



**City of Fairhope
Board of Adjustments Agenda
5:00 PM
Council Chambers
May 19, 2025**

Shery Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - April 21, 2025
3. Consideration of Agenda Items

A. BOA 25.07 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, HJ Properties LLC, for a Special Exception to operate a bar and entertainment venue on property zoned M-1, Light Industrial District. The property is approximately .38 acres and is located at 363 Commercial Park Drive.
PPIN #: 10731

4. Old/New Business
5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

The Board of Adjustments met Monday, April 21, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Ryan Baker; Frank Lamia; Bryan Flowers; Hunter Simmons, Planning and Zoning Director; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: Donna Cook

Chairman Vira called the meeting to order at 5:00 PM.

Approval of Minutes

Bryan Flowers made a motion to approve the minutes from the February 17, 2025, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

BOA 24.11 Public hearing to consider the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 50 Fels Avenue. The property is approximately 0.22 acres. **PPIN#: 14503**

Michelle Melton, City Planner, presented the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. Ms. Melton shared the aerial and zoning maps. Ms. Melton explained that Mr. LaSource has modified his house plans to attach the garage to the house which negates the necessity of the variance for the accessory structure. Mr. LaSource's request for a 5' side setback variance can be granted administratively. The 15' front setback variance will allow for preservation of the root system of an 80+ year old live oak, a magnolia and an existing heritage poplar tree.

Staff recommends approval specific to the site plan contained within the report with the following conditions:

1. Based on the Zoning Ordinance the Planning and Zoning Director supports the 5 ft (east) side setback to protect the existing heritage poplar on the west side and the live oak's roots.
2. Staff recommends approval of a 15' front setback variance request for the primary structure.
3. A tree protection plan done by a licensed arborist shall be approved as part of the land disturbance and building permit applications.
4. The site plan dated March 28, 2025, and shown as Exhibit A shall be recorded, along with the variance, with the Judge of Probate. Any substantial deviation shall require another review by the Board.

NOTE: If proposed house is not built within the required time limit from this BOA meeting or is ever torn down, then these recommendations are null and void and shall not be applicable to any other site plan(s) for 50 Fels Avenue.

Chairman Vira opened the public hearing at 5:11pm, with no one present to speak, the public hearing was closed at 5:11pm.

Ryan Baker is concerned with the stairs extending into the setback.

Jason LaSource, 50 Fels Avenue, is happy with the staff report.

Motion:

Frank Lamia made a motion to approve BOA 24.11, with staff recommendations including #4.

Cathy Slagle seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

Old/New Business

None

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

Adjourned at 5:13p.m.

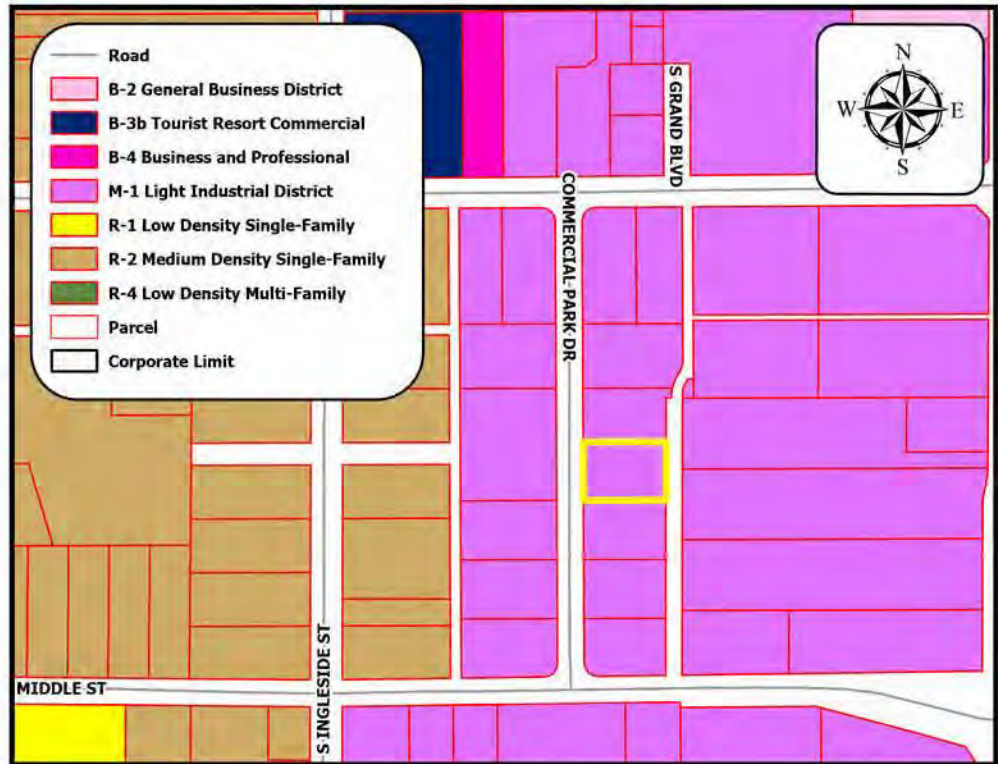
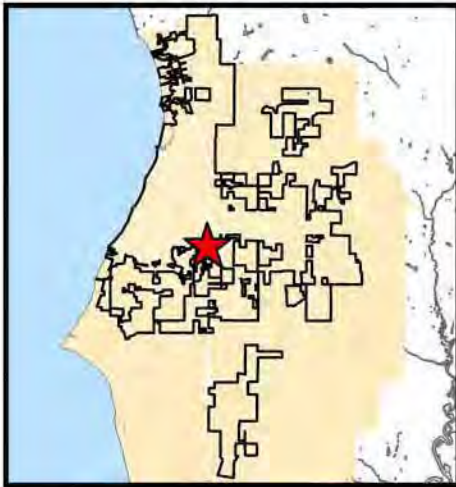
Anil Vira, Chairman

Cindy Beaudreau, Secretary

City of Fairhope Board of Adjustments May 19, 2025



BOA 25.07 - Fairhope Golf Works



Project Name:

Fairhope Golf Works

Site Data:

0.38 acres

Project Type:

Special exemption to operate a bar and entertainment venue on property zoned M-1 Light Industrial District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

M-1 Light Industrial District and MO

PPIN Number:

10731

General Location:

400 feet north of the intersection of Middle St and Commercial Park Dr

Surveyor of Record:

Jade Consulting, LLC

Engineer of Record:

Jade Consulting, LLC

Owner / Developer:

HJ Properties, LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name Michelle Melton



APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: Administrative Appeal Special Exception Variance

Property Owner / Leaseholder Information		
Name: <u>HJ Properties LLC</u>	Phone Number: <u>251-986-4045</u>	
Street Address: <u>6417 Willowbridge Dr.</u>		
City: <u>Fairhope</u>	State: <u>AL</u>	Zip: <u>36532</u>

