

The Planning Commission met Monday, January 4, 2010 at 5:00 PM at the City Administration Building, 161 N. Section Street in the Council Chambers.

Present: Jean Wilson, Chairperson; Dick Charles, Vice-Chair; Bob Clark; Gary Moore; Lee Turner; Jennifer Fidler; Fran Slade; Lonnie Mixon. Jonathan Smith, Planning and Building Director; Nancy Milford, Planner; Emily Boyett, Secretary.
Absent: Tim Kant; Chris Gill, Attorney

Chairperson Jean Wilson called the meeting to order at 5:00 PM. She announced Planning Commission meetings will be recorded as directed by the City Council and the resolution adopted on December 28, 2009. The minutes of the December 7, 2009 meeting were considered and two corrections were made. Dick Charles moved to approve the minutes as corrected and was 2nd by Lonnie Mixon. The motion carried with one abstention by Gary Moore.

IR 10.01 Informal Review of proposed zoning change of 860 Edwards Avenue, Morgan Ashurst. Nancy Milford gave the staff report saying the property is located on the southwest corner of the intersection of Greeno Road and Edwards Avenue and is currently zoned R-1 Low Density Single Family Residential District. She stated the applicant would like to rezone the property to B-4 Business and Professional District. There is no immediate use for the building, but the potential buyer of the subject property currently owns the two buildings to the south and future plans would be to continue an office business park to flow with the existing buildings. Staff recommendation is for the Planning Commission to provide insight and comment regarding the proposed zoning change. Morgan Ashurst addressed the Commission on behalf of the applicant saying they are unsure of the future use, but the applicant's insurance company is looking to use the building or at least keeping with that type of professional use. Jennifer Fidler referred to the Comprehensive Plan and questioned if the Greeno Road Village Center was already over the square footage the Comp Plan calls for. Jonathan Smith responded the Comp Plan states 350,000 sq.ft. is the maximum but that is for retail use not office and professional uses. He added the Greeno Road area is already over that maximum and that is one reason why the Greeno Gayfer Medical Park was approved in 2006. Ms. Fidler asked if this project would fall into the Greeno Road Village Center and Mr. Smith answered yes, the Comp Plan defines the Greeno Road Village Center from Gayfer Avenue to Middle Street. Bob Clark asked if the points Ms. Fidler made would change the staff recommendation and Mr. Smith responded it would not. Gary Moore stated when the Greeno Gayfer Medical Park was rezoned, it was not without controversy and it was questioned if that was the beginning of a series of rezoning to the south. He said the Mr. Ashurst's request doesn't seem that intense but it sounds like staff's advice is that it would be consistent to rezone the entire west side of Greeno. Dick Charles said if this request is granted there will be a cluster of B-4 zoned property on the west side of Greeno Rd. and if it is not approved then would this lot survive being residential and facing Greeno Rd. Mr. Smith stated currently a single family dwelling is on the subject property and if someone wanted to live there they could. Lee Turner stated he likes the idea of the low impact commercial but he does see the pros and cons. He said that area is such a problem because everyone says they don't want it to be another Airport Blvd. but no one

wants to live there either. Fran Slade asked the applicant if they had contacted any of the neighbors to get their feelings. Mr. Ashurst responded not yet, they wanted to get the Commission's thoughts first. Lonnie Mixon stated if this property is going to be commercial then this is what he would like to see, a controlled commercial and not retail. Chairperson Wilson said she agreed with Mr. Mixon, but she would like to see some planning for the entire area and not just one piece at a time. She stated she would not have any objections with this piece of property being rezoned to B-4.

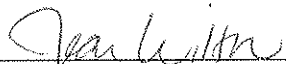
UR 10.01 Request of AT&T for an 11.52.11 Utility Review for the installation of 1300' of cable and two closures, Jeff Hadley. The project will run along the west side of Thompson Hall Road from Bay Meadows Avenue to just south of Derby Lane. Nancy Milford gave the staff report saying the installation is approximately 1300' of 100 pair 24 gauge cable and two 6" plastic closures. The staff recommendation is to approve as requested with the following two conditions: 1) The applicant should work with the City of Fairhope Horticulturist to protect the existing trees 2) The applicant should coordinate the location of the proposed underground cable and pedestal with the developer of Sedgfield, Phase II to ensure that there is no conflict with the entrance to the subdivision on Thompson Hall Road. Jeff Hadley, applicant, addressed the Commission saying they have revised the plans and have removed the above ground pedestals. Lee Turner moved to accept the staff recommendation with the two conditions. Dick Charles 2nd and the motion carried unanimously.

Old/New Business

Jonathan Smith announced that staff is working on scheduling the Public Input meeting as set forth in the Planning Commission By-laws. He stated the meeting will be in February and staff is looking at a Thursday evening. Chairperson Wilson stated she would like an evening meeting so those interested in attending will be able to.

Gary Moore asked if Mr. Smith has been in communication with the property owners on the east side of Greeno Road, across from the City Pool on the possibility of rezoning their property. Mr. Smith said he has met with Dennis Frodsham and said he would speak with the Commissioners individually to get their take on rezoning that property. Mr. Moore said he feels it bears discussion by the Commission.

Dick Charles said he will be starting to work on the Hospital Overlay District. Dick Charles moved to adjourn and was 2nd by Lee Turner. Motion passed unanimously and the meeting was duly adjourned at 5:22 pm.



Jean Wilson, Chairperson



Emily Boyett, Secretary