



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
July 7, 2025**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order

2. Consent Agenda

Approval of Minutes - June 2, 2025

3. Regular Agenda

Old Business

New Business

A. SD 25.08 Public hearing to consider the request of the Applicant, Sawgrass Consulting, LLC on behalf of the Owner, FST Rockwell, LLC for final plat approval of Resubdivision of Lot 1, Common Areas 1 & 2 Rockwell Place, a 10-lot major subdivision. The property is zoned B-2, General Business District. The property is approximately 12.97 acres and is located on the east side of State Highway 181, south of the Harvest Green East Subdivision and across from The Waters Subdivision.
PPIN #625448

B. SD 25.09 Public hearing to consider the request of the Applicant, Duplantis Design Group, PC on behalf of the Owner, Elpizo Corporation, for preliminary and final plat approval of Elpizo, a 2-lot minor subdivision. The property is zoned M-1, Light Industrial District. The property is approximately 17 acres and is located at 8100 McGowin Drive.
PPIN #309678

C. SD 25.11 Public hearing to accept Resolution 2025-04 for the proposed revisions to the City of Fairhope Water and Sewer Specifications.

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



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D. SD 25.12 Public hearing to consider the request of the Applicant, The Woodlands Group, on behalf of the Owner, Mary Crumpton, for preliminary and final plat approval of Magnolia Beach Estates, a 2-lot minor subdivision. The property is zoned R-2, Medium Density Single-Family Residential District. The property is approximately 2.4 acres and is located at 104 Laurel Avenue. **PPIN #36014**

E. ZC 25.04 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Gold Kist Corner LLC, for conditional annexation to B-2, General Business District. The property is approximately 4.65 acres and is located on the southwest corner of State Highway 104 and State Highway 181. **PPIN #: 19982**

F. ZC 25.05 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Advantage Holdings, LLC, for conditional annexation to B-2, General Business District. The property is approximately 2.23 acres and is located on 21905 State Highway 181. **PPIN #: 66242**

4. Adjourn

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The Planning Commission met Monday, June 2, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Hollie MacKellar; Erik Cortinas; Kevin Boone; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton, Planner; Chris Williams, City Attorney, and Cindy Beaudreau, Planning Clerk.

Absent:

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

Consent Agenda

- Approval of the Minutes May 5, 2025

John Worsham made a motion to approve the consent agenda including the minutes.

Rebecca Bryant seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Hollie MacKellar; Kim McCormick; Erik Cortinas and Kevin Boone

Nay: None

Old Business

None

New Business

Hunter Simmons, Planning and Zoning Director, stated that he had received a question about this project and why it was on the agenda when the city has a temporary suspension on MOPs. Mr. Simmons explained that this project was already in the pipeline prior to the temporary suspension of MOPs being approved.

Mr. Simmons then introduced Payton Rogers as the City's new Planning and Zoning Manager.

A. SD 25.10 Public hearing to consider the request of the Applicant, SE Civil, LLC on behalf of the Owner, Shelley Springer, for approval of the Summit Street Inn, a 6-unit multiple occupancy project. The property is zoned B-3b, Tourist Resort Commercial Service District. The property is approximately 0.30 acres and is located at 131 Fairhope Avenue. **PPIN #15053**

Rebecca Bryant recused herself due to a conflict.

Mike Jeffries, Development Services Manager, presented the request of the Applicant, SE Civil, LLC on behalf of the Owner, Shelley Springer, for approval of the Summit Street Inn, a 6-unit multiple

occupancy project. The property is zoned B-3b, Tourist Resort Commercial Service District. The property is approximately 0.30 acres and is located at 131 Fairhope Avenue. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of SD 25.10 with the following condition:

1. The landscape buffer and final landscape plan is approved by the City Horticulturist at time of building permit.

Chairman Turner opened the public hearing at 5:05pm.

Bob Griffin, 203 Fairhope Avenue, asked whether the Summit Street Inn will be short term or long-term rentals. Mr. Simmons stated that it will be short term rentals and that there has been a lot of work done to keep the house just the way it is.

Kim McCormick disclosed that she and Ms. Springer have discussed this project prior to this meeting.

The public hearing was closed at 5:08pm

John Worsham made a motion to approve SD 25.10 with staff recommendations.

Eric Cortinas seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; John Worsham; Harry Kohler; Paul Fontenot; Hollie MacKellar; Kim McCormick; Erik Cortinas and Kevin Boone

Nay: None

Adjournment

Erik Cortinas made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Hollie MacKellar; Kim McCormick; Erik Cortinas and Kevin Boone

Nay: None

Adjourned at 5:09pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

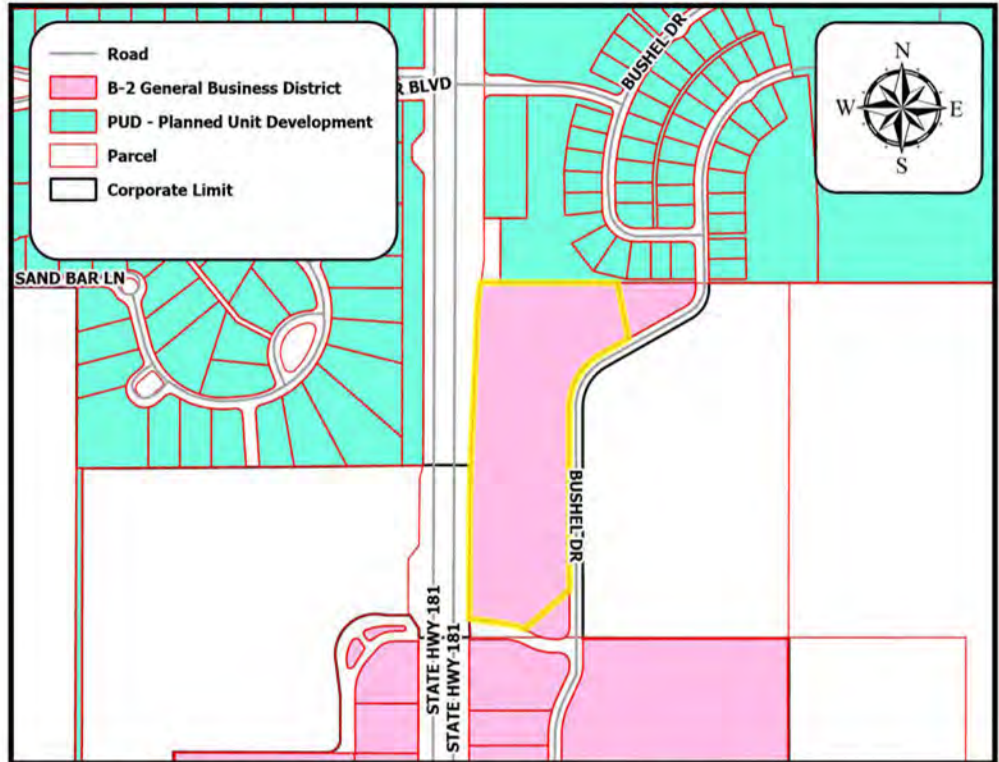
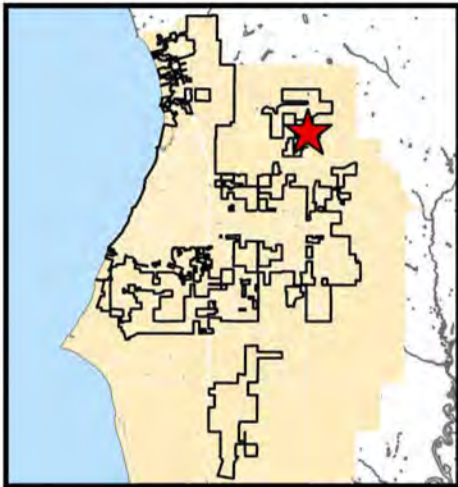


This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission July 7, 2025



SD 25.08 - Resubdivision of Lot 1 - Rockwell Place



<u>Project Name:</u>	Resubdivision of Lot 1 - Rockwell Place
<u>Site Data:</u>	12.97 acres
<u>Project Type:</u>	Resubdivision of lot
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	B-2, General Business District
<u>PPIN Number:</u>	625448
<u>General Location:</u>	East side of State Highway 181, south of Harvest Green East
<u>Surveyor of Record:</u>	Sawgrass Consulting, LLC
<u>Engineer of Record:</u>	Sawgrass Consulting, LLC
<u>Owner / Developer:</u>	FST Rockwell, LLC
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Recommendation:</u>	Approved
<u>Prepared by:</u>	Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project

Attachments Articles of Incorporation or List all associated investors

Date of Application: _____

Property Owner / Leaseholder Information		
Name of Property Owner:	Rockwell LLC	Phone Number: 251-544-7900
Address of Property Owner:	PO Box 579	
City: Bay Minette	State: AL	Zip: 36507

Proposed Subdivision Name: Resubdivision Lot 1, Common Areas 1 & 2 Rockwell Place
 No. Acres in Plat: 12.97 No. Lots/Units: 10
 Parcel No: 05-46-01-02-0-000-001 911 Current Zoning: B2
 05-46-01-02-0-000-001 912
 05-46-01-02-0-000-001 910

Authorized Agent Information		
Plat must be signed by the property owner before acceptance by the City of Fairhope		
Name of Authorized Agent:	Sawgrass Consulting, LLC.	Phone Number: 251-544-7900
Address:	30673 Sgt E I Boots Thomas Drive	
City: Spanish Fort	State: AL	Zip: 36527
Contact Person:	Tim Lawley, PE TLAWLEY@SAWGRASSLLC.COM	

Surveyor/Engineer Information		
Name of Firm:	Sawgrass Consulting, LLC	Phone Number: 251-544-7900
Address:	30673 Sgt E I Boots Thomas Drive	
City: Spanish Fort	State: AL	Zip: 36527
Contact Person:	Tim Lawley, PE TLAWLEY@SAWGRASSLLC.COM	

Plat Fee Calculation:
 Reference: Ordinance 1269

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

Timothy D. Lawley, PE (Ath. Agent)
 Property Owner/Leaseholder Printed Name

04-24-25
 Date

[Handwritten Signature]
 Signature
 Fairhope Single Tax Corp. (If Applicable)
 Lee Turner, FSTC
 President

Summary of Request:

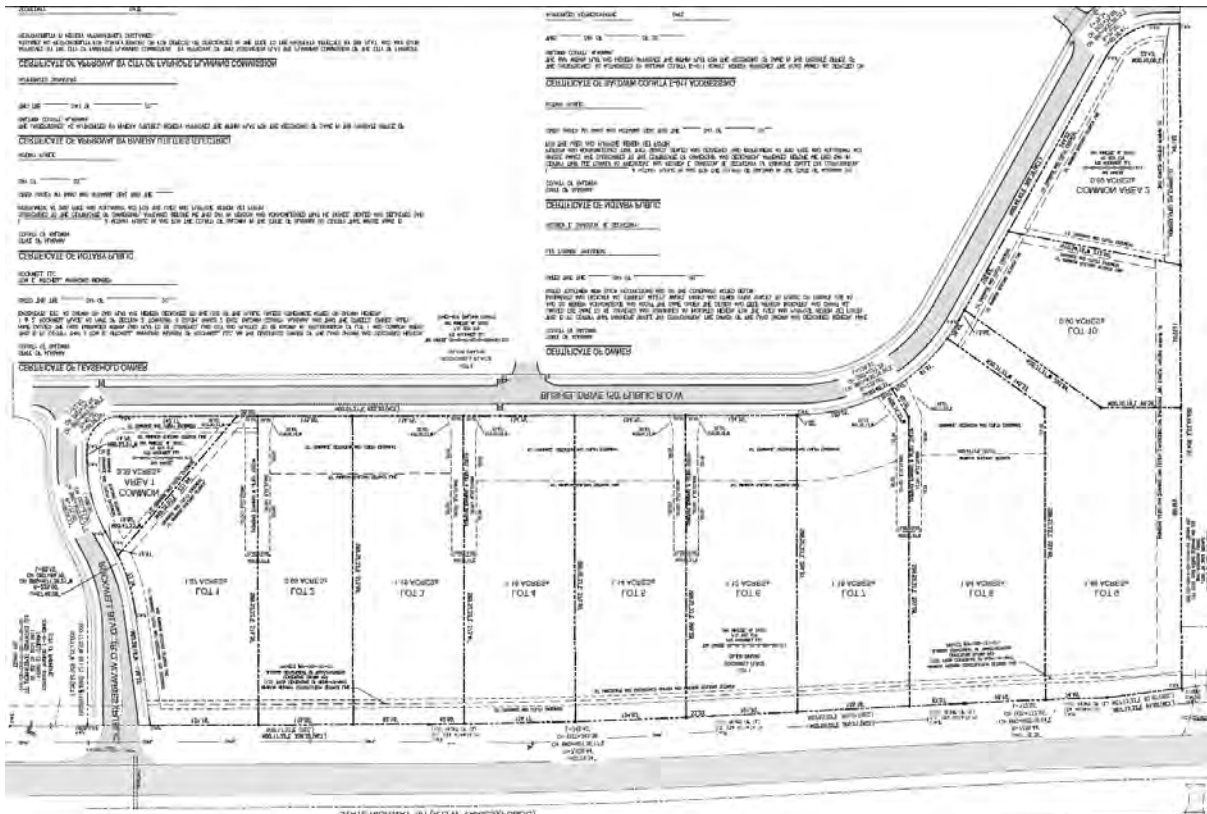
Public hearing to consider the request of the applicant, Sawgrass Consulting, LLC, acting on behalf of the Owner, FST Rockwell, LLC, for Preliminary Plat approval of Rockwell Place Resub, a 10-lot Major Subdivision. The property is approximately 13 acres and is zoned B-2, General Business District. The property is located on the east side of State Highway 181, south of the Harvest Green East Subdivision and across from The Waters Subdivision.

Site Data

SITE DATA
NUMBER OF LOTS: 10 LOTS
SMALLEST LOT SIZE: 0.90 ACRES± (39,407 S.F.±)
TOTAL AREA: 12.97
COMMON AREA: 1.27 ACRES± (55,284 SF±)
PARCEL NO.: 05-46-01-02-0-000-001.503
COMMON AREA 1 PARCEL NO.: 05-46-01-02-0-000-001.912
COMMON AREA 2 PARCEL NO.: 05-46-01-02-0-000-001.910
PPIN: 14535

CURRENT ZONING & SETBACKS:
(CITY OF FAIRHOPE)
B-2
FRONT = 20 FEET
REAR = 0 FEET
SIDE = 0 FEET

Site Plan



Comments:

The development is a re-subdivision of lot 1 of Rockwell Place Subdivision and is zoned B-2. The infrastructure for this development already existed and is available along Bushel Drive.

- Water services for lots 1-9 will come from the water main along Hwy 181. (See plat note)
- Mandatory Site Plan Review is required for all future development.
- A multi-use path has been constructed along Hwy 181 along with landscaping and connects to the multi-use path to the south in the Encounter Development.
- Drainage is master planned and designed for the entire site. A very shallow landscape depression exists along the front of the lots inside a drainage easement. During normal conditions they will be dry and sodded.
- The drainage has been reviewed and meets the requirements of the Subdivision Regulations.
- Shared access points have been designated on the plat to limit the number of road cuts along Bushel Drive.
- The O&M plan has been amended to include the new drainage infrastructure.
- Greenspace is provided a 30' wide Greenway along the north and west property lines that includes and the multi-use path and landscaping. None of the areas around the detention ponds are being credited as greenspace.

The subdivision regulations contain the following criteria in Article IV.B.2. Approval Standards.

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;

- ***Meets***

b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- ***Meets***

c. The proposed subdivision is not consistent with these Regulations;

- ***Meets***

d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations;
or

- ***Meets***

e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

- ***Meets***

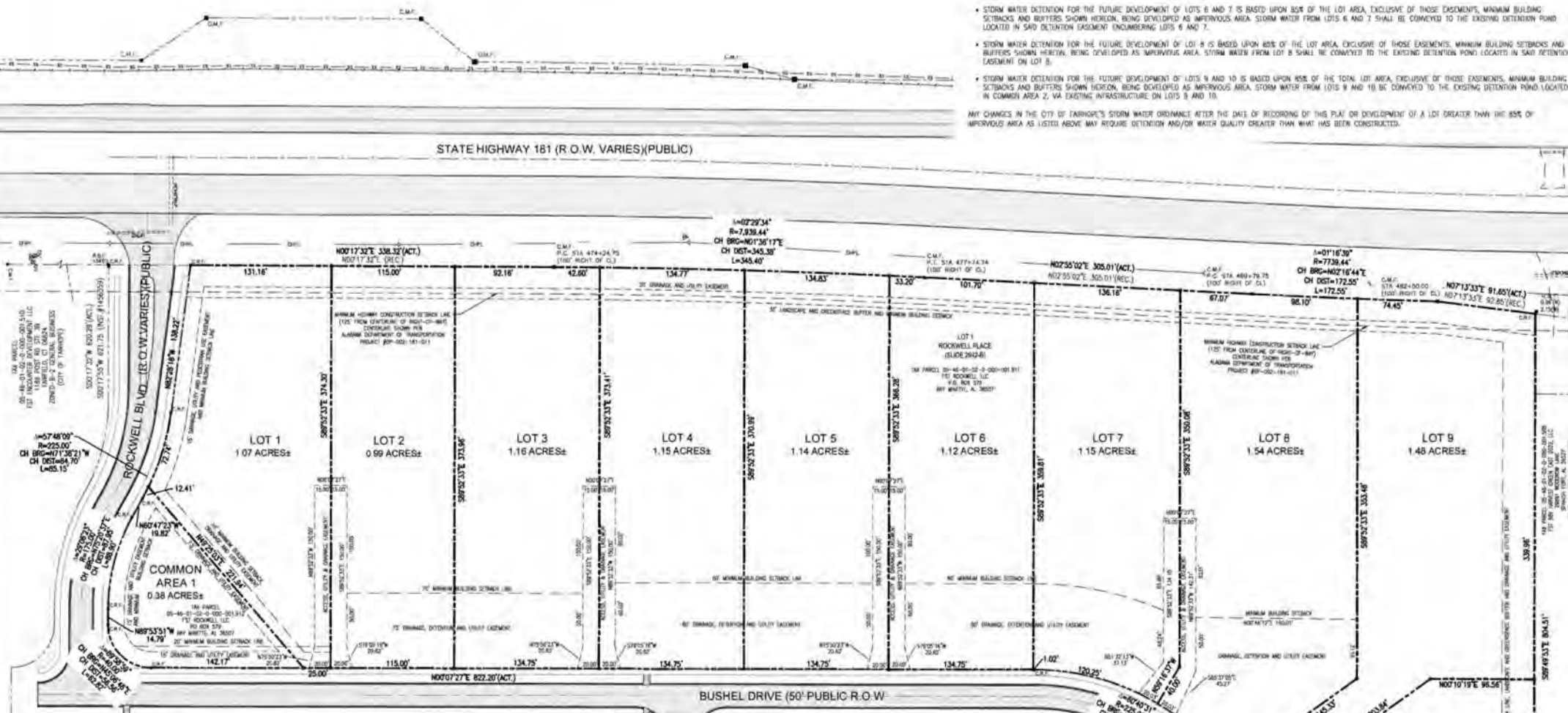
Recommendation:

Staff recommends **Approval** of SD 25.08 Rockwell Place Resub.

RESUBDIVISION OF LOT 1 AND COMMON AREAS 1&2, ROCKWELL PLACE

DRAINAGE NOTES

- ALL DETENTION AND WATER QUALITY REQUIREMENTS FOR THE FUTURE DEVELOPMENT OF LOTS 1 THRU 10 HAVE BEEN DESIGNED AND DETENTION POUNDS CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FAIRHOPE'S STORM WATER ORDINANCE, IN PLACE AT THE TIME OF RECORDING OF THIS PLAT. THE FOLLOWING APPLIES TO THOSE LOTS SPECIFICALLY NOTED:
- STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOT 1 IS BASED UPON 85% OF THE TOTAL LOT AREA BEING DEVELOPED AS IMPERVIOUS AREA EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS SHOWN HEREON. STORM WATER FROM LOT 1 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN COMMON AREA 1, VIA EXISTING INFRASTRUCTURE ON LOT 1.
 - STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOTS 2 AND 3 IS BASED UPON 85% OF THE LOT AREA, EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS SHOWN HEREON, BEING DEVELOPED AS IMPERVIOUS AREA. STORM WATER FROM LOTS 2 AND 3 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN SAID DETENTION EASEMENT ENCUMBERING LOTS 2 AND 3.
 - STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOTS 4 AND 5 IS BASED UPON 85% OF THE LOT AREA, EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS, SHOWN HEREON BEING DEVELOPED AS IMPERVIOUS AREA. STORM WATER FROM LOTS 4 AND 5 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN SAID DETENTION EASEMENT ENCUMBERING LOTS 4 AND 5.
 - STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOTS 6 AND 7 IS BASED UPON 85% OF THE LOT AREA, EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS SHOWN HEREON, BEING DEVELOPED AS IMPERVIOUS AREA. STORM WATER FROM LOTS 6 AND 7 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN SAID DETENTION EASEMENT ENCUMBERING LOTS 6 AND 7.
 - STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOT 8 IS BASED UPON 85% OF THE LOT AREA, EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS SHOWN HEREON, BEING DEVELOPED AS IMPERVIOUS AREA. STORM WATER FROM LOT 8 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN SAID DETENTION EASEMENT ON LOT 8.
 - STORM WATER DETENTION FOR THE FUTURE DEVELOPMENT OF LOTS 9 AND 10 IS BASED UPON 85% OF THE TOTAL LOT AREA, EXCLUSIVE OF THOSE EASEMENTS, MINIMUM BUILDING SETBACKS AND BUFFERS SHOWN HEREON, BEING DEVELOPED AS IMPERVIOUS AREA. STORM WATER FROM LOTS 9 AND 10 SHALL BE CONVEYED TO THE EXISTING DETENTION POND LOCATED IN COMMON AREA 2, VIA EXISTING INFRASTRUCTURE ON LOTS 9 AND 10.
- ANY CHANGES IN THE CITY OF FAIRHOPE'S STORM WATER ORDINANCE AFTER THE DATE OF RECORDING OF THIS PLAT OR DEVELOPMENT OF A LOT GREATER THAN THE 85% OF IMPERVIOUS AREA AS LISTED ABOVE MAY REQUIRE DETENTION AND/OR WATER QUALITY GREATER THAN WHAT HAS BEEN CONSTRUCTED.



CERTIFICATE OF ENGINEER OF RECORD

I, TIMOTHY D. LAWLEY, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 28858, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORM TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

SIGNED THIS _____ DAY OF _____, 20____.

THOMAS D. LAWLEY, P.E.
SANDWICH CONSULTING, LLC

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE PUBLIC UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE PUBLIC UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 20____.

GENERAL NOTES

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY AND PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORD AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS WHICH COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASES OF BEARING BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: SEPTEMBER, 2020 THRU APRIL, 2025.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO. 51003003A1M, EFFECTIVE APRIL 19, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADDED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (EFFECTIVE ONLY).
- NO STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENT INCLUDING BUILDINGS, PONDS, ETC. STRUCTURES AND/OR IMPROVEMENTS CONSTRUCTED IN AN EASEMENT ARE SUBJECT TO REMOVAL BY THE PROPERTY OWNERS ASSOCIATION.
- CITY OF FAIRHOPE NOT RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS OR DRAINAGE EASEMENTS.
- 12' DRAINAGE AND UTILITY EASEMENT REQUIRED ALONG ALL INTERIOR LOT LINES (12' EACH SIDE) UNLESS OTHERWISE SHOWN HEREON.
- SITE PLAN REVIEW SHALL BE REQUIRED FOR ALL LOTS AT TIME OF DEVELOPMENT.
- ACCESS TO ALABAMA HIGHWAY 161 FROM LOTS 1-7 IS PROHIBITED AND SHALL BE FROM BUSHEL DRIVE.
- LOTS 1-8 SHALL ACCESS WATER SERVICE/TAP FROM EXISTING 12" D.I. WATERMAIN ALONG THE WEST PROPERTY LINE ADJACENT TO HWY 161.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF BALDWIN

I, DEED E. COZMAN, A REGISTERED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

LOT 1, COMMON AREA 1, AND COMMON AREA 2, ROCKWELL PLACE, AS RECORDED AS SLIDE 2942-B, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED (GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC RIGHTS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DEED E. COZMAN, PLS
ALABAMA LICENSE NUMBER 26821

DATE _____

CERTIFICATE OF LEASEHOLD OWNER

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, TOM E. MITCHELL, MANAGING MEMBER OF ROCKWELL, LLC, AM THE (LEASEHOLD OWNER) OF THE LAND SHOWN AND DESCRIBED HEREON. HAVE CAUSED THE LAND EMBRACED WITHIN SAID PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS RESUBDIVISION OF LOT 1 AND COMMON AREAS 1 & 2, ROCKWELL PLACE, AS PART OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC UNLESS OTHERWISE NOTED OR SHOWN HEREON.

