



**City of Fairhope
Board of Adjustments Agenda
5:00 PM
Council Chambers
November 20, 2023**

Sherry 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
 - October 16, 2023
3. Consideration of Agenda Items

A. BOA 23.12 Public hearing to consider the request of the Owner, Utilities Board of the City of Foley dba Riviera Utilities, for a Special Exception – Use on Appeal – to build a substation on property located east of North Station Drive and south of Gayfer Road Extension. The property is approximately 1.74 acres. **PPIN#: 14972**

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, October 16, 2023, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chairman; Cathy Slagle, Vice-Chair; Frank Lamia; David Martin; Bryan Flowers; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; and Cindy Beaudreau, Planning Clerk.

Chairman Vira called the meeting to order at 5:07 PM.

Approval of Minutes

David Martin made a motion to approve the minutes from the September 18, 2023, meeting.

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

Aye: Chairman Vira, Cathy Slagle, Frank Lamia, David Martin and Bryan Flowers.

Nay: None.

Old/New Business

Election of Officers

David Martin made a motion to keep the officers the same.

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

Aye: Chairman Vira, Cathy Slagle, Frank Lamia, David Martin and Bryan Flowers.

Nay: None.

Approval of 2024 Meeting Schedule

Cathy Slagle made a motion to approve the 2024 Board of Adjustments meeting schedule.

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

Aye: Chairman Vira, Cathy Slagle, Frank Lamia, David Martin and Bryan Flowers.

Nay: None.

Hunter Simmons, Planning and Zoning Director, explained about clinic uses. The Zoning Ordinance does not have a distinction between medical uses. For instance, a spa or massage parlor would not require approval, but a medical component does, which would be defined as a clinic. Mr. Simmons asked the Board if they wanted to continue to see these types of cases. It was agreed to have this discussion following the cases.

BOA 23.10 Public hearing to consider the request of the Applicants, Chris and Misty Dyas, on behalf of the Owner, Fountain of Youth LLC, for a Special Exception – Use on Appeal – Med Spa in property zoned B-2 – General Business District. The property is approximately 25.50 acres and is located on the northwest corner of Greeno Road and Old Battles Road. **PPIN#: 17515**

Mike Jeffries, Development Services Manager, presented the request of Chris and Misty Dyas for a special exception to operate a Med Spa in property zoned B-2. Mr. Jeffries shared the zoning and aerial maps of the location and the site plan. The Zoning Ordinance defines a Professional Office as “a building occupied by a profession and offering professional services to clients, customers, or patrons which may involve occasional on-site contact with clients, customers, or patrons.” The Zoning Ordinance defines a Clinic as “a place used for the care, diagnosis and treatment of ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board.”

Recommendation:

Staff recommends approval of Case BOA 23.10.

Cathy Slagle asked if there would be any surgeries performed on site. Dr. Chris Dyas, 17745 Pierce Road, replied that there would be no surgeries on site. The office is a medical weight loss clinic along with light aesthetics, like light laser, Botox and fillers. Mr. Simmons added that in the state of Alabama, nurse practitioners are not allowed to perform those services. Dr. Dyas agreed, stating that he is a general surgeon and will perform those services.

Chairman Vira opened the public hearing at 5:16pm. Having no one present to speak, the public hearing was closed at 5:16pm.

Motion:

David Martin made a motion to approve BOA 23.10.

Cathy Slagle seconded the motion and the motion carried unanimously with the following vote:

Aye: Chairman Vira, Cathy Slagle, Frank Lamia, David Martin and Bryan Flowers.

Nay: None.

BOA 23.11 Public hearing to consider the request of the Applicant, Alexander Minney, on behalf of the Owner, FST and Monument, for a Special Exception - Use on Appeal – Medical Office in property zoned B-2 – General Business District. The property is approximately 0.46 acres and is located at 20489 State Highway 181. **PPIN#: 109765**

Mike Jeffries, Development Services Manager, presented the request of Alexander Minney for a special exception to operate a Medical Office in property zoned B-2. Mr. Jeffries shared the zoning and aerial maps. The office will be housed within a pharmacy. Mr. Jeffries explained that this is a doctor/patient office. There is no additional staff and no waiting room. Mr. Jeffries shared the differences between a Professional Office and Clinic. Mr. Jeffries explained that additional review took place for this project to ensure that there were only two occupants per building, stating that a third occupant would trigger a separate review by the Planning Department which would need to go to the Planning Commission. The signs may require an additional review.

Recommendation:

Staff recommends approval of Case BOA 23.11.

Frank Lamia asked if the office was separate from the pharmacy. Mr. Jeffries explained that it shares the building with the pharmacy but is a separate business which will be using the same entrance as the pharmacy. Cathy Slagle explained that when you enter the pharmacy building, this office will be on the left. Ms. Slagle asked about the barbershop. Mr. Jeffries explained that the image was taken off a google image The barbershop is a prior business that is no longer located in the building. Mr. Simmons explained that the sign shows four businesses, but some of those listed are on separate pieces of property. Mr. Jeffries explained that the signs will need to come into compliance with the current sign ordinance.

