

LEGEND

Jurisdictional Boundaries

Annexation

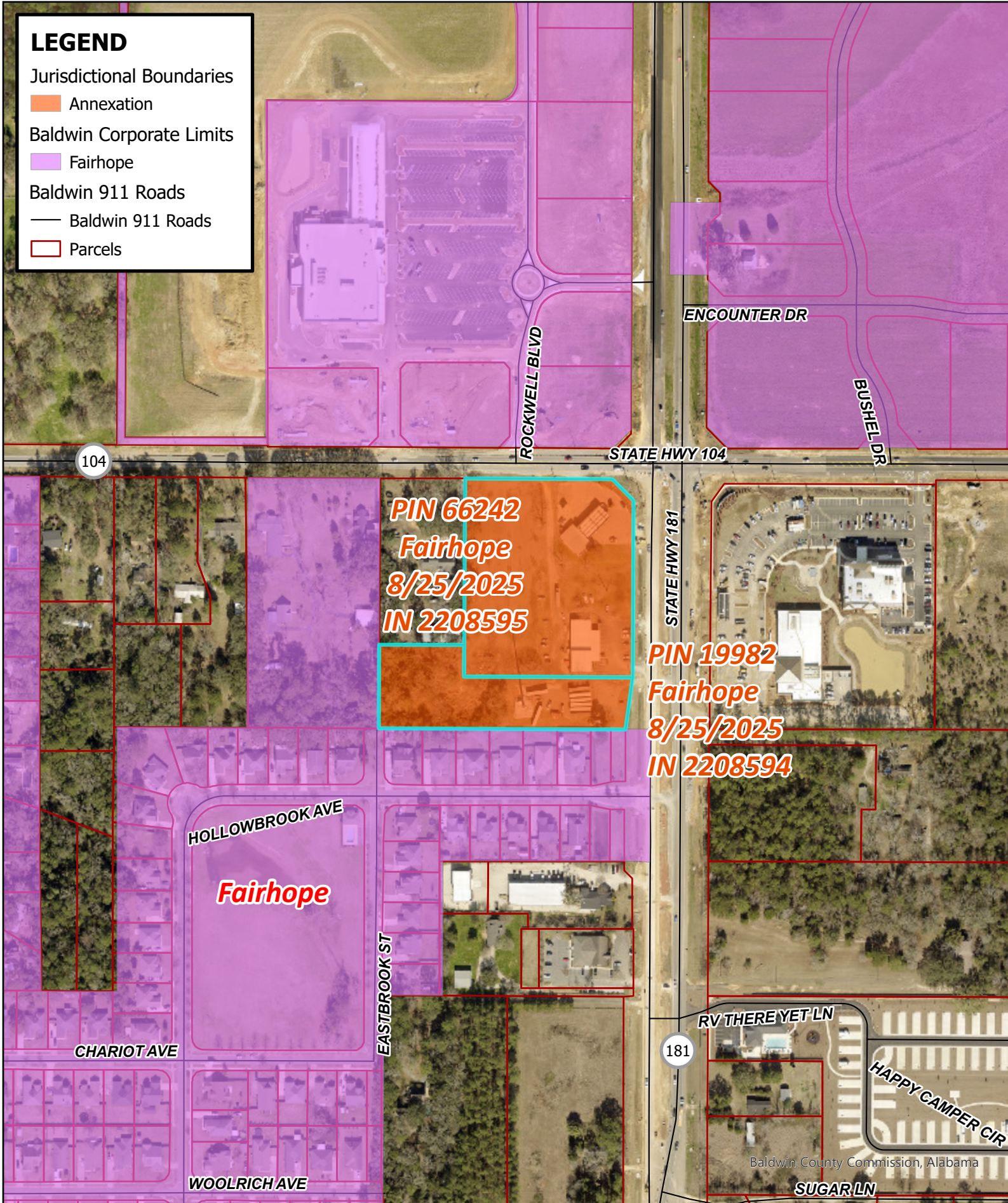
Baldwin Corporate Limits

Fairhope

Baldwin 911 Roads

Baldwin 911 Roads

Parcels



Baldwin County Commission, Alabama

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\

2208595

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



ORDINANCE NO. 1836

**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 Advantage Holdings, LLC is located at 21905 State Highway 181, Fairhope, AL.

PPIN # 66242

Legal Description: (Case number ZC 25.05)

Commencing at the point of intersection of the center line of the Silverhill Highway (Alabama Highway No. 104) and the centerline of Belforest Road, which point is now presumed to be the Northeast corner of Section 10, Township 6 South, Range 2 East, Baldwin County, Alabama; run thence South along the centerline of the Belforest Road 661.75 feet to the POINT OF BEGINNING; thence run South 89 ° 51' West, 673.9 feet to a corner; thence run North 00 ° 30' East, 208.56 feet to a corner; thence run North 89 ° 51' East, 208.56 feet to a corner; thence run South 00 ° 30' West, 78.56 feet to a corner; thence run North 89 ° 51' East, 464.6 feet to a point on the centerline of said Belforest Road; thence run South 130 feet to the POINT OF BEGINNING; EXCEPTING THEREFROM the Belforest Road right-of-way; containing 2.27 acres, more or less, in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 2 East, Baldwin County, Alabama.

