



**City of Fairhope
Board of Adjustments Agenda
5:00 PM
Council Chambers
December 16, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - November 18, 2024
3. Consideration of Agenda Items

A. BOA 24.10 Public hearing to consider the request of the Applicant, Mack McKinney, on behalf of the Owner, FST Sildi LLC, for a Special Exception – Use on Appeal – to allow for a hotel on property zoned B-2 General Business District. The property is located at 301 Fairhope Avenue and is approximately 0.20 acres. **PPIN#: 14359**

B. BOA 24.16 Public hearing to consider the request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 23' front setback variance, a 25' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 258 Equity Street. The property is approximately 0.18 acres. **PPIN#: 14343**

C. BOA 24.18 Public hearing to consider the request of the Applicant, Benjamin Cummings, acting on behalf of the Owner, Fairhope 9 LLC, for a Use Not Provided For – to allow for a professional medical office on property zoned B-2 General Business District. The property is located at the northeast corner of Highway 181 and Highway 104, Lot 9 and is approximately 1.0 acres. **PPIN#: 627499**

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Fairhope, Alabama



Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

D. BOA 24.19 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast, for a Use Not Provided For – to allow for alterations to an existing church on property zoned R-4 Low Density Multi-Family Residential District. The property is located at 860 N. Section Street and is approximately 9.58 acres. **PPIN#: 1090**

4. Old/New Business

5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

"Proud to be recycled paper"

The Board of Adjustments met Monday, November 18, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Donna Cook; Ryan Baker; Frank Lamia; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; and Cindy Beaudreau, Planning Clerk.

Absent: None

Chairman Vira called the meeting to order at 5:02 PM.

Approval of Minutes

Cathy Slagle made a motion to approve the minutes from the October 21, 2024, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Ryan Baker, and Frank Lamia

Nay: None.

BOA 24.13 Public hearing to consider the request of the Owners, James and Heather DeLapp, for a building height variance, an accessory structure to be built forward of the principal structure and a variance to retaining wall height of 4' or 8' based on placement of primary home on property zoned R-1 – Low Density Single-Family Residential District. The property is located at 23335 Main Street and is approximately 0.82 acres. **PPIN#: 265003**

Mr. Baker stated that he needs to recuse himself due to him being the architect for the next-door neighbor.

Hunter Simmons, Planning and Zoning Director, presented the request of the Owners, James and Heather DeLapp, for a building height variance, an accessory structure to be built forward of the principal structure and a variance to retaining wall height of 4' or 8' based on placement of primary home on property zoned R-1 – Low Density Single-Family Residential District. Mr. Simmons stated that the applicant was able to modify his design and would only need a height variance now.

Recommendation:

Staff recommends approval of BOA 24.13 with the following condition:

1. The building height variance of the principal structure to use the average elevation of the building footprint.

Chairman Vira opened the public hearing at 5:08pm. Having no one present to speak, the public hearing was closed at 5:08pm.

Motion:

Cathy Slagle made a motion to approve BOA 24.13 with staff recommendations.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, and Frank Lamia
Nay: None.

BOA 24.16 Public hearing to consider the request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 23' front setback variance, a 25' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 258 Equity Street. The property is approximately 0.18 acres. **PPIN#: 14343**

Mike Jeffries, Development Services Manager, request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 23' front setback variance, a 25' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District.

Recommendation:

Staff recommends denial of BOA 24.16 for the front setback variance and the rear setback variance.

Staff recommends approval of the side street setback variance.

Zac Bell, Applicant, asked the Board to favorably consider his requests. Discussion was held among the board members.

Motion:

At the applicant's request Ryan Baker made a motion to table BOA 24.16, until staff meets with the applicant.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Ryan Baker, and Frank Lamia
Nay: None.

BOA 24.17 Public hearing to consider the request of the Owner, FST Beckwith/The Baker Living Trust, for a Special Exception - to place an accessory structure forward of the principal structure on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 519 Equality Avenue. The property is approximately 1.02 acres. **PPIN#: 15475**

Notice to withdraw this application was received from the applicant prior to the meeting, but after the agenda packet was posted.

Old/New Business

None

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Ryan Baker

Nay: None.

Adjourned at 5:33p.m.

Anil Vira, Chairman

Cindy Beaudreau, Secretary

MEMORANDUM

DATE: December 6, 2024
TO: Board of Zoning Adjustment and Appeals
FROM: Hunter Simmons, Planning Director
RE: Case BOA 24.10 – Fairhope Hotel

Case BOA 24.10 originally appeared on the August 19, 2024 agenda where, at the request of the Applicant, it was tabled until the October 21, 2024 meeting. Prior to the October 21, 2024 meeting, the Applicant requested to table the case until the December 16, 2024 meeting, which was granted by the Board.

Staff provided deadlines for any supplemental information to be submitted, but to date, have not received any further comments or information. Therefore the original Staff Report is included as it was written for the August 19, 2024 meeting.

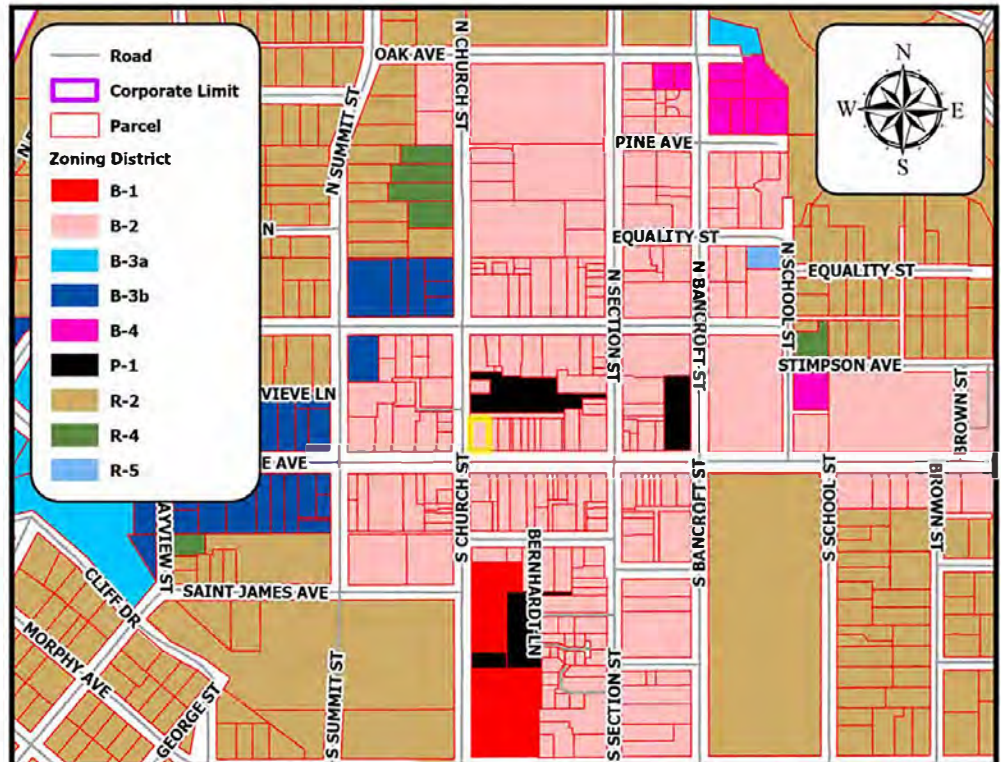
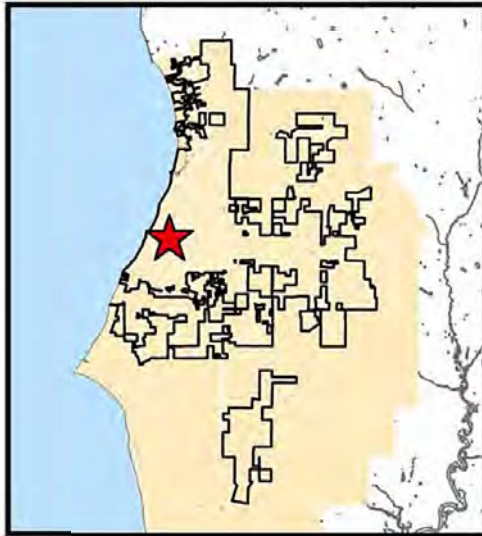
City of Fairhope

Board of Adjustments

October 21, 2024



BOA 24.10 - Fairhope Hotel



Project Name:

Fairhope Hotel

Site Data:

0.20 acres

Project Type:

Special exception - allow for hotel

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business

PPIN Number:

14359

General Location:

Northeast corner of Church Street and Fairhope Avenue

Surveyor of Record:

N/A

Engineer of Record:

N/A

Owner / Developer:

FST Sildi

School District:

Fairhope Elementary School

Fairhope Middle and High Schools

Recommendation:

Denial

Prepared by:

Hunter Simmons





APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☐ Special Exception ☐ Variance

→ Sildi, LLC

Property Owner / Leaseholder Information

Name: DANIEL PRICKETT Phone Number: 251 209 0074
 Street Address: 16321 SCENIC HWY 98
 City: FAIRHOPE State: AL Zip: 36532

Applicant / Agent Information

Name: MACK MCKINNEY Phone Number: 205 401 6651
 Street Address: 15825 SCENIC HWY 98
 City: FAIRHOPE State: AL Zip: 36532

Site Plan with Existing Conditions Attached: ☒ YES ☐ NO
 Site Plan with Proposed Conditions Attached: ☒ YES ☐ NO
 Variance Request Information Complete: ☒ YES ☐ NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: ☒ YES ☐ NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Property Owner/Leaseholder Printed Name

Date

7/8/2024

Signature

Fairhope Single Tax Corp. (If Applicable)

Reuben E. Davidson, III
as Secretary, FSTC

RECEIVED
 JUL 08 2024

BY: _____



VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- | | | |
|--------------------------------------|------------------------------------|---|
| ☐ Too Narrow | ☐ Elevation | ☐ Soil |
| ☐ Too Small | ☐ Slope | ☐ Subsurface |
| ☐ Too Shallow | ☐ Shape | ☒ Other (specify) |

CONDITIONAL USE (HOTEL)

Describe the indicated conditions: DEMOLISH EXISTING BUILDING

How do the above indicated characteristics preclude reasonable use of your land?

NONE

What type of variance are you requesting (be as specific as possible)?

CONDITIONAL USE FOR HOTEL

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:

	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$	520-

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Property Owner/Leaseholder Printed Name

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

AT SINGLE TAX OFFICE

Reuben E. Davidson III
as
Secretary
FSTC

Summary of Request:

The Owner, Sildi, LLC, is requesting a Special Exception to allow for Hotel Use for property located at 301 Fairhope Ave. The property is zoned B-2, General Business District and is located within the Central Business District (CBD). Mack McKinney is the Architect and Authorized Agent.



Figure 1: Rendering of Proposed Hotel. *Rendering does not match currently proposed plans.

A hotel in the B-2 district is not permitted “by-right” in the zoning ordinance (see excerpt from Table 3-1: Use Table below but is allowed on appeal to the Zoning Board of Adjustment, subject to special conditions. Therefore, the applicant has filed for a use appeal to allow for the hotel use on the subject property.

Table 3-1: Use table

Zoning District																				
Uses Categories / Specific Uses	R-A	R-1(a,b,c)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2	PUD	VRM	NVC	CVC
Hotel / Motel											○	●	●							

Existing Conditions:

The site is the location of the former Fairhope Hardware Store.



Figure 2: Existing site looking northeast.

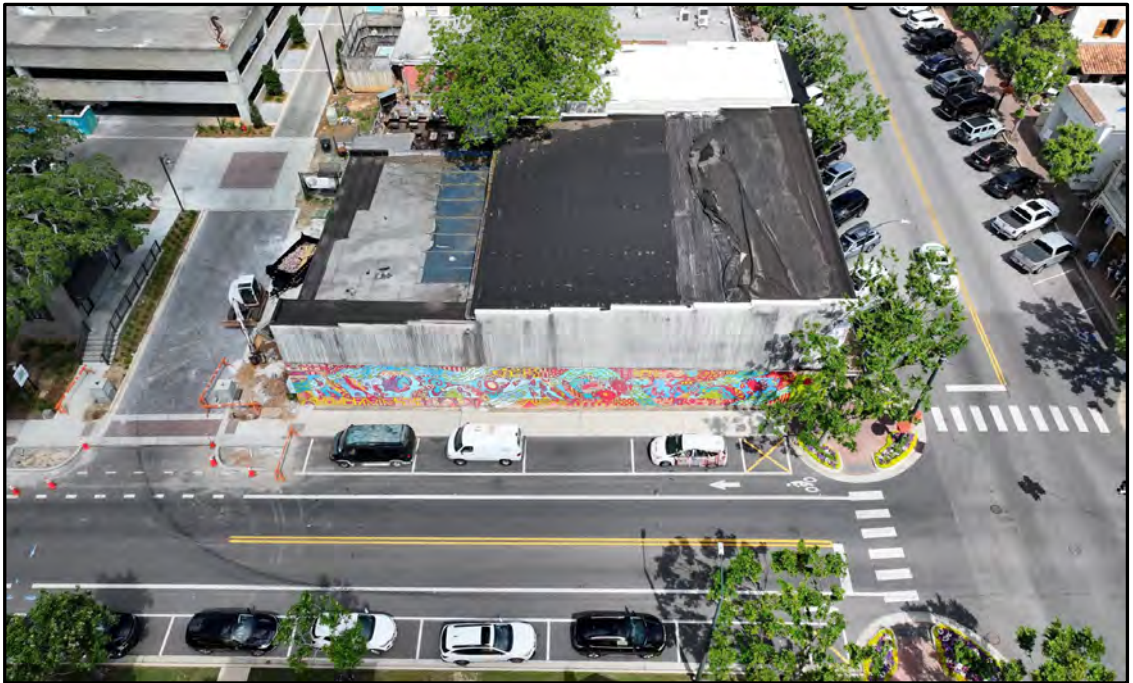


Figure 3: Aerial of site on April 27, 2024.