David Martin asked what kind of services would be performed in that office. Dr. Alexander Minney, 11750 County Road 32, replied that his office is direct doctor/patient. There is no staff. When you call the office, he is the one who will answer. Dr. Minney explained that he considers his office as concierge medicine without the concierge cost. Dr. Minney shared the building layout stating that after hours, when the pharmacy is closed, the pharmacy is enclosed so it is separate. Ms. Slagle asked if he would take insurance. Dr. Minney he takes all insurance but does not bill insurance. His practice is a membership-based practice with fees lower than a phone bill. Ms. Slagle asked if he takes Medicare patients. Dr. Minney stated yes, he does not bill Medicare, he has opted out of Medicare, but as a board-certified physician, he can still order all the services. If a patient chose to use Dr. Minney, everything is up front, there will be no surprise bills. Ms. Slagle asked if the patient would apply to the insurance for payment. Dr. Minney stated they would not need to. A patient would keep whatever insurance plan best fit their family plan. Bryan Flowers asked if this is in lieu of insurance. Dr. Minney stated no, the patient would keep their insurance. Dr. Minney continued that while working in doctor offices, he often saw patients who stated that they had been trying to talk to him for weeks or that they had spoken to his nurse and still had not received their medication. Those stories hurt when he heard them. He hopes that with the service he will provide now, the patient can call or text him directly and their issues will be resolved right away. He hopes that this will provide better patient interaction and care. David Martin asked if a patient would pay a fee and that would cover all the office visits and insurance would cover the blood work, etc. Dr. Minney agreed, but also stated that some places will give cash prices which may be cheaper than a patient would pay as a co-pay. Dr. Minney continued that with this type of plan, he is able to spend as much time with a patient as necessary, he can get to know the whole family and is able to make house calls if a patient is too sick to get out of bed along with telemedicine.

Chairman Vira opened the public hearing at 5:28pm. Having no one present to speak, the public hearing was closed at 5:28 pm.

Motion:

Frank Lamia made a motion to approve BOA 23.11.

David Martin seconded the motion and the motion carried unanimously with the following vote:

Aye: Chairman Vira, Cathy Slagle, Frank Lamia, David Martin and Bryan Flowers.

Nay: None.

Chairman Vira asked if there were any items for the next meeting. Mr. Simmons stated that there is one case for next month.

David Martin brought the discussion back to whether the Board would like to continue to hear these types of cases. Mr. Simmons stated that an amendment to the Zoning Ordinance would need to go to the Planning Commission and City Council. Mr. Simmons stated that other municipalities do separate out medical uses, for instance, the primary care physician that has an office but does not see 90 patients a day and generate traffic with intense use. That could fall under the Professional Office definition which could be a “by right” use. A clinic that has several doctors in one building would not fall within that definition. Mr. Simmons stated that everything medical, unless it is in the medical overlay district, should be brought to the Board of Adjustments. Anil Vira stated that bringing these items to the Board of Adjustments can protect the residents from unwanted uses like medical marijuana. Mr. Simmons replied that although the state of Alabama is allowing medical cannabis, the City Council has elected not to adopt that use in the city limits of Fairhope. Mr. Simmons stated that the City is seeing less and less of the types of cases that are on the agenda this evening, so those types may be able to be separated, but it is hard to do something based on scale.

Mr. Vira asked if a use were approved for one person and they sell it, would that need to come back before the Board? Mr. Simmons stated that if it is very similar and the change happens within 180 days, he would not make them come back. If the new use was a different model where a one-person office changes to a multiple person office, then he would bring it back. If the change takes longer than 180 days, then it would need to come back to the Board for approval. Mr. Vira asked what the delay is for someone when coming to the Board. Mr. Simmons stated that it is usually a month from application to the meeting. A conversation with the applicant may begin two months prior to a meeting along with whether the conversation began a day after the deadline or right before the deadline for submittal. Mr. Martin stated that he feels that if it is an office building that falls in line, it would not need to come to the Board rather than having to wait a month or so to get through the process. Mr. Simmons stated that the City of Fairhope created a very large medical overlay district which could be used for that. The intent was to create a concentration of medical uses in one area. The approvals are expedited when an office chooses to locate in that area. An applicant that chooses to locate out of that area will require reviews. Mr. Simmons stated that the medical overlay district lies from Morphy to Greeno and Greeno to Ingleside. Mr. Vira asked if an applicant must wait two months, does that impeded them. Mr. Simmons stated that every applicant is different, but if staff has been in the loop the entire time, it is not much of a problem. If the applicant was not made aware of the process until they apply for a building permit, then it could be a surprise at the time that it takes. Mr. Simmons just asked the Board to have this on the radar as these cases come before them. Mr. Vira asked if this could be part of the Comprehensive Plan. Mr. Simmons stated that the goal is to have the Comprehensive Plan completed by February. The second phase is to amend the ordinance to comply with the Comprehensive Plan. Bryan Flowers stated that better education may be the best plan. Mr. Simmons stated that is a challenge when new individuals are constantly joining the industry. Mr. Simmons stated that the Planning staff has been making itself more accessible and works to supply an answer within 48 hours.

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Chairman Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Ryan Baker.

Nay: None.

Adjourned at 5:44 p.m.

Anil Vira, Chairman

Cindy Beaudreau, Secretary

City of Fairhope Board of Adjustment

November 20, 2023



BOA 23.12 - Riviera Utilities

**Project Name:**

Riviera Utilities Substation

Site Data:

1.74 acres

Project Type:

Special Exception-Use on Appeal

Jurisdiction:

Fairhope

Zoning District:

R-1 Low Density Singly-Family

PPIN Number:

14972

General Location:

East of North Station Drive, South of
Gayfer Road Extension

Surveyor of Record:

N/A

Engineer of Record:

N/A

Owner / Developer:

Utilities Board of the City of Foley dba
Riviera Utilities

School District:

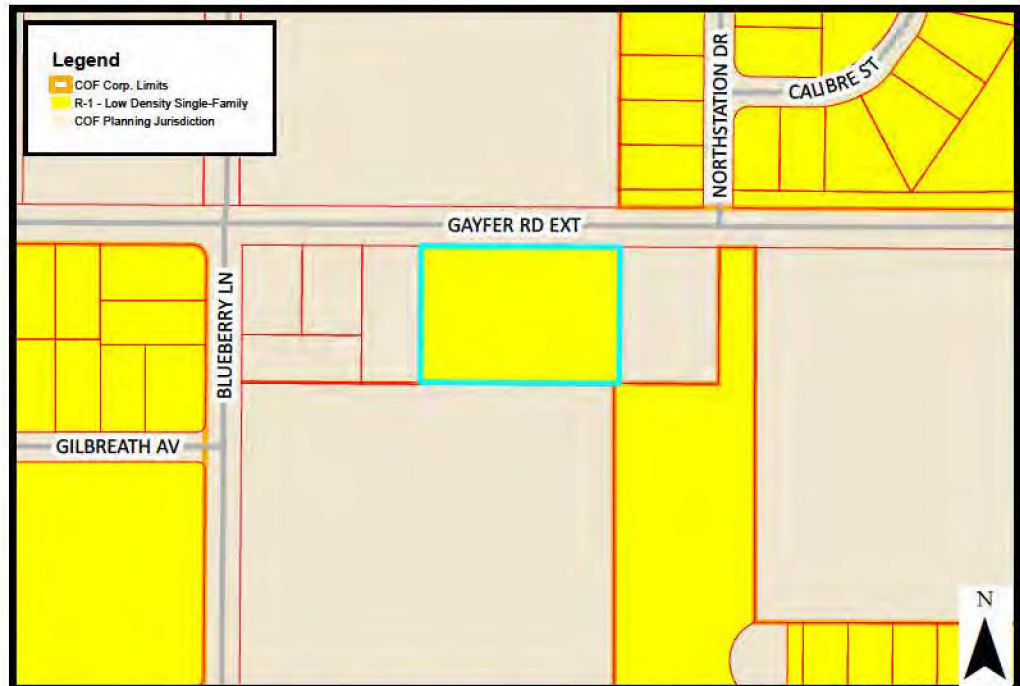
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approve

Prepared by:

Michelle Melton





APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☒ Special Exception ☐ Variance

Property Owner / Leaseholder Information

Name: Utilities Board of the City of Foley d/b/a Riviera Utilities Phone Number: 251-943-5001
 Street Address: 413 East Laurel Avenue
 City: Foley State: AL Zip: 36535

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: _____ Phone Number: _____
 Street Address: _____
 City: _____ State: _____ Zip: _____

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.

Gia S. Long, Interim President and CEO
 Property Owner/Leaseholder Printed Name

08/30/2023
 Date

Gia S. Long
 Signature

Fairhope Single Tax Corp. (If Applicable)

FSTC Secretary
Reuben E. Davidson, III



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: An appeal to the Board of Adjustments is in order for permissions to construct a substation.

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

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

Permission to build a substation on said property in order to add capacity and continue to support the development ongoing and upcoming on the eastern side of Fairhope.

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.

Gia S. Long, Interim President and CEO

Property Owner/Leaseholder Printed Name

08/30/2023

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

FSTC Secretary
Reuben E. Davidson, III

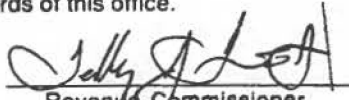
Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Number	Property Street Name
05-46-06-14-0-000-001.522	15141	FST AND RAINES, STEVE LAMAR (LIFE ESTATE)	PO BOX 101	SUMMERDALE	AL	36580	10640	GAYFER RD EXT
05-46-06-14-0-000-001.564	109800	FST AND ROCKWELL, C FLOYD JR ETAL ROCKWELL, AND DAISY	10530 GAYFER ROAD EXT	FAIRHOPE	AL	36532	10530	GAYFER RD EXT
05-46-06-14-0-000-001.520	14780	FST AND PATTON, WILLIAM L III ETAL PATTON, K AND ATHRYN	PO BOX 201	FAIRHOPE	AL	36533	20990	BLUEBERRY LN
05-46-01-11-0-000-001.613	293926	FST AND NORTHSTATION HOMEOWNERS ASSOCIATION AND INC	PO BOX 1986	FAIRHOPE	AL	36533	0	GAYFER RD EXT
05-46-01-11-0-000-001.544	208014	FST PARTRIDGE HAROLD AND PATRIDGE MARGARET HACKER	21140 BLUEBERRY LN	FAIRHOPE	AL	36532	21140	BLUEBERRY LN
05-46-06-14-0-000-001.521	14972	FST AND UTILITIES BOARD OF THE CITY OF FOLEY AND A CORPORATION	P O BOX 2050	FOLEY	AL	36536	10620	GAYFER RD EXT
05-46-06-14-0-000-001.565	109801	FST AND DAVIS, LEE MARSHALL	10116 WINDMILL RD	FAIRHOPE	AL	36532	10560	GAYFER RD EXT
05-46-06-14-0-000-001.976	274497	FST AND JANSEN, MARGURIETTE FRIDAY	259 INGLESIDE ST N	FAIRHOPE	AL	36532	20800	BLUEBERRY LN
05-46-06-14-0-000-001.616	202812	FST AND JANSEN, MARGURIETTE FRIDAY	259 INGLESIDE ST N	FAIRHOPE	AL	36532	20800	BLUEBERRY LN
05-46-01-11-0-000-001.563	293876	FST AND RICKS, REBECCA L AND CA L	501 N STATION DR	FAIRHOPE	AL	36532	501	NORTHSTATION DR
05-46-06-14-0-000-001.531-017	269693	FST AND RIVERSTATION PROPERTY OWNERS ASSOCIA AND TION INC	407 POMELO ST	FAIRHOPE	AL	36532	0	EASTWOOD AVE

