

ORDINANCE NO. 1789

**AN ORDINANCE AMENDING ORDINANCE NO. 1253
KNOWN AS THE ZONING ORDINANCE CONCURRENT WITH
ANNEXATION TO BE KNOWN AS THE TIN TOPS AT GAYFER**

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

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

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

The property of Ryan Creel and Vincent Boothe containing 5.33 acres, more or less, and located at 8437 Gayfer Road Extension, Fairhope, AL.

TIN TOPS at GAYFER

PPIN #: 77258

Legal Description: (Case number ZC 23.07)

5.3 AC(C) FM SW COR OF SE 1/4 OF SW 1/4 SEC 9 RUN N 30' TO N M AR OF GAYFER ST TH E 30' TO THE E MAR OF A NORTH-SOUTH ST TH CONT E 715.52' TO POB, TH N 632', TH E 366.3', TH S 632.8', TH W 366.3' TO POB SEC 9-T6S-R2E (WD-SURVIVORSHIP)

1. **That**, attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.

2. **That**, the following development regulations shall govern:

Units: 20Use: Ten (10) residential duplexes/condominiums (3,810 sf each).

Setbacks: Front - 30'
Side - 20'
Rear - 30'

Wetland Buffer: A jurisdictional wetland in the southeast corner and as indicated on Exhibit A shall have a perpetual 30' wetland buffer.

Building Height: Maximum building height shall not exceed 35'.

Connectivity: One (1) loop road that is to remain private.

Ordinance No. 1789

Page -2-

Accessory Structures: Accessory structures are not allowed.

That, the primary exterior construction materials shall be brick, metal, wood and hardie board.

The property is hereby zoned a Planned Unit Development (PUD) concurrent with annexation into the City of Fairhope. 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 and approved this 22nd day of January, 2024

By: _____
Corey Martin, Council President

Attest:

By:
Lisa A. Hanks, MMC
City Clerk

Adopted and approved this 22nd day of January, 2024

By:
Sherry Sullivan, Mayor

Ord. No. 1789 Published in
FAIRHOPE COURIER
on Wednesday, January 31, 2024
 City Clerk



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

PETITION FOR ANNEXATION

STATE OF ALABAMA)(
COUNTY OF BALDWIN)(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B that will be prepared by the City of Fairhope to verify property is contiguous.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

- This petition is for R-1 Zoning
The condition of the Petition is that zoning be established as PUD Concurrent with Annexation. (Zoning Request)

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

Signature of Petitioner [Handwritten Signature]

Ryan Creel
Print petitioner's name

Signature of Petitioner [Handwritten Signature]

Vincent A. Boothe
Print petitioner's name

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: 10382 Gayfer Ave Ext

Petitioner's Current Physical Address: 125 Song Creek Blvd, Fairhope AL 36532

Petitioner's Current Mailing Address: PO Box 175, Montrose AL 36557

Telephone Number(s): (251) 377-0081 Home Work

Tax Parcel ID Number: 05-46-02-09-0-000-014000 Size of Property: 5 Acres

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

Given under my Hand and Seal this 5th day of January, 2024,

(Seal)

Patricia F. Fleming
Notary Public

My commission expires 8-24-26

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

Given under my Hand and Seal this 5th day of January, 2024,

(Seal)

Patricia F. Fleming
Notary Public

My commission expires 8-24-26

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:
Tin Tops at Gayfer
Conditional Annexation & Rezoning to PUD
(ZC 23.07)**



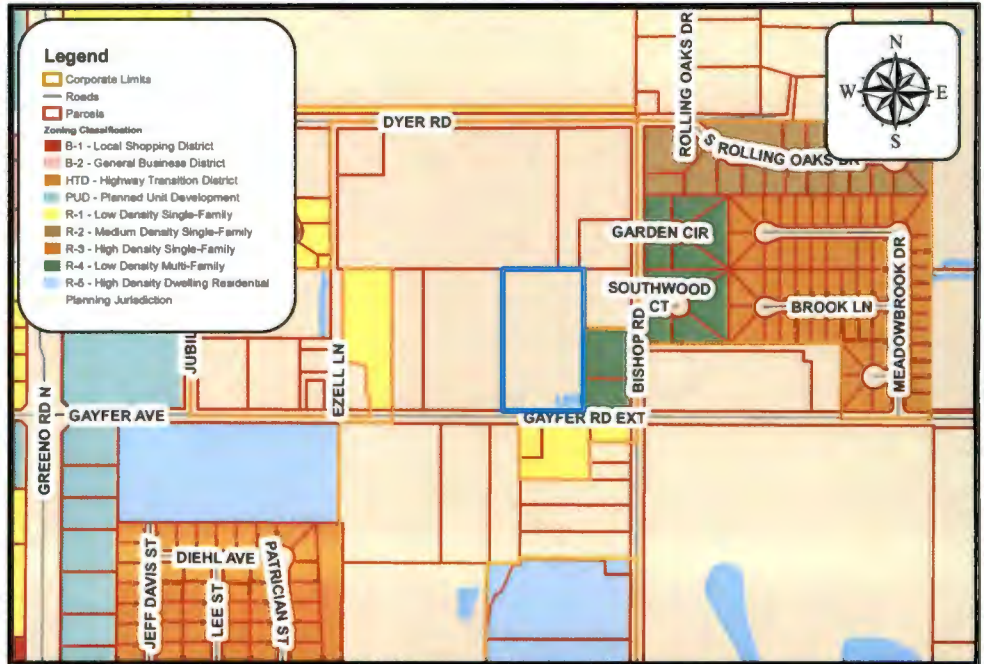
City of Fairhope Planning Commission

December 4, 2023



Planning Commission unanimously (5 Ayes, 0 Nays) voted to recommend approval of ZC 23.07

ZC 23.07 - Tin Tops at Gayfer



Project Name:

Tin Tops at Gayfer

Site Data:

5.31 acres

Project Type:

Conditional Annexation with Rezoning

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

77258

General Location:

North side of Gayfer Road Ext, West of Bishop Road

Surveyor of Record:

N/A

Engineer of Record:

N/A

Owner / Developer:

Ryan Creel & Vince Boothe

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approve w/ Conditions

Prepared by:

Michelle Melton



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Ryan Creel Phone Number: (251) 379-0081
 Street Address: 125 Song Grove Blvd
 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: Ryan Creel / Matt A. Bell Phone Number: (251) 379-0081
 Street Address: 125 Song Grove Blvd
 City: Fairhope State: AL Zip: 36532

Current Zoning of Property: County RSF-E
 Proposed Zoning/Use of the Property: Condominiums - PUD
 Property Address: 10382 Gayfer Ave Ext
 Parcel Number: 05-46-02-09-0-000-014.000
 Property Legal Description: _____
 Reason for Zoning Change: Selling units as condominiums vs. renting the units

- 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: _____
Currently under construction

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.

Ryan Creel
 Property Owner/Leaseholder Printed Name

[Signature]
 Signature

10/8/23
 Date

Fairhope Single Tax Corp. (If Applicable)

[Signature]

Summary of Request:

The Applicants, Ryan Creel and Vincent Boothe, request conditional annexation with rezoning to a Planned Unit Development (PUD). The proposed PUD consists of ten (10) duplexes. The property is approximately 5.31 acres and is located at 8437 Gayfer Road Extension. The Developer is Creel Construction. Ryan Creel is the authorized agent.

History

The property was the subject of SD 19.40 Tin Tops @ Gayfer a 20-unit MOP in November 2019. The original intent was to lease the units. This was during the time when both the City and Baldwin County had varying, overlapping jurisdictions and the project was approved by both the City and the County. The property at that time was unzoned in Baldwin County. The project has already been approved and permitted. The Applicants now desire to become part of the City. Staff feels PUD zoning makes the most sense for annexation. On its face the project resembles more of a multi-family type zoning such as R-4 or R-5; however, the City does not wish to set that type of zoning trend in this area.

