

The Planning & Zoning Commission of the City of Fairhope met Wednesday, November 5, 2008 at 5:00 PM at the James P. Nix Center in the library.

Present: Bob Clark, Gary Moore, Fran Slade, Jean Wilson, Lee Turner, Tim Kant, Dan Stankoski, Dan McCrory, Dick Charles came in at 5:10 PM. Gregg Mims, City Planner; Jonathan Smith, Betty Rivenbark and Chris Gill, Attorney Absent: none

The minutes of the October 6, 2008 meeting were considered and approved as written on motion by Lee Turner, 2nd by Dan McCrory. Gary Moore, Tim Kant and Dan Stankoski abstained. Motion carried.

UR08-08 Request of Baldwin County Board of Education for an 11-52-11 review of the construction of a new elementary school to consist of First, Second, Third grades. The property is located on the northeast corner of Bayou Drive & Section Street at 408 N. Section Street. This is the site of the old Fairhope Middle School. Jonathan Smith gave the staff report saying at the completion of the project there will be approximately 46 regular classrooms and an additional 12 elective spaces such as band rooms and computer labs, with a total of 94,500 feet. The maximum height of the buildings on site will be 32 feet. The old library building and gym were not torn down. Staff recommendation was approval subject to:

1. A sidewalk with street trees placed along Bayou Street to enhance walkability and connectivity to the adjacent neighborhood, subject to the approval of the Public Works Director.
2. Prepare a parking lot agreement for use of the parking lot for city events, when said events do not conflict with school activities.
3. A BMP plan due to the steep grade changes on the site.
4. A letter, stamped and sealed, stating the proposed drainage is adequate and complies with the City of Fairhope regulations. The City would also request the engineer clarify if the existing pipes on the drainage plan are for underground retention or simply for drainage.
5. Submission of a revised survey of all trees on the site over 20" DBH. It appears that all trees meeting this criterion were not shown on the plan. In conjunction with this revised drawing, a tree protection plan shall be submitted.

Eddie Tyler, Asst Supt. of schools, was present representing the school board. Jean Wilson told Mr. Tyler that under an 11-52-11 review the Planning Commission could look at the location, character, and extent of project. Mr. Tyler introduced Jackie Bargainer, the architect and Norris Hall. The Commission was told the building would be in the same footprint as before and they looked at a site plan. Further discussion led to a request to Mr. Bargainer to get a set of plans from his vehicle and show them to the

commission. He outlined what would be built back with more planned parking and move main building a little closer to Section Street. He did this saying they are trying to keep a feel of Fairhope, took look of present K-1 center. Eddie Tyler said he is new to the job but wants to work hand in hand with Fairhope and keep good relations. Questions were asked: is it single level – yes; how many students, approximately 600; the lighting was asked about and they said it would not affect the neighborhood around it, be to code. Mr. Tyler told of plans for other schools renovations and upgrades. The Mayor stressed that he would like to see the sidewalk as it encourages children to come to downtown and ride bikes, connectivity, and keeps them out of streets. Bike racks were also suggested. All questions answered satisfactorily, Lee Turner moved to approve staff recommendation with five points included in motion. Dan McCrory 2nd the motion and it carried unanimously. Gary Moore suggested in the future that the board get with the commission prior to bulldozing regarding projects and in this line Gregg asked that the Chairman write a letter to the school board requesting that we be more involved in the plans regarding the schools in the community. They were thanked for coming and sharing their plans.

Old/new business – Gregg brought up for discussion the property at 111 Magnolia where the Loudermilch house stood before a fire completely destroyed it. It was mentioned that Mr. Loudermilch is not interested in rebuilding and would probably sell all of it. The question was if the property could be subdivided into two lots. He said now that it is R-2 district 10,500 sq ft. and that the lot contains 15,300 sq ft with an existing cottage on the property. It was said that the renter in the cottage does want to keep it. The Mayor said that he does not want to see it sold with possibly the cottage bulldozed and a big monstrous house put on the property. Gregg said a house could be built in the existing footprint. Lee Turner expressed that he would like to see it be subdivided if possible but not set a precedence that every other person in Fairhope will try and do same thing. Bob Clark agreed with Lee. The Mayor said he would like to make sure legally what we can do. Dick Charles asked if we divide would the cottage be legal? It was the consensus that Chris Gill should research this and work with Gregg to see what we could do.

Jean Wilson welcomed Dan Stankoski as a new member.

There being no further business, meeting was adjourned at 5:50 PM.

Jean Wilson, Chairman

Betty Rivenbark, Secretary