

**ORDINANCE NO. 1614**

**AN ORDINANCE AMENDING ORDINANCE NO. 1253 KNOWN AS THE ZONING ORDINANCE TO AMEND ORDINANCE NO. 1142: A PLANNED UNIT DEVELOPMENT KNOWN AS GREENO PROFESSIONAL VILLAGE; TO APPROVE A SITE PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The City of Fairhope has approved a request to zone property to a PUD (Planned Unit Development) to be know as Greeno Professional Village on the 8th day of April 2002.

Community Bank, National Association made the application to amend said ordinance, specifically Lot 1, and

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Community Bank, National Association generally located at 200 N. Greeno Road, Fairhope, Alabama.

**LOT 1, GREENO PROFESSIONAL VILLAGE PUD**

**PPIN: 77195**

**Legal Description:** (Case number ZC 17.17)

LOT 1 OF GREENO PROFESSIONAL VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED AT SLIDE 2086-E OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

1. **That**, in Case Number ZC 17.17 the property described above shall develop in substantial conformity with the attached site plat as attached as "Exhibit A" and shall remain in compliance with the previously approved PUD site plan. Any substantial deviation from the attached site plan or the previously approved PUD site plan, as determined by the Planning Director will required re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama as a PUD amendment;
2. **That**, the following amendments have been made to Lot 1 of the PUD:

Building Orientation: As shown on the approved site plan attached as Exhibit A.

Parking Area Orientation: As shown on the approved site plan attached as Exhibit A.

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**The Planned Unit Development (PUD), for Greeno Professional Village, is hereby amended (Ordinance No. 1142).** This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

**Severability Clause** - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

**Effective Date** – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

ADOPTED THIS 15TH DAY OF MAY, 2018

  
\_\_\_\_\_  
Karin Wilson, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa A. Hanks, MMC  
City Clerk

Ord. No. 1614 Published in  
FAIRHOPE COURIER  
on Friday, May 25, 2018  
Lisa A. Hanks City Clerk

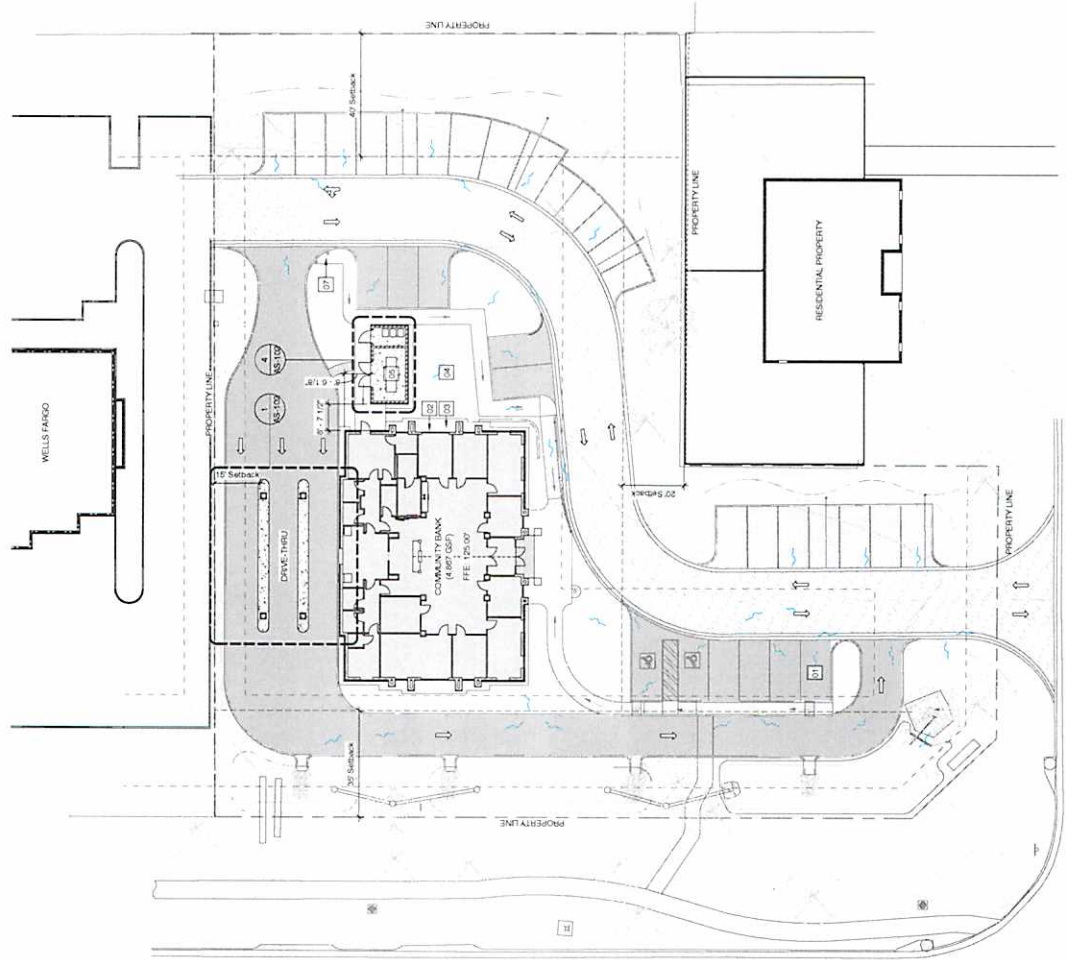
**General Site Notes**

1. See Civil Drawing for finish grades at exterior paving. All paving and grading is permissive of building to have positive drainage to the street.
2. All paved areas shall be graded to drain to the appropriate street or slope to ensure positive drainage away from the building.
3. All downspouts and roof boots to be connected to subsurface drainage. See Civil drawings.

