

**ORDINANCE NO. 2025 – 11**

**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 owner, Nguyen & Ha Properties, LLC, the following describe the tracts or parcels of land, to-wit:

Property Address: 1010 Miller Street. PPIN: 18022. Parcel No. : 17-05-21-4-009-002.000.

Legal Description: Lot 1 of Persall Subdivision as recorded in Map Book B, Page 348D, Probate Records of Cullman County, Alabama. Subject to utility and drainage easement as shown on the plat of Persall Subdivision as recorded in Slide B348D in the Office of the Judge of Probate of Cullman County, Alabama.

Property Address: 0 Miller Street. PPIN: 65859. Parcel No. : 17-05-21-4-009-002.001.

Legal Description: Lot No 2. According to the Plat of Persall Subdivision to the City of Cullman, Alabama, located in the SE quarter of the SE quarter, Section 21, Township 10, South, Range 3 West and being recorded in B-348-D in the Probate Records of Cullman County, Alabama. Subject to utility and drainage easements as shown on the plat of Persall Subdivision recorded in Map Slide B348D in the Office of the Judge of Probate of Cullman County, Alabama. Source of Title: Deed Book 744, Page 923.

within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as Residential District R-2 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-2 Residential District to B-2 Business 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 synopsisized, 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 2<sup>nd</sup> day of June, 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 23rd day of June, 2025.

ATTEST:

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President of the City Council

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City Clerk

APPROVED BY THE MAYOR this the 23rd day of June, 2025.

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Mayor