A Multiple Occupancy Project (MOP) was approved for a 6-Unit renovation by the Fairhope Planning Commission on September 5, 2019. The property has since sold. Staff met with current owners on three occasions. The first meeting we discussed a building with a restaurant and medical spa on the ground floor and four residential/short-term rental units above. Due to the high costs of restoration, the second meeting highlighted the need to demolish the existing building and add thirteen (13) hotel rooms on the second floor, nine (9) on the third floor above a restaurant and medical spa; a portion of the third floor was proposed as a roof-top bar that can be seen in the rendering in Figure 1.

Applicant's Proposal

The applicant provided the following description on the proposed site:

We are writing to seek approval for the construction of a multi-purpose building at 301 Fairhope Avenue, which will include 3 commercial spaces, 27 hotel rooms, and a rooftop terrace that will be owned by the Hotel.

The full set of proposed plans are included as attachments. For convenience, a few of the proposed plans are shown below. It is important to note that this case is about the use approval. Staff is not reviewing dimensional requirements, nor is the Board being asked to approved final plans at this stage. The Board could request final plans as a condition of approval if it deems appropriate.

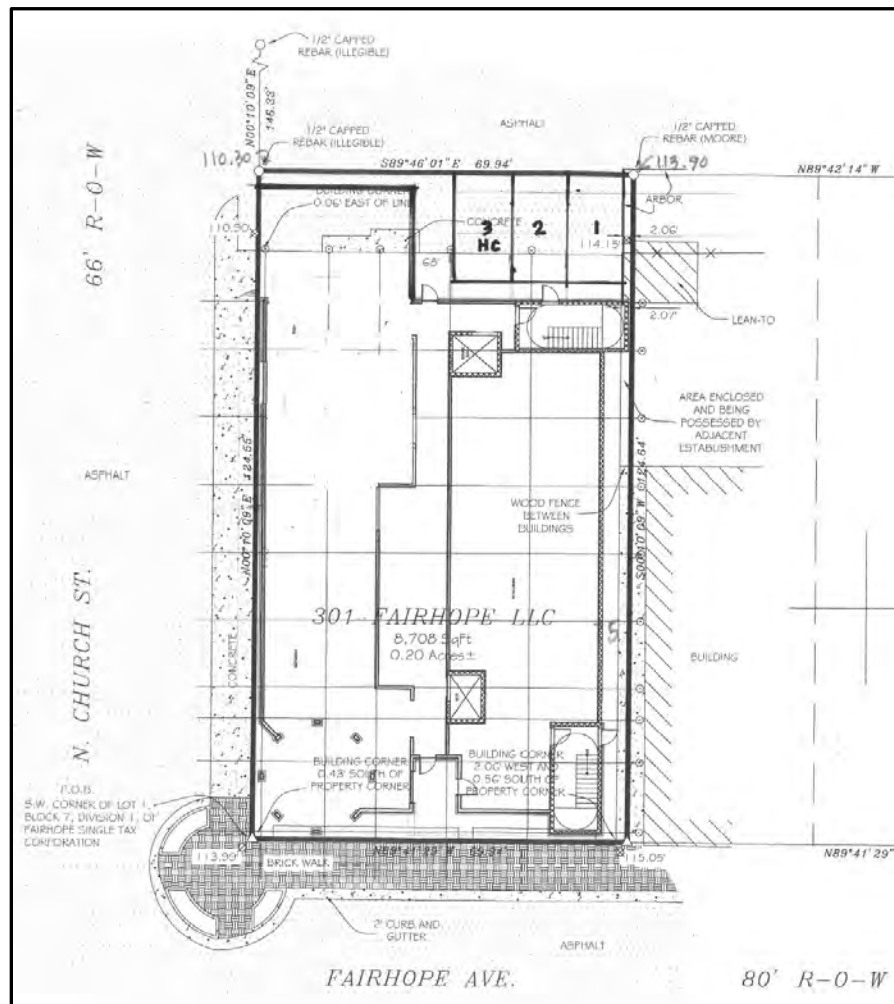


Figure 4: Proposed site plan.

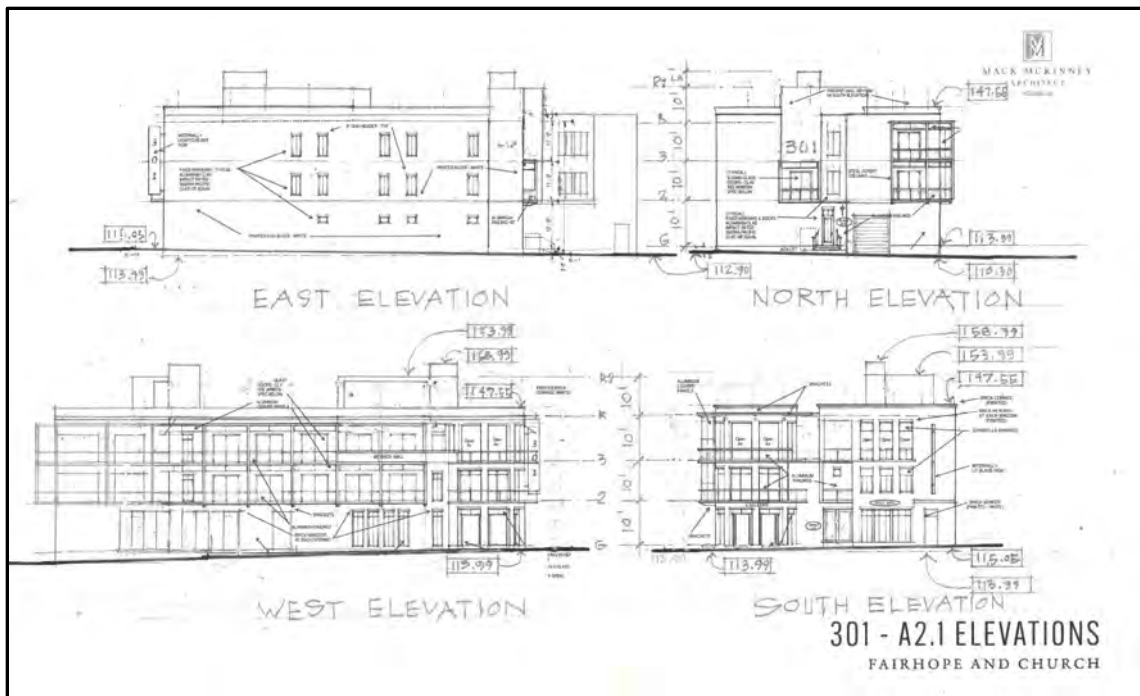


Figure 5: Proposed Elevations.

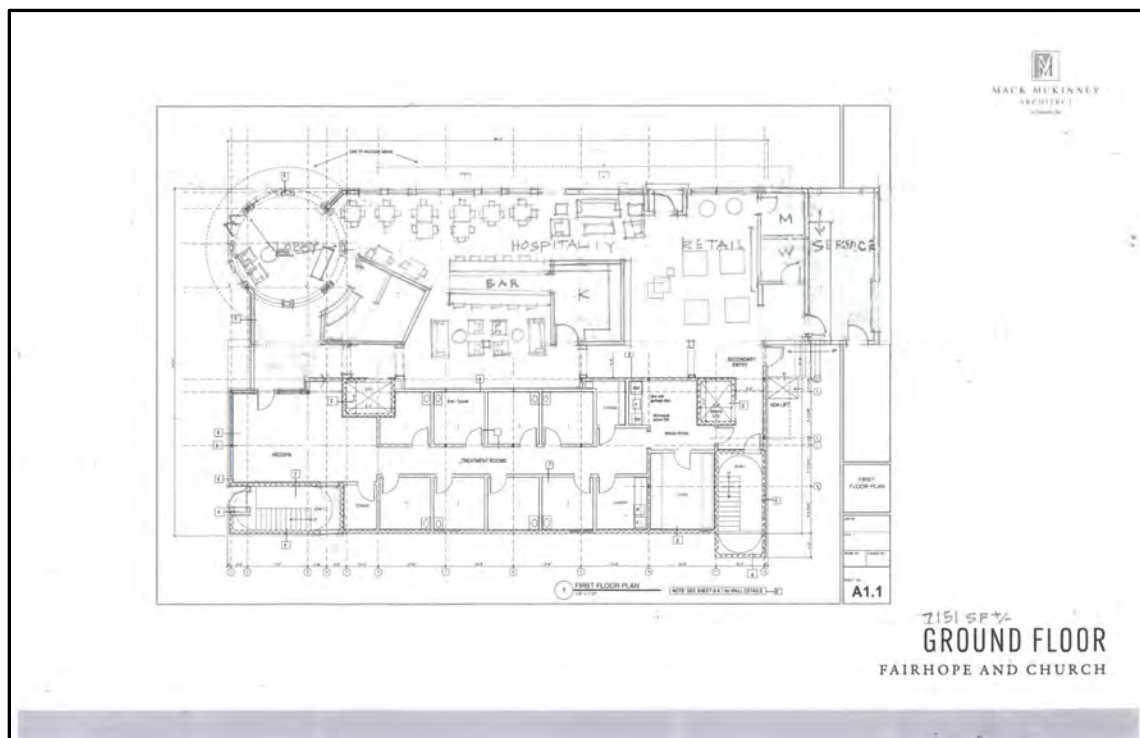


Figure 6: Proposed Ground Floor Plan.

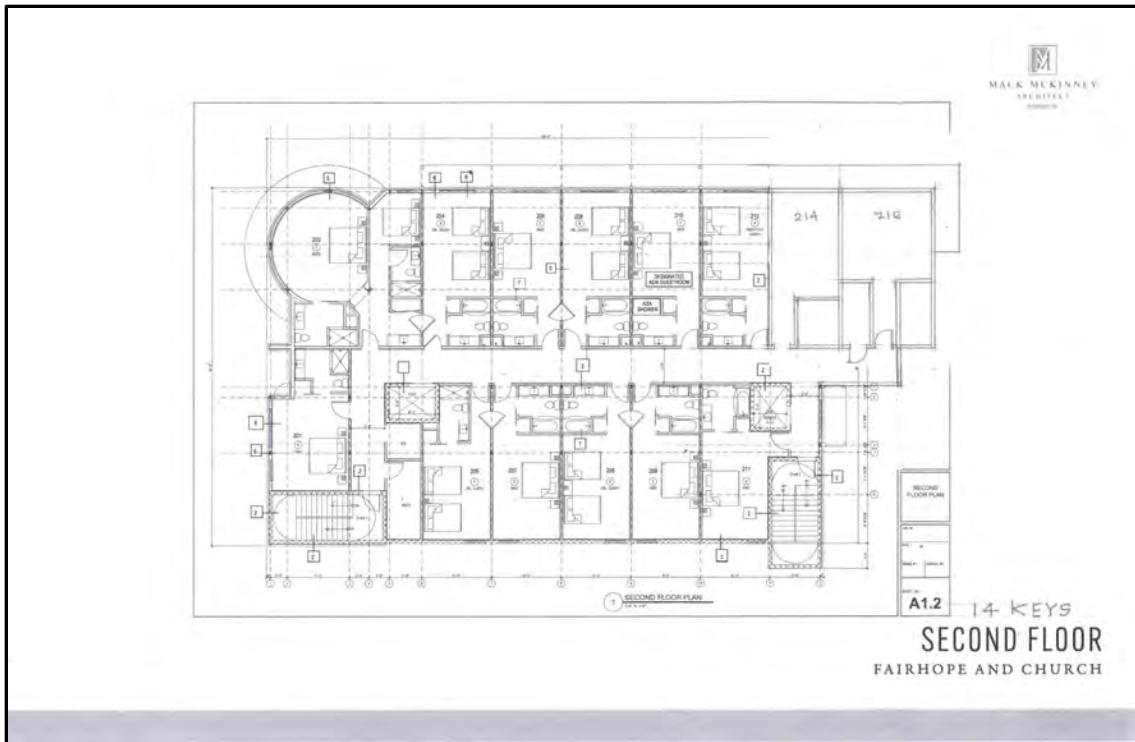


Figure 7: Second Floor Plan.

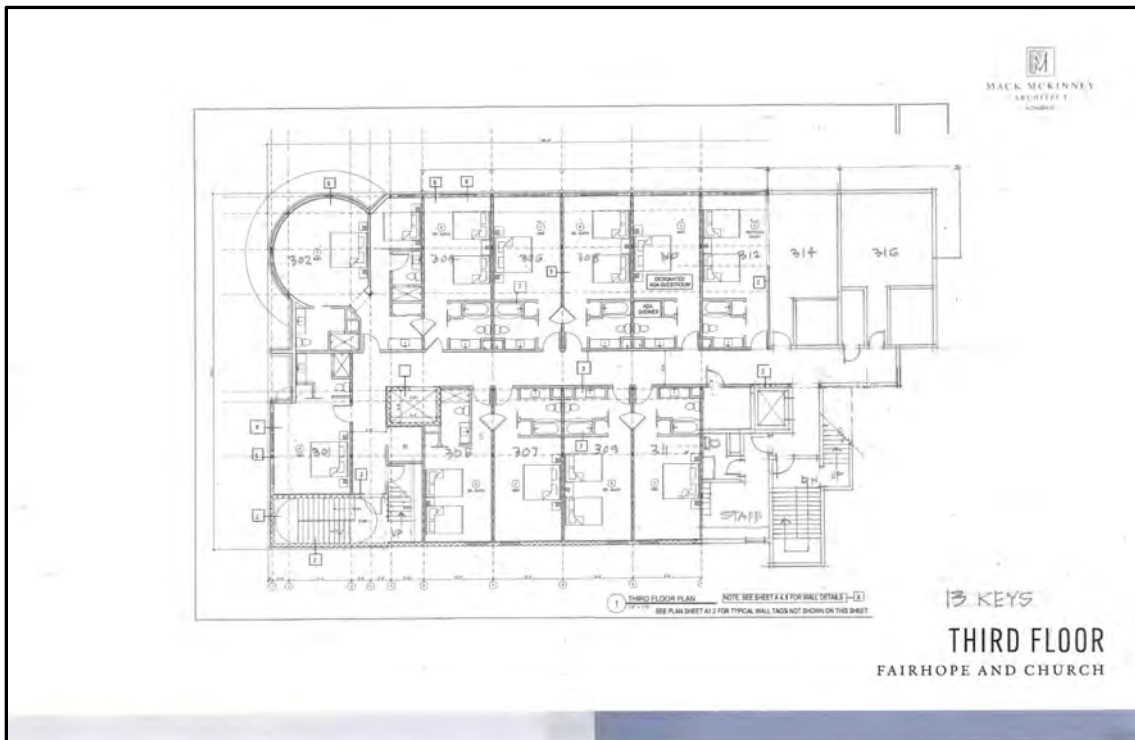


Figure 8: Third Floor Plan.