DATED THIS THE _____ DAY OF _____, 20____.

TOM E. MITCHELL, MANAGING MEMBER
ROCKWELL, LLC

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS TIME AND VOLUNTARILY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC:

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE PLANNING COMMISSION

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CERTIFICATE OF OWNER

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT FAIRHOPE SINGLE TAX CORPORATION, THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND ON THE CONDITIONS NOTED BELOW.

DATED THIS THE _____ DAY OF _____, 20____.

LEE TURNER, PRESIDENT

REBECCAH E. DAVENSON, III, SECRETARY

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT LEE TURNER AS PRESIDENT, AND REBECCAH E. DAVENSON, III, SECRETARY OF FAIRHOPE SINGLE TAX CORPORATION, WHOSE NAMES ARE SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DECLARATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS TIME, AND VOLUNTARILY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC:

CERTIFICATE OF BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE: _____ DATE: _____

NUMBER	REVISION	DATE

ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgl. E. 1 "Boxes" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT OF THE RESUB OF LOT 1 AND COMMON AREAS 1 & 2, ROCKWELL PLACE

ROCKWELL, LLC

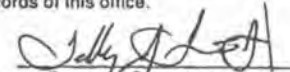
SCALE: 1"=60'
DATE: APRIL, 2025
DRAWN BY: JLC
CHECKED BY:
SHEET: 1 OF 1

Rockwell Place

4/22/2025 ADJACENT PROPERTY OWNERS 350 FT

Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Name
05-46-02-03-0-000-004.093	296786	MOSES, ANDREW JAMES ETAL MOSES, KELLY EL AND IZABETH	723 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.090	296783	HAGOOD, THOMAS LANIER SR ETAL HAGOOD, KR AND ISTI DEASON	735 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.098	296791	WATERS AT FAIRHOPE PROPERTY OWNERS ASSOC AND IATION INC, THE	P O BOX 259	MONTRROSE	AL	36559	ST HWY 181
05-46-02-03-0-000-004.092	296785	BURNS, CHARLIE WADE III ETAL BURNS, CASS AND HE K	727 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.091	296784	JONES, ANTHONY R ETAL JONES, NANCY L	731 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.089	296782	SOUTHALL, JUSTIN FISHER ETAL SOUTHALL, T AND GIBIE ANN LANCASTER	739 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-01-02-0-000-001.502	14737	STATE OF ALABAMA	1409 COUSEUM BLVD RM K-101	MONTGOMERY	AL	36110	ST HWY 181
05-46-01-02-0-000-001.962	626784	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRRESHING BLVD
05-46-02-03-0-000-004.248	627987	CITY OF FAIRHOPE, THE	PO BOX 429	FAIRHOPE	AL	36533	ST HWY 181
05-46-02-03-0-000-004.001	98366	BYC LLC	23100 ST HWY 181	FAIRHOPE	AL	36532	ST HWY 181
05-46-01-02-0-000-001.503	14535	FST ROCKWELL LLC	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.912	625449	FST ROCKWELL LLC	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.971	627495	FST ENCOUNTER DEVELOPMENT LLC	1189 POST RD STE 3B	FAIRFIELD	CT	06824	ST HWY 181
05-46-01-02-0-000-001.921	625448	FST ROCKWELL LLC	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.926	626748	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.910	625447	FST ROCKWELL LLC	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.510	108453	FST ENCOUNTER DEVELOPMENT LLC	1189 POST RD STE 3B	FAIRFIELD	CT	06824	ST HWY 181
05-46-01-02-0-000-001.972	627498	FST ENCOUNTER DEVELOPMENT LLC	1189 POST RD STE 3B	FAIRFIELD	CT	06824	ST HWY 181
05-46-01-02-0-000-001.925	626747	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.928	626750	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.956	626778	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.929	626751	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.927	626749	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.930	626752	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.951	626773	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.954	626776	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.955	626777	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.966	626780	FST HARVEST GREEN EAST 2022 LLC	29891 WOODROW LN STE 300	SPANISH FORT	AL	36597	THRRESHING BLVD
05-46-01-02-0-000-001.952	626776	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.964	626785	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRRESHING BLVD
05-46-01-02-0-000-001.953	626774	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-02-03-0-000-004.246	626315	CORTE, CAVE/MITCHELL 1 LLC	PO BOX 81322	MOBILE	AL	36689	ST HWY 181
05-46-02-03-0-000-004.245	626314	CORTE, CAVE/MITCHELL 1 LLC	PO BOX 81322	MOBILE	AL	36689	ST HWY 181
05-46-01-02-0-000-001.931	626763	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRRESHING BLVD
05-46-01-02-0-000-001.963	626785	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRRESHING BLVD

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

Rockwell Place

4/22/2025 ADJACENT PROPERTY OWNERS 350 FT

Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Name
05-46-02-03-0-000-004.093	296786	MOSES, ANDREW JAMES ETAL MOSES, KELLY EL AND IZABETH	723 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.090	296783	HAGOOD, THOMAS LANIER SR ETAL HAGOOD, KR AND ISTI DEASON	735 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
05-46-02-03-0-000-004.098	296791	WATERS AT FAIRHOPE PROPERTY OWNERS ASSOC AND IATION INC, THE	P O BOX 259	MONTROSE	AL	36559	ST HWY 181
05-46-02-03-0-000-004.092	296785	BURNS, CHARLIE WADE III ETAL BURNS, CASS AND IE K	727 BIG CANOE RUN	FAIRHOPE	AL	36532	BIG CANOE RUN
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05-46-01-02-0-000-001.962	626784	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRESHING BLVD
05-46-02-03-0-000-004.248	627987	CITY OF FAIRHOPE, THE	PO BOX 429	FAIRHOPE	AL	36533	ST HWY 181
05-46-02-03-0-000-004.001	98366	BYC L L C	23100 ST HWY 181	FAIRHOPE	AL	36532	ST HWY 181
05-46-01-02-0-000-001.503	14535	FST ROCKWELL L L C	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.912	625449	FST ROCKWELL L L C	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.971	627495	FST ENCOUNTER DEVELOPMENT L L C	1189 POST RD STE 3B	FAIRFIELD	CT	06824	BUSHEL DR
05-46-01-02-0-000-001.911	625448	FST ROCKWELL L L C	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.926	626748	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRESHING BLVD
05-46-01-02-0-000-001.910	625447	FST ROCKWELL L L C	P O BOX 579	BAY MINETTE	AL	36507	BUSHEL RD
05-46-01-02-0-000-001.510	108453	FST ENCOUNTER DEVELOPMENT L L C	1189 POST RD STE 3B	FAIRFIELD	CT	06824	ST HWY 181
05-46-01-02-0-000-001.972	627496	FST ENCOUNTER DEVELOPMENT L L C	1189 POST RD STE 3B	FAIRFIELD	CT	06824	ST HWY 181
05-46-01-02-0-000-001.925	626747	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRESHING BLVD
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05-46-01-02-0-000-001.966	626788	FST 68V HARVEST GREEN EAST 2022 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527	THRESHING BLVD
05-46-01-02-0-000-001.953	626775	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRESHING BLVD
05-46-01-02-0-000-001.964	626786	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRESHING BLVD
05-46-01-02-0-000-001.952	626774	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRESHING BLVD
05-46-02-03-0-000-004.246	626315	CORTE, CAVE/MITCHELL I L L C	PO BOX 81322	MOBILE	AL	36689	ST HWY 181
05-46-02-03-0-000-004.245	626314	CORTE, CAVE/MITCHELL I L L C	PO BOX 81322	MOBILE	AL	36689	ST HWY 181
05-46-01-02-0-000-001.931	626753	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244	THRESHING BLVD
05-46-01-02-0-000-001.963	626785	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526	THRESHING BLVD

DAVID WILSON
Chairman
RAYMOND LOVELL
Vice Chairman
ANTHONY LOWERY
Secretary/Treasurer

KRISTI STAMNES
Director



PAUL MUELLER
AL TOLBERT
ROY GLENN
MARK SEALY

MARK D. RYAN
General Counsel

911 TELECOMMUNICATOR CIRCLE, ROBERTSDALE, ALABAMA
36567

Subdivision: Rockwell Place

Subdivision location: NE corner of State Hwy 181 & State Hwy 104 - Fairhope

Requested by: Heather Bell - Sawgrass

Email: hbell@sawgrassllc.com

Phone: 251-544-7900

Reservation valid through: 8/19/2025

We have approved the following road names for the development listed above. The road names are reserved for one year (365 days) from the date of this letter. If the road name changes in any way from what is listed on this confirmation letter, please contact our office for approval. If you find that you need these road names reserved beyond one year, you must contact us requesting such or the road names will be automatically released and labeled "available for use".

PreMod	PreDir	PreType	PreSep	Street Name	PosTyp	PosDir	PosMod
				ROCKWELL	BOULEVARD		
				BUSHEL	DRIVE		

Please feel free to contact our office with any questions or concerns.

Signed: *Samantha Roberts*

Date: 8/19/2024

Date 01/30/2023 Engineer Stephen Tirador

Name And Address


ELE34427

Rockwell Place Phase 1

This invoice covers the Aide-To-Construction for the underground services to:

<u>1</u>	Aid-to-Construction	<u>\$246,399.99</u>
<u> </u>	Ft. of 200A U/G Secondary Service	<u>\$0.00</u>
<u> </u>	Ft. of 400A U/G Secondary Service	<u>\$0.00</u>
<u> </u>	# Utility Crossing @ \$100.00 ea.	<u>\$0.00</u>
<u>37</u>	# of Decorative Lights	<u>\$37,000.00</u>
<u>0</u>	# of lots for new subdivision	<u>\$0.00</u>
<u> </u>	Misc. Cost	<u> </u>

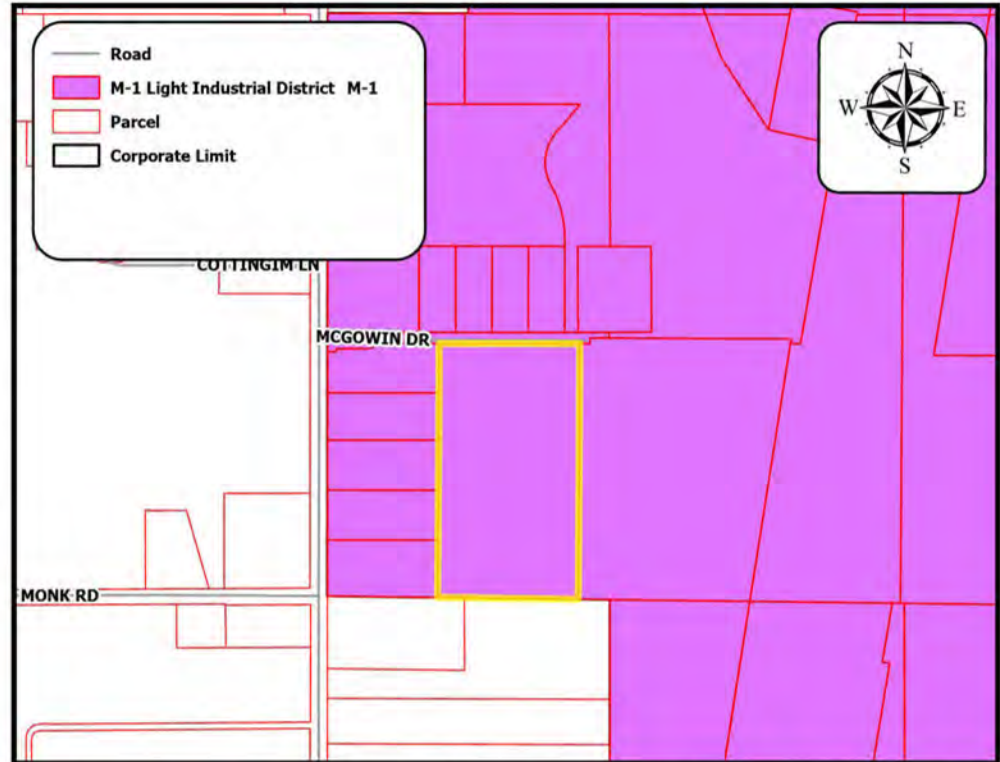
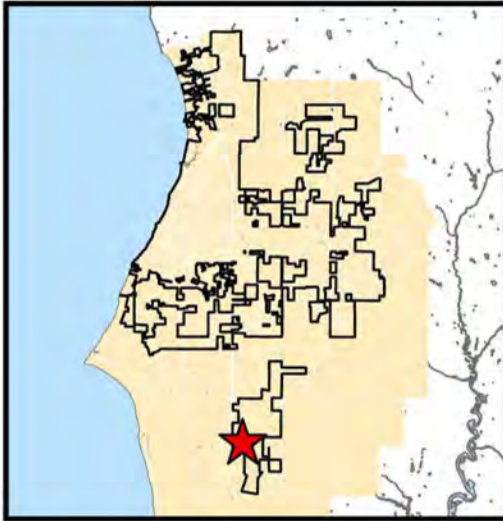
Total of all charges due: \$283,399.99

Rockwell, LLC PO Box 578 Bay Minnion, AL 36507		The First A National Banking Association PO Box 1340 Rockwell, AL 36504 93-15433	1081
PAY TO THE ORDER OF Revere Utilities		\$ 283,399.99	3232023
Two Hundred Eighty-Three Thousand Three Hundred Ninety-Nine and 99/100 DOLLARS			
MEMO: ERE34427 Rockwell Poce Phase 1			
001081 <065301360* 455001784*			
04/28/23	1081	\$283399.99	

City of Fairhope Planning Commission July 7, 2025



SD 25.09 - Elpizo



<u>Project Name:</u>	Elpizo
<u>Site Data:</u>	17 acres
<u>Project Type:</u>	2-lot minor subdivision final plat approval
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	M-1, Light Industrial District
<u>PPIN Number:</u>	309678
<u>General Location:</u>	West of Fairhope Airport
<u>Surveyor of Record:</u>	Duplantis Design Group, PC
<u>Engineer of Record:</u>	Duplantis Design Group, PC
<u>Owner / Developer:</u>	Elpizo Corporation
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Recommendation:</u>	Approved w/ Conditions
<u>Prepared by:</u>	Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project

Attachments: Articles of Incorporation or List all associated investors
Date of Application: 4-25-2025

Property Owner / Leaseholder Information
Name of Property Owner: Elpizo Corporation Phone Number: +1(954) 347-7737
Address of Property Owner: Postal address: PO Box 129
City: Lake Placid State: Florida Zip: 33862

Proposed Subdivision Name: Elpizo
No. Acres in Plat: 17 No. Lots/Units: _____
Parcel No: 56-02-04-3-001-015.006 Current Zoning: M-1 Light Industrial

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: DDG Phone Number: 251-930-5891
Address: 3703 Old Shell Rd.
City: Mobile State: AL Zip: 36608
Contact Person: Joseph Ory and Evan Geerts

Surveyor/Engineer Information
Name of Firm: Wattier Surveying Inc. Phone Number: 251-342-2640
Address: 4318 Downtowner Loop N., Suite H
City: Mobile State: AL Zip: 36609
Contact Person: Mark Wattier, PLS

Plat Fee Calculation:
Reference: Ordinance 1269

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

Richard Walser Richard Walser
Property Owner/Leaseholder Printed Name Signature
04/23/25 _____
Date Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

The owner is Elpizo Corporation. Evan Geerts of DDG is the authorized agent for the project. This application is requesting approval of Resubdivision of Lot 1, Aviation Industrial Group Replat Subdivision, a 2-lot Minor Subdivision. The property is zoned M-1, Light Industrial District. The property is approximately 17 acres and is located at 8100 McGowin Drive.

SITE DATA

TAX PARCEL NUMBER:	R05-56-02-04-3-001-015.006
CURRENT ZONING:	M-1 LIGHT INDUSTRIAL DISTRICT
LINEAR FEET OF STREETS:	0 LF
NUMBER OF LOTS:	2
SMALLEST LOT SIZE:	174,364 SF 4.00 ACRES
LARGEST LOT SIZE:	565,344 SF 12.98 ACRES
AVERAGE LOT SIZE:	369,854 SF 8.49 ACRES
COMMON AREAS:	0 ACRE
TOTAL AREA:	16.98 ACRES
SITE DENSITY:	0.12 LOT/ACRE
NUMBER OF UNITS PROPOSED	0 UNITS

REQUIRED SETBACKS

NONE UNLESS REQUIRED BY THE FAIRHOPE ZONING ORDINANCE

UTILITIES

WATER, SEWER & GAS:
FAIRHOPE PUBLIC UTILITIES
555 SOUTH SECTION ST., FAIRHOPE, AL 36532
NAKEIA HOOKS (251) 990-0113

ELECTRICAL:
RIVIERA UTILITIES
413 E. LAUREL AVE, FOLEY, AL 36536
SCOTT SLIGH (251) 943-5001

TELEPHONE:
AT&T
2155 OLD SHELL ROAD, MOBILE, AL 36607
WADE MITCHELL (251) 471-8361

General Comments:

All lots are within 450 feet of a fire hydrant and each lot fronts a paved publicly maintained road.

The proposed subdivision according to Fairhope’s Subdivision Regulations is a minor subdivision and has been reviewed accordingly. The proposed subdivision does not include the building of any additional infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study.

Fairhope’s Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. Sidewalks do not currently exist along McGowin Drive. The applicant has requested to provide an easement for the sidewalk in lieu of installing sidewalks.

Final plat must be recorded within 120 days of approval.

Drainage Comments:

Private drainage infrastructure currently exists from previous development. This drainage area is captured in an easement. Note 4 on the plat references this easement as temporary and will be vacated with future development. The plat provides a drainage easement for the future relocation of the private drainage.

Utility Comments:

Water, sewer, and gas are provided by the City of Fairhope. Power is provided by Riviera and AT&T is the telecommunications provider. Water and sewer is available along McGowin Drive and future connections will require coordination of all testing and reporting through Fairhope Public Utilities.

Connectivity:

The applicant is requesting a sidewalk easement. The driveway will remain a private drive with an ingress/egress easement to allow the northern lot access.

Comments:

The City of Fairhope Subdivision Regulations contain the following criteria in Article V.B.2. **Approval Standards.**

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;

- Meets

b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- Meets

c. The proposed subdivision is not consistent with these Regulations;

- Meets

d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations;

- Meets

e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

- Meets

Staff Recommendation

Staff recommends **APPROVAL** of SD 25.09 Resubdivision of Lot 1, Aviation Industrial Group Replat Subdivision with the following conditions:

1. Approval of the sidewalk easement.
2. All required utility testing is coordinated with Fairhope Public Utilities at time of future development.
3. An ingress/egress easement is added to the private drive to allow the northern lot access.
4. Label the lots “Lot 1” and “Lot 2”.

FLOOD CERTIFICATE:
 THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 010030757 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".

SITE DATA
 TAX PARCEL NUMBER: R05-56-02-04-3-001-015.006
 CURRENT ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
 LINEAR FEET OF STREETS: 0 LF
 NUMBER OF LOTS: 2
 SMALLEST LOT SIZE: 174,364 SF 4.00 ACRES
 LARGEST LOT SIZE: 565,344 SF 12.98 ACRES
 AVERAGE LOT SIZE: 369,854 SF 8.49 ACRES
 COMMON AREAS: 0 ACRE
 TOTAL AREA: 16.98 ACRES
 SITE DENSITY: 0.12 LOT/ACRE
 NUMBER OF UNITS PROPOSED: 0 UNITS

REQUIRED SETBACKS
 NONE UNLESS REQUIRED BY THE FAIRHOPE ZONING ORDINANCE

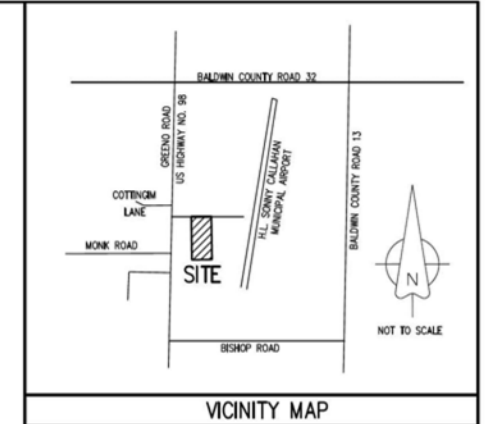
UTILITIES
 WATER, SEWER & GAS:
 FAIRHOPE PUBLIC UTILITIES
 555 SOUTH SECTION ST., FAIRHOPE, AL 36532
 NAKIA HOOKS (251) 990-0113

ELECTRICAL:
 RIVIERA UTILITIES
 413 E. LAUREL AVE, FOLEY, AL 36536
 SCOTT SUGB (251) 943-5001

TELEPHONE:
 AT&T
 2155 OLD SHELL ROAD, MOBILE, AL 36607
 WADE MITCHELL (251) 471-8361

NOTES

- A PROPERTY OWNER'S ASSOCIATION (POA) IS REQUIRED TO BE FORMED IN ORDER TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURE LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
- AT THE TIME OF BUILDING PERMIT, ALL REQUIRED TESTING AND REPORTS SHALL BE COORDINATED WITH FAIRHOPE UTILITIES.
- DRAINAGE & UTILITY EASEMENTS ARE HEREBY PROVIDED ALONG THE SIDE, REAR, AND FRONT PROPERTY LINES AS SHOWN HEREON.
- THE 15' TEMPORARY DRAINAGE EASEMENT SHOWN ON LOT 1B SHALL BE VACATED UPON THE RELOCATION OF THE EXISTING DRAINAGE INFRASTRUCTURE TO THE 15' DRAINAGE EASEMENT LOCATED ALONG THE WEST AND NORTH PROPERTY LINES OF LOT 1B.
- THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 010030757 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS HEREBY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 11' 38" AT NORTHING 167,444.475, EASTING 1,848,014.326 (ALABAMA STATE PLANE COORDINATE SYSTEM, WEST ZONE)



OWNERS:
 AVIATION INDUSTRIAL GROUP, INC.
 8100 MCGOWAN DRIVE
 FAIRHOPE, ALABAMA 36532

SURVEYOR:
 WATTIER SURVEYING, INC.
 4318 DOWNTOWNER LOOP NORTH, SUITE H
 MOBILE, ALABAMA 36609

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT AVIATION INDUSTRIAL GROUP INC. IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF _____ 20____

 (SIGNATURE)

BY: _____ (PRINT NAME) TITLE _____

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF AVIATION INDUSTRIAL GROUP INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ 20____

 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF AVIATION INDUSTRIAL GROUP INC. SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

LOT 1, AVIATION INDUSTRIAL GROUP REPLAT SUBDIVISION, AS RECORDED IN SLIDE 2516-A & B OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS () AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE ____ DAY OF _____ 20____

 SURVEYOR
 ALABAMA LICENSE #20364

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

 SECRETARY DATE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____ 20____

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES WATER AND SEWER DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____ 20____

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____ 20____

 AUTHORIZED REPRESENTATIVE

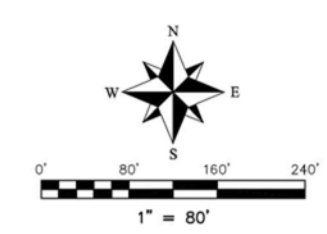
CERTIFICATE OF APPROVAL BY AT&T:

