



**City of Fairhope
Board of Adjustments Agenda
5:00 PM
Council Chambers
July 21, 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. Approval of Minutes
 - June 16, 2025
3. Consideration of Agenda Items

A. BOA 25.06 Public hearing to consider the request of the Applicant, Phillip Owens, on behalf of the Owner, Casa Azul Fairhope LLC, for a Special Exception to operate a restaurant on property zoned B-1, Local Shopping District. The property is approximately 2.82 acres and is located at 18348 Greeno Road. **PPIN #: 59279**

B. BOA 25.08 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. The property is located at 860 Greeno Road and is approximately 11.20 acres. **PPIN#: 23734**

4. Old/New Business
5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

The Board of Adjustments met Monday, June 16, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Frank Lamia; Donna Cook; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: Ryan Baker

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

Approval of Minutes

Cathy Slagle made a motion to approve the minutes from the May 19, 2025, meeting.

Donna Cook seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia and Donna Cook

Nay: None.

BOA 25.05 Public hearing to consider the request of the Owners, Robert and Melanie Roberts, for a 20.7' front setback variance and a 3.4' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 657 N. Mobile Street. The property is approximately 0.48 acres. **PPIN#: 62470**

Hunter Simmons, Planning and Zoning Director, presented the request of the Owners, Robert and Melanie Roberts, for a 20.7' front setback variance and a 3.4' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. Mr. Simmons shared the aerial and zoning maps.

Staff recommends denial of BOA 25.05.

Brad Hicks, Attorney at Stone Crosby, spoke on behalf of the owner. Mr. Hicks shared the plat of the Volanta Subdivision, Block 8 and explained that there are other properties built outside of the setbacks and are non-conforming. Mr. Hicks listed additional property closer to the setback lines than the Roberts' house. Mr. Hicks noted that the lot line should abut the water and listed peculiarities of other properties and continued that the park functions as an extension of the houses and that the homeowners maintain the park. Mr. Hicks touched on each hardship point and shared approved permits from the Building department along with corresponding e-mails. Mr. Roberts self-reported that the house was built over the setback lines in early 2025. Mr. Hicks read 11.52.80 Code of Alabama.

Bob Roberts, 657 N. Mobile Street, Owner, reiterated that they did the right thing by self-reporting and that they had approved permits and inspections.

Cathy Slagle asked how they found the error. Mr. Roberts explained that the side setback was not correct, then reached out to the city. He then began measuring the front setbacks and asked the city for clarification.

Chairman Vira opened the public hearing at 5:53pm

Joe Thetford, Attorney, Chason & Chason, spoke on behalf of the Palesano's and Clover LLC, and shared a presentation and the properties owned by his clients. Mr. Thetford states that the Roberts' home was constructed without regard to the setbacks and agrees with the staff report. Mr. Thetford shared the replat, showing lots 4A and 4B with setbacks which are contained within the deed when the Roberts brought the property. In 2023, the city stated the house was over the setback and asked for a revised site plan. The new site plan did not show lot 4B. Mr. Thetford shared several e-mails between the surveyor and builder showing that the Roberts knew about the layout problem. Mr. Thetford reiterated that the hardship was self-inflicted, and the construction hit high gear once the conflict was reported and continued until a stop work order was issued. Mr. Thetford stated that where other houses were built have no impact on whether a variance should be granted.

Robert Brown, 15401 Scenic 98, was asked by the Roberts to work on the house after the first builder left and believes the error was made when the foundation survey was not uploaded and construction started.

Mr. Hicks stated that the survey was wrong, and Mr. Roberts did not know that this had happened.

Tyler Parr, 610 N. Mobile Street, asked where the basketball court was. Erik Cortinas, City of Fairhope Building Official, replied that the neighbor had to remove a fence, and the basketball hoop was removed years ago.

Mr. Thetford shared four additional emails against the project from Palesano, Tang, Broadus and Minto.

Joanne Broadus, 617 N. Mobile Street, stated that they bought their house which is well within the setbacks. She is active in communities with Dogwood Trail and has parties in the park. She added that the Roberts are in violation of the setbacks which block views of the bay.

The public hearing was closed at 6:28pm.

Ms. Slagle asked who owns lot 4B? Mr. Simmons shared the Palesano replat and explained that there have been approximately twenty amendments to the Zoning Ordinance and the lot at the top of the bluff does not abut the bay. Lots 4A and 4B will convey together in perpetuity. The setbacks were established to meet the goal of building at the top of the property.

Donna Cook asked if there are any changes to the building plans and stated the steps are not shown and could still go out further into the setback.

Motion:

Cathy Slagle made a motion to deny BOA 25.05.

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

Aye: Anil Vira, Cathy Slagle, Frank Lamia and Donna Cook

Nay: None.

Old/New Business

None

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia and Donna Cook

Nay: None.

Adjourned at 6:35p.m.

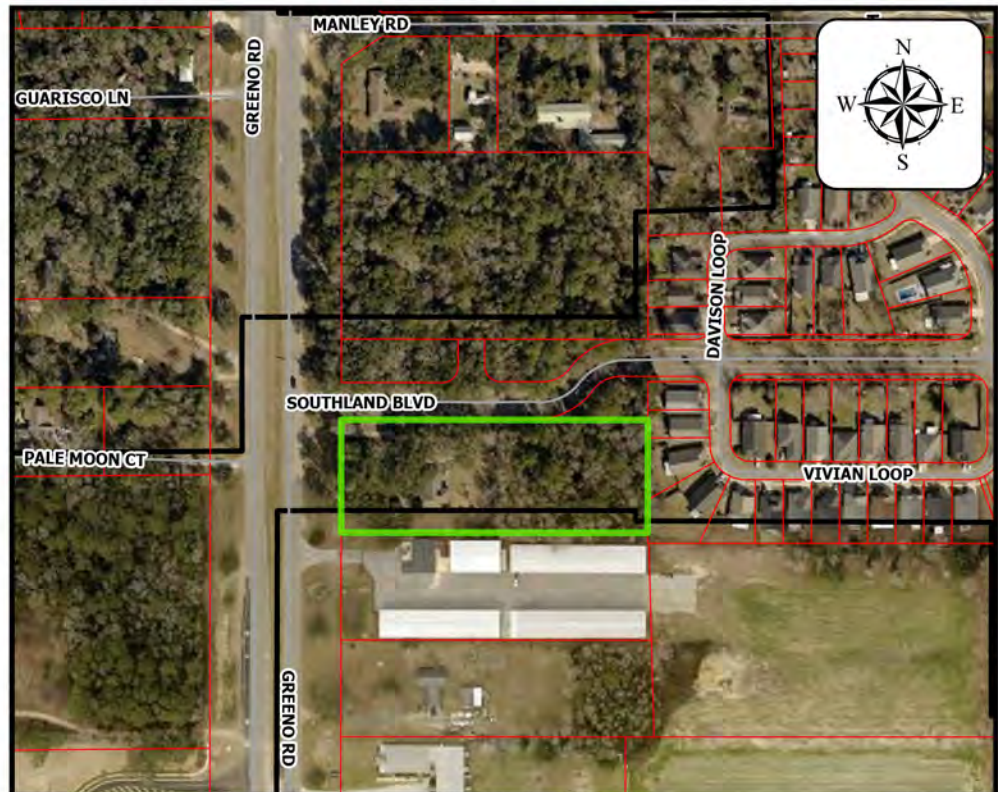
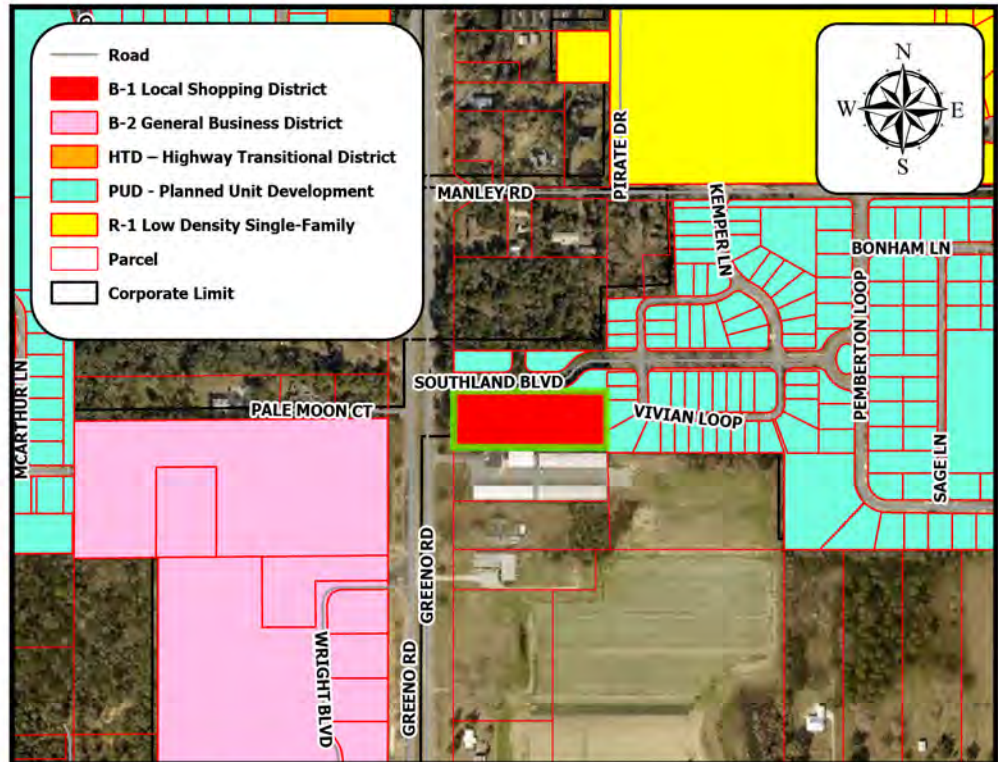
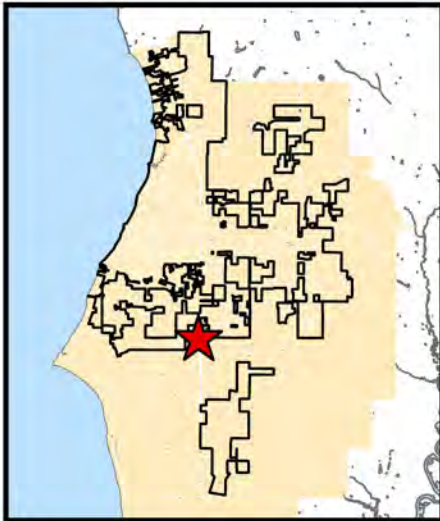
Anil Vira, Chairman

Cindy Beaudreau, Secretary

City of Fairhope Board of Adjustments July 21, 2025



BOA 25.06 - Casa Azul



<u>Project Name:</u>	Casa Azul Fairhope
<u>Site Data:</u>	2.82 acres
<u>Project Type:</u>	Operate restaurant on B-1 Local Shopping District
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	B-1 Local Shopping District
<u>PPIN Number:</u>	59279
<u>General Location:</u>	Intersection south of Southland Blvd and Greeno Road
<u>Surveyor of Record:</u>	Phillip Owens
<u>Engineer of Record:</u>	Phillip Owens
<u>Owner / Developer:</u>	Casa Azul Fairhope, LLC
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Recommendation:</u>	Approved w/ Conditions
<u>Prepared by:</u>	Name : Michelle Melton



APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: [] Administrative Appeal [X] Special Exception [] Variance

Property Owner / Leaseholder Information
Name: Casa Azul Fairhope LLC Phone Number: 251-648-0947
Street Address: 126 Normandy St
City: Fairhope State: AL Zip: 36532

Applicant / Agent Information
Name: Phillip Owens Phone Number: 251-727-4177
Street Address: 6425 Jordan Road
City: Daphne State: AL Zip: 36526

Site Plan with Existing Conditions Attached: YES NO
Site Plan with Proposed Conditions Attached: YES NO
Variance Request Information Complete: YES NO
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: YES NO

coastarchitect@aol.com

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

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

Casa Azul Fairhope LLC
Property Owner/Leaseholder Printed Name
04-09-25
Date

Signature

Fairhope Single Tax Corp. (If Applicable)



VARIANCE REQUEST INFORMATION

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

- | | | |
|--------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Too Narrow | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too Small | <input type="checkbox"/> Slope | <input type="checkbox"/> Subsurface |
| <input type="checkbox"/> Too Shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other (specify) |

Describe the indicated conditions: After subject property annexation into the City, with a B1 zoning, we request special exception for restaurant use in the B-1 zoning as required.