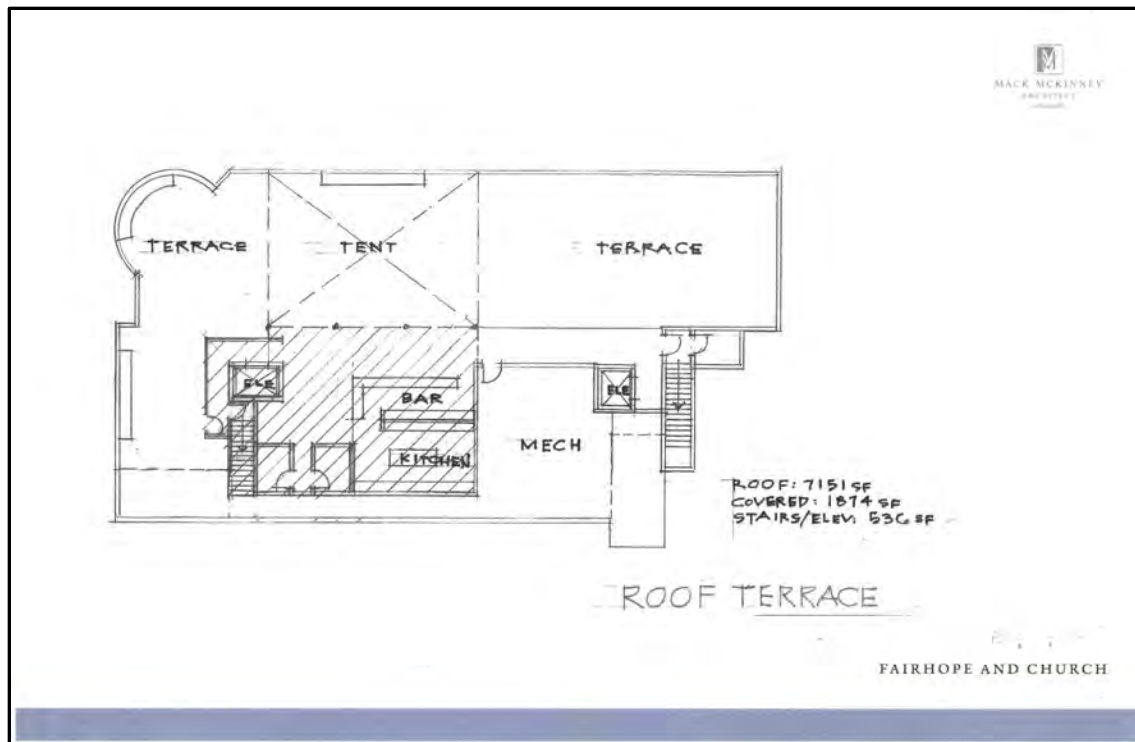


Figure 9: Rooftop Plan.

Review Comments

Along with the hotel use, the building, as currently proposed, would also require MOP approval from the Fairhope Planning Commission and a Site Plan Review approval from the City Council.

Review criteria for a use permitted on appeal and subject to special conditions is listed in Article II, Section C.e(2) and summarized below:

- (a) Compliance with the Comprehensive Plan;
- (b) Compliance with any other approved planning document;
- (c) Compliance with the standards, goals, and intent of this ordinance;
- (d) The character of the surrounding property, including any pending development activity;
- (e) Adequacy of public infrastructure to support the proposed development;
- (f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- (g) Compliance with other laws and regulations of the City;
- (h) Compliance with other applicable laws and regulations of other jurisdictions;
- (i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;
- (j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.
- (k) Overall benefit to the community;
- (l) Compliance with sound planning principles;
- (m) Compliance with the terms and conditions of any zoning approval; and
- (n) Any other matter relating to the health, safety, and welfare of the community.

Building Height/Stories – Buildings are limited to 40’/3 stories in the CBD (Article V, Section B.4.(c)). Elevations provided by the architect show only the elevator structure exceeds the 40’ height limit, which has an exception in the Rooftop Terrace section of the Zoning Ordinance. Staff will confirm building height and dimensional requirements under future review, if the use is granted.

Rooftop Terrace - The applicant is proposing a Rooftop Terrace. For reference, a Rooftop Terrace is defined as:

Rooftop Terrace: A outdoor amenity area located on the roof of a building. A rooftop terrace shall be accessory to the primary use of the building. Individually owned and operated businesses or venues shall not occupy a rooftop terrace.

Parking – The Fairhope Zoning Ordinance does not require parking spaces for any of the proposed ground floor uses. However, there is a precedence for required parking with a hotel in the CBD. Without negating the other review criteria listed above (Article II, Section C.e(2), adequacy of public infrastructure (public parking) and impacts on adjacent property/the surrounding neighborhood are of particular concern. Staff recommends 1 space per hotel room based on previous precedent of the Hampton Inn, but the Board (or Council or Planning Commission) may have a different opinion. A parking study, like the one provided by the Hampton Inn could also be beneficial to clarify parking demand.

For clarification, the Hampton Inn on Section St. was approved in 2005. Within the Site Plan Review, a *Traffic Impact & Parking Considerations* study was supplied by the Applicant's Engineer. At the time, an 89 room hotel with 12-15 guests would require a maximum of 104 spaces. An agreement was made between the Fairhope Parking Authority and the Applicant to utilize land owned by the Parking Authority (80 existing spaces at the time) to construct a parking garage. A copy of the study is included within this packet for review. 89 spaces within the parking garage were reserved for the Hampton Inn, with the rest available for public parking.

Article V, Section B.4 provides some guidance on parking within the CBD:

d. Parking –

- a. (1) No parking is required for non-residential uses in the CBD. If parking is provided, it shall be located behind the building, screened from public rights-of-way, and have a direct pedestrian connection to the primary building entrance of the public right-of-way.
- b. (2) Dwelling units in the CBD shall provide the required parking. It shall be located behind the building, screened from public rights-of-way, and have a direct pedestrian connection to the primary building entrance of the public right-of-way.
- c. (3) Residential and office is encouraged on the upper floors of buildings; lower floors are encouraged to be retail or restaurants.

Article V, Section E.2. (Required Parking), also notes the following exception within the CBD:

These standards (Parking Requirements) shall not apply to the CBD Overlay, where on-street parking is permitted. However, wherever practicable, businesses in the CBD Overlay are encouraged to provide off-street parking facilities.

As previously mentioned, the proposed hotel use is permitted only on appeal and subject to special conditions. Each proposal should be evaluated separately, with special consideration given not only to the goals and intent of the Zoning Ordinance and Comprehensive Plan, but also the impacts on surrounding property. While there is not an explicit requirement for parking, projects should be evaluated to determine whether their parking demand puts an undue burden on neighboring property/businesses. Staff reviewed existing parking in the vicinity of the proposed hotel.

Article IV, Section E.7 states that “On-street parking within 300 feet of any lot line may be credited to the parking requirement at a rate of one credit for every two on-street parking spaces”. Staff has mapped the City’s inventory of public parking spaces, as well as most of the private spaces within the CBD. Based on the information below, there are 82 on-street spaces that lie within 300’ of the subject property. Ironically, there are also 82 separate address points within the same 300’ buffer. Address points were used to determine how many individually occupied “units” exist. Units may include retail space, restaurants, office, or other commercial uses. There is a 1:1 ratio of on-street parking:occupied units.

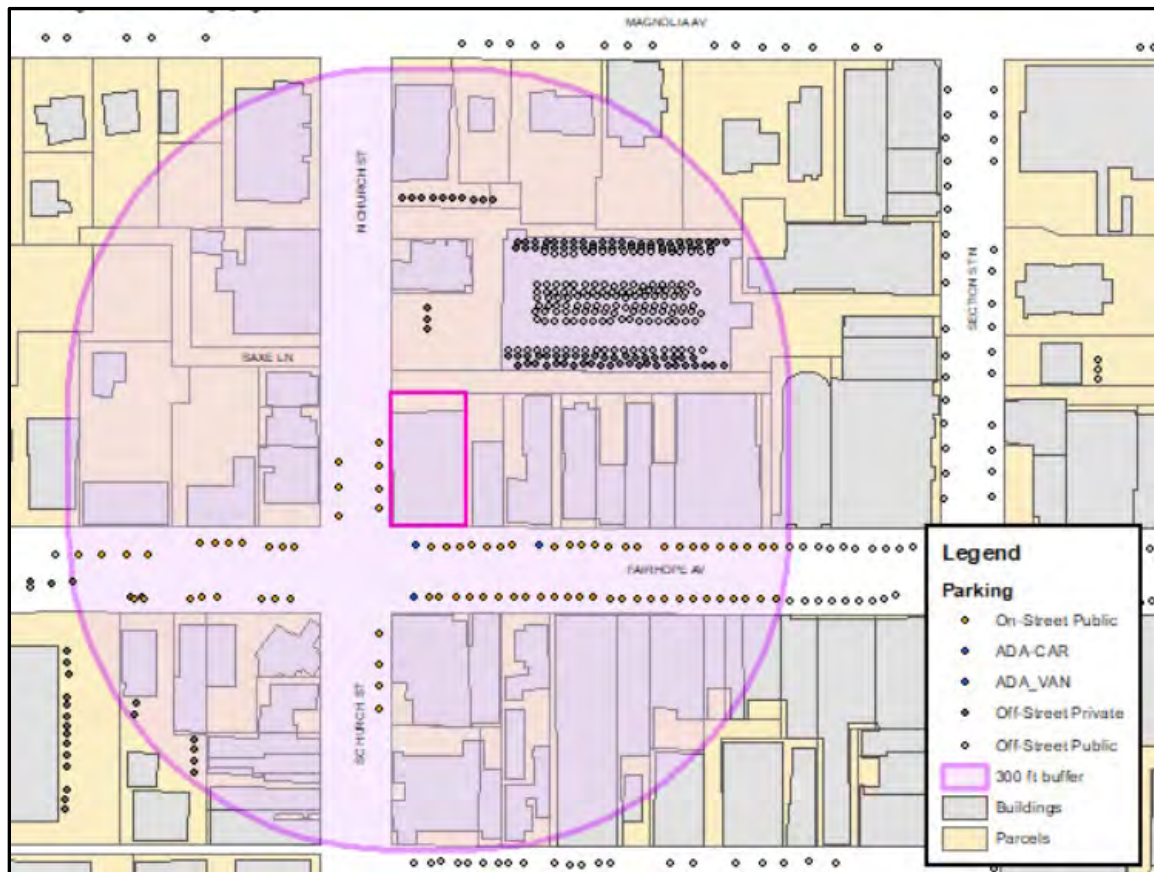


Figure 10: Parking analysis within 300’ of the subject property.

As shown in the above study, Church street does not have many on-street public parking spaces and is already crowded with cars parking on the sides where parking spaces do not exist. The Zoning Ordinance contemplates the proposed restaurant, medical spa, and office uses will utilize the surrounding parking spaces, much like the neighboring businesses. However, Staff does not feel there is enough on-street parking nearby to absorb parking for a 27-room hotel without negatively affecting neighboring businesses.

Specifically, the Applicant has proposed three different parking solutions, which are described below, along with Staff comments.

Option 1: Utilizing 306 Magnolia Ave for parking. Per the Applicant's narrative:

One key solution involves utilizing the property at 306 Magnolia Street Fairhope, AL 36542. The property, currently home to Barnes Law Firm, is on the other side of Fairhope Arts Alley, almost adjacent and contiguous to our property. Mr. Barnes has received a permit from the City to remove the existing building. Once removed, the space will provide room for 28 parking spaces. Coupled with the 3 onsite spaces, we would exceed the requirement of 27 parking spaces. Mr. Barnes has agreed to provide a long term lease to us.

The location map and parking plan below was provided by the Applicant:



Staff has concerns about setting a precedent with small surface level parking lots in the Central Business District. We do not feel this solution fits within the overall goals of the comprehensive plan. More importantly, the property on Magnolia is currently zoned B-2. To provide a parking lot, the property would have to be rezoned to P-1 (Parking District). Below is the definition of Parking District, with more information available in Article V, Section F. of the Zoning Ordinance.

21. *Parking District:* This district is intended for those situations where parking may be provided more efficiently and with less impact on goals for the overall surrounding areas by consolidating and sharing parking in one location.

The City Council is the authority to approve a zoning request, with reviews and recommendations by Staff and Planning Commission. At this time, for the requested use, Staff would not support the rezoning request because the proposed solution does not consolidate and share parking. Furthermore, the parking plan shown for 306 Magnolia Ave does not accommodate for other City regulations, most notably landscape requirements of the Tree Ordinance. It would be highly likely final designs would result in a reduced parking count. Within the CBD, parking lot plans could be reviewed as part of a the zoning request. For the purposes of the Use Approval, Staff, nor the Board, can answer whether a parking lot would get approval on 306 Magnolia Ave. Therefore, we cannot recommend this solution at this time.

Option 2: Leasing parking spaces from the Parking Authority. Per the Applicant's narrative:

Another viable solution would be for the City and Parking Authority to rent an undetermined number of spaces to us in the parking garage. Given the top two floors of the garage are mostly empty, this would be a practical and efficient use of existing resources.

The City and the Parking Authority have long emphasized the use of the parking garage. The Parking Authority is finalizing a Study that will likely confirm the Applicant's assertion that the garage is underutilized. However, the speculation is that it is underutilized because downtown employees and hotel guests are utilizing on-street parking instead. Solutions, including enforcement, are being discussed between the City and the Parking Authority.

In addition, 89 spaces on the top two floors are reserved for Hampton Inn as established within the agreement referenced above for its contribution of building the parking deck. I would assume they cannot be leased to another entity. Ultimately, the Parking Authority, as Owners, would be the authority to answer those questions. Staff, nor the Board, can give permission to utilize the garage for the proposed use.

Option 3: Credit for parking spaces. Per the Applicant's narrative:

Lastly, we would like the Board of Adjustments to consider allocating some credit for parking spaces as has been done for another Hotel project on August 15th 2022.

