

ORDINANCE NO. 1627

**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 LA Development, LLC generally located on the north side of County Road 44, approximately 900 linear feet west of State Hwy. 181, Fairhope, Alabama.

Twin Beech Estates PUD

PPIN #: 362500, 362501, 362502, 362503, 362504, 362505, 362506, and 77747

Legal Description: (Case number ZC 18.02)

FROM THE SOUTHEAST CORNER OF SECTION 22 RUN NORTH 40 FEET AND N 89°55' W, 519 FEET FOR A POINT OF BEGINNING OF THE LAND HEREIN LEASED; THENCE N 89°55' W, 796.4 FEET TO A POINT 40 FEET NORTH OF SOUTHWEST CORNER OF SOUTHEAST QUARTER (SE ¼) OF SOUTHEAST QUARTER (SE ¼); THENCE NORTH 1283.5 FEET TO NORTHWEST CORNER OF SE ¼ OF SE ¼; THENCE S 89°46' E, 705.4 FEET ALONG THE NORTH LINE OF SAID SE ¼ OF SE ¼; THENCE SOUTH 378 FEET, THENCE S 89°46' E, 90 FEET AND THENCE SOUTH 903.2 FEET TO BEGINNING. PROPERTY IS OF THE LAND OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE TOWN OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

1. **That**, attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.

2. **That**, the following development regulations shall govern:

Lots: There shall be 72 lots.

Use: Lots shall be single family residential.

Ordinance No. 1627

Page -2-

Setbacks: Front – 20', Rear – 15', and Side – 6'.

Lot Coverage: Maximum lot coverage for the principal structure shall be 55% and an accessory shall be no more than 25% of the "required" rear yard.

Building Height: Maximum building height shall be 30'.

Accessory Structure Separation: Between structures – 5', Side and Rear property lines – 5'

The property is hereby initially zoned Planned Unit Development (PUD) 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.

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 22ND DAY OF OCTOBER, 2018



Karin Wilson, Mayor

ATTEST:



Lisa A. Hanks, MMC
City Clerk

Ord. No. 1627 Published in
FAIRHOPE COURIER
on Wednesday, November 7, 2018
Lisa A. Hanks 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 PUD
Concurrent with Annexation. (Zoning Request)

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

Signature of Petitioner

ERIC E. GODWIN FOR LA DEVELOPMENT, LLC
Print petitioner's name

Signature of Petitioner

Jennifer Evans Sanford as
Print petitioner's name office manager of
FSTC only

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: TWIN BEECH RD, FAIRHOPE, AL 36532

Petitioner's Current Physical Address:

20858 COUNTY RD 13, SUITE D
FAIRHOPE, AL 36532

Petitioner's Current Mailing Address:

20858 COUNTY RD 13, SUITE D
FAIRHOPE, AL 36532

Telephone Number(s): 251-583-3221

Home

Work

County Tax Parcel Number: 05-46-05-22-0-000-001.572, -.835, -.836, -.837, -.838,
-.839, -.840, -.841

U.S JUSTICE DEPARTMENT INFORMATION

- ☐ Size of property (acres or square feet) 22.6 $\frac{1}{2}$ AC
- ☐ 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 SUBDIVISION
- ☐ If property is being developed as a subdivision, give subdivision name
TWIN BEECH ESTATES
- ☐ Number of lots within proposed subdivision 78

I, Heather McDonald a Notary Public in and for said State and County, hereby certify that Errol E. Godwin 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 18 day of Dec, 20 17,

(Seal)



Heather McDonald
Notary Public

My commission expires 3/24/21

I, LeAnn M. Amond a Notary Public in and for said State and County, hereby certify that Jennifer Evans Sanford 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 18th day of December, 20 17,



LeAnn M. Amond
Notary Public

My commission expires 3/31/18

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.

