, in the Council Chambers of the City of Huntsville Administration Building at 308 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 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. 13-**

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

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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 areas, lying generally east of Mooresville Road, south of Huntsville Brownsferry Road, and north of Old Highway 20, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, 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 described as follows:

All that part of Section 05, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the southwest corner of said Section 05; thence South 88 degrees 38 minutes 44 seconds East and along the south boundary line of said Section 05 for 2644.80 feet to the point of true beginning; thence from the point of true beginning North 53 degrees 24 minutes 32 seconds East 2488.20 feet; thence South 36 degrees 43 minutes 12 seconds East 442.40 feet; thence South 31 degrees 16 minutes 36 seconds East 387.40 feet; thence South 22 degrees 39 minutes 12 seconds East 291.60 feet; thence South 16 degrees 24 minutes 46 seconds East 227.00 feet to a point located on the east boundary line of said Section 05; thence along said section line South 01 degrees 48 minutes 04 seconds West 311.80 feet to a point located on the southeast corner of said Section 05; thence North 88 degrees 38 minutes 44 seconds West 2645.60 feet to the point of true beginning and containing 50.60 acres, more or less.

**ALSO**

All that part of Sections 14, 15 and 23, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 15; thence from the point of beginning South 89 degrees 20 minutes 36 seconds East 2014.00 feet; thence South 01 degrees 24 minutes 48 seconds East 716.50 feet; thence South 88 degrees 57 minutes 00 seconds East 678.00 feet to a point located on the east right-of-way of Segers Road; thence South 00 degrees 41 minutes 00 seconds West 392.00 feet; thence North 89

degrees 48 minutes 56 seconds West 1112.60 feet; thence South 00 degrees 18 minutes 24 seconds West 480.10 feet; thence South 89 degrees 33 minutes 36 seconds West 200.90 feet; thence South 01 degrees 22 minutes 54 seconds West 154.80 feet; thence North 87 degrees 44 minutes 35 seconds West 371.70 feet; thence South 01 degrees 15 minutes 25 seconds West 491.10 feet; thence South 89 degrees 31 minutes 48 seconds East 345.90 feet; thence South 00 degrees 30 minutes 00 seconds West 500.80 feet; thence South 88 degrees 38 minutes 00 seconds East 111.10 feet; thence South 00 degrees 42 minutes 24 seconds West 735.10 feet; thence North 89 degrees 59 minutes 40 seconds West 800.70 feet; thence South 03 degrees 01 minutes 39 seconds West 2622.30 feet; thence South 88 degrees 21 minutes 13 seconds East 1361.90 feet to a point on the west right-of-way of Segers Road; thence South 02 degrees 38 minutes 32 seconds West 786.00 feet; thence North 88 degrees 55 minutes 11 seconds 579.8 feet; thence South 02 degrees 30 minutes 00 seconds West 183.00 feet; thence South 89 degrees 00 minutes 00 seconds East 576.00 feet to a point on the west right-of-way of Segers Road; thence South 02 degrees 57 minutes 00 seconds West 638.50 feet to a point located on the centerline of the right-of-way of Norfolk Southern Railroad; thence along the centerline of said railroad right-of-way South 70 degrees 32 minutes 31 seconds West 2874.70 feet to a point on the south boundary line of said Section 23; thence South 87 degrees 17 minutes 00 seconds West 128.90 feet to a point located on the southwest corner of said Section 23; thence North 03 degrees 48 minutes 10 seconds East 5249.20 feet to a point located on the northwest corner of said Section 23; thence North 88 degrees 03 minutes 33 seconds West 5550.30 feet to a point located on the southwest corner of said Section 15; thence North 01 degrees 47 minutes 00 seconds East 2712.00 feet; thence South 89 degrees 01 minutes 00 seconds East 3454.40 feet; thence North 01 degrees 31 minutes 51 seconds East 2628.10 feet; thence South 88 degrees 08 minutes 05 seconds East 2020.90 feet to a point located on the northeast corner of said Section 15 and the point of beginning and containing 891.10 acres, more or less.

**CONTAINING IN THE AGGREGATE 941.70 ACRES, MORE OR LESS.**

2. That the following areas, lying generally east of Mooresville Road, north and south of Huntsville Brownsferry Road, and north of Old Highway 20, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, 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 described as follows:

All that part of Section 33, Township 3 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Gray Road, said point is further described as being located at the southwest corner of said Section 33; thence from the point of beginning North 01 degrees 29 minutes 00 seconds East 578.75 feet to the point of true beginning; thence from the point of true beginning North 00 degrees 30 minutes 30 seconds East 297.90 feet; thence South 89 degrees 39 minutes 00 seconds East 330.50 feet; thence North 75 degrees 00 minutes 00 seconds East 85.65 feet; thence South 11 degrees 13 minutes 55 seconds East 216.50 feet; thence South 01 degrees 00 minutes 00 seconds West 165.10 feet; thence Due West 8.30 feet; thence North 00 degrees 16 minutes 00 seconds West 62.00 feet; thence South 89 degrees 55 minutes 45 seconds West 449.00 feet to the point of true beginning and containing 3.00 acres, more or less.

