

LEGEND

Jurisdictional Boundaries

Annexation

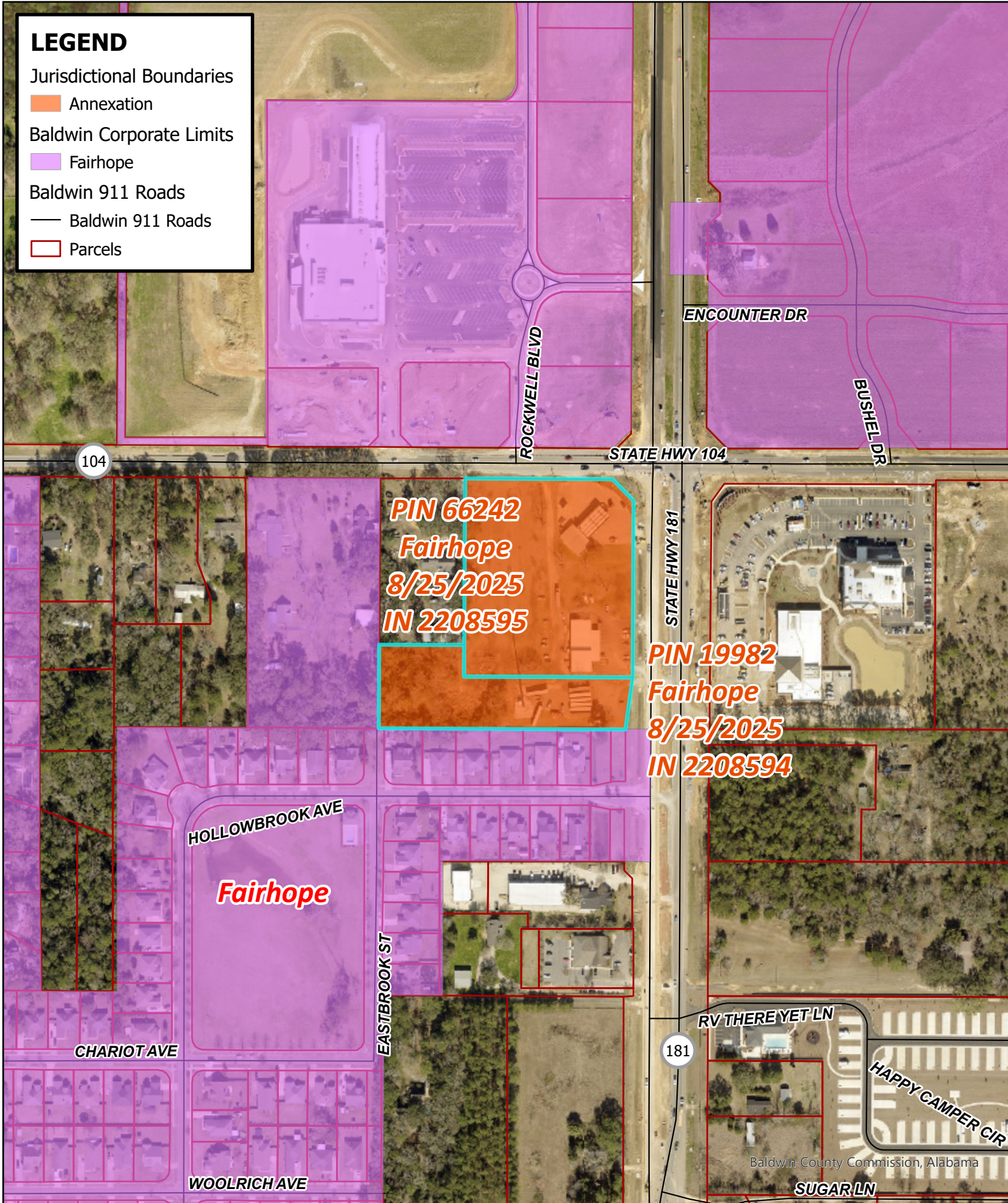
Baldwin Corporate Limits

Fairhope

Baldwin 911 Roads

Baldwin 911 Roads

Parcels



Baldwin County Highway Department

0 100 200 400 600 800 1,000 Feet



Date: 9/8/2025

Folder: \\bccc\hdfs\Highway\Dept\GEOSPATIAL\PROJECTS\CORPORATE_BOUNDARY_MARCH_2025\5-GIS Annexation Maps & PDFs\Fairhope Annexation - IN 2208594\

2208594

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/05/2025 10:17 AM
TOTAL \$25.00 5 Pages



ORDINANCE NO. 1835

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 B-2, General Business District,

The property of Gold Kist Corner LLC is located on the southwest corner of State Highway 104 and State Highway 181, Fairhope, AL.

