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BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/05/2025 11:00 AM
TOTAL \$25.00 5 Pages



ORDINANCE NO. 1848

**AN ORDINANCE AMENDING ORDINANCE NO. 1253
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing, the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation of R-1, Low Density Single-Family Residential District,

The property of Achee Properties (containing 14 acres, more or less) is generally located at 6796 Twin Beech Road, Fairhope, AL.

PPIN # 3747

Legal Description: (Case number ZC 25.09)

Commencing at the northeast corner of Section 30, Township 6 South, Range 2 East Baldwin County, Alabama as shown on survey by Geo-Surveying, Inc. dated 11/08/99; thence run south 89°-53'-59" west along the north line of said Section 30 a distance of 1,115.33 feet; thence south 00°-06'-01" east a distance of 41.51 feet to a capped rebar (Wattier) on the south right-of-way line of Twin Beech Road (80' r/w) and the point of beginning of the following described parcel; thence run south 03°-08'-50" west a distance of 165.57 feet to a capped rebar (Wattier); thence run south 87°-16'-08" east a distance of 209.00 feet to a capped rebar (Wattier); thence run south 40°-15'-32" east a distance of 28.00 feet to a 1/2" open top pipe; thence run north 84°-29'-43" east a distance of 167.50 feet to a 1" open top pipe; thence run north 89°-36'-27" east a distance of 232.03 feet to a capped rebar (R&C); thence run south 00°-05'-46" east a distance of 428.55 feet to a capped rebar (Wattier); thence run south 89°-57'-54" west a distance of 165.27 feet to a capped rebar (Fairhope) at the northeast corner of hill top subdivision, phase two as recorded in slide 2893-f of the records in the office of the Judge of Probate, Baldwin County, Alabama; thence run south 89°-19'-43" west along the north line of said subdivision a distance of 457.58 feet to a capped rebar (HMR) at the northwest corner of said subdivision; thence run north 89°-41'-56" west a distance of 541.09 feet to a capped rebar (Wattier); thence run north 00°-03'-42" west a distance of 603.45 feet to a capped rebar (illegible) on the south right-of-way line of Twin Beech Road; thence run north 89°-17'-51" east a distance of 547.34 feet to the point of beginning. The described parcel contains 13.71 acres, more or less, and is the same parcel as described in the statutory warranty deed recorded as Instrument 1873518 of the Records in the Office of the Judge of Probate, Baldwin County, Alabama.

A map of the property to be rezoned is attached as Exhibit A.

The property is hereby initially zoned R-1, Low Density Single-Family Residential District concurrent with Annexation into the City of Fairhope. This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance

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No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

Severability Clause - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or

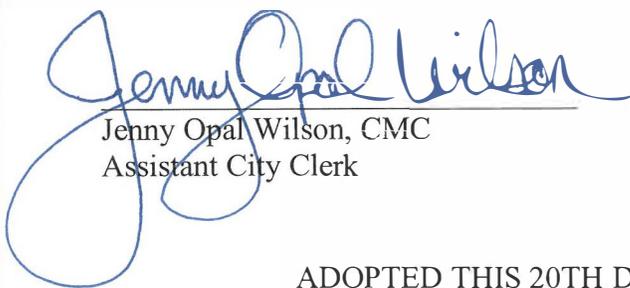
impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

Effective Date – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

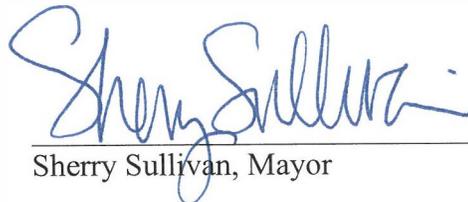
ADOPTED THIS 20TH DAY OF NOVEMBER, 2025


James Reid Conyers, Jr.
Council President

ATTEST:


Jenny Opal Wilson, CMC
Assistant City Clerk

ADOPTED THIS 20TH DAY OF NOVEMBER, 2025


Sherry Sullivan, Mayor

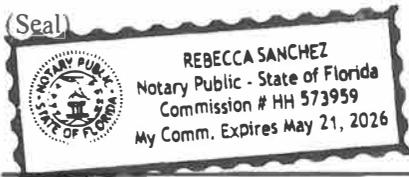
Ord. No. 1848 Published in
FAIRHOPE COURIER
on December 3, 2025
Assistant City Clerk

U.S JUSTICE DEPARTMENT INFORMATION

- Size of property (acres or square feet) 13.97
- If property is occupied, give number of housing units 0
- Number of Persons residing in each unit, and their race 0
- If property is unoccupied, give proposed use Single Family Residential
- If property is being developed as a subdivision, give subdivision name Hill Top North
- Number of lots within proposed subdivision 13

I, REBECCA SANCHEZ a Notary Public in and for said State and County, hereby certify that Sandra Bonner whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 11 day of August, 2025



REBECCA SANCHEZ
Notary Public

My commission expires May 21, 2026.