At the time of SD 19.40 some City regulations were applicable, but not all of them. SD 19.40 was approved by the Fairhope Planning Commission with the following conditions:

1. **A landscape plan in compliance with ordinance # 1444 (including tree protection details) shall be submitted as a component of the “for construction” drawings prior to issuance of a land disturbance permit.**
2. **The Utilities Director of Operations requests the water meters serving each unit be placed on each side of the driveway respective to the unit, in lieu of both meters located to one side of the driveway as shown on drawing C04.**
3. **Subject development is an MOP and not a typical subdivision. In lieu of the final plat approval procedure required for a typical subdivision, the closeout procedure for subject development includes the follow procedures and/or documents:**
 - a. **One copy of the landscape as-built drawings with a statement from the landscape architect of record indicating the various landscape features have been completed as-designed. The landscape as-built drawings shall be submitted at a time to be determined by the Building Official and Development Services Manager when the initial Certificate of Occupancy (CO) request appears to be imminent.**
 - b. **One copy of the as-built site/civil construction drawings as required by *Article IV, Section.D.1.b.(18)* at a time to be determined by Building Official and Development Services Manager when the initial Certificate of Occupancy (CO) request appears to be imminent. Include the engineer’s certificate in a similar fashion to that of typical subdivision closeout submittal.**
 - c. **One copy of the recorded stormwater Operations and Maintenance Plan and Agreement in a similar fashion to that of a typical subdivision closeout submittal.**
4. **Drainage shall not be required to be directed to the public right-of-way due to adverse effects it may cause.**

Comments

The property is now zoned RSF-E by the County. Applicant has submitted building permits, civil drawings, and a landscape plan to the City. 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 a PUD. Some of the previous conditions in SD 19.40 may be null and void due to the passage of time and the confusion of the overlapping jurisdictions in effect at the time. However, the Planning Commission has the authority and discretion to determine if any conditions are applicable to the zoning case at hand.

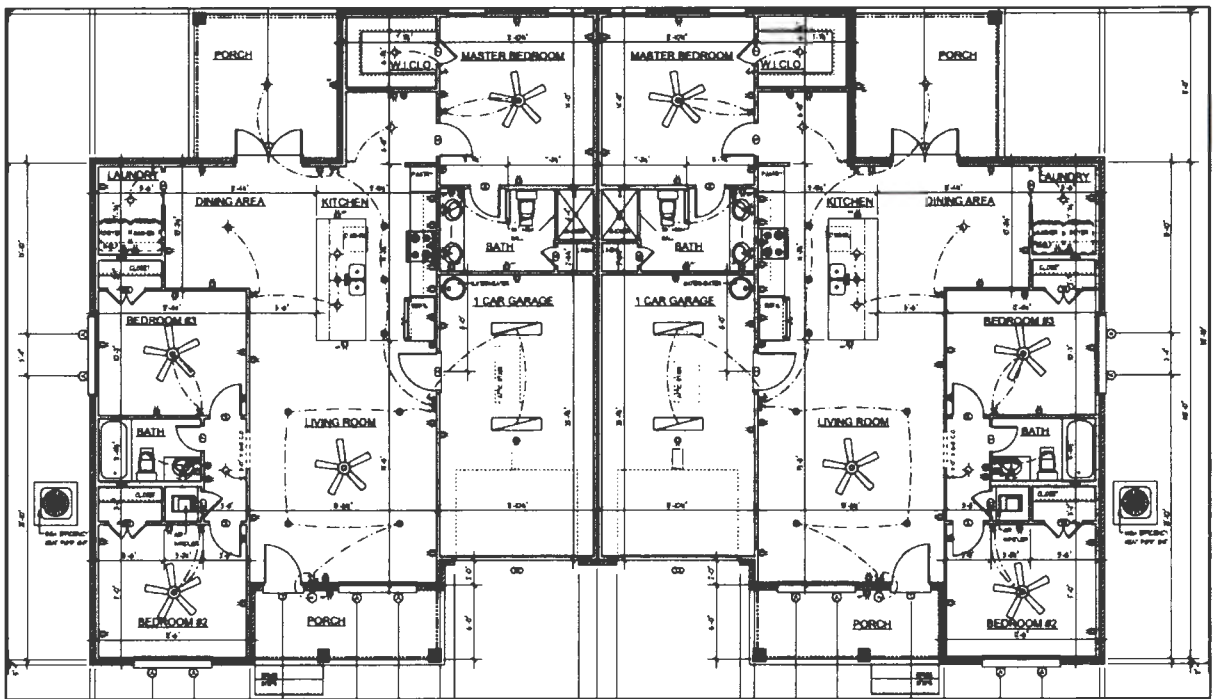
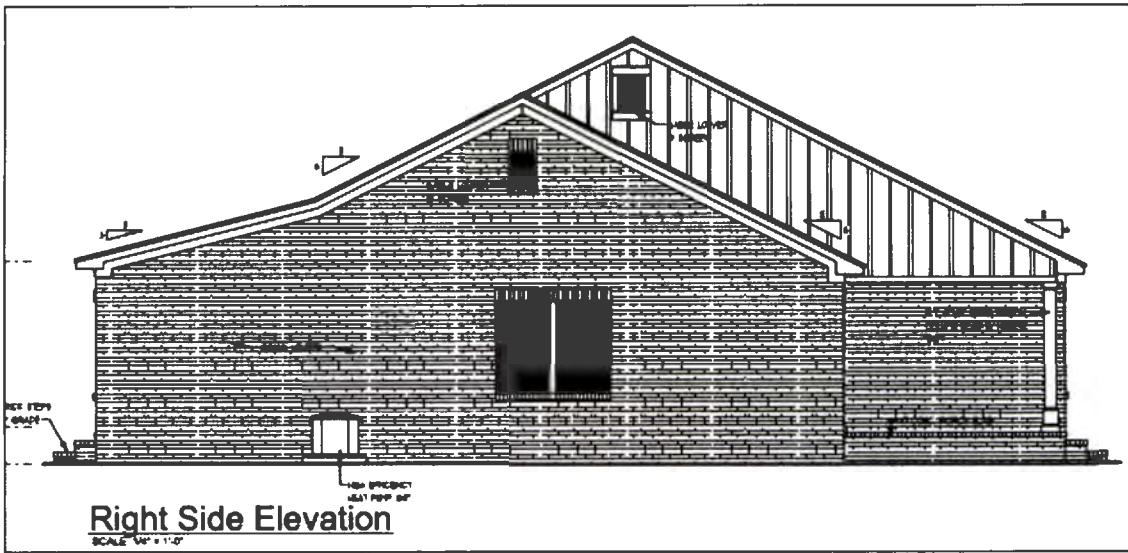
The Applicants have received the required building permits pursuant to the approved MOP. Considering the project is under construction, it is not the intent of this PUD to alter previous approvals, but instead to bring the project into the City and preserve the approved layout without creating a development trend. The project remains unaltered with this PUD, with one exception. The applicant would like to have the ability to sell the individual units, as opposed to renting them all, and has stated such in the narrative. Staff does not object to this form of ownership, but notes that a separate condominium plat will need to be approved by the Fairhope Planning Commission if the Applicants choose to sell units individually.

The Site Analysis table on the Site Plan incorrectly lists the current County zoning as RA as shown below.

