

ORDINANCE NO. 2026 - 33
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, Rodney L Hawkins, the following describe the tracts or parcels of land, to-wit:

PPIN: 5161. Parcel No.: 17-05-16-4-009-001.000. Property Address: 701 Main Ave SW.

A lot being 100 feet of even width off and across the East end of Lot Number One (1) of Thompson and Buchmann's Addition to Cullman, AL as shown and known on the recorded plat or map of said Additon being of record in Map Book 1, Page 44 in the Office of the Judge of Probate of Cullman County, Alabama.

within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as R-4 Residential 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 R-4 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 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 23rd day of March, 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 6th day of April, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 6th day of April, 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: 02/18/2026

Department: Building Name: Amber Duke

Phone: 256-775-7203 Email: aduke@cullmanal.gov

Type of request (select all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Alcohol License | <input type="checkbox"/> Annexation | <input type="checkbox"/> Bid Award |
| <input type="checkbox"/> Budget Amendment | <input type="checkbox"/> Change Order | <input type="checkbox"/> Codification Change |
| <input type="checkbox"/> Contract Approval | <input type="checkbox"/> Petition | <input type="checkbox"/> Proclamations |
| <input type="checkbox"/> Public Comment | <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Special Event | <input type="checkbox"/> Tax Abatement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Other | | |

Reason for Request:

701 Main Avenue SW - R-4 to B-2

Rezoning request sent to Planning Commission on February 3, 2026.

Sent from Planning Commission to City Council with a favorable recommendation as B-2.

Supporting Documentation:

Attach supporting documentation.

Signed by: Amber Duke 

Signature: E9D0D471976A478...

Approval Sequence:

1. Administration – City Clerk’s Office

Verifies form is completed and proper documentation is attached.

Approved to Move Forward Rejected Return to Requestor

Comments:

Signed by: Wes Moore Date: February 19, 2026 | 10:35 AM CST

Signature: 8F02210223EC457...

2. Council Committee Chairperson - Jason Willoughby

Ensures necessity of the request.

Approved to Move Forward Rejected Return to Admin

Comments: Cullman City Council Place 3

Signed by: Jason Willoughby Date: February 18, 2026 | 4:13 PM CST

Signature: 39E651DFA5B245D...

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments:

Signed by: Kim Hall Date: February 19, 2026 | 10:46 AM CST

Signature: 373F5C72C0C944B...

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 02/23/2026

Comments:

Signed by: Wes Moore Date: 02/19/2026

Signature: 8F02210223EC457...

Initial


EST.



1873

CULLMAN

ALABAMA

BUILDING DEPARTMENT

201 2nd Avenue NE
Cullman, Alabama 35055

256.775.7203
www.CullmanAl.gov

02/04/2026

From: Building Department

Subject: Rezoning request at 701 Main Avenue SW - R-4 to B-2

At the regular meeting of the City of Cullman Planning Commission on 02/03/2026, a request for rezoning at 701 Main Avenue SW - R-4 to B-2 was heard. The Planning Commission voted to send this request to the Mayor and City Council with a favorable recommendation for rezoning to B-2. If I can be of further assistance, please contact me.

Respectfully,

A handwritten signature in black ink that reads "Amber Duke".

Amber Duke
Building Department

To: Planning Commission members

From: Building Department

Subject: Rezoning request at 701 Main Avenue SW from R-4 to B-2

Date: January 20, 2026

Street Department: No comments.

Water/Wastewater Department: Water: No issues. Sewer: No comment.

Cullman Power Board: No comments.

Cullman – Jefferson Gas: No comments.

Police Department: No comments returned.

Fire Department: No comments.

Sanitation Department: No comments.

Cullman Electric Co-op: No comments.

City Arborist: No response. No comments returned.

City Clerk: No comments.

City Engineer: No Engineering issues with rezoning request.

Building Department: This property is adjacent to B-2 zoning.



**RELIABLE
FIREPLACE
& PATIO**

January 9, 2026

City of Cullman Planning & Zoning Department
C/O Amber Duke
201 2nd Avenue SW
Cullman, AL 35055

Subject: Rezoning Request for 701 Main Ave SW, Cullman, AL 35055

Dear Ms. Duke,

I, Rodney Hawkins, hereby designate Karen Doss as my authorized agent to represent me at the February City Council meeting regarding the rezoning of the property located at 701 Main Avenue SW, Cullman, Alabama 35055. The requested rezoning is from R-4 (Residential) to B-2 (Business) to permit commercial use of the property.