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____ 20____

 AUTHORIZED REPRESENTATIVE

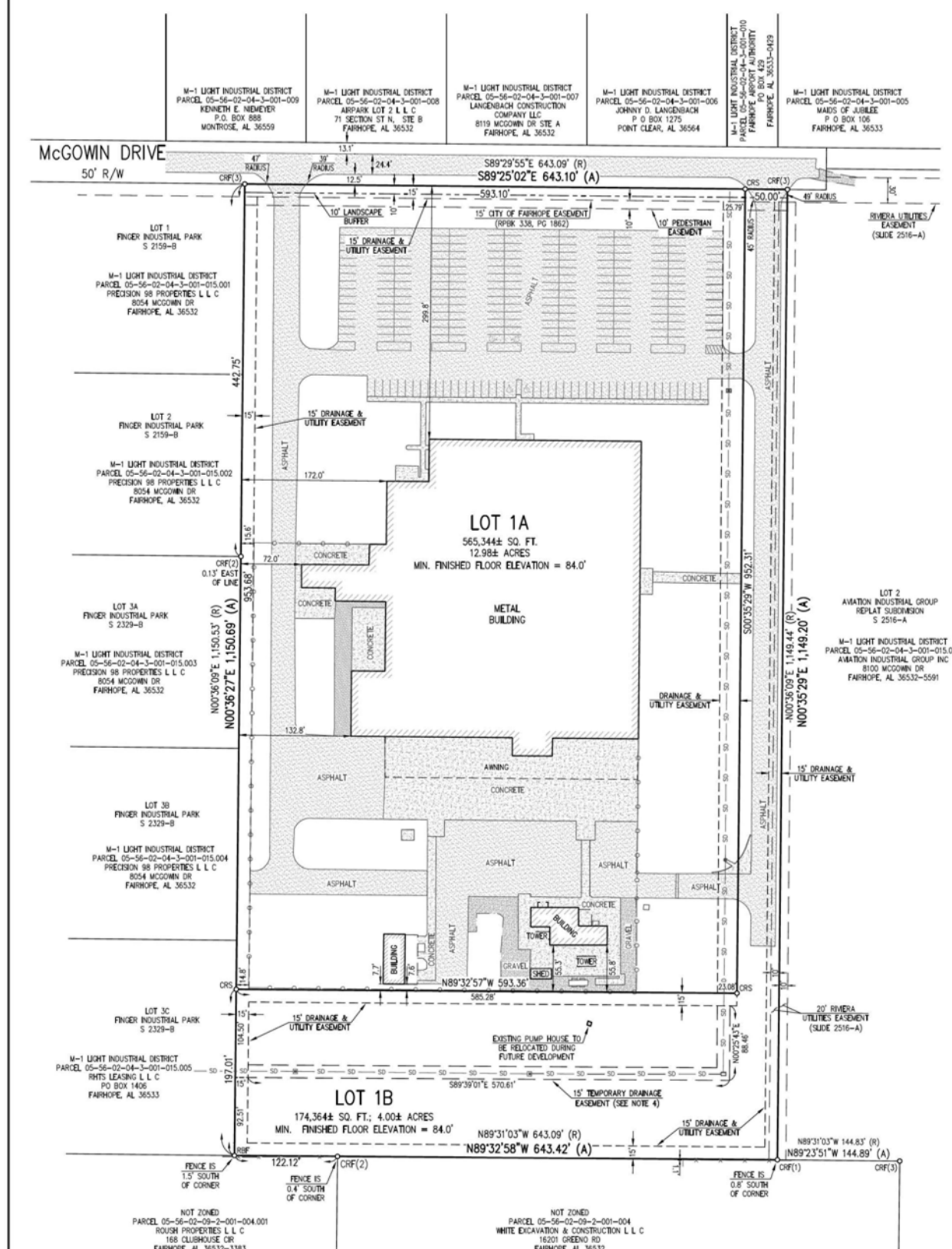
- LEGEND**
- (R) RECORD BEARING OR DISTANCE
 - (A) ACTUAL BEARING OR DISTANCE
 - CRP(1) CAPPED REBAR FOUND (THOMPSON)
 - CRP(2) CAPPED REBAR FOUND (MOORE)
 - CRP(3) CAPPED REBAR FOUND (ILLEGIBLE)
 - RSB 1/2" REBAR FOUND
 - CRS CAPPED REBAR SET (WATTIER)
 - CHAIN-LINK FENCE
 - X— WIRE FENCE
 - |— STORM DRAINAGE STRUCTURES AND PIPE

RESUBDIVISION OF LOT 1, AVIATION INDUSTRIAL GROUP REPLAT SUBDIVISION
 PRELIMINARY/FINAL PLAT
 SECTION 4, TOWNSHIP 7 SOUTH, RANGE 2 EAST BALDWIN COUNTY, ALABAMA



JUNE 19, 2025

WATTIER SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 4318 DOWNTOWNER LOOP N., SUITE H
 MOBILE, ALABAMA 36609 251-342-2640





May 21, 2025

DDG, PC
Attn: Joseph Ory, Project Manager
1 Galleria Blvd., Suite 1506
Metairie, LA 70001

Subject: Wetland Assessment, McGowin Drive Property, Baldwin County

Dear Mr. Ory:

Thompson Engineering has conducted a survey for presence/absence of wetlands or other Waters of the U.S. that might occur within the 17.1-acre Lot 1 property located on McGowin Drive in Fairhope (Baldwin County), Alabama. This property is located in Sec. 4, Township 7 South, Range 2 East and the geographic coordinates of the approximate center of the site are latitude 30.459402⁰N, longitude 87.883442⁰W (**Figures 1 and 2**). Most of this property has been developed for commercial uses but also contains some undeveloped open grass land. Thompson Engineering's delineation was conducted in accordance with guidelines in the U.S. Army Corps of Engineers' 2010 Regional Supplement to the 1987 Wetland Delineation Manual. This involved evaluation of the site's hydrology, vegetation, and soils. Wetland hydrology generally is recognized on the basis of depth to saturation and water table, although indicators of hydrology are also relied upon when conditions are relatively dry; major indicators include the presence of crawfish chimneys, water-stained leaves, and oxidized rhizospheres. Hydrophytic plant species are ubiquitous in this area and often dominate even non-wetland habitats. Nonetheless, observations are made of the relative abundance and dominance of the plant species observed, and their wetland indicator status. The presence of hydric soils is generally the most consistent measure of wetland conditions. Of particular importance is the uppermost 8- to 9-inch stratum of the soil; if redoximorphic features (eg., red, orange, yellow mottles) are present, or if mucky soils are present, the investigator will conclude that hydric (wetland) soil conditions are present. It is important to note that all three wetland parameters must be present for a site to be classified as a wetland. Field data forms were compiled to document the basis for distinguishing between upland and wetland areas; these forms are provided with this report.

Thompson Engineering determined that there are no wetlands within the property; upland data were recorded at three locations (**Figure 3**). Non-wetlands were recognized primarily on the basis of the presence of non-hydric soils and the absence of hydrophytic vegetation; existing vegetation includes mainly Bahia grass (*Paspalum notatum*) and centipede grass (*Eremochloa ophiuroides*), with some areas of cogongrass (*Imperata cylindrica*) and

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thompsonengineering.com | 251.666.2443



broom sedge (*Andropogon virginicus*). Soils in the property consist of sandy material, including some introduced fill. Due to the absence of wetlands within this property, any proposed development of the site would not be subject to Sec. 404 of the Clean Water Act.

Please feel free to call or email me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Barry A. Vittor".

Barry A. Vittor, PhD
Principal Scientist

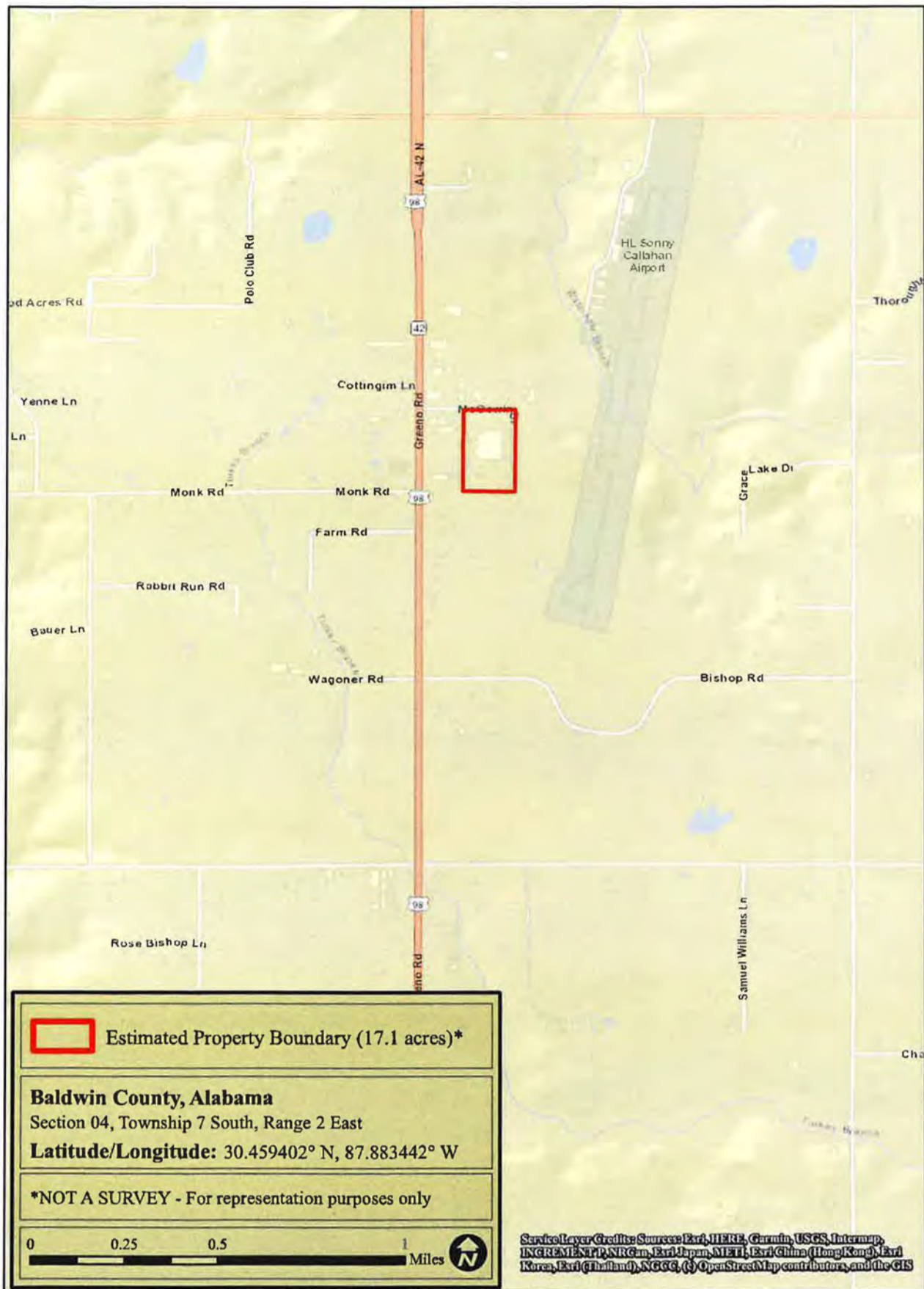


Figure 1. Project Location and Vicinity Map (Street Locator)

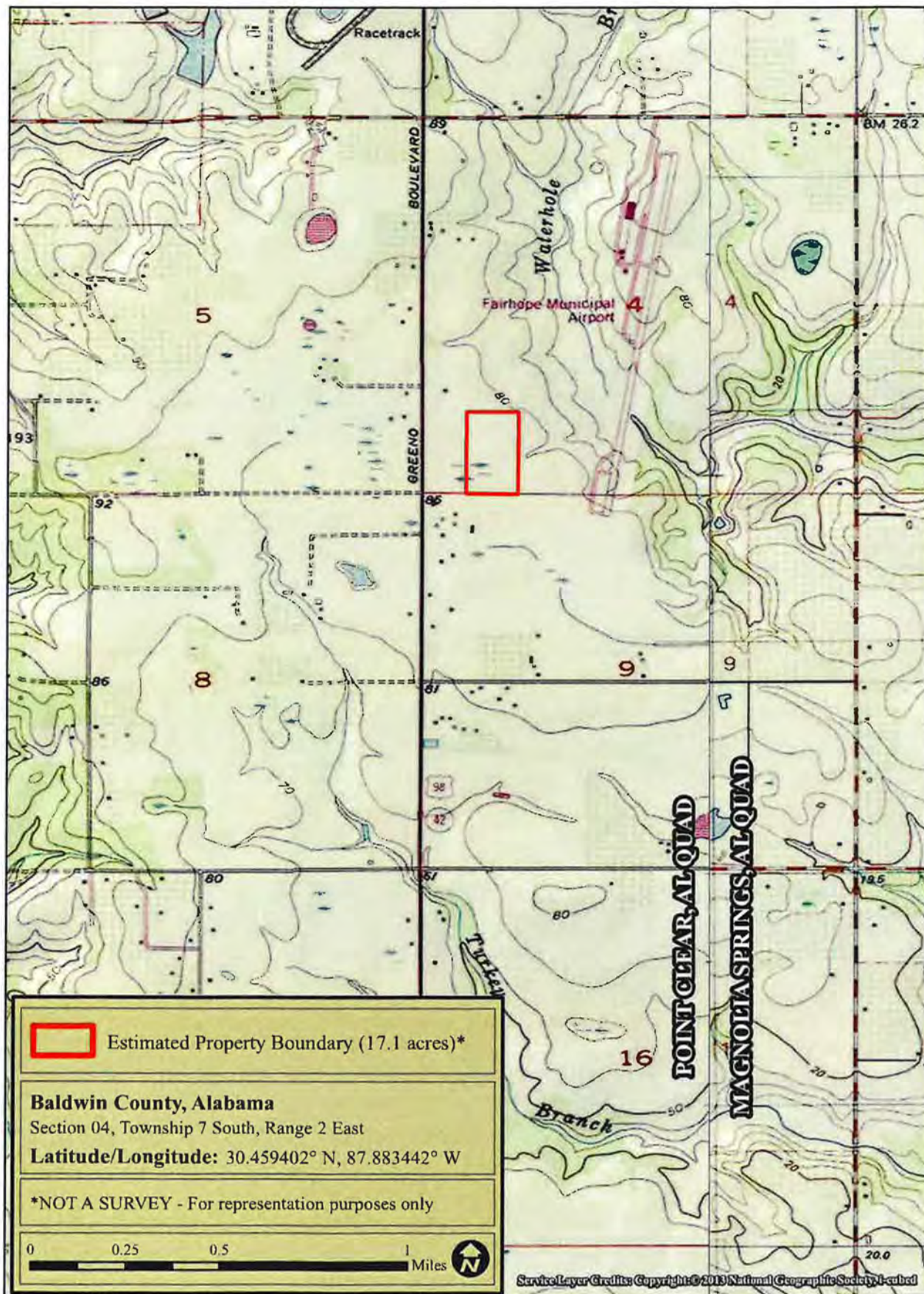


Figure 2. Project Location and Vicinity Map (Quad Locator)



Figure 3. Wetland Assessment Results: No Jurisdictional Wetlands Present (May 19, 2025)

Project/Site: McGowin Dr, Lot 1 City/County: Fairhope/Baldwin Sampling Date: 5/16/25
 Applicant/Owner: DDG, PC State: AL Sampling Point: Upland 1
 Investigator(s): Matt Stowe & Connor Eubanks Section, Township, Range: S4 T7S R2E
 Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 0-1
 Subregion (LRR or MLRA): LRR P Lat: 30.458090 Long: -87.884162 Datum: _____
 Soil Map Unit Name: MaA: Malbis fine sandy loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: Upland 1

Tree Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
=Total Cover _____			
50% of total cover: _____		20% of total cover: _____	

Sapling Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
=Total Cover _____			
50% of total cover: _____		20% of total cover: _____	

Shrub Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
=Total Cover _____			
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Paspalum notatum</u>	<u>80</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Andropogon virginicus</u>	_____	_____	<u>FAC</u>
3. <u>Imperata cylindrica</u>	_____	_____	<u>UPL</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
80 =Total Cover			
50% of total cover: <u>40</u>		20% of total cover: <u>16</u>	

Woody Vine Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
=Total Cover _____			
50% of total cover: _____		20% of total cover: _____	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	Result
OBL species <u>0</u>	x 1 =	<u>0</u>
FACW species <u>0</u>	x 2 =	<u>0</u>
FAC species <u>0</u>	x 3 =	<u>0</u>
FACU species <u>80</u>	x 4 =	<u>320</u>
UPL species <u>0</u>	x 5 =	<u>0</u>
Column Totals: <u>80</u> (A)		<u>320</u> (B)
Prevalence Index = B/A =		<u>4.00</u>

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody Vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: Upland 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/3						Sandy	Clay Fill
3-9	10YR 3/3	50					Sandy	Clay Fill
	7.5YR 5/6	50					Sandy	Clay Fill
9-15	10YR 4/6	80						
	5YR 5/8	50						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Black Histic (A3)	(MLRA 153B, 153D)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	(outside MLRA 150A)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)	(outside MLRA 150A, 150B)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)	(MLRA 153B)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)	(outside MLRA 138, 152A in FL, 154)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)	<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)	(MLRA 153B, 153D)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)	
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)	
<input type="checkbox"/> Polyvalue Below Surface (S8)	(MLRA 149A, 153C, 153D)	
(LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
	(MLRA 138, 152A in FL, 154)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

Project/Site: McGowin Dr, Lot 1 City/County: Fairhope/Baldwin Sampling Date: 5/16/25
 Applicant/Owner: DDG, PC State: AL Sampling Point: Upland 2
 Investigator(s): Matt Stowe & Connor Eubanks Section, Township, Range: S4 T7S R2E
 Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 0-1
 Subregion (LRR or MLRA): LRR P Lat: 30.459927 Long: -87.884198 Datum: _____
 Soil Map Unit Name: MaA: Malbis fine sandy loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: Upland 2

Tree Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____

=Total Cover

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____

=Total Cover

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____

=Total Cover

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Eremochloa ophiuroides</u>	<u>50</u>	<u>Yes</u>	<u>UPL</u>
2. <u>Paspalum notatum</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____

100 =Total Cover

50% of total cover: 50 20% of total cover: 20

Woody Vine Stratum (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

=Total Cover

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>50</u>	x 4 = <u>200</u>
UPL species <u>50</u>	x 5 = <u>250</u>
Column Totals: <u>100</u> (A)	<u>450</u> (B)
Prevalence Index = B/A = <u>4.50</u>	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody Vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present?

Yes	No
<u> </u>	<u>X</u>

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: Upland 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/4							
4-9	10YR 4/6							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)
- Polyvalue Below Surface (S8)
(LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Barrier Islands 1 cm Muck (S12)
(MLRA 153B, 153D)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Floodplain Soils (F20)
(MLRA 149A, 153C, 153D)
- Very Shallow Dark Surface (F22)
(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Coast Prairie Redox (A16)
(outside MLRA 150A)
- Reduced Vertic (F18)
(outside MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (LRR P, T)
- Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
- Barrier Islands Low Chroma Matrix (TS7)
(MLRA 153B, 153D)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Project/Site: McGowin Dr, Lot 1 City/County: Fairhope/Baldwin Sampling Date: 5/16/25
 Applicant/Owner: DDG, PC State: AL Sampling Point: Upland 3
 Investigator(s): Matt Stowe & Connor Eubanks Section, Township, Range: S4 T7S R2E
 Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 0-1
 Subregion (LRR or MLRA): LRR P Lat: 30.459377 Long: -87.882633 Datum: _____
 Soil Map Unit Name: MaA: Malbis fine sandy loam NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: _____ _____ _____	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: _____

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: Upland 3

<u>Tree Stratum</u> (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

<u>Sapling Stratum</u> (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

<u>Shrub Stratum</u> (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

<u>Herb Stratum</u> (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Paspalum notatum</u>	80	Yes	FACU
2. <u>Eremochloa ophiuroides</u>	20	Yes	UPL
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
100 = Total Cover			
50% of total cover: 50		20% of total cover: 20	

<u>Woody Vine Stratum</u> (Plot size: <u>0.1 Acre</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>80</u>	x 4 = <u>320</u>
UPL species <u>20</u>	x 5 = <u>100</u>
Column Totals: <u>100</u> (A)	<u>420</u> (B)
Prevalence Index = B/A = <u>4.20</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub - Woody Plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody Vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present?	Yes	No
	_____	<u>X</u>

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: Upland 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/4							
3-9	10YR 5/8							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> (MLRA 153B, 153D)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> (outside MLRA 150A)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> (outside MLRA 150A, 150B)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> (MLRA 153B)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)	<input type="checkbox"/> (outside MLRA 138, 152A in FL, 154)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)	<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)	<input type="checkbox"/> (MLRA 153B, 153D)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)	
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)	
<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> (MLRA 149A, 153C, 153D)	
<input type="checkbox"/> (LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
	<input type="checkbox"/> (MLRA 138, 152A in FL, 154)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks:



May 22, 2025

City of Fairhope Planning Commission
Attn: Mr. Hunter Simmons
451 Pecan Ave. Suite 200
Fairhope, AL 36532

Re: Traffic Generator Memorandum
Elpizo Subdivision

Dear Mr. Simmons,

We are submitting this memorandum to provide an estimate of the anticipated traffic impact for the proposed light industrial facility south of McGowin Dr.

Based on the ITE Trip Generation Manual, Land Use Code 110 (General Light Industrial) and an assumed maximum building size of 60,000 SF, the estimated trips are as follows:

- Average Daily Traffic (ADT): 298 trips (entering/exiting combined)
- AM Peak Hour: Approximately 42 trips (entering/exiting combined)
- PM Peak Hour: Approximately 38 trips (entering/exiting combined)

These estimates are derived from industry-standard trip generation rates per 1,000 square feet of gross floor area for light industrial facilities. The actual trip generation may vary based on site-specific conditions, employee shifts, and operational characteristics. Additionally, should a larger building be proposed in the future, the trip generation shall be recalculated.

The number of estimated trips does not exceed the threshold of 1,000 trips per day or 50 trips during the peak hour. It is our professional opinion that a traffic impact analysis is not required.

If further analysis or adjustments are required, I am available to provide additional details.

Sincerely,

Evan M. Geerts, P.E.
Duplantis Design Group, PC
3703 Old Shell Rd.
Mobile, AL 36608





May 6, 2025

Sherry Sullivan
Mayor

Re: McGowin Dr., (Aero Project) Future development is South of the existing building
Pin 309678

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACO
Jimmy Conyers
Corey Martin

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Lisa A. Hanks, MMC
City Clerk

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available and active. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Kimberly Creech
Treasurer

Sincerely,



Daryl Morefield
Water/Wastewater Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov

Fairhope Public Utilities



Mayor
Sherry Sullivan

Council Members
Kevin G. Boone
Jack Burrell, ACMD
Jimmy Conyers
Corey Martin
Jay Robinson

May 9, 2025

DDG
Joseph Ory, Project Manager
1 Galleria Blvd. Suite 1506
Metairie, LA 70001

RE: PIN 309678, 8100 McGowin Dr., Fairhope, AL

Based upon review of the proposed development, gas service by Fairhope Public Utilities is currently available and active. Fairhope Utilities has an existing 2" low-pressure gas main (20 psi) on the north side of McGowin Dr. that is able to service the proposed subdivision of Lot 1. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

This letter of availability is only valid for a proposed development that does not require gas pressure above 20 psi. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Sid Grose
Gas Construction Supervisor

Wes Royelt
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

3/25/2025

Joseph Ory
DDG
1 Galleria Blvd, Suite 1506
Metairie, LA 70001

RE: Fairhope Aero – McGowin Dr.

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to the above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



May 12, 2025

Joseph Ory
Duplantis Design Group

RE: Service Availability – 8100 McGowin Dr. Fairhope, AL

Dear Mr. Ory,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.
Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office
(251) 680-7402

Elpizo Corporation
PO Box 129
Lake Placid
Florida 33882

To:
City of Fairhope Planning Dept.
Attn: Hunter Simmons
Hunter.simmons@fairhopeal.gov
451 Pecan Ave., Suite 200
Fairhope, AL 36532

May 9, 2025

To whom it may concern:

This letter is to confirm that the proposed subdivision of Lot 1 on the south side of McGowin Dr. has a private contract for trash removal services given that it is an industrially zoned property. Elpizo Corporation contracts with Republic Services for trash service and therefore does not request regular trash removal services from the City of Fairhope.

Feel free to reach out to me with any further questions or concerns.