STATE OF ALABAMA

BALDWIN COUNTY

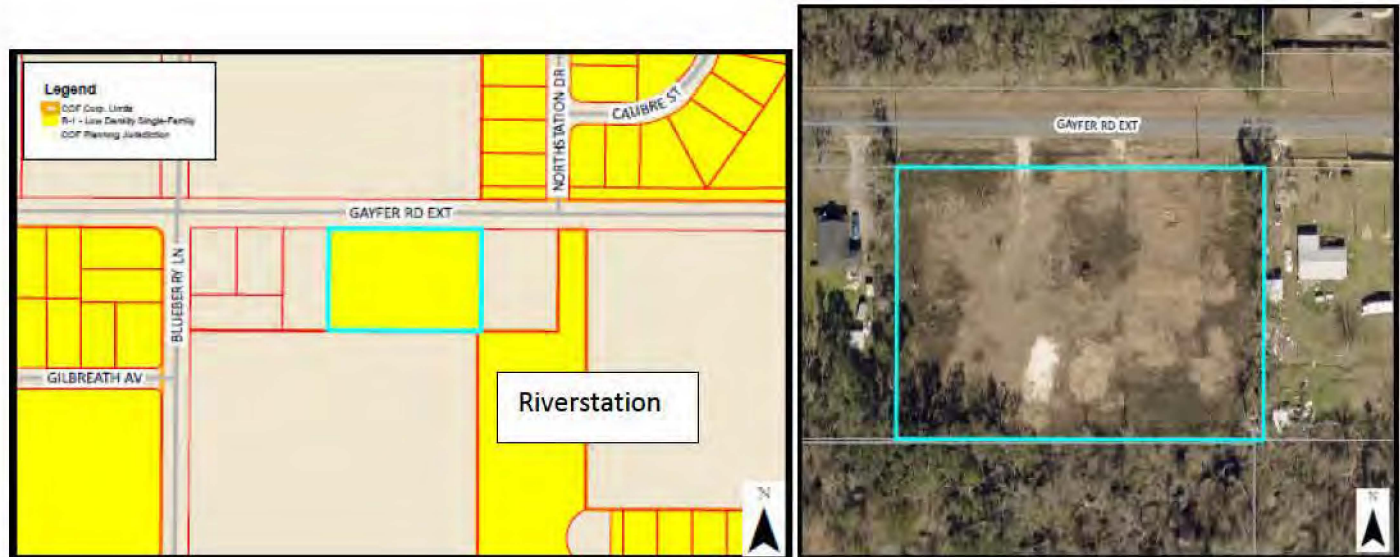
I, TEDDY J. FAUST, JR., Revenue Commissioner

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

Summary of Request:

Utilities Board of the City of Foley d/b/a Riviera Utilities ("Riviera") is requesting a public utility use which is not allowed by right but by appeal subject to special conditions in Fairhope's Zoning Ordinance for the property located at 10620 Gayfer Road Extension. Riveira proposes to erect a 115KV substation on the subject property to better serve its customers. The subject property was recently annexed into the City of Fairhope on October 9, 2023 (Ordinance No. 1783) as R-1. It is mostly surrounded by Baldwin County properties except for the southeast adjacent city zoned property, Riverstation.



Comments

The Applicant states that the site was chosen because of its relation to the existing transmission line located along Gayfer Road Extension. The new site will allow Riviera to shed load off two (2) other electrical substations and allow for additional capacity around the AL Hwy 104 and 181 locations.

There are no wetlands on the property.

Subject property is already devoid of any trees; thus, a tree survey nor a tree protection plan is necessary.

An extensive landscaping plan was submitted. The subject property is directly adjacent to residential property mostly zoned by Baldwin County. The Applicant has provided a 10' landscape buffer. The buffer will screen the subject property from the directly adjacent incompatible uses.

Table 3-1: Use table

Zoning District		R-A	R-1(a,b,c)	R-2	R-3 TH	R-3 PCH	R-3	R-4	R-5	R-6	IB-1	IB-2	IB-3a	IB-3b	IB-4	M-1	M-2	PLD	VPM	NVC	CVC	HTD
Uses Categories / Specific Uses																						
Place of Worship																						

☒ Permitted subject to general ordinance standards and conditions.
☒ Permitted subject to special conditions listed in the ordinance.
☐ Permitted only on appeal and subject to special conditions.

Figure 1: Excerpt from Zoning Ordinance No. 1253.