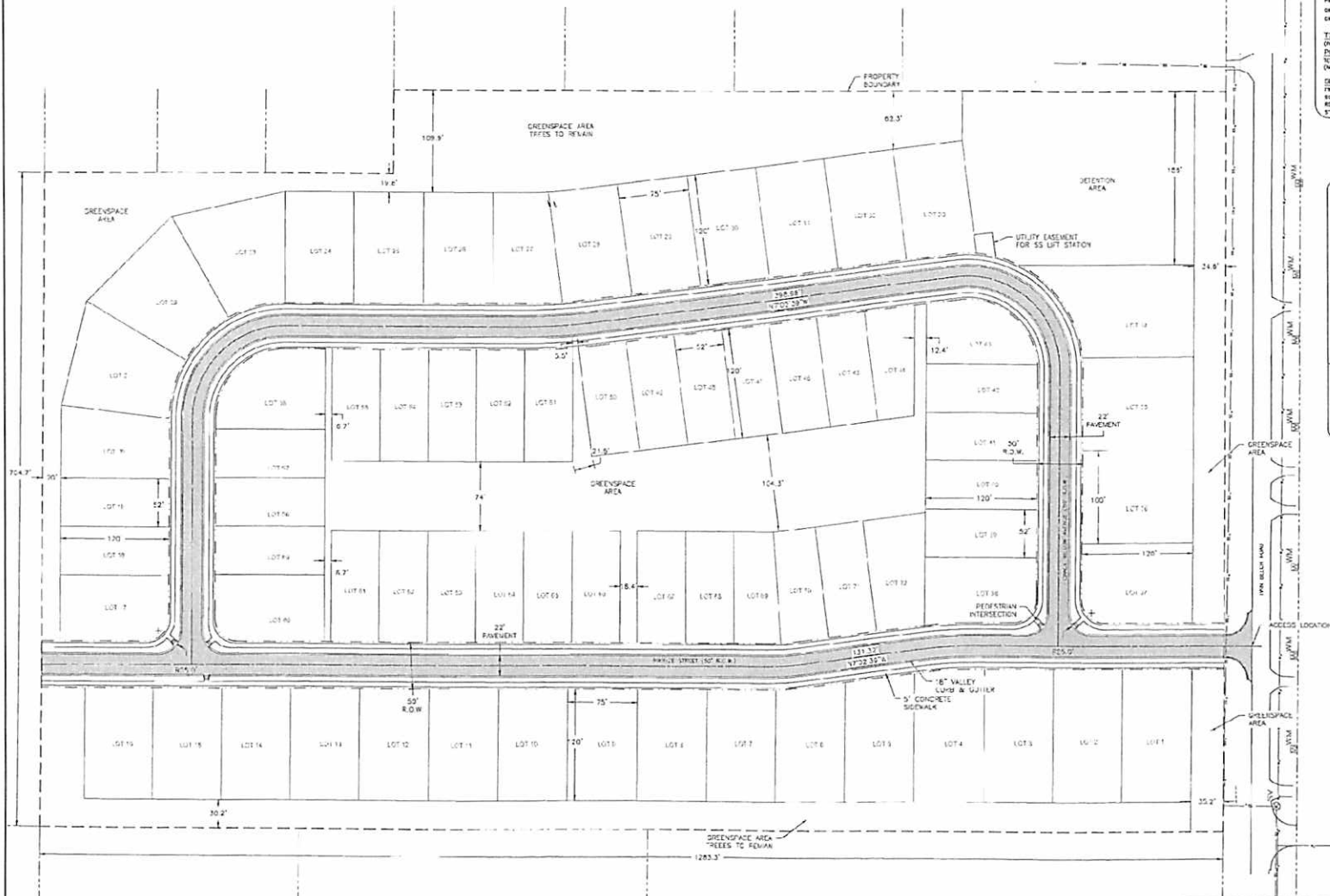
Given under my Hand and Seal this _____ day of _____, 20 _____,

(Seal)

Notary Public

My commission expires _____

Exhibit A



SITE DATA TABLE	
SITE	
TOTAL SITE	351,382 SQ. FT. (8.02 AC.)
PROPOSED LOTS	PUD
PROPOSED RESIDENCES	73 TOWN/SINGLE FAMILY RESIDENTIAL
GREENSPACE AREA (TYP. MIN)	4.18 AC. ±
GREENSPACE PROVIDER (TYP.)	4.18 AC. ±
TOTAL IMPROVEMENTS AREA	
CONCRETE, ASPHALT, CONCRETE, ETC.	353,157 SQ. FT. (8.05 AC.) (81.1% OF SITE)
POBT DEVELOPMENT	
TOTAL IMPROVEMENTS AREA	353,157 SQ. FT. (8.05 AC.) (81.1% OF SITE)
CONCRETE, ASPHALT, CONCRETE, ETC.	353,157 SQ. FT. (8.05 AC.) (81.1% OF SITE)
DETACHING	
FROM	20'
TO	15'
REAR	15'
STREET SIDE	20'

HATCH LEGEND

- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SURFACE

SITE PLAN LEGEND

- PROPERTY LINE

OWNER/DEVELOPER

LA DEVELOPMENT, LLC
20485 COUNTY BROOK ST., SUITE D
FAIRHOPE, AL 36532

ENGINEER

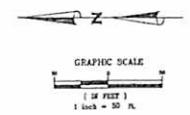
WILSON D. CHAFFIN, P.E.
ALA. LIC. NO. 32943

SURVEYOR

WILSON D. CHAFFIN, P.E.
ALA. LIC. NO. 26621

UTILITY PROVIDERS

WATER - CITY OF FAIRHOPE
SEWER - CITY OF FAIRHOPE
POWER - SANDRIN E&C



NUMBER:	REVISION	DATE:	<div><div>Sawgrass CONSULTING, LLC</div><div>ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT</div><div><div>11143 Old Highway 31, Tallapoosa, AL 36281 614 N. McCarver Street - Tall., AL 36280</div><div>Phone (205) 544-7990 Phone (205) 670-7990</div></div></div>	OVERALL SITE PLAN		SCALE: 1"=50'
				TWIN BEECH ESTATES, A PUD	DATE: MAY, 2018	
				LA DEVELOPMENT, LLC	DRAWN BY: MKC	
					CHECKED BY: DC	
					SHEET: 40	



City Council

September 2018

Case: ZC 18.02 Twin Beech Estates

Applicant Name:
Sawgrass Consulting, LLC

Owner:
LA Development, LLC

Site Data:
Number of lots: 72
Total Acreage: 22.6 +/-

Project Type:
Rezoning Request from
**Unzoned, Unincorporated
Baldwin County**
to
**Planned Unit Development
(PUD)**

PPIN Number
77747, 362500, 362501,
362502, 362503, 362504,
362505, 362506

General Location:
Twin Beech Road 0.2 miles
West of AL HWY 181

School District:
Fairhope Elementary, Middle,
and High Schools

Staff Recommendation:
Approve

PC Recommendation:
Approve

