

CITY OF FAIRHOPE

P.O. Box 429
Fairhope, AL 36533
(251) 928-8003



ZONING APPLICATION



ZONING CHAGE APPLICATION

Authority: The City of Fairhope is authorized under the Code of Alabama, 1975 to create, establish, and amend zoning districts throughout the corporate limits.

Public Notice: All zoning change applications are required by State Law to give notice in both the newspaper and to all real property owners with 300 feet of the proposed change. The cost of this notice is paid by the applicant. All notice charges are paid at the time of application submission.

Zoning change requests are a public hearing at both the Planning Commission and the City Council meetings. All interested persons will be given the opportunity to speak either pro or con for the proposal.

Planning Commission: The Planning Commission will conduct the required public hearing and has three (3) options: 1) recommend approval to the City Council; 2) recommend denial to the City Council; or 3) table the request for further study.

City Council: The City Council will conduct the required public hearing and consider the recommendation of the Planning Commission. The Council has four (4) options: 1) deny the request; 2) approve the request; 3) table the request for further study; or 4) return the request to the Planning Commission for re-consideration.

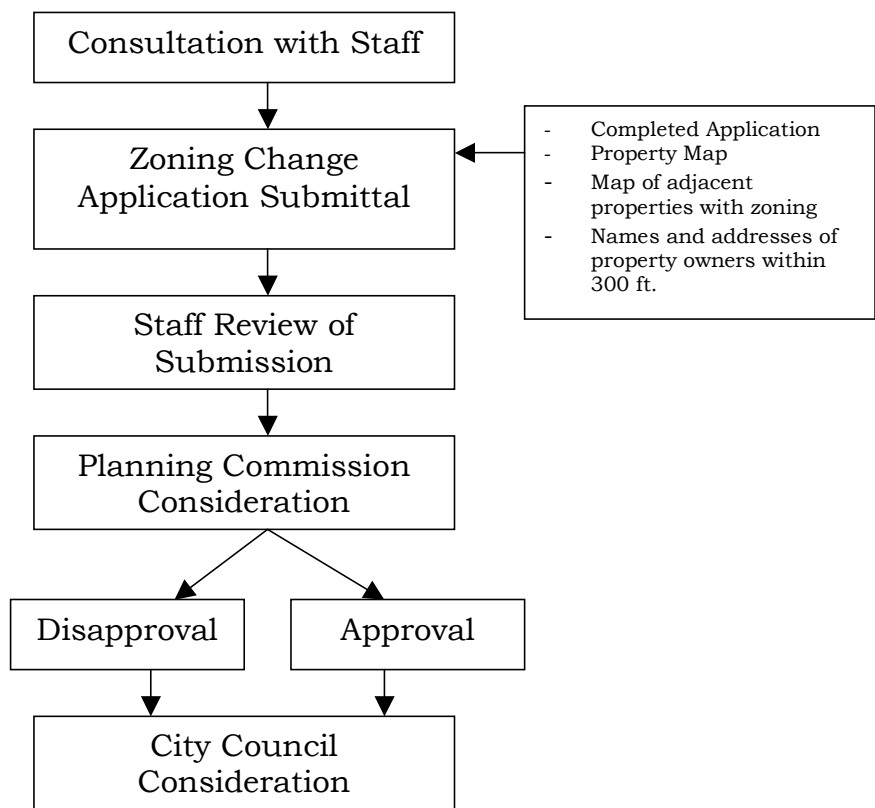
The City Council has final authority in determining if a zoning change request is approved.

Zoning Change Application Submission: The zoning change application must be complete. An application is not considered complete unless all required documents are provided at the time of submission. An incomplete application may not be accepted by staff.

Deadlines: The City of Fairhope wishes to expedite the zoning change process in the best and most effective manner possible. To that end, it is important that deadline times and dates are adhered to by the applicant.



ZONING CHANGE FLOW CHART





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner Information	
Name: _____	Phone Number: _____
Street Address: _____	
City: _____	State: _____ Zip: _____

Applicant / Agent Information		If different from above.
Notarized letter from property owner is required if an agent is used for representation.		
Name: _____	Phone Number: _____	
Street Address: _____		
City: _____	State: _____	Zip: _____

Current Zoning of Property: _____
Proposed Zoning/Use of the Property: _____
Property Address: _____
Parcel Number: _____
Property Legal Description: _____
Reason for Zoning Change: _____

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: _____

Zoning Change Fee Calculation
See Fee Schedule
Filing Fee: _____
Certified Letters: _____
Publication: _____
Total: _____

Certification: I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct.

Signature: _____

Date: _____



ORDINANCE NO. 1054

AN ORDINANCE AMENDING ORDINANCE NO. 557 KNOWN AS THE ZONING ORDINANCE TO REQUIRE THAT PUBLIC NOTICE SIGNS BE POSED ON PROPERTY BEING CONSIDERED FOR A ZONING CHANGE

- ❖ WHEREAS, The City of Fairhope, Alabama has recognized that the planning process is open to public participation and input, and
- ❖ WHEREAS, The City of Fairhope , Alabama realizes that planning decisions that impact the city should be publically known, and
- ❖ WHEREAS, The City of Fairhope, Alabama desires to maximize public knowledge and input into the planning process, and
- ❖ WHEREAS, The City of Fairhope, Alabama is dedicated to serve the citizens of the community by keeping them informed about potential change,

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

1. The ordinance known as the Zoning Ordinance (No. 557) Section 8.61, amended by Ordinance 1025, is hereby amended to insert the following paragraph:

The applicant is also required to post on the property being considered for a zoning change a sign that gives public notice. This sign shall be posted adjacent to a publicly dedicated street. The sign shall be furnished by the City at the time of application. The sign shall be no later than 15 days before the Planning Commission meeting and shall remain posted until after final action by the City Council. The applicant shall remove the sign from the property and return it to the City within 2 days of final action by the City Council.

It is the sole responsibility of the applicant to post the sign in accordance with these regulations. Failure to post this sign may result in nullification of the zoning change decision and application.

2. Severability Clause
If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.
3. Effective Date
This ordinance shall be in full force upon its adoption and publication as provided by law.

Adopted this the 10th day of May 1999.

James P. Nix, Mayor

Geniece W. Johnson, City Clerk



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 _____, (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

Date of Application