

The Planning & Zoning Commission of the City of Fairhope met Monday, June 2, 2008 at the City Administration Building, 161 N. Section Street in the City Council Chambers at 5:00 PM

Present: Jean Wilson, Chairman; Dan McCrory, Bob Clark, Fran Slade, Gary Moore, Dick Charles, Lee Turner, Bob Gentle. Gregg Mims, City Planner; Jonathan Smith, Planning Asst., Betty Rivenbark, Secretary.
Absent: Tim Kant

The minutes of the May 5, 2008 meeting were duly approved as written, with one abstention by Bob Clark, on motion by Bob Gentle, 2nd by Dick Charles.

SD05-56 Preliminary Plat approval The Cottages at Point Clear, Phase II (Villas at Point Clear) request for two year extension by Gregory P. Bru. Property located on the south side of Battles Road just before Battles Road makes a sharp turn to the north. Jonathan Smith gave the staff report saying this was given preliminary approval in August Of 2005 and the subdivision regulations state that if final plat is not submitted within two years or less the plat approval will expire. A two year extension was requested on July 2007 and a one year extension was granted at that time. Staff recommendation was to approve a one year extension ending July 31, 2009. Gregg stated that their plans meet all current drainage requirements. Discussion led to a motion by Dick Charles to approve as per staff recommendation. Dan McCrory 2nd the motion and it carried unanimously.

IR08-03 informal review for Pierce Kaylor was withdrawn from tonight's agenda.

IR08-04 Informal Review request Trey Jinright of Jade Consulting, Inc. of a proposed PUD/Subdivision located at the southeast corner of Scenic Highway 98 and Parker Road. Jonathan Smith gave the staff report saying the property is located outside the City and is zoned R-2A in the county planning district 16. It contains 3.79 acres. The applicant plans to annex into city contingent upon zoning as a PUD. Two options were provided for development of the land 1. to divide the existing parcel into 7 lots to allow for a more creative use of the green space and common area. The main road entrance and exit are to Parker Road via a looped road. Lots 1 through 4 would front on Scenic 98 with rear access from a 20 foot alley. Lots 5 through 7 would front on the entrance road into the subdivision. Option 2. A proposal to divide the existing parcel into 8 lots. All lots would front on the main public road within the subdivision which ends into a cul-de-sac. Staff recommendation was to give input. A handout was provided. Trey Jinright spoke regarding the matter he also handed out a sketch showing the lot layout saying the lots would be 20,000 feet, with a private drive using porous material, a 20 ft rear alley. Dick Charles asked where

would detention be and he answered Lot 3. He said he is getting a topo. Lee Turner said following the spirit of the Fairhope Regs and seeing the proposed common area he would vote for the four lots facing 98 with three facing the common area. Bob Gentle said he liked the rear loaded alley. Further discussion led to consensus that all liked Option 1 better. They thanked them for their input.

Gregg mentioned that we needed to form two committees and asked for volunteers, with the following results:

Accessory dwelling units: Gary Moore, Wendy Allen, Mike Hutchinson
Elaine Snyder-Conn, Dick Charles, Dr. Harvey Joanning

City Pedestrian-bike trail through city: Will Mastin, Mike McPherson, Dan McCrory, Bob Clark, Jean Wilson

Jean Wilson said we also need building height committee – Lee Turner, Fran Slade volunteered.

The meeting was duly adjourned at 5:30 PM.

Jean Wilson, Chairman

Betty Rivenbark, Secretary