How do the above indicated characteristics preclude reasonable use of your land?
B1 zoning requires special exception for restaurant use.

What type of variance are you requesting (be as specific as possible)?
Approval of this special exception request/application, for restaurant use.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):
 "To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL: \$		\$500.00

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.

Casa Azul Fairhope LLC
 Property Owner/Leaseholder Printed Name

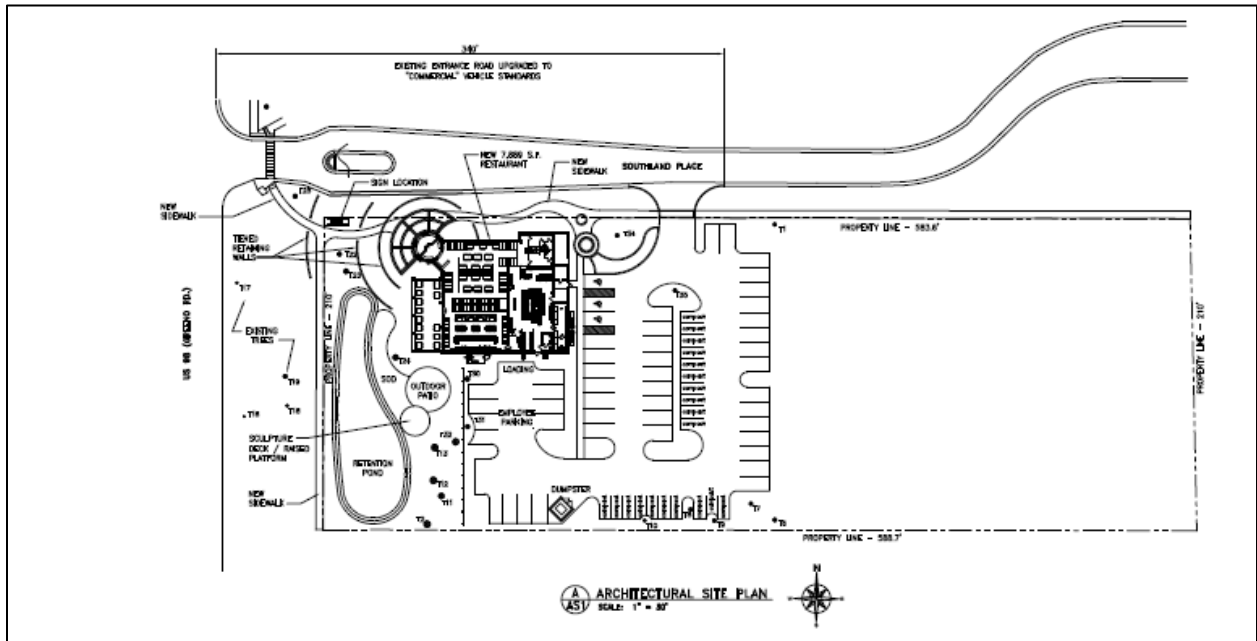
[Handwritten Signature]
 Signature

04/09/25
 Date

 Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

The applicant, Phillip Owens, on behalf of Owner, Casa Azul Fairhope, LLC, is requesting a special exception to allow a restaurant to operate in a B-1 district. The property currently has an existing house, well, and gravel drive. The proposed restaurant will be called Casa Azul and if approved, will be located at 18348 Greeno Road at the entrance to Southland Place. The property consists of +/- 2.82 acres.



Comments:

Restaurants in B-1 districts are “permitted only on appeal and subject to special conditions” in the Zoning Ordinance.

B-1 Local Shopping District: This district is intended to provide for limited retail convenience goods and personal service establishments in residential neighborhoods and to encourage the concentration of these uses in one (1) location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood. Restaurants in the B-1 zoning district may be permitted only on appeal to the Board of Adjustments and may be subject to special conditions. Drive thru restaurants shall not be permitted in the B-1 zoning district.

Article II, Section A(4)(d)(2) describes the duty and power of the BOA that is applicable to this case.

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

The Subject Property was annexed into the City on April 14, 2025, via Ordinance No. 1830 as B-1.

Although the below criteria are what controls the review of this application for a special exception, a preliminary architectural (not civil) site plan was submitted with the application. Applicant, Owner, and staff met to discuss issues and challenges with this location and Applicant and Owner submitted another preliminary architectural site plan. The following general comments are regarding the most recent architectural site plan submitted. Additional civil plans shall be submitted for review should this special exception be granted.

Firstly, the Tree Ordinance applies so submission and approval of a tree inventory is necessary prior to any land disturbance/silviculture/construction. Applicant has identified a large heritage oak tree that Applicant claims needs to be removed because Applicant believes it to be diseased. This will need to be confirmed by the City Horticulturist before any tree removal/silviculture/land disturbance.

The revised preliminary architectural site plan has part of the structure of the restaurant within the Southland Blvd ROW, which is not allowed and the City will not consent to it. Thus, the structure will need to be shifted, which may trigger additional changes to the current preliminary architectural site plan.

Access is an issue. ALDOT is not in favor of access off Greeno Road and the City is not in favor of access off Southland Blvd, the entrance to Southland Place. The adjacent property owner to the south is not in favor of a shared entrance off Greeno Road. Applicant has not exhausted efforts with ALDOT, but does anticipate denial from ALDOT. Applicant further anticipates discharging stormwater into the ALDOT ROW on Greeno Road, which also requires ALDOT approval.

Applicant has stated there will be 298 seats, which allows for only 65 parking places, including the 20% overage. Applicant has 68 parking spaces on the current plan without any permeable parking per Article IV, Section E(4)(c)(2).

The loading area does not appear to be in the most accessible place even for a box truck.

All signage shall conform to the Sign Ordinance and any other applicable rules and regulations.

Applicant intends to install a new sidewalk on the west and north sides of the property.

Screening shall be provided on the east side of the property that abuts Southland Place.

The survey provided refers to Mobile County in Note #9. It should read Baldwin County.

Garbage will be collected by a private vendor.

Riviera Utilities can provide electricity.

Water is provided by Fairhope Utilities, which prompted the annexation of this parcel.

Gas may be provided by Fairhope Utilities.

Citizen Comments

Received comments from an individual are about traffic, noise, and light pollution concerns. As stated, there is existing vegetated buffering (approximately one acre) on the east side of the parcel that abuts Southland Place. A photometric plan is part of the more in depth review if this case is approved. The Noise Ordinance will apply to the restaurant and the ingress/egress to the site remains to be determined. Hours of operation are anticipated to be 11 a.m. -10 p.m.

The review criteria for this case is as follows:

Article II. Section C.e(2)

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

(a) Compliance with the Comprehensive Plan:

Response: Complies. Greeno Road is a recognized North-South Thoroughfare in the 2024 Comprehensive Plan that calls for "less signage, more landscaping, expanded sidewalks, fewer and narrower driveways, cross-access between adjoining sites for improved connectivity, less front parking, and more parking to the sides and rears of buildings..." The property is also in between two (2) identified Suburban Mixed-Use Centers: All corners of Greeno Road and Fairhope Avenue; all corners of Greeno Road and Old Battles Road.

(b) Compliance with any other approved planning document;

Response: Complies.

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

Response: Complies.

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

Response: The immediate surrounding parcels, excluding Southland Place, are a mixed bag of county zoning. The City is currently unaware of any pending development.

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

Response: No issues noted.

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

Response: An occupied house has been on the property for quite some time. Tree Ordinance applies and Applicant is keeping the back part of the property forested (that fronts part of the Southland Place neighborhood).

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

Response: Signage shall be vetted in accordance with the Sign Ordinance and improvement of Southland Blvd shall be coordinated with Public Works.

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

Response: Any work on Greeno Road and discharging to ditch on Greeno Road shall be coordinated and permitted by ALDOT.

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

Response: There will be screening on the back portion of the parcel that abuts Southland Place. There is already a commercial operation directly south.

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

Response: There will be screening on the back portion of the parcel that abuts Southland Place. There is already a commercial operation directly south. Hours of operation will differ from morning traffic.

(k) Overall benefit to the community;

Response: The proposed restaurant will be the first free-standing restaurant of its kind in the city.

(l) Compliance with sound planning principles;

Response: Complies.

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

Response: Complies.

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

Response: No issues noted.