Applicant / Agent Information		
<i>If different from above.</i>		
<i>Notarized letter from property owner is required if an agent is used for representation.</i>		
Name: <u>JADE Consulting, LLC</u>	Phone Number: <u>251-928-3443</u>	
Street Address: <u>208 N. Greeo Rd., Ste. C</u>		
City: <u>Fairhope</u>	State: <u>AL</u>	Zip: <u>36532</u>

Site Plan with Existing Conditions Attached: YES NO

Site Plan with Proposed Conditions Attached: YES NO

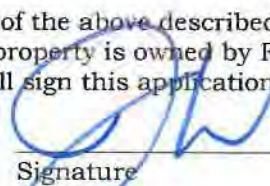
Variance Request Information Complete: YES NO

Names and Address of all Real Property Owners
within 300 Feet of Above Described Property Attached: YES NO

Applications for Administrative Appeal or Special Exception:
Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.*

John Wright, Owner
Property Owner/Leaseholder Printed Name


Signature

4/10/25
Date

Fairhope Single Tax Corp. (If Applicable)



VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- Too Narrow Elevation Soil
- Too Small Slope Subsurface
- Too Shallow Shape Other (specify)

Describe the indicated conditions:

The current use for this parcel is an existing commercial building. The previous uses were a church and a small manufacturing company called "Fairhope Favorites". H & J Properties, LLC, (H&J) has terminated the leases with both tenants in anticipation for renovations to accommodate Fairhope Golf Works (FGW). H & J respectfully requests consideration of approval for a special exception from the Board of Adjustments to allow for an Indoor Recreation Use with the ancillary uses of a "Bar" and "Entertainment Venue" which is currently not provided in M-1 zoning.

How do the above indicated characteristics preclude reasonable use of your land?

FGW's intended use (see website for full listing of services provided) will offer monthly memberships for golf simulators (8 total), club fitting, golf instruction, and club repair in addition to hosting private events and corporate outings. While "indoor recreation" is permitted under M-1 zoning, since the applicant is intending to serve non-alcoholic beverages, beer and wine as an ancillary use to their normal business operations, staff has indicated they consider the proposed use as a "blended use" as M-1 zoning does not allow for a "bar" or "entertainment venue". Please note that no full "bar" open to the public is requested, just the ability to allow for consumption of non-alcoholic beverages, beer and, wine on premises or in the instance of a corporate outing or private event.

What type of variance are you requesting (be as specific as possible)?

:We respectfully request consideration of approval from the Board of Adjustments to allow for a "blended use" as described above not provided in M-1 zoning which will provide for "indoor recreation" through golf simulator memberships, golf instruction, club fitting and golf club repair with the ability to serve non-alcoholic beverages, beer, and wine to members and at private events or corporate outings.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

John Wright, Owner

Property Owner/Leaseholder Printed Name

Signature

Date

4/10/25

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

HJ Properties, LLC, is requesting a bar/entertainment venue as accessory uses to an allowed Indoor Recreation facility use located at 363 Commercial Park Drive to be known as Fairhope Golf Works, an existing business. The subject property is zoned M-1 Light Industrial District and is also in the Medical Overlay District. JADE Consulting, LLC is the authorized agent.

Zoning District																
	R-A	R-1 (a, b, c)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2
Service																
Convalescent or Nursing Home	○	○	○			○	○	○		○	○	○		○	○	○
Clinic	○	○	○			○	○	○		○	○	○		○	○	○
Outdoor Recreation Facility	○	○	○			○	○	○		○	○	○	●	○	○	○
Day Care	○	○	○			○	○	○		○	○	○		○	○	○
General Personal Services										●	●				●	●
Mortuary or Funeral Home											○			○	○	○
Automobile Repair											●				●	●
Indoor Recreation										●	●		○		○	○
Dry Cleaner / Laundry										●	○				○	○
Personal Storage											○		○	○	○	○
Bed & Breakfast												●	○			●
Hotel / Motel											○	○	○			
Boarding House or Dormitory											●	●		●	●	●
Recreational Vehicle Park											○	○	○		○	○
Restaurant										○	○	○	○		○	○
Bar											●	○	●			
Entertainment Venue											●	○	○			○
Marina											○	○			○	○
Kennel or Animal Hospital											○	○			○	○
Warehouse															●	●
Junk Yard or Salvage Yard															○	○

Comments:

The subject property is zoned M-1 Light Industrial District which does not allow a bar or entertainment venue pursuant to Article III, Section B. Table 3-1: Use Table. *See above.* The subject property is also located in the Medical Overlay District. Indoor recreation is allowed in M-1 and is not prohibited in the Medical Overlay District.

Fairhope Golf Works (FGW) is in the business of offering monthly memberships to use golf simulators, club fitting, golf instruction, and golf club repair. FGW would like to serve non-alcoholic beverages as well as beer and wine to members and for their private events. Article V. Section H.3.B.1 provides for this arrangement because beverages, alcoholic or otherwise, are “customarily incidental and subordinate” to the sports and the game of golf. Indoor golf instruction and play via simulators is the permitted use.

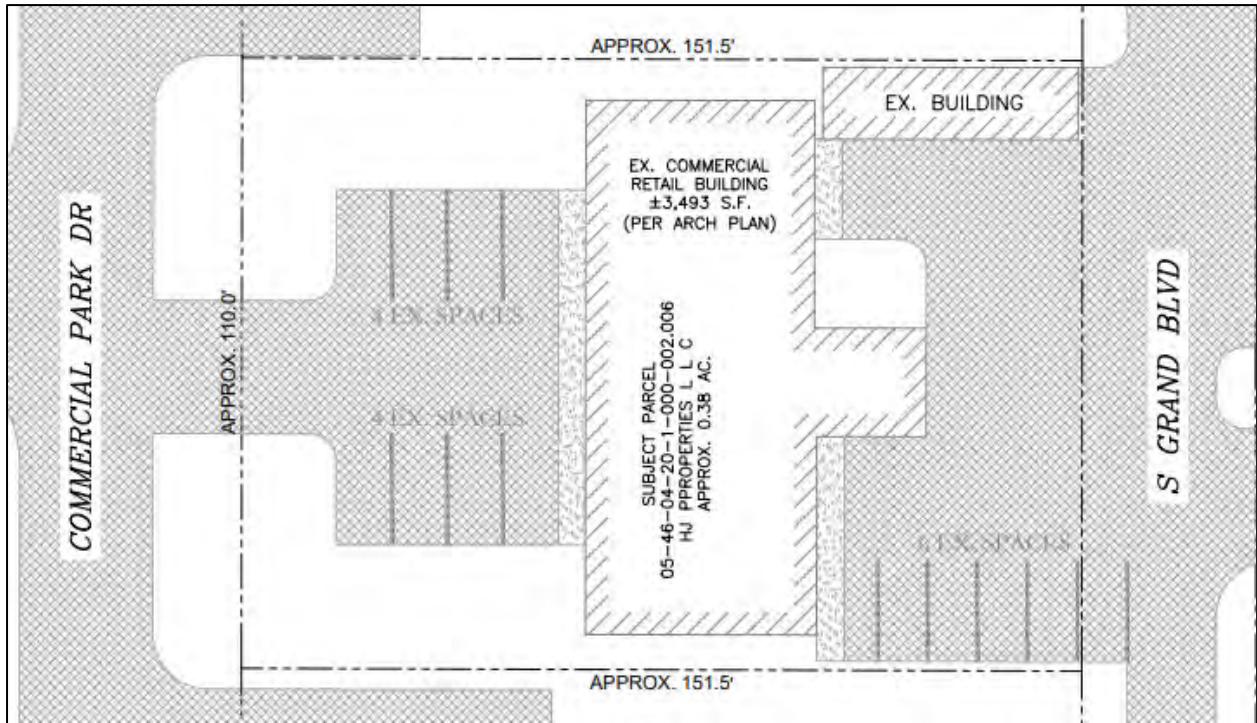
B. Permitted Accessory Uses and Structures.