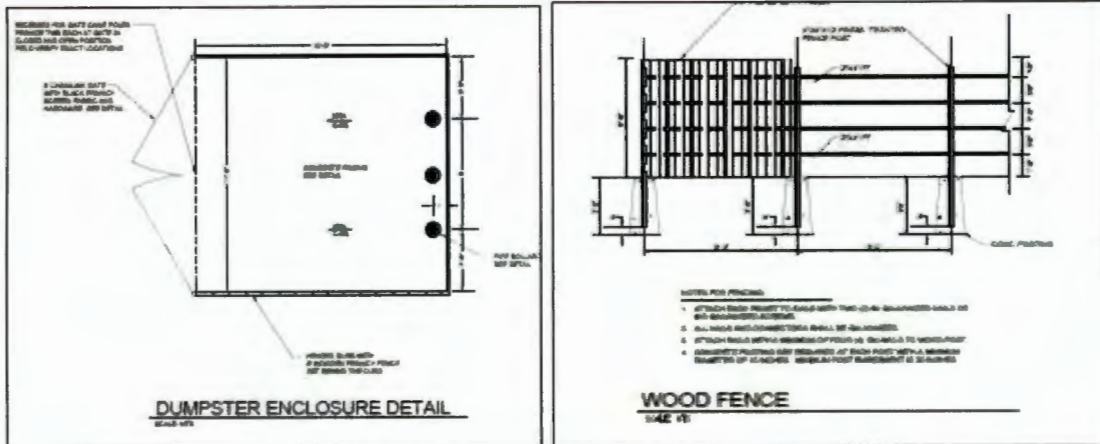
SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±5.31 AC (231,518 SF)	<u>BUILDING HEIGHT</u> ±24 FT	<u>BUILDING (UNDER ROOF)</u> 38,100 SF (10 DUPLEXES)
<u>REQUIRED PARKING</u> 40 SPACES (SEE PARKING DATA)	<u>PROVIDED PARKING</u> 40 SPACES	
<u>JURISDICTION</u> ANNEXING INTO C.O. FAIRHOPE	<u>EXISTING ZONING</u> RA (COUNTY)	<u>PROPOSED ZONING</u> PUD (FAIRHOPE)
<u>IMPERVIOUS AREA</u> 1.25 AC (23.5%)	<u>PERVIOUS AREA</u> 4.06 AC (76.5%)	
<u>BUILDING SETBACKS:</u> FRONT YARD: SIDE YARD: REAR YARD:	<u>REQUIRED:</u> 30 FT 20 FT 30 FT	
<u>MAXIMUM BUILDING HEIGHT:</u>	35'	

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	5.31 ACRES	--
BUILDING AREA (UNDER ROOF)	0.88 ACRES	16.8%
IMPERVIOUS PAVING	0.37 ACRES	7.0%
GRAVEL PAVING	0.34 ACRES	6.4%
GRASSED/LANDSCAPED AREA	3.72 ACRES	70.0%

The Duplexes



Tin Tops @ Gayfer does not provide road connectivity outside of this development. A traffic study was not warranted per SD 19.40. There is one (1) loop road without sidewalks that shall remain private. There are no amenities. The dumpster is screened, and the garbage will be handled privately.



Greenspace/Landscape Plans

The greenspace was approved with the MOP, but is memorialized within this PUD. Greenspace shall remain as approved into perpetuity, unless the proposed PUD is amended.

GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):	
ACREAGE IN TOTAL TRACT:	5.31 ACRES
WETLANDS:	0.37 ACRES
PONDS:	0.57 ACRES
GRAVEL ROADS:	0.34 ACRES
NET ACREAGE:	3.66 ACRES
DENSITY (NET) = 20 UNITS/3.66 ACRES:	5.46 UNITS/ACRE
GREENSPACE REQUIRED (20% OF 5.31 ACRES):	1.06 ACRES
GREENSPACE PROVIDED:	1.07 ACRES

The landscape plan that was provided in SD 19.40 was approved with the condition that a tree protection plan also be submitted prior to applying for a land disturbance permit in the City. To date, a tree protection plan has not been submitted; however, the County land disturbance permit may trump that of the City's and nullify this condition.

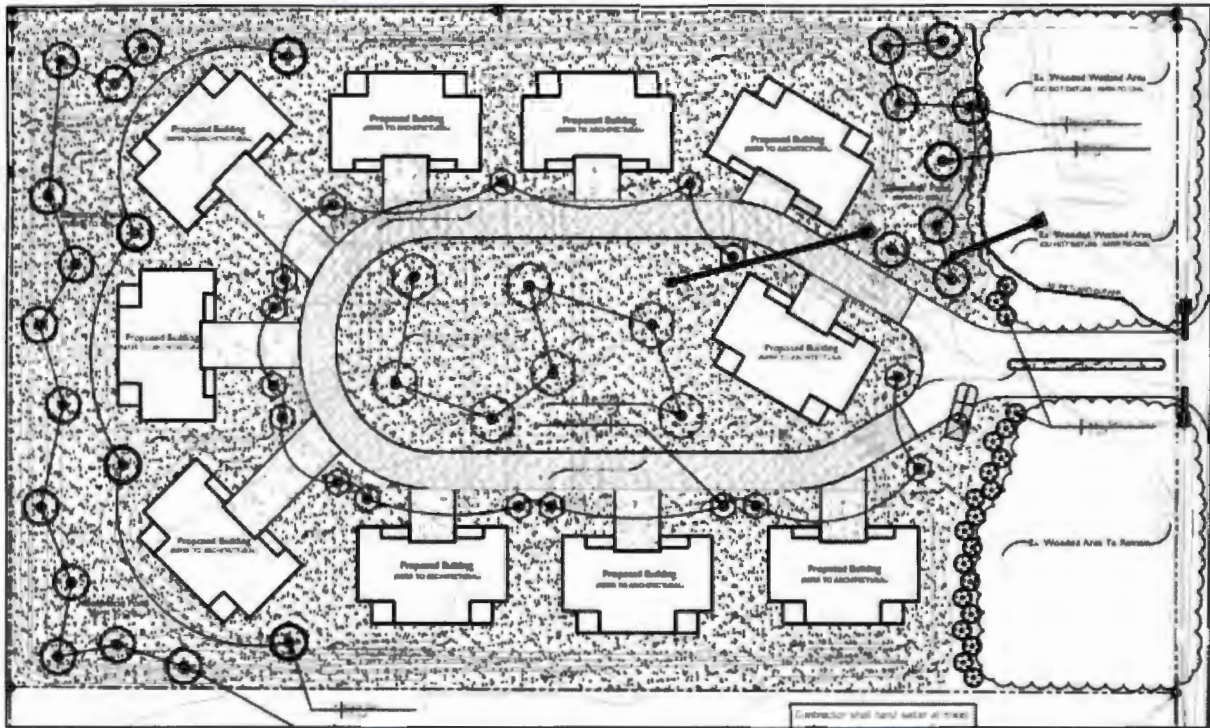


Figure 2: Tin Tops @ Gayfer SD.19.40 previously submitted Landscape Plan.

Wetland

There is a jurisdictional wetland on the property in the southeast corner as was determined by Wetland Sciences Incorporated in a letter dated September 24, 2019. A 30' wetland buffer has been provided and a current ADEM Permit is in effect.

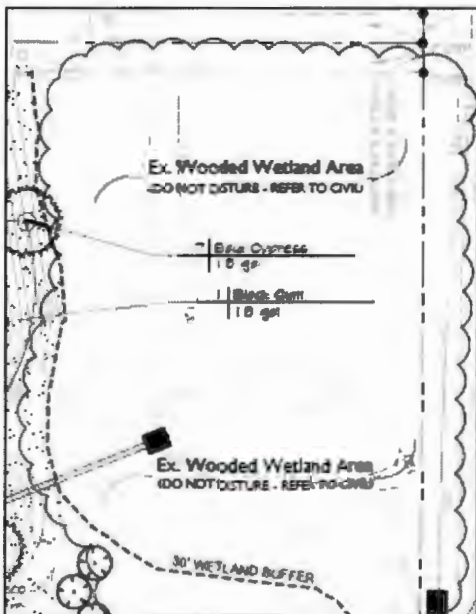


Figure 3: Excerpt from Site Plan.