PPIN # 19982

Legal Description: (Case number ZC 25.04)

From the Northeast corner of Section 10, Township 6 South, Range 2 East, run N 89° 57' - W 33.0 feet; thence run South 40.0 feet to the POINT OF BEGINNING; thence run South along the West margin of Belforest Road, 621.75 feet; thence run S 89° 51' - W 431.6 feet; thence run North 622.76 feet to the South margin of Alabama Highway 104; thence run S 89° 57' - E along said South margin of Alabama Highway 104, 431.6 feet to the POINT OF BEGINNING, containing 6.165 acres, and being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 10, Baldwin County, Alabama; EXCEPTING THEREFROM the South 130 feet previously conveyed to John H. Lang.

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

The property is hereby initially zoned B-2, General Business 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 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. *A twenty foot (20') landscape buffer shall be required along all property lines abutting residentially zoned property in compliance with Article V, Section B(2) of the Zoning Ordinance.*

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.

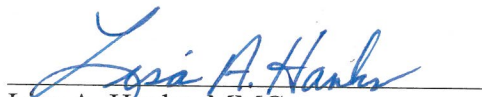
Effective Date – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

Ordinance No. 1835
Page -2-

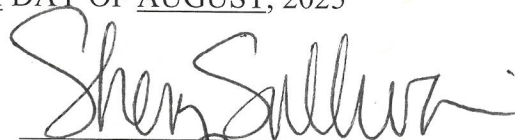
ADOPTED THIS 25TH DAY OF AUGUST, 2025


Jack Burrell, Council President

ATTEST:


Lisa A. Hanks, MMC
City Clerk

ADOPTED THIS 25TH DAY OF AUGUST, 2025


Sherry Sullivan, Mayor

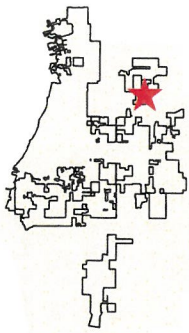
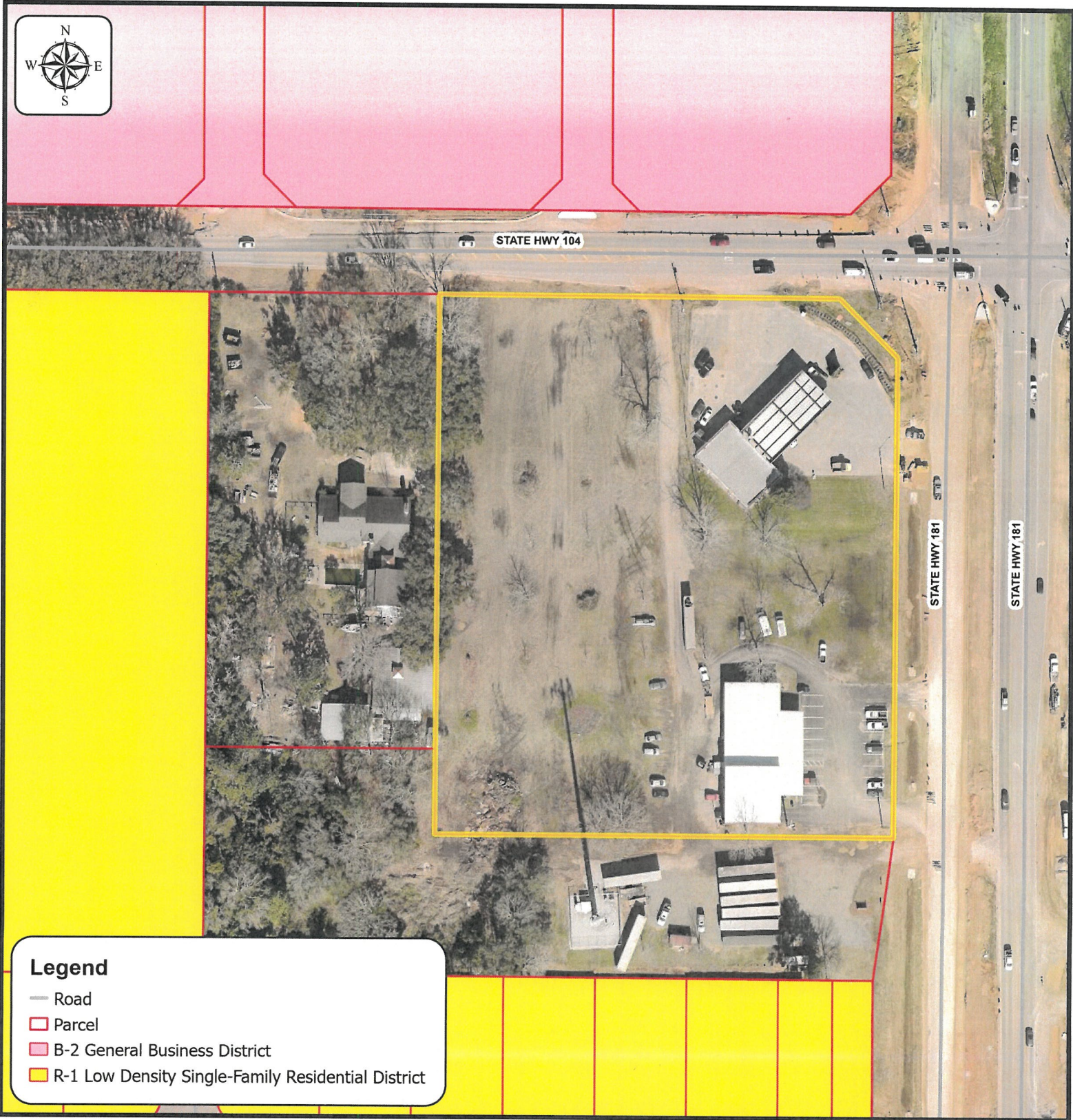