**ALSO**

All that part of Section 22, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 22; thence South 03 degrees 48 minutes 49 seconds West 4850.00 feet; thence North 89 degrees 31 minutes 26 seconds West 909.30 feet; thence North 02 degrees 07 minutes 08 seconds East 147.60 feet; thence North 88 degrees 06 minutes 25 seconds West 222.60 feet; thence North 01 degrees 04 minutes 19 seconds East 2519.30 feet; thence North 88 degrees 49 minutes 32 seconds West 1007.70 feet; thence North 01 degrees 25 minutes 59 seconds East 2220.60 feet; thence South 87 degrees 59 minutes 25 seconds East 2355.20 feet to a point located on the northeast corner of said Section 22 and the point of beginning and containing 189.00 acres, more or less.

**CONTAINING IN THE AGGREGATE 192.00 ACRES, MORE OR LESS.**

3. That the following areas, lying generally east of Mooresville Road, south of Huntsville Brownsferry Road, and north of Old Highway 20, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have 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 described as follows:

All that part of Section 05, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville,

Limestone County, Alabama, more particularly described as beginning at a point located on the southwest corner of said Section 05; thence from the point of beginning South 88 degrees 39 minutes 07 seconds East 556.90 feet to the point of true beginning; thence from the point of true beginning North 29 degrees 28 minutes 59 seconds West 97.00 feet; thence North 01 degrees 30 minutes 56 seconds East 842.00 feet; thence South 88 degrees 56 minutes 05 seconds East 1387.70 feet; thence North 53 degrees 27 minutes 35 seconds East 2502.30 feet; thence South 36 degrees 43 minutes 08 seconds East 1186.90 feet; thence South 53 degrees 24 minutes 32 seconds West 2488.20 feet to a point located on the south boundary of said Section 05; thence North 88 degrees 46 minutes 54 seconds West 2084.80 feet to the point of true beginning and containing 105.40 acres, more or less.

**ALSO**

All that part of Section 22, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northwest corner of said Section 22; thence from the point of beginning South 88 degrees 06 minutes 35 seconds East 3195.00 feet; thence South 01 degrees 26 minutes 31 seconds West 2206.80 feet; thence South 88 degrees 49 minutes 32 seconds East 1007.70 feet; thence South 01 degrees 04 minutes 19 seconds West 2519.30 feet; thence North 88 degrees 43 minutes 21 seconds West 3256.50 feet to a point located on the west boundary line of said Section 28; thence North 02 degrees 00 minutes 00 seconds East 3326 feet to a point located on the northwest corner of said Section 22 and the point of beginning and containing 302.70 acres, more or less.

**ALSO**

All that part of Section 34, Township 3 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northwest corner of said Section 34; thence from the point of beginning South 89 degrees 06 minutes 41 seconds East 2749.40 feet; thence South 02 degrees 52 minutes 55 seconds West 2659.70 feet; thence North 87 degrees 04 minutes 00 seconds West 1307.50 feet; thence North 01 degrees 58 minutes 59 seconds East 2281.20 feet; thence North 87 degrees 55 minutes 14 seconds West 1392.10 feet; thence North 00 degrees 31 minutes 23 seconds East 301.90 feet to a point located on the northwest corner of said Section 34 and the point of beginning and containing 90.50 acres, more or less.