Staff Recommendation:

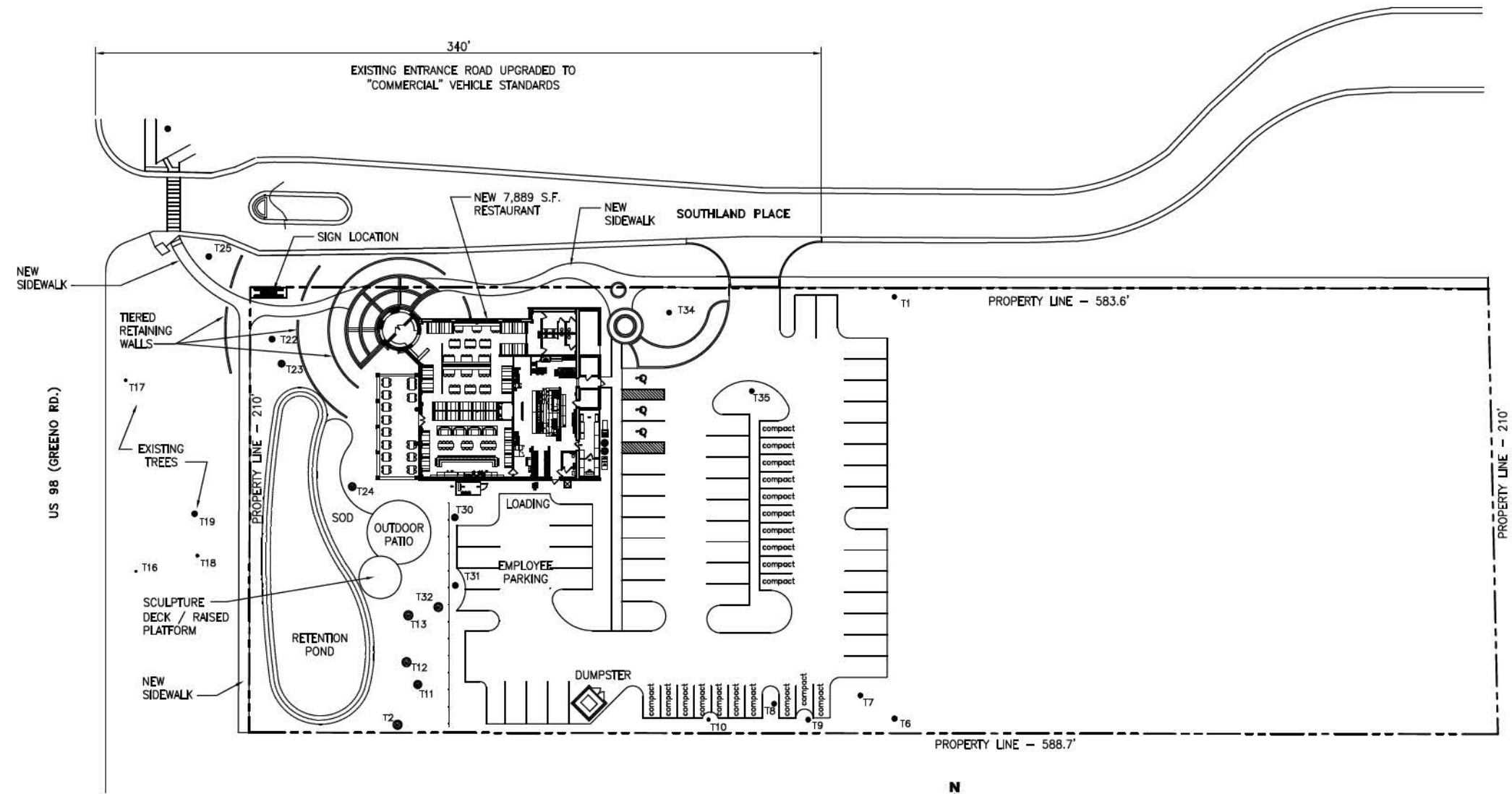
Staff recommend **APPROVAL with conditions** of the appeal to allow a restaurant to operate in B-1 zoning with conditions. This appeal is for restaurant use only. Any other use shall require additional review through the usual processes.

1. Vehicular access shall be restricted to Greeno Road.



ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
6425 Jordan Road
Daphne, AL 36526
Ph 251-433-0217 Fx 251-433-0214

**A NEW RESTAURANT
FOR
CASA AZUL**
 18348 GREENO RD. FAIRHOPE, AL



A
AS1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'



BUILDING AREA: 7,889 S.F.
SITE AREA: 2.825 ACRES

PARKING CRITERIA
1 SPACE FOR EACH 4 SEATS UP TO 52 SEATS
AND 1 SPACE FOR EACH 6 SEATS THEREAFTER.

PARKING CALCULATIONS
52 SEATS / 4 = 13 PARKING SPACES
246 SEATS / 6 = 41 PARKING SPACES

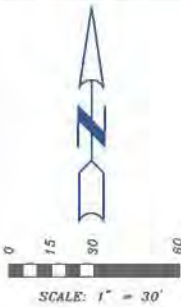
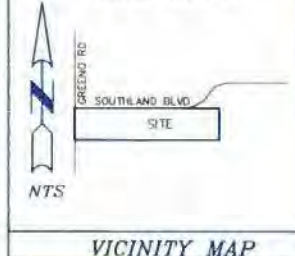
298 TOTAL SEATS = 54 TOTAL PARKING SPACES REQUIRED
68 PARKING SPACES PROVIDED

DATE: 5/23/25
DRAWN: JF
CHECKED: PNO
TITLE: Architectural Site Plan

REVISION:
NO. DATE

SHEET:

AS1

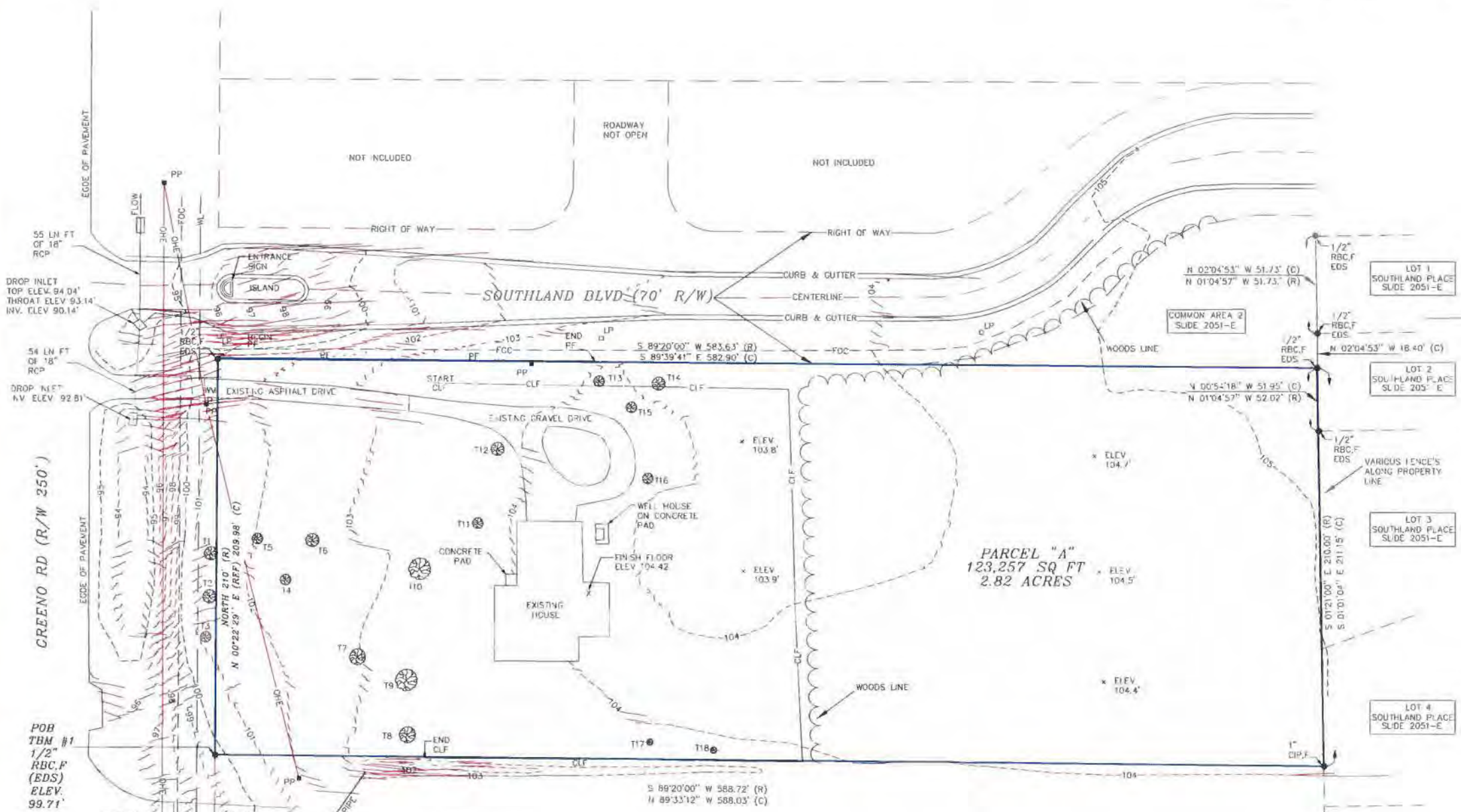


LEGEND

- (REF) Reference Bearing
- (R) Data of Record
- (C) Data Calculated from Field measurements (State Plane Coordinates)
- F Found
- S Set
- POC Point of Commencement
- POB Point of Beginning
- R/W Right of Way
- ANC Anchor
- DIP Crimp Iron pipe
- Existing Contour
- * ELEV 104.4' Spot Elevation
- TP Telephone Pedestal
- RBC Capped Rebar
- EB Electric Box
- WBF Wood Board Fence
- LP Light Pole
- WM Water Meter
- PP Power Pole
- OHE Overhead Electric
- SS Sewer Manhole
- CLF Chain Link Fence
- GM Gas Meter
- MH Manhole
- FH Fire Hydrant
- PF Plastic Fence
- ANC Anchor
- FOC Fiber Optic Cable
- LP Light Pole
- Existing Concrete
- Existing Asphalt
- Woods Line & Marked Wet lands
- Not to Scale
- Adjoiners

SURVEYOR'S STATEMENT
I, JOHN FARRIOR CRENSHAW, A LICENSED ALABAMA LAND SURVEYOR, HEREBY STATES:

- 1) MUD FISH, L.L.C., THE OWNER OF PROPERTY LOCATED AT 18348 GREENO ROAD, BALDWIN COUNTY, ALABAMA DESCRIBED IN INSTRUMENT NUMBER 1859173, REQUESTED I PREPARE A BOUNDARY & TOPOGRAPHIC SURVEY ON THE PROPERTY.
- 2) THE BOUNDARY LINES SHOWN HEREON REFLECT THE DESCRIPTION:
FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE NORTH 89 DEGREES, 20 MINUTES EAST, 40.0 FEET TO AN IRON PIN LYING ON THE OLD EAST RIGHT OF WAY LINE OF GREENO ROAD; THENCE RUN NORTH 89 DEGREES, 20 MINUTES EAST, 380.0 FEET TO A POINT ON SAID OLD EAST RIGHT OF WAY LINE OF GREENO ROAD; THENCE RUN NORTH 89 DEGREES, 20 MINUTES EAST, 48.0 FEET TO AN IRON PIN MARKER ON THE NEW EAST RIGHT OF WAY LINE OF GREENO ROAD FOR A POINT OF BEGINNING; THENCE RUN NORTH 210.0 FEET TO AN IRON PIN MARKER ON SAID NEW EAST RIGHT OF WAY LINE OF GREENO ROAD; THENCE RUN NORTH 89 DEGREES, 20 MINUTES EAST, 583.65 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 01 DEGREES, 21 MINUTES EAST, 210.0 FEET; THENCE RUN SOUTH 89 DEGREES, 20 MIN WEST, 588.72 FEET TO THE POINT OF BEGINNING.
- SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD
- 3) THIS PLAT REFLECTS THE RESULTS OF SAID SURVEY, COMPLETED UNDER MY SUPERVISION ON OCTOBER 28, 2024.
- 4) I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWINGS 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.
- 5) THE BEARING SHOWN NORTH 00 DEGREES 22 MINUTES 29 SECONDS EAST IS THE HORIZONTAL REFERENCE BEARING FOR THIS PLAT AND FROM STATE PLANE COORDINATES LOCATED BY GPS.
- 6) ALL PROPERTY CORNER MARKERS WERE EITHER FOUND OR SET, EXCEPT AS NOTED.
- 7) THE IMPROVEMENTS SHOWN ON THIS PLAT ARE WITHIN THE BOUNDARIES OF SAID PROPERTY, EXCEPT AS NOTED; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTIES, EXCEPT AS NOTED; THERE ARE NO RIGHT OF WAYS, EASEMENTS OF JOINING DRIVEWAYS OVER OR ACROSS SAID PROPERTY VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR POLES, STRUCTURES, SUPPORTS (INCLUDING POLE ANCHORS AND GUY WIRES) ON OR OVER SAID PREMISES, EXCEPT AS SHOWN.
- 8) THE LOCATIONS OF UNDERGROUND UTILITIES AND/OR FACILITIES, IF SHOWN ARE APPROXIMATE.
- 9) I HAVE CHECKED THE FLOOD INSURANCE FOR MOBILE COUNTY, ALABAMA COMMUNITY - PANEL NUMBER 010030757M DATED APRIL 19, 2019 AND FOUND THE PREMISES TO BE IN FLOOD ZONE "X UNSHADED"



