



**ORDINANCE NO. 1619**

**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 of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of The Teachers' Retirement Systems of Alabama generally located on the west side of Battles Road just south of Crane Place, Fairhope, Alabama.

**Camellia at the Colony**

**A PORTION OF PPIN #: 72845**

**Legal Description:** (Case number ZC 17.19)

A PORTION OF TAX PARCEL NUMBER 05-46-09-30-0-000-090.000 DESCRIBED WITHIN INSTRUMENT NUMBER 1024402 RECORDED IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF WATERSHED SOUTH SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2534-C IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 87°15'50" EAST A DISTANCE OF 131.60 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604" ON THE WEST RIGHT-OF-WAY OF BATTLES ROAD; THENCE RUN SOUTH 00°09'28" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 432.38 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604"; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 75°13'46" WEST A DISTANCE OF 98.70 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604"; THENCE RUN NORTH 38°08'30" WEST A DISTANCE OF 65.36 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604"; THENCE RUN NORTH 13°54'35" WEST A DISTANCE OF 60.01 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604"; THENCE RUN NORTH 00°09'28" WEST A DISTANCE OF 258.36 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED "CA604"; THENCE RUN NORTH 10°48'48" EAST A DISTANCE OF 97.55 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.49 ACRES, MORE OR LESS.

A map of the property to be zoned is attached as Exhibit A

**The property is hereby initially zoned TR – Tourism Resort 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.

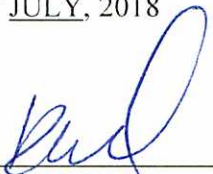
Ordinance No. 1619

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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 9TH DAY OF JULY, 2018

  
\_\_\_\_\_  
Karin Wilson, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa A. Hanks, MMC  
City Clerk

Ord. No. 1619 Published in  
FAIRHOPE COURIER  
on Wednesday, July 25, 2018  
 City Clerk





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.

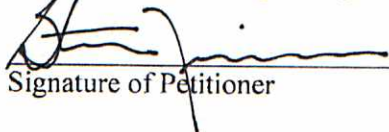
The subject land is delineated on the map attached hereto as EXHIBIT B.

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 TR  
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

Steve Timms  
Print petitioner's name

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Print petitioner's name

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Print petitioner's name

Physical Address of property being annexed: See attached plat

Petitioner's Current Physical Address:  
135 South Union St, Suite 228  
Montgomery, AL 36104

Petitioner's Current Mailing Address:  
135 South Union St, Suite 228  
Montgomery, AL 36104

Telephone Number(s): 334-264-2345  
Home Work

County Tax Parcel Number: 05-46-09-30-0-000-090.000

RECEIVED  
OCT 19 2017  
BY: EB

**U.S JUSTICE DEPARTMENT INFORMATION**

- ☒ Size of property (acres or square feet) 1.5 acres
- ☒ If property is occupied, give number of housing units N/A
- ☒ Number of Persons residing in each unit, and their race N/A
- ☒ If property is unoccupied, give proposed use Single Family Residential
- ☒ If property is being developed as a subdivision, give subdivision name  
Camellia at the Colony
- ☒ Number of lots within proposed subdivision 7

I, Barbara L. Garner a Notary Public in and for said State and County, hereby certify that Steve Liams 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 17<sup>th</sup> day of October, 20 17.

(Seal)

Barbara L. Garner  
Notary Public

My commission expires \_\_\_\_\_

BARBARA L. GARNER  
Notary Public - State of Alabama  
My Commission Expires  
February 20, 2018

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 Council

Case: ZC 17.19 Camellia at the Colony

Conditional Annexation to  
Tourism Resort (TR) District

**Project Name:**

Camellia at the Colony

**Project Type:**

Rezoning Request from:

**Unzoned, Unincorporated  
Baldwin County**

to

**Tourist Resort (TR) District**

**Jurisdiction:**

Fairhope Planning, Police, and  
Permit

**PPIN Number:**

72845

**General Location:**

The west side of Battles Rd,  
just south of Watershed South  
subdivision

**Engineer:**

HMR, LLC

**Owner:**

The Teachers Retirement  
System of Alabama

**School District:**

Larry J. Newton and Fairhope  
Elementary Schools

**Prepared by:**

Nancy Milford, Planner

**Staff Recommendation:**

Approve with conditions

**PC Recommendation:**

Approve with conditions