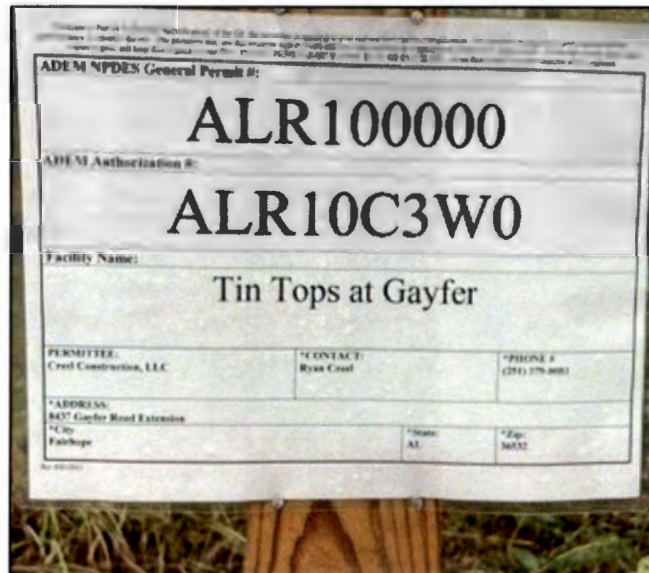


Figure 4. ADEM Permit. Photo taken on November 15, 2023.

Detention Pond

There are two (2) detention ponds on the property and a draft O&M Plan has been submitted with this case.

Utilities

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

This PUD requires a Master Development Plan. The draft version of the entire document is large, but a copy is available for review at the City of Fairhope Planning Department.

Recommendation:

Staff recommends Case: ZC 23.07 *Tin Tops @ Gayfer* from County zoned RSF-E to PUD be **Approved with the following condition(s):**

1. If approved by the City Council, two (2) printed and bound copies of the Master Development Plan for the *Tin Tops @ Gayfer* PUD shall be provided to the City.

Project Name:

Tin Tops at Gayfer

Site Data:

Lot 1 – 5.31 acres +/-

Project Type:

Multiple Occupancy Project (20 units)

Jurisdiction:

City of Fairhope Planning Jurisdiction

Zoning District:

Baldwin County – RSF - E

District 17

PPIN: 77258

General Location:

North side of Gayfer Road Extension

approximately 250' west of Bishop Road

Engineer of Record:

Mr. Larry Smith, PE
S.E. Civil Engineering, LLC

Owner:

Ryan Creel and Vince Boothe

Developer:

Ryan Creel and Vince Boothe

School District:

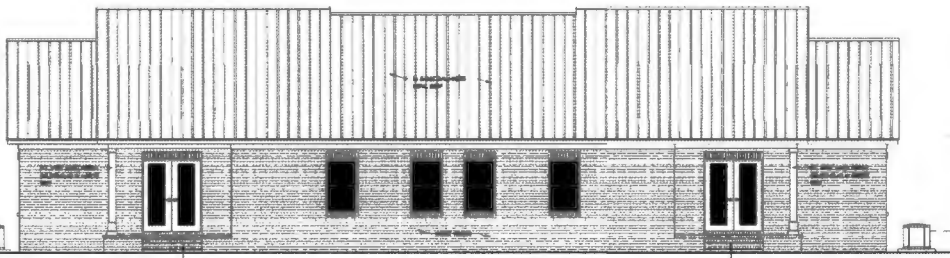
Fairhope Elementary School
Fairhope Middle and High Schools

TINTOPS AT GAYFER

THE TINTOPS AT GAYFER PROJECT IS CURRENTLY UNDER CONSTRUCTION. THIS MOP WAS APPROVED BY THE FAIRHOPE PLANNING COMMISSION AND THE BALDWIN COUNTY P&Z. WE ARE REQUESTING BOTH ANNEXATION INTO THE CITY OF FAIRHOPE AND PUD APPROVAL. WE ARE CURRENTLY APPROVED TO RENT THE 20 UNITS. WE'VE HAD SEVERAL POTENTIAL BUYERS REQUEST TO PURCHASE UNITS AS SECOND HOMES FOR THEMSELVES OR FOR LOVED ONES. SO, WE ARE WANTING TO CONVERT THE UNITS INTO CONDOMINIUMS. THIS CONVERSION WILL ADD VALUE TO THE PROPERTY, REDUCE THE NUMBER OF RENTAL PROPERTIES AND REPLACE SHORT-TERM LEASES WITH LONG-TIME RESIDENTS.

2023.07
RECEIVED
OCT 17 2023

BY: CB.....



Rear Elevation
SCALE 1/4" = 1'-0"

EXTERIOR NOTES

1. ALL EXTERIOR SURFACES SHALL BE FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

2. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU UNLESS OTHERWISE NOTED.

3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH BRICK UNLESS OTHERWISE NOTED.

4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO UNLESS OTHERWISE NOTED.

5. ALL EXTERIOR WALLS SHALL BE FINISHED WITH SIDING UNLESS OTHERWISE NOTED.

6. ALL EXTERIOR WALLS SHALL BE FINISHED WITH SHINGLES UNLESS OTHERWISE NOTED.

7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH METAL UNLESS OTHERWISE NOTED.

8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH GLASS UNLESS OTHERWISE NOTED.

9. ALL EXTERIOR WALLS SHALL BE FINISHED WITH WOOD UNLESS OTHERWISE NOTED.

10. ALL EXTERIOR WALLS SHALL BE FINISHED WITH CONCRETE UNLESS OTHERWISE NOTED.

marcus bell design
ARCHITECTS
2005 W. 10TH ST.
TULSA, OK 74106
(918) 485-1111

Creel Construction
1000 N. W. 10TH ST.
TULSA, OK 74106
(918) 485-1111

DATE: 10/15/2014
PROJECT: RESIDENCE #1, 2014

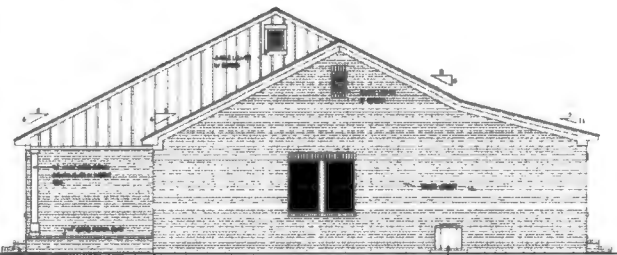
Creel Construction
Duplex Residence
Fairhope, Alabama

PREPARED BY:
DATE: 10/15/2014

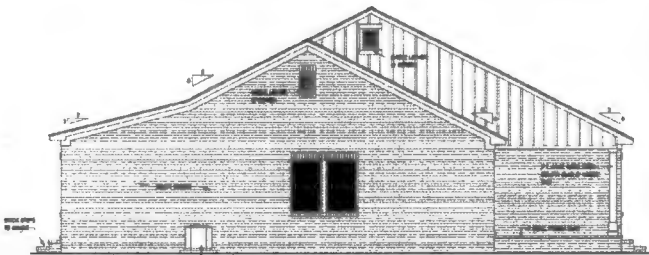
DESIGNER:
DATE: 10/15/2014

FILE NO.:
PROJECT NO.:

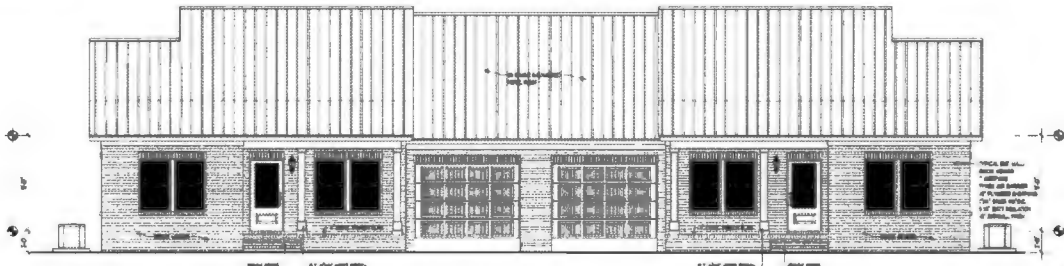
A 2.00



Left Side Elevation
SCALE 1/4" = 1'-0"