**ORDINANCE NO. 13-**

**CONTAINING IN THE AGGREGATE 498.60 ACRES, MORE OR LESS.**

4. That the following area, lying generally east of Greenbrier Road and on the north and south sides of Old Highway 20, which area is a newly annexed area of the City of Huntsville, Limestone 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-B District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Sections 22 and 27, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the southeast corner of said Section 22; thence from the point of beginning North 88 degrees 46 minutes 23 seconds West 2088.20 feet to the point of true beginning; said point is further described as being located on the centerline of the right-of-way of Old Highway 20; thence from the point of true beginning South 04 degrees 47 minutes 00 seconds East 30.40 feet; thence North 88 degrees 34 minutes 00 seconds West 529.30 feet; thence South 00 degrees 52 minutes 07 seconds West 1006.50 feet to a point located on the centerline of the right-of-way of Norfolk Southern Railroad; thence along the centerline of said railroad right-of-way South 70 degrees 42 minutes 00 seconds West 2350.00 feet; thence North 00 degrees 18 minutes 07 seconds East 1356.30 feet; thence South 89 degrees 58 minutes 47 seconds West 51.90 feet; thence Due North 492.00 feet; thence Due North 27.40 feet to a point located on the centerline of the right-of-way of Old Highway 20; thence South 88 degrees 29 minutes 50 seconds East 69.70 feet; thence North 01 degrees 57 minutes 47 seconds East 1011.50 feet; thence North 88 degrees 21 minutes 57 seconds West 559.00 feet; thence North 02 degrees 02 minutes 00 seconds East 949.30 feet; thence South 88 degrees 43 minutes 21 seconds East 3256.50 feet; thence South 00 degrees 47 minutes 00 seconds West 1976.50 feet to a point located on the centerline of the right-of-way of Old Highway 20 and the point of true beginning and containing 212.43 acres, more or less.

**LESS AND EXCEPT:**

All that part of Section 27, Township 4 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 27; thence from the point of beginning Due South and along the west boundary line of said Section 27 for 32.37 feet to a point located on the south right-of-way of Old Highway 20; thence South 88 degrees 30 minutes 00 seconds East and along the south

right-of-way of Old Highway 20 for 1819.87 feet to the point of true beginning; thence from the point of true beginning and continuing along said right-of-way South 88 degrees 30 minutes 00 seconds East 391.08 feet; thence leaving said right-of-way Due South 1123.00 feet; thence North 88 degrees 00 minutes 00 seconds West 405.00 feet; thence North 01 degrees 00 minutes 00 seconds East 1120.00 feet to a point located on the south right-of-way of Old Highway 20 and the point of true beginning and containing 10.43 acres, more or less.

5. That the following areas, lying generally east of Mooresville Road, on the north and south sides of Huntsville Brownsferry Road, on the north side of Old Highway 20, and on the east and west sides of Greenbrier Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Neighborhood Business C-1 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 33, Township 3 South, Range 3 West and all that part of Section 04, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Gray Road; said point is further described as being located on the southwest corner of said Section 33; thence from the point of beginning and along the west boundary line of said Section 33 and the centerline of Gray Road North 01 degrees 29 minutes 00 seconds East 578.75 feet; thence South 89 degrees 57 minutes 54 seconds East 50.00 feet; thence South 89 degrees 57 minutes 54 seconds East 400.00 feet; thence South 00 degrees 43 minutes 20 seconds West 1117.30 feet; thence North 88 degrees 49 minutes 35 seconds West 447.30 feet; thence North 01 degrees 19 minutes 29 seconds East 530.00 feet to a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Gray Road and the southwest corner of said Section 33 and the point of beginning and containing 11.30 acres, more or less.

**ALSO**

All that part of Section 22, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the southeast corner of said Section 22; thence from the point of beginning North 88 degrees 46 minutes 53 seconds West 1341.90 feet; thence South 00 degrees 24 minutes 00 seconds East 33.50 feet to a

point located on the existing corporate limit line of the City of Huntsville; said point is further described as being located on the south right-of-way of Old Highway 20; thence North 88 degrees 22 minutes 20 seconds West 744.20 feet; thence North 00 degrees 06 minutes 00 seconds West 32.30 feet; thence North 00 degrees 09 minutes 00 seconds East 537.80 feet; thence South 88 degrees 14 minutes 15 seconds East 1208.00 feet; thence South 02 degrees 07 minutes 08 seconds West 147.60 feet; thence South 89 degrees 31 minutes 26 seconds East 909.30 feet to a point located on the east boundary line of said Section 22; thence South 03 degrees 40 minutes 58 seconds West 388.90 feet to a point located on the centerline of Old Highway 20 and on the southeast corner of said Section 22 and the point of beginning and containing 25.30 acres, more or less.

**ALSO**

All that part of Sections 22 and 27, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the southwest corner of said Section 22; thence from the point of beginning North 01 degrees 05 minutes 32 seconds West 315.70 feet; thence North 01 degrees 32 minutes 36 seconds East 697.30 feet; thence South 88 degrees 21 minutes 57 seconds East 559.00 feet; thence South 01 degrees 57 minutes 00 seconds West 1011.50 feet to a point located on the south boundary of said Section 22; thence North 88 degrees 29 minutes 50 seconds West 69.70 feet; thence South 00 degrees 47 minutes 00 seconds West 27.40 feet to a point located on the south right-of-way of Old Highway 20; thence North 88 degrees 53 minutes 00 seconds West 465.00 feet to a point located on the west boundary line of said Section 27; thence North 03 degrees 33 minutes 00 seconds West 30.70 feet to a point located on the southwest corner of said Section 22 and the point of beginning and containing 13.10 acres, more or less.