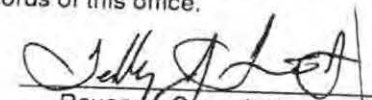
Sincerely,

A handwritten signature in blue ink that reads "Richard Walser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Walser
Director

Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property St	Property Street Name
05-56-02-04-3-001-015.001	231388	PRECISION 98 PROPERTIES L L C	8054 MCGOWIN DR		FAIRHOPE	AL	36532	8054 MCGOWIN DR	
05-56-02-04-3-001-006.000	103393	LANGENBACH JOHNNY D	P O BOX 1275		POINT CLEAR	AL	36564	8119 MCGOWIN DR	
05-56-02-04-3-001-015.005	291596	RHTS LEASING L L C	PO BOX 1406		FAIRHOPE	AL	36533	16020 GREENO RD	
05-56-02-04-3-001-009.000	103361	NIEMEYER, KENNETH E	P O BOX 888		MONTROSE	AL	36559	8111 MCGOWIN DR	
05-56-02-04-3-001-015.004	291595	PRECISION 98 PROPERTIES L L C	8054 MCGOWIN DR		FAIRHOPE	AL	36532	0 GREENO RD	
05-56-02-04-3-001-015.006	309678	ELPIZO CORPORATION	PO BOX 129	901 HILLCREST AVE	LAKE PLACID	FL	33862	8100 MCGOWIN DR	
05-56-02-04-3-001-014.000	93452	MCLENDON PROPERTIES, L L C	8050 MCGOWEN DR		FAIRHOPE	AL	36532	8050 MCGOWIN DR & 8077	
05-56-02-04-3-001-005.000	114982	MAIDS OF JUBILEE	P O BOX 106		FAIRHOPE	AL	36533	8251 MCGOWIN RD	
05-56-02-04-3-001-015.003	262811	PRECISION 98 PROPERTIES L L C	8054 MCGOWIN DR		FAIRHOPE	AL	36532	0 GREENO RD	
05-56-02-04-3-001-008.000	103360	AIRPARK LOT 2 L L C	71 SECTION ST N	STE B	FAIRHOPE	AL	36532	8115 MCGOWIN DR	
05-56-02-04-3-001-015.002	262810	PRECISION 98 PROPERTIES L L C	8054 MCGOWIN DR		FAIRHOPE	AL	36532	16150 GREENO RD	
05-56-02-04-3-001-015.000	91233	FAIRHOPE, THE CITY OF	P O DRAWER 429		FAIRHOPE	AL	36533	16150 GREENO RD S	
05-56-02-09-2-001-004.001	273671	ROUSH PROPERTIES L L C	168 CLUBHOUSE CIR		FAIRHOPE	AL	36532	15980 GREENO RD	
05-56-02-04-3-001-007.000	103359	LANGENBACH CONSTRUCTION COMPANY	8119 MCGOWIN DR STE A		FAIRHOPE	AL	36532	8115 MCGOWIN DR	
05-56-02-04-3-001-004.000	226626	FAIRHOPE AIRPORT AUTHORITY	PO BOX 429		FAIRHOPE	AL	36533	0 CO RD 32	
05-56-02-09-2-001-004.000	3152	WHITE EXCAVATION & CONSTRUCTION L	16201 GREENO RD		FAIRHOPE	AL	36532	15930 GREENO RD (A)	
05-56-02-04-3-001-015.007	356651	ELPIZO CORPORATION	PO BOX 129	901 HILLCREST AVE	LAKE PLACID	FL	33862	16150 GREENO RD S	
05-56-02-09-2-001-003.000	67889	ELPIZO CORPORATION	PO BOX 129	901 HILLCREST AVE	LAKE PLACID	FL	33862	0	
05-56-02-04-3-001-010.000	28449	FAIRHOPE AIRPORT AUTHORITY	PO BOX 429		FAIRHOPE	AL	36533	0 MCGOWIN DR	

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

RESOLUTION NO: 2025-04

A RESOLUTION AMENDING ARTICLE VI, SECTIONS F.C. AND H.2. OF THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS TO REVISE DIVISION II OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTING SANITARY SEWER FACILITIES AND WATER FACILITES

WHEREAS, the City of Fairhope Planning Commission (the “Planning Commission”) adopted the current Subdivision Regulations for the City of Fairhope, Alabama on March 8, 2007 (the “Subdivision Regulations”); and

WHEREAS, such regulations may include provisions as to the extent to which water and sewer and other utility mains, piping or other facilities shall be installed as a condition to the approval of the plat; and

WHEREAS, pursuant to such authority the City of Fairhope Planning and Zoning Commission (“Commission”) has adopted the STANDARD SPECIFICATIONS FOR CONSTRUCTING SANITARY SEWER FACILITIES AND WATER FACILITIES (“STANDARDS”), which contain provisions for both design criteria and technical specifications; and

WHEREAS, the design criteria provisions, DIVISION II – DESIGN CRITERIA, provide for the general design parameters, including mapping “as built” data, clearances, slopes, peak flow factors, pumping rates, pipe size requirements and other pertinent design guidance factors and encompass the basic methodology for how water and sewer utilities are designed, installed and the level of service to users of the water and sewer systems; and

WHEREAS, the Planning Commission desires to amend the Subdivision Regulations as hereinafter provided as necessitated by recent changes to the jurisdiction.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA, AS FOLLOWS:

1. Section A.6. of DIVISION II – DESIGN CRITERIA of the Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities is hereby revised to read as follows:
 6. Sanitary sewers shall be separated a minimum of ten (10) feet clear horizontal distance from any existing or proposed water main. Where sanitary sewers are required to cross water mains a minimum of eighteen (18) inches vertical distances (Water Main must be vertically above the sewer) between the outside of the mains shall be obtained. Sewer mains at water main crossings shall be constructed with ductile iron pipes with joints at least nine feet (9’) from the crossing centerline. If these conditions

cannot be obtained, additional design considerations approved by the City of Fairhope shall be incorporated to protect both lines and prevent cross contamination.

2. Section B.11, of DIVISION II – DESIGN CRITERIA of the Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities is hereby revised to read as follows:

11. BUILDING	
a. Minimum height (feet)	8
b. Minimum unobstructed floor space (feet)	4
c. Ventilation requirements (air changes/hour):	
(1) Continuous duty	12
(2) Intermittent	30
d. Water service line (inches)	3/4
e. Interior lighting (LED Energy Efficient Fixtures Only)	2
f. Interior electrical receptacles (each):	
(1) 110 volt	4
(2) 240 volt	2

5. Section B ADDITIONAL SANITARY SEWER REQUIREMENTS, of DIVISION II – DESIGN CRITERIA of the Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities is hereby revised to read as follows:

1. Gravity sanitary sewer collection mains shall be a minimum of eight (8) inches in diameter.
2. Where velocities will exceed 15 fps, special provisions shall be made to protect against displacement by erosion and impact.
3. Sanitary sewers shall be laid with uniform slope between Sanitary Sewer manholes.
4. Sanitary sewers placed on twenty (20) percent slopes or greater shall be anchored securely with an approved method and spacing.
5. Curvilinear alignment of sanitary sewers shall not be utilized in construction.
6. Sanitary Sewer manholes shall be installed on average every 400 feet and shall not exceed a distance of 450 feet. Manholes shall also be installed at:
a) all changes in grade, size, or alignment; b) all intersections; and c) the end of each line.

7. Manholes shall be a minimum of 48 inches in diameter with minimum access diameter of 24 inches.

8. An approved drop connection shall be installed at each manhole where the sanitary sewer pipe is 24 inches or more above the manhole invert.

9. Sanitary sewage system components and piping configurations shall comply with the City of Fairhope Standard Details for sewer systems.

10. New sewage pumping stations shall be equipped with provisions for “quick connecting” to emergency generators, “quick connections” and piping configurations for permanent suction and discharge to allow for connecting to emergency bypass pumps. Supervisory control and data acquisition (SCADA) systems in accordance with the SCADA systems currently in use by the Fairhope sewer system for monitoring operating conditions of the pump station from the Fairhope Water Reclamation Facility shall be installed at new sewage pumping stations.

11. New sewage pumping stations shall be provided with a backup generator or motor driven backup pump. The City shall choose which option that will be required.

EFFECTIVE DATE: This amendment shall be in full force and effect upon its due adoption and certification as provided by law.

Adopted this _____ Day of _____, 2025.

Lee Turner, Chairman

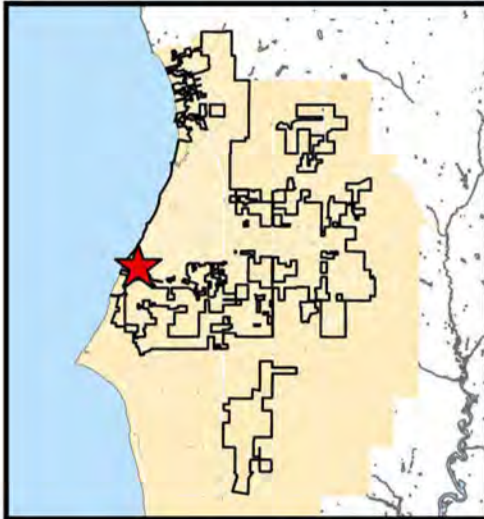
Attest:

Cindy Beaudreau, Secretary

City of Fairhope Planning Commission July 7, 2025



SD 25.12 - Magnolia Beach Estates



Project Name:

Magnolia Beach Estates

Site Data:

2.4 acres

Project Type:

2-lot minor subdivision final plat approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2, Medium Density Single-Family Residential District

PPIN Number:

36014

General Location:

South of Laurel Avenue between Satsuma and Kumquat

Surveyor of Record:

The Woodlands Group

Engineer of Record:

The Woodlands Group

Owner / Developer:

Mary Crumpton

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project

Attachments: Articles of Incorporation or List all associated investors
Date of Application: 5/2/25

Property Owner / Leaseholder Information
Name of Property Owner: Mary Crumpton Phone Number: _____
Address of Property Owner: 1104 Laurel Ave.
City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Magnolia Beach Estates
No. Acres in Plat: 2.4 No. Lots/Units: 2
Parcel No: 05-46-03-0-013-085.000 Current Zoning: R-2

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: Justin Palmer Phone Number: 251-929-4774
Address: P.O. Box 11
City: Point Clear State: AL Zip: 36546
Contact Person: Justin Palmer

Surveyor/Engineer Information
Name of Firm: The Woodlands Group Phone Number: 251-929-4774
Address: 11940 River Park Rd.
City: Fairhope State: AL Zip: 36532
Contact Person: Justin Palmer

Plat Fee Calculation:
Reference: Ordinance 1269

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

Mary Crumpton
Property Owner/Leaseholder Printed Name
5/2/25
Date

Mary Crumpton
Signature
Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

The owner is Mary Crumpton. Justin Palmer of The Woodlands Group, LLC is the authorized agent for the project. This application is requesting approval of Magnolia Beach Estates, a 2-lot Minor Subdivision. The property is approximately 2.4 acres and is located at 104 Laurel Avenue. The subject property is zoned R-2 - Medium Density Single-Family Residential District. There is an existing residence on proposed Lot-1. The site data table is below:

REQUIRED SETBACKS:

FRONT: 35 FT
REAR: 35 FT
DRIVEWAY SIDE: 15 FT
SIDE: 10 FT
SIDE STREET: 20 FT

SITE DATA:

CURRENT ZONING: R2
MINIMUM LOT SIZE: 10,500 SF
NUMBER OF LOTS: 2
SMALLEST LOT: 11,778 SF±
LARGEST LOT: 97,116 SF±
TOTAL AREA: 2.50 ACRES±

SURVEYOR/DESIGNER:

THE WOODLANDS GROUP, LLC COA#1073
16960 RIVER PARK ROAD
FAIRHOPE, AL. 36532
JUSTIN PALMER, PLS LIC. NO. 34934
EMAIL:JUSTIN@THEWOODLANDSGROUP.ORG
PHONE: 251-929-4774

OWNER:

MARY KITTY CAROLE CRUMPTON
104 LAUREL AVE,
FAIRHOPE, AL 36532.

General Comments:

All lots are within 450 feet of a fire hydrant and each lot fronts a paved publicly maintained road.

The applicant has proposed a new name, Hickory Preserve, to avoid a similar or duplicate name of existing subdivisions. Staff has no issues with this name.

The proposed subdivision according to Fairhope’s Subdivision Regulations is a minor subdivision and has been reviewed accordingly. The proposed subdivision does not include the building of any additional infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study.

Fairhope’s Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. Sidewalks do not currently exist along Laurel Ave. The applicant has requested to provide an easement for the sidewalk in lieu of installing sidewalks.

Final plat must be recorded within 120 days of approval.

The name of the subdivision “Magnolia Beach Estates” too closely resembles multiple existing subdivisions. Staff requests a new name be proposed and approved by the Planning Director.

Drainage Comments:

The existing flow patterns are not being changed.

Wetlands exist on the property and are reflected on the plat along with the appropriate wetland buffer. The wetland buffer signs need to be reflected every 100' and signs installed.

Utility Comments:

Water, sewer, and gas are provided by the City of Fairhope. Power is provided by Riviera and AT&T is the telecommunications provider.

Connectivity:

The applicant is requesting a sidewalk easement. The applicant states conflicts exist with heritage trees and utilities. Also there are no sidewalks in the nearby vicinity. A potential sidewalk project at the intersection of S. Mobile St. and Laurel Ave. will not extend near this property. The easement will allow for future sidewalk installation.

Comments:

*The City of Fairhope Subdivision Regulations contain the following criteria in Article V.B.2. **Approval Standards.***

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;

- Meets

b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- Meets

c. The proposed subdivision is not consistent with these Regulations;

- Meets

d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations;

- Meets

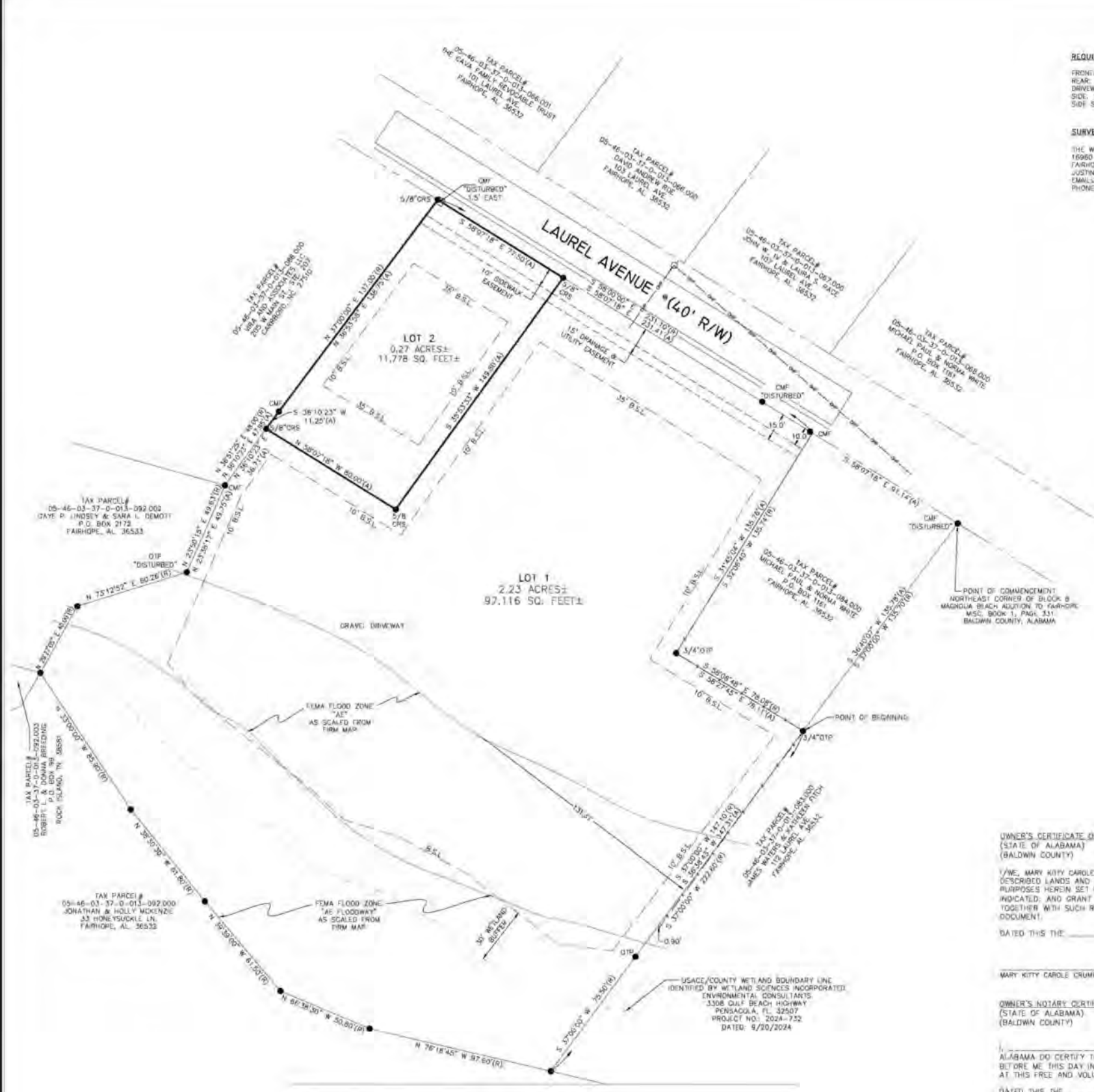
e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

- Meets

Staff Recommendation

Staff recommends **APPROVAL** of SD 25.12 Magnolia Beach Estates (Hickory Preserve) with the following conditions:

1. Grant approval of the 10' sidewalk easement in lieu of the installation of sidewalk.
2. Wetland buffer signs are reflected on the plat and installed prior to final signature of the plat.



REQUIRED SETBACKS:
 FRONT: 35 FT
 REAR: 35 FT
 DRIVEWAY SIDE: 15 FT
 SIDE: 10 FT
 SIDE STREET: 20 FT

SURVEYOR/DESIGNER:
 THE WOODLANDS GROUP, LLC CO#48073
 16960 RIVER PARK ROAD
 FAIRHOPE, AL 36532
 JUSTIN PALMER, P.L.S. LIC. NO. 34834
 EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG
 PHONE: 251-929-4774

SITE DATA:
 CURRENT ZONING: R3
 MAXIMUM LOT SIZE: 40,500 SQ. FT.
 NUMBER OF LOTS: 2
 SMALLEST LOT: 11,778 SQ. FT.
 LARGEST LOT: 97,116 SQ. FT.
 TOTAL AREA: 2.50 ACRES

OWNER:
 MARY KITTY CAROLE CRUMPHORN
 104 LAUREL AVE.
 FAIRHOPE, AL 36532



SURVEY LEGEND

● - SURVEY MONUMENT	CRS - 1/2" CAPPED REBAR SET	⊠ - POWER POLE
(R) - RECORD DIMENSION	CRF - CAPPED REBAR FOUND	⊕ - GUY ANCHOR
(A) - ACTUAL DIMENSION	RBF - REBAR FOUND	⊖ - FIRE HYDRANT
R/W - RIGHT-OF-WAY	CTP - DRUMPED TOP PIPE FOUND	⊗ - WATER VALVE
B.S.L. - BUILDING SETBACK LINES	OTF - OPEN TOP PIPE FOUND	⊙ - WATER METER
- - - - - FENCE	CMF - CONCRETE MONUMENT FOUND	⊞ - WOOD STAKE
⊞ - OVERHEAD POWER	⊞ - LIGHT POLE	⊞ - TELEPHONE PEDestal
▭ - CONCRETE	▭ - ASPHALT	▭ - COVERED AREA

FLOOD ZONE DETERMINATION:
 THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" & "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 1100300643M, DATED APRIL 19, 2019, AS DETERMINED BY SCALING FROM THE FLOOD HAZARD MAP AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (WATER, SEWER, GAS):
 HE, UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES (ELECTRIC), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS THE ____ DAY OF ____ 2025.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY AT&T:
 THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS THE ____ DAY OF ____ 2025.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC):
 HE, UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES (ELECTRIC), HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS THE ____ DAY OF ____ 2025.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS THE ____ DAY OF ____ 2025.

AUTHORIZED SIGNATURE _____

SURVEYOR'S NOTES:

- UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY. THERE MAY BE RECORDED AND UN-RECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS OR OTHER INSTRUMENTS THAT AFFECT THE BOUNDARIES OF THIS PROPERTY. THERE MAY BE UTILITIES LOCATED ON THIS PROPERTY THAT ARE NOT SHOWN.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
- TYPE OF SURVEY - BOUNDARY & SUBDIVISION SURVEY
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- FIELD WORK WAS PERFORMED 10/25/2024.
- THE LOTS SHOWN HEREON ARE SERVED BY AT&T COMMUNICATIONS, (TELEPHONE) CITY OF FAIRHOPE - WATER, GAS, & SEWER, POWER PROVIDED BY RIVERA UTILITIES.
- THIS PROPERTY LIES WITHIN THE CITY OF FAIRHOPE.
- NO NEW STREETS OR UTILITY LINES ARE BEING CREATED BY THIS PROJECT AT THIS TIME. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FEATURES ON THIS PROPERTY.
- VERIFY ANY ZONING, BUILDING SETBACKS AND BUILDING LOCATIONS WITH THE PROPER AUTHORITIES PRIOR TO BEGINNING ANY PLANNING OR CONSTRUCTION.
- THERE SHALL BE A 15 FOOT UTILITY EASEMENT ALONG THE FRONT, REAR AND SIDE LOT LINES AS REQUIRED BY RIVERA UTILITIES AND THE CITY OF FAIRHOPE.

RECORD PROPERTY DESCRIPTION INSTRUMENT NO. 13244811
 BLOCK EIGHT OF THE MAGNOLIA BEACH ADDITION TO FAIRHOPE, ALABAMA, ACCORDING TO THE MAP THEREOF RECORDED IN MISC. BOOK 1, AT PAGE 331, PROBATE RECORDS: BALDWIN COUNTY, ALABAMA, EXCEPTING THEREFROM LOT 1 AND A LOT HAVING A 90 FOOT FRONTAGE ON LAUREL STREET AND DEPTH OF 135 FEET MEASURED AT RIGHT ANGLES TO LAUREL STREET, OUT OF THE NE CORNER OF LOTS 5 AND 6 OF SAID BLOCK; THE PROPERTY HEREIN DESCRIBED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCE AT A POINT ON THE EAST LINE OF BLOCK 8 OF THE ABOVE NAMED SUBDIVISION, SITUATED S 37° W, 135.2 FEET FROM THE NE CORNER OF SAID BLOCK, AS THE POINT OF BEGINNING; THENCE RUN N 58° W, 78.2 FEET; THENCE RUN N 32° E, 135 FEET; THENCE RUN S 58° W ALONG THE SOUTH SIDE OF LAUREL STREET 230 FEET; THENCE RUN S 37° W, ALONG THE WESTERN MARGIN OF LOT 2 IN SAID BLOCK 8, 185 FEET TO A POINT; THENCE RUN S 22° 29' E, 113.3 FEET TO A POINT ON THE NWH BANK OF BIGHEAD GULLY; THENCE CONTINUE S 22° 29' E TO THE SOUTH BOUNDARY OF SAID BLOCK 8; THENCE RUN EASTWARDLY ALONG SAID GULLY AND ALONG THE SOUTH BOUNDARY OF SAID BLOCK 8 TO A POINT SITUATED S 37° W FROM THE POINT OF BEGINNING; THENCE RUN N 37° E TO AN 18" PIN ON THE NORTH BANK OF SAID GULLY; THENCE CONTINUE N 37° W, 150.7 FEET TO THE POINT OF BEGINNING. LOT CONTAINS 2.1 ACRES, MORE OR LESS, IN BLOCK 8, MAGNOLIA BEACH ADDITION TO FAIRHOPE, ALABAMA.

SURVEYOR PROPERTY DESCRIPTION:
 COMMENCING AT A POINT BEING USED AS THE NORTHEAST CORNER OF BLOCK EIGHT OF THE MAGNOLIA BEACH ADDITION TO FAIRHOPE, ALABAMA, AS PER MISC. BOOK 1, PAGE 331, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LAUREL AVENUE; THENCE RUN SOUTH 36°40'07" WEST 130.78 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN SOUTH 36°38'43" WEST 147.31 FEET TO A POINT; THENCE RUN SOUTH 37°00'00" WEST 75.50 FEET TO A POINT ON THE CENTERLINE OF TATUMVILLE GULLY; THENCE RUN ALONG SAID CENTERLINE NORTH 76°18'45" WEST 97.60 FEET TO A POINT; THENCE RUN ALONG SAID CENTERLINE NORTH 66°38'30" WEST 50.80 FEET TO A POINT; THENCE RUN ALONG SAID CENTERLINE NORTH 39°39'00" WEST 61.50 FEET TO A POINT; THENCE RUN ALONG SAID CENTERLINE NORTH 38°30'30" WEST 61.80 FEET TO A POINT; THENCE RUN ALONG SAID CENTERLINE NORTH 33°00'00" WEST 85.90 FEET TO A POINT; THENCE RUN NORTH 29°27'05" EAST 40.00 FEET TO A POINT; THENCE RUN NORTH 73°12'28" EAST 80.26 FEET TO A POINT; THENCE RUN NORTH 23°38'17" EAST 49.75 FEET TO A POINT; THENCE RUN NORTH 36°10'23" EAST 36.71 FEET TO A POINT; THENCE RUN NORTH 36°10'23" EAST 11.25 FEET TO A POINT; THENCE RUN NORTH 36°53'47" EAST 138.75 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAUREL AVENUE; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 58°07'09" EAST 231.42 FEET TO A POINT; THENCE RUN SOUTH 31°45'04" WEST 135.76 FEET TO A POINT; THENCE RUN SOUTH 58°27'45" EAST 78.11 FEET TO THE POINT OF BEGINNING. ALL BEING A TOTAL AREA OF 2.50 ACRES MORE OR LESS AND LOCATED ENTIRELY IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 37, TOWNSHIP-6-SOUTH, RANGE-2-EAST, BALDWIN COUNTY, ALABAMA.

SURVEYORS CERTIFICATION:
 STATE OF ALABAMA,
 COUNTY OF BALDWIN

I, JUSTIN PALMER, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JUSTIN PALMER, PLS DATE 04/15/2025
 LICENSED LAND SURVEYOR PL5494934
 THE WOODLANDS GROUP, LLC CO#48073
 16960 RIVER PARK RD
 FAIRHOPE, AL 36532
 PHONE: 251-929-4774
 EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG

OWNER'S CERTIFICATE OF ACCEPTANCE:
 (STATE OF ALABAMA)
 (BALDWIN COUNTY)

I/WE, MARY KITTY CAROLE CRUMPHORN, HEREBY STATE THAT I/WE ARE THE OWNER'S REPRESENTATIVE OF THE WITHIN PLATTED & DESCRIBED LANDS AND APPROVE THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USE AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS (IF ANY) TO THE PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS (IF ANY) AS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
 DATED THIS THE ____ DAY OF ____ 2025.