- (1) Uses and structures which are customarily incidental and subordinate to permitted uses
- (2) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.

General Use Definitions and Descriptions (Article IX, Section B(8))

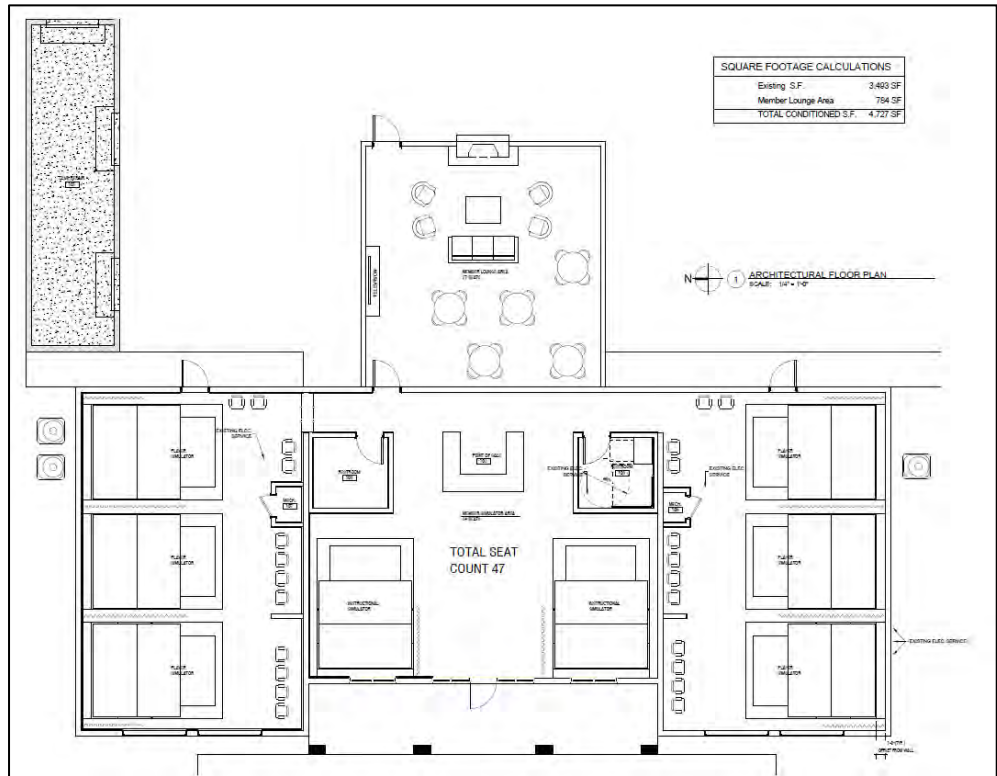
- a. **Accessory Use** – a use that is customarily incidental to the principal use, is typically maintained and operated as part of the principle use, is subordinate to the principle use, and is located on the same lot as the principle use.

Existing Conditions



Google Earth Street View. May 5, 2025.

Proposed Concept



*Total seat count is 51

Analysis and Recommendation:

The existing building will be renovated in the interior only. There are three (3) patio areas outside. One covered in the front and two (2) in the rear. There are 10 existing parking spaces. This blended use concept (indoor recreation/bar/entertainment venue) takes into consideration the different requirements for parking for different uses.

Table 4-3 – Parking Schedule

Indoor Recreation, Outdoor Recreation , Entertainment Venues, Places for Worship, stadiums and similar places of assembly	1 space for each 4 seats or each 200 square feet of assembly floor area, whichever is greater.
Restaurants and Bars	1 space for each 4 seats up to 52 seats and 1 space for each 6 seats thereafter.

Assuming the total seat count is 51 for the permitted primary use as Indoor Recreation and using 3,739 sf of “assembly space” the greater of the two formula options of Indoor Recreation and Entertainment Venue pursuant to Table 4-3, 19 parking spaces are required. Nineteen (19)spaces are provided, which meets the minimum parking requirements .

There have been a few comments from neighboring businesses concerned about parking due to the “bar” use. However, once it was explained that it is a private membership situation and not a bar open to the public into late hours their concerns were alleviated.

SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-04-20-1-000-002.006	
PARCEL SIZE:	APPROX. 0.38 ACRES	
EXISTING ZONING:	M-1	
BUILDING SETBACKS:		
FRONT:	0'	
SIDE:	0'	
REAR:	0'	
PARKING STANDARDS:		
PROPOSED USE (4,727 SF BUILDING): 2,763 ASSEMBLY AREA + 976 SF PATIO = 3,739 SF TOTAL ASSEMBLY AREA BLENDED USE - (51 SEATS FOR BELOW CALC.) "INDOOR RECREATION" OR "ENTERTAINMENT VENUE" OR "RESTAURANT AND BARS" (WHICHEVER IS GREATER)		
"INDOOR RECREATION" OR "ENTERTAINMENT VENUE":	*1 SPACE FOR EACH 4 SEATS OR EACH 200 SF OF ASSEMBLY FLOOR AREA (WHICHEVER IS GREATER)*	51 SEATS / 4 = 12.75 SPACES OR 3,739 SF / 200 SF = 18.7 SPACES
"RESTAURANT AND BARS":	*1 SPACE FOR EACH 4 SEATS UP TO 52 SEATS AND 1 SPACE FOR EACH 6 SEATS THEREAFTER*	51 SEATS / 4 = 12.75 SPACES
VEHICLE PARKING REQUIRED:	19 SPACES	
VEHICLE PARKING PROVIDED:	19 SPACES (INC. 1 H/C SPACE)	

The review criteria for a use appeal is as follows:

Article II. Section C.e(2)

Any other application to the Board shall be reviewed under the following criteria and relief granted only upon the concurring vote of four Board members:

(a) Compliance with the Comprehensive Plan;

Response: The 2024 Comprehensive Plan calls for a Mixed-Use District for the Nichols Avenue area nearby and suggests a Light Industrial/Office Use Special District for the subject property. (pp. 58-59)

(b) Compliance with any other approved planning document;

Response: Will need to conform to the Sign Ordinance.