TREE TABLE

T1	30"	OAK TREE
T2	30"	OAK TREE
T3	24"	OAK TREE
T4	24"	OAK TREE
T5	24"	OAK TREE
T6	30"	OAK TREE
T7	36"	OAK TREE
T8	36"	OAK TREE
T9	48"	OAK TREE
T10	48"	OAK TREE
T11	24"	OAK TREE
T12	30"	OAK TREE
T13	24"	OAK TREE
T14	30"	OAK TREE
T15	24"	OAK TREE
T16	24"	OAK TREE
T17	12"	MAGNOLIA TREE
T18	18"	CEDAR TREE

BK 119 PG 1940
LOT "A"



(DATE) OCTOBER 28, 2024

TASK	BY	DATE	JOHN FARRIOR CRENSHAW 18348 GREENO ROAD BALDWIN COUNTY, AL	DRAWING TITLE BOUNDARY & TOPOGRAPHIC SURVEY
DESIGN	JFC	10/28/24		
DRAWN	JBC	10/28/24		
CHECKED	JFC	10/28/24		
SCALE		1"=30'		
			MUD FISH, L.L.C., 18348 GREENO ROAD BALDWIN COUNTY, AL	PAGE NO. SHEET REV. S-1.0 1 OF 1 T
				DRAWING: E124218A

From: [CARLA GRAY](#)
To: [planning](#)
Subject: Case:BOA 25.06 Phillip Owens
Date: Thursday, July 10, 2025 11:02:03 PM

Hello,

The SPPOA is requesting a copy of the plans for this restaurant. We have concerns regarding loud music, traffic flow in the neighborhood and if this restaurant will sell alcohol. What will be the seating capacity? How close will this restaurant be to the homes located on Vivian Loop? What will be the hours of operations? How large will the parking lot be?

Respectfully Submitted

Carla Gray

SPPOA President

From: [Brenda Mitchell](#)
To: [planning](#)
Subject: Special Exception for Casa Azul
Date: Wednesday, July 9, 2025 9:24:01 AM

During the school year getting out of our neighborhood on Manley Road is prohibitive. The entrance and exit on 98 are our best option. If the entry to the restaurant is on 98, that shouldn't interfere, however, if it's on Southland that could be another issue for local traffic.

The other issue would be, is there outdoor dining? If so, would there be bright lights and/or music? Those are the questions I would like addressed. Thank you.

From: [Brantley Pierce](#)
To: [planning](#)
Subject: Casa Alzul Meeting
Date: Thursday, July 10, 2025 7:19:35 PM



To whom it may concern, I live at at 108 Vivian loop, Fairhope, Alabama, within the Southland Place subdivision. I received a letter this week about the proposed restaurant on Hwy 98. My property on Vivian Loop backs up directly to the property that will potentially be the home of the restaurant. I am not opposed to the property being used for the restaurant; I'd be happy to see it happen. I am concerned about two things.

First, personally, I'd like to know the plan for how far back on the property the owners plan to clear cut. The back side of my property sits directly beside their property. My back door is approximately 25 feet from the back of my property. Currently, the back of my property is a thick treeline that extends approximately 200 Yards until it opens to the existing structure on the proposed property. What is the plant for how far back this tree line will be clear cut, and will the owners of Casa Alzul be placing a privacy fence on the back side of their property. When their survey crew came through the were literally standing within a foot of my property. I'm just wishing to know if they plan to clear and built as far back as my property line.

Second, and more generally, what is the restaurant's plan for their driveways and how will it impact the current entrance of Southland Place on Hwy 98/Greeno.

Thank you for your time and attention to this matter.

Brantley Pierce

From: [Isaac Templeton](#)
To: [planning](#)
Subject: Casa Azul - Southland Place Property Owner
Date: Friday, July 11, 2025 10:34:39 AM



Good morning,

I would like to express my concerns regarding the proposed operation of the Casa Azul restaurant near the Southland Place neighborhood. We reviewed the site plan provided during the county pre application meeting earlier this year. Residents of Southland Place are aware that there are plans to establish the restaurant entrance and exit onto the neighborhood's entrance, seemingly to avoid obtaining an ALDOT commercial turnout permit. The county previously advised that this would not be permitted when they were previously zoned with them at the beginning of the year.

Southland Place consists of one-way streets, and many residents, including children with special needs such as autism and deafness, live in the area. There are concerns about the serving of alcoholic beverages by the restaurant. As property owners and parents, we are worried that an intoxicated individual might attempt to make a wrong turn and drive through our neighborhood, posing safety risks.

Furthermore, the restaurant's location is less than 1,500 feet from the middle school and just over 2,000 feet from the high school's entrance. This proximity should raise concerns for parents and community members, not only regarding increased traffic but also because the establishment will serve alcohol, which could lead to impaired driving in our area.

Additionally, we, the property owners of Southland Place, contribute annual dues for neighborhood maintenance, including landscaping along Southland Place Boulevard, the entrance signage, and the camera system associated with the signage. We do not support the idea of a restaurant relying on these shared funds to reduce their responsibilities or costs. Not to mention how this will also hurt our property values operating along our neighborhood especially during late evenings and weekends.

Thank you for your attention to this matter.

Sincerely,

Isaac Templeton, Southland Place Property Owner

Agent Authorization Letter

For

Casa Azul Fairhope, LLC
126 Normandy St.
Fairhope, AL 36532

We hereby authorize and permit Phillip Owens, Architect, to act as our representative and agent in regard to all required City of Fairhope applications; Zoning Special Exceptions, Land Disturbance, etc.

Property Owner

Owner: Casa Azul Fairhope, LLC
Address: 126 Normandy St.
Address: Fairhope, AL 36532
Phone: 251-648-0947

Business Name: Casa Azul.
Property Address: 18348 Greeno Road
Fairhope, AL 36532

Parcel No: 05-46-08-28-0-000-017.001

Parcel PIN: 59279

Owner Name (Print): Daniel Dorta
Managing Member

Owner Signature:


Daniel Dorta

Date:

04/09/25

Authorized Agent

Agent: Phillip Owens
Address: 6425 Jordan Road
Address: Daphne, AL 36526
Phone: 251-433-0217

Signature:



Limited Liability Company Agreement
CASA AZUL FAIRHOPE, LLC
An Alabama Limited Liability Company

acting as organizing member(s), do hereby associated ourselves into a limited liability company pursuant to the provisions of the "Alabama Limited Liability Company Act" as codified in Chapter 1 of the Title 10A Article 5 of the Code of Alabama of 1975, as amended, and do hereby adopt the following articles of organization:

ARTICLE ONE

The name of the company is CASA AZUL FAIRHOPE, LLC

ARTICLE TWO

The period for the duration of the company shall commence on the day of recordation of these Articles and shall continue perpetually until and unless dissolved pursuant to the provisions of the Company's Operating agreement or the Alabama L.L.C. Act.

ARTICLE THREE

The purposes for which the company is organized are:

- a) Real Estate Holding and.
- a) In General, to do any and all things, and to exercise any and all powers which might now or Hereafter be lawful for limited liability company to do or exercise under the said "Alabama Limited Liability Company Act", or any act amendatory thereof or supplemental thereto that may be now or hereafter in force.

ARTICLE FOUR

The address of the initial registered office or the limited liability company is as follows:

126 NORMANDY ST
FAIRHOPE AL 366532

And the name of the initial registered agent of the limited liability company at said address is as follows:

DANIEL A. DORTA

ARTICLE FIVE

The names and mailing address of the initial member(s) of the limited liability company are as follows: Members own equity shareholders of the limited liability company as follows:

DANEL A DORTA 33.33% URIEL GALVAN RUIZ 33.33%
MIGUEL GIMENEZ 16.67% CARLOS GIMENEZ 16.67

ARTICLE SIX

The members of the limited liability company shall have the right to admit additional members upon such terms and conditions as they shall from time to time determine.

ARTICLE SEVEN

If an event of dissociation terminates the continued membership of a Member in the company, the remaining Members shall have the right to continue business of the company.

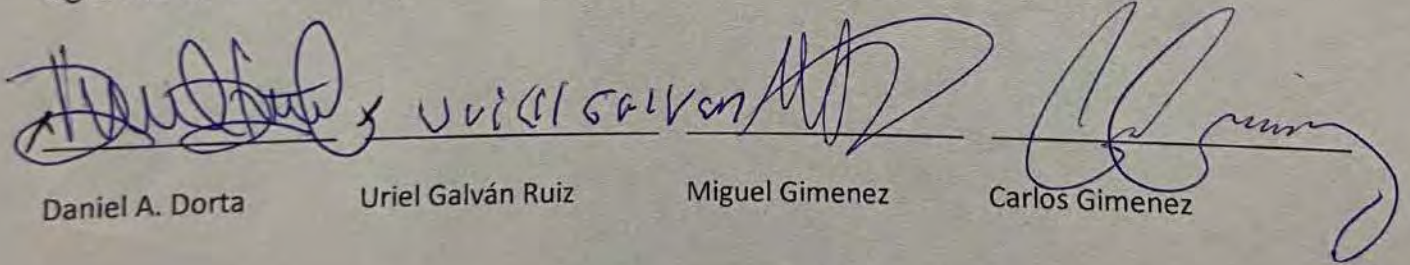
ARTICLE EIGHT

The company shall be managed by its Member(s). The Member(s) whose names and addresses are set forth in Article Five hereof shall continue to serve as Managers until successors are elected and qualify.

ARTICLE NINE

The provisions for the regulation of the internal affairs of the company shall be as set forth in the Operating Agreement of the company.

