

**ORDINANCE NO. 2022-21**  
**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, TULU Properties, LLC, the following describe the tracts or parcels of land, to-wit:

Parcel: 17-02-10-2-042-003.000. PPIN: 22977.

Legal Description: Lots 30 and 31 of Cullman Realty Company's Second High School Addition to the City of Cullman, Alabama as shown and designated on the recorded plat or map within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as B-2 Business District on the Zoning Map of the City of Cullman, Alabama, under Ordinances No. 2004-03 and as may be reflected in any comprehensive master plan for the City of Cullman, Alabama, be, and is hereby B-2 Business District.

Parcel: 17-02-10-2-043-004.000. PPIN: 9151.

Legal Description: Lots 1 and 2 of the resurvey of Lots 32, 33, 34 and 35 of Cullman Realty Company's Second High School Addition to the City of Cullman, Alabama as recorded in Map Cabinet B, Slide 208A in the Office of the Judge of Probate, Cullman County, Alabama within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as B-1 Business District on the Zoning Map of the City of Cullman, Alabama, under Ordinances 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 B-1 Business District to B-2 Business District.

Parcel: 17-02-10-2-043-002.000. PPIN: 49404.

Legal Description: Lot 36 as shown and known by the map of the Cullman Realty Company's Second High School Addition to Cullman Alabama, said map being recorded in the Office of the Judge of Probate of Cullman County, Alabama in Map Book No. 1 within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as R-3 Residential District on the Zoning Map of the City of Cullman, Alabama, under Ordinances 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-3 Residential District to B-2 Business District.

Parcel: 17-02-10-2-043-001.000. PPIN: 46005.

Legal Description: Lot No. 37 as shown and known by the Map of the Cullman Realty Company's Second High School Addition to Cullman, Alabama, said lot being 50 feet wide East and West and 140 feet long North and South within the city limits of Cullman, Alabama, and lying and being in Cullman County, State of Alabama, designated as B-1 Business District on the Zoning Map of the City of Cullman, Alabama, under Ordinances 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 B-1 Business 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 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 11<sup>th</sup> day of July, 2022 at 7:00 o'clock 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 CITY COUNCIL, this the 11<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
President of the City Council

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED BY THE MAYOR, this the 11<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Mayor