Right Side Elevation
SCALE 1/4" = 1'-0"



Front Elevation
SCALE 1/4" = 1'-0"



1	1/8" = 1'-0"
2	1/4" = 1'-0"
3	1/2" = 1'-0"
4	3/4" = 1'-0"
5	1" = 1'-0"
6	1 1/4" = 1'-0"
7	1 1/2" = 1'-0"
8	1 3/4" = 1'-0"
9	2" = 1'-0"
10	2 1/4" = 1'-0"
11	2 1/2" = 1'-0"
12	2 3/4" = 1'-0"
13	3" = 1'-0"
14	3 1/4" = 1'-0"
15	3 1/2" = 1'-0"
16	3 3/4" = 1'-0"
17	4" = 1'-0"
18	4 1/4" = 1'-0"
19	4 1/2" = 1'-0"
20	4 3/4" = 1'-0"
21	5" = 1'-0"
22	5 1/4" = 1'-0"
23	5 1/2" = 1'-0"
24	5 3/4" = 1'-0"
25	6" = 1'-0"
26	6 1/4" = 1'-0"
27	6 1/2" = 1'-0"
28	6 3/4" = 1'-0"
29	7" = 1'-0"
30	7 1/4" = 1'-0"
31	7 1/2" = 1'-0"
32	7 3/4" = 1'-0"
33	8" = 1'-0"
34	8 1/4" = 1'-0"
35	8 1/2" = 1'-0"
36	8 3/4" = 1'-0"
37	9" = 1'-0"
38	9 1/4" = 1'-0"
39	9 1/2" = 1'-0"
40	9 3/4" = 1'-0"
41	10" = 1'-0"
42	10 1/4" = 1'-0"
43	10 1/2" = 1'-0"
44	10 3/4" = 1'-0"
45	11" = 1'-0"
46	11 1/4" = 1'-0"
47	11 1/2" = 1'-0"
48	11 3/4" = 1'-0"
49	12" = 1'-0"
50	12 1/4" = 1'-0"
51	12 1/2" = 1'-0"
52	12 3/4" = 1'-0"
53	13" = 1'-0"
54	13 1/4" = 1'-0"
55	13 1/2" = 1'-0"
56	13 3/4" = 1'-0"
57	14" = 1'-0"
58	14 1/4" = 1'-0"
59	14 1/2" = 1'-0"
60	14 3/4" = 1'-0"
61	15" = 1'-0"
62	15 1/4" = 1'-0"
63	15 1/2" = 1'-0"
64	15 3/4" = 1'-0"
65	16" = 1'-0"
66	16 1/4" = 1'-0"
67	16 1/2" = 1'-0"
68	16 3/4" = 1'-0"
69	17" = 1'-0"
70	17 1/4" = 1'-0"
71	17 1/2" = 1'-0"
72	17 3/4" = 1'-0"
73	18" = 1'-0"
74	18 1/4" = 1'-0"
75	18 1/2" = 1'-0"
76	18 3/4" = 1'-0"
77	19" = 1'-0"
78	19 1/4" = 1'-0"
79	19 1/2" = 1'-0"
80	19 3/4" = 1'-0"
81	20" = 1'-0"
82	20 1/4" = 1'-0"
83	20 1/2" = 1'-0"
84	20 3/4" = 1'-0"
85	21" = 1'-0"
86	21 1/4" = 1'-0"
87	21 1/2" = 1'-0"
88	21 3/4" = 1'-0"
89	22" = 1'-0"
90	22 1/4" = 1'-0"
91	22 1/2" = 1'-0"
92	22 3/4" = 1'-0"
93	23" = 1'-0"
94	23 1/4" = 1'-0"
95	23 1/2" = 1'-0"
96	23 3/4" = 1'-0"
97	24" = 1'-0"
98	24 1/4" = 1'-0"
99	24 1/2" = 1'-0"
100	24 3/4" = 1'-0"
101	25" = 1'-0"
102	25 1/4" = 1'-0"
103	25 1/2" = 1'-0"
104	25 3/4" = 1'-0"
105	26" = 1'-0"
106	26 1/4" = 1'-0"
107	26 1/2" = 1'-0"
108	26 3/4" = 1'-0"
109	27" = 1'-0"
110	27 1/4" = 1'-0"
111	27 1/2" = 1'-0"
112	27 3/4" = 1'-0"
113	28" = 1'-0"
114	28 1/4" = 1'-0"
115	28 1/2" = 1'-0"
116	28 3/4" = 1'-0"
117	29" = 1'-0"
118	29 1/4" = 1'-0"
119	29 1/2" = 1'-0"
120	29 3/4" = 1'-0"
121	30" = 1'-0"
122	30 1/4" = 1'-0"
123	30 1/2" = 1'-0"
124	30 3/4" = 1'-0"
125	31" = 1'-0"
126	31 1/4" = 1'-0"
127	31 1/2" = 1'-0"
128	31 3/4" = 1'-0"
129	32" = 1'-0"
130	32 1/4" = 1'-0"
131	32 1/2" = 1'-0"
132	32 3/4" = 1'-0"
133	33" = 1'-0"
134	33 1/4" = 1'-0"
135	33 1/2" = 1'-0"
136	33 3/4" = 1'-0"
137	34" = 1'-0"
138	34 1/4" = 1'-0"
139	34 1/2" = 1'-0"
140	34 3/4" = 1'-0"
141	35" = 1'-0"
142	35 1/4" = 1'-0"
143	35 1/2" = 1'-0"
144	35 3/4" = 1'-0"
145	36" = 1'-0"
146	36 1/4" = 1'-0"
147	36 1/2" = 1'-0"
148	36 3/4" = 1'-0"
149	37" = 1'-0"
150	37 1/4" = 1'-0"
151	37 1/2" = 1'-0"
152	37 3/4" = 1'-0"
153	38" = 1'-0"
154	38 1/4" = 1'-0"
155	38 1/2" = 1'-0"
156	38 3/4" = 1'-0"
157	39" = 1'-0"
158	39 1/4" = 1'-0"
159	39 1/2" = 1'-0"
160	39 3/4" = 1'-0"
161	40" = 1'-0"
162	40 1/4" = 1'-0"
163	40 1/2" = 1'-0"
164	40 3/4" = 1'-0"
165	41" = 1'-0"
166	41 1/4" = 1'-0"
167	41 1/2" = 1'-0"
168	41 3/4" = 1'-0"
169	42" = 1'-0"
170	42 1/4" = 1'-0"
171	42 1/2" = 1'-0"
172	42 3/4" = 1'-0"
173	43" = 1'-0"
174	43 1/4" = 1'-0"
175	43 1/2" = 1'-0"
176	43 3/4" = 1'-0"
177	44" = 1'-0"
178	44 1/4" = 1'-0"
179	44 1/2" = 1'-0"
180	44 3/4" = 1'-0"
181	45" = 1'-0"
182	45 1/4" = 1'-0"
183	45 1/2" = 1'-0"
184	45 3/4" = 1'-0"
185	46" = 1'-0"
186	46 1/4" = 1'-0"
187	46 1/2" = 1'-0"
188	46 3/4" = 1'-0"
189	47" = 1'-0"
190	47 1/4" = 1'-0"
191	47 1/2" = 1'-0"