**Sheet Notes**

1. Parking court Maximum 32
2. Spaces Shown
3. Gravel material: Typical. See Civil Landscape
4. Grass: Typical. See Civil Landscape
5. Retention & trash enclosure, see detail
6. Not used
7. Designated area for trash can pickup. See Civil for exact board locations

- Pedestrian Path
- ⊘ Required Additional Parking Space
- ⊘ Permissible Paving. See Civil Landscape



**EXHIBIT A**

1 Site Plan  
1/16" = 1'0"





# City Council

Case: ZC 17.17 Lot 1, Greeno Professional Village

PUD Amendment

**Prepared By:**

J. Buford King, LEED AP, QCI  
City Planner

**Project Name:**

Lot 1, Greeno Professional Village

**Project Type:**

Zoning Change  
Planned Unit Development (PUD) Amendment

**Zoning District:**

PUD – Planned Unit Development

**Owner:**

Community Bank National Association

**Site Data**

Number of lots: 1  
Total Acreage: 1.16 +/-

**PPIN Number**

77195

**General Location:**

Edwards Ave and Greeno Rd

**School District:**

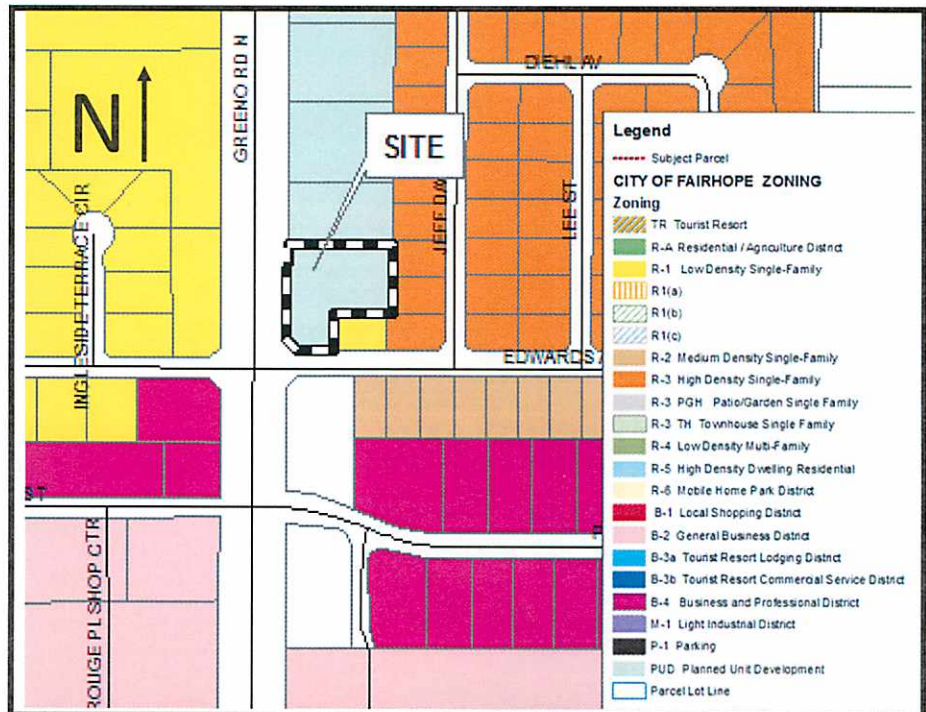
Fairhope Elementary, Middle, and Fairhope High Schools

**Staff Recommendation:**

Conditional Approval

**Planning Commission Recommendation:**

Conditional Approval







# City Council

## Site Plan

Case: SR 17.03 Community Bank

**Prepared By:**

J. Buford King, LEED AP, QCI  
City Planner

**Project Name:**

Community Bank

**Site Data:**

Total Area – 1.16 acres+/-

**Project Type:**

Site Plan Review

**Jurisdiction:**

Fairhope Corporate Limits

**Zoning District:**

PUD – Planned Unit  
Development

**PPIN Number:**

77195

**General Location:**

Edwards Ave and Greeno Rd

**Engineer:**

Gulf States Engineering and  
Dale Partners (Architecture)

**Owner:**

Community Bank National  
Association

**Staff Recommendation:**

Conditional Approval

**Planning Commission**

**Recommendation:**

Conditional Approval