 MARY KITTY CAROLE CRUMPHORN

OWNER'S NOTARY CERTIFICATION:
 (STATE OF ALABAMA)
 (BALDWIN COUNTY)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY OF BALDWIN IN SAID STATE OF ALABAMA DO CERTIFY THAT WHOSE NAMES ARE SIGNED TO THE ABOVE OWNER'S CERTIFICATE OF ACCEPTANCE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.
 DATED THIS THE ____ DAY OF ____ 2025.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

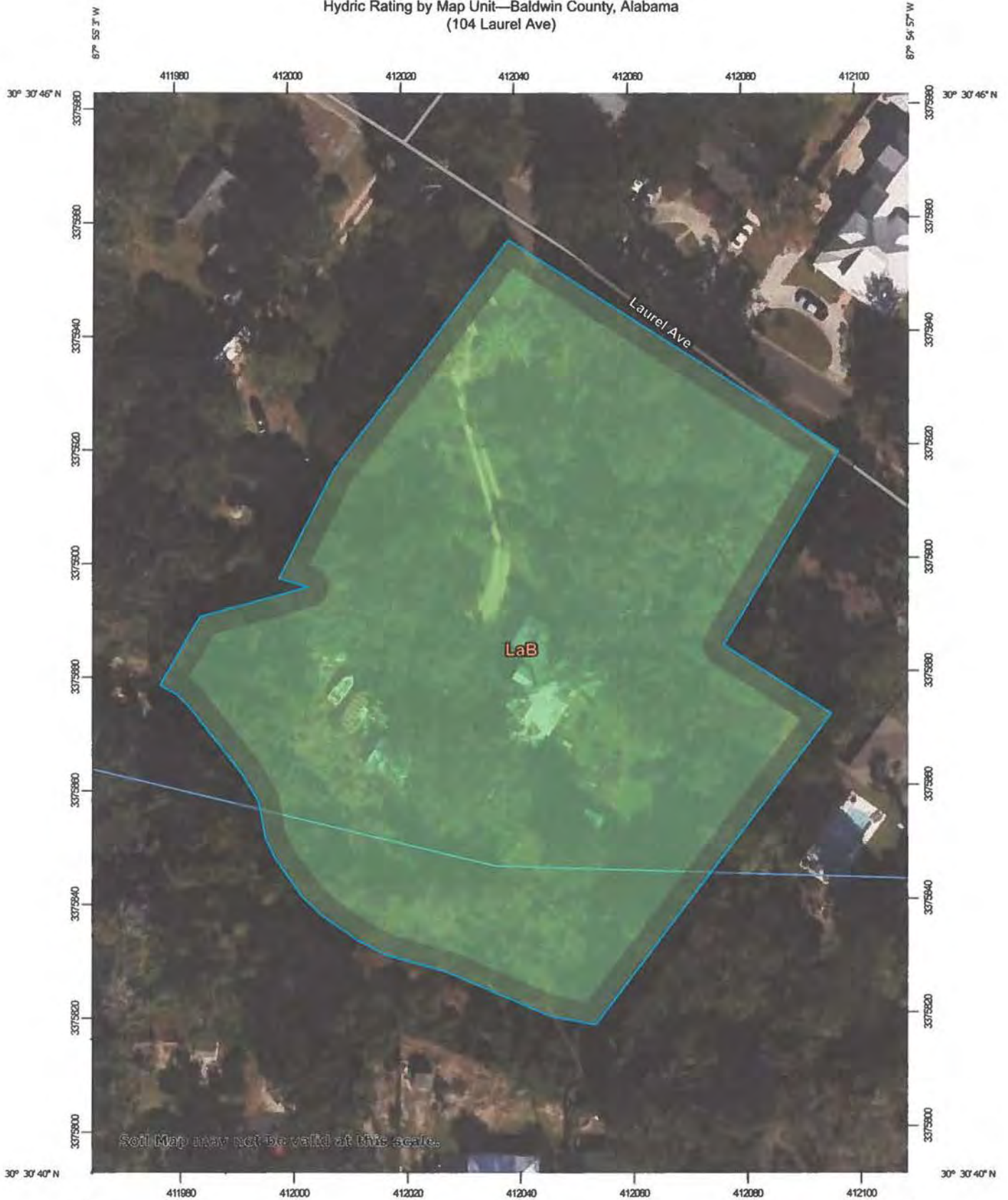
CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE PLANNING COMMISSION:
 HE, UNDERSIGNED, AS AUTHORIZED BY CITY OF FAIRHOPE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS THE ____ DAY OF ____ 2025.

AUTHORIZED SIGNATURE _____

REFERENCE MATERIAL

DATE	DESCRIPTION
2/10/2021	1. RECORDED INSTRUMENT #13244811
12/15/2015	2. MAGNOLIA BEACH ADDITION TO FAIRHOPE NO. 1 P. 330
1/26/1979	3. SURVEY BY CLARENCE W. ANKOU, C.E. & L.S., RFD. NO. 1276
12/17/2017	4. SURVEY BY MICHAEL S. SURTESS, INC.



























Hydric Rating by Map Unit—Baldwin County, Alabama
(104 Laurel Ave)



Map Scale: 1:927 if printed on A portrait (8.5" x 11") sheet.
0 10 20 40 60 Meters
0 45 90 180 270 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Hydric Rating by Map Unit—Baldwin County, Alabama
(104 Laurel Ave)

MAP LEGEND

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
- Soil Rating Lines**
-  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
- Soil Rating Points**
-  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama
 Survey Area Data: Version 16, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LaB	Lakeland loamy fine sand, 0 to 5 percent slopes	5	2.4	100.0%
Totals for Area of Interest			2.4	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Exhibit D

Current Aerial

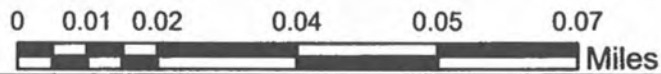
Assessment Area



WETLAND
SCIENCES
INCORPORATED

All data within this map are supplied as is, without warranty. This product has not been prepared for legal, engineering, or survey purposes. Users of this information should review or consult the primary data sources to ascertain the usability of the information.

Current Aerial
104 Laurel Ave
Baldwin County, Alabama



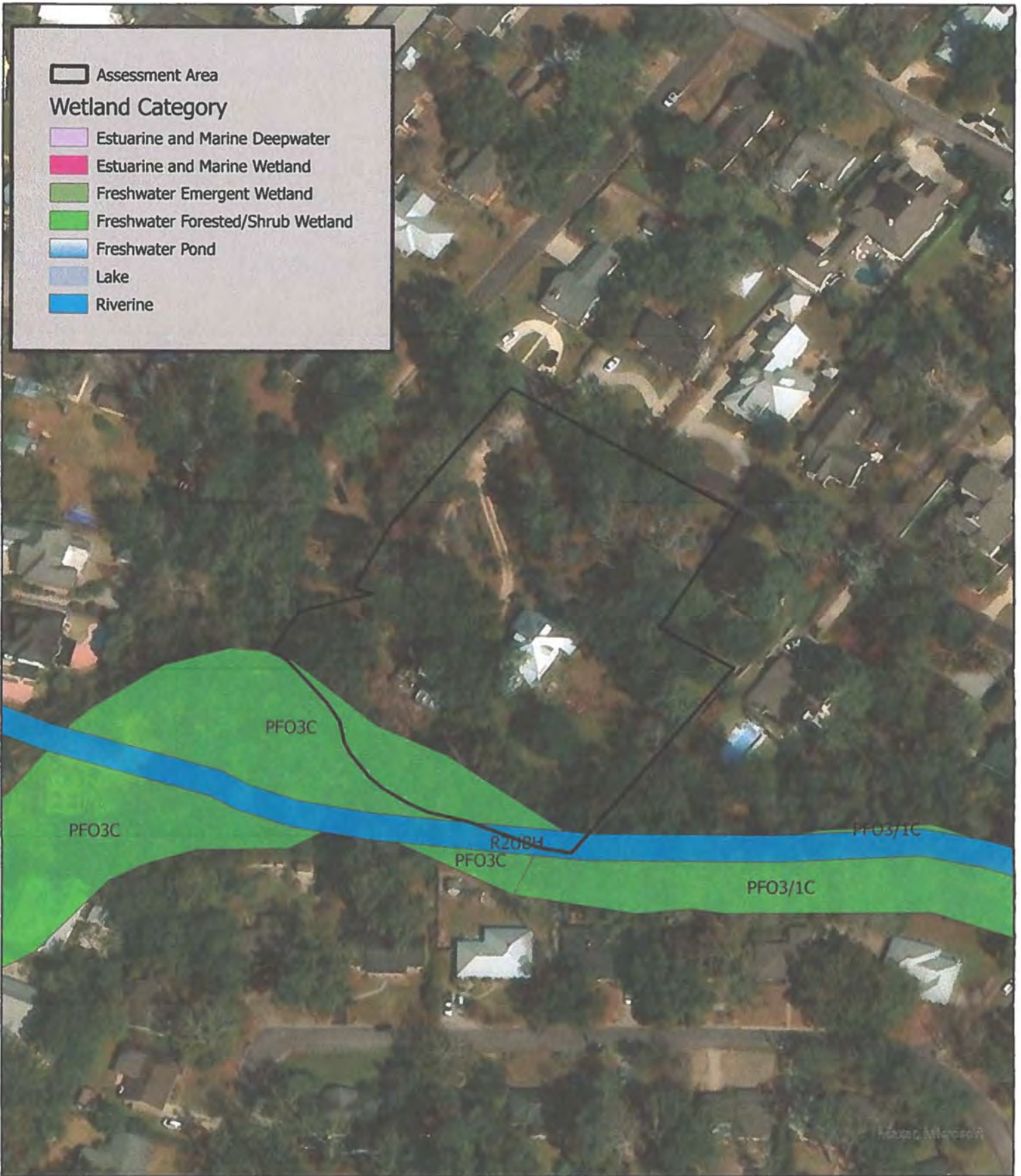
Data Source:
ESRI
Imagery Source:
ESRI

Coordinate System:
NAD 1983 AL
State Plane West



Exhibit E

National Wetland Inventory Map



WETLAND SCIENCES INCORPORATED

All data within this map are supplied as is, without warranty. This product has not been prepared for legal, engineering, or survey purposes. Users of this information should review or consult the primary data sources to ascertain the usability of the information.

National Wetland Inventory Map
 104 Laurel Ave
 Baldwin County, Alabama

0 0.01 0.02 0.04 0.05 0.07 Miles

Data Source: USFWS
 Imagery Source: ESRI

Coordinate System: NAD 1983 AL State Plane West

Exhibit F

Quad Map



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information

WETLAND SCIENCES INCORPORATED

All data within this map are supplied as is, without warranty. This product has not been prepared for legal, engineering, or survey purposes. Users of this information should review or consult the primary data sources to ascertain the usability of the information.

USGS Quad Map
 104 Laurel Ave
 Baldwin County, Alabama




0 0.03 0.07 0.13 0.2 0.27 Miles

Data Source: USGS
 Imagery Source: ESRI

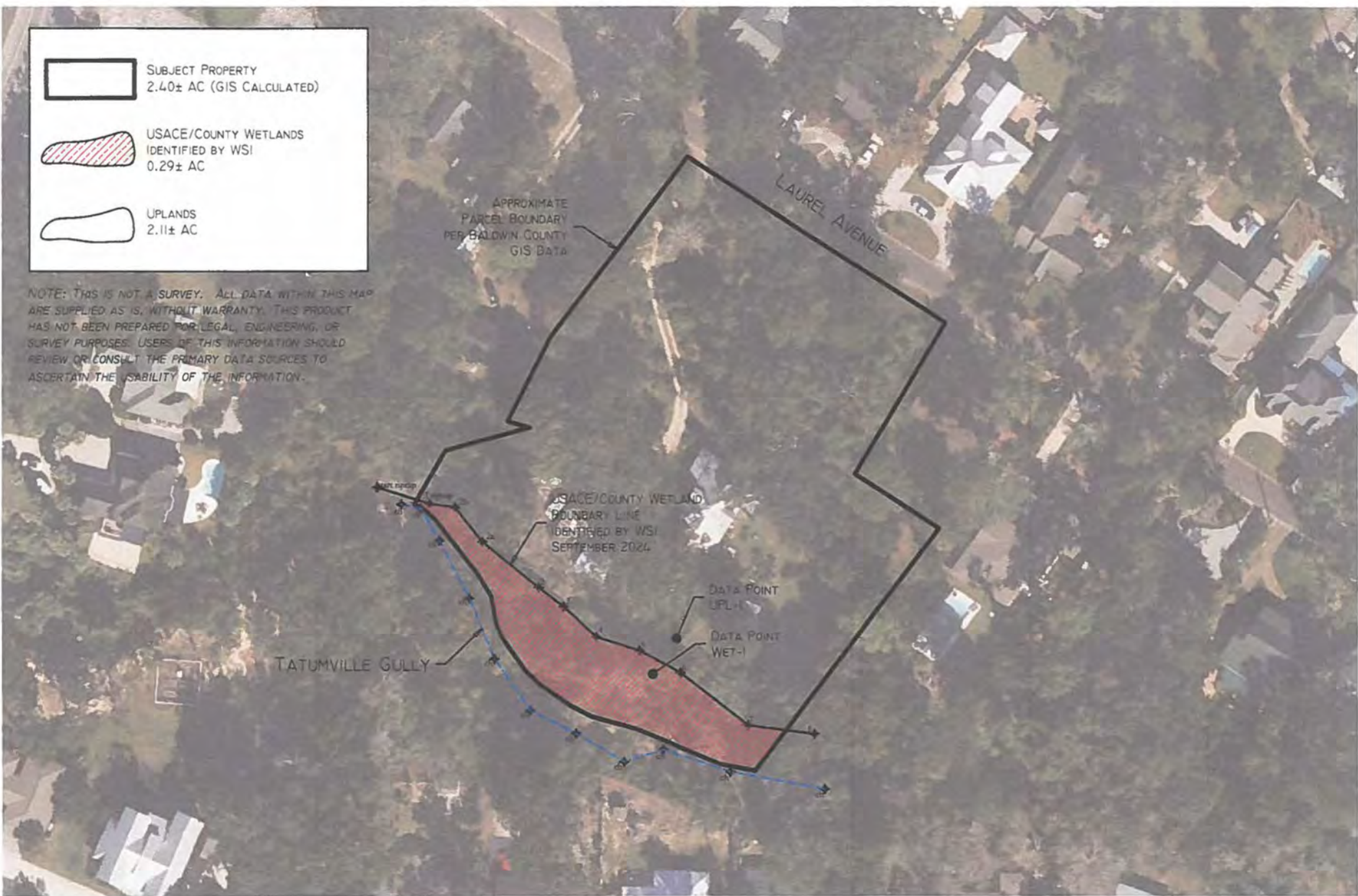
Coordinate System: NAD 1983 AL State Plane West

Exhibit G

Sketch of Wetland Resources

	SUBJECT PROPERTY 2.40± AC (GIS CALCULATED)
	USACE/COUNTY WETLANDS IDENTIFIED BY WSI 0.29± AC
	UPLANDS 2.11± AC

NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.



ENVIRONMENTAL CONSULTANTS 3308 GULF BEACH HIGHWAY PENSACOLA, FLORIDA 32507 TEL: 850.453.4700 CRAIG@WETLANDSCIENCES.COM	PROJECT NAME: 104 LAUREL AVENUE
	SKETCH OF WETLAND RESOURCES
	PROJECT NO.: 2024-732
	DRAWN BY: JTC DATE: 9/20/2024
	SHEET: 1





 SCALE: 1" = 100 Feet

Exhibit H

USACE Data Sheets

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: 104 Laurel Street, PPIN 36014 City/County: Fairhope/Baldwin Sampling Date: 9/2024
 Applicant/Owner: Mary Crumpton Revocable Living Trust State: AL Sampling Point: Wet-1
 Investigator(s): Craig Martin Section, Township, Range: Sec 37 Twp 6S R 2E
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): 0-2
 Subregion (LRR or MLRA): 152A-Gulf Coastal Plain Lat: 30.5116506° Long: -87.9168143° Datum: WGS84
 Soil Map Unit Name: Lakeland loamy fine sand NWI classification: PF03C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: Major topographic condition, wetland/floodplain generally at toe of slope	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input checked="" type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input checked="" type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>4</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Stream (Tatumville Gully) off property/floodplain bench.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Wet-1

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: _____)				
1. <i>Pinus elliotii</i>	30	Y	FACW	
2. <i>Magnolia virginiana</i>	20	Y	FACW	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
	30 = Total Cover			
	50% of total cover: 15	20% of total cover: 6		
Sapling/Shrub Stratum (Plot size: _____)				
1. <i>Ligustrum sinense</i>	30	Y	FAC	
2. <i>Prunus carolinum</i>	30	Y	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
	30 = Total Cover			
	50% of total cover: 16	20% of total cover: 6		
Herb Stratum (Plot size: <u>1mx 1m</u>)				
1. <i>Woodwardia aerolata</i>	30	Y	OBL	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	30 = Total Cover			
	50% of total cover: 15	20% of total cover: 6		
Woody Vine Stratum (Plot size: <u>N/A</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
	_____ = Total Cover			
	50% of total cover: _____	20% of total cover: _____		
Dominance Test worksheet:				
Number of Dominant Species That Are OBL, FACW, or FAC:				4 (A)
Total Number of Dominant Species Across All Strata:				5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:				80 (A/B)
Prevalence Index worksheet:				
Total % Cover of:		Multiply by:		
OBL species	30	x 1 =	30	
FACW species	50	x 2 =	100	
FAC species	30	x 3 =	90	
FACU species		x 4 =		
UPL species		x 5 =		
Column Totals:	110 (A)		220 (B)	
Prevalence Index = B/A = <u>2.0</u>				
Hydrophytic Vegetation Indicators:				
<input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation				
<input checked="" type="checkbox"/> 2 - Dominance Test is >50%				
<input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹				
<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Definitions of Four Vegetation Strata:				
Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.				
Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.				
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.				
Woody vine – All woody vines greater than 3.28 ft in height.				
Hydrophytic Vegetation Present? Yes <u>X</u> No _____				
Remarks: (If observed, list morphological adaptations below).				

SOIL

Sampling Point: Wet-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2			5	C	M	FSL	sandy redox
6-12	10YR 3/1						FSL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|---|---|---|
| <input type="checkbox"/> Histosol (A1)
<input type="checkbox"/> Histic Epipedon (A2)
<input type="checkbox"/> Black Histic (A3)
<input type="checkbox"/> Hydrogen Sulfide (A4)
<input type="checkbox"/> Stratified Layers (A5)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)
<input type="checkbox"/> Muck Presence (A8) (LRR U)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)
<input type="checkbox"/> Depleted Below Dark Surface (A11)
<input type="checkbox"/> Thick Dark Surface (A12)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)
<input checked="" type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)
<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)
<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)
<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Marl (F10) (LRR U)
<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)
<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)
<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)
<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)
<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)
<input checked="" type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | <input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)
<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B)
<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Explain in Remarks) |
|---|---|---|

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks: **Depositional layers obvious floodplain bench**

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: 104 Laurel Street, PPIN 36014 City/County: Fairhope/Baldwin Sampling Date: 9/2024
 Applicant/Owner: Mary Crumpton Revocable Living Trust State: AL Sampling Point: U-1
 Investigator(s): Craig Martin Section, Township, Range: Sec 37 Twp 6S R 2E
 Landform (hillslope, terrace, etc.): Flats Local relief (concave, convex, none): none Slope (%): 0-2
 Subregion (LRR or MLRA): 152A-Gulf Coastal Plain Lat: 30.1837263° Long: -087.9167586° Datum: WGS84
 Soil Map Unit Name: Lakeland loamy fine sand NWI classification: UP

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Well drained Residential uses/lawns, storage, home and gardens	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks: No hydrologic indicators present	

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: U-1

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: _____)					
1. <i>Quercus virginiana</i>	35	Y	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40</u> (A/B)	
2. <i>Prunus caroliniana</i>	10	Y	FACU		
3. <i>Quercus nigra</i>	10	N	FAC		
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
_____ = Total Cover 50% of total cover: <u>27.5</u> 20% of total cover: <u>11</u>				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>65</u> x 3 = <u>195</u> FACU species <u>65</u> x 4 = <u>260</u> UPL species _____ x 5 = _____ Column Totals: <u>145</u> (A) <u>425</u> (B) Prevalence Index = B/A = <u>2.93</u>	
Sapling/Shrub Stratum (Plot size: <u>10m x 10m</u>)					
1. <i>Ilex vomitoria</i>	35	Y	FAC		
2. <i>Ligustrum sinense</i>	30	Y	FAC		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
_____ = Total Cover 50% of total cover: <u>32.5</u> 20% of total cover: <u>13</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
Herb Stratum (Plot size: <u>1m x 1m</u>)					
1. <i>Pteridium aquilinum</i>	20	Y	FACU		
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
_____ = Total Cover 50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.	
Woody Vine Stratum (Plot size: <u>N/A</u>)					
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____					Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Remarks: (If observed, list morphological adaptations below). Residential upland condition					

SOIL

Sampling Point: U-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	7.5YR 5/1						fine sands	uncoated
6-12	7.5 YR 4/1							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)