Exhibit A

Gold Kist Corner LLC requesting
conditional annexation to B-2, General Business District



Exhibit A
Parcel ID: 05-46-02-10-0-000-001.000
PPIN: 19982





CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

PETITION FOR ANNEXATION

STATE OF ALABAMA
COUNTY OF BALDWIN

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)(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B that will be prepared by the City of Fairhope to verify property is contiguous.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

☐ This petition is for R-1 Zoning

☒ The condition of the Petition is that zoning be established as B2
Concurrent with Annexation. (Zoning Request)

Is this property colony property _____ Yes ☒ No. If this property is colony property, the Fairhope Single Tax Office must sign as a petitioner.

Linda Higbee Smith
Signature of Petitioner

Linda Higbee Smith mgr. partner
Print petitioner's name

Patricia Higbee Hawthorne
Signature of Petitioner

PATRICIA HIGBEE HAWTHORNE, Manager LLC Co-Trustee
Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: 21973 St Hwy 981 Fairhope AL 36532

Petitioner's Current Physical Address:

Petitioner's Current Mailing Address:

10821 Hwy 104 Fairhope AL 36532 Same

PAT 703 McAdams Avenue Daphne AL 36526 SAME

Telephone Number(s): 251-895-5888 cell
Home Work

Tax Parcel ID Number: 05-46-02-10-0-000-001-000 Size of Property: 4.65 ACRES

PIN: 19982

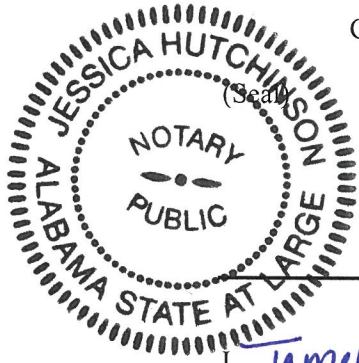
RECEIVED
APR 29 2025

2025.04

BY: CB

I, Jessica Hutchinson a Notary Public in and for said State and County, hereby certify that Linda Higbee Smith 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.

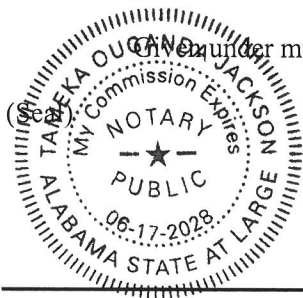
Given under my Hand and Seal this 25th day of April, 2025,



Jessica Hutchinson
Notary Public

My commission expires 01/21/2026

I, Tameka Jackson a Notary Public in and for said State and County, hereby certify that Patricia Hawthorne 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 28th day of April, 2025,

Tameka Jackson
Notary Public

My commission expires 6-17-2028

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 _____