**ALSO**

All that part of Sections 27 and 28, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northwest corner of said Section 27; thence from the point of beginning South 01 degrees 25 minutes 59 seconds West 523.40 feet to the point of true beginning; thence from the point of true beginning South 89 degrees 05 minutes 00 seconds East 531.90 feet; thence South 00 degrees 04 minutes 00 seconds West 1363.20 feet to a point located on

the centerline of the right-of-way of the Norfolk Southern Railroad; thence along the centerline of said railroad right-of-way South 70 degrees 29 minutes 00 seconds West 603.90 feet to a point located on the west boundary line of said Section 27; thence along said section line North 00 degrees 27 minutes 00 seconds East 256.20 feet; thence leaving said section line South 57 degrees 11 minutes 10 seconds West 322.80 feet; thence South 02 degrees 59 minutes 00 seconds East 18.00 feet; thence South 67 degrees 38 minutes 21 seconds West 281.70 feet; thence North 01 degrees 13 minutes 56 seconds East 1474.10 feet; thence South 88 degrees 00 minutes 00 seconds East 526.20 feet to a point located on the west boundary of said Section 27; thence North 02 degrees 26 minutes 03 seconds East 165.90 feet to the point of true beginning and containing 34.50 acres, more or less.

**CONTAINING IN THE AGGREGATE 84.20 ACRES, MORE OR LESS.**

6. That the following areas, lying generally east of Mooresville Road, south of U.S. Highway 72 West and south of Huntsville Brownsferry Road, which areas are newly annexed areas of the City of Huntsville, Limestone County, Alabama, and which have not been zoned previously, 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 described as follows:

All that part of Section 05, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Mooresville Road; said point is further described as being located on the northwest corner of said Section 05; thence from the point of beginning South 89 degrees 47 minutes 26 seconds East 292.00 feet to the point of true beginning; thence from the point of true beginning South 87 degrees 00 minutes 00 seconds East 1356.62 feet; thence South 01 degrees 03 minutes 13 seconds West 429.40 feet; thence South 88 degrees 52 minutes 59 seconds East 544.05 feet; thence North 01 degrees 55 minutes 07 seconds East 450.90 feet to a point located on the centerline of Huntsville Brownsferry Road; thence along said centerline South 88 degrees 11 minutes 45 seconds East 3129.00 feet to a point located at the intersection of the centerlines of Huntsville Brownsferry Road and Gray Road; thence South 01 degrees 39 minutes 35 seconds West 1667.70 feet; thence South 53 degrees 27 minutes 23 seconds West 1845.60 feet; thence South 53 degrees 27 minutes 35 seconds West 2502.30 feet; thence North 88 degrees 42 minutes 15 seconds West 1559.00 feet; thence Due North 130.20 feet; thence North 85

degrees 22 minutes 20 seconds West 339.10 feet to a point located at the center of the west boundary line of said Section 05; thence along said section line North 01 degrees 48 minutes 19 seconds East 1200.30 feet; thence South 88 degrees 36 minutes 31 seconds East 217.80 feet; thence North 01 degrees 19 minutes 29 seconds East 629.90 feet; thence North 85 degrees 55 minutes 53 seconds West 217.00 feet to a point located on the west boundary line of said Section 05; thence North 01 degrees 10 minutes 07 seconds East 529.70 feet; thence North 88 degrees 12 minutes 30 seconds East 214.00 feet; thence North 00 degrees 52 minutes 26 seconds East 1103.60 feet; thence North 07 degrees 19 minutes 37 seconds East 738.70 feet to the point of true beginning and containing 406.60 acres, more or less.

**ALSO**

All that part of Sections 26 and 27, Township 3 South, Range 3 West, of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located at the center of the south boundary of said Section 26; thence from the point of beginning Due West 3249.84 feet to the point of true beginning; thence from the point of true beginning and continuing Due West 3546.16 feet; thence North 02 degrees 59 minutes 41 seconds West 293.25 feet; thence North 00 degrees 49 minutes 31 seconds West 298.42 feet; thence North 46 degrees 00 minutes 00 seconds East 378.79 feet; thence North 60 degrees 00 minutes 00 seconds East 1068.22 feet; thence North 67 degrees 00 minutes 00 seconds East 181.67 feet; thence North 75 degrees 00 minutes 00 seconds East 450.44 feet; thence North 83 degrees 00 minutes 00 seconds East 372.68 feet; thence North 77 degrees 00 minutes 00 seconds East 335.78 feet; thence North 45 degrees 11 minutes 56 seconds East 325.68 feet; thence North 01 degree 30 minutes 00 seconds West 491.00 feet; thence North 58 degrees 55 minutes 00 seconds East 614.00 feet; thence North 87 degrees 50 minutes 00 seconds East 565.00 feet; thence North 44 degrees 40 minutes 00 seconds East 146.00 feet to point located on the south right-of-way of U.S. Highway 72 West; thence continuing North 44 degrees 40 minutes 00 seconds East 115.00 feet to a point located on the centerline of said highway; thence in a southeasterly direction and along said centerline for 453.00 feet to a point located at the intersection of the centerline of said highway and the centerline of Limestone Creek; thence leaving said highway centerline South 19 degrees 00 minutes 00 seconds West 55.00 feet to a point on the south right-of-way of said highway; thence along the centerline of Limestone Creek the following bearings and distances: South 15 degrees 00 minutes 00 seconds West

