

ORDINANCE NO. 2026 - ____

**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, Cullman Christian School, the following describe the tracts or parcels of land, to-wit:

PPIN: 11877. Parcel No. : 17-05-22-4-001-001.000. Property Address: 1803 Beech Avenue SE.

Legal Description: Lot #2 of the Re-subdivision of Golden Rod Broilers Property, as shown and known on the recorded plat filed in the Office of the Judge of Probate of Cullman County, Alabama on March 8, 1990, in Plat Record B-98AA.

This conveyance is subject to the following:

1. Rights of way for Beech Avenue SE and Sheraton Road SE.
2. All matters as set out and shown by the plat of Lots 1 & 2 of the Resubdivision of Golden Road Broilers Property as recorded in Plat Cabinet B, Slide 98A, including the right of way for L & N Railroad along the West line and all other rights of way.
3. That certain Memorandum of Lease between Cullman County Center for the Developmentally Disabled, Inc. and Cullman County ARC as recorded Miscellaneous Book 285, Page 573.

within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as M-1 Manufacturing District 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 M-1 Manufacturing District to B-3 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 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 12th day of January, 2026 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 12th day of January, 2026.

ATTEST:

President of the City Council

City Clerk

APPROVED BY THE MAYOR this the 12th day of January, 2026.

Mayor