192	47 3/4" = 1'-0"
193	48" = 1'-0"
194	48 1/4" = 1'-0"
195	48 1/2" = 1'-0"
196	48 3/4" = 1'-0"
197	49" = 1'-0"
198	49 1/4" = 1'-0"
199	49 1/2" = 1'-0"
200	49 3/4" = 1'-0"
201	50" = 1'-0"
202	50 1/4" = 1'-0"
203	50 1/2" = 1'-0"
204	50 3/4" = 1'-0"
205	51" = 1'-0"
206	51 1/4" = 1'-0"
207	51 1/2" = 1'-0"
208	51 3/4" = 1'-0"
209	52" = 1'-0"
210	52 1/4" = 1'-0"
211	52 1/2" = 1'-0"
212	52 3/4" = 1'-0"
213	53" = 1'-0"
214	53 1/4" = 1'-0"
215	53 1/2" = 1'-0"
216	53 3/4" = 1'-0"
217	54" = 1'-0"
218	54 1/4" = 1'-0"
219	54 1/2" = 1'-0"
220	54 3/4" = 1'-0"
221	55" = 1'-0"
222	55 1/4" = 1'-0"
223	55 1/2" = 1'-0"
224	55 3/4" = 1'-0"
225	56" = 1'-0"
226	56 1/4" = 1'-0"
227	56 1/2" = 1'-0"
228	56 3/4" = 1'-0"
229	57" = 1'-0"
230	57 1/4" = 1'-0"
231	57 1/2" = 1'-0"
232	57 3/4" = 1'-0"
233	58" = 1'-0"
234	58 1/4" = 1'-0"
235	58 1/2" = 1'-0"
236	58 3/4" = 1'-0"
237	59" = 1'-0"
238	59 1/4" = 1'-0"
239	59 1/2" = 1'-0"
240	59 3/4" = 1'-0"
241	60" = 1'-0"
242	60 1/4" = 1'-0"
243	60 1/2" = 1'-0"
244	60 3/4" = 1'-0"
245	61" = 1'-0"
246	61 1/4" = 1'-0"
247	61 1/2" = 1'-0"
248	61 3/4" = 1'-0"
249	62" = 1'-0"
250	62 1/4" = 1'-0"
251	62 1/2" = 1'-0"
252	62 3/4" = 1'-0"
253	63" = 1'-0"
254	63 1/4" = 1'-0"
255	63 1/2" = 1'-0"
256	63 3/4" = 1'-0"
257	64" = 1'-0"
258	64 1/4" = 1'-0"
259	64 1/2" = 1'-0"
260	64 3/4" = 1'-0"
261	65" = 1'-0"
262	65 1/4" = 1'-0"
263	65 1/2" = 1'-0"
264	65 3/4" = 1'-0"
265	66" = 1'-0"
266	66 1/4" = 1'-0"
267	66 1/2" = 1'-0"
268	66 3/4" = 1'-0"
269	67" = 1'-0"
270	67 1/4" = 1'-0"
271	67 1/2" = 1'-0"
272	67 3/4" = 1'-0"
273	68" = 1'-0"
274	68 1/4" = 1'-0"
275	68 1/2" = 1'-0"
276	68 3/4" = 1'-0"
277	69" = 1'-0"
278	69 1/4" = 1'-0"
279	69 1/2" = 1'-0"
280	69 3/4" = 1'-0"
281	70" = 1'-0"
282	70 1/4" = 1'-0"
283	70 1/2" = 1'-0"
284	70 3/4" = 1'-0"
285	71" = 1'-0"
286	71 1/4" = 1'-0"
287	71 1/2" = 1'-0"
288	71 3/4" = 1'-0"
289	72" = 1'-0"
290	72 1/4" = 1'-0"
291	72 1/2" = 1'-0"
292	72 3/4" = 1'-0"
293	73" = 1'-0"
294	73 1/4" = 1'-0"
295	73 1/2" = 1'-0"
296	73 3/4" = 1'-0"
297	74" = 1'-0"
298	74 1/4" = 1'-0"
299	74 1/2" = 1'-0"
300	74 3/4" = 1'-0"
301	75" = 1'-0"
302	75 1/4" = 1'-0"
303	75 1/2" = 1'-0"
304	75 3/4" = 1'-0"
305	76" = 1'-0"
306	76 1/4" = 1'-0"
307	76 1/2" = 1'-0"
308	76 3/4" = 1'-0"
309	77" = 1'-0"
310	77 1/4" = 1'-0"
311	77 1/2" = 1'-0"
312	77 3/4" = 1'-0"
313	78" = 1'-0"
314	78 1/4" = 1'-0"
315	78 1/2" = 1'-0"
316	78 3/4" = 1'-0"
317	79" = 1'-0"
318	79 1/4" = 1'-0"
319	79 1/2" = 1'-0"
320	79 3/4" = 1'-0"
321	80" = 1'-0"
322	80 1/4" = 1'-0"
323	80 1/2" = 1'-0"
324	80 3/4" = 1'-0"
325	81" = 1'-0"
326	81 1/4" = 1'-0"
327	81 1/2" = 1'-0"
328	81 3/4" = 1'-0"
329	82" = 1'-0"
330	82 1/4" = 1'-0"
331	82 1/2" = 1'-0"
332	82 3/4" = 1'-0"
333	83" = 1'-0"
334	83 1/4" = 1'-0"
335	83 1/2" = 1'-0"
336	83 3/4" = 1'-0"
337	84" = 1'-0"
338	84 1/4" = 1'-0"
339	84 1/2" = 1'-0"
340	84 3/4" = 1'-0"
341	85" = 1'-0"
342	85 1/4" = 1'-0"
343	85 1/2" = 1'-0"
344	85 3/4" = 1'-0"
345	86" = 1'-0"
346	86 1/4" = 1'-0"
347	86 1/2" = 1'-0"
348	86 3/4" = 1'-0"
349	87" = 1'-0"
350	87 1/4" = 1'-0"
351	87 1/2" = 1'-0"
352	87 3/4" = 1'-0"
353	88" = 1'-0"
354	88 1/4" = 1'-0"
355	88 1/2" = 1'-0"
356	88 3/4" = 1'-0"
357	89" = 1'-0"
358	89 1/4" = 1'-0"
359	89 1/2" = 1'-0"
360	89 3/4" = 1'-0"
361	90" = 1'-0"
362	90 1/4" = 1'-0"
363	90 1/2" = 1'-0"
364	90 3/4" = 1'-0"
365	91" = 1'-0"
366	91 1/4" = 1'-0"
367	91 1/2" = 1'-0"
368	91 3/4" = 1'-0"
369	92" = 1'-0"
370	92 1/4" = 1'-0"
371	92 1/2" = 1'-0"
372	92 3/4" = 1'-0"
373	93" = 1'-0"
374	93 1/4" = 1'-0"
375	93 1/2" = 1'-0"
376	93 3/4" = 1'-0"
377	94" = 1'-0"
378	94 1/4" = 1'-0"
379	94 1/2" = 1'-0"