150.00 feet, South 01 degree 00 minutes 00 seconds East 200.00 feet, South 09 degrees 00 minutes 00 seconds West 250.00 feet, South 40 degrees 00 minutes 00 seconds West 110.00 feet, and South 66 degrees 00 minutes 00 seconds West 110.00 feet; thence Due South 125.00 feet; thence South 64 degrees 00 minutes 00 seconds West 211.00 feet; thence South 78 degrees 00 minutes 00 seconds West 206.00 feet; thence North 88 degrees 00 minutes 00 seconds West 198.00 feet; thence Due South 1845.00 feet to the point of true beginning and containing 154.30 acres, more or less.

**CONTAINING IN THE AGGREGATE 560.90 ACRES, MORE OR LESS.**

7. That the following area, lying generally east of Greenbrier Road and south of Old Highway 20, which area is a newly annexed area of the City of Huntsville, Limestone 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 Commercial Industrial Park District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Sections 27 and 34, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located at the intersection of the west boundary line of said Section 27 and the centerline of the right-of-way of Norfolk Southern Railroad; thence from the point of beginning and along the centerline of said railroad right-of-way North 70 degrees 30 minutes 29 seconds East 2954.20 feet; thence South 01 degrees 15 minutes 45 seconds West 1554.40 feet; thence South 87 degrees 51 minutes 00 seconds East 1294.70 feet; thence South 00 degrees 25 minutes 54 seconds West 4075.70 feet; thence North 89 degrees 04 minutes 19 seconds West 1373.60 feet; thence South 00 degrees 57 minutes 17 seconds West 933.80 feet; thence North 88 degrees 24 minutes 16 seconds West 1432.00 feet; thence North 01 degrees 00 minutes 54 seconds East 2258.60 feet to a point on the north boundary line of said Section 34; thence along the north boundary line said Section 34 North 88 degrees 54 minutes 31 seconds West 656.70 feet; thence South 01 degrees 04 minutes 37 seconds West 2270.80 feet; thence North 89 degrees 13 minutes 48 seconds West 658.8 feet to a point located on the west boundary line of said Section 34; thence North 03 degrees 29 minutes 17 seconds East 492.30 feet; thence North 86 degrees 03 minutes 57 seconds East 314.50 feet; thence North 01 degrees 06 minutes 36 seconds East 912.10 feet; thence North 88 degrees 56 minutes 10 seconds West 339.60 feet to a point located on the west boundary line of said Section 34; thence North 01 degrees 41 minutes 28 seconds East 665.10 feet; thence North 88 degrees 00 minutes 00 seconds East 330.00 feet; thence

North 00 degrees 30 minutes 00 seconds West 600.00 feet; thence North 89 degrees 23 minutes 45 seconds West 324.60 feet; thence North 00 degrees 59 minutes 47 seconds East 357.30 feet; thence South 88 degrees 17 minutes 50 seconds East 743.50 feet; thence North 00 degrees 30 minutes 00 seconds West 125.00 feet; thence North 88 degrees 00 minutes 00 seconds West 740.00 feet; thence North 01 degrees 00 minutes 00 seconds East 579.00 feet; thence North 58 degrees 07 minutes 13 seconds East 205.60 feet; thence North 01 degrees 26 minutes 51 seconds East 151.60 feet; thence North 56 degrees 58 minutes 23 seconds East 520.60 feet; thence North 33 degrees 01 minutes 36 seconds West 305.00 feet; thence South 57 degrees 20 minutes 47 seconds West 508.00 feet; thence North 01 degrees 47 minutes 55 seconds East 1276.40 feet to the point of beginning and containing 457.60 acres, more or less.