We believe the Applicant is referring to Article IV, Section E.7.a below:

7. Parking Credits

A credit may be given to the requirements of Table 4-3 – Parking Schedule, under the following conditions:

- a. On-street parking within 300 feet of any lot line may be credited to the parking requirement at a rate of one credit for every two on-street parking spaces.
- b. Bicycle parking facilities within reasonable proximity of the main entrance may be credited at a rate of one credit for every five-bicycle parking spaces, up to a maximum of 10% of the required vehicle parking.

Staff's evaluation is clarified above. Each use permitted on appeal and subject to special conditions is evaluated individually, geographic location, intensity, access to public infrastructure and impacts on surrounding businesses are just a few of the evaluation criteria. For example, the project referenced was also a hotel, but it was on a larger lot and only included 14 hotel rooms.

They provided seven parking spaces on-site and there were on-street parking spaces that were largely unused within 300' of that particular property. It is also important to note that that project left room on their site for loading/unloading. To accommodate Article IV, Section E.7.a, the credits for on-street parking was approved by the Board, Planning Commission, and City Council.

Whereas, this application proposes three commercial spaces, almost twice the number of hotel rooms, and fewer on-site parking on a smaller site.

The Applicant states the spatial constraints impose challenges on the subject property, but Staff believes those challenges are imposed by the requested use, or, more specifically, the intensity of the specific use. Parking for four rental units, as originally discussed, could be accommodated on site.

Conclusion and Recommendation

The Central Business District is unique and the focal point of the City. Walkability and non-automobile-related activities are critical. However, we almost must consider how each project will affect the CBD long-term and the precedent each approval may have on future projects. In general, Staff is not comprehensively against the idea of rental units or a hotel in this location. And we believe the architecture, as proposed, would be an asset to downtown. But the intensity of the proposal, in the location proposed, is too much of a burden on the current infrastructure for the benefit of one property. We do not believe we could offer the same solution to other property should they request the same. In which case, we feel we must recommend denial as currently proposed.

Furthermore, some of the proposed solutions would require approvals from other authorities. For this reason alone, we feel it is not appropriate to recommend approval until the feasibility of those solutions are vetted.

Because there may be other authorities involved, Staff would not be opposed to tabling the request to allow the Applicant appropriate time to work through the other options appropriately, or alter the request.

Recommendation:

Staff recommends DENIAL of BOA 24.10:

As stated previously, a hotel is allowed only on appeal in the B-2 District, criteria for those uses are listed in Article 2, Article II.C.3(2)(e)

(a) Compliance with the Comprehensive Plan;

Staff Response: Staff believes that a downtown hotel, with proper parking consideration, can positively affect the long-term vitality of downtown. However, we do not think the currently proposed project meets these goals.

(b) Compliance with any other approved planning document;

Staff Response: More clarity may be needed, depending on the three solutions proposed.

(c) Compliance with the standards, goals, and intent of this ordinance;

Staff Response: Staff believes a hotel use does meet the intent of the ordinance, but the proposed intensity of the mixed-use building does not meet the intents of the Zoning Ordinance.

(d) The character of the surrounding property, including any pending development activity;

Staff Response: Parking for a hotel is typically 'park and leave it' that could affect the neighboring businesses which have a higher turnover rate.

(e) Adequacy of public infrastructure to support the proposed development;

Staff Response: Utilities and drainage would be reviewed under different applications, but Staff foresees no significant problems. Impacts to public parking are discussed above.

(f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Staff Response: The proposed use is a redevelopment of an existing disturbed site.

(f) Compliance with other laws and regulations of the City;

Staff Response: Staff would like to note the existing building is a historically contributing building, but understands there have been several evaluations of the existing structure. Demolition is permitted within our regulations.

(g) Compliance with other applicable laws and regulations of other jurisdictions;

Staff Response: Staff will ensure all are met through permitting.

(h) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;

Staff Response: Parking and deliveries is our main concern. (j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Staff Response: Parking and deliveries is our main concern.

(k) Overall benefit to the community;

Staff Response: We feel the current proposed plan, with existing conditions, would have a negative impact.

(l) Compliance with sound planning principles;

Staff Response: 'Don't do for one, what you can't do for all' is a mantra frequently heard during our Planning Commission meetings. We do not feel we could support the same request on neighboring properties at this time. There have been other developments in the neighboring area that have discussed hotels, bed and breakfast, or other short-term rentals. Staff would expect the same considerations.

(m) Compliance with the terms and conditions of any zoning approval; and

Staff Response: None noted at this time.

(n) Any other matter relating to the health, safety, and welfare of the community.

Staff Response: None noted at this time.

Board of Adjustment Review Procedures:

- d. *Review* - Application review shall occur according to the following:
 - (1) A complete application shall be reviewed by the Director of Planning and Building. The Director shall offer a written report on the merits of the application to the Zoning Board of Adjustments.
 - (2) The application shall be submitted to the Board at the scheduled public hearing, with the Director's report. The Board shall consider the application and take one of the following actions:
 - (a) Grant the requested relief;
 - (b) Grant the requested relief with specific conditions;
 - (c) Deny the requested relief; or
 - (d) Continue discussion of the application for further study. An application shall only be continued one time without the applicant's consent before the Board can take one of the above actions. An applicant may agree to more continuances.

Dear Members of the Board of Adjustments,

We are writing to seek approval for the construction of a multi-purpose building at 301 Fairhope Avenue, which will include 3 commercial spaces, 27 hotel rooms, and a rooftop terrace that will be owned by the Hotel. According to the Fairhope zoning ordinances, a hotel is permitted only on appeal and subject to special conditions. We have met with Hunter several times and understand that the requirement is to provide one parking space per hotel room. However, we face significant challenges in meeting this requirement due to spatial constraints on the property. We can only provide 3-4 parking spaces onsite.

Our proposed hotel is situated directly adjacent to the public parking garage, which provides ample parking capacity. We have visited this garage numerous times since the completion of the Alley project and have observed that the top two floors remain mostly empty. We have documented this with pictures and believe this nearby facility could effectively serve the parking needs of our hotel guests along with on-street parking and the onsite parking we will provide.

In a similar case, another proposed hotel was granted parking credits for the nearby convention center, a precedent we hoped would be applicable to our situation. Unfortunately, we were told that no such parking credits will be granted to us, and we must provide 27 parking spaces for the 27 hotel rooms. It is important to note that the City Zoning Ordinances do not specifically require any parking spaces for a Hotel in the CBD district.

We have invested significant time and resources into developing several potential parking solutions, which we would like to present to the Board. We believe one of these solutions will meet the parking needs of the CBD district.

One key solution involves utilizing the property at 306 Magnolia Street Fairhope, AL 36542. The property, currently home to Barnes Law Firm, is on the other side of Fairhope Arts Alley, almost adjacent and contiguous to our property. Mr. Barnes has received a permit from the City to remove the existing building. Once removed, the space will provide room for 28 parking spaces. Coupled with the 3 onsite spaces, we would exceed the requirement of 27 parking spaces. Mr. Barnes has agreed to provide a long term lease to us.

Another viable solution would be for the City and Parking Authority to rent an undetermined number of spaces to us in the parking garage. Given the top two floors of the garage are mostly empty, this would be a practical and efficient use of existing resources.

Lastly, we would like the Board of Adjustments to consider allocating some credit for parking spaces as has been done for another Hotel project on August 15th 2022.

It is important to note that the current building on the property is in very poor condition and is considered an eyesore to the community. Additionally, it poses a potential hazard, particularly in

severe weather. Redeveloping this site would significantly improve the aesthetics and safety of the area, contributing positively to the community.

Moreover, the City of Fairhope stands to benefit significantly from this development. The hotel would generate substantial lodging tax revenue, and the retail spaces would contribute additional sales tax revenue. Currently, Fairhope is losing lodging tax revenue to hotels in other Baldwin County locations. By approving our project, the city can capture this revenue and enhance its economic vitality.

Attached to this letter, you will find detailed information regarding our proposed project. We respectfully request that the Board of Adjustments consider these solutions and grant us the necessary approval to proceed with our project.

Thank you for your time and consideration.

Sincerely,
Daniel Prickett



MACK MCKINNEY
ARCHITECT
m2studio,llc



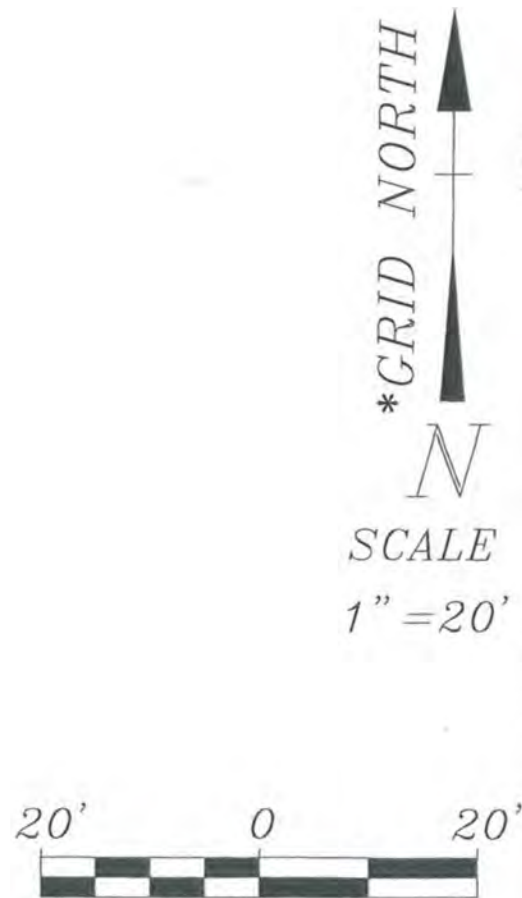
* (TO BE REVISED PER PLANS)

SCHEMATIC RENDERING

FAIRHOPE AND CHURCH

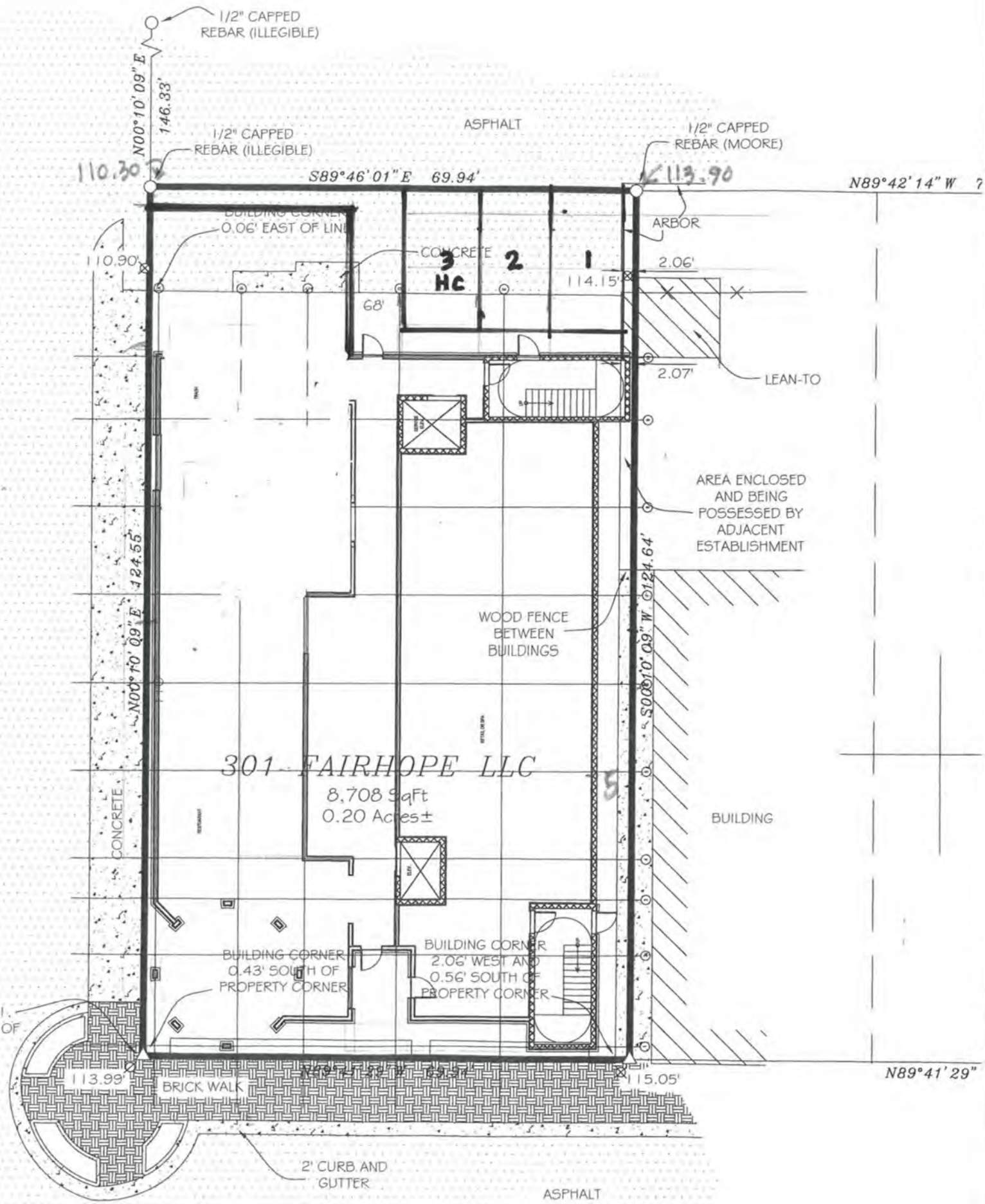
JULY 8, 2024





66' R-O-W
N. CHURCH ST.

P.O.B.
S.W. CORNER OF LOT 1,
BLOCK 7, DIVISION 1, OF
FAIRHOPE SINGLE TAX
CORPORATION



FAIRHOPE AVE.

80' R-O-W

REV. #	DATE	ISSUE

SITE PLAN

JOB NO. :
DATE :
DRAWN BY :
CHECKED BY :



MACK MCKINNEY
ARCHITECT

m2studio,llc



DIAMOND GRADE
SIDEWALK CLOSED SIGN
N.T.S.