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. 1836
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

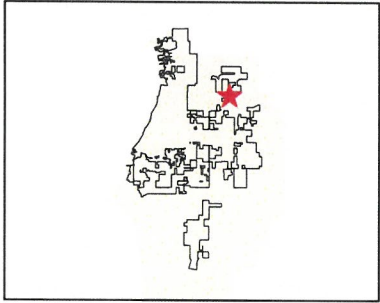
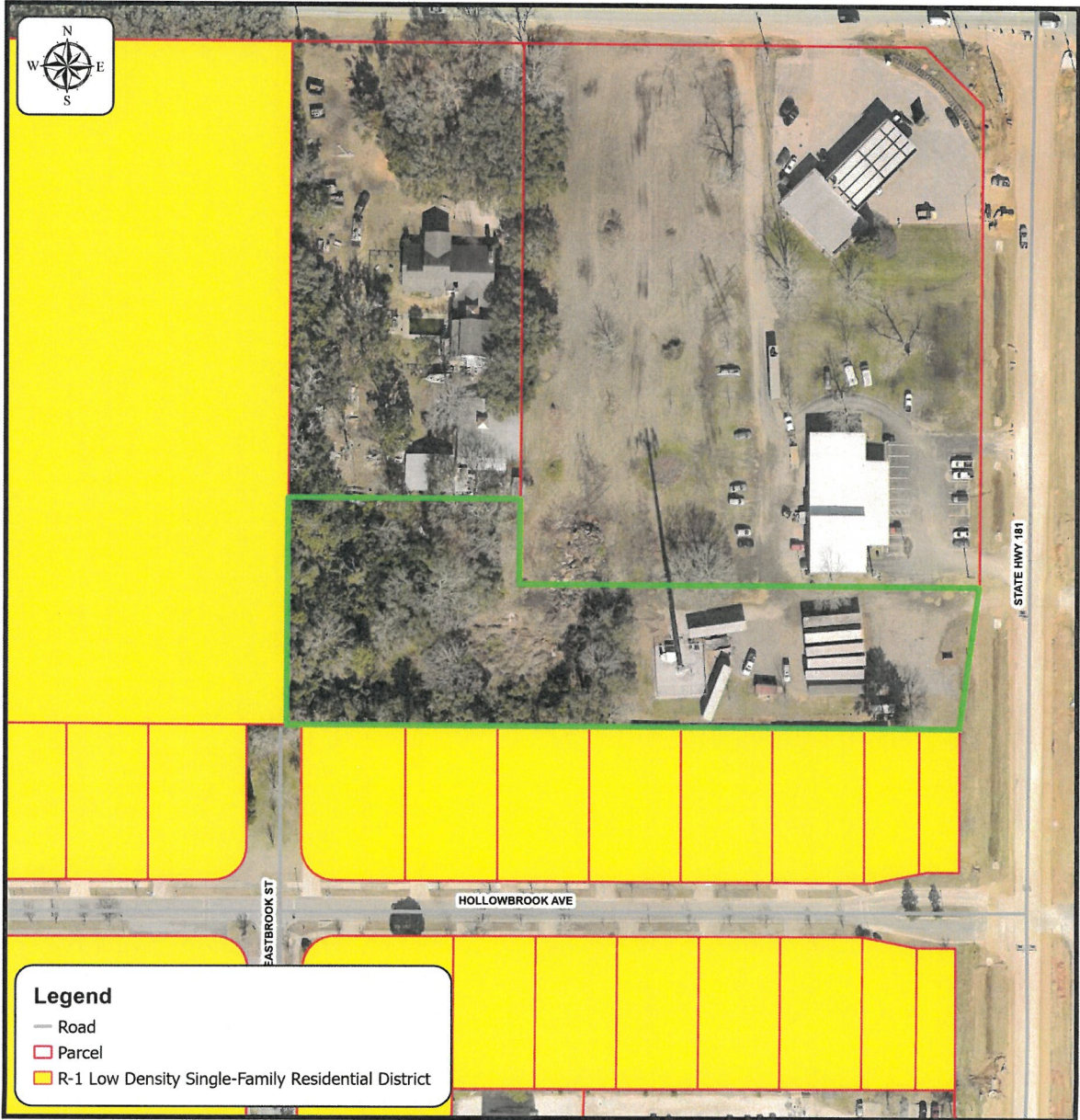


Exhibit A

Lieb Engineering Company, on behalf of the Owner,
Advantage Holdings, LLC, is requesting conditional annexation
to B-2, General Business District



Exhibit A
Parcel ID: 05-46-02-10-0-000-002.000
PPIN: 66242





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

PETITION FOR ANNEXATION

STATE OF ALABAMA)(
COUNTY OF BALDWIN)(

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 B-2
Concurrent with Annexation. (Zoning Request)

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

[Signature]
Signature of Petitioner
Advantage Holdings, LLC

Richard S. Smith
Print petitioner's name
member / manager

Signature of Petitioner

Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: 21905 Hwy 181 Fairhope, AL 36532

Petitioner's Current Physical Address:
21905 Hwy 181
Fairhope, AL 36532

Petitioner's Current Mailing Address:
17381 B-nick Loop
Fairhope, AL 36532

Telephone Number(s): _____
Home Work (251) 656-4220 Cell

Tax Parcel ID Number: 46-02-10-0-000-002.000 Size of Property: 2.23 +/- Acres

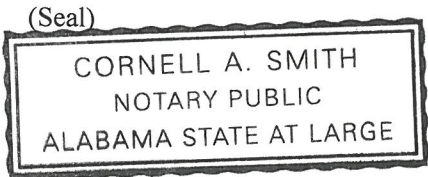
RPIN#66242

RECEIVED
APR 29 2025
zc2505

BY: CB

I, Cornell A. Smith a Notary Public in and for said State and County, hereby
certify that Richard S. 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 28 day of April, 2025,



Cornell A. Smith
Notary Public

My commission expires 11-07-2028

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 _____

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 _____