8. That the following area, lying generally east of Mooresville Road and south of Old Highway 20, which area is a newly annexed area of the City of Huntsville, Limestone 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 Research Park Applications 2 District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 28, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northwest corner of said Section 28; thence from the point of beginning Due South 47.70 feet to the point of true beginning; thence from the point of true beginning South 88 degrees 24 minutes 12 seconds East 280.10 feet; thence North 03 degrees 06 minutes 59 seconds East 63.55 feet; thence South 88 degrees 22 minutes 10 seconds East 916.20 feet; thence South 01 degrees 38 minutes 00 seconds East 2583.70 feet; thence South 01 degrees 13 minutes 56 seconds West 1474.00 feet; thence North 62 degrees 52 minutes 45 seconds East 11.70 feet; thence South 14 degrees 00 minutes 00 seconds East 95.00 feet to a point located on the north right of way of Railroad; thence South 70 degrees 30 minutes 47 seconds West 5183.00 feet to a point located on the west boundary line of said Section 28; thence along the section line North 01 degrees 27 minutes 38 seconds East 2601.70 feet; thence North 89 degrees 22 minutes 47 seconds East 332.30 feet; thence North 03 degrees 10 minutes 26 seconds East 327.60 feet; thence South 89 degrees 57 minutes 45 seconds West 349.30 feet to a point on the west boundary of said Section 28; thence North 01 degrees 21 minutes 09 seconds East 1172.90 feet to the point of true beginning and containing 298.16 acres, more or less.

**LESS AND EXCEPT:**

All that part of Section 28, Township 4 South, Range 3 West, of the Huntsville Meridian, Limestone County, Alabama, more particularly described as beginning at a point located at the northwest corner of said Section 28; thence South 01 degrees 30 minutes 00 seconds West and along the west boundary line of said Section 28 1220.00 feet; thence South 88 degrees 30 minutes 00 seconds East 1836.00 feet to the point of true beginning; thence from the point of true beginning South 87 degrees 30 minutes 00 seconds East 372.00 feet; thence South 00 degrees 30 minutes 00 seconds West 554.00 feet to a point of curvature of curve to the right; thence South along the arc of said curve having a radius of 242.93 feet, chord bearing South 25 degrees 00 minutes 00 seconds West, 316.00 feet; thence North 89 degrees 00 minutes 00 seconds West 268.00 feet; thence North 02 degrees 30 minutes 00 seconds East 850.00 feet to the point of true beginning and containing 7.36 acres, more or less.

9. That the following area, lying generally east of Mooresville Road, north and south of Huntsville Brownsferry Road, north of Old Highway 20, and along the west side of Powell Road, which area is a newly annexed area of the City of Huntsville, Limestone 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 Planned Industrial District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Sections 28 and 33, Township 3 South, Range 3 West and all that part of Sections 04, 05, 09, 16 and 21, Township 4 South, Range 3 West of the Huntsville Meridian, in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 33; thence from the point of beginning South 00 degrees 53 minutes 15 seconds West 5336.20 feet to a point located on the centerline of Huntsville Brownsferry Road; thence North 88 degrees 33 minutes 08 seconds West 659.70 feet; thence South 00 degrees 21 minutes 11 seconds West 1398.00 feet; thence North 88 degrees 10 minutes 44 seconds West 2031.40 feet; thence South 01 degrees 15 minutes 02 seconds West 1283.80 feet; thence South 88 degrees 43 minutes 11 seconds East 914.70 feet; thence South 34 degrees 38 minutes 57 seconds West 1657.70 feet; thence South 50 degrees 43 minutes 18 seconds East 1396.50 feet; thence South 88 degrees 23 minutes 57 seconds East 1507.40 feet; thence South 00 degrees 53 minutes 28 seconds West 387.90 feet; thence South 82 degrees 00 minutes 00 seconds East 25.50 feet to a point on the east boundary line of said Section