(c) Compliance with the standards, goals, and intent of this ordinance;

Response: Meets.

(d) The character of the surrounding property, including any pending development activity;

Response: The majority of the area is zoned M-1 with uses consistent with M-1.

(e) Adequacy of public infrastructure to support the proposed development;

Response: None noted. Existing building.

(f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: None noted. Surrounded by built-out parcels in M-1 District.

(g) Compliance with other laws and regulations of the City;

Response: No issues noted.

(h) Compliance with other applicable laws and regulations of other jurisdictions;

Response: No issues noted.

(i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;

Response: No issues noted.

(j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Response: No issues noted.

(k) Overall benefit to the community;

Response: Yes. Existing business outgrew current space due to its popularity. More convenient location for members/users.

(l) Compliance with sound planning principles;

Response: Staff believe this use is in keeping with sound planning principles.

(m) Compliance with the terms and conditions of any zoning approval; and

Response: No issues noted.

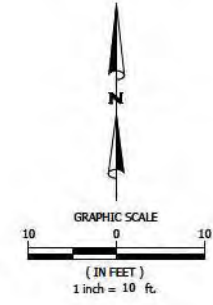
(n) Any other matter relating to the health, safety, and welfare of the community.

Response: No issues noted.

Recommendation:

Staff recommends **APPROVAL** of Fairhope Golf Works (Indoor Recreation) to operate with subordinate ancillary uses of bar/entertainment venue at 363 Commercial Park Drive zoned M-1 and within the Medical Overlay District.

1. Signage shall conform to the Sign Ordinance.
2. Any additional parking spaces beyond 19 spaces shall be permeable.
3. Correct seat count to 51 not 47 in all plans to be submitted.
4. Outdoor patios shall have physical barriers defining the assembly space.

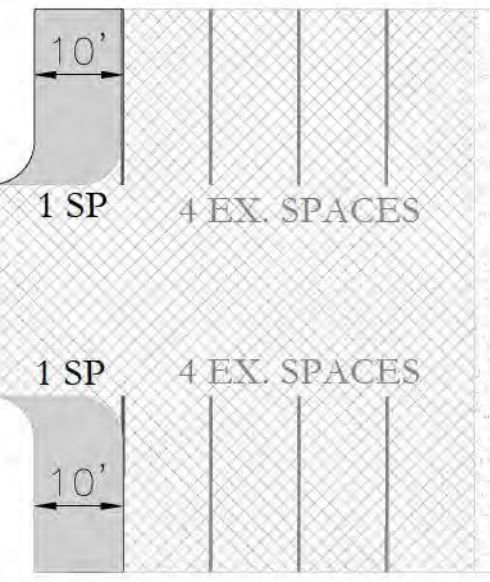


PARCEL
05-46-04-20-1-000-002.005
LANGENBACH JOHNNY D

APPROX. 151.5'

COMMERCIAL PARK DR

APPROX. 110.0'



EX. COMMERCIAL
RETAIL BUILDING
±3,493 S.F.
(PER ARCH PLAN)

SUBJECT PARCEL
05-46-04-20-1-000-002.006
HU PROPERTIES L L C
APPROX. 0.38 AC.

EX. BUILDING



743 S.F.
LOUNGE



9 SPACES

S GRAND BLVD

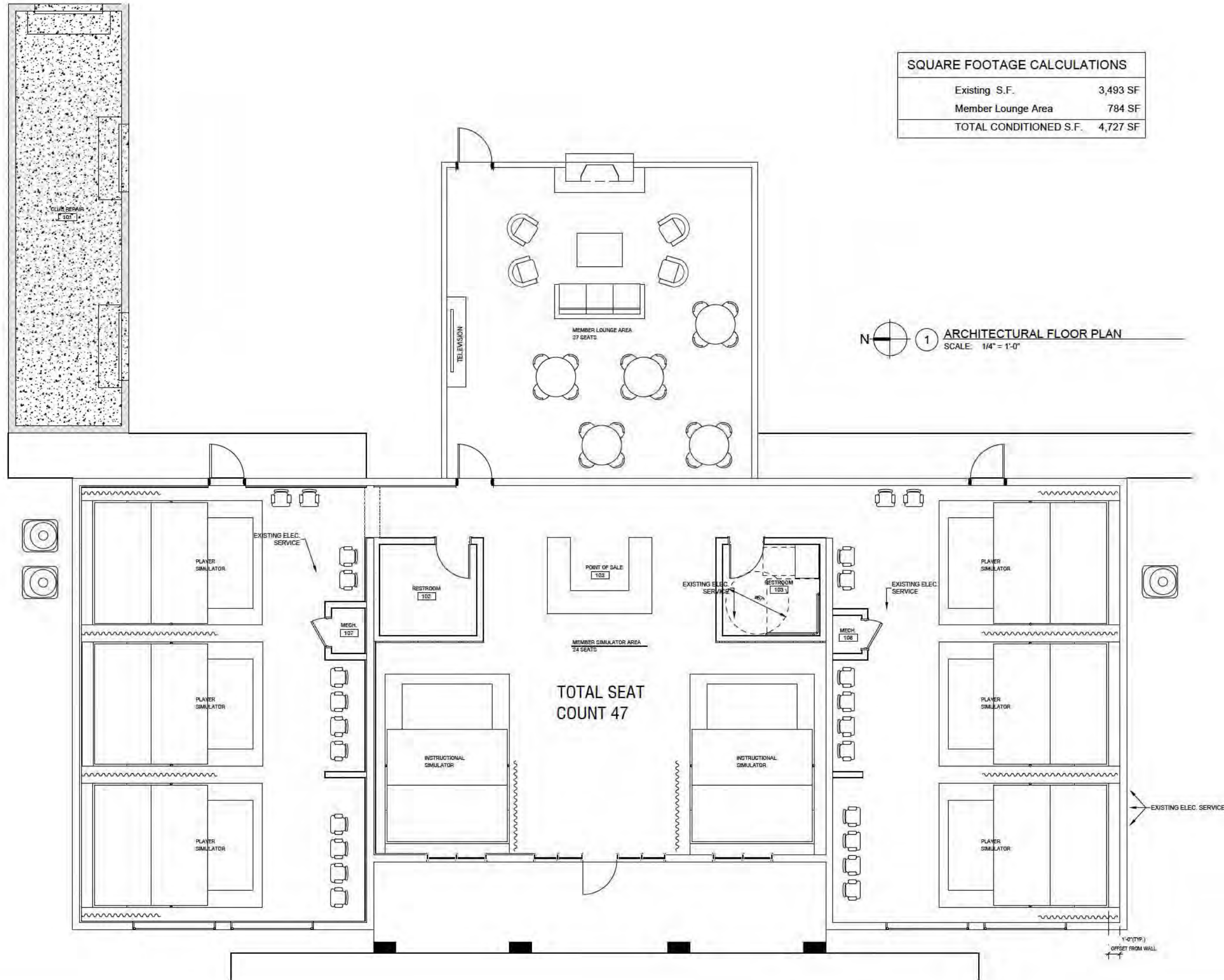
APPROX. 151.5'