I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this _____ day of _____, 20____,

(Seal)

Notary Public

My commission expires _____

I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this _____ day of _____, 20____,

(Seal)

Notary Public

My commission expires _____

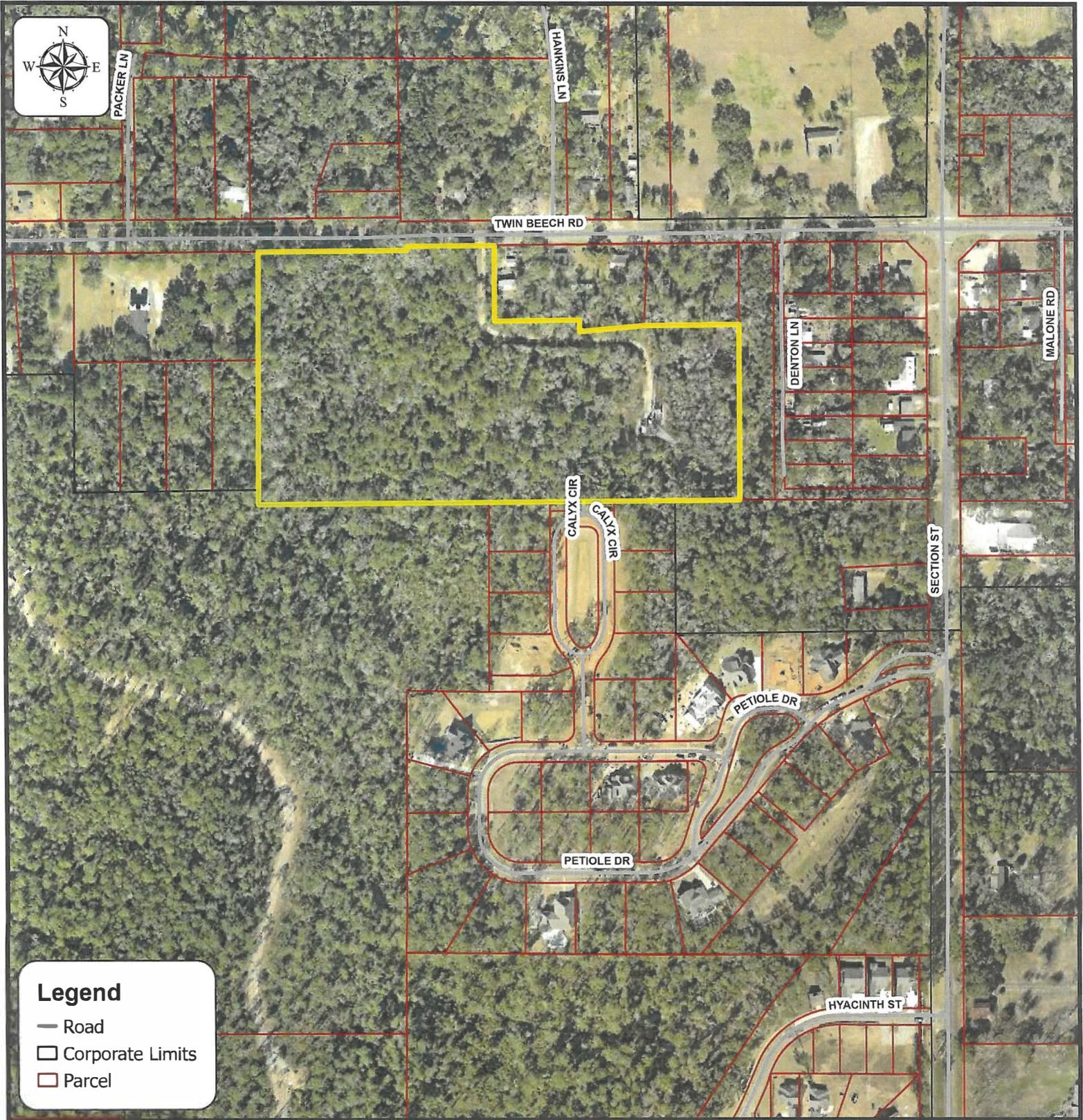


Exhibit A

Jade Consulting, LLC, on behalf of the Owner,
Achee Properties is requesting conditional annexation
to R-1, Low Density Single-Family Residential District