Please let me know if any additional information or documentation is required.

Best regards,

Rodney Hawkins
Post Office Box 515
Cullman, AL 35056
rodney@hawkinshearlingandambrice.com
karen@reliablefireplaceandpatio.com
(256) 531-2027

**RELIABLE
FIREPLACE
& PATIO**

January 9, 2026

City of Cullman Planning & Zoning Department
Attn: Amber Duke
201 2nd Avenue SW
Cullman, AL 35055

Subject: Rezoning Request for 701 Main Ave SW, Cullman, AL 35055

Dear Ms. Duke,

Rodney Hawkins, hereby designate Karen Doss as my authorized agent to represent me at the February City Council meeting regarding the rezoning of the property located at 701 Main Avenue SW, Cullman, Alabama 35055. The requested rezoning is from R-4 (Residential) to B-2 (Business) to permit commercial use of the property.

Please let me know if any additional information or documentation is required.

Best regards,

Rodney Hawkins
Post Office Box 515
Cullman, AL 35056



(256) 531-2027

State of Alabama

County of Cullman

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 9th day of January, 2026 by Rodney Hawkins

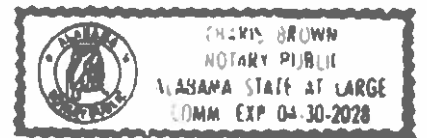
Type of ID produced: AL DL or is personally known to me

Notary Signature



My notary expires:

04-30-2028



17-05-1p-4-009-001

Recorded in DEED BK 755 PG 977, 05/30/2024 03 20:41 PM
TERRY BROWN, Judge of Probate - Cullman

NC

This instrument was prepared by
Nancy F. McClellan of the law firm of Blount, Harris & McClellan, P.C.
401 2nd Avenue SW Cullman, Alabama 35055

Deed Tax	23.50
Recording Fee	7.00
TOTAL	30.50

STATE OF ALABAMA

WARRANTY DEED

CULLMAN COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, GAVIN HARBISON, a married man, P. O. Box 1414, Cullman, AL 35056 (herein referred to as Grantor), does grant, bargain, sell and convey unto RODNEY L. HAWKINS, 177 County Road 4204, Crane Hill, AL 35053 (herein referred to as Grantee) the following described real estate situated in Cullman County, Alabama, to wit:

A lot being 100 feet or less in width evenly off and across the east end of Lot Number One (1) of Thompson and Buchmann's Addition in Cullman, Alabama, as shown and known on the recorded plat or map of said Addition being of record in Map Book 1, Page 44 in the Office of the Judge of Probate of Cullman County, Alabama.

The lot is more fully described as follows:

1. Right of way for 10th Street SW and Main Avenue SW

2. All matters as set forth by the plat of Thompson & Buchmann Addition to West Cullman, Alabama as recorded in Plat Book 1, Page 44

Property Address: 701 Main Avenue SW, Cullman, AL 35055

Purchase Price: \$155,000.00

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE.

FOR SURFACE DEED, SEE DEED BOOK 755 PAGE 977 BEING RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF CULLMAN COUNTY ALABAMA

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns forever.

And I do for myself and for my heirs and assigns covenant with the said Grantee, his heirs and assigns, that I, my heirs and assigns in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Recorded in DEED BK 755 PG 218 TO 10 2024 03 20 24 PM
Tammy Brown, Judge of Probate, Tallman

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of May, 2024

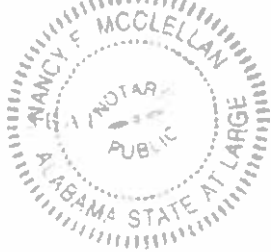


GAVIN HARRISON

STATE OF ALABAMA
CULLMAN COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gavin Harrison whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date

Given under my hand and official seal this the 29th day of May, 2024





Notary Public
My Commission Expires 2 + 27

SEND FAX NOTICE TO
Rodney I. Hawkins