PARCEL
05-46-04-20-1-000-002.007
SHIRLEY PROPERTY HOLDINGS LLC AND G1
HOLDINGS LLC AND B4 HOLDINGS II LLC
AND REBECCA K WEIR LLC

SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-04-20-1-000-002.006	
PARCEL SIZE:	APPROX. 0.38 ACRES	
EXISTING ZONING:	M-1	
BUILDING SETBACKS:		
FRONT:	0'	
SIDE:	0'	
REAR:	0'	
PARKING STANDARDS:		
PROPOSED USE (4,727 SF BUILDING): 2,763 ASSEMBLY AREA + 976 SF PATIO = 3,739 SF TOTAL ASSEMBLY AREA BLENDED USE - (51 SEATS FOR BELOW CALCS) "INDOOR RECREATION" OR "ENTERTAINMENT VENUE" OR "RESTAURANT AND BARS" (WHICHEVER IS GREATER)		
"INDOOR RECREATION": OR "ENTERTAINMENT VENUE":	"1 SPACE FOR EACH 4 SEATS OR EACH 200 SF OF ASSEMBLY FLOOR AREA (WHICHEVER IS GREATER)"	51 SEATS / 4 = 12.75 SPACES OR 3,739 SF / 200 SF = 18.7 SPACES
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PROPOSED CONDITIONS
APPROX. 0.38 ACRES
COMMERCIAL PARK DR
AND
S GRAND BLVD
FAIRHOPE, ALABAMA

-Z:\Jobs\202505-011 Fairhope Golf Market01 Working Drawings\Schematics\25-011_1r-plan.dwg



SQUARE FOOTAGE CALCULATIONS	
Existing S.F.	3,493 SF
Member Lounge Area	784 SF
TOTAL CONDITIONED S.F.	4,277 SF

1
ARCHITECTURAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Adams Stewart Architects
 Architecture | Planning | Interior Construction Administration
 P.O. Box 529 • 22615 Highway 69 North
 Robertsdale, Alabama 36567
 Office: 251.947.3864



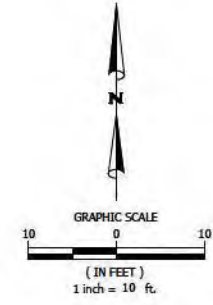
ISSUE	DATE	DESCRIPTION
1	11/23/24	PRELIMINARY REVIEW

Existing Space/Floor Plan Layout:
Commercial Park Drive - H&J Properties
 363 Commercial Park Drive
 Fairhope, Alabama 36532

PROJECT NO: 24-036

SHEET NO:
 EXISTING
 ARCHITECTURAL
 FLOOR PLAN

A100.1



PARCEL
05-46-04-20-1-000-002.005
LANGENBACH JOHNNY D

APPROX. 151.5'

EX. BUILDING

EX. COMMERCIAL
RETAIL BUILDING
±3,493 S.F.
(PER ARCH PLAN)

SUBJECT PARCEL
05-46-04-20-1-000-002.006
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APPROX. 0.38 AC.

4 EX. SPACES

4 EX. SPACES

6 EX. SPACES

APPROX. 151.5'

PARCEL
05-46-04-20-1-000-002.007
SHIRLEY PROPERTY HOLDINGS LLC AND G1
HOLDINGS LLC AND B4 HOLDINGS II LLC
AND REBECCA K WEIR LLC

COMMERCIAL PARK DR

APPROX. 110.0'

