

ORDINANCE NO. 2026 - 19
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:

PPIN: 90179. Parcel No. : 17-08-28-0-001-011.002. Property Address: Ellsworth Drive SW.

Lot #1 as shown on the attached survey prepared by Kelly L. Whitfield which is more particularly described as follows: A parcel of land being in the SE ¼ of the NE ¼ of Section 28, Township 10 South, Range 3 West, Cullman County, Alabama, described as commencing at the locally accepted northwest corner of the SE ¼ of the NE ¼ of said Section 28, Township 10 South, Range 3 West; thence S 00°21'35" W 15.00 feet to a found 5/8" capped rebar "PLS 23340"; thence S 89°39'44" E 741.79 feet to a set ½" capped rebar "LS 19901", being the point of beginning; thence continuing S 89°39'44" E 322.29 feet to a set ½" capped rebar "LS 19901"; thence S 33°21'31" E 109.53 feet to a set ½" capped rebar "LS 19901"; thence S 25°55'23" E 64.64 feet to a set ½" capped rebar "LS 19901"; thence N 89°39'44" W 366.49 feet to a set ½" capped rebar "LS 19901" (being N 00°16'32" E 49.90 feet from a found ½" capped rebar); thence N 00°16'32" E 149.09 feet (passing a found ½" capped rebar at 144.14 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 AG-1 Agricultural 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 AG-1 Agricultural District to R-3 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 synopsised, 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 26th 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 26th day of January, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 26th day of January, 2026.

Mayor