IN WITNESS WHEREOF, the undersigned organizing Members have hereunto affixed their signature on this 22 of May, 2024


Daniel A. Dorta Uriel Galván Ruiz Miguel Gimenez Carlos Gimenez

**THIS INSTRUMENT PREPARED BY:
FORTITUDE BUSINESS SOLUTIONS LLC
9056 MERRITT LANE
DAPHNE AL 36526**

2182817



BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 04/21/2025 11:49 AM
TOTAL \$25.00 5 Pages

ORDINANCE NO. 1830

WHEREAS, CASA AZUL FAIRHOPE, LLC, the owner of the hereinafter described property, did, in writing, petition the City of Fairhope, a municipal corporation, for annexation under Section 11-42-21 of the Code of Alabama, 1975, as amended; and

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

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

Property is located at 18348 Greeno Road, Fairhope, Alabama.

LEGAL DESCRIPTION:

TAX PARCEL 46-08-28-0-000-017.001

From the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 28, Township 6 South, Range 2 East, Baldwin County, Alabama, run thence North 89 degrees, 20 minutes East, 40.0 feet to an iron pin lying on the Old East right of way line of Greeno Road; thence run North 380.0 feet to a point on said Old East right of way line of Greeno Road; thence run North 89 degrees, 20 minutes East, 48.0 feet to an iron pin marker on the New East right of way line of Greeno Road for a Point of Beginning; thence run North, 210 feet to an iron pin marker on said New East right of way line of Greeno Road; thence run 89 degrees, 20 minutes East, 583.63 feet to an iron pin marker; thence run South 01 degrees, 21 minutes East, 210.0 feet; thence run South 89 degrees, 20 minutes West, 588.72 feet to the Point of Beginning.

Subject to taxes for the current and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any, as well as the following specific exceptions:

1. Restrictions, covenants, conditions, reservations, and easements recorded in Official Records Book 399, page 39 as restated in Deed Book 428, page 816.
2. Right-of-way deed recorded in Deed Book 196, page 187.

This property shall be zoned B-1, Local Shopping District.

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

Ordinance No. 1830
Page -2-

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

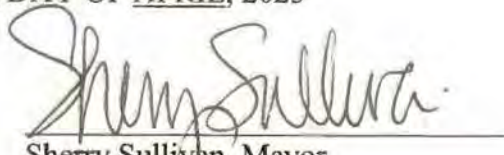
ADOPTED THIS 14TH DAY OF APRIL, 2025


Jack Burrell, Council President

ATTEST:


Lisa A. Hanks, MMC
City Clerk

ADOPTED THIS 14TH DAY OF APRIL, 2025


Sherry Sullivan, Mayor

Ord. No. 1830 Published in
FAIRHOPE COURIER
on Wednesday, April 23, 2025

City Clerk



CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

FEB 24 '25 PM2:35

ZAH

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 B-1^{DD}
(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.

[Signature]
Signature of Petitioner

Daniel Dorta
Print petitioner's name

Signature of Petitioner

Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: 18348 Greeno Rd

Petitioner's Current Physical Address: _____
Petitioner's Current Mailing Address: same

Telephone Number(s): cell # 251-6480947
Home Work

Tax Parcel ID Number: 05-46-08-28-0 Size of Property: 2.83 AC
006-017.001

I, Lauren Glenn a Notary Public in and for said State and County, hereby certify that Daniel Dorta 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 6 day of February, 2025.

(Seal) ★ STATE OF MISSISSIPPI ★
LAUREN GLENN, NOTARY PUBLIC
JACKSON COUNTY
MY COMMISSION EXPIRES APRIL 18, 2027
COMMISSION NUMBER 347855

Lauren Glenn
Notary Public

My commission expires April 18, 2027

I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

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

(Seal)

Notary Public

My commission expires _____

I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

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

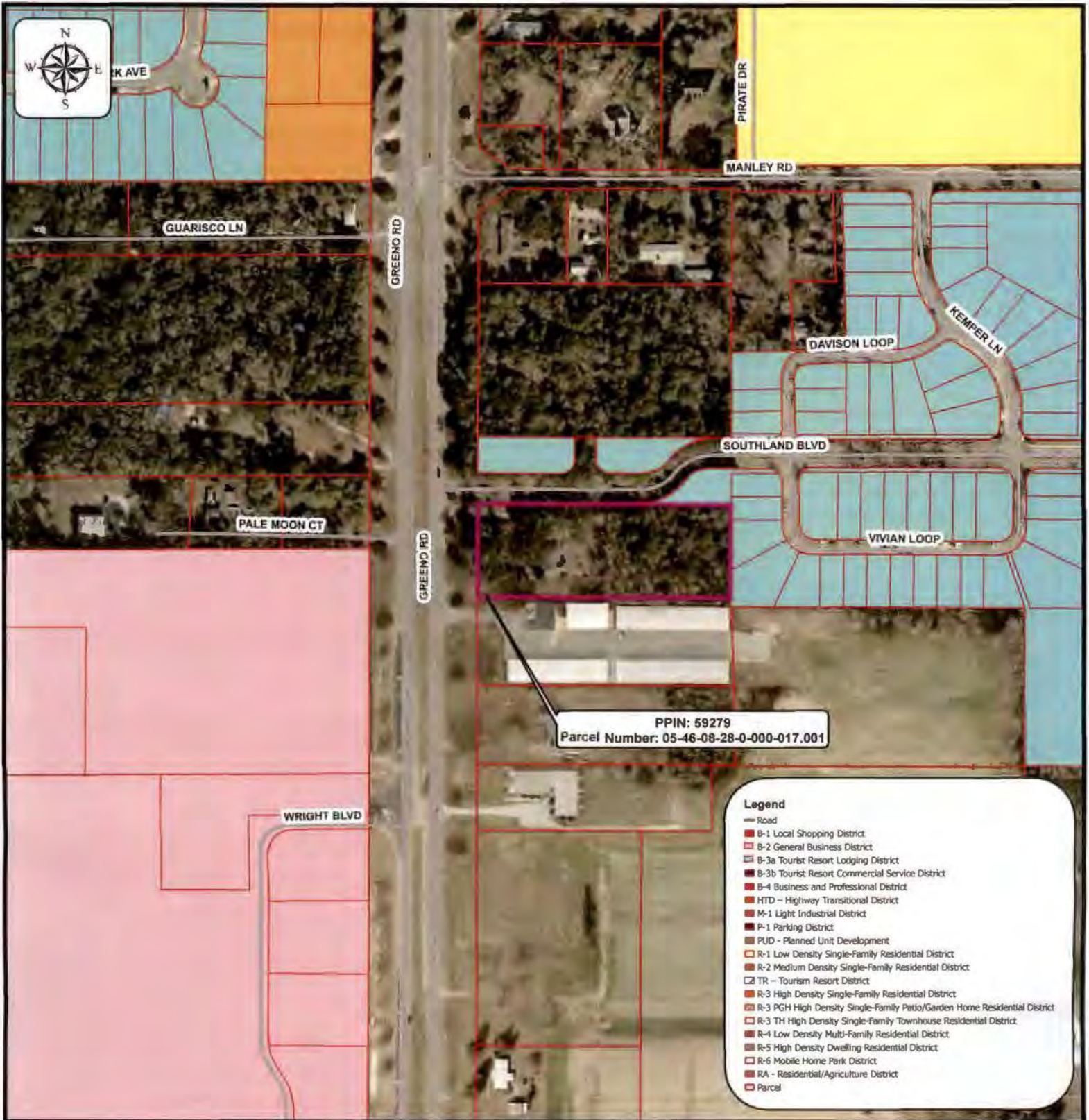
(Seal)

Notary Public

My commission expires _____

Exhibit A

Daniel Dorta
Petition for Conditional Annexation
B-1 Local Shopping District
Parcel Number: 05-46-08-28-0-000-017.001



Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property Street Number	Property Street Name
05-46-08-28-0-000-017.001	59279	CASA AZUL FAIRHOPE L L C	126 NORMANDY ST		FAIRHOPE	AL	36532	18348	GREENO RD
05-46-08-28-0-000-017.003	243050	PITTMAN, CATHERINE P	18430 GREENO RD		FAIRHOPE	AL	36532	0	GREENO RD
05-46-08-28-0-000-017.000	66467	PITTMAN, CATHERINE P	18430 GREENO RD		FAIRHOPE	AL	36532	18368	GREENO RD
05-46-08-28-0-000-019.000	17531	MILLER, DAVID STEALEY & NINA	P O BOX 0301-00581	CRISTOBAL, COLON	REPUBLIC OF PANA			18256	GREENO RD
05-46-08-28-0-000-018.001	256577	EAST BAY PROPERTIES L L C	28250 US HWY 98		DAPHNE	AL	36526	0	GREENO RD
05-46-08-28-0-000-018.000	44894	EAST BAY PROPERTIES L L C	28250 US HIGHWAY 98		DAPHNE	AL	36526	18310	GREENO RD
05-46-08-28-0-000-016.000	34093	PITTMAN, CATHERINE PARKER ETAL PITTMAN, A	18430 GREENO RD		FAIRHOPE	AL	36532	18430	GREENO RD
05-46-09-29-0-000-069.001	18439	T-BONE VENTURES L L C	77 MAGNOLIA AVE		FAIRHOPE	AL	36532	18389	GREENO RD
05-46-09-29-0-000-058.004	236230	HADDEN, DEBORAH G (1/4 INT) ETAL GREEN, AN	18447 GREENO RD		FAIRHOPE	AL	36532	18447	GREENO RD
05-46-09-29-0-000-068.000	39376	CORBETT, STEVEN W	PO BOX 1609		PHENIX CITY	AL	36868	18323	GREENO RD
05-46-08-28-0-000-001.094	243207	WILSON, KARIN ETAL WILSON, KIEFER	32 SOUTH SECTION ST		FAIRHOPE	AL	36532	104	DAVISON LOOP
05-46-08-28-0-000-001.119	243232	WHATLEY MARIA L AND WHATLEY VICTOR G	34 PADDOCK DR		FAIRHOPE	AL	36532	120	VIVIAN LOOP
05-46-08-28-0-000-001.104	243217	SOUTHLAND PLACE SUBDIVISION PROPERTY OW	P O BOX 765		FAIRHOPE	AL	36533	0	SOUTHLAND BLVD
05-46-08-28-0-000-001.105	243218	CRAIN, JAMES L ETAL CRAIN, CAROLYN A	121 VIVIAN LOOP		FAIRHOPE	AL	36532	121	VIVIAN LOOP
05-46-08-28-0-000-001.099	243212	SOUTHLAND PLACE SUBDIVISION PROPERTY OW	P O BOX 765		FAIRHOPE	AL	36533	0	SOUTHLAND BLVD
05-46-08-28-0-000-001.122	243235	PIERCE, KARYN ETAL PIERCE, BRANTLEY	108 VIVIAN LOOP		FAIRHOPE	AL	36532	108	VIVIAN LOOP
05-46-08-28-0-000-001.093	243206	SAINI SARAT	320 BRONZE ST		FAIRHOPE	AL	36532	100	DAVISON LOOP
05-46-08-28-0-000-001.100	243213	SOUTHLAND PLACE SUBDIVISION PROPERTY OW	P O BOX 765		FAIRHOPE	AL	36533	0	SOUTHLAND BLVD
05-46-08-28-0-000-001.118	243231	MITCHELL, BRENDA ETAL SUMMERS, SONJA	124 VIVIAN LOOP		FAIRHOPE	AL	36532	124	VIVIAN LOOP
05-46-08-28-0-000-001.120	243233	GRIFFIN, I D ETAL GRIFFIN, LILA JEAN (LI	116 VIVIAN LOOP		FAIRHOPE	AL	36532	116	VIVIAN LOOP
05-46-08-28-0-000-001.089	243202	SOUTHLAND PLACE SUBDIVISION PROPERTY OW	P O BOX 765		FAIRHOPE	AL	36533	0	SOUTHLAND BLVD
05-46-08-28-0-000-001.103	243216	MOTRONI, DENA R	31568 CANOPY LOOP		SPANISH FORT	AL	36527	117	VIVIAN LOOP
05-46-08-28-0-000-001.121	243234	HAZELTON, JULIANNE CETTA	6656 SUGAR CREEK DR S		MOBILE	AL	36695	112	VIVIAN LOOP
05-46-08-28-0-000-001.098	243211	WILLIAMS, MICHAEL JEFFREY	1855 SPRINGVALE LN		LINCOLN	CA	95648	101	DAVISON LOOP
05-46-08-28-0-000-001.097	243210	JONES, KELLI R ETAL JONES, THOMAS A	647 MORPHY AVE		FAIRHOPE	AL	36532	105	DAVISON LOOP
05-46-08-28-0-000-001.101	243214	EVANS, MICHAEL P ETAL EVANS, MARILYN G	10735 PECAN DR		FAIRHOPE	AL	36532	100	VIVIAN LOOP
05-46-08-28-0-000-001.102	243215	ALEPH-TAV INVESTMENTS L L C	P O BOX 2322		FAIRHOPE	AL	36533	104	VIVIAN LOOP

