

RESOLUTION NO. 2026 – 36

TO DECLARE A MORATORIUM ON R-4 RESIDENTIAL DEVELOPMENT IN CITY OF CULLMAN, ALABAMA

WHEREAS, the Cullman City Council (the "Council") recognizes the need for attentive planning and development to ensure that the aesthetic, environmental, and economic interests of the City of Cullman are protected;

WHEREAS, the City of Cullman and the Planning Commission of the City of Cullman have adopted certain regulations, ordinances, codes, policies, and procedures which regulate the subdivision of land and the development and approval of various types of residential projects and developments;

WHEREAS, there has been rapid, sustained, and substantial growth in residential housing units in and around the City of Cullman;

WHEREAS, the Council recognizes, and hereby finds, that the rapid, sustained, and substantial growth in residential housing units and construction has increased, and will continue to increase, the burdens on the City of Cullman to provide municipal services, first responder services, infrastructure, transportation, parks and recreation, and other governmental services beyond what was anticipated by the City of Cullman;

WHEREAS, the Council hereby finds that the quality of life for the community, and the health, safety, and general welfare of the community, will suffer if changes are not made to the City of Cullman's regulations, codes, ordinances, policies and procedures pertaining to certain types of residential developments;

WHEREAS, the Council hereby finds, that to preserve the health, safety and general welfare of the community, that certain changes to certain regulations, codes, ordinances, policies and procedures pertaining to residential development must be made to allow for more orderly development of future residential development projects;

WHEREAS, the Council hereby finds that amendments to the City of Cullman's Subdivision Regulations, Comprehensive Plan, Future Land Use Map, Zoning Ordinance, and other residential development-regulating codes, ordinances, regulations, policies and procedures must be considered and made to better address the residential growth in and around the City of Cullman;

WHEREAS, the Council hereby finds and determines that a temporary suspension on consideration and approval of certain types of residential development applications will allow the City's staff, the Council, the Planning Commission, and the City's outside consultants to evaluate, recommend, and approve the changes that are needed to address the identified challenges;

WHEREAS, the Council has determined that a temporary suspension on consideration of certain types of residential development applications is necessary and appropriate to prevent conditions that may threaten the community's health, safety, and general welfare;

WHEREAS, the Council has determined that a temporary suspension on consideration of certain types of residential development applications is in the public interest and will better promote the orderly development of the City of Cullman.

WHEREAS, a reasonable time for the Council to complete a review of the present R-4 Residential Development and to implement any required changes in the current legislation regarding R-4 Residential Development is deemed to be up to one year from the passage of this Resolution;

THEREFORE, BE IT RESOLVED by the Cullman City Council that effective immediately there is hereby enacted a moratorium on all R-4 Residential Development in the City of Cullman, Alabama, which will be for a period of time up to one year or more from the approval and passage of this Resolution.

BE IT FURTHER RESOLVED that any Residential Developments that have been approved by the City of Cullman as R-4 Residential District prior to passage of this Resolution would hereby be grandfathered ("grandfathered" meaning exempt from this moratorium).

ADOPTED BY THE CITY COUNCIL this the 17th day of November, 2025.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 17th day of November, 2025.

Mayor