LEGEND:

PEDESTRIAN ROUTE: - - -



PEDESTRIAN CIRCULATION PLAN

FAIRHOPE AND CHURCH

6:06



Photo >

Done



No Information

Basemaps ▾



AA



isv.kcsqgis.com



PROPOSED VALET LOT
306 MAGNOLIA AVENUE



PARKING

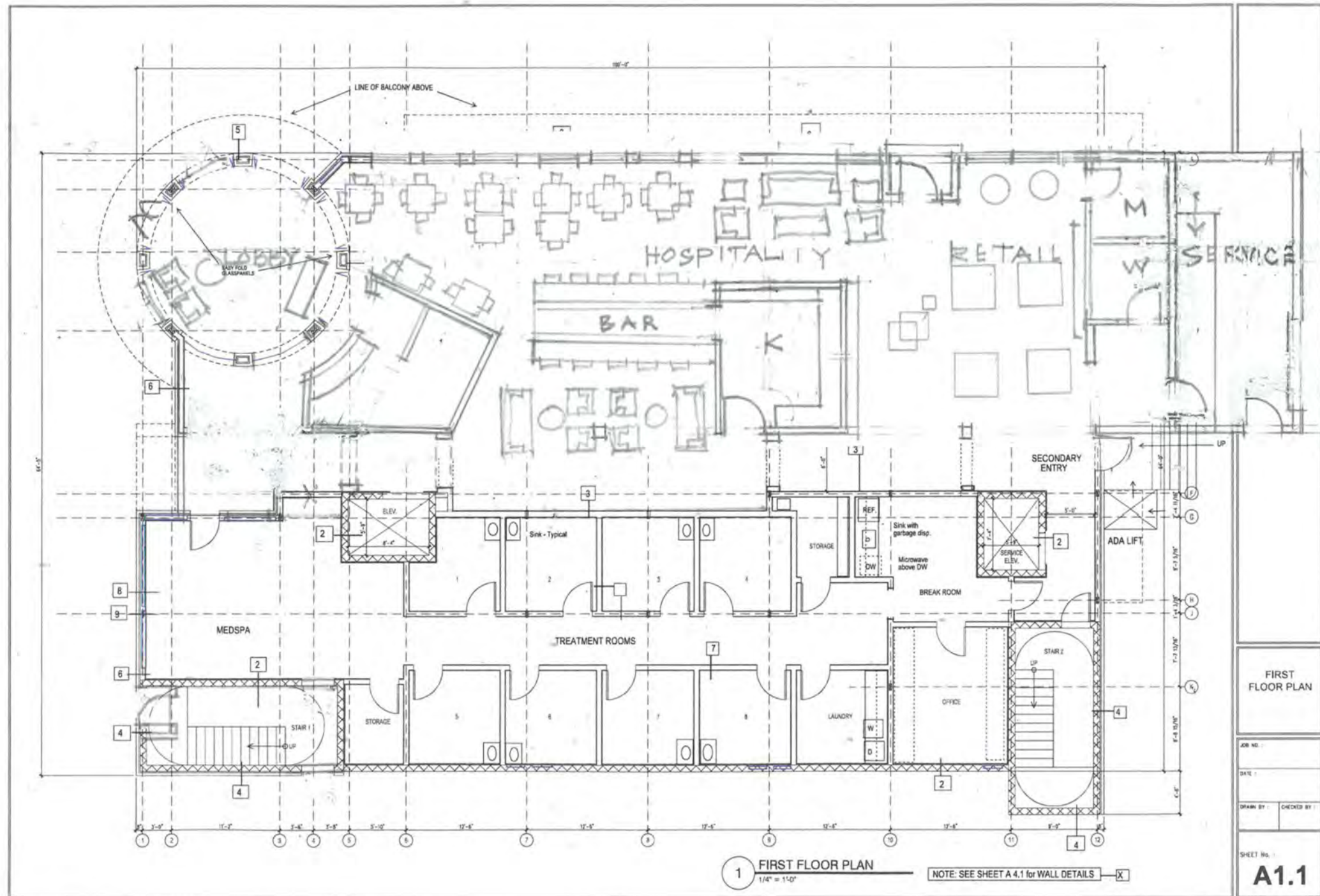
FAIRHOPE AND CHURCH

PROPOSED VALET LOT

306 MAGNOLIA AVENUE



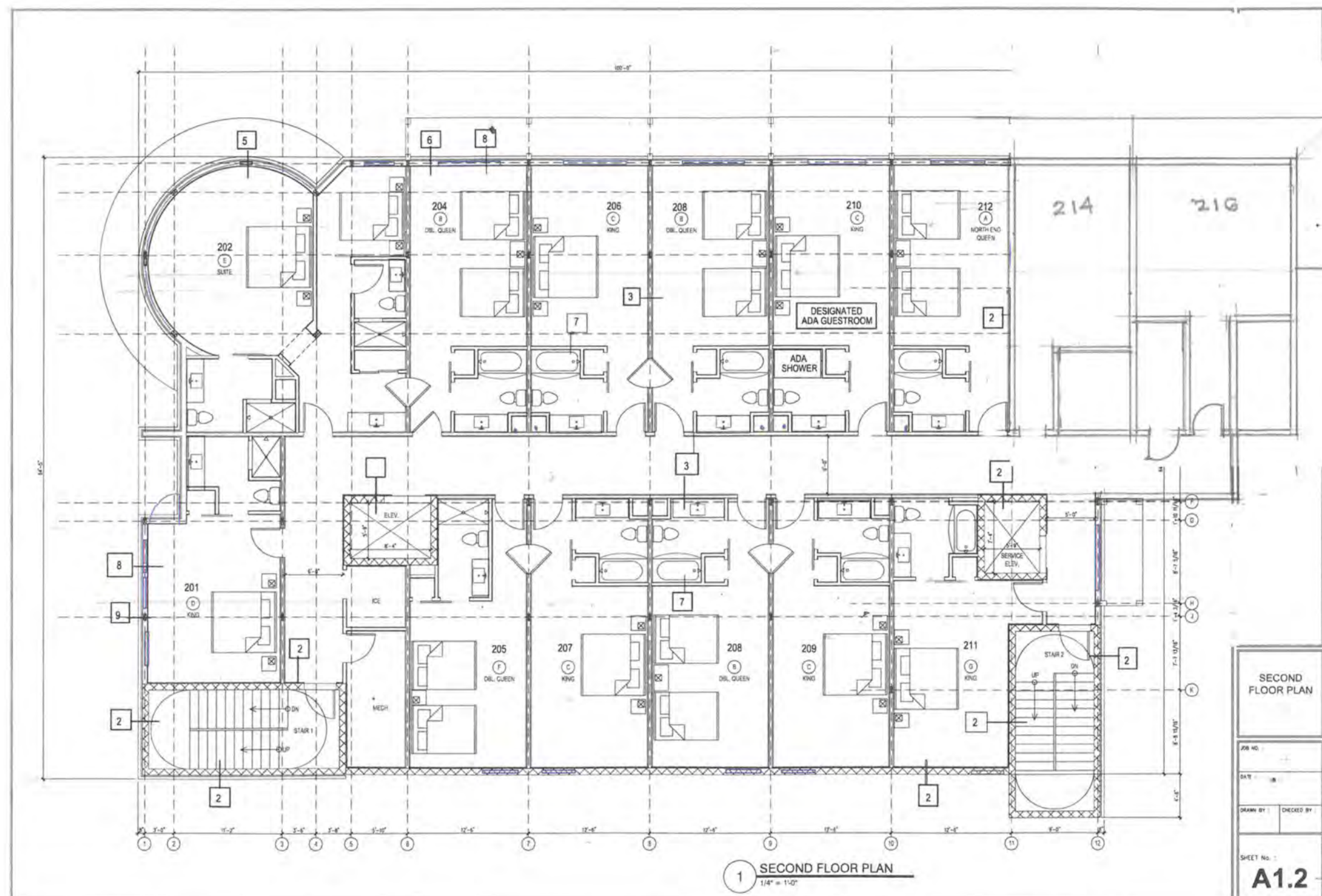
MACK MCKINNEY
ARCHITECT
m2studio, llc



7151 SF +/-
GROUND FLOOR
FAIRHOPE AND CHURCH

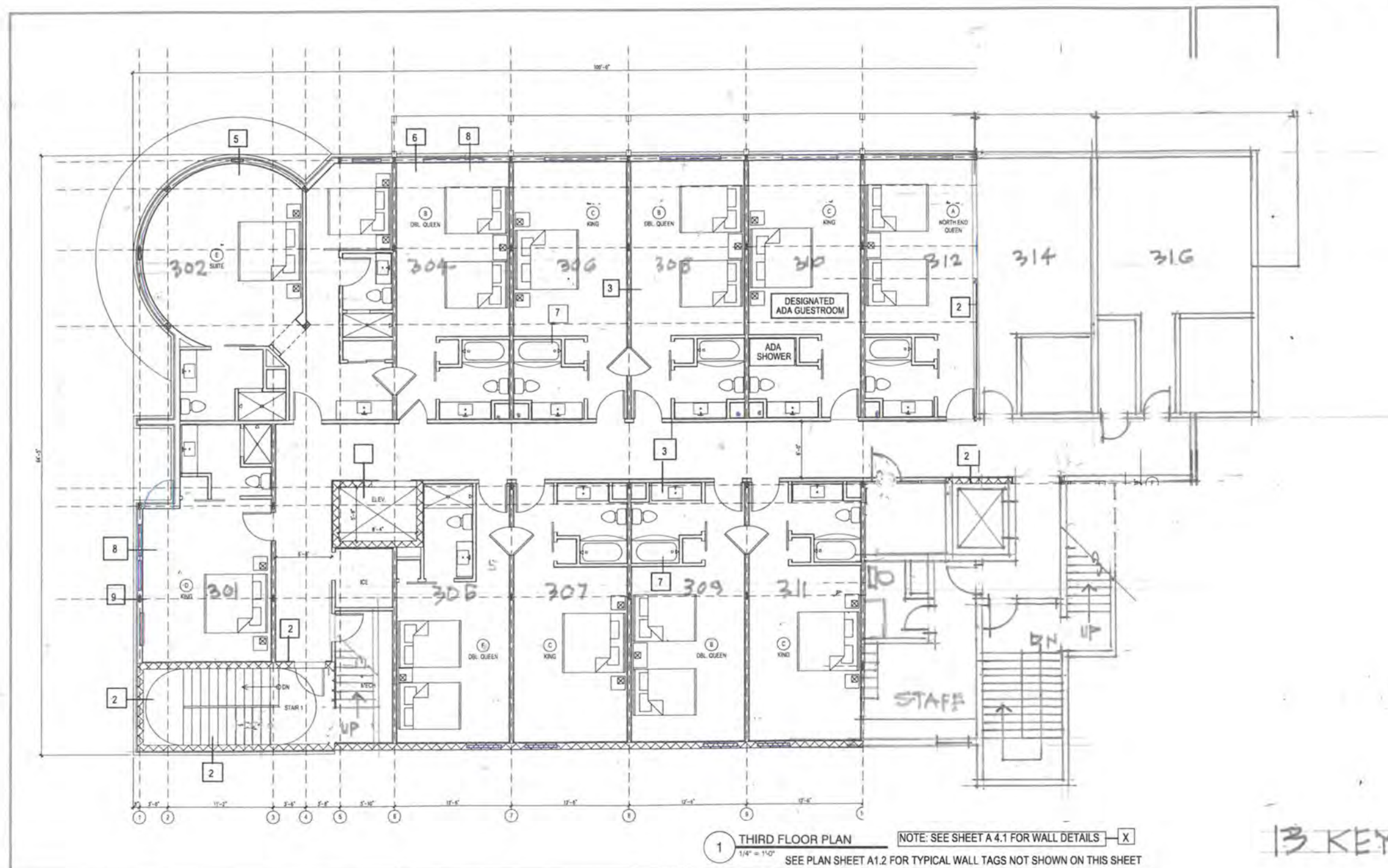


MACK MCKINNEY
ARCHITECT
m2studio,llc



SECOND FLOOR PLAN	
JOB NO.	
DATE	
DRAWN BY	CHECKED BY
SHEET No. : A1.2	

14 KEYS
SECOND FLOOR
FAIRHOPE AND CHURCH

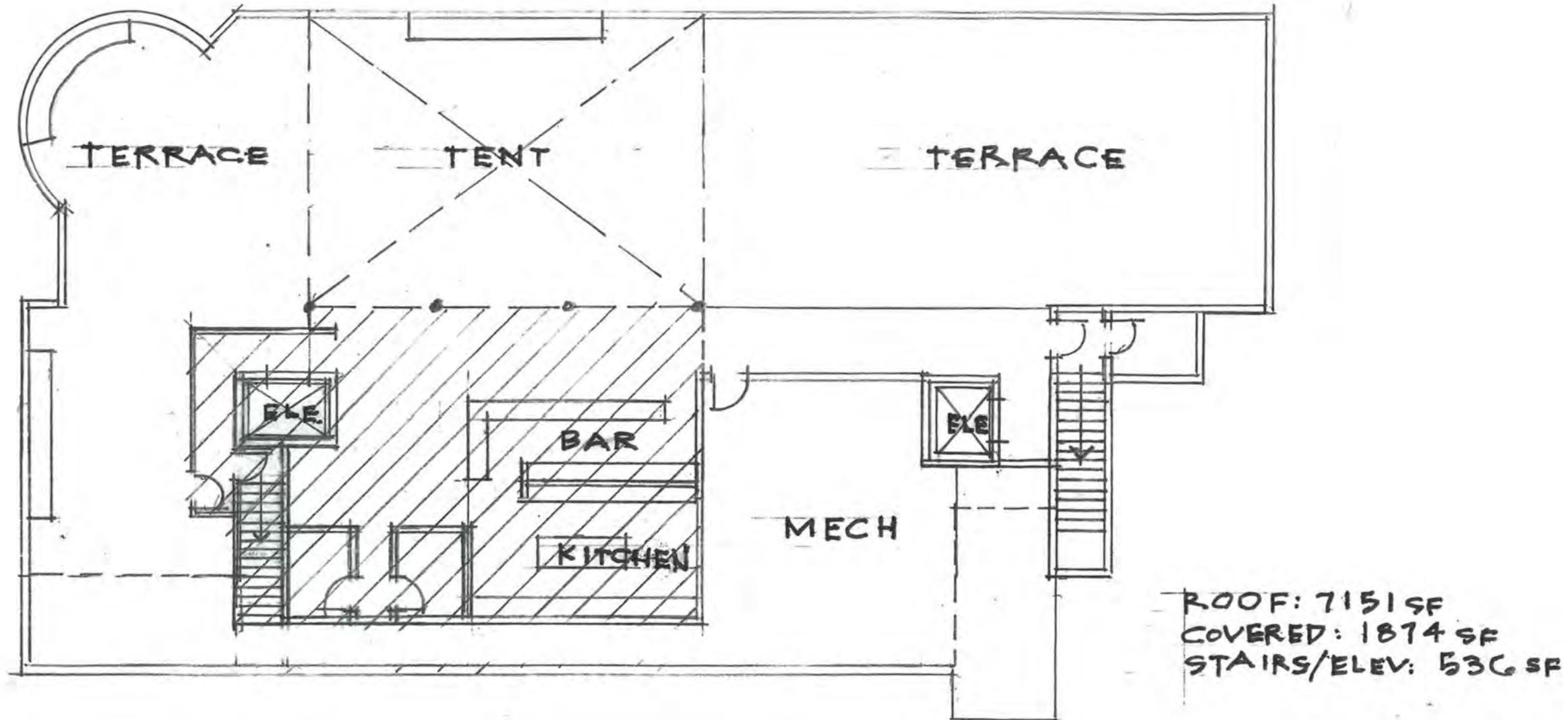


13 KEYS

THIRD FLOOR FAIRHOPE AND CHURCH



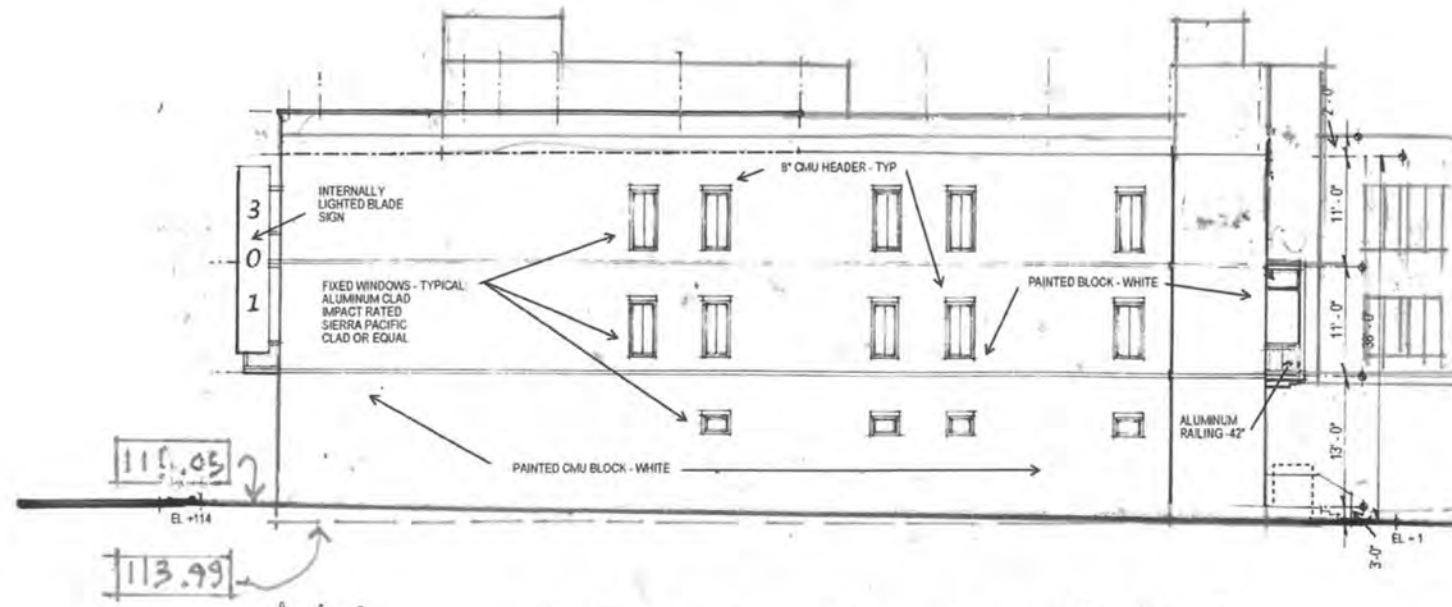
MACK MCKINNEY
ARCHITECT
m2studio, llc