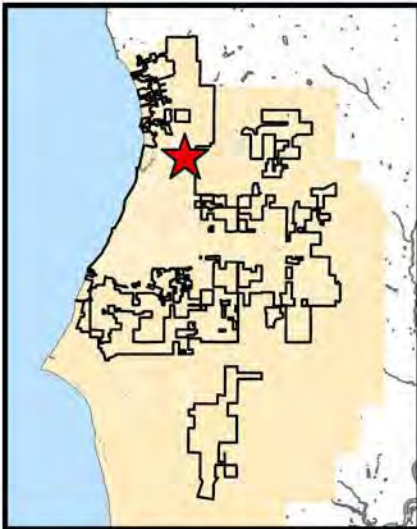
STATE OF ALABAMA
BALDWIN COUNTY
I, TEDDY J. FAUST, JR., Revenue Commissioner
in and for said State and County, do hereby
certify that this is a true and correct copy of the
records of this office.


Revenue Commissioner

City of Fairhope Board of Adjustments July 21, 2025



BOA 25.08 - Fairhope Church of Christ

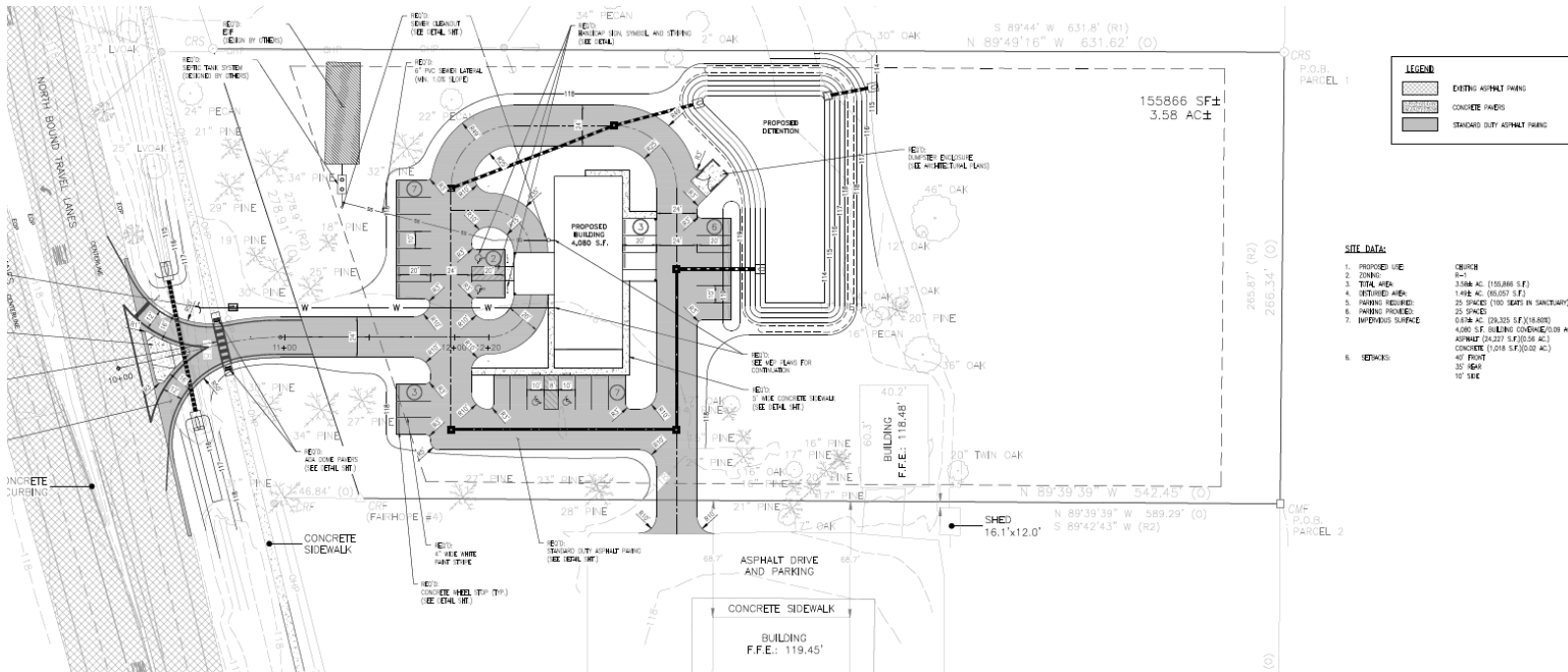


Project Name:	Fairhope Church of Christ
Site Data:	11.20 acres
Project Type:	Allow for church on property zoned R-1 Low Density Single-Family Residential District
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-1 Low Density Single-Family Residential District
PPIN Number:	23734
General Location:	Southeast corner of the intersection of Greeno Road and State Highway 104
Surveyor of Record:	Lieb Engineering
Engineer of Record:	Lieb Engineering
Owner / Developer:	Fairhope Church of Christ
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Mike Jeffries



Summary of Request:

Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. The property is located at 860 Greeno Road and is approximately 11.20 acres.



Comments:

Currently, a church or *Place of Worship*, per the Zoning Ordinance, is not indicated as a use allowed by right; a use allowed subject to special conditions; nor a use allowed on appeal to the board of adjustments as defined in *Table 3-1: Use Table*. Consequently, and as set by historical precedent, the proposed use is brought to the board as a “use not provided for.”

A preliminary site plan was submitted with the application to illustrate the general layout and proposes a 100-seat sanctuary. The applicant and staff have met to discuss issues and challenges with this location. Additional civil plans shall be submitted for review should this special exception be granted.

Access on Greeno Road would be approved by ALDOT. The proposed plan shows a right in/right out entrance. The entrance and drainage work are in ALDOT’ Rights of Way and would be permitted through ALDOT.

The church previously, was located on the property immediately south which has been sold to separate owner. Connectivity is shown on the site plan to the southern property and would require approval from that owner to connect to their drive.

Citizen Comments

The City received one email from Jonathan Carrigan, owner of several neighboring properties, in full support of the request.

The review criteria for this case is as follows:

Article II. Section C.e(2)

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

(a) Compliance with the Comprehensive Plan:

Response: Complies. Greeno Road is a recognized North-South Thoroughfare in the 2024 Comprehensive Plan that calls for "less signage, more landscaping, expanded sidewalks, fewer and narrower driveways, cross-access between adjoining sites for improved connectivity, less front parking, and more parking to the sides and rears of buildings..."

(b) Compliance with any other approved planning document;

Response: Complies.

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

Response: Complies.

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

Response: The immediate surrounding parcels zoned R-1. The City is currently unaware of any pending development.

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

Response: No issues noted.

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

Response: The improvements are proposed in the least wooded area of the property to minimize disturbance.

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

Response: Signage shall be vetted in accordance with the Sign Ordinance.

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

Response: Any work on Greeno Road and discharging to ditch on Greeno Road shall be coordinated and permitted by ALDOT.

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

Response: Landscape buffers in accordance with the Tree Ordinance will be installed.

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

Response: None anticipated. The church's previous location was directly south, and the size of the building is decreasing.

(k) Overall benefit to the community;

Response: The proposed church will continue to serve the existing congregation with an updated facility.

(l) Compliance with sound planning principles;

Response: Complies.

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

Response: Complies.

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

Response: No issues noted.

Staff Recommendation:

Staff recommends **APPROVAL** of case BOA 25.08 to allow for the use of a church.



APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: Administrative Appeal Special Exception Variance

Property Owner / Leaseholder Information			
Name:	Fairhope Church of Christ	Phone Number:	
Street Address:	860 GREENO RD		
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:	Lieb Engineering Company	Phone Number:	251 978-9779
Street Address:	1290 Main Street Ste E		
City:	Daphne	State:	AL Zip: 36526

Site Plan with Existing Conditions Attached: x YES NO

Site Plan with Proposed Conditions Attached: x YES NO

Variance Request Information Complete: YES NO

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

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

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

Fairhope Church of Christ

 Property Owner/Leaseholder Printed Name

Wes Ackerman

 Signature

4/11/25

 Date

 Fairhope Single Tax Corp. (If Applicable)



1290 Main Street Suite E
Daphne, AL 36526
Phone: 251.978.9779

April 10, 2025

City of Fairhope
Attn: Staff

Re: BOA Special Exception request- Fairhope Church of Christ

Staff,

To our knowledge, places of worship are not allowed in any zoning ordinance. So we are requesting a Special Exception for this place of worship, Fairhope Church of Christ, to be allowed in this R-1 zoning.

Please feel free to contact me if you have any questions or need any more information.

