

ORDINANCE NO. 2025-09

**AMENDING THE CURRENT ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CULLMAN,
ALABAMA, TO RE-ZONE CERTAIN PARCELS OF PROPERTY AS SET FORTH HEREIN**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CULLMAN, ALABAMA, AS FOLLOWS:

SECTION 1. Under the authority of Chapter 52, Articles 1 through 4, Section 11-52-1 through Section 11-52-84, Code of Alabama 1975, as amended, and specifically Sections 11-52-77 and at the request of property owners, Richard Coots and Patricia Coots, the following describe the tracts or parcels of land, to-wit:

Property Address: Marie Street NW. PPIN: 22302. Parcel No. : 17-02-09-4-021-001.000

Legal Description: Commence at the Northwest corner of Block B of the Loring Addition to the City of Cullman, Alabama; thence North 89 degrees 29 minutes 52 seconds East 150.00 feet along the South right-of-way line of Marie Street NW to an iron ½ inch capped rebar set and the point of beginning; Thence North 89 degrees 29 minutes 52 seconds East 164.39 feet to an existing iron on the South right-of-way of Marie Street NW; thence South 00 degrees 30 minutes 00 seconds East 280.00 feet to an iron ½ inch capped rebar set on the North right-of-way line of Dripping Springs Road; thence South 89 degrees 9 minutes 52 seconds West 164.39 feet to an iron ½ inch capped rebar set on the North right-of-way line of Dripping Springs Road; thence North 00 degrees 30 minutes 00 seconds West 280.00 feet back to the point of beginning.

within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as Residential District R-3 on the Zoning Map of the City of Cullman, Alabama under Ordinance No. 2004-03 and as may be reflected in any comprehensive master plan for the City of Cullman, Alabama, be, and is hereby changed from R-3 Residential District to R-4 Residential District.

SECTION 2. That this ordinance be published at least once a week for two consecutive weeks in advance of its final passage in a newspaper with general circulation within the City of Cullman, Alabama, the first publication of said notice and ordinance being verbatim and the second publication either verbatim or synopsis, with the last publication being at least 15 days prior to the date set for public hearing and passage of said ordinance.

SECTION 3. That a public hearing be held relative to the passage of this ordinance on the 21st day of April, 2025 at 7:00 p.m., at which time interested parties and citizens shall have the opportunity to be heard concerning said ordinance and any changes relating thereto.

SECTION 4. That all notices as required by law be given by the City Clerk concerning said public hearing, and in addition thereto, a certified letter be sent by the Clerk to all contiguous property owners at their last known addresses as shown by the tax records for the City of Cullman, Alabama.

SECTION 5. That upon final passage of this ordinance, all zoning maps, master comprehensive plans or any other documents of the City of Cullman, Alabama, in conflict with this ordinance are hereby changed and amended to reflect the changes and amendments herein.

SECTION 6. Should any part or portion of this ordinance be held invalid, unenforceable or unconstitutional, for whatever reason, by a court of competent jurisdiction, such ruling shall not affect any other part or portion of this Ordinance.

SECTION 7. This ordinance shall take effect and be in force from and after its passage or adoption as required by law, including notice, publication and public hearing, all in accordance with Section 11-52-1, et seq., Code of Alabama 1975, as amended.

ADOPTED BY THE COUNCIL this the 21st day of April, 2025.

ATTEST:

President of the City Council

City Clerk

APPROVED BY THE MAYOR this the 21st day of April, 2025.

Mayor