

## ORDINANCE 656

### AN AMMENDMENT 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 1<sup>st</sup> 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 SAN GIUSEPPE, LLC located in Hanceville, Cullman County, Alabama, be re-zoned to R-3 (High Density Residential), described as follows, to-wit:


A parcel of land being in the Northwest Quarter of the Northwest Quarter of Section 29, Township 11 South, Range 2 West, Cullman County, Alabama, described as: Commencing at a found axle locally accepted as the Southwest corner of the Northwest Quarter of the Northwest Quarter; thence N13°56'57"W 132.87 feet to a point on the Southeasterly right of way of Shady Lane Drive; thence along the right of way a chord bearing a distance of N55°54'31"E 19.07 feet to a found ½" iron in concrete marking the Northwest corner of property described in Deed Book 657 Page 158; thence continue along the right of way a chord bearing and distance of N55°50'40"E 399.36 feet to a found ½" iron in concrete marking the Northwest corner of property described in Deed Book 591 Page 539; thence continue along the right of way a chord bearing and distance of N55°50'42"E 200.03 feet to a found ½" iron in concrete being the point of beginning; thence continue along the right of way a chord bearing and distance of N55°52'22"E 99.91 feet to a found ½" iron in concrete; thence leaving the right of way S34°08'04"E 149.76 feet to a found ½" iron in concrete; thence S55°47'24"W 99.88 feet to a found ½" iron in concrete; thence N34°08'36"W 149.91 feet to the point of beginning. Being 0.3436 acres more or less. Subject to any rights-of-ways and/or easements of record.

2. That this Ordinance has been published once each week for two (2) successive weeks with the second being at least 15 days prior to passage, within the City of Hanceville, Alabama, and the publication of said notice and ordinance being verbatim.

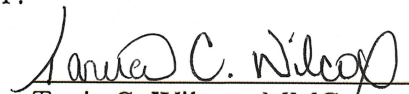
That a public hearing has been held relative to the passage of this ordinance on the 28<sup>th</sup> day of December 2023 at 5:30 p.m. at which time interested parties and citizens had opportunity to be heard concerning said ordinance and any changes relating thereto.

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 R-3 and that appropriate action be taken to change and modify the City Zoning Map to so reflect the said land as such.
7. This ordinance adopted 28th day of December 2023, shall take effect after its publication as required by law, including notice, and public hearing, all in accordance with Section 11-52-1, et seq., Code of Alabama 1975, as amended.

  
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Jim Sawyer  
Mayor Pro tem

ATTEST:

  
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Tania C. Wilcox, MMC

