

ORDINANCE NO. 2024 – 03

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, the petitioner, the following describe the tracts or parcels of land, to-wit:

Property Owner: N31, LLC.

Parcel 1: Lot 3A. Legal Description: A tract or parcel containing 141.81 acres of land, more or less, and being known as Lot 3A of the Resurvey of Lot 3 (Future Development) of the Plat of Lot 5, of the Re-subdivision of Lot 3, Noble Ridge Subdivision as recorded in the Plat Records of Cullman County, Alabama, and is hereby changed from B-3 Business District and M-1 Manufacturing District to R-4 Residential District.

Parcel 2: Lot 6. Legal Description: A tract or parcel containing 4.24 acres of land, more or less, and being known as Lot 6 of the Resurvey of Lot 3 (Future Development) of the Plat of Lot 5, of the Re-subdivision of Lot 3, Noble Ridge Subdivision as recorded in the Plat Records of Cullman County, Alabama, and is hereby changed from B-3 Business District to R-4 Residential District.

Parcel 3: Lot 7. Legal Description: A tract or parcel containing 15.16 acres of land, more or less, and being known as Lot 7 of the Resurvey of Lot 3 (Future Development) of the Plat of Lot 5, of the Re-subdivision of Lot 3, Noble Ridge Subdivision as recorded in the Plat Records of Cullman County, Alabama, and is hereby changed from B-3 Business District to R-4 Residential District.

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 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-3 Business District and M-1 Manufacturing District to R-4 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 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 27th day of November, 2023 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 CITY COUNCIL, this the 27th day of November, 2023.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR, this the 27th day of November, 2023.

Mayor