

The Planning & Zoning Commission of the City of Fairhope met Tuesday, September 4, 2007 at 5:00 PM at the City Administration Building, 161 N. Section Street

Present: Jean Wilson, Chairman; Tim Kant, Bob Clark, Dan McCrory, Dick Charles, Lee Turner, Ed Brinson, Mike Ford. Gregg Mims, City Planner, Nancy Milford, Planning Staff; Chris Gill, Atty. and Betty Rivenbark, Secretary. Absent: Gary Moore

The minutes of the August 6, 2007 meeting were considered and approved as amended on motion by Dick Charles, 2<sup>nd</sup> by Ed Brinson. Bob Clark, Tim Kant and Jean Wilson abstained.

Chairman Wilson announced that Chris Gill had a conflict with SD07-32 and would reclude himself when this came up.

**UR 07-01** Request of the City of Fairhope for 11-52-11 review and approval of a proposed parking lot and loading/unloading area located just east of the soon to be museum downtown. Larry Thomas spoke for the FSTC and said that they had gone before the Parking Authority over a year ago and gotten unanimous approval and showed an artist rendition of what proposed. Further discussion led to a motion by Lee Turner to accept what presented, Dick Charles 2<sup>nd</sup> the motion and it carried unanimously.

**UR 07-02** Request of the City of Fairhope Recreation Department for a 11-52-11 review and approval of various park improvements. Eddie Boyett, Director of Parks and Recreation, explained the different renovations going on at Volanta Street ballpark where a new gym is planned and a new pool has been built; at Stimpson Field where six new courts have been built with an 8 ft. walking track around the field. He said plans are being drawn up for a concession/bathroom building to be built in the middle of the complex. Also, at the Barnwell Complex, the City has leased for 25 years property from the Catholic diocese and has completed renovations on two softball fields and 2 football fields with a multi-purpose building to be used by the youth programs. Dick Charles asked about lighting at Stimpson and was told it will be on a timer. Gary Gover spoke and said that the Recycling Committee has money to be used by the parks and recreation board. He also encouraged village concept. Eddie mentioned that a play area will also be built at Stimpson. Ed Brinson moved to approve as presented, Dick Charles 2<sup>nd</sup> and motion carried unanimously.

**ZC07.04 Request for R-2 Medium Density Single Family Residential District Zoning of Thompson Achee Development, Inc.** concurrent with annexation for property located just south of where the street stub-outs for Dover Lane and Quail Creek Drive are located. Gregg reported on this application saying that the subject property is in Baldwin County and is

unzoned. The property contains 9.55 acres. The applicant is requesting zoning of R-2 concurrent with annexation. The site property is the site for the recently approved Steel Branch subdivision. Staff recommendation was to approve. The public hearing was opened and no one signed up to speak. Joe Bullock of EDS was present to answer questions. Lee Turner moved to accept staff recommendation and recommend approval to the City Council Dan McCrory 2<sup>nd</sup> the motion and it carried unanimously. Jean Wilson for the record stated she and her husband had sold their property so there was no conflict on her part.

**SD07-30 Final Plat approval of Cedar Grove Estates/Rob Davis.**

Generally located at the northeast corner of the intersection of Highway 181 and County Road 24. Gregg reported on this saying the property is located outside the City and is unzoned. The property contains approximately 20.63 acres and a 13 lot subdivision is planned. Staff recommendation was to approve subject to punch list items being completed. Charlie Bassett was present to answer questions, no one had signed up to speak. Dick Charles moved to approve per staff recommendation and completion of punch list items. Dan McCrory 2<sup>nd</sup> the motion and it passed unanimously.

**SD07-31 Final Plat approval of Highway 32 Business Park.** Property generally located on the south side of County Road 32 just east of Equestrian Lane. Gregg gave the staff report saying the property is unzoned property located in Baldwin County and 12 lots are proposed. Staff recommendation was to approve. Matt Parrish of Rester & Coleman was present to answer questions. No one signed up to speak. Tim Kant moved to approve as recommended, Dan McCrory 2<sup>nd</sup> the motion and it carried unanimously.

**SD 07-32 Minor Plat approval of Fry Subdivision/Scott Hutchinson of HMR, LLC.** Property generally located on the west side of Scenic Highway 98 just south of the Grand Hotel. Gregg gave the staff report saying the property is zoned R1A in the county containing approximately 2.76 acres and a two lot division is proposed with each lot containing 1.38 acres. He said they have complied with all the requirements. Staff recommendation was to approve. Steven Gibson of HMR was present to answer any questions and no one signed up to speak. Mr. Gibson said they had a letter from staff that piers are allowed and wished that to be noted in the minutes. Lee Turner moved to approve as per staff recommendation, Dick Charles 2<sup>nd</sup> the motion and it carried unanimously.

**SD07-33 Final Plat approval of Quail Creek Villas, Unit VI/Ack Moore, Moore Engineering.** Property generally located at the end of Club Drive on Divot Loop. Gregg gave the staff report saying the property is located inside the city and is zoned R3 PGH/ The total site area is 6.72 acres and 30 lots are proposed. Staff recommendation was to approve subject to correction

of FFE and submittal of corrected drawings and plat. Ack Moore spoke for the applicant and said this is the final unit of the project started in 1986. Dick Charles moved to approve subject to FFE correction and submittal of corrected drawings and plat. Ed Brinson 2<sup>nd</sup> the motion and it carried unanimously.

**IR07-11 Informal Review - Trey Jinright of Jade Consulting LLC for a multi-family townhouse development (Silo Farms Townhouses).** The property is generally located on the north side of Gayfer Road Extension just west of Bishop Road. Gregg spoke for staff saying the total site area is approximately 5.44 acres and is unzoned in Baldwin County. Fifty-six dwelling units are proposed with thirteen separate building footprint areas and 136 parking spaces provided. The applicant is proposing 10.29 units per acre. The city's highest multi-family district allows 10 units per acre. The project falls under the recently adopted amendment to the subdivision regulations that requires any development of three or more units in the Fairhope Planning Jurisdiction to meet criteria outlined in the Subdivision Regulations regarding building height, stormwater standards and setbacks; however, the applicant would like to bring the project into the city as a PUD. Staff recommendation was to provide insight and comment. Mr. Jinright spoke for the development saying they wanted to build a PUD and annex into the city, townhomes are planned with parking beneath and showed common area. Some of the comments were reducing to 10 units, working closely with staff on plan and drainage, consideration of other problems with drainage in this area. Have at least 20 foot buffer area around whole project. Have one way alley around buildings and exiting, Consider fire trucks and garbage trucks when planning drives. Mr. Jinright thanked the commission for their input.

Mayor Kant asked the Commission members to think about modular housing and talked about one being put in at Young Street and Nichols. Chris Gill said he is looking at issues and Gregg gathering information. Discuss at a later meeting.

Mayor Kant also mentioned the article in the *Denver Post* – Holiday Hot Spots that named Fairhope as a place to consider visiting over the Christmas holidays along with NYC, Sante Fe New Mexico, Kansas City and Fredricksburg, Texas.

The meeting was duly adjourned at 6:00 PM.

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Jean Wilson, Chairman

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Betty Rivenbark, Secretary