- Polyvalue Below Surface (S8) (LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Reduced Vertic (F18) (outside MLRA 150A,B)
- Piedmont Floodplain Soils (F19) (LRR P, S, T)
- Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Parcel Number	Pin	Owner Name	Address	City	Stat	Zip	Prope	Property	Street Name
05-46-03-37-0-013-055.002	36841	ROSENQUIST, R G ETAL ROSENQUIST, MARIAN AND B TR	10345 CANAL CIR	FAIRHOPE	AL	36532	560	SATSUMA	ST
05-46-03-37-0-013-066.000	8208	ROE, DAVID ANDREW AS TRUSTEE OF THE DAVID ANDRE	103 LAUREL AVE	FAIRHOPE	AL	36532	103	LAUREL	AVE
05-46-03-37-0-013-082.000	24365	STACEY, RHONDA L	114 LAUREL AVE	FAIRHOPE	AL	36532	114	LAUREL	AVE
05-46-03-37-0-013-100.000	35420	ALSTON, SANDRA A	114 PADDOCK DR	FAIRHOPE	AL	36532	114	PADDOCK	DR
05-46-03-37-0-013-084.000	18799	MANDINA, ANTHONY T JR ETAL MANINT, WENDY	110 LAUREL AVE	FAIRHOPE	AL	36532	110	LAUREL	AVE
05-46-03-37-0-013-069.000	33271	WANG, FRANK ETAL WANG, SUK LEE CHAN	143 LAUREL AVE	FAIRHOPE	AL	36532	143	LAUREL	AVE
05-46-03-37-0-013-069.001	38631	APPLEFIELD, BRYAN M ETAL APPLEFIELD, SHE AND ILA	106 ADRIS PLACE	DOTHAN	AL	36303	141	LAUREL	AVE
05-46-03-37-0-013-106.000	27750	ZIEMAN, CHRISTOPHER MICHAEL	105 PADDOCK DR	FAIRHOPE	AL	36532	105	PADDOCK	DR
05-46-03-37-0-013-081.000	36008	RICHEY, JOHN R ETAL RICHEY, MARCIA F	116 LAUREL AVE	FAIRHOPE	AL	36532	116	LAUREL	AVE
05-46-03-37-0-013-052.000	55847	VALENTZ, WILLIAM L ETAL VALENTZ, CHRISTA AND G	106 FIG AVE	FAIRHOPE	AL	36532	106	FIG	AVE
05-46-03-37-0-013-050.000	36066	RIDER, DELMER OWEN II ETUX RIDER, DORIS AND H	114 FIG AVE	FAIRHOPE	AL	36532	114	FIG	AVE
05-46-03-37-0-013-109.000	36157	INGE, GRACE B	117 PADDOCK DR	FAIRHOPE	AL	36532	117	PADDOCK	DR
05-46-03-37-0-013-083.000	35657	WATERS JAMES AND FITCH KATHLEEN	112 LAUREL AVE	FAIRHOPE	AL	36532	112	LAUREL	AVE
05-46-03-37-0-013-105.000	42766	KLAVAS, ROBERT M ETUX SARAH M	101 PADDOCK DR	FAIRHOPE	AL	36532	101	PADDOCK	DR
05-46-03-37-0-013-067.000	1074	PACE, JOHN W IV ETAL PACE, LAURA S	107 LAUREL AVE	FAIRHOPE	AL	36532	107	LAUREL	ST
05-46-03-37-0-013-055.000	36840	ROSENQUIST, R G ETAL ROSENQUIST, MARIAN AND B TR	10345 CANAL CIR	FAIRHOPE	AL	36532	0		
05-46-03-37-0-013-064.000	6585	WILSON, GARY E ETUX JEAN M	P O BOX 156	STAPLETON	AL	36578	23	LAUREL	ST
05-46-03-37-0-013-066.001	99133	CAVA FAMILY REVOCABLE TRUST, THE	101 LAUREL AVE	FAIRHOPE	AL	36532	101	LAUREL	AVE
05-46-03-37-0-013-051.000	34708	BARRETT REBECCA C	50 S CHURCH ST UNIT 1	FAIRHOPE	AL	36532	110	FIG	AVE
05-46-03-37-0-013-053.000	15986	RODGERS CHRISTOPHER CAMPBELL AND RODGERS TATI	3823 SOUTH XENIA ST	DENVER	CO	80237	102	FIG	AVE
05-46-03-37-0-013-108.000	19931	WADE MARLON	250 N CRAFT HWY	CHICKASAW	AL	36611	113	PADDOCK	DR
05-46-03-37-0-013-102.000	20675	COLLINS, TIMOTHY J ETAL COLLINS, ELAINE AND K	10160 NORIEGA LN	PENSACOLA	FL	32514	106	PADDOCK	DR
05-46-03-37-0-013-065.000	3832	VIRA, ANIL K	16 N BAYVIEW ST	FAIRHOPE	AL	36532	25	LAUREL	AVE
05-46-03-37-0-013-103.000	11019	SPECK, WILLIAM A	102 PADDOCK DR	FAIRHOPE	AL	36532	102	PADDOCK	DR
05-46-03-37-0-013-101.000	28239	CUSUMANO, VITO D ETUX DARLENE F	110 PADDOCK DR	FAIRHOPE	AL	36532	110	PADDOCK	DR
05-46-03-37-0-013-107.000	13700	HUNTER, PETER M	468 POMELO ST (MA)	FAIRHOPE	AL	36532	109	PADDOCK	DR
05-46-03-37-0-013-104.000	12433	TEBAY KENNETH L AND TEBAY CAROLE F	98 PADDOCK DR	FAIRHOPE	AL	36532	98	PADDOCK	DR
05-46-03-37-0-013-068.000	38301	WHITE, MICHAEL PAUL ETAL WHITE, NORMA LY AND NN	P O BOX 1161	FAIRHOPE	AL	36533	109	LAUREL	AVE
05-46-03-37-0-013-099.000	34324	BANNERMAN, JOHN FRANCIS AS TRUSTEE OF THE REVOC	118 PADDOCK DR	FAIRHOPE	AL	36532	118	PADDOCK	DR
05-46-03-37-0-013-097.002	7882	LIVE OAKS PROPERTIES L L C	4 MOLOKAI LN	FAIRHOPE	AL	36532	126	PADDOCK	DR
05-46-03-37-0-013-091.000	33014	VIRA LISA K AND VIRA, LISA K AS TRUSTEE OF THE SHEEL	205 W MAIN ST STE 207	CARRBORO	NC	27510	0	SATSUMA	ST
05-46-03-37-0-013-089.001	84300	VIRA, LISA K	205 MAIN ST W STE 207	CARRBORO	NC	27510	0		
05-46-03-37-0-013-087.000	33005	VIRA LISA K AND VIRA, LISA K AS TRUSTEE OF THE SHEEL	205 W MAIN ST STE 207	CARRBORO	NC	27510	26	LAUREL	ST
05-46-03-37-0-013-088.001	6696	ANJALI AND ASSOCIATES L L C	205 W MAIN ST STE 207	CARRBORO	NC	27510	701	MOBILE	ST S
05-46-03-37-0-013-086.000	33034	VIRA LISA K AND VIRA, LISA K AS TRUSTEE OF THE SHEEL	205 W MAIN ST STE 207	CARRBORO	NC	27510	100	LAUREL	ST
05-46-03-37-0-013-098.000	24874	STAUFFER, JOHN A	122 PADDOCK DR	FAIRHOPE	AL	36532	122	PADDOCK	DR
05-46-03-37-0-013-092.002	110293	LINDSEY, GAYE P ETAL DEMOTT, SARA L	PO BOX 2172	FAIRHOPE	AL	36533	711	MOBILE	ST S
05-46-03-37-0-013-092.006	269464	MCKENZIE, JONATHAN ETUX HOLLY	PO BOX 1121	FAIRHOPE	AL	36533	33	HONEYSUCKLE	LN
05-46-03-37-0-013-092.003	200275	BREEDING ROBERT L AND BREEDING DONNA	PO BOX 99	ROCK ISLAND	TN	38581	713	MOBILE	ST S
05-46-03-37-0-013-092.001	95658	CROSBY, JAMES HILTON	11 HONEYSUCKLE LN	FAIRHOPE	AL	36532	11	HONEYSUCKLE	LN
05-46-03-37-0-013-085.000	36014	CRUMPTON, MARY KITTY CAROLE AS TRUSTEE O AND F 1	104 LAUREL AVE	FAIRHOPE	AL	36532	104	LAUREL	ST
05-46-03-37-0-013-089.000	5846	VIRA LISA K AND VIRA, LISA K AS TRUSTEE OF THE SHEEL	205 W MAIN ST STE 207	CARRBORO	NC	27510	709	MOBILE	ST S
05-46-03-37-0-013-054.000	34070	PHILLIPS SUE HOWELL AND PHILLIPS DAVID WAYNE	100 FIG AVE	FAIRHOPE	AL	36532	100	FIG	AVE
05-46-03-37-0-013-092.000	47437	MCKENZIE JONATHAN AND MCKENZIE HOLLY	33 HONEYSUCKLE LN	FAIRHOPE	AL	36532	0		

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



July 19, 2024

The Woodlands Group
22881 US Hwy 98
Fairhope, AL 36532

Sherry Sullivan
Mayor

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

RE: Regarding your availability request for 3 lot subdivision of PPIN 36014.

This availability letter is only valid based on what was propose at the utility review meeting on July 18, 2024. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Water & Sewer: Based upon review of the proposed three lot subdivision of PPIN 36014, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Electric: Electric is available through Fairhope Public Utilities. The developer will be responsible for system upgrades and aid to construction (ATC).

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Brown", is written over a horizontal line.

Jason Brown
Water/Wastewater Project Coordinator

A handwritten signature in black ink, appearing to read "Marshall King", is written over a horizontal line.

Marshall King
Electrical Engineering Technician

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov

Fairhope Public Utilities



Fairhope Water Utility

Hydrant Flow Test

Date:

Time:

Flow Hydrant

Hydrant Location

Latitude:

Longitude:

Size of Water Main (Inches)

Type of Material:

Pitot PSI

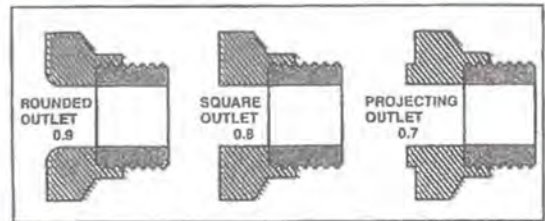
Outlet Diameter (in):

Number of Outlets Flowing

C factors for outlets of less than 4-inches in size and type are given below.

Outlet less than 4" in size, smooth and rounded:	0.90
Outlet less than 4" in size, square and sharp:	0.80
Outlet less than 4" in size, projecting:	0.70

Select Appropriate C Value:



Calculated Flow (Q) GPM

Flow Hydrant

Hydrant Location

Latitude:

Longitude:

Size of Water Main (Inches)

Type of Material:

Static Pressure (PSI)

Residual Pressure (PSI)

Calculated Fire Flow @ 20 PSI (AFF): GPM

Signatures:

Operator: Micheal C. Johnson

Engineer of Record:

Richard D. Johnson, PE
Digitally signed by Richard D. Johnson, PE
Date: 2024.07.26 09:28:24 -05'00'

Fairhope Public Utilities



Hydrant Flow Test

Date: 26 July 2024

Time: 06:30 am

Flow Hydrant

30.512353, -87.915727

Hydrant Location: 141 Laurel Ave

Size of Watermain: 8" Type Material: PVC

Pitot PSI: 50 Flow GPM: 1190

Calculated Fire Flow @ 20 PSI: 1962 GPM

Test Hydrant (Residual)

30.513460, -87.918046

Hydrant Location: 18 Laurel Ave (In front of Gambino's off Mobile Street)

Size of Watermain: 6" Type material: Cast Iron

Static PSI: 86+ Residual PSI: 68

Operator: Micheal Johnson

Engineer of Record: _____

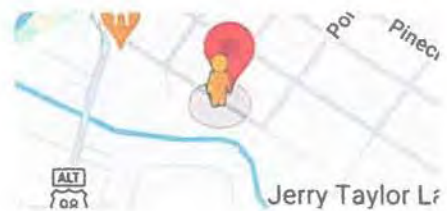


112 Laurel Ave
Flow Hydrant



Fairhope, Alabama
Google Street View
May 2024 See more dates

Image capture: May 2024 © 2024 Google



Google Maps

700 S Mobile St

18 Laurel Ave Test Hyd

Fairhope, Alabama

Google Street View

May 2024 See more dates



Google

Image capture: May 2024 © 2024 Google





1249 Pencarro Blvd
Foley, Alabama 36535
T: (251) 269-8689
jww@wooteneng.com

July 27, 2024

The Woodlands Group
ATTN: Justin Palmer, PLS, Principal Surveyor
(601) 479-3408
Justin@TheWoodlandsGroup.org

RE: *MAGNOLIA BEACH ESTATES*
104 LAUREL STREET
FAIRHOPE, ALABAMA 36532

Dear Mr. Palmer:

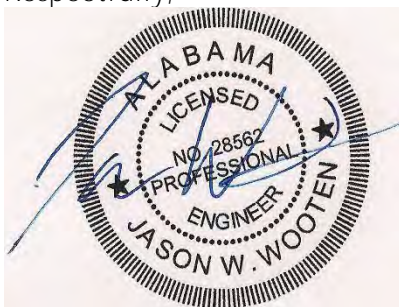
Wooten Engineering has reviewed the information you have provided for the planned Magnolia Beach Estates Subdivision with respect to the need for a potential traffic study. It is our understanding that the subdivision is to create 3 lots from an existing lot located at 104 Laurel Street in Fairhope, Alabama (County Parcel No. 05-46-03-37-0-013-085.000).

The existing property is a 2.35-acre single-family lot located along the southwest side of Laurel Street between the intersections of Satsuma Street/Laurel Streets and Kumquat/Laurel Streets. There is an existing house located near the center of the property. An existing driveway connects to Laurel Street. The surrounding area of the subject site is typical single-family neighborhood with curbed city streets of approximately 20 feet total width.

The planned subdivision will create a 1.81-acre lot to site the existing house and two 0.27-acre lots for future single-family residential use. All three lots will have driveway connections to Laurel Street. Attached is the planned subdivision plat provided.

It is our opinion that the creation of 2 additional single-family lots along Laurel Street does not warrant a traffic study to determine effects on the level of service of city streets in vicinity to the project. Please note that this determination is based on the land use being single-family residents. If the planned use is to differ from our assumption, we would appreciate an opportunity to review and possibly revise our recommendation.

Respectfully,



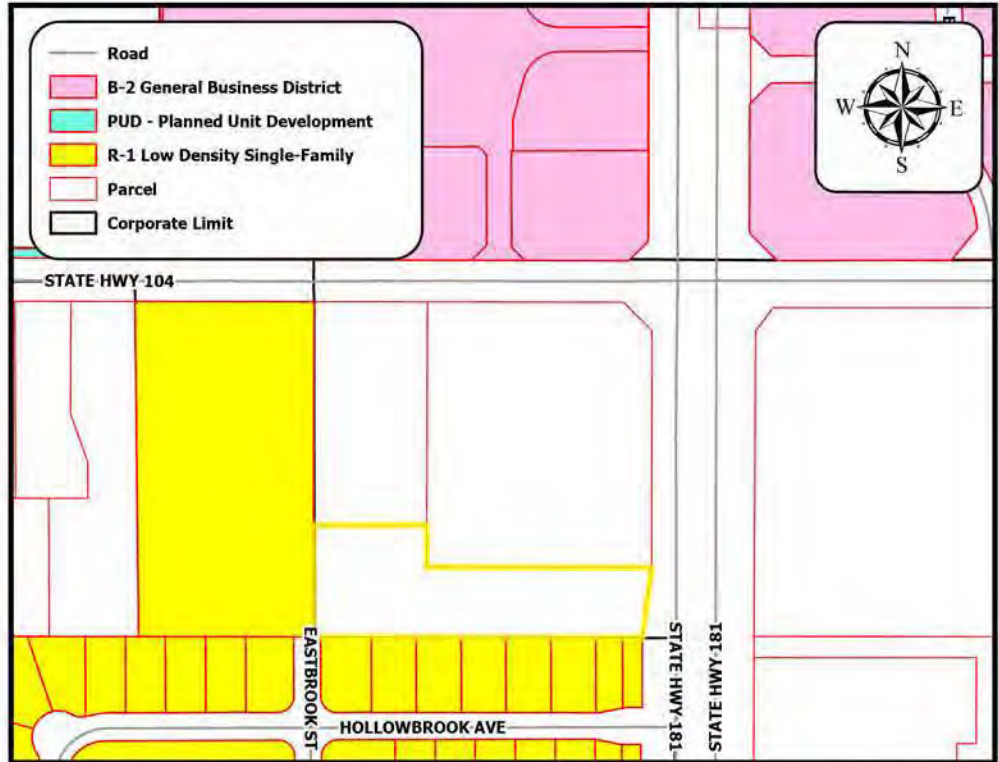
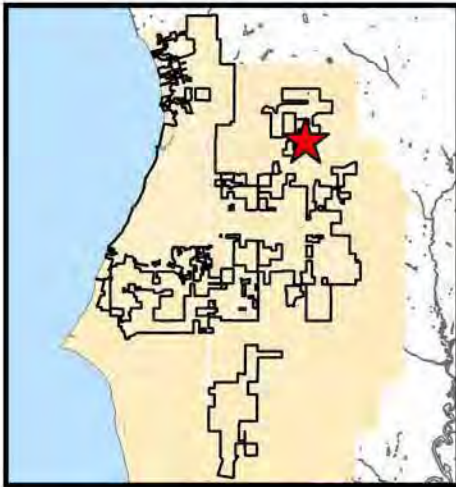
Jason W. Wooten, P.E., Principal

ATTACHMENT

City of Fairhope Planning Commission July 7, 2025



ZC 25.04 - Smith Fresh Kitchen



Project Name:	Smith Fresh Kitchen
Site Data:	4.65 acres
Project Type:	Conditional annexation to B-2 General Business District
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	N/A
PPIN Number:	15053
General Location:	Southwest corner of State Highway 104 and State Highway 181
Surveyor of Record:	Lieb Engineering
Engineer of Record:	Lieb Engineering
Owner / Developer:	Gold Kist Corner, LLC
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Name : Michelle Melton



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information
Name: Gold Kist Corner LLC Phone Number: (251) 895-5888 Pat H.
Street Address: 10821 ST HWY 104
City: Fairhope State: AL Zip: 36532

Applicant / Agent Information
Name: Chris Lieb with Lieb Engineering Phone Number: 2519789779
Street Address: 1290 Main Street Ste E
City: Daphne State: AL Zip: 36526

Current Zoning of Property: B-4
Proposed Zoning/Use of the Property: B-2
Property Address: 21973 ST HWY 181 Fairhope AL 36532
Parcel Number: 05-46-02-10-0-000-001.000
Property Legal Description: 440'(S) X 375'(S)FR NE COR OF SEC 10 RUN W 100'(S); TH S 40' (S) TO POB TH SE 76'(S); TH S 440'(S); TH W 421'(S); TH N 49' 3.9"; TH E 375'(S) TO POB SEC. 10-T6S-R2E
Reason for Zoning Change: Annexation into the City of Fairhope

Property Map Attached X YES NO
Metes and Bounds Description Attached X YES NO
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. X YES NO

Character of Improvements to the Property and Approximate Construction Date:
None at this time

Zoning Fee Calculation:
Reference: Ordinance 1269

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.

Gold Kist Corner LLC / Patricia H. Hawthorne Patricia Higbee Hawthorne
Property Owner/Leaseholder Printed Name Signature
Date April 29, 2025 Fairhope Single Tax Corp. (If Applicable)



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 B2
Concurrent with Annexation. (Zoning Request)

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

Linda Fleece Smith
Signature of Petitioner

Linda Higbee Smith mgr. partner
Print petitioner's name

Patricia Higbee Hawthorne
Signature of Petitioner

PATRICIA HIGBEE-HAWTHORNE Manager
Co-Trustee
Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: 21973 St Hwy 981 Fairhope AL 36532

Petitioner's Current Physical Address: 10821 Hwy 104 Fairhope AL 36532
Petitioner's Current Mailing Address: same

Pat 703 Mc Adams Avenue Daphne AL 36526 same

Telephone Number(s): 251-895-5888 cell
Home Work

Tax Parcel ID Number: 05-46-02-10-0-000-001.000 Size of Property: 4.65 ACRES

PIN: 19982

I, Jessica Hutchinson a Notary Public in and for said State and County, hereby certify that Linda Higbee Smith 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 25th day of April, 2025,

Jessica Hutchinson
Notary Public

My commission expires 01/21/2026



I, Tameka Jackson a Notary Public in and for said State and County, hereby certify that Patricia Hawthorne 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 28th day of April, 2025,

Tameka Jackson
Notary Public

My commission expires 6-17-2028



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 _____



EIN Assistant

Your Progress: 1. Identity 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **33-2078698**

Legal Name: **GOLD KIST CORNER LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

[Can the EIN be used before the confirmation letter is received?](#)

Summary of Request:

The Applicant/Owner, Gold Kist Corner, LLC, requests conditional annexation with rezoning to B-2 “General Business District.” The property is approximately 4.65 acres and is located at the southwest corner of State Hwys 104 and 181. Lieb Engineering is the authorized agent.

Comments

The property is currently zoned B-4 “Major Commercial District” by the County. There are two (2) operating businesses on the subject property: Smith Fresh Kitchen (bka “The Hub” a gas station/convenience store) and Sweat Tire. Permitted Uses for Baldwin County B-4 are the following:

- | | |
|--|--|
| (a) All uses permitted by right under the B-3 zoning designation | (h) Automobile storage (parking lot, parking garage) |
| (b) Amusement Park | (i) Boat sales and service |
| (c) Auto convenience market | (j) Building materials |
| (d) Automobile parts sales | (k) Farm implements |
| (e) Automobile repair (mechanical and body) | (l) Flea market |
| (f) Automobile sales | (m) Home improvement center |
| (g) Automobile service station | (n) Hotel or motel |
| | (o) Manufactured housing sales, service and repair |
| | (p) Marina |
| (q) Motorcycle sales service and repair | (t) Recreational vehicle sales, service and repair |
| (r) Movie theatre | (u) Restaurant, drive-in |
| (s) Recreational vehicle park | (v) Restaurant, fast food |

Applicant desires to be zoned B-2 if annexed into the City.

B-2 General Business District: This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

Staff supports B-2 zoning for the subject property if annexed into the City because B-2 is the “most similar district” per Article I, Section C(6)(c) to Baldwin County B-4 zoning. Allowed uses in County B-4 and City B-2 zoning are similar and some of the very same uses, including the current uses on the subject property: convenience store/gas station and automobile parts sales (i.e. tires).



Google Street View last visited on June 13, 2025.

Table 3-1 Use Table from Fairhope Zoning Ordinance

Zoning District					
Use Categories / Specific Uses	1	2	3	4	5
Dwelling					
Single-family	●	●	●	●	●
Two-family	●	●	●	●	●
Townhouse	○	○			○
Patio Home					
Multiple-family / Apartment			○	○	
Manufactured Home					
Mixed-use	●	●	●	●	●
Accessory Dwelling	○	○	○	○	○
Estate					
Civic					
Elementary School	●	●	●	●	●
Secondary School	●	●	●	●	●
Education Facility	●	●			●
Library	●	●	●	●	●
Place of Worship					
Cemetery	○	○	○		
Hospital	○	○	○		○
Public Open Space	●	●	●		●
Common Open Space	●	●	●		●
Community Center or Club	○	○	○		
Public Utility	○	○	○	○	○
Office					
General	●	●		●	●
Professional	●	●		●	●
Home Occupation	○	○	○	○	○
Retail					
Grocery	●	●		●	
Convenience Store	○	○		○	
General Merchandise	●	●		●	
Shopping Center		●			
Automobile Service Station	○	○			
Outdoor Sales Limited		○			
Outdoor Sales Lot		○			
Garden Center		○	○		
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					
Manufacturing					
Limited		○			○
Light					
General					
Food Processing					
Rural					
Agriculture					
Rural Market					
Plant Nursery					

Since the property is anticipated to be annexed into the City then City regulations shall apply once the property is outright under the City’s jurisdiction going forward as B-2. As such, future development of the site shall come into compliance with city standards and connect to city utilities.

Convenience Stores in the City may operate with Special Conditions for the Use set forth in Article III, Section D(4). Moreover, there are incompatible uses to the west. A Baldwin County RSF-E parcel, which is residential, and requires buffering. The Tree Ordinance makes reference to 10 ft buffer strips along the incompatible property line(s) of the developing property and for property adjacent to public ROWs (Section 20.5-4(11) and (4), respectively and Article V, Section B(2) reads:

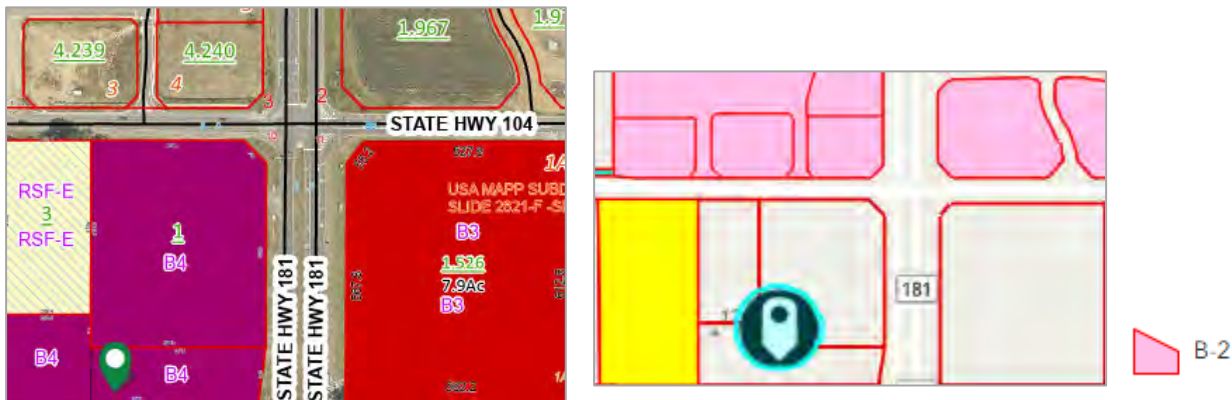
2. Screening

- a. In any district, all mechanical or operating equipment, materials, or activities not contained within a building, such as drive-through equipment, **outdoor** storage of materials, stationary machinery, and **outdoor** servicing activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six feet in height. If the owner elects to build a wall or fence of bare or severe appearance it shall be enhanced with the planting of shrubs.
- b. In any district where a commercial/industrial use abuts a residential use, screening/buffering shall be required. Acceptable screening/buffering shall include a wall or fence of solid appearance, or tight evergreen hedge not less than six feet (6’) in height and a twenty foot (20’) landscaped buffer containing at least one (1) overstory tree and five (5) shrubs per every twenty-five linear feet (25”).

