

ORDINANCE NO. 645

AN AMENDMENT TO ZONING ORDINANCE NO. 510 INCLUDING THE ZONING MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HANCEVILLE, ALABAMA, AS FOLLOWS:

1. The public health, safety, morals, and general welfare requiring it under authority granted by Article 4, Sections 11-52-70 through 11-52-79, Code of Alabama, 1975, as amended and the Zoning Ordinance of the City of Hanceville, Alabama Ordinance No. 510, adopted the 1st day of May, 2006, as amended, and more particularly the Hanceville, Alabama Zoning Map as a part thereof, is hereby amended, changed and modified as follows:
 - A. That the real estate being the property of JMBL Inc. located in the City of Hanceville, Cullman County, shall have the following conditions applied as part of the approved zoning designation
B-2-C General Business Conditional:
 1. No exterior storage doors on existing building
 2. Outside storage only permitted as follows:
 - a. Behind building inside access-controlled louvered fencing at least 8' high with louvered entrance gates
 - b. No fencing forward of building front
 3. Front Façade meets presented design criteria including new skin
 - B. That the real estate being the property of JMBL Inc. zoned B-1 Local Shopping be re-zoned to B-2-C General Business Conditional, located in the City of Hanceville, Cullman County, described as follows, to-wit:

A PARCEL OF LAND BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 11 SOUTH, RANGE 2 WEST, CULLMAN COUNTY, ALABAMA; DESCRIBED AS COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE ACCEPTED NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER S89-55'47"E 37.23 FEET TO A CAPPED ½" REBAR ON THE NORTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY #31 BEING THE POINT OF BEGINNING; THENCE LEAVING THE RIGHT OF WAY AND RUN ALONG THE ACCEPTED NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER S89-55'47"E 628.42 FEET TO A FOUND CAPPED ½" REBAR (CONN L.S. #17831); THENCE S27-26'00"E 189.39 FEET TO A CAPPED ½" REBAR; THENCE S52-02'30"W 305.36 FEET TO A CAPPED ½" REBAR; THENCE S60-27'17"W 141.98 FEET TO A CAPPED ½" REBAR ON THE NORTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY #31; THENCE ALONG THE RIGHT OF WAY THE FOLLOWING CHORD BEARINGS AND DISTANCES: N38-23'27"W 115.24 FEET AND N39-45'26"W 437.55 FEET TO THE POINT OF BEGINNING. BEING 4.09 ACRES MORE OR LESS.

SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

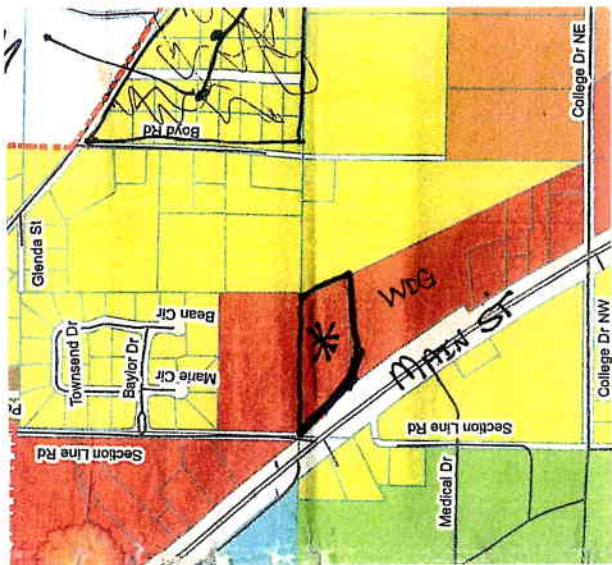
2. That this Ordinance has been published once each week for two (2) successive weeks prior to passage, within the City of Hanceville, Alabama, and the publication of said notice and ordinance being verbatim.

That a public hearing has been held relative to the passage of this ordinance on the 26th day of May 2022, at 5:30 p.m. prior to adoption at which time interested parties and citizens had opportunity to be heard concerning said ordinance and any changes relating thereto.

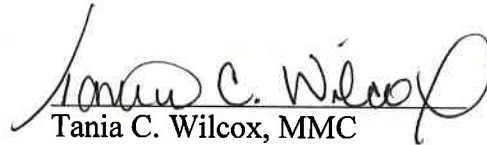
3. That all notices as required by law were given by the City Clerk concerning said public hearing.
4. That upon final passage of this ordinance, all zoning maps, master comprehensive plans or any other documents of the City of Hanceville, Alabama, in conflict with this ordinance be and are hereby changed and amended to reflect the changes and amendments herein.
5. 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.
6. **THEREFORE, BE IT RESOLVED**, that the above-described property is zoned B-2-C General Business Conditional, and that appropriate action be taken to change and modify the City Zoning Map to so reflect the said land as zoned B-2-C.
7. This ordinance adopted this 26th day of May 2022, shall take effect after its publication 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.



Mayor Kenneth Nail



ATTEST:



Tania C. Wilcox, MMC