09; thence along said section line South 01 degrees 47 minutes 33 seconds West 7984.00 feet; thence South 88 degrees 44 minutes 09 seconds West 488.06 feet; thence South 02 degrees 41 minutes 10 seconds West 1306.20 feet; thence South 88 degrees 25 minutes 54 seconds East 507.60 feet to a point on the east boundary line of said Section 16; thence along said section line South 01 degrees 58 minutes 12 seconds West 1378.40 feet; thence North 87 degrees 44 minutes 38 seconds West 2627.30 feet to a point on the south boundary line of said Section 16; thence leaving said section line North 02 degrees 00 minutes 00 seconds East 1310.30 feet; thence North 88 degrees 15 minutes 18 seconds West 963.50 feet; thence South 02 degrees 30 minutes 29 seconds West 1314.70 feet to a point on the south boundary line of said Section 16; thence along said section line North 86 degrees 17 minutes 45 seconds West 353.90 feet; thence South 02 degrees 59 minutes 58 seconds West 2677.09 feet; thence North 89 degrees 01 minutes 42 seconds West 1339.80 feet to a point located on the west boundary line of said Section 21; thence North 01 degrees 20 minutes 10 seconds East 2691.70 feet to a point located on the northwest corner of said Section 21; thence North 01 degrees 52 minutes 48 seconds East 5347.70 feet to the northwest corner of said Section 16; thence North 01 degrees 51 minutes 45 seconds East 5321.60 feet to a point located on the northwest corner of said Section 09; thence North 03 degrees 53 minutes 49 seconds East 289.50 feet; thence North 16 degrees 16 minutes 08 seconds West 381.00 feet; thence North 26 degrees 04 minutes 38 seconds West 381.20 feet; thence North 35 degrees 43 minutes 37 seconds West 630.70 feet; thence North 36 degrees 43 minutes 08 seconds West 1186.94 feet; thence North 53 degrees 27 minutes 06 seconds East 1826.40 feet to a point located on the east boundary line of said Section 05; thence North 01 degree 43 minutes 43 seconds East 1133.80 feet; thence South 89 degrees 08 minutes 35 seconds East 451.50 feet; thence North 01 degrees 41 minutes 00 seconds East 1065.50 feet; thence Due East 8.30 feet; thence South 89 degrees 00 minutes 00 seconds East 50.00 feet; thence North 05 degrees 59 minutes 38 seconds East 79.00 feet; thence North 70 degrees 33 minutes 54 seconds East 890.90 feet; thence North 46 degrees 22 minutes 31 seconds East 721.90 feet; thence North 30 degrees 00 minutes 00 seconds East 1177.40 feet; thence Due North 395.58 feet; thence North 15 degrees 11 minutes 56 seconds East 2570.90 feet to a point located on the north boundary line of said Section 33; thence South 88 degrees 23 minutes 56 seconds East 1214.50 feet; thence North 07 degrees 50 minutes 15 seconds West 48.90 feet; thence South 88 degrees 45 minutes 31 seconds East 1062.90 feet to a point located the east boundary line of said Section 28; thence South 01 degrees 07 minutes 48 seconds West 59.00 feet to a point located on the northeast corner

of said Section 33 and the point of beginning and containing 2,237.10 acres, more or less.

10. That the following area, lying on the south side of Old Highway 20 and east of Greenbrier Road, which area is now shown and classified as Residence 2-A District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-B District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Section 27, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 27; thence from the point of beginning South 00 degrees 01 minutes 17 seconds East 40.00 feet to the point of true beginning; said point is further described as being located on the centerline of the right-of-way of the Norfolk Southern Railroad; thence from the point of true beginning and along the centerline of said railroad right-of-way South 70 degrees 25 minutes 13 seconds West 1427.00 feet; thence North 00 degrees 22 minutes 45 seconds East 553.00 feet to a point located on the north boundary line of said Section 27; thence South 88 degrees 31 minutes 08 seconds East to the point of true beginning and containing 9.00 acres, more or less.

11. That the following area, lying east of Greenbrier Road and south of Old Highway 20, which area is now shown and classified as Residence 2-A District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Commercial Industrial Park District in the Zoning Ordinances of the City of Huntsville, Alabama, said property being described as follows:

All that part of Sections 27 and 34, Township 4 South, Range 3 West of the Huntsville Meridian in the City of Huntsville, Limestone County, Alabama, more particularly described as beginning at a point located on the northeast corner of said Section 27; thence from the point of beginning South 00 degrees 01 minutes 17 seconds East 40.00 feet to the centerline of the right-of-way of Norfolk Southern Railroad and the point of true beginning; thence from the point of true beginning and continuing South 00 degrees 01 minutes 17 seconds East 5298.70 feet; thence South 01 degrees 00 minutes 29 seconds West 1345.80 feet; thence South 65 degrees 12 minutes 31 seconds West 3053.10 feet; thence North 89 degrees 00 minutes 00 seconds West 2749.20 feet to a point located on the west boundary line of said Section 34; thence North 00 degrees 52 minutes 00 seconds East 400.30 feet; thence South 89 degrees 13 minutes 48 seconds East 658.80 feet; thence North 01 degrees 04 minutes 37 seconds East 2270.80 feet to a point

located on the north boundary line of said Section 34; thence along said section line South 88 degrees 54 minutes 31 seconds East 656.70 feet; thence South 01 degrees 00 minutes 54 seconds West 2258.60 feet; thence South 88 degrees 24 minutes 16 seconds East 1432.00 feet; thence North 00 degrees 57 minutes 17 seconds 933.80 feet; thence South 89 degrees 04 minutes 19 seconds East 1373.60 feet; thence North 00 degrees 25 minutes 54 seconds East 4075.70 feet; thence North 00 degrees 40 minutes 20 seconds East 2056.30 feet to a point on the centerline of the right-of-way of Norfolk Southern Railroad; thence along the centerline of said railroad right-of-way North 70 degrees 30 minutes 02 seconds East 1429.60 feet to the point of true beginning and containing 300.60 acres, more or less.