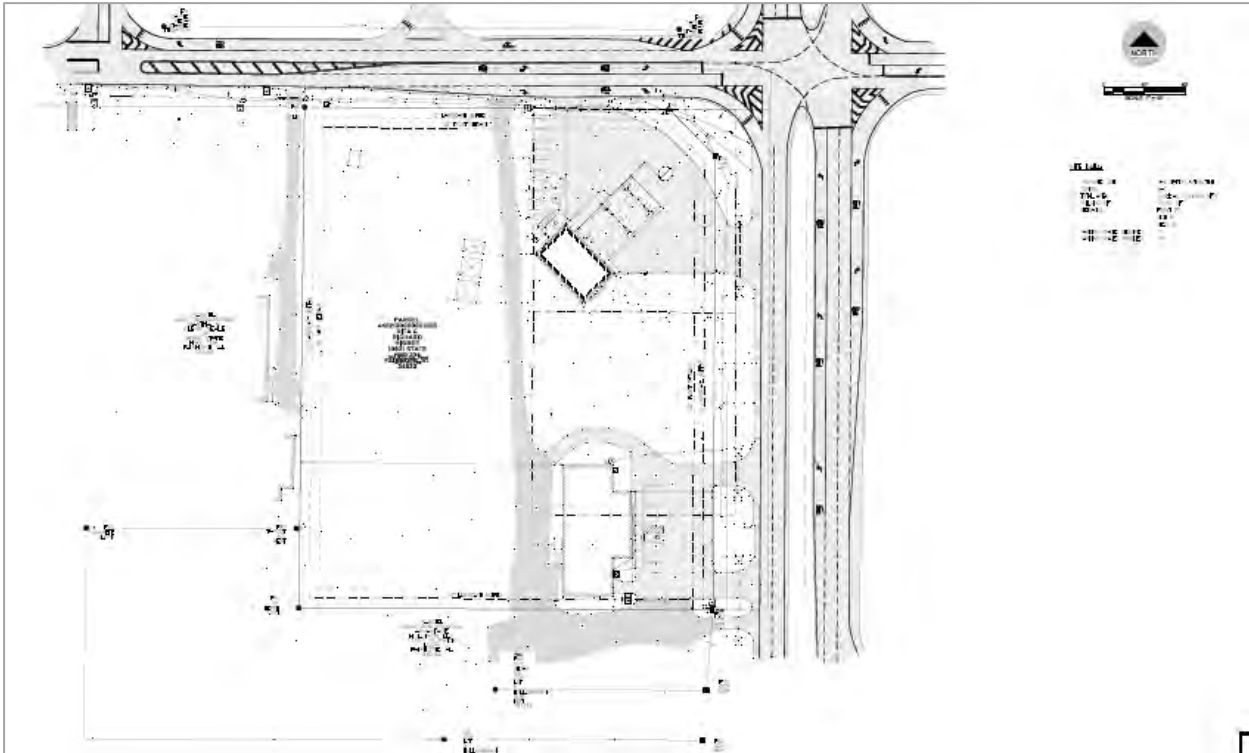
Because this is a rezoning case, Staff recommends requiring a 20’ landscape buffer abutting all residential property that is compliant with Article V, Section B(2) above, but would support planting of trees and shrubs at time of future development. The City Council, with Planning Commission recommendation, has the authority and discretion to determine if any additional conditions are applicable to the zoning case at hand.

Citizen Comments

Citizen comments received do not favor this conditional annexation. Most of the comments are about vehicular congestion due to the existing commercial activity and disappointment in ALDOT for missed opportunities to improve the single ingress/egress for the Hollowbrook subdivision when ALDOT was expanding Hwy 181. At least one (1) business (“Storage Pro” outdoor shed sales) that was operating on the subject property has ceased doing business since the application. Re-zoning from a County district to a similar city district does not automatically increase any commercial activity in the area. It is currently a heavily commercially zoned area via city or county zoning. *See below.*



Conceptual Site Plan



Wetland

There are no wetlands whatsoever on the subject property per the Engineer of Record.

Utilities

Water, Sewer, and Gas shall be supplied by Fairhope Utilities. Riviera will provide power.

Criteria – The application shall be reviewed based on the following criteria:

(1) Compliance with the Comprehensive Plan;

Response:

Meets. All corners of Hwys 181 and 104 are considered Suburban Mixed-Use Centers.

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

Response: Applicant intends to annex into the City of Fairhope and fall under the City's development guidelines.

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

Response: Meets. Most of the surrounding property is already commercially zoned by the county or city. The Encounter Commercial Park already has existing businesses and is otherwise developing.

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

Response: This is a re-zoning request, without a Site Plan review. Future projects within the subject property shall ensure adequate public infrastructure. Sweat Tire shall be connected to Fairhope Sewer and Water prior to the City Council meeting for this case.

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

Response: None anticipated. The site is developed.

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

Response: At the time of any development all applicable laws of the City will be applied.

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

Response: At the time of additional development all applicable laws will be applied.

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

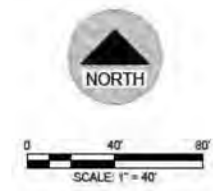
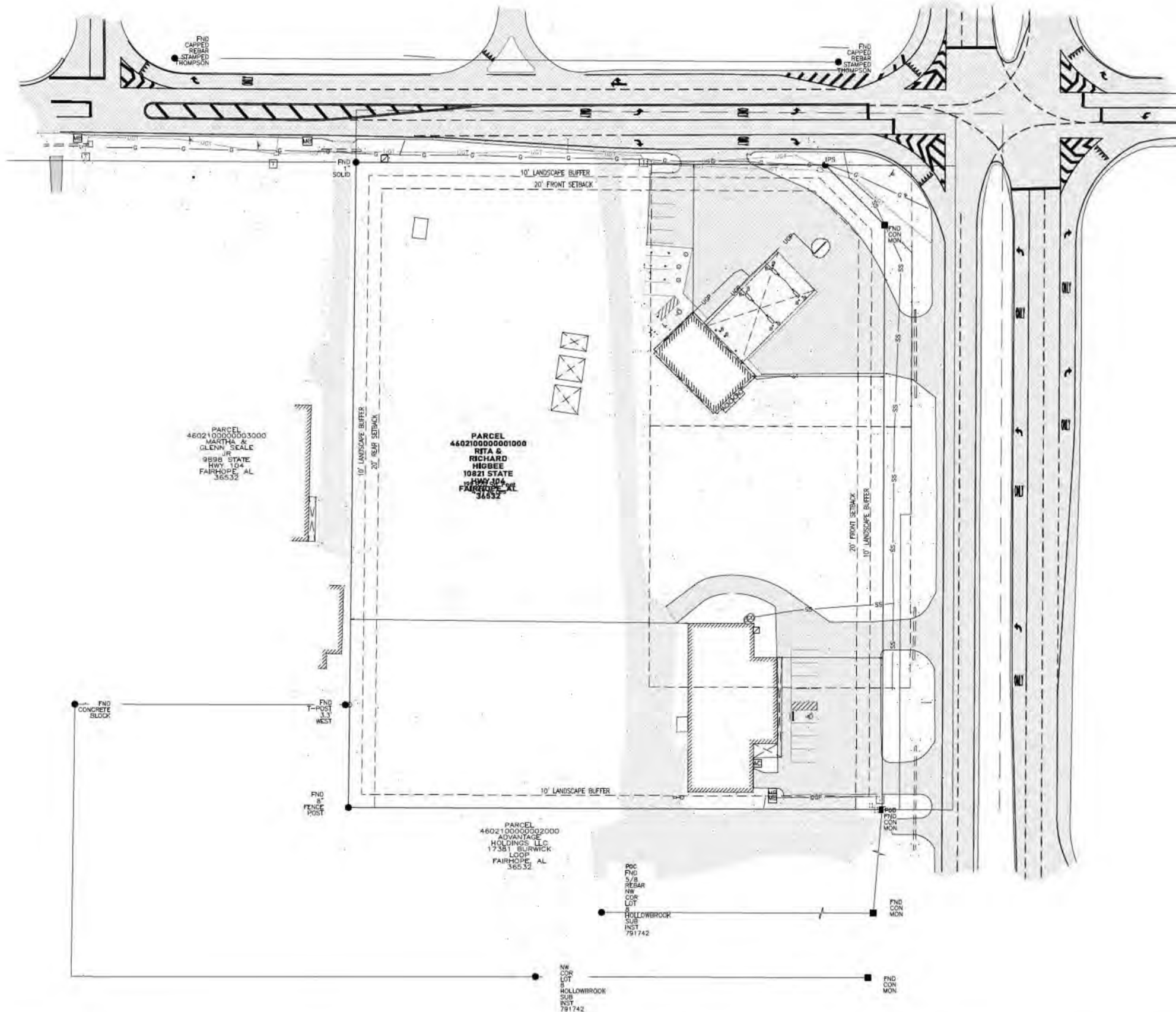
Response: The area is an existing commercial hub where such things are commonplace and tolerated. B-2 zoning allows for the same type of impacts that have already happened.

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

Response: Staff do not anticipate any significant issues relating to this criterion because already developed and no additional or different uses were submitted with the application.

Recommendation:

Staff recommends to Planning Commission that Case ZC 25.04 *Smith Fresh Kitchen* from County zoned B-4 to Fairhope B-2 "General Business District" be **Approved**.



SITE DATA:

- | | |
|-----------------------------|----------------------------------|
| 1. PROPOSED USE: | GAS STATION/AUTOMOTIVE |
| 2. ZONING: | B-2 |
| 3. TOTAL AREA: | 4.58± AC. (199,820 S.F.) |
| 4. BUILDING S.F.: | 10,291 S.F. |
| 5. SETBACKS: | FRONT 20'
SIDE 0'
REAR 20' |
| 6. PARKING SPACES REQUIRED: | 17 |
| 7. PARKING SPACES PROVIDED: | 18 |

PARCEL
4602100000003000
MARTHA &
GLENN SCALE
JR
9898 STATE
HWY 104
FAIRHOPE AL
36532

PARCEL
4602100000001000
RITA &
RICHARD
HOBBIE
10821 STATE
HWY 104
FAIRHOPE AL
36532

PARCEL
4602100000002000
ADVANTAGE
HOLDINGS LLC
17381 BURWICK
LOOP
FAIRHOPE AL
36532

POC
FND
5/8
REBAR
NW
COR
LOT
B
HOLLOWBROOK
SUB
INST
791742

NW
COR
LOT
B
HOLLOWBROOK
SUB
INST
791742

**ISSUED
FOR
REVIEW**

REVISIONS		
A	ISSUED FOR REVIEW	6/5/2025



**LIEB ENGINEERING
COMPANY**

LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER:
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 6/4/2025	SCALE: 1"=40'
2025-024	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FRESH KITCHEN	
CONCEPTUAL PLAN	
FAIRHOPE, AL	
OWNER:	
SHEET NUMBER	C1.0 A
1 OF 1	

Smith Fresh Kitchen Metes and Bounds Description

From the Northeast corner of Section 10, Township 6 South, Range 2 East, run N 89° 57'-W 33.0 feet; thence run South 40.0 feet to the POINT OF BEGINNING; thence run South along the West margin of Belforest Road, 621.75 feet; thence run S 89° 51' -W 431.6 feet; thence run North 622.76 feet to the South margin of Alabama Highway 104; thence run S 89° 57' - E along said South margin of Alabama Highway 104, 431.6 feet to the POINT OF BEGINNING, containing 6.165 acres, and being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 10, Baldwin County, Alabama; EXCEPTING THEREFROM the South 130 feet previously conveyed to John H. Lang.

From: [Kelly Reynolds](#)
To: [planning](#)
Subject: Case: ZC 25.05 & ZC 25.05
Date: Wednesday, May 28, 2025 2:27:48 PM



Dear Fairhope Planning Commission:

I am a resident of Hollowbrook Subdivision, which is located on 181 just south of 104. I have recently heard of a conditional zoning request for two parcels that backs up to our subdivision. Each request is for B-2. I would like to express my opposition to this. We chose this subdivision because it was not a commercial area. Allowing this zoning change would negatively affect our property values and quality of life. I can't imagine anyone wanting nearly 7 acres of commercial property in their backyard and surrounding where their children play. Another huge factor is the traffic problem already present. With the road merging back to a 2-lane just south of our entrance, traffic is a nightmare! There is no need to add to the problem. I hope you consider my opposition and leave that property as-is. He already has multiple businesses back there, no need to add any more.

Thanks!

Kelly R. Gambino

Agent

Coastal Insurance Group



kelly@coastalinsgrp.com



[251-680-5586](tel:251-680-5586)



[2 S Florida St., Mobile, AL, 36606, United States](#)

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: [Jenna Smart](#)
To: [planning](#)
Subject: Fw: Case: ZC 25.04 & ZC 25.05 (Hwy 104 & 181)
Date: Wednesday, May 28, 2025 1:15:47 PM



Dear Fairhope Planning Commission:

I am a resident of Hollowbrook Subdivision which backs up to the two proposed B-2 conditional zoning requests, and I'd like to express my opposition to granting either of these requests.

While growth is an integral part of any community, retention of existing residential and "green" areas is just as important.

I moved into Hollowbrook subdivision in 2020 and in the last 5 years our small residential subdivision, with only one way in or out, has been bombarded with commercial expansion. We have watched a cell tower erected that looms over several of the homes and will likely have a negative impact on property values. The Publix complex, that took forever to come to fruition, as well as the WaWa and Rockwell Apartment Complex have increased traffic exponentially. Not to mention 4+ years that our subdivision was at the mercy of ALDOT due to the road widening project of Hwy 181. Once this section was completed and abruptly stopped in front of our subdivision entrance and 2-3 other businesses we have been left with erosion and drainage problems at the entrance of our subdivision that the Homeowners Association is having to clean up at our own expense. Not to mention the dangerous situation of where the road merges just past a major intersection with no turn lane for slower moving traffic to enter the gas station, Hollowbrook subdivision, and the two other business just south of Hwy 104/181 intersection.

I oppose adding any further commercial property/construction in this same area of our subdivision. Doing so will only add additional erosion, drainage, and traffic concerns which I fear will negatively property values.

I hope that the Planning Commission will choose the residents of this area over the commercial expansion with regard to these two zoning requests.

Thank you,

Jenna Smart
[9605 Chariot Ave](#)
[Fairhope, AL 36532](#)

From: [Paulette](#)
To: [planning](#)
Subject: Attn: Cindy Beaudreau (Rezoning Case ZC 25 04)
Date: Tuesday, May 27, 2025 2:43:36 PM



Dear Cindy,

I am a concerned resident of the city of Fairhope, residing in the neighborhood of Hollowbrook Subdivision. I was just made aware of the request of Lieb Engineering Co acting on behalf of the property owner (Gold Kist Corner, LLC) at the location at 181 and 104. This property is directly adjacent to our residential Subdivision and I am very much opposed to the rezoning of said property due to the direct negative effect it would have on all the residents in the Hollowbrook Subdivision.

I ask you as a very concerned resident of the Hollowbrook Subdivision and the City of Fairhope to please, please consider our request to not approve the rezoning of this property.

Our little subdivision would be sandwiched in between two commercial properties of multiple businesses. We have already been overlooked and we feel very slighted by ALDOT who would not put in a much needed south bound turn lane into our subdivision. We requested the help of the city planning committee to appeal along with us to ALDOT and no one saw the need, now the traffic in front of our subdivision is already horrendous and dangerous with speeding drivers not slowing down to allow us to turn into the subdivision. Another commercial property coming in next door would only escalate the problem.

Please, please help us to keep our subdivision safe and maintain our property value.

Sincerely,
Paulette Waller
Resident @ 9525 Woolrich Ave, Fairhope, AL 36532



CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Zoning Change applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

Chris Lieb with Lieb Engineering

By signing below, I _____, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Planning & Zoning Commission.

Chris Lieb

Signature of Applicant or Authorized Agent

4/28/25

Date of Application

PPIN 19982
300 ft variance

Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property St #	Property St Name
05-46-01-11-0-000-001.548	226936	FST AND ROCKWELL, PAULA L	101 NC 54 APT M3		CARRBORO	NC	27510	21870	ST HWY 181
05-46-02-10-0-000-005.000	40307	STAPLETON, A WESLEY AND STAPLETON, B	9814 STATE HIGHWAY 104		FAIRHOPE	AL	36532	9814	ST HWY 104
05-46-02-10-0-000-002.000	66242	ADVANTAGE HOLDINGS L L C	17381 BURWICK LOOP		FAIRHOPE	AL	36532	21905	ST HWY 181
05-46-01-11-0-000-001.501	15247	FST AND ROCKWELL, KENNETH ETAL ROCK	21748 ST HWY 181		FAIRHOPE	AL	36532	21850	ST HWY 181
05-46-01-11-0-000-001.526	77680	FST AND UNIVERSITY OF SOUTH ALABAMA	775 N UNIVERSITY BLVD	STE 150	MOBILE	AL	36608	21890	ST HWY 181
05-46-02-10-0-000-001.000	19982	GOLD KIST CORNER L L C	10821 STATE HIGHWAY 104		FAIRHOPE	AL	36532	21973	ST HWY 181
05-46-02-10-0-000-003.000	44627	SEALE GLENN D JR (LIFE ESTATE) AND SEAL	9898 STATE HIGHWAY 104		FAIRHOPE	AL	36532	9898	ST HWY 104
05-46-02-10-0-000-030.013	261855	HOLLOWBROOK PROPERTY OWNERS ASSO	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.014	261856	JEFFRIES, JEANA E	PO BOX 1762		FAIRHOPE	AL	36533	9961	HOLLOWBROOK AVE
05-46-02-10-0-000-030.018	261860	MCGREW MEGGAN ELIZABETH	9899 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9899	HOLLOWBROOK AVE
05-46-02-10-0-000-030.017	261859	JANET TAVERNA RENTALS L L C	129 CHESTNUT RIDGE		FAIRHOPE	AL	36532	9913	HOLLOWBROOK AVE
05-46-02-10-0-000-030.015	261857	KESSLER, NICHOLAS A ETAL KESSLER, LAUR	35585 DESTREHAN AVE		BAY MINETTE	AL	36507	9947	HOLLOWBROOK AVE
05-46-02-10-0-000-030.012	261854	HOLLOWBROOK PROPERTY OWNERS ASSO	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.019	261861	COOLEY-ROBINSON, ROBYN KRISTYN	9885 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9885	HOLLOWBROOK AVE
05-46-02-10-0-000-030.016	261858	LYDA, FRANCES	14222 GABRIELLE CT		SILVERHILL	AL	36576	9933	HOLLOWBROOK AVE
05-46-02-03-0-000-004.238	626307	CORTE, CAVE/MITCHELL 1 L L C	PO BOX 81322		MOBILE	AL	36689		ST HWY 181
05-46-02-03-0-000-004.168	388078	CORTE, CAVE/MITCHELL 1 L L C	PO BOX 81322		MOBILE	AL	36689	9867	STATE HWY 104
05-46-02-03-0-000-004.240	626309	CORTE, CAVE/MITCHELL 1 L L C	PO BOX 81322		MOBILE	AL	36689		ST HWY 181
05-46-02-03-0-000-004.239	626308	CORTE, CAVE/MITCHELL 1 L L C	PO BOX 81322		MOBILE	AL	36689		ST HWY 181

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.

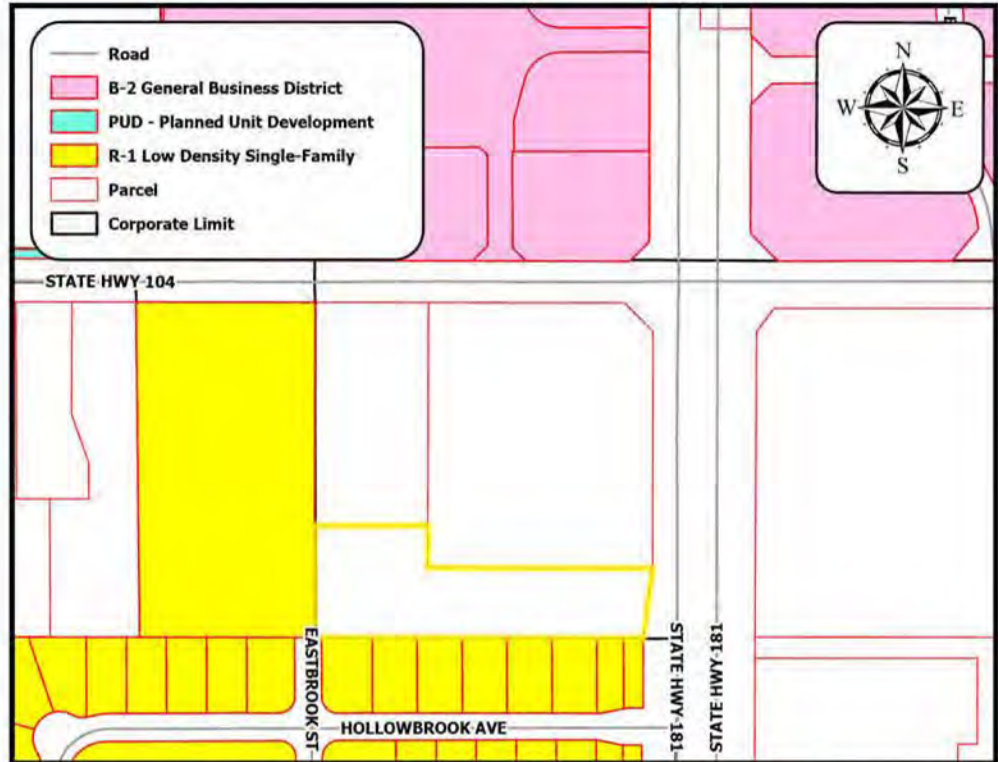
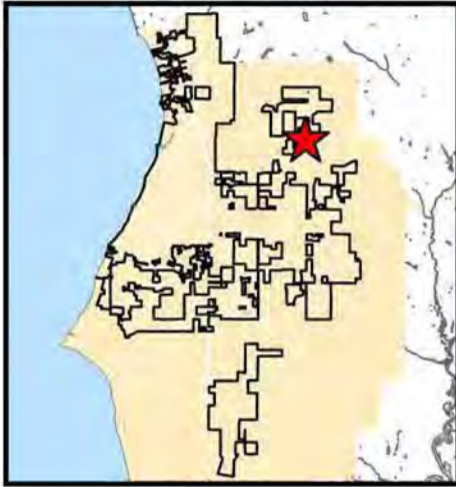

Revenue Commissioner

4/29/2025

City of Fairhope Planning Commission July 7, 2025



ZC 25.05 - Smith Straw



Project Name:

Smith Straw

Site Data:

2.23 acres

Project Type:

Conditional annexation to B-2 General Business District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

66242

General Location:

Southwest of the intersection of State Highway 104 and State Highway 181

Surveyor of Record:

Lieb Engineering

Engineer of Record:

Lieb Engineering

Owner / Developer:

Advantage Holdings

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name :Michelle Melton



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Advantage Holdings LLC Phone Number: _____
 Street Address: 17381 BURWICK LOOP
 City: Fairhope State: AL Zip: 36532

Applicant / Agent Information
If different from above
Notarized letter from property owner is required if an agent is used for representation.

Name: Chris Lieb with Lieb Engineering Phone Number: 251 978-9779
 Street Address: 1290 Main Street Ste E
 City: Daphne State: AL Zip: 36526

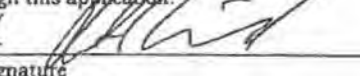
Current Zoning of Property: B-4
 Proposed Zoning/Use of the Property: B-2
 Property Address: 21905 ST HWY 181 Fairhope Al 36532
 Parcel Number: 05-46-02-10-0-000-002.000
 Property Legal Description: 623'(S) X 208.6' BEG AT THE NE COR SEC 10 TH S 661.8', TH W 56'(S) TO POB TH W 623'(S), TH N 208.6', TH E 208.6', TH S 7 8.6', TH E 421'(S), TH SW 130' TO THE POB CONTAINING 2.3 AC MOL IN NE OF NE OF NE SEC 10-T6S-R2E (WD) AFF IN#1774907
 Reason for Zoning Change: Annexation into the City of Fairhope

Property Map Attached YES NO
 Metes and Bounds Description Attached YES NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. YES NO

Character of Improvements to the Property and Approximate Construction Date: _____
 None at this time

Zoning Fee Calculation:
 Reference: Ordinance 1269

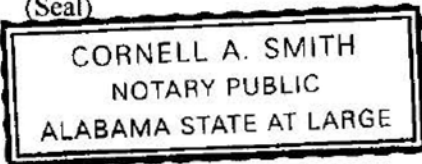
I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Advantage Holdings LLC / R. L. ... 
 Property Owner/Leaseholder Printed Name Signature
4/29/2025 ...
 Date Fairhope Single Tax Corp. (If Applicable)

I, Cornell A. Smith a Notary Public in and for said State and County, hereby certify that Richard S. Smith 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 28 day of April, 2025,

(Seal)



Cornell A. Smith
Notary Public

My commission expires 11-07-2028

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 _____

Summary of Request:

The Applicant/Owner, Advantage Holdings, LLC, requests conditional annexation with rezoning to B-2 "General Business District." The property is approximately 2.23 acres and is located at 21905 State Highway, 181. Lieb Engineering is the authorized agent.

Comments

The property is currently zoned B-4 "Major Commercial District" by the County. There is one (1) business operating on the subject property: Smith Straw. There is also an existing cell tower. Permitted Uses for Baldwin County B-4 are the following:

- | | |
|--|--|
| (a) All uses permitted by right under the B-3 zoning designation | (h) Automobile storage (parking lot, parking garage) |
| (b) Amusement Park | (i) Boat sales and service |
| (c) Auto convenience market | (j) Building materials |
| (d) Automobile parts sales | (k) Farm implements |
| (e) Automobile repair (mechanical and body) | (l) Flea market |
| (f) Automobile sales | (m) Home improvement center |
| (g) Automobile service station | (n) Hotel or motel |
| | (o) Manufactured housing sales, service and repair |
| | (p) Marina |
| (q) Motorcycle sales service and repair | (t) Recreational vehicle sales, service and repair |
| (r) Movie theatre | (u) Restaurant, drive-in |
| (s) Recreational vehicle park | (v) Restaurant, fast food |

Applicant desires to be zoned B-2 if annexed into the City.