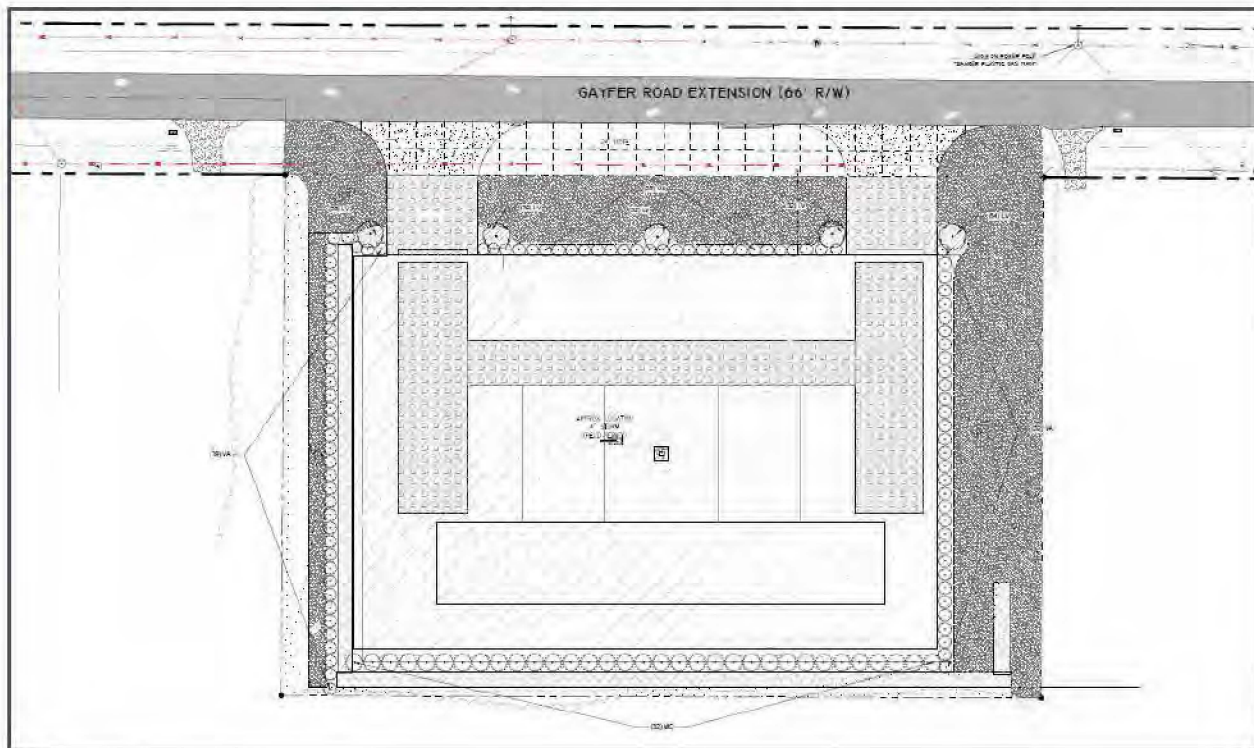


Figure 2: Landscape Plan

PLANT SCHEDULE								
<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HT</u>	<u>REMARKS</u>	
	VA2	5	VITEX AGNUS-CASTUS	CHASTE TREE	B&B OR CONT	6'	TREE-FORM, MIN. 3 TRUNKS, SPECIMEN QUALITY	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>W</u>	<u>SPACING</u>	<u>REMARKS</u>
	MC	33	MORELLA CERIFERA	WAX MYRTLE	3 GAL		96" o.c.	
	VA	99	VIBURNUM	SWEET VIBURNUM	3 GAL		66" o.c.	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		<u>SPACING</u>	
	LV	192	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL		18" o.c.	
<u>SOD/SEED</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		<u>SPACING</u>	
	SOD	16,815 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			

Figure 3: Plant Schedule.

Staff have reviewed the landscape plan and planting schedule and find the types of plants to be acceptable.