S GRAND BLVD

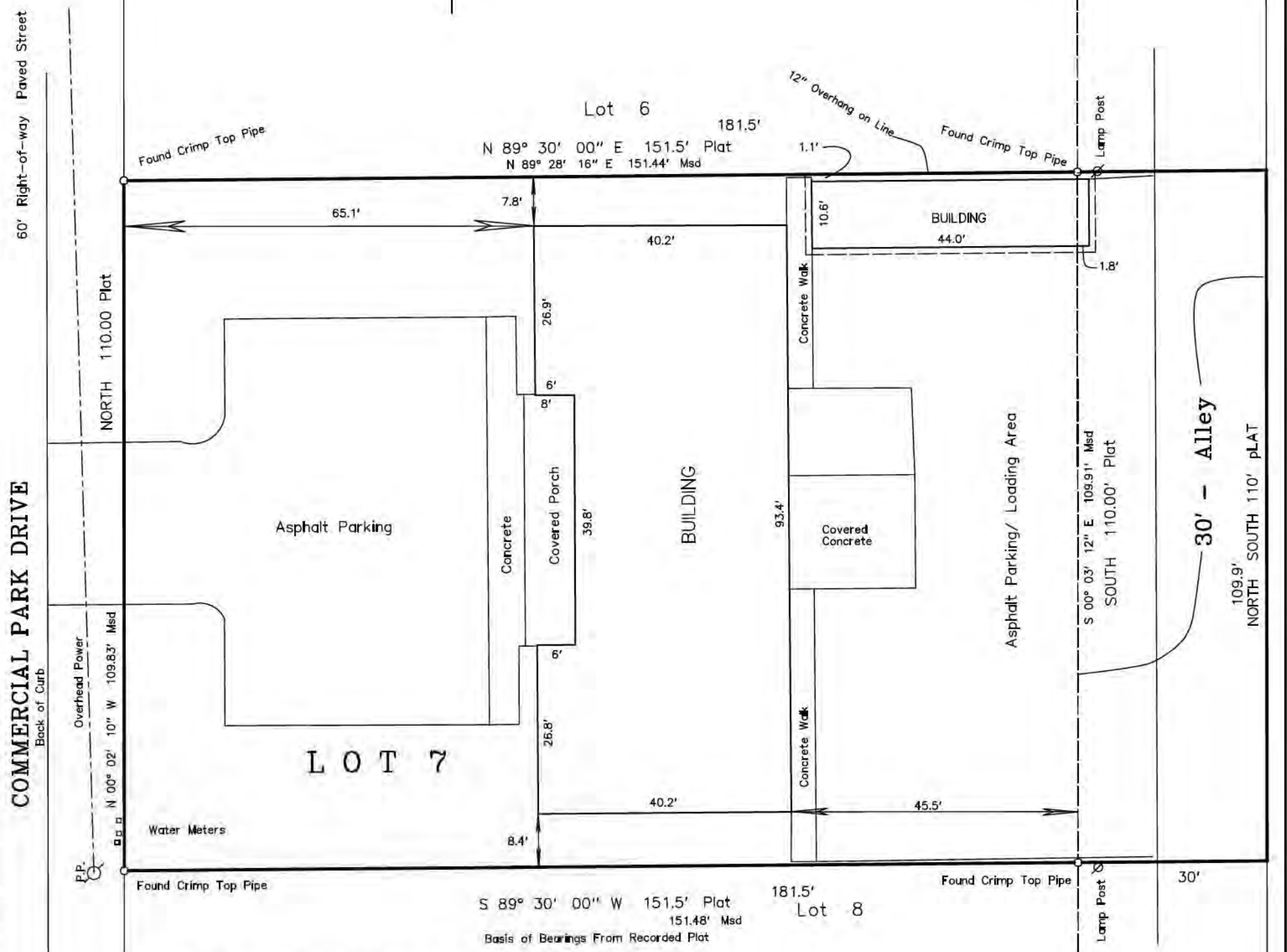
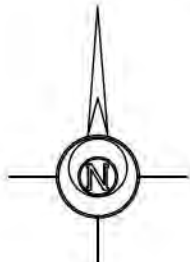
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BUILDING SETBACKS:													
FRONT:	0'												
SIDE:	0'												
REAR:	0'												
PARKING STANDARDS:													
EXISTING USE: 3,493 SF GENERAL RETAIL													
GENERAL RETAIL (3,493 SF):	<table border="0"> <tr> <td>0-400 SF GFA = 4 SPACES</td> <td>400 SF GFA = 4 SPACES</td> </tr> <tr> <td>+</td> <td>+</td> </tr> <tr> <td>400-5000 SF GFA = 1 SPACE/400 SF</td> <td>3092 SF / 400 SF = 7.7 SPACES</td> </tr> <tr> <td>+</td> <td>+</td> </tr> <tr> <td>OVER 5000 SF GFA = 1 SPACE/200 SF</td> <td>0 SF / 200 SF = 0 SPACES</td> </tr> <tr> <td></td> <td>12 TOTAL SPACES</td> </tr> </table>	0-400 SF GFA = 4 SPACES	400 SF GFA = 4 SPACES	+	+	400-5000 SF GFA = 1 SPACE/400 SF	3092 SF / 400 SF = 7.7 SPACES	+	+	OVER 5000 SF GFA = 1 SPACE/200 SF	0 SF / 200 SF = 0 SPACES		12 TOTAL SPACES
0-400 SF GFA = 4 SPACES	400 SF GFA = 4 SPACES												
+	+												
400-5000 SF GFA = 1 SPACE/400 SF	3092 SF / 400 SF = 7.7 SPACES												
+	+												
OVER 5000 SF GFA = 1 SPACE/200 SF	0 SF / 200 SF = 0 SPACES												
	12 TOTAL SPACES												
VEHICLE PARKING REQUIRED:	12 SPACES												
	NO USE SHALL PROVIDE MORE THAN 20% MORE THAN THE PARKING REQUIRED BY TABLE 4-3. 12 SPACES * 1.2 = 14.4 SPACES												
VEHICLE PARKING PROVIDED:	14 SPACES (EXISTING)												

EXISTING CONDITIONS
APPROX. 0.38 ACRES
COMMERCIAL PARK DR
AND
S GRAND BLVD
FAIRHOPE, ALABAMA

SURVEYORS NOTES:

- 1 All measurements were made in accordance with U.S. Standards.
- 2 Description as furnished by Client.
- 3 There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties.
- 4 there was NO attempt to determine the existence, location or extent of any Sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
- 5 Bearings and Distances shown hereon were "Computed" from actual field traverses.
- 6 The Bearings are Based on Grid North as established by G. P. S. Real Time Network R. T. K., referenced to NAD 1983, Alabama West Zone.
- 7 There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
- 8 Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
- 9 Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
- 10 Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
- 11 Flood Zones are scaled from the current FEMA maps.
- 12 Limits of proposed Residence to be staked are as per clients instructions.
- 13 Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
- 14 This Plat or Map is the property of Moore Surveying Inc. and Seth Moore, and is Solely for the use of the Client Named hereon and may not be used by a Third Party.
- 15 This Survey is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc., or Seth Moore.

LEGAL DESCRIPTION:
 LOT 7 COMMERCIAL PARK Subdivision
 as per its plat recorded in Map Book 10,
 Page 10 in the Judge of Probate's Office,
 Baldwin County, Alabama.



I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 6th day of March, 2024.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore

Seth W. Moore, P.L.S.
 Ala. Reg. No. 16671



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MOORE SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 555 NORTH SECTION STREET,
 FAIRHOPE, ALABAMA 36532
 PHONE (251) 928 - 6777
 Email mooresurveying@bellsouth.net

BOUNDARY SURVEY WITH IMPROVEMENTS for
MARY A. JOHNSON
 363 Commercial Park Drive
 Fairhope, Alabama

LEGEND	PPP = Power Pole	SCALE	1" = 20'
	CL = Centerline	DATE	3/6/2024
	UG = Underground	FIELD WORK DATE	2/05
	REC = Record	DRAWN BY	swm
	MSD = Measured	JOB NO.	2024 38
CAL = Calculated	REVISIONS		
FC = Fence Corner			
R = Radius			
ARC = Arc Length			
TBL = Telephone			
BM = Bench Mark			
ELEV = Elevation			
SP = Set Re-bar & Cap			
FRBC = Found Re-bar & Cap			
FP = Found Iron Pin			

NOTARIZED AUTHORIZATION OF OWNER

I/We, John Wright as the sole or joint fee simple title holder(s) of the property described as parcel number 05-46-04-20-1-000-002.006 authorize JADE CONSULTING; LLC and/or their consultants to act as our agent to seek site plan/development plan approval, DOT approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: HJ Properties LLC

By: 
As Its: Managing Member

Address: 6417 Willowbridge Dr.
Fairhope, AL 36532

Phone: 251-986-4045 Fax: _____

Email: j.wright@blackwaterturf.com

STATE OF ALABAMA
COUNTY OF BALDWIN

The forgoing instrument was acknowledged before me this 8th day of April, 2025 by _____
John Wright, who is personally known to me or who has produced
_____ (type of ID) as identification and who did not take an oath.


NOTARY PUBLIC - STATE OF ALABAMA

Candy Lambeth
NAME OF NOTARY - TYPED OR PRINTED
7/9/2028 Commission Expires

COMMISSION NO: N/A



STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

- 1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

HJ Properties, LLC

- 2. A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.