Exhibit A
Parcel ID: 05-46-09-30-0-000-021.000
PPIN: 3747



LEGEND

Jurisdictional Boundaries

Annexation

Baldwin Corporate Limits

Fairhope

County Maintained Roads

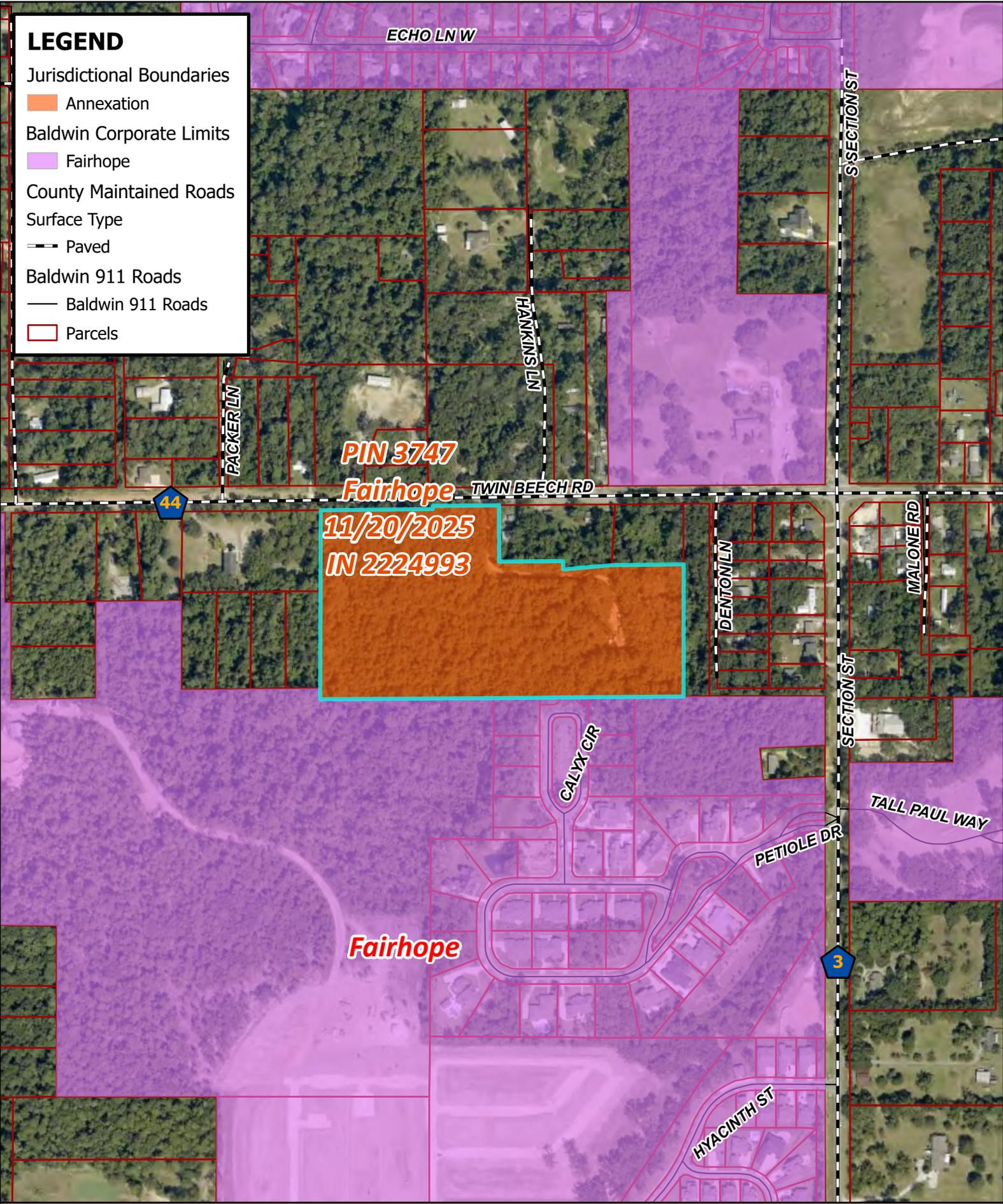
Surface Type

Paved

Baldwin 911 Roads

Baldwin 911 Roads

Parcels



Baldwin County Highway Department