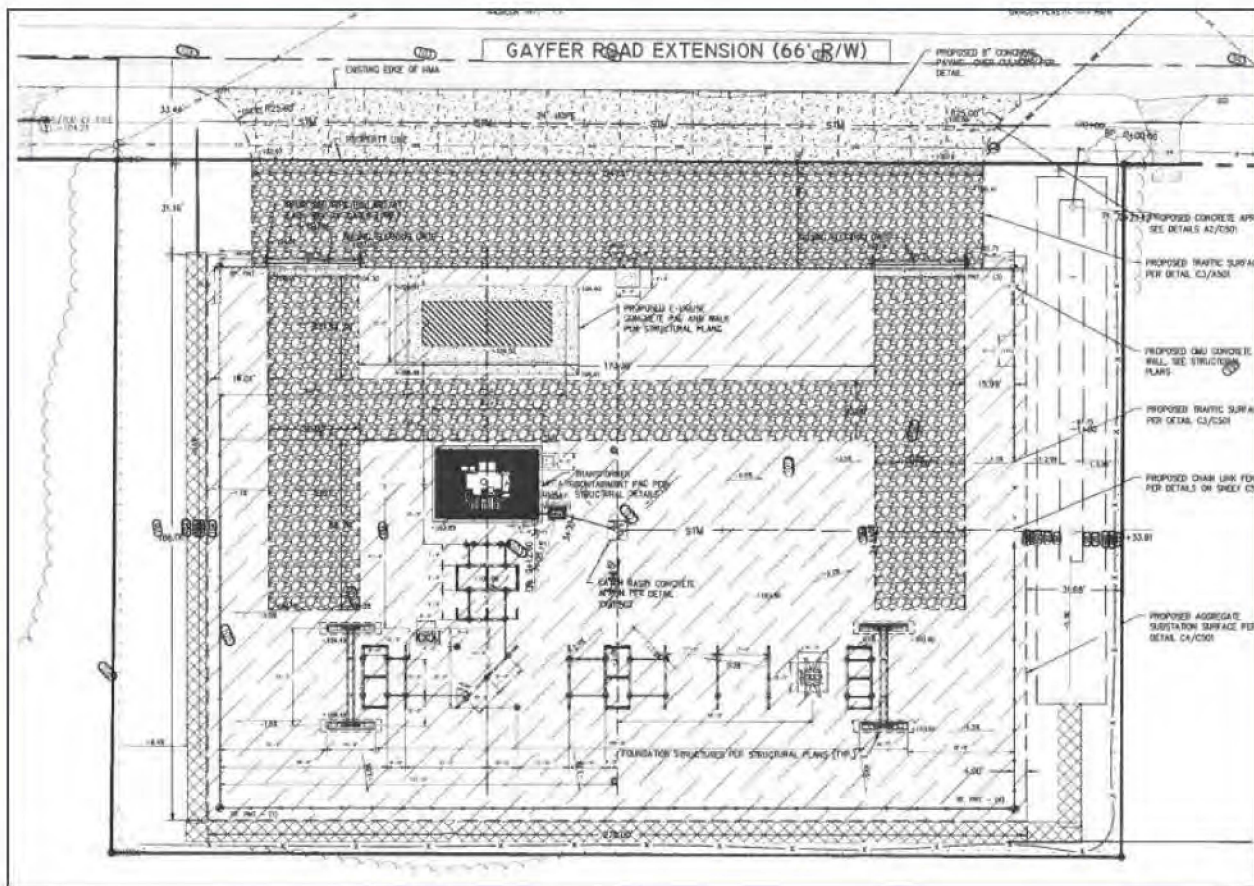


Figure 3: Proposed Layout Plan

A previous substation case brought up the importance of a copper grounding grid. The utility engineer at Riviera stated the grid will be installed within the substation and 3' outside of the fence and that the grounding grid will not interfere with the landscape plan.

Article II, Section A(d)(2):

Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.

Staff Recommendation: Staff recommends **APPROVAL** of the BOA 23.12 appeal for public utility facility uses at 10620 Gayfer Road Extension.



Gayfer Road Station - Fairhope, Alabama

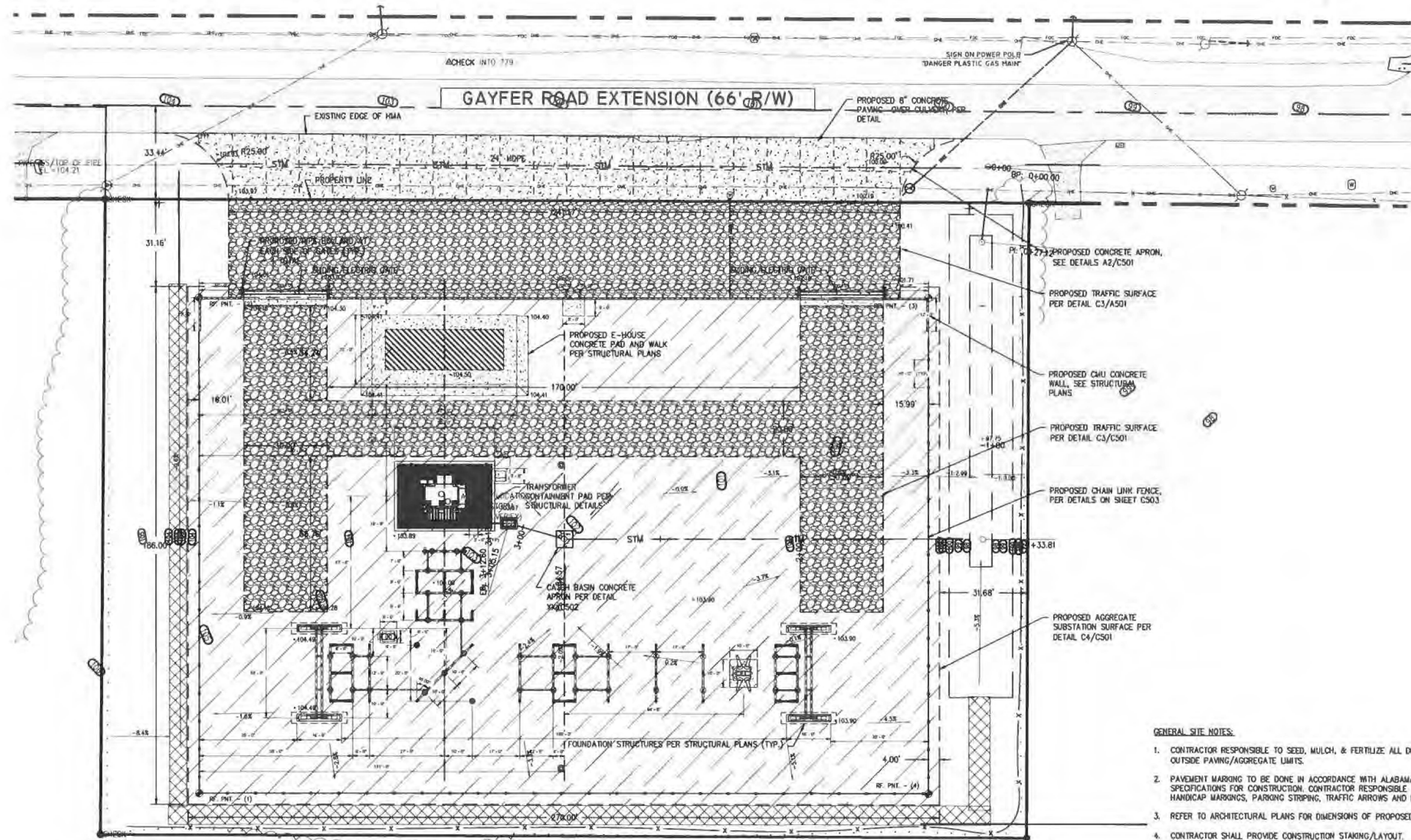
SCHEMATIC DESIGN

08/04/23 | Page 1 of 1

Project Number: 236021-003



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REFERENCE POINTS				
I.D.	DESCRIPTION	NORTHING	EASTING	LOCATION
10000	REF. POINT	193004.5305	1860576.6358	RF. PNT. - (1)
10001	REF. POINT	193182.5337	1860576.6358	RF. PNT. - (2)
10002	REF. POINT	193182.5337	1860838.6358	RF. PNT. - (3)
10003	REF. POINT	193004.5305	1860838.6358	RF. PNT. - (4)

