



ORDINANCE NO. 1826

**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 an **unfavorable** recommendation of R-2, Medium Density Single-Family Residential District,

The property of Tallawampa Properties LLC located on the north side of Gayfer Road Ext. west of Bishop Road at 0 Gayfer Road Ext., Fairhope, AL.

PPIN # 13818

Legal Description: (Case number ZC 24.09)

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 9 AND BEING THE CENTERLINE OF GAYFER STREET EXTENSION 30 FEET TO THE EAST LINE OF A DEDICATED 60-FOOT NORTH-SOUTH STREET; RUN THENCE NORTH 30 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; RUN THENCE NORTH 631 FEET, MORE OR LESS, TO AN EAST-WEST FENCELINE; RUN THENCE EAST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 357.76 FEET, MORE OR LESS, TO AN IRON PIPE; RUN THENCE SOUTH 632 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY OF GAYFER AVENUE EXTENSION; THENCE RUN WEST 357.76 FEET, MORE OR LESS, ALONG THE RIGHT-OF-WAY OF SAID GAYFER AVENUE EXTENSION TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 5.17 ACRES, MORE OR LESS, AND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, 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 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 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.

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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.

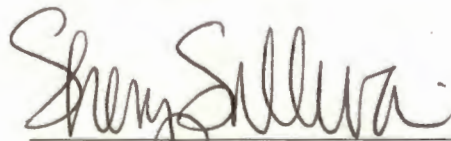
ADOPTED THIS 24TH DAY OF MARCH, 2025



Jack Burrell, Council President

ATTEST:


Lisa A. Hanks, MMC
City Clerk

ADOPTED THIS 24TH DAY OF MARCH, 2025


Sherry Sullivan, Mayor

Ord. No. 1826 Published in
FAIRHOPE COURIER
on Wednesday, April 2, 2025
 City Clerk



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.

X This petition is for R-1 Zoning

☐ **The condition of the Petition is that zoning be established as _____**
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 of Petitioner DANIEL T. FORD Print petitioner's name

Signature of Petitioner _____ Print petitioner's name _____

Signature of Petitioner _____

Physical Address of property being annexed: 0 GAYFER RD EXT, FAIRHOPE, AL 36532

Petitioner's Current Physical Address: 16559 COUNTY RD 3

Petitioner's Current Mailing Address: 16559 COUNTY RD 3

FAIRHOPE, AL 36532 FAIRHOPE, AL 36532

Telephone Number(s): (251) 463-8775 (251) 450-4637
Home Work

Tax Parcel ID Number: 05-46-02-09-0-000-013.000 Size of Property: 5.20 ACRES

I, Brandy T. Cox a Notary Public in and for said State and County, hereby certify that Daniel T. Ford 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 27 day of February, 20 25.

(Seal)

Brandy T. Cox
Notary Public

My commission expires My Commission Expires 3-9-2025

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 _____

City of Fairhope

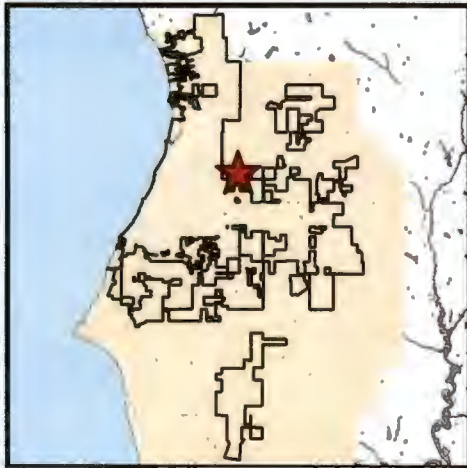
City Council

March 10, 2025



Planning Commission (6 Ayes) voted to recommend denial of ZC 24.09

ZC 24.09 - Tallawampa Single Family Subdivision



Project Name:

Tallawampa Single Family Subdivision

Site Data:

5.20 acres

Project Type:

Conditional Annexation to R-2

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

13818

General Location:

West of Bishop Road
North side of Gayfer Road Ext

Surveyor of Record:

N/A

Engineer of Record:

Jay Broughton

Owner / Developer:

Tallawampa Properties LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

DENIAL

Prepared by:

Mike Jeffries





LEGEND

Jurisdictional Boundaries

Annexation

Corporate Boundary

Fairhope

County Maintained Roads

Surface Type

Paved

911 Road Centerlines

Parcels

PIN 13818
Fairhope
3/24/2025
IN 2180177



Baldwin County Highway Department

0 100 200 400 600 800 1,000 US Feet