September 24, 2019

Ryan Creel
Creel Construction
PO Box 175
Montrose, AL 36559

**Re: *Wetland Assessment Report
Gayfer Road, Fairhope, Alabama
WSI Project #2006-358***

Dear Mr. Wilkerson,

As requested, Wetland Sciences, Inc. has completed a wetland assessment within the parcel of property located on Gayfer Road Baldwin County, Fairhope, Alabama. This property is identified with the parcel ID #05-46-02-09-0-000-014.000. During this assessment, Wetland Sciences, Inc. located a wetland complex in the southeastern corner of the subject property (See attached sketch). This wetland complex will fall within the regulatory jurisdiction of the US Army Corps of Engineers (Corps).

Please be advised that various development activities within the jurisdictional wetlands and wetland buffer, such as filling, mechanical land-clearing, and construction of some piling supported structures require permitting from the Corps.

The wetland boundaries shown on the attached sketch were delineated in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal – Corps). The wetland boundary was identified in the field by progressively locating points along the upland/wetland boundary at 15-20-ft. intervals or corresponding with directional changes with the boundary. Each point was identified and located by an experienced wetland scientist. Pink flags were placed at each point clearly marked "Wetland Delineation". Each flagged point also contains specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used a Trimble GeoXT GPS system to locate each point. Data was collected using Trimble's TerraSync Professional Software with further data refinement using Trimble's Pathfinder Professional Software. Please keep in mind that there are many variables that affect the accuracy of the GPS data used to generate the attached sketch. This sketch should be considered approximate unless verified by a survey or other appropriate means.

Any development activities requiring the excavation or placement of fill within the wetlands or wetland buffer located on the property will require permits from the agencies referenced above. As you may or may not know the agencies which regulate wetlands evaluate permits on the basis of avoidance and minimization, practical alternatives, and mitigation. This is a complex process and better explained in person.

This concludes our report. Be advised, the information presented within this report represents the professional opinion of the scientist that performed the work and is intended to furnish the client with a rough approximation of the status of wetland resources on the site under consideration. It is the responsibility of the regulatory agencies to verify our approximation before this determination can be considered legally binding.

Finally, I have included a statement of our firm for services rendered and expenses incurred associated with this effort. If you find this statement in order, please place it in line for payment.

If you have any questions, please do not hesitate to me at (850) 453-4700.

Respectfully,

WETLAND SCIENCES, INC.



Craig Martin
Environmental Scientist

Enclosures: As indicated

CORPS REGULATED
JURISDICTIONAL WETLANDS
± 7,012.2 SQ. FT.
± 0.16 ACRES

UNREGULATED UPLANDS
± 219,323.9 SQ. FT.
± 5.035 ACRES

UPLANDS

WETLAND BOUNDARY
IDENTIFIED BY WSI
10/16/2015

WETLANDS EXTEND
OFF PROPERTY

GAYFER ROAD EXT

NOTE: THIS IS NOT A SURVEY. THIS
SKETCH SHOULD BE CONSIDERED
APPROXIMATE UNLESS VERIFIED BY A
SURVEY OR OTHER MEANS.



WETLAND
SCIENCES
INCORPORATED

ENVIRONMENTAL CONSULTANTS
3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
CRAIG@WETLANDSCIENCES.COM

PROJECT NAME: 5 ACRE GAYFER ROAD	
JURISDICTIONAL WETLAND SKETCH	
PROJECT NO.: 2006-358	
DRAWN BY: AJN	DATE: 09/24/2019
SHEET: 1 OF 1	

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

KATHRYN BYRD
Interim Director



PAUL MUELLER
ALAINNA ELLIOTT
AL TOLBERT
ROY GLENN

MARK D. RYAN
General Counsel

911 TELECOMMUNICATOR CIRCLE, ROBERTSDALE, ALABAMA
36567

Subdivision: The Tin Tops @ Gayfer

Subdivision location: N off Gayfer Road Ext

Requested by: Ryan Creel

Email: creelconstruction@gmail.com

Phone: 251-379-0081

Reservation valid through: 11/13/2024

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
				Tin Tops	Loop		

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

Signed: Cindy Taylor

Date: 11/13/2023



BALDWIN COUNTY

HIGHWAY DEPARTMENT

P.O. Box 220
SILVERHILL, ALABAMA 36576
TELEPHONE: (251) 937-0371
FAX (251) 937-0201

JOEY NUNNALLY, P.E.
COUNTY ENGINEER

September 8, 2022

S.E. Civil, LLC
9969 Windmill Road
Fairhope, AL 36532

Subject: TO-22054 – Commercial Turn-Out Permit onto Gayfer Road Ext

Attached hereto is a permit issued to S.E. Civil, LLC to construct a turnout onto **Gayfer Road Ext** for The Tin Tops at Gayfer at parcel number 05-46-02-09-0-000-014.000. The following requirements should be noted:

1. You are responsible for any damage done to the county roadway and/or ditch as a result of this construction and use.
2. You are responsible to re-vegetate all disturbed areas on the County right-of-way.
3. You are required to construct the drainage pipes and/or driveways so that storm water will not stand on the County right-of-way.
4. Any driveways installed are subject to removal if done in a manner that is unsafe or unacceptable to the County Engineer.
5. Chapter 6 of the MUTCD must be followed for traffic control.
6. For paved County Roads, only asphalt is to be used for the first 5'-0" from the edge of existing pavement. At that point, the material can transition to concrete or other material equal to or greater than asphalt.
7. A line locate shall be called in before any work is done in the County right-of-way.
8. You are responsible for making sure there is 1 (one) foot of cover on all pipes.

You are required to contact the county inspector John Lundy at 251-202-1693 prior to beginning work in the right-of-way. Please feel free to give us a call if you have any questions.