GENERAL SITE NOTES:

1. CONTRACTOR RESPONSIBLE TO SEED, MULCH, & FERTILIZE ALL DISTURBED AREAS OUTSIDE PAVING/AGGREGATE LIMITS.
2. PAVEMENT MARKING TO BE DONE IN ACCORDANCE WITH ALABAMA STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR RESPONSIBLE TO PROVIDE HANDICAP MARGINS, PARKING STRIPING, TRAFFIC ARROWS AND EXIT ONLY TEXT.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF PROPOSED BUILDINGS.
4. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING/LAYOUT.
5. EXTERIOR CONCRETE SIDEWALK/FLAT SURFACES SHALL CONFORM TO MIX DESIGN IN SPECIFICATIONS. FLAT TRAFFIC BEARING SURFACES WILL RECEIVE A LIGHT BROOMED FINISH.
6. ALL SITE PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL INFORMATION PROVIDED ON SITE PLANS INCLUDING FEATURES, UTILITIES AND PROPERTY BOUNDARIES ARE ONLY ESTIMATED BASED ON AERIAL PHOTOS AND UTILITY COMPANY INFORMATION. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO EXECUTION OF THE CONTRACT.
8. EXIT AND ENTRANCE SIGNS TO BE PURCHASED BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER AND INSTALL SIGNS.

Schneider Electric

SCHNEIDER ELECTRIC ENGINEERING SERVICES, LLC
2204 LAKEHORE DR, SUITE 415
HOMESBORO, AL 35029



PROFESSIONAL SEALS



NO.	DESCRIPTION	DATE
B	ISSUED FOR BID AND PROCUREMENT	12/15/2022
C	100% COMPLETE	3/3/2023

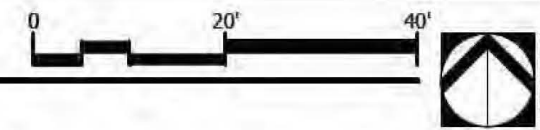
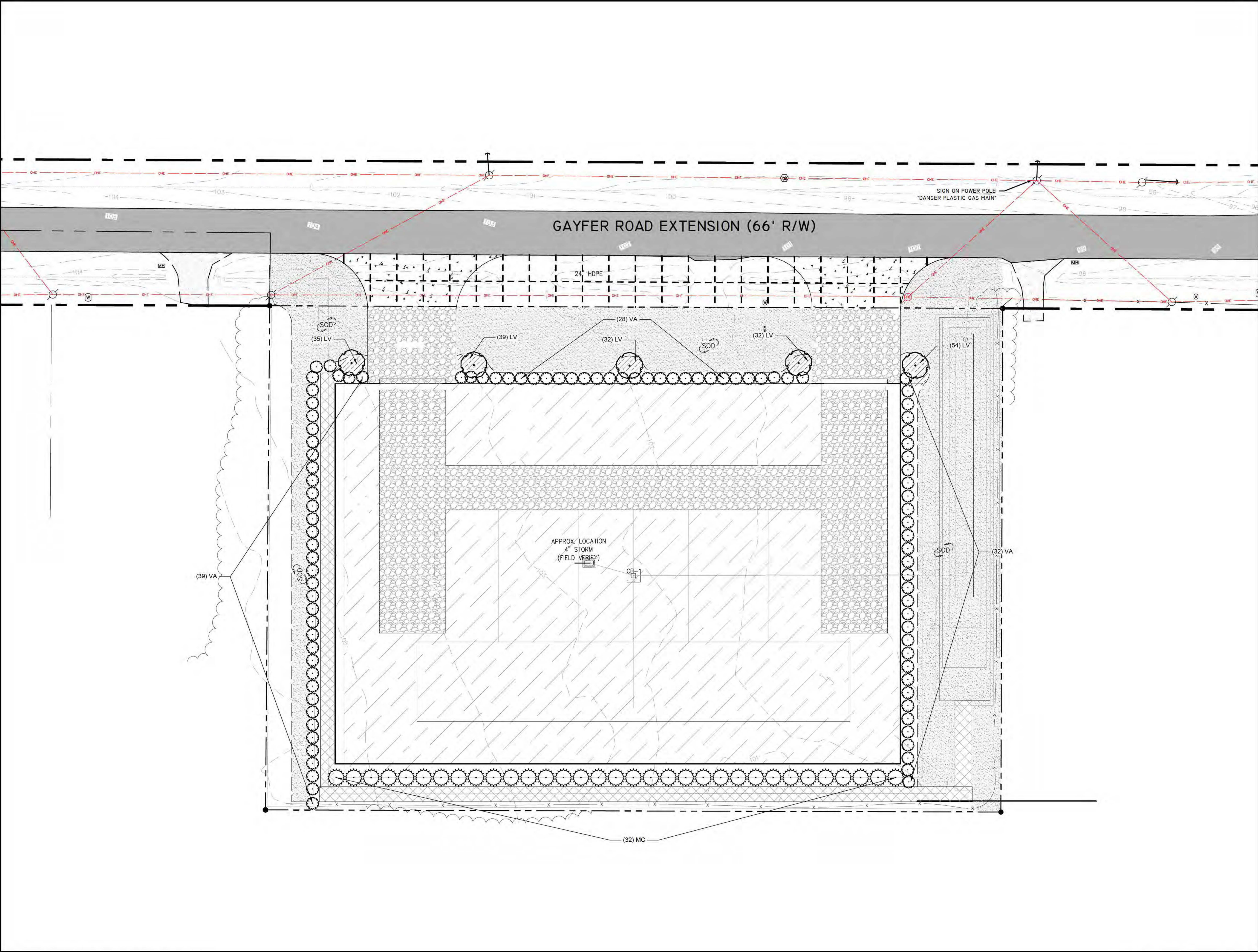
RIVIERA UTILITIES GAYFER ROAD 115 KV SUBSTATION