12. 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.

The Official Zoning Maps of the City of Huntsville, Alabama, as last amended, are hereby further altered, changed and modified in accordance with Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 above.

**ADOPTED** this the _____ day of _____, 2013.

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

**APPROVED** this the _____ day of _____, 2013.

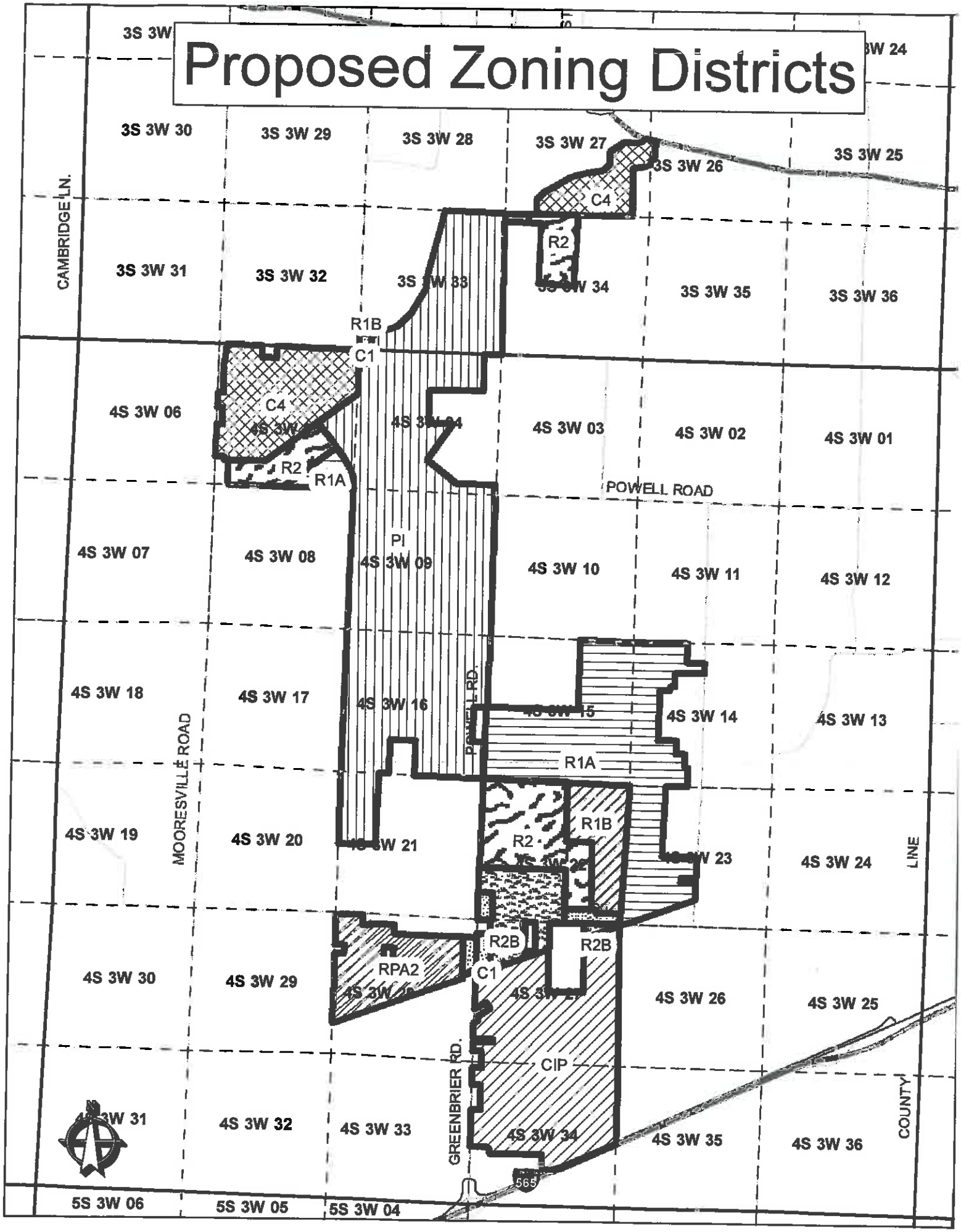
_____
Mayor of the City of Huntsville, Alabama

**RESOLUTION NO. 13-_____**

**ADOPTED** this the _____ day of _____, 2013.

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

**APPROVED** this the _____ day of _____, 2013.

_____
Mayor of the City of Huntsville,
Alabama

# Proposed Zoning Districts