Sincerely,



4-10-2025

Christopher Lieb, PE



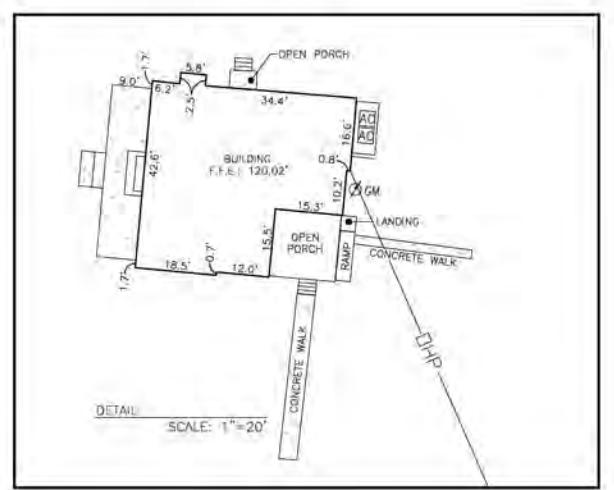
1290 Main Street Suite E
Daphne, AL 36526
Phone: 251.978.9779

UTILITY LEGEND

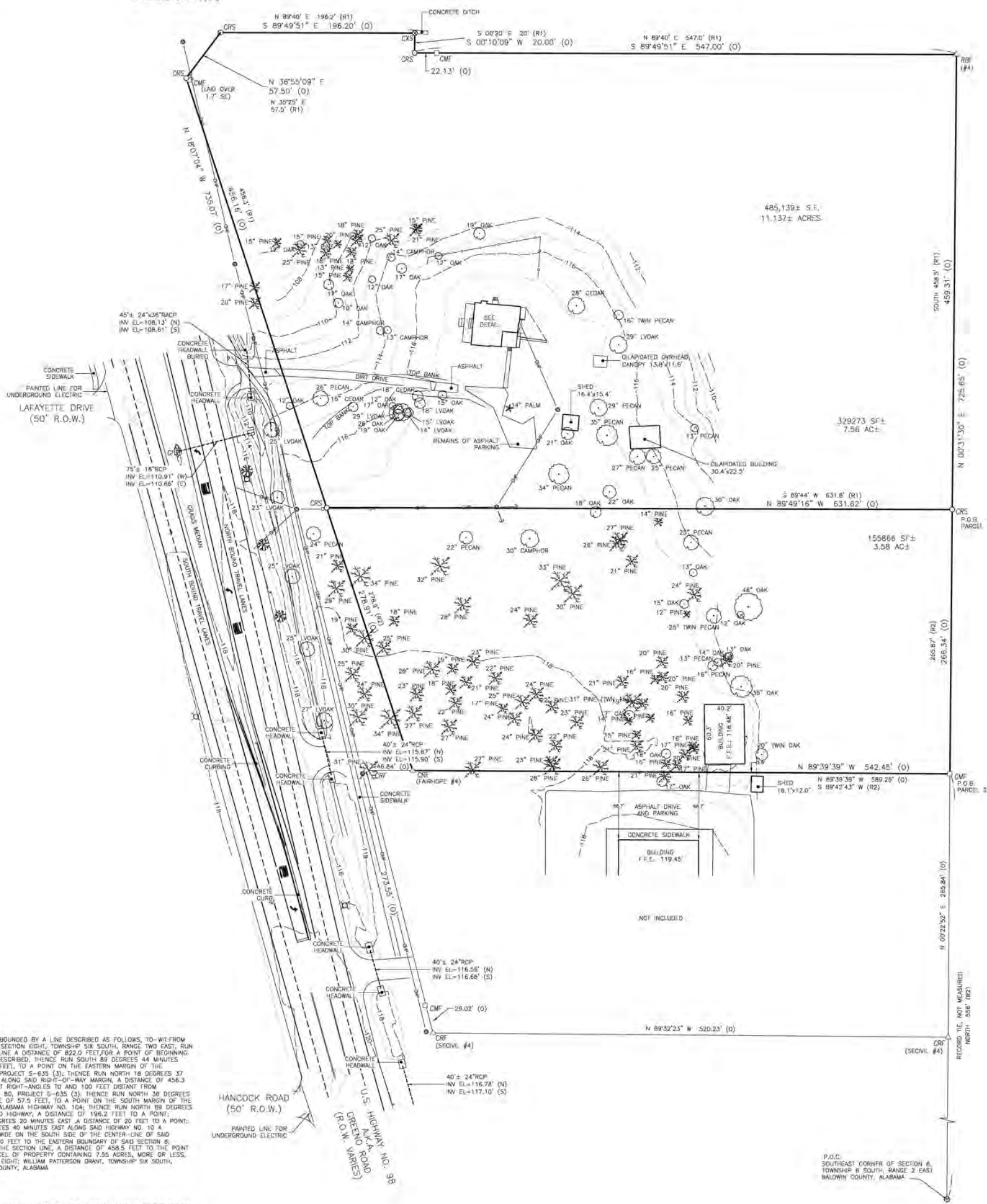
- LIGHT POLE
- POWER POLE
- ELECTRICAL BOX
- AIR CONDITIONING CONDENSER
- OVERHEAD PIPES
- SANITARY SEWER MANHOLE
- SANITARY SEWER GRINDER PUMP
- SANITARY SEWER VALVE
- SURFACE LOCATOR
- SEWER MARKER
- SANITARY SEWER PIPE
- GAS METER
- SURFACE LOCATOR
- GAS MARKER
- GAS
- GAS MAIN
- WATER METER
- WATER VALVE
- F.H. FIRE HYDRANT
- I.C.V. IRRIGATION CONTROL VALVE
- SURFACE LOCATOR
- WATER MARKER
- WATER PIPE
- TELEPHONE FEEDLINE
- FIBER OPTIC CABLE
- SURFACE LOCATOR
- FIBER OPTIC MARKER
- FIBER OPTIC CABLE
- GRATE INLET
- STORM MANHOLE
- CURB INLET
- STORM PIPE (EJECTOR)
- CMP-CONSOLIDATED METAL PIPE
- RCP-REINFORCED CONCRETE PIPE
- RCP-REINFORCED CONCRETE ARCH PIPE
- CPVC-CONSOLIDATED PLASTIC PIPE (PERT)

BOUNDARY LEGEND

- △ CAPPED IRON ROD FOUND
- △ CAPPED TOP PIPE FOUND
- △ C.M.F. CONCRETE MONUMENT FOUND
- △ O.P.T. OPEN TOP IRON PIPE FOUND
- △ R.F.P. REBAR IRON FOUND
- △ I.P.F. IRON PIN FOUND
- C.R.S. CAPPED IRON ROD SET
- (R) RECORD
- (O) OBSERVED
- B.M. BENCH MARK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE



AL. HIGHWAY NO. 104 (R.O.W. VARIES)



BALDWIN COUNTY ALABAMA
PARCEL 1

THAT CERTAIN LOT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SOUTHEAST CORNER OF SECTION EIGHT, TOWNSHIP SIX SOUTH, RANGE TWO EAST, RUN NORTH ALONG THE SECTION LINE A DISTANCE OF 822.0 FEET FOR A POINT OF BEGINNING OF THE PROPERTY HEREBY DESCRIBED, THENCE RUN SOUTH 89 DEGREES 44 MINUTES WEST A DISTANCE OF 631.8 FEET, TO A POINT ON THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF HIGHWAY PROJECT 5-635 (3); THENCE RUN NORTH 18 DEGREES 37 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT-OF-WAY MARGIN, A DISTANCE OF 456.3 FEET TO A POINT SITUATED AT RIGHT-ANGLES TO AND 100 FEET DISTANT FROM CENTER-LINE STATION 104 + 80, PROJECT 5-635 (3); THENCE RUN NORTH 36 DEGREES 25 MINUTES EAST A DISTANCE OF 57.5 FEET, TO A POINT ON THE SOUTH MARGIN OF THE 80-FOOT RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 104; THENCE RUN NORTH 89 DEGREES 40 MINUTES EAST ALONG SAID HIGHWAY, A DISTANCE OF 196.2 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 20 MINUTES EAST A DISTANCE OF 20 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 40 MINUTES EAST ALONG SAID HIGHWAY NO. 104, RIGHT-OF-WAY (80'-FEET WIDE ON THE SOUTH SIDE OF THE CENTER-LINE OF SAID HIGHWAY) A DISTANCE OF 547.0 FEET TO THE EASTERN BOUNDARY OF SAID SECTION 8; THENCE RUN SOUTH ALONG THE SECTION LINE, A DISTANCE OF 485.8 FEET TO THE POINT OF BEGINNING, BEING A PARCEL OF PROPERTY CONTAINING 7.55 ACRES, MORE OR LESS, AND WHICH LIES IN SECTION EIGHT, TOWNSHIP SIX SOUTH, RANGE TWO EAST, BALDWIN COUNTY, ALABAMA.

PARCEL 2

COMMENCE AT A 2-INCH IRON PIPE MARKER AT THE SOUTHEAST CORNER OF THE WILLIAM PATTERSON GRANT SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, AND RUN THENCE NORTH, A DISTANCE OF 556 FEET TO A CONCRETE BLOCK MARKER FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SECTION LINE RUN NORTH 00°02'37\"/>

- NOTES:**
1. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC
 2. RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA: RI - DEED RECORDED IN RP BOOK 308, PAGE 120; R2 - DEED RECORDED IN RP BOOK 308, PAGE 122
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN THAT WHICH IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH CLARK & ASSOCIATES, P.C. SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN PORTRAIT VIEW WITH NO SCALING.
 6. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL-TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