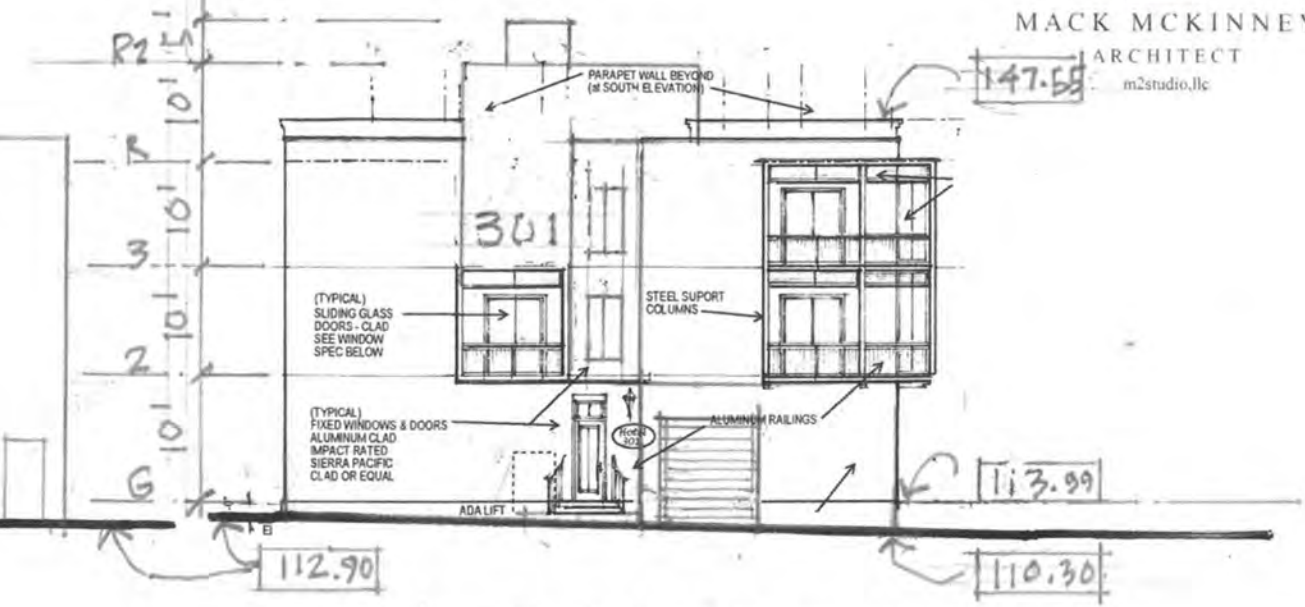
FAIRHOPE AND CHURCH



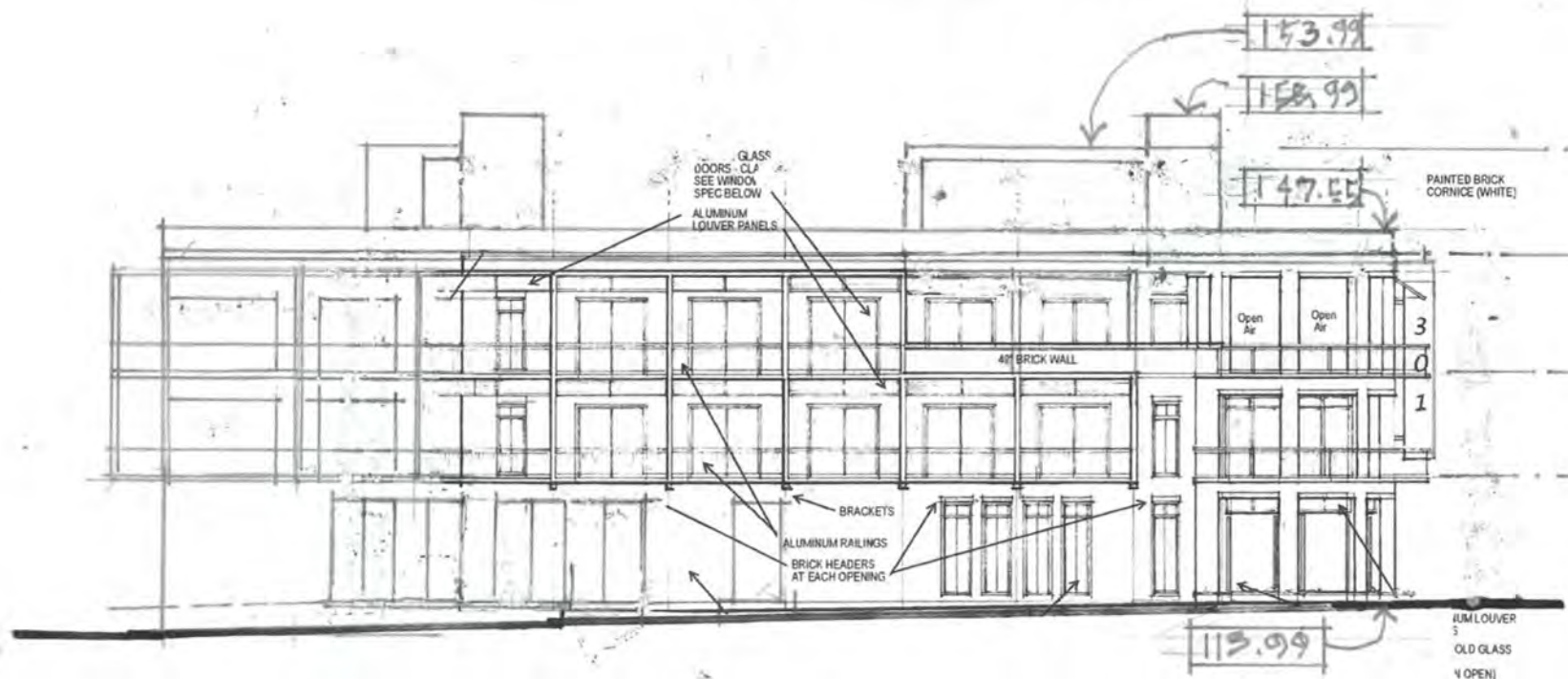
MACK MCKINNEY
ARCHITECT
m2studio, llc



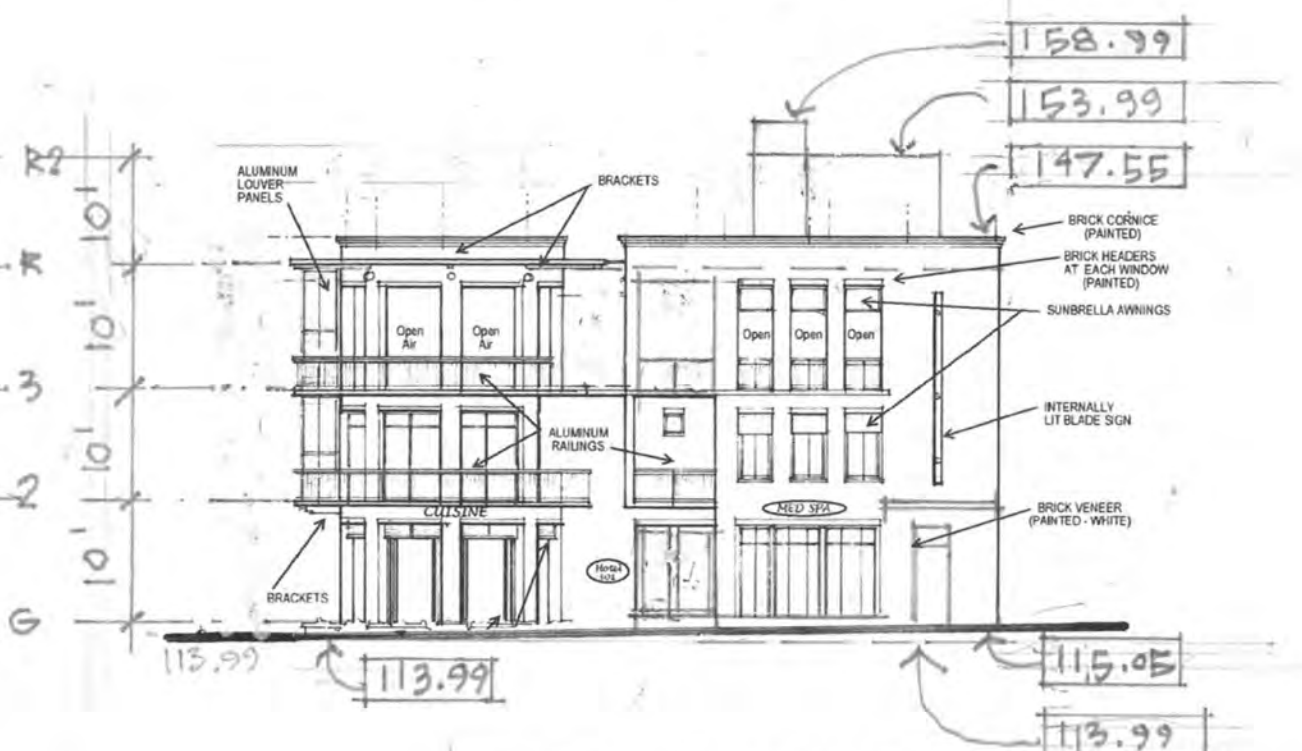
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

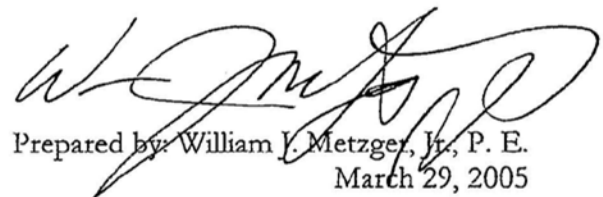
301 - A2.1 ELEVATIONS

FAIRHOPE AND CHURCH



**Traffic Impact &
Parking Considerations
Section Street Hotel
Fairhope, Alabama**




Prepared by: William J. Metzger, Jr., P. E.
March 29, 2005

Traffic Impact & Parking Considerations Section Street Hotel Fairhope, Alabama

An 89 room Hampton Inn is planned in Downtown Fairhope. The hotel will have a pedestrian entrance from Magnolia Avenue and Section Street. The hotel will have the primary vehicular entrance on Section Street and a second vehicular entrance to the hotel and parking garage from Church Street.