B-2 General Business District: This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

Staff supports B-2 zoning for the subject property if annexed into the City because B-2 is the "most similar district" per Article I, Section C(6)(c) to Baldwin County B-4 zoning. Allowed uses in County B-4 and City B-2 zoning are similar, although not exact. At the time of this application there were multiple businesses on the property. It is the intent to maintain Smith Straw operations on the property. Recent visits to the property reveal that a U-Haul business is also in operation called "Storage Pro, LLC". Both of which have current business licenses. There is also a communications tower on the property.



Google Street View last visited on June 24, 2025.

Since the property is anticipated to be annexed into the City then City regulations shall apply once the property is outright under the City's jurisdiction going forward as B-2. As such, future development of the site shall come into compliance with city standards.

There are incompatible uses on directly adjacent city and county residential zoned property that require buffering. Hollowbrook subdivision is directly south (R-1) with another R-1 parcel to the west. To the north is a Baldwin County RSF-E parcel. The Tree Ordinance makes reference to 10 ft buffer strips along the incompatible property line(s) of the developing property and for property adjacent to public ROWs (Section 20.5-4(11) and (4), respectively, and Article V, Section B(2) reads:

2. Screening

- a. In any district, all mechanical or operating equipment, materials, or activities not contained within a building, such as drive-through equipment, outdoor storage of materials, stationary machinery, and outdoor servicing activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six feet in height. If the owner elects to build a wall or fence of bare or severe appearance it shall be enhanced with the planting of shrubs.
- b. In any district where a commercial/industrial use abuts a residential use, screening/buffering shall be required. Acceptable screening/buffering shall include a wall or fence of solid appearance, or tight evergreen hedge not less than six feet (6') in height and a twenty foot (20') landscaped buffer containing at least one (1) overstory tree and five (5) shrubs per every twenty-five linear feet (25').

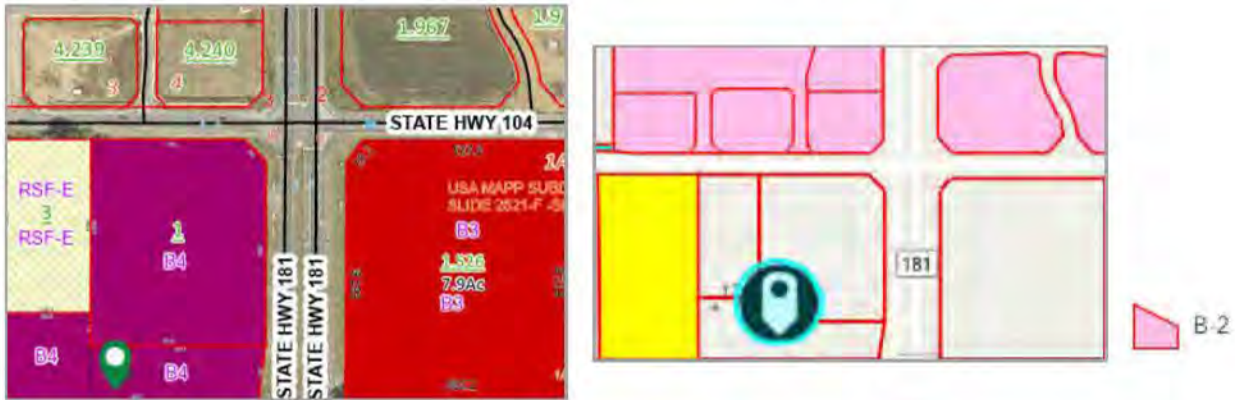
Because this is a rezoning case, Staff recommends requiring a 20' landscape buffer abutting all residential property that is compliant with Article V, Section B(2) above, but would support planting of trees and shrubs at time of future development. The City Council, with Planning Commission recommendation, has the authority and discretion to determine if any additional conditions are applicable to the zoning case at hand.

Table 3-1 Use Table from Fairhope Zoning Ordinance

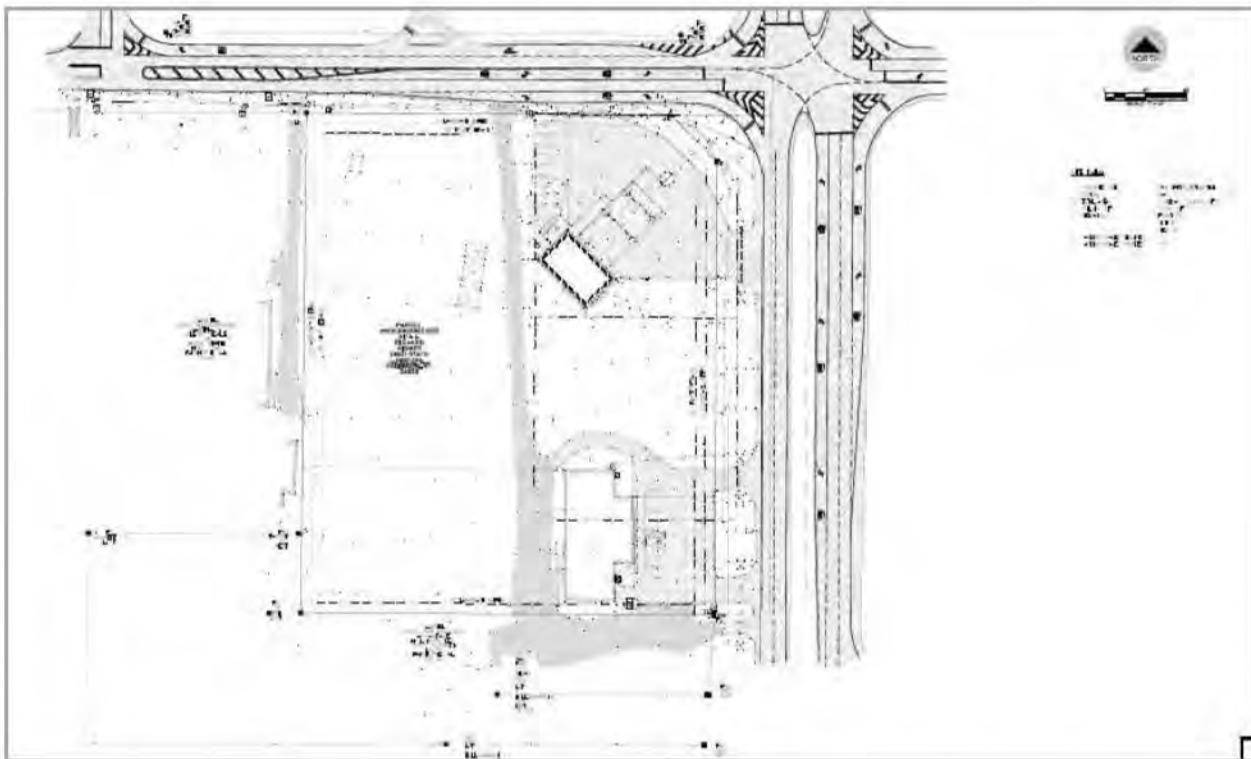
Zoning District					
Use Categories / Specific Uses	1	2	3	4	5
Dwelling					
Single-family	●	●	●	●	●
Two-family	●	●	●	●	●
Townhouse	○	○			○
Patio Home					
Multiple-family / Apartment			○	○	
Manufactured Home					
Mixed-use	●	●	●	●	●
Accessory Dwelling	○	○	○	○	○
Estate					
Creed					
Elementary School	●	●	●	●	●
Secondary School	●	●	●	●	●
Education Facility	●	●			
Library	●	●	●	●	●
Place of Worship					
Cemetery	○	○	○		
Hospital	○	○	○		○
Public Open Space	●	●	●		●
Common Open Space	●	●	●		●
Community Center or Club	○	○	○		○
Public Utility	○	○	○	○	○
Office					
General	●	●		●	●
Professional	●	●		●	●
Home Occupation	○	○	○	○	○
Retail					
Grocery	●	●		●	
Convenience Store	○	○		○	
General Merchandise	●	●		●	
Shopping Center		●			
Automobile Service Station	○	○			
Outdoor Sales Limited		○			
Outdoor Sales Lot		○			
Garden Center		○	○		
Service					
Caregiving or Nursing Home	○	○	○		○
Clinic	○	○	○		
Outdoor Recreation Facility	○	○	○	●	○
Day Care	○	○	○		○
General Personal Services	●	●			
Maternity or Prenatal 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					
Jack Yard or Salvage Yard					
Manufacturing					
Limited		○			○
Light					
General					
Food Processing					
Rural					
Agriculture					
Rural Market					
Plant Nursery					

Citizen Comments

Citizen comments received do not favor this conditional annexation. Most of the unflattering comments are about vehicular congestion due to the existing commercial activity and disappointment in ALDOT for missed opportunities to improve the single ingress/egress for the Hollowbrook subdivision when ALDOT was expanding Hwy 181. In addition, the subject property does have a working communications tower upon it, which spurred at least one (1) comment about decreasing property values. The tower has been there for quite some time and current City regulations would not allow such a large tower to be built inside the City limits. If annexed, the cell tower would be a legal non-conforming use. Re-zoning from a County district to a similar city district does not automatically increase any commercial activity in the area. It is currently a heavily commercially zoned area via city or county zoning. *See below.*



Conceptual Site Plan



Wetland

There are no wetlands whatsoever on the subject property per the Engineer of Record.

Utilities

Water, Sewer, and Gas shall be supplied by Fairhope Utilities. Riviera will provide power.

Criteria – The application shall be reviewed based on the following criteria:

(1) Compliance with the Comprehensive Plan;

Response:

Meets. All corners of Hwys 181 and 104 are considered Suburban Mixed-Use Centers per the Comprehensive Plan.

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

Response: Applicant intends to annex into the City of Fairhope and fall under the City's development guidelines.

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

Response: Meets. Most of the surrounding property is already commercially zoned by the county or city. The Encounter Commercial Park already has existing businesses and is otherwise developing.

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

Response: This is a re-zoning request, without a Site Plan review. Future projects within the subject property shall ensure adequate public infrastructure.

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

Response: None anticipated. The site is developed.

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

Response: At the time of any development all applicable laws of the City will be applied.

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

Response: At the time of additional development all applicable laws will be applied.

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

Response: The area is an existing commercial hub where such things are commonplace and tolerated. B-2 zoning allows for the same type of impacts that have already happened.

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

Response: Staff do not anticipate any significant issues relating to this criterion because already developed and no additional or different uses were submitted with the application.

Recommendation:

Staff recommends Case ZC 25.05 *Smith Straw County* zoned B-4 to Fairhope B-2 “General Business District” be **Approved with the following condition(s):**

- 1) Provide the City with the Lessor for the communications tower lease.
- 2) A twenty foot (20’) landscape buffer shall be required along all property lines abutting residentially zoned property in compliance with Article V, Section B(2) of the Zoning Ordinance.

Smith Straw/Advantage Holdings Metes and Bounds Description

Commencing at the point of intersection of the center line of the Silverhill Highway (Alabama Highway No. 104) and the centerline of Belforest Road, which point is now presumed to be the Northeast corner of Section 10, Township 6 South, Range 2 East, Baldwin County, Alabama; run thence South along the centerline of the Belforest Road 661.75 feet to the POINT OF BEGINNING; thence run South $89^{\circ} 51'$ West, 673.9 feet to a corner; thence run North $00^{\circ} 30'$ East, 208.56 feet to a corner; thence run North $89^{\circ} 51'$ East, 208.56 feet to a corner; thence run South $00^{\circ} 30'$ West, 78.56 feet to a corner; thence run North $89^{\circ} 51'$ East, 464.6 feet to a point on the centerline of said Belforest Road; thence run South 130 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the Belforest Road right-of-way; containing 2.27 acres, more or less, in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 2 East, Baldwin County, Alabama.

From: [Kelly Reynolds](#)
To: [planning](#)
Subject: Case: ZC 25.05 & ZC 25.05
Date: Wednesday, May 28, 2025 2:27:48 PM



Dear Fairhope Planning Commission:

I am a resident of Hollowbrook Subdivision, which is located on 181 just south of 104. I have recently heard of a conditional zoning request for two parcels that backs up to our subdivision. Each request is for B-2. I would like to express my opposition to this. We chose this subdivision because it was not a commercial area. Allowing this zoning change would negatively affect our property values and quality of life. I can't imagine anyone wanting nearly 7 acres of commercial property in their backyard and surrounding where their children play. Another huge factor is the traffic problem already present. With the road merging back to a 2-lane just south of our entrance, traffic is a nightmare! There is no need to add to the problem. I hope you consider my opposition and leave that property as-is. He already has multiple businesses back there, no need to add any more.

Thanks!

Kelly R. Gambino

Agent

Coastal Insurance Group



kelly@coastalinsgrp.com



[251-680-5586](tel:251-680-5586)



[2 S Florida St., Mobile, AL, 36606, United States](#)

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From: [Archivesmouse](#)
To: [planning](#)
Subject: Comments re the request to annex Property; Case ZC 25.05
Date: Thursday, June 26, 2025 10:08:48 PM



Regarding Case ZC 25.05
Request: Conditional Annexation to B-2
PPIN#: 66242

June 26, 2025

Dear Planning and Zoning Representatives:

I am writing to you out of concern for my home and my property as it relates to the above request for annexation of the property in close proximity to my home. My home is located in Hollowbrook Subdivision on Hollowbrook Avenue just off Highway 181 in Fairhope. My home faces north and is close to the front of the neighborhood. In front of my home and across the street about 150 feet is a towering approximately 190 foot metal cell tower. This tower was put up without notice to property owners which is required. It was slipped in. This tower represents a health risk with the continuous exposure to constant frequencies being generated coming off this tower. When I live in my home I expect my home to always be a refuge of safety and security. It is unacceptable that someone would be allowed to put up something so irresponsible on their property that it jeopardizes the health and safety of me and my family by effecting the air on and through my home.

Further, when a hurricane approaches, I am concerned that any or part of this tower or its attachments will become airborne and become metal projectiles. As a homeowner, I shouldn't have to leave my home out of the concern for danger this tower could become during a hurricane or have to be concerned about the damage that could occur to my home or property. Also, the tower is like having a huge lightning rod close to your home and there is concern about resulting effect that this can have on our homes both above and below ground. The homes on my street have underground utilities.

Additionally, the view of the tower is ugly and only takes from the beauty of the homes on my street.

In conclusion, my rights as a homeowner should be respected by having safety and security. The tower needs to come down.

Respectfully,

Rebecca Glennon
9950 Hollowbrook Avenue
Fairhope, AL 365321

From: [Jenna Smart](#)
To: [planning](#)
Subject: Fw: Case: ZC 25.04 & ZC 25.05 (Hwy 104 & 181)
Date: Wednesday, May 28, 2025 1:15:47 PM



Dear Fairhope Planning Commission:

I am a resident of Hollowbrook Subdivision which backs up to the two proposed B-2 conditional zoning requests, and I'd like to express my opposition to granting either of these requests.

While growth is an integral part of any community, retention of existing residential and "green" areas is just as important.

I moved into Hollowbrook subdivision in 2020 and in the last 5 years our small residential subdivision, with only one way in or out, has been bombarded with commercial expansion. We have watched a cell tower erected that looms over several of the homes and will likely have a negative impact on property values. The Publix complex, that took forever to come to fruition, as well as the WaWa and Rockwell Apartment Complex have increased traffic exponentially. Not to mention 4+ years that our subdivision was at the mercy of ALDOT due to the road widening project of Hwy 181. Once this section was completed and abruptly stopped in front of our subdivision entrance and 2-3 other businesses we have been left with erosion and drainage problems at the entrance of our subdivision that the Homeowners Association is having to clean up at our own expense. Not to mention the dangerous situation of where the road merges just past a major intersection with no turn lane for slower moving traffic to enter the gas station, Hollowbrook subdivision, and the two other business just south of Hwy 104/181 intersection.

I oppose adding any further commercial property/construction in this same area of our subdivision. Doing so will only add additional erosion, drainage, and traffic concerns which I fear will negatively property values.

I hope that the Planning Commission will choose the residents of this area over the commercial expansion with regard to these two zoning requests.

Thank you,

Jenna Smart
[9605 Chariot Ave](#)
[Fairhope, AL 36532](#)

ARTICLES OF ORGANIZATION
OF
ADVANTAGE HOLDINGS, L.L.C.
AN ALABAMA LIMITED LIABILITY COMPANY

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2007 February -21 1:14PM
Instrument Number 1032695 Pages 3
Recording 35.00 Mortgage
Deed Min Tax 5.00
Index DP
Archive 5.00
Adrian T. Johns, Judge of Probate

The undersigned, for the purpose of forming a limited liability company under *Code of Alabama, 1975, §10-12-1 et seq.* as amended (the “**Alabama Limited Liability Company Act**”) hereby files the following Articles of Organization with the Office of the Judge of Probate, Baldwin County, Alabama and affirms that the facts stated in these Articles of Organization are true and correct:

ARTICLE I
NAME OF COMPANY

The name of the limited liability company is ADVANTAGE HOLDINGS, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY (the “**Company**”).

ARTICLE II
DURATION

The period of duration of the **Company** shall be perpetual; provided however, the **Company** is dissolved and the affairs of the **Company** are wound up in accordance with the **Alabama Limited Liability Company Act**.

ARTICLE III
PURPOSE

The purpose for which the **Company** is formed:

(a) To acquire by purchase, exchange, lease, hire or otherwise, real property of every kind, character and description whatever, wherever located, and interests of all kinds in real property; and to hold, own, develop, improve, manage, operate, let as lessor or sublessor, and mortgage such property; to sell an exchange said property and interest in said property; and to obtain, use, dispose of and deal in and with such property in every other manner, either alone or in conjunction with others, as partners, joint ventures or otherwise.

(b) The **Company** is organized with a general business purpose and may transact any other lawful business or activity for which **Limited Liability Companies** may be organized pursuant to the **Alabama Limited Liability Company Act**.

1032695

ARTICLE IV
REGISTERED AGENT AND OFFICE

The location address of the initial registered office of the **Company** shall be 9916 Windmill Road, #14, Fairhope, Alabama 36532, and the mailing address of the initial registered office of the **Company** is 9916 Windmill Road, Fairhope, Alabama 36532. The name of the initial registered agent of the **Company** at that address is RICHARD S. SMITH.

ARTICLE V
INITIAL MEMBERS

The name and mailing address of the initial **Member** of the **Company** is as follows:

Name:

Mailing Address:

Richard S. Smith

9916 Windmill Road, #14
Fairhope, Alabama 36532

ARTICLE VI
ADDITIONAL MEMBERS

Additional members shall be admitted only upon the unanimous written consent of the then existing **Member** or **Members**.

ARTICLE VII
CONTINUATION OF BUSINESS

Upon the occurrence of an event of dissociation of a **Member** in the **Company**, the remaining **Member** or **Members** of the **Company** shall have the right to continue the business of the **Company**; provided that (1) there is at least one remaining **Member**, and (2) the legal existence of the **Company** is continued by the unanimous written consent of all remaining **Members** within ninety days after the occurrence of the event of dissociation.

ARTICLE VIII
MANAGEMENT

The **Company** shall be managed by its member or members.

ARTICLE IX

The **Members** of the **Company** shall have no liability for any debt, obligation, or liability of the **Company**, as provided in the **Alabama Limited Liability Company Act**.

The undersigned, constituting the **Members** of the **Company** named in these Articles of Organization in accordance with the Alabama Limited Liability Company Act, executed these Articles of Organization this 21st day of February, 2007.


RICHARD S. SMITH - MEMBER

STATE OF ALABAMA
COUNTY OF BALDWIN

I, BRUCE BRAXTON STONE, a Notary Public in and for said County in said State, hereby certify that RICHARD S. SMITH and, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 21st day of February, 2007.


NOTARY PUBLIC
My commission expires: 3/10/07



THIS INSTRUMENT PREPARED BY:
DUCK, CALHOUN & STONE
Bruce B. Stone
Attorney at Law
Post Office Box 1188
319 Magnolia Avenue
Fairhope, Alabama 36533
(251)928-2191
email: bbraxstone@aol.com



CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Zoning Change applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Chris Lieb with Lieb Engineering, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Planning & Zoning Commission.

Chris Lieb
Signature of Applicant or Authorized Agent

4/28/25
Date of Application

PPIN 66242
300 ft variance

Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property St #	Property St Name
05-46-01-11-0-000-001.548	226936	FST AND ROCKWELL, PAULA L	101 NC 54 APT M3		CARRBORO	NC	27510	21870	ST HWY 181
05-46-02-10-0-000-005.000	40307	STAPLETON, A WESLEY AND STAPLETON	9814 STATE HIGHWAY 104		FAIRHOPE	AL	36532	9814	ST HWY 104
05-46-02-10-0-000-002.000	66242	ADVANTAGE HOLDINGS L L C	17381 BURWICK LOOP		FAIRHOPE	AL	36532	21905	ST HWY 181
05-46-01-11-0-000-001.501	15247	FST AND ROCKWELL, KENNETH ET AL	21748 ST HWY 181		FAIRHOPE	AL	36532	21850	ST HWY 181
05-46-02-10-0-000-030.004	261846	HOLLOWBROOK PROPERTY OWNER	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-01-11-0-000-001.526	77680	FST AND UNIVERSITY OF SOUTH ALABAMA	775 N UNIVERSITY BLVD	STE 150	MOBILE	AL	36608	21890	ST HWY 181
05-46-02-10-0-000-001.000	19982	GOLD KIST CORNER L L C	10821 STATE HIGHWAY 104		FAIRHOPE	AL	36532	21973	ST HWY 181
05-46-02-10-0-000-003.000	44627	SEALE GLENN D JR (LIFE ESTATE) AND	9898 STATE HIGHWAY 104		FAIRHOPE	AL	36532	9898	ST HWY 104
05-46-02-10-0-000-030.021	261863	JANET TAVERNA RENTALS L L C	129 CHESTNUT RIDGE		FAIRHOPE	AL	36532	9839	HOLLOWBROOK AVE
05-46-02-10-0-000-030.013	261855	HOLLOWBROOK PROPERTY OWNER	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.014	261856	JEFFRIES, JEANA E	PO BOX 1762		FAIRHOPE	AL	36533	9961	HOLLOWBROOK AVE
05-46-02-10-0-000-030.018	261860	MCGREW MEGGAN ELIZABETH	9899 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9899	HOLLOWBROOK AVE
05-46-02-10-0-000-030.017	261859	JANET TAVERNA RENTALS L L C	129 CHESTNUT RIDGE		FAIRHOPE	AL	36532	9913	HOLLOWBROOK AVE
05-46-02-10-0-000-030.015	261857	KESSLER, NICHOLAS A ETAL KESSLER	35585 DESTREHAN AVE		BAY MINETTE	AL	36507	9947	HOLLOWBROOK AVE
05-46-02-10-0-000-030.022	261864	RYLEE, WILLIAM WESLEY	9823 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9823	HOLLOWBROOK AVE
05-46-02-10-0-000-030.012	261854	HOLLOWBROOK PROPERTY OWNER	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.005	261847	HOLLOWBROOK PROPERTY OWNER	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.007	261849	GLENNON, REBECCA A	9950 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9950	HOLLOWBROOK AVE
05-46-02-10-0-000-030.020	261862	MEDVED, KAREN L	34680 BAPTIST BALLPARK RD N		STAPLETON	AL	36578	9853	HOLLOWBROOK AVE
05-46-02-10-0-000-030.006	261848	JANET TAVERNA RENTALS L L C	129 CHESTNUT RIDGE		FAIRHOPE	AL	36532	9964	HOLLOWBROOK AVE
05-46-02-10-0-000-030.019	261861	COOLEY-ROBINSON, ROBYN KRISTY	9885 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9885	HOLLOWBROOK AVE
05-46-02-10-0-000-030.039	261881	HOLLOWBROOK PROPERTY OWNER	82 PLANTATION POINTE	BOX 253	FAIRHOPE	AL	36532	0	HOLLOWBROOK AVE
05-46-02-10-0-000-030.008	261850	BRYAN DALE EDWARD II AND SCHIN	9936 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9936	HOLLOWBROOK AVE
05-46-02-10-0-000-030.010	261852	EDWARDS KARIA	9908 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9908	HOLLOWBROOK AVE
05-46-02-10-0-000-030.016	261858	LYDA, FRANCES	14222 GABRIELLE CT		SILVERHILL	AL	36576	9933	HOLLOWBROOK AVE
05-46-02-10-0-000-030.011	261853	WEBB, BENJAMIN CORY ETAL WEBB	9888 HOLLOWBROOK AVE		FAIRHOPE	AL	36532	9888	HOLLOWBROOK AVE
05-46-02-10-0-000-030.009	261851	RJM L L C	19460 ST HWY 181		FAIRHOPE	AL	36532	9922	HOLLOWBROOK 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

4/29/2025