Sincerely,

John Lundy/ Subdivision Inspector

Cc: Area 200 Maintenance Supervisor
File



TO-22054 The Tin Tops @ Gayfer Site Map



Legend

County Maintained Roads
Surface Type
□ Paved
— 911 Road Centerlines
LAND PARCELS

CROSSDRAIN
Stream
Water



TO-22054 The Tin Tops @ Gayfer Vicinity Map



Legend

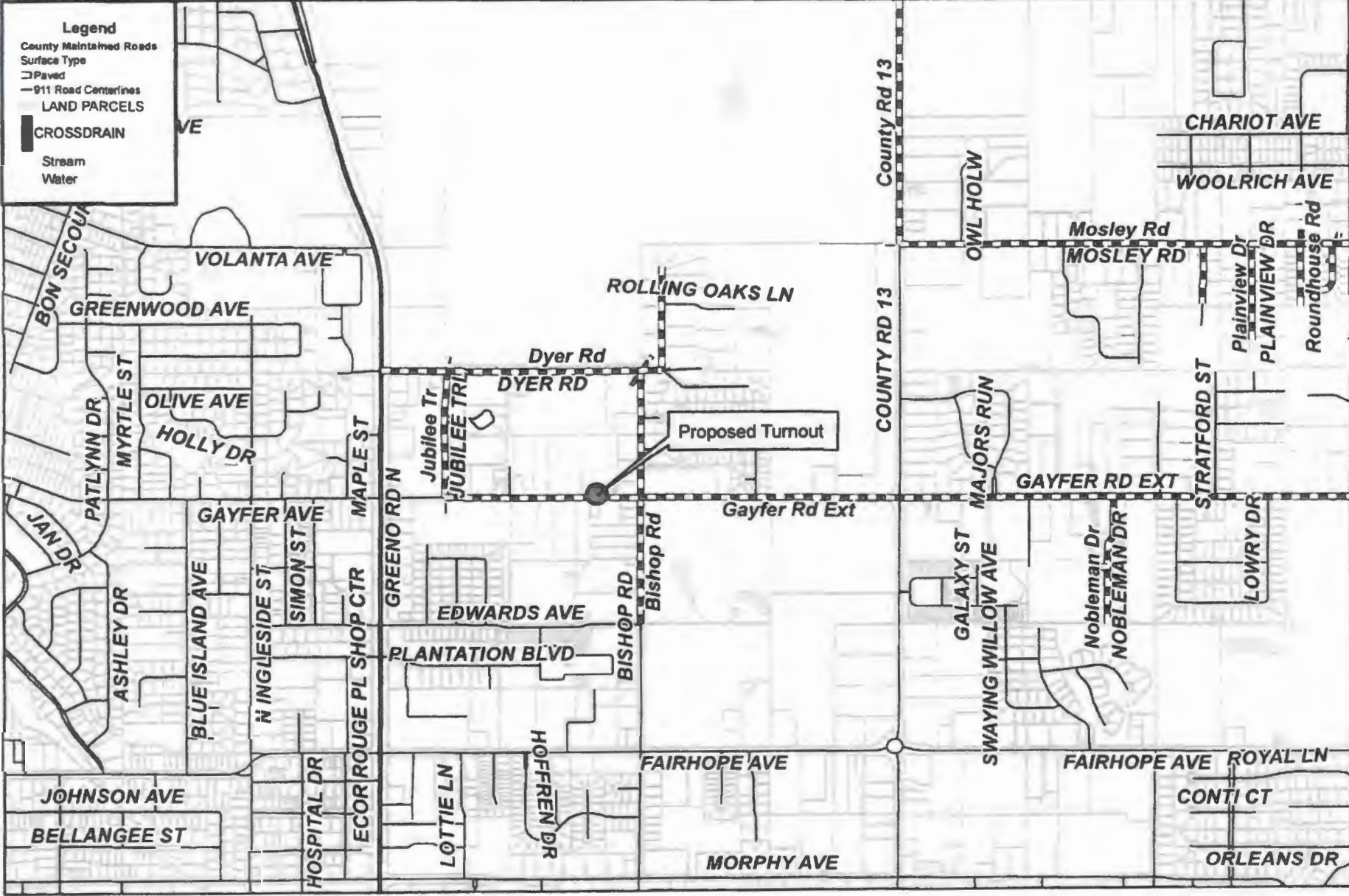
County Maintained Roads
Surface Type

- ▭ Paved
- 911 Road Centerlines

LAND PARCELS

CROSSDRAIN

Stream
Water



Engineer: SE Civil, LLC

Mailing Address: 9969 Windmill Road

City: Fairhope State: AL Zip code: 36532

Telephone: (251) 990-6566 Fax: () - - e-mail: lsmith@secivileng.com

Name of Contractor: unknown
 (A copy of the contractor's current license must be submitted)

Mailing Address: _____

City: _____ State: _____ Zip code: _____

Telephone: () - - Fax: () - - e-mail: _____

(Check all that apply)

Commercial Turnout <input type="checkbox"/>	Driveway Turnout <input checked="" type="checkbox"/>	Drainage <input checked="" type="checkbox"/>
Acceleration Lane <input type="checkbox"/>	Deceleration Lane <input type="checkbox"/>	Median Turn Lane <input type="checkbox"/>

I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incomplete or incorrect information will result in this application not being processed. I understand that payment of these fees does not entitle me to approval of this application and that no refund of these fees will be made. I have reviewed the attached applicable development standards as set forth in the Baldwin County Highway Department and I further understand that the decision of the Baldwin County Highway Department shall be final and conclusive on any question that may arise relating to this permit and/or to any work done or to be performed pursuant thereto.

Applicants Signature: [Signature] Date: 8/29/22

FOR OFFICE USE ONLY		
DATE APPLICATION REVIEWED:	<u>8/30/22</u>	
IS THIS A COUNTY MAINTAINED RD:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
ENGINEERING PLANS SUBMITTED:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
TRAFFIC STUDY SUBMITTED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
ARE TURN LANES WARRANTED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
COST ESTIMATE SUBMITTED:	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INSPECTION FEE PAID:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
HAS ENGINEER VISITED SITE:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
DOES THIS SITE DRAIN TO CO. ROW:	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
COMMENTS:	<u>Extend 24" RCP per approved plans and install 4:1 sloped paved headwalls</u>	
SIZE OF DRIVEWAY CROSS-DRAIN:	<u>24"</u>	DATE PERMIT ISSUED: <u>9/8/2022</u>
PERMITTING AGENT:	<u>John Lundy</u>	TITLE: <u>Engineer Tech</u>
SIGNATURE:	<u>[Signature]</u>	

OPERATIONS & MAINTENANCE PLAN AND AGREEMENT

For:

Tin Tops @ Gayfer MOP
Gayfer Avenue
Fairhope, AL 36532

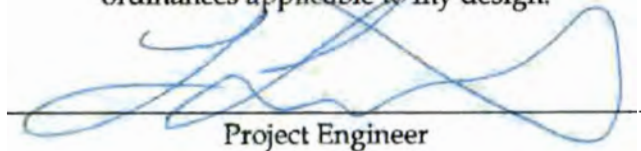
Prepared By:



Project # 20190451

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 26348, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the Fairhope Subdivision Regulations and to all other rules, regulations, laws, and ordinances applicable to my design.


Project Engineer

November 15, 2023

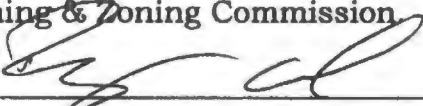
Name of Project to which this Certificate Applies: Tin Tops @ Gayfer MOP
Plans which are certified consist of Page COVER thru CR-2.



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 Ryan Creel, (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.



Signature of Applicant or Authorized Agent

10/8/23

Date of Application

Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Number	Property Street Name
05-46-05-16-0-000-003.001	27783	BYARS, JERRY ETAL BYARS, CAROLYN	20971 BISHOP RD	FAIRHOPE	AL	36532	20971	BISHOP RD
05-46-05-16-0-000-009.001	110552	FAIRHOPE, ALABAMA CONGREGATION OF AND JEHOVAH'S WITNESS	P O BOX 663	FAIRHOPE	AL	36532	8370	GAYFER RD EXT
05-46-02-09-0-000-014.000	77258	CREEL, RYAN ETAL BOOTHE, VINCENT A	P O BOX 175	MONTROSE	AL	36559	8437	GAYFER RD EXT
05-46-02-09-0-000-011.000	24268	68V BTR HOLDINGS L L C	29891 WOODROW LN	SPANISH FORT	AL	36527	8400	DYER RD
05-46-05-16-0-000-004.000	648	TAYLOR, FRANKLIN THOMAS & LINDA KAY	P O BOX 677	FAIRHOPE	AL	36533	0	CO RD 30
05-46-02-09-0-000-015.002	383706	OLDE TOWNE INVESTMENTS L L C	2210 MAIN ST STE H	DAPHNE	AL	36526	0	BISHOP RD
05-46-02-09-0-000-011.002	271784	68V BTR HOLDINGS L L C	29891 WOODROW LN	SPANISH FORT	AL	36527	0	BISHOP RD
05-46-02-09-0-000-013.000	13818	TALLAWAMPA PROPERTIES L L C	P O BOX 384	FAIRHOPE	AL	36533	0	GAYFER RD EXT
05-46-02-09-0-000-015.000	2500	BALDWIN, RICHARD ETUX TAMARA	138 HAWTHORNE CIR	FAIRHOPE	AL	36532	21081	BISHOP RD
05-46-05-16-0-000-003.003	285687	PRUJETTE, PAMELA A ETAL OLSEN, DENNIS M; AND OLSEN, JEROME C	4017 WASHINGTON RD	MCMURRAY	PA	15317	20929	BISHOP RD
05-46-05-16-0-000-003.000	32196	MILLENNIUM TRUST COMPANY L L C CUSTODIAN AND FBO MARK R LAZAR ROTH IRA	C/O MARK LAZAR	HAYDEN	ID	83835	20969	BISHOP RD
05-46-02-09-0-000-011.001	24269	NELSON, ALLIE M JR	21145 BISHOP RD	FAIRHOPE	AL	36532	21145	BISHOP RD
05-46-05-16-0-000-008.000	26021	AJ4 PROJECT L L C	P O BOX 1247	FAIRHOPE	AL	36533	8390	GAYFER RD EXT
05-46-05-16-0-000-003.002	72152	TAYLOR, FRANKLIN T & LINDA KAY	P O BOX 677	FAIRHOPE	AL	36533	0	CO RD 30
05-46-02-09-0-000-015.001	109947	SCOTT WHITNEY PROPERTIES L L C	15460 CO RD 3	FAIRHOPE	AL	36532	0	BISHOP RD

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