Traffic Impact

Trip Generation is an informational report of the Institute of Transportation Engineers. It is intended as a tool for planners, traffic engineers, zoning boards, and others interested in estimating the number of vehicle trips likely to be generated by a particular land use. It is based on more than 3,000 trip generation studies conducted by public agencies, developers, and consulting firms and reported to the Institute.

The attached *Trip Generation* calculations are for an 89 room hotel with 73 rooms as standard hotel and 16 rooms as suites (with food preparation capability). The total two-way driveway access would have a total of 679 trips per 24 hours. The heaviest impact would have 28 vehicles entering during the a.m. peak and 19 vehicles exiting; and during the p.m. peak 26 vehicles entering and 25 vehicles exiting. These studies are based on national averages and in my opinion would produce an excessive result for the Fairhope Downtown Area since a high percentage of the trips would be for walking to shopping and eating in the downtown. Even with the *Trip Generation* numbers, the traffic impact would be minor and no additional traffic control devices are recommended. The proposed development has good circulation and a safe plan for pedestrians and bicycles.

Parking Considerations

The proposed parking deck will have a total of 201 spaces. The lowest level will only have access to Church Street with 105 spaces. The second level will have access to Church Street and Section Street with 96 spaces. The current parking lot on Church Street has approximately 80 spaces available.

The hotel is projected to have 64% occupancy the first year and up to 68% by the third year. The hotel is estimated to have 20-30 employees with a maximum on duty of 12-15 per shift at 100% occupancy. The Fairhope City Subdivision Ordinance requires one space per room (89) and one per employee (on duty 15) or total of 104 required based on 100% occupancy so this should be the maximum required. Hotel guests would be directed to the 2nd floor. I used the Institute Transportation Engineers (ITE) Parking Generation 3rd Edition to calculate estimated parking use and it estimates 107 spaces needed by the hotel. Also I used American Planning Association Parking (APA) Standards to evaluate the hotel's need and it estimates 103 spaces.

Total parking deck	201 spaces
Required by the hotel	104 spaces
Available for other use	97 spaces

The parking deck can be a very positive structure for the City's merchants. The on street parking in the downtown area during mid-day and also during peak shopping seasons are mostly full. If the merchants and employees are forced into the deck on street parking will be available for customer's use and should improve business because parking would be so convenient. Many downtown merchants and employees are currently using the best available spaces. Few of these merchants realize they are taking their customer's space or don't want to admit they are.

If the City of Fairhope charges for the spaces in the parking deck and also the spaces in the Bancroft lot, the maximum on street spaces could be left open for downtown customers. Fairhope has a lot of elderly shoppers who may also shop more if they can park closer to their destination. The City needs to enforce the

existing two hour parking limit or most people are not going to use the parking deck because of the extra walking distance. This enforcement will also be necessary to force cars into the deck if parking fees are charged.

The parking deck has other positive impact such as parking for downtown residents and the hotel guests are more likely to shop and eat downtown than guests staying elsewhere.

The fees for the deck can be raised during prime events such as the Arts and Craft fair or Mardi Gras. The parking deck will be mostly operated by electronic gates and will require a minimum of employee labor. A parking lot company in the area estimates a needed for an employee of approximately 16 hours per week for the first five years and 32 hours per week after that due to ageing equipment. The parking deck will be well lighted. The deck will accommodate vehicles up to seven feet in height.

Summary

The hotel traffic generated will have no major impact to the existing streets in downtown Fairhope and no additional traffic control is recommended.

The proposed plan has good circulation and is a safe plan for pedestrians and bicycles.

The proposed parking deck should be a major asset to the downtown area. If managed properly the City could make more parking available in convenient locations for downtown shoppers and diners.

Downtown's are a very complex subject and various opinions are shared by Traffic Engineers, Planners, Main Street Merchants, and Politicians. I have included a few pages from the APA Parking Standards that addresses some of these issues.

HAMPTON INN
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
March 29, 2005

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour		PM Pk Hour	
			Enter	Exit	Enter	Exit
Hotel	73 Rooms	601	25	16	23	21
All Suites Hotel	16 Rooms	78	3	3	3	4
Total		679	28	19	26	25

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

HAMPTON INN

Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
March 29, 2005

Land Use	Saturday		Sunday					
	24 Hr		Peak Hour		24 Hr		Peak Hour	
	2-Way	2-Way	2-Way	2-Way	2-Way	2-Way	2-Way	2-Way
	Size	Vol.	Enter	Exit	Vol.	Enter	Exit	Exit
Hotel	73 Rooms	598	29	23	434	19	22	
All Suites Hotel	16 Rooms	0	0	0	0	0	0	0
Total		598	29	23	434	19	22	

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

HAMPTON INN
Summary of Trip Generation Calculation
For 16 Rooms of All Suites Hotel
March 29, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	4.90	2.29	1.00	78
7-9 AM Peak Hour Enter	0.21	0.00	1.00	3
7-9 AM Peak Hour Exit	0.17	0.00	1.00	3
7-9 AM Peak Hour Total	0.38	0.62	1.00	6
4-6 PM Peak Hour Enter	0.18	0.00	1.00	3
4-6 PM Peak Hour Exit	0.22	0.00	1.00	4
4-6 PM Peak Hour Total	0.40	0.63	1.00	6
AM Pk Hr, Generator, Enter	0.22	0.00	1.00	4
AM Pk Hr, Generator, Exit	0.18	0.00	1.00	3
AM Pk Hr, Generator, Total	0.40	0.64	1.00	6
PM Pk Hr, Generator, Enter	0.18	0.00	1.00	3
PM Pk Hr, Generator, Exit	0.22	0.00	1.00	4
PM Pk Hr, Generator, Total	0.40	0.63	1.00	6
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 6th Edition, 1997.

TRIP GENERATION BY MICROTRANS

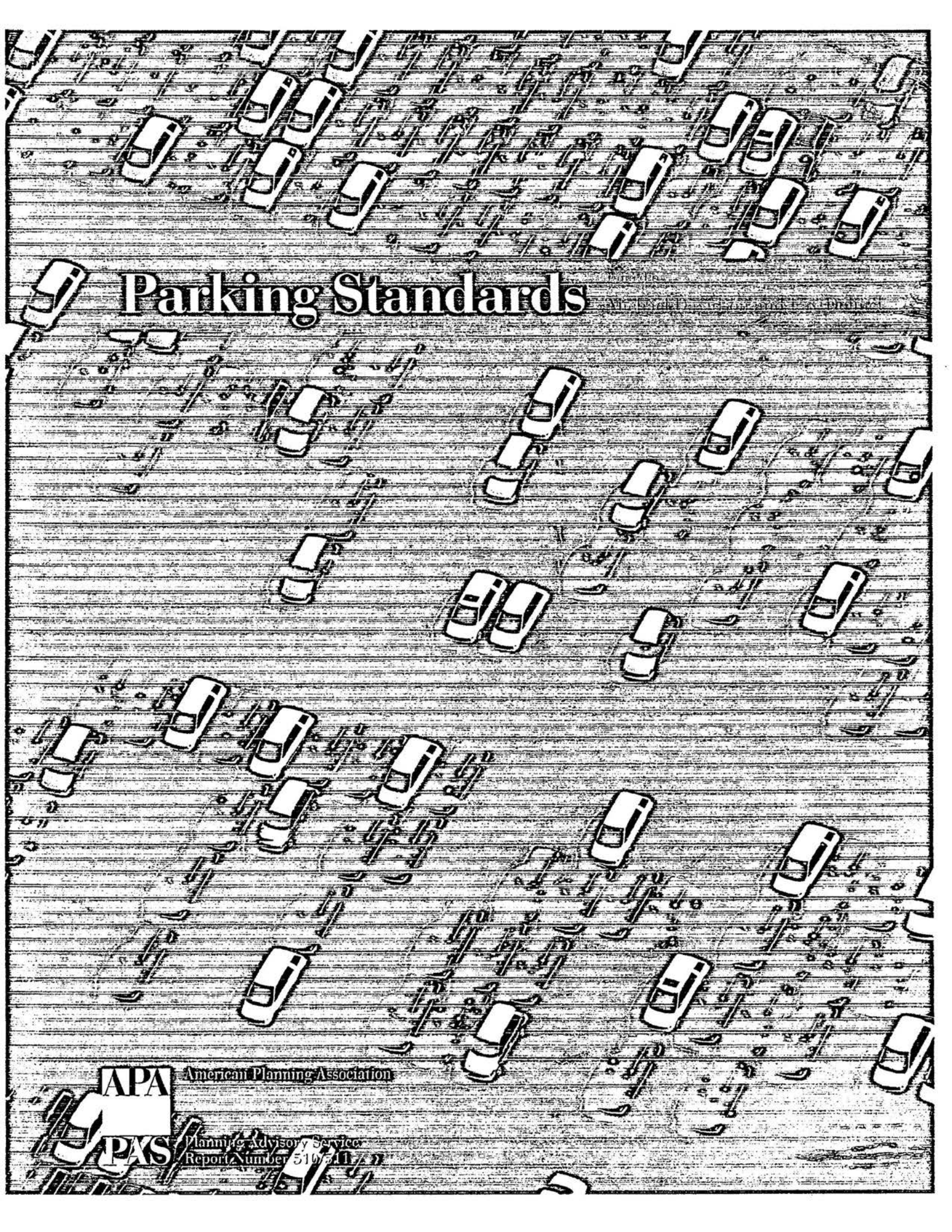
HAMPTON INN
Summary of Trip Generation Calculation
For 73 Rooms of Hotel
March 29, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	8.23	3.38	1.00	601
7-9 AM Peak Hour Enter	0.34	0.00	1.00	25
7-9 AM Peak Hour Exit	0.22	0.00	1.00	16
7-9 AM Peak Hour Total	0.56	0.78	1.00	41
4-6 PM Peak Hour Enter	0.32	0.00	1.00	23
4-6 PM Peak Hour Exit	0.29	0.00	1.00	21
4-6 PM Peak Hour Total	0.61	0.81	1.00	45
AM Pk Hr, Generator, Enter	0.29	0.00	1.00	21
AM Pk Hr, Generator, Exit	0.23	0.00	1.00	17
AM Pk Hr, Generator, Total	0.52	0.75	1.00	38
PM Pk Hr, Generator, Enter	0.35	0.00	1.00	26
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	19
PM Pk Hr, Generator, Total	0.61	0.81	1.00	45
Saturday 2-Way Volume	8.19	3.13	1.00	598
Saturday Peak Hour Enter	0.40	0.00	1.00	29
Saturday Peak Hour Exit	0.32	0.00	1.00	23
Saturday Peak Hour Total	0.72	0.87	1.00	53
Sunday 2-Way Volume	5.95	2.89	1.00	434
Sunday Peak Hour Enter	0.26	0.00	1.00	19
Sunday Peak Hour Exit	0.30	0.00	1.00	22
Sunday Peak Hour Total	0.56	0.75	1.00	41

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers,
Trip Generation, 6th Edition, 1997.

TRIP GENERATION BY MICROTRANS

An aerial, black-and-white photograph of a parking lot. Numerous cars are parked in various orientations, some parallel to the lines and others at angles. Scattered throughout the parking spaces and between the cars are many musical notes and stems, creating a whimsical, musical theme. The overall texture is grainy and high-contrast.

Parking Standards

Author: [illegible]
All Rights Reserved and Published

APA

American Planning Association

PAS

Planning Advisory Service
Report Number 510/511

Maximum Number of Parking Spaces Required.

The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows:

1. Parking lots of more than twenty and less than fifty-one spaces. Parking lots may not have more than one hundred twenty percent (120%) of the number of spaces identified in Table 15-C, not including accessible spaces, unless a minimum of twenty percent (20%) of the parking area is landscaped in accordance with the standards of this chapter.
2. Parking lots of fifty one spaces or more. No more than one hundred ten percent (110%) of the number of spaces required as identified in Table 15-C of this chapter, not including accessible spaces, are permitted.

Based on Helena's minimum parking requirement for retail uses of 4.1 spaces per 1,000 square feet of gross floor area, a 5,000-square-foot retail store would be required to provide 21 spaces and could provide no more than 25 spaces (unless 20 percent of the parking lot is landscaped)—a very narrow range. (Note that maximum standards of 125 or 150 percent of the minimum are more prevalent and provide a somewhat wider range.) Generally, communities with minimum parking requirements that are set particularly low (i.e., below typical demand) might consider higher maximum standards (e.g., 150 or 200 percent of the minimum) when using this method.

A third method is a limit on the overall number of parking spaces in a particular geographic area. Cambridge, Massachusetts, uses parking maximums as part of comprehensive set of strategies to reduce automobile dependence (Millard-Ball 2002). The Cambridge zoning ordinance, for example, states that "the total number of parking spaces serving non-residential uses in the North Point Residence District shall not exceed 2,500 spaces, allocated to each lot in the district at a rate of 1.2 spaces per 1,000 square feet of lot area." Cambridge also uses the more popular approach of setting parking maximums for many individual land uses.

Some communities offer automatic exceptions to maximum parking standards if certain objectives are met. For example, San Antonio, Texas, which incorporates maximum standards for an extensive number of uses in its zoning code, exempts structured parking and parking located on pervious pavement. The pervious pavement exemption is subject to standards that describe the underlying soil permeability, level of the water table, the slope of the lot, and maintenance of the lot (e.g., sweeping and washing).

A note of caution: maximum standards that are set particularly low may result in spillover parking that could erode support for such standards. On-street parking restrictions accompanying maximum standards are one way of dealing with this issue, though such restrictions are also controversial in many places. Resident-only parking restrictions are often both a response to and a source of friction between the wishes of area residents, who like having on-street parking available for themselves and their guests, and businesses and institutions that rely on the ability of their patrons to find places to park. Time will tell whether maximum standards completely replace minimum requirements as concern continues to rise about traffic congestion, low-density development, and the environmental consequences of automobile dependence.