- 3. The name of the registered agent (only one agent): Haymes S Snedeker

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

805 Trione St Daphne, AL 36526

***COUNTY** of above address: BALDWIN

Mailing address **in Alabama** of registered office (if different from street address):

- 4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-122-785	DLL
Date	02/23/2024
Time	15:00:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

Series LLC complying with Title 10A, Chapter 5A, Article 11

Professional LLC complying with Title 10A, Chapter 5A, Article 8

Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 2 / 23 / 2024 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 3 : 0 AM or PM. (cannot be noon or midnight – 12:00)

Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

2 / 23 / 2024
Date (MM/DD/YYYY)

Haymes S Snedeker

Signature as required by 10A-5A-2.04

Member

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, Wes Allen, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

HJ Properties, LLC

This name reservation is for the exclusive use of Haymes S Snedeker, 805 Trione St, Daphne, AL 36526 for a period of one year beginning February 23, 2024 and expiring February 23, 2025



RES141620

In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.

February 23, 2024

Date

Wes Allen

Secretary of State



City of Fairhope - Zoning Map

Find address or place

- HTD - Highway Transitional District
- M-1 Light Industrial District
- P-1 Parking District
- PUD - Planned Unit Development
- R-1 Low Density Single-Family Residential District
- R-2 Medium Density Single-Family Residential District
- TR - Tourism Resort District

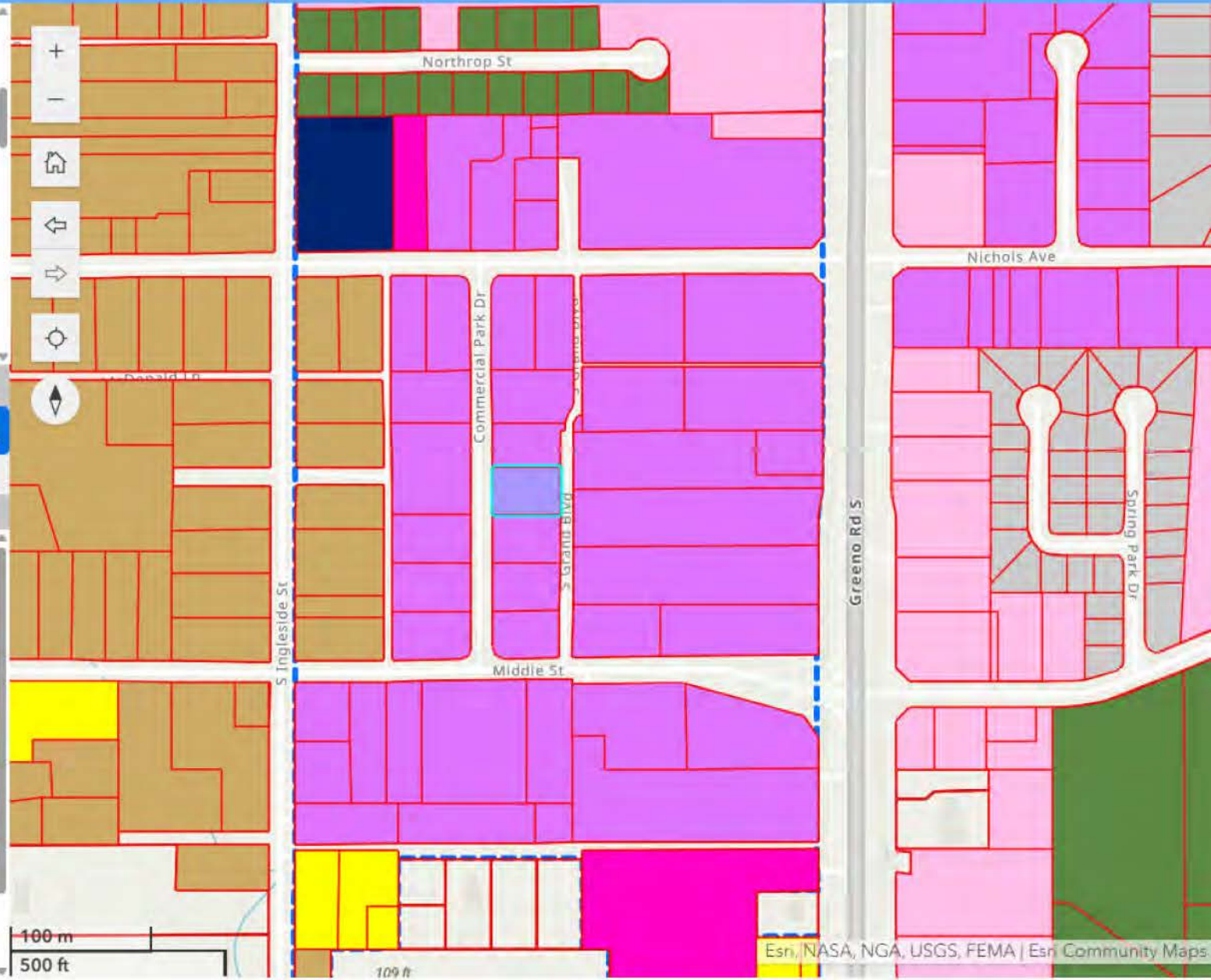
PPIN Search:

Find address or place

Results:

M-1 Light Industrial District

ZONEClassification	M-1 Light Industrial District
FrontSetback	None*
RearSetback	None*
SideSetback	None*
StreetSideSetback	
MaxLotCoverage	None
MaxHeight	45ft
ApproxLotSizeAcre	0.386092
ApproxLotSizeSqft	16818.183594
PID	05-46-04-20-1-000-



Property Owners List within 300'