DATE	BY	SCALE	TITLE
01/29/25	DK	1"=50'	BOUNDARY & TOPOGRAPHIC SURVEY
25-016	225/55		860 GREENO ROAD FAIRHOPE, ALABAMA

Physical Address:
11111 U.S. Hwy 31 S.W. A
Spanish Fort, AL 36527
(251) 826-0404

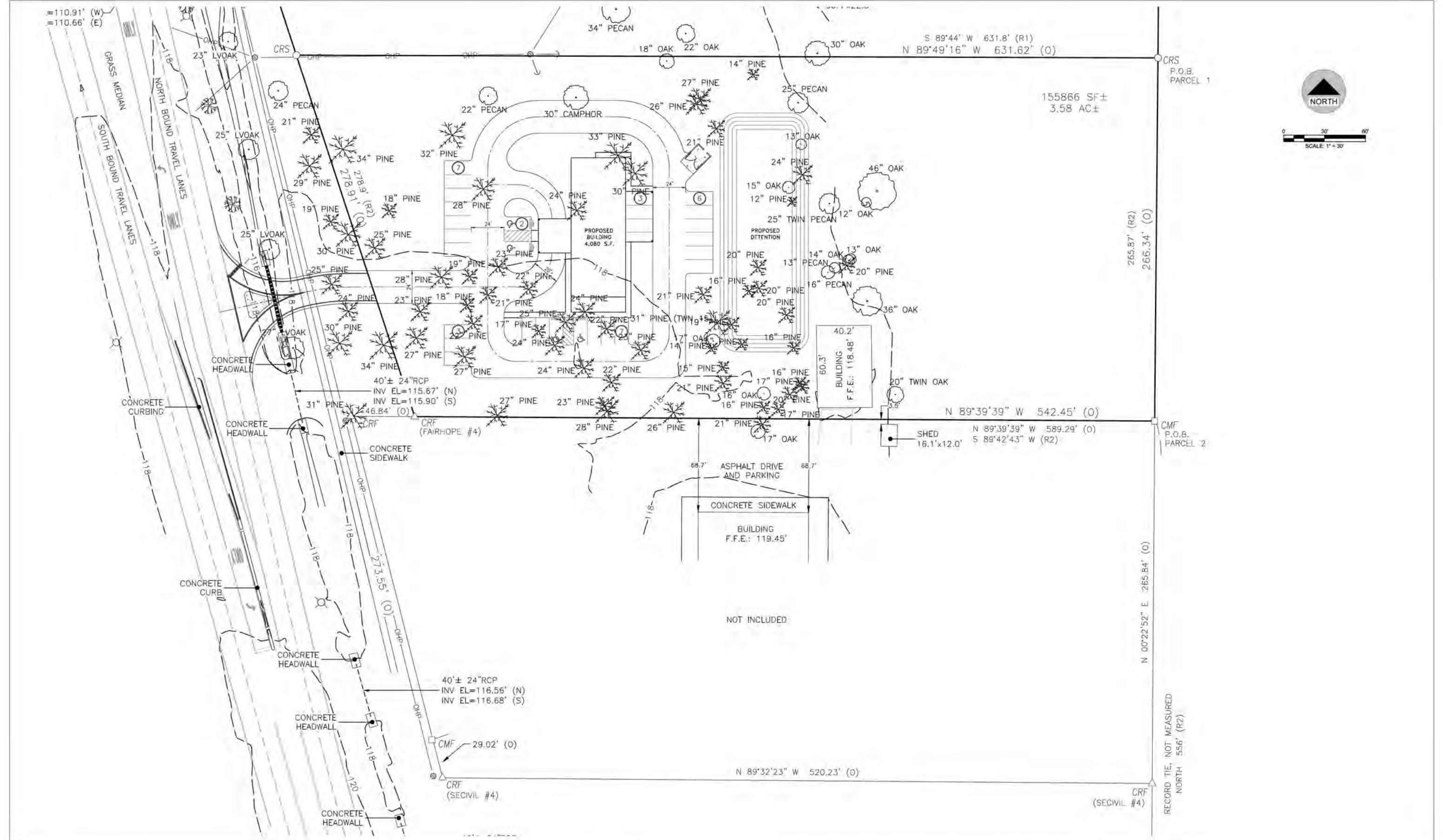
Smith Clark & Associates
land surveyors

Mailing Address:
30841 Mt. Lone
Sule G, Box 258
Spanish Fort, AL 36527


ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR
D. CLARK

I HEREBY 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.

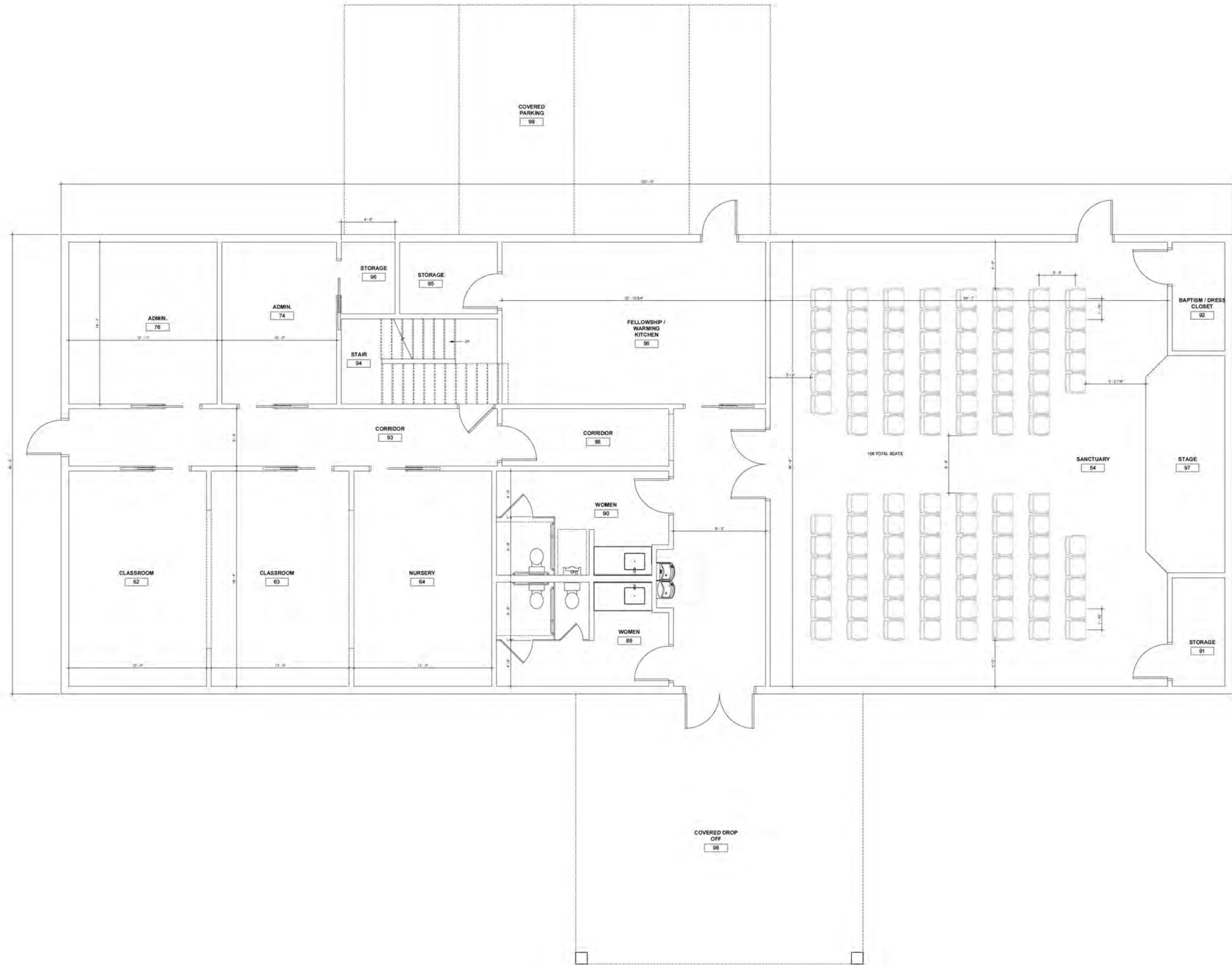
Daniel Clark
ALABAMA LICENSE # 27720
2025.02.18 19:18:15:08:07



REVISIONS		
A	ISSUED FOR REVIEW	4/8/2025

 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	FAIRHOPE CHURCH OF CHRIST CONCEPTUAL PLAN FAIRHOPE, AL OWNER: FAIRHOPE CHURCH OF CHRIST
	JOB NUMBER 2024-104	DRAWN BY: JLG CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL	DATE: 3/17/2025 SCALE: 1"=30' SHEET NUMBER 1 OF 1

C1.0 A



From: [Jonathan Carrigan](#)
To: [planning](#)
Subject: Case BOA 25.08
Date: Wednesday, July 9, 2025 10:17:31 AM



Cindy,

I just wanted to send a quick email to you to let you that I am in full support of Fairhope granting the Fairhope Church of Christ a Special Exception to use their property for Church use. I own four of the five neighboring parcels to the south of their parcel, and hope that my support will help the Board of Adjustments in the decision to approve their request. Please let me know if you have any questions for me.

Thanks,

Jonathan

Jonathan Carrigan
Carrigan Properties, LLC
251.776.8767

PPIN 23734
300 ft variance

Parcel Number	Pin	Owner Name	Mailing Address	Address2	City	State	Zip	Property St #	Property Street Name
05-46-03-08-0-003-001.000	23734	FAIRHOPE CHURCH OF CHRIST	890 N GREENO RD		FAIRHOPE	AL	36533	860	GREENO RD
05-46-02-09-0-000-001.000	271	ALA POLYTECHNIC INSTITUTE	OFFICE OF BUSINESS & FINANCE	105 SAMFORD HALL	AUBURN	AL	36830	0	ST HWY 104
05-46-02-04-0-000-003.002	210902	ALABAMA GULF COAST EXPERIMEN	OFFICE OF BUSINEEE & FINANCE	105 SAMFORD HALL	AUBURN	AL	36830	0	ST HWY 104
05-46-03-08-0-003-048.000	12771	CARRIGAN PROPERTIES L L C	PO BOX 241		FAIRHOPE	AL	36533	890	GREENO RD N
05-46-03-08-0-003-024.000	33273	GARNER, JOSH JAMES ETAL GARNE	857 LAFAYETTE DR		FAIRHOPE	AL	36532	857	LAFAYETTE DR
05-46-03-08-0-003-049.000	24865	WALKER, CAROLYN A AS TRUSTEE C	31 BLACKLAWN ST		MOBILE	AL	36604	853	HANCOCK RD
05-46-03-08-0-003-022.000	18344	PHILLIPS, MICHAEL JOAQUIN ETAL	859 LAFAYETTE DR		FAIRHOPE	AL	36532	859	LAFAYETTE DR
05-46-03-08-0-003-047.000	5610	VINES JONATHAN AND VINES ASHT	855 LAFAYETTE DR		FAIRHOPE	AL	36532	855	LAFAYETTE DR
05-46-03-08-0-003-002.000	41871	LAFAYETTE ACRES L L C	16500 KEENEY DR E		FAIRHOPE	AL	36532	0	LAFAYETTE DR
05-46-03-08-0-001-001.014	113588	WISE PROPERTIES - TN L L C	P O BOX 4261		CHATTANOOGA	TN	37405	20	LONGLEAF CIR
05-46-03-08-0-001-001.037	237526	DOUGHMAN, BOBBY A ETAL DOUG	608 OAK RIDGE CT W		DAPHNE	AL	36526	0	VICTORIAN DR
05-46-03-08-0-001-001.015	113589	WRJ HOLDINGS L L C	2074 S MCKENZIE ST #175		FOLEY	AL	36535	0	LONGLEAF CIR
05-46-03-08-0-001-001.038	237527	DOUGHMAN, BOBBY A ETAL DOUG	608 OAK RIDGE CT W		DAPHNE	AL	36526	0	VICTORIAN DR
05-46-03-08-0-001-001.016	113590	CARTER, LAVON	140 DUNBAR LOOP		DAPHNE	AL	36526	0	LONGLEAF CIR
05-46-03-08-0-001-001.039	237528	PLANTATION PINES PROPERTY OW	7 LONGLEAF CIRCLE		FAIRHOPE	AL	36532	0	VICTORIAN DR
05-46-03-08-0-001-001.013	113587	SOULANT, SCOTT M ETAL SOULANT	18 LONGLEAF CIR		FAIRHOPE	AL	36532	18	LONGLEAF CIR

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.

Teddy J. Faust Jr.
 Revenue Commissioner
4-7-25

4/7/2025