10620 GAYFER ROAD EXTENSION
FAIRHOPE, AL 36532

PROPOSED SITE LAYOUT PLAN

SEES PROJECT NO.	44017407
CUSTOMER PROJECT NO.	N/A
DATE	3/7/2022
CURRENT REVISION DRAWN BY	MJS
CURRENT REVISION CHECKED BY	ASJ
CURRENT REVISION APPROVED BY	ASJ

C102



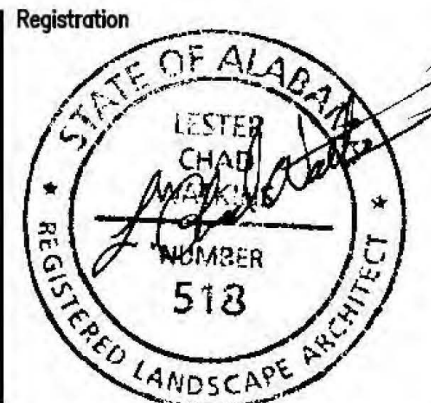
NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Gayfer Road Station
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
06.19.23		CLIENT REVIEW

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WMC
Drawn
VTW
Project Manager
LCW
Principal
236021-003
Project No.
05-03-23
Date



Sheet Title

**LANDSCAPE
PLANTING PLAN**

Sheet No.

LP200

ORDINANCE NO. 1783

WHEREAS, UTILITY BOARD OF THE CITY OF FOLEY D/B/A RIVIERA UTILITIES AND THE FAIRHOPE SINGLE TAX CORPORATION, the owner of the hereinafter described property, did, in writing, petition the City of Fairhope, a municipal corporation, for annexation under Section 11-42-21 of the Code of Alabama, 1975, as amended; and

WHEREAS, a map of said property is attached to said Petition as an exhibit;

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, that the following described property, lying contiguous to the corporate limits of the City of Fairhope, Alabama; and not within the corporate limits or the police jurisdiction of any other municipality; be and the same is hereby annexed to the City of Fairhope, Alabama, to-wit:

Property is located on Gayfer Road Extension, Fairhope, Alabama.

LEGAL DESCRIPTION:

TAX PARCEL 46-06-14-0-000-001.521

From the NW Corner of Northeast Quarter (NE ¼) of Section 14, run East 332.5 ft. to a point, run thence South 33 ft. to the Southern margin of Gayfer Rd. Extension, for P.O.B., run thence South 228 ft. to a point; run thence East 332 ft. to a point; run thence North 228 ft. to a point; run thence West 332 ft. to P.O.B.; lands of the Fairhope Single Tax Corporation, Section 14, Township 6 South, Range 2 East, Baldwin County, Alabama, containing 1.75 acres, more or less.

This property shall be zoned R-1, Low Density Single-Family Residential District.

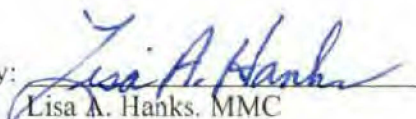
BE IT FURTHER ORDAINED that a certified copy of this Ordinance, with a copy of the Petition and the exhibit, be recorded in the Office of the Probate Judge, Baldwin County, Alabama.

This Ordinance shall take effect immediately upon its due adoption and publication as required by law.

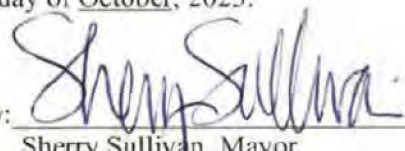
Adopted and approved this 9th day of October, 2023.

By: 
Jay Robinson, Council President

Attest:

By: 
Lisa A. Hanks, MMC
City Clerk

Adopted and approved this 9th day of October, 2023.

By: 
Sherry Sullivan, Mayor

Ord. No. 1783 Published in
FAIRHOPE COURIER
on Wednesday, October 18, 2023
 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 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 _____**
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.

Utility Board of the City of Foley d/b/a Riviera Utilities
Gia S. Long, Interim CEO

Gia S. Long
Signature of Petitioner

Print petitioner's name

[Signature]
Signature of Petitioner

FSTC Secretary
Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: _____

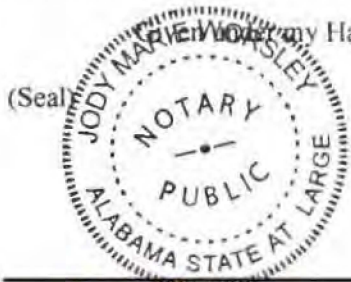
Petitioner's Current Physical Address:
413 East Laurel Avenue
Foley, AL 36535

Petitioner's Current Mailing Address:
413 East Laurel Avenue
Foley, AL 36535

Telephone Number(s): _____ 251-943-5001
Home Work

Tax Parcel ID Number: 05-46-06-14-0-000-001.521 Size of Property: 1.75 Acres

I, Jody Marie Worsley a Notary Public in and for said State and County, hereby certify that Gia S Long 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 24th day of August, 2023.

Jody Marie Worsley
Notary Public

My commission expires 5/6/2026

I, Jennifer Evans Sanford a Notary Public in and for said State and County, hereby certify that Reuben E. Davidson, III 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 5th day of September, 2023

(Seal)

Jennifer Evans Sanford
Notary Public

My commission expires April 27, 2027



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: FST and Utilities Board of The City of Foley and a Corporation Annexation and Zoning to R-1