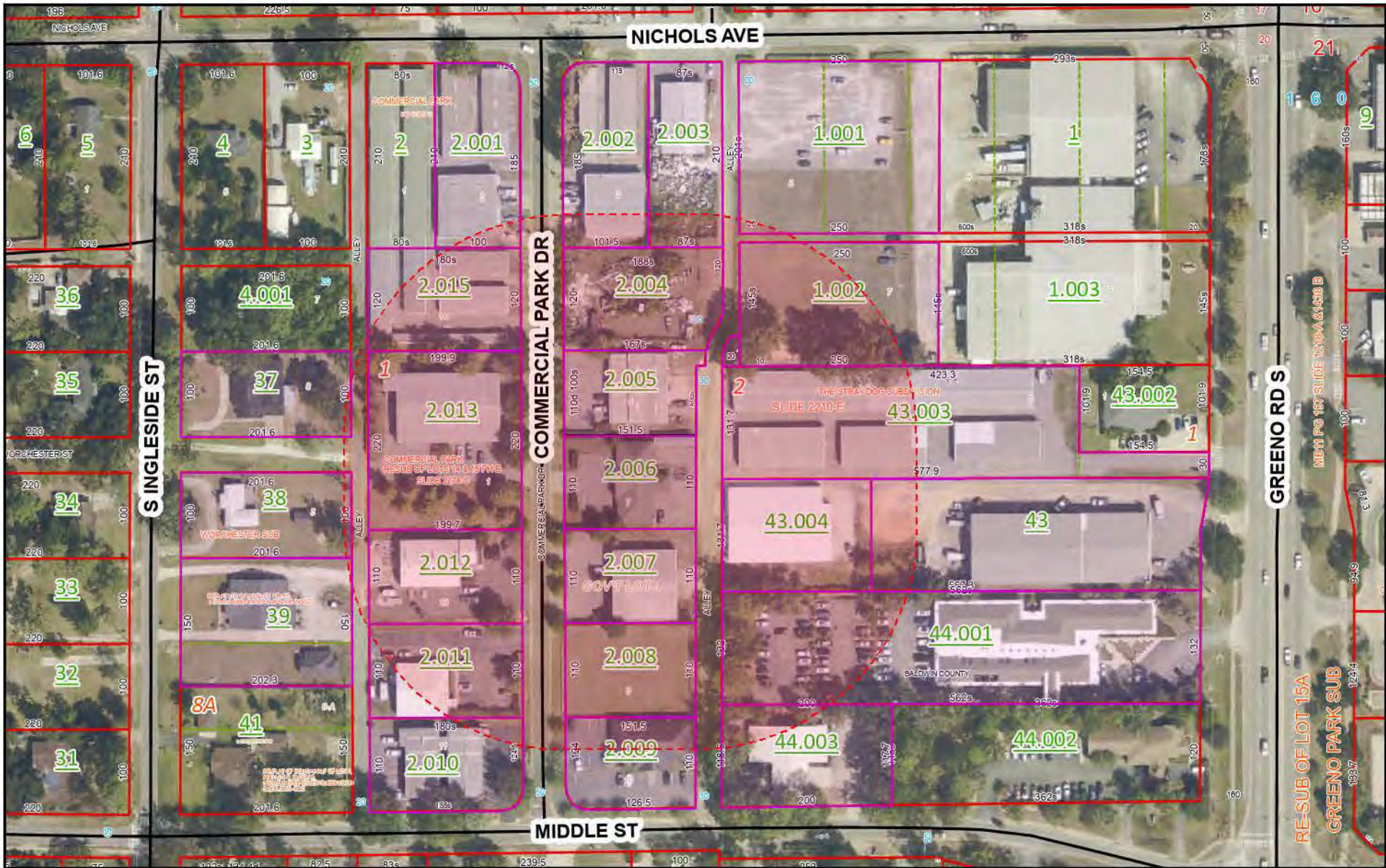
4/4/2025

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-46-04-20-1-000-044.003	98744	ALTA-POINTE HEALTH SYSTEMS INC	5750-A SOUTHLAND DR	MOBILE	AL	36693
05-46-04-20-1-000-002.003	21518	B I G PROPERTIES L L C	6701 KEESE CT	MOBILE	AL	36695
05-46-04-20-1-000-044.001	21326	BALDWIN COUNTY MENTAL HEALTH CENTER	372 GREENO RD S	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.008	63900					
05-46-04-20-1-000-002.013	63905	BAY GRAPHICS INC	360 COMMERCIAL PARK DR	FAIRHOPE	AL	36532
05-46-04-20-1-000-039.000	3947	BOSBY, LINDA	367 S INGLESIDE ST	FAIRHOPE	AL	36532
05-46-04-20-1-000-038.000	72197	BROGAN, LOUIVE B ETAL BROGAN, REON J	P O BOX 263	MONTROSE	AL	36559
05-46-04-20-1-000-002.011	63903	BROOKSWAY PROPERTIES L L C	368 COMMERCIAL PARK DR STE A	FAIRHOPE	AL	36532
05-46-04-20-1-000-001.001	51203	CRABAR/GBF INC	2424 RIDGE RD	ROCKWALL	TX	75087
05-46-04-20-1-000-001.002	73205					
05-46-04-20-1-000-043.000	5318	FAIRHOPE FLOOR COVERING INC	362 GREENO RD S	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.001	36291	GRIFFIN, ROBERT H & ALLSMAN, ROBERT G & AND FISHER, JIMMY LEE	P O BOX 734	POINT CLEAR	AL	36564
05-46-04-20-1-000-002.015	63907					
05-46-04-20-1-000-002.002	56306					
05-46-04-20-1-000-043.004	624687	HILL, LANCE W DR	358 B SO GREENO RD (MA)	FAIRHOPE	AL	36532
05-46-04-20-1-000-043.003	269573					
05-46-04-20-1-000-002.006	10731	HJ PPROPERTIES L L C	6417 WILLOWBRIDGE DR	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.004	63898	TRUST AND UNDER THE INGERSOLL LIVING TRUST DATED S AND EPT 10 2007	9600 DERBY LANE	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.005	63673	LANGENBACH JOHNNY D	P O BOX 1275	POINT CLEAR	AL	36564
05-46-04-20-1-000-037.000	44134	MERRELL, TERRY L	361 S INGLESIDE ST	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.010	63902	RWP PROPERTIES L L C	1922 PROFESSIONAL CIR STE 300	AUBURN	AL	36830
05-46-04-20-1-000-002.007	63899	SHIRLEY PROPERTY HOLDINGS LLC & G1 HOLDINGS LLC & B4 HOLDINGS II LLC & REBECCA K WEIR LLC	848 NORTH GREENO RD	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.012	63904	THOMAS L L C	362 COMMERCIAL PARK	FAIRHOPE	AL	36532
05-46-04-20-1-000-002.009	63901	VENNER L L C	8076 SPRING RUN DR STE B	FAIRHOPE	AL	36532

STATE OF ALABAMA
BALDWIN COUNTY
I, TEDDY J. FAUST, JR., Revenue Commissioner
in and for said State and County, do hereby
certify that this is a true and correct copy of the
records of this office.

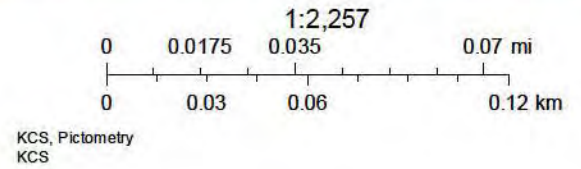

Revenue Commissioner

Viewer Map



April 3, 2025

- | | | | |
|---------------------|---------------------------|---------------------|----------------------|
| polygonLayer | polygonLayer | Parcels | Coastal Control Line |
| Override 1 | Override 1 | ConveyanceDivisions | Lot Lines |
| polygonLayer | Parcel Line Labels | Centerlines | Conflicts |
| Override 1 | COGO | | |



From: [owen byrd](#)
To: [planning](#)
Subject: Special Exception Request
Date: Tuesday, May 6, 2025 12:07:26 PM

Hi Cindy,

We have concerns about the parking. Looks like there would not be enough parking for a Bar and Entertainment Venue and we are concerned the parking would then park in our parking lot across the street at 360 Commercial Park Drive which could be a liability problem for us.

In the past there was a gym and we had the same problem because sufficient parking for that location was not available.

Someone having a few drinks that use our parking lot might not be able to keep from hitting the side of our building.

Thanks,

Owen Byrd
Bay Graphics, Inc. dba/ Nall Printing.