Downtown Parking Standards

In recent years, a number of communities without a traditional downtown have attempted to create such a place. Parking in downtown areas is complex and subject to a variety of competing interests. For example, the needs of businesses that rely on the availability of short-term parking are sometimes af-

fectured by commuters who occupy parking spaces from 8:00 a.m. to 5:00 p.m. Constantly adding to the downtown parking supply should not be the sole solution to solving real or perceived downtown parking "problems." Doing so, in fact, is likely to work against goals aimed at improving air quality, reducing traffic (or at least reducing the rate of increase of traffic congestion), and increasing transit use. When parking demand in a downtown area increases substantially, there are only a limited number of ways to increase the traffic carrying capacity of downtown streets as well, some of which, such as elimination of on-street parking, are not necessarily desirable.

Levinson (1982), as cited by Barr (1997), suggests that a review of downtown parking strategies should begin with consideration of the following points:

- What are the community development, environmental, and transportation goals for downtown and the surrounding areas?
- What basic policies underline formation of plans and options?
- Which range of parking options are meaningful in relation to: existing parking facilities and street systems; downtown development patterns and intensities; origins, destinations and approach routes of parkers; transit service capabilities; and environmental and energy constraints?
- How can parking serve as a catalyst for desired development?
- Should parking be provided for all who want to drive downtown, or should it be rationed in some specific manner?
- What balance should be achieved between parking located on the outskirts of downtown and parking located along express transit stops in outlying areas?
- What are the effects of parking on the location and design of public transport routes, stations, and terminals?

Although this report focuses on zoning requirements, such requirements are only one piece of the downtown parking puzzle (as the above points suggest). Signage, pricing, location, design, supply, metering of on-street parking, and long-term employee parking versus the availability of short-term parking for retail customers are also issues to be considered.

Morrall and Bolger (1996) conducted quantitative research and concluded, "The proportion of downtown commuters using public transport is inversely proportional to the ratio of parking stalls per downtown employee." The size of a downtown, the mix and intensity of land uses, and the availability of transportation alternatives and commercial or public parking facilities combine to form a unique environment that many zoning ordinances recognize through particularly low parking requirements and, in some cases, maximum requirements.

No minimum off-street parking requirements exist for nonresidential uses in many downtown areas, particularly in large cities (e.g., Portland, Oregon; Boston; Massachusetts; Columbus, Ohio; San Diego, California). The Parking and Access section of the Portland, Oregon, Central City Plan District contains regulations intended to "implement the Central City Transportation Management Plan by managing the supply of off-street parking to improve mobility, promote the use of alternative modes, support existing and new economic development, maintain air quality, and enhance the urban form of the Central City." It includes no *minimum* parking standards for nonresidential uses in the core area of the downtown. *Maximum* parking requirements for office uses range from 0.7 to 2.0 spaces per 1,000 square feet of new net building area in the core.

Among medium-size downtowns, parking requirements vary widely. In the Central Business District Zone in Grand Rapids, Michigan, (pop. 197,000) parking is required at a rate of one space for each 1,000 square feet of gross floor area for nonresidential buildings and hotels. Off-street parking is not required for any building constructed prior to January 1, 1998, however, or for new buildings and cumulative additions to existing buildings with a gross floor area of 10,000 square feet or less.

CBD Parking

Required Automobile Parking

Off-street parking space as required herein shall be provided for all buildings and structures and for additions to existing buildings or structures. The number of spaces required for all uses shall be one space for each 1,000 square feet of gross floor area for all non-residential buildings and hotels, and one space per dwelling unit for all dwellings.

Required Bicycle Parking

Bicycle parking shall be provided in conjunction with new automobile parking facilities. Any new facility providing parking for more than fifty (50) automobiles, shall provide bicycle parking at a rate of one bicycle parking space for each forty (40) automobile spaces, with a minimum of six (6) spaces. In lieu of providing bicycle parking within the parking facility, the owner may provide bicycle parking at an alternate location well suited to meet the needs of potential users. Public parking facilities designed to provide remote employee parking on the fringe of the district shall be exempt from this requirement.

Madison, Wisconsin (pop. 208,000), and Richmond, Virginia (pop. 198,000), do not have parking requirements in most or all of their downtown districts; they do, however, negotiate all parking needs through a transportation management ordinance.

Communities with small downtowns vary widely in their management of downtown parking. Some have chosen to develop parking programs focused on public parking lots that serve the downtown area. In Holland, Michigan, for example, a community with 27,000 residents and a traditional downtown of approximately eight square blocks, "All businesses located in the C-3 Central Business District shall be deemed participants in a community parking program and shall be exempt from parking requirements herein specified. For any additional residential use created, additional parking areas shall be provided in accordance with the requirements set forth herein" (Section 39-52).

Distinctions Based on the Type of Commercial District

In addition to special regulations for downtown parking, some communities choose to provide distinct parking requirements based on the type of commercial district rather than delineating citywide requirements for each particular land use. (In some cases communities use overlay districts—see below.) The basic premise is that a commercial district serving a particular neighborhood will draw patrons from a relatively small market area, increasing the chances that many will arrive via walking, for example, while districts that allow uses drawing from a regional market may require more parking per square foot of floor area for the same use.

Cambridge, Massachusetts, offers an example of differentiating between districts; its regulations provide that the parking requirements vary "according to the type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities." For example, the minimum parking requirement for general retail establishments varies from one space per 500 square feet, one space per 700 square feet, and one

space per 900 square feet, depending on the type of zoning district. Maximum standards in Cambridge vary by district as well.

Portland, Oregon, does not require off-street parking in several of its commercial zoning districts (e.g., Mixed Commercial/Residential zone, Storefront Commercial zone, and the Office Commercial 1 zone). Where parking is required, the city makes distinctions based on the scale of development allowed in the district and, in some cases, the residential density of the surrounding area. There are no minimum parking requirements associated with uses in the Neighborhood Commercial 1 zone, which "is intended for small sites in or near dense residential neighborhoods." Off-street parking is required for uses in the Neighborhood Commercial 2 zone, which "is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods." Off-street parking requirements are generally less in the Neighborhood Commercial 2 zone than in another level of commercial activity, the General Commercial zone, which "is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas."

The Role of Overlay Districts

Overlay districts can be an effective tool for incorporating unique parking requirements that recognize and foster unique characteristics associated with particular areas in a community.

Minneapolis has several overlay districts that incorporate special parking requirements. The Pedestrian Oriented Overlay Districts, scattered throughout the city, include maximum parking standards and restrictions on the location of parking facilities. The Downtown Parking Overlay District prohibits new commercial parking lots in the downtown area and limits the size of new accessory surface parking lots to no more than 20 spaces.

Greensboro, North Carolina, uses unique parking standards in its East Market Street Pedestrian Scale Overlay District. One purpose of the overlay district is to "modify the image of the corridor, moving away from the existing vehicular-oriented thoroughfare to an image which is attractive to pedestrian access and use." The parking regulations in the overlay district include the following:

Parking Credits and Exceptions:

- i. In all areas, on-street parking spaces on the right-of-way between the two side lot lines of the site may be counted to satisfy the minimum off-street parking requirements.
- ii. Where parking is available off-site within 400 feet of the front entry to the building, and that parking is owned or controlled under a permanent and recorded parking encumbrance agreement for use by the occupants or employees on the site, said parking may be counted to satisfy the off-street parking requirements.
- iii. In those portions of the Overlay District with underlying zoning of GB, GO-H and HB and which are occupied as a retail use, all parking located behind the front setback of the building shall be double-counted so that each such parking space behind the front setback shall be counted as if it were two (2) spaces available to satisfy the off-street parking requirements for such retail use.
- iv. Where it can be demonstrated through a documented parking study that the demand for parking of the combined uses of two (2) or more buildings can be satisfied with the shared and jointly accessible off-street parking available to those buildings, then a special exception to these parking requirements may be granted by the Board of Adjustment to satisfy the minimum parking requirements.

The Richmond, Virginia, zoning code includes a very extensive description of the rationale underlying its Parking Overlay Districts:

Pursuant to the general purposes of this chapter, the intent of Parking Overlay Districts is to provide a means whereby the City Council may establish overlay districts to enable application of appropriate off-street parking requirements to business uses located within areas of the City characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods. The districts are intended to recognize that, due to several factors, business uses located in such areas typically generate lower demands for privately maintained off-street parking spaces than are reflected in the requirements generally applicable in the City and set forth in Section 32-710.1 of this chapter.

Parking requirements within Parking Overlay Districts are designed to reflect the factors that result in lower parking demand in such areas. These include: a function similar to that of a shopping center, resulting in a high proportion of multipurpose trips by patrons; considerable walk-in trade due to proximity to residential areas and employment centers; significant numbers of employees that walk to work due to proximity to living areas; availability of public transportation; and many older buildings which have been adapted from other uses and tend to be less efficient than newer special purpose buildings. It is also intended that each Parking Overlay District reflect the supply of public parking spaces within the district by providing for further reduction in the parking requirements in direct proportion to available public parking.

Parking Overlay Districts are intended to complement the UB Urban Business District and to be applied principally to those areas within such district which possess the factors enumerated above, but may also be applied independent of the UB District to other areas where such factors exist within other specified districts.

Bicycle Parking

A number of communities recognize how bicycle travel can reduce vehicular parking demand. Overall, less than 1 percent of all trips in the U.S. are bicycle trips. Since 48 percent of all trips in the U.S. are shorter than three miles, many believe the potential for increasing utilitarian bicycle travel is great (Pucher and Schimek 1999). The extent to which bicycle travel can substitute for automobile travel may depend on demographics, climate, and the availability of the infrastructure to accommodate bicycle use, including bicycle parking. U.S. communities that have the highest level of bicycle use tend to be midsize cities with a large student population, such as Gainesville, Florida; Madison, Wisconsin; Boulder, Colorado; and Davis, California. The presence of a major university need not be a prerequisite to making a serious effort to encourage bicycle travel as a legitimate form of daily transportation.

PAS Report 459, *Bicycle Facility Planning* (Pinsoff and Musser 1995), covered a wide range of bicycle infrastructure and regulation issues. The report included the following general guide that suggested minimum bicycle requirements for a variety of uses.

A number of communities have chosen to institute minimum bicycle parking requirements, while some also allow for a reduction in the number of required automobile spaces when bicycle parking is provided. (See Table 3.)

In Davis, California, considered by many to be the preeminent bicycling community in the U.S., "the number and location of all bicycle parking spaces shall be in accordance with the community development director

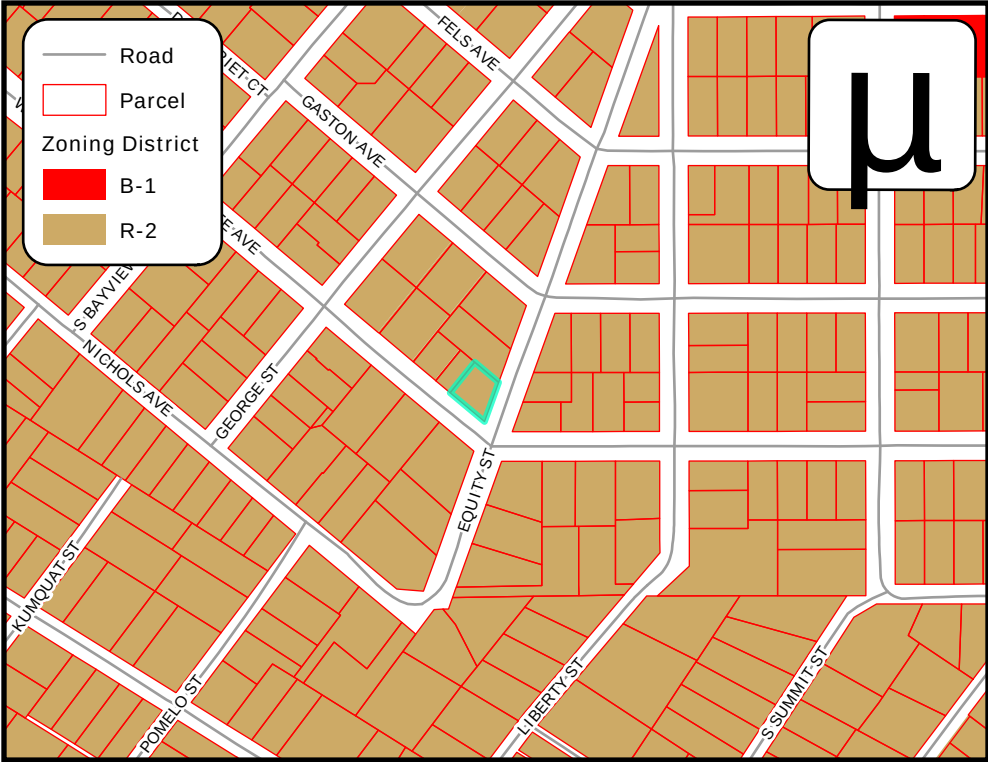
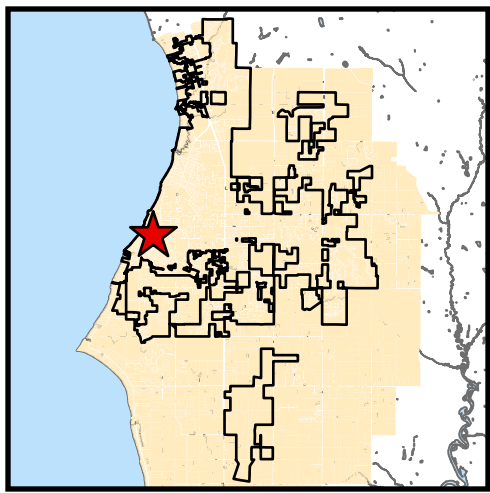
City of Fairhope

Board of Adjustments

December 16, 2024



BOA 24.16 - 258 Equity Street



<u>Project Name:</u>
258 Equity Street
<u>Site Data:</u>
0.18 acres
<u>Project Type:</u>
10' Front, 12' Rear and 5' Side Street Setback Variance
<u>Jurisdiction:</u>
Fairhope Planning Jurisdiction
<u>Zoning District:</u>
R-2
<u>PPIN Number:</u>
14343
<u>General Location:</u>
Northwest corner of the intersection of White Avenue and Equity Street
<u>Surveyor of Record:</u>
N/A
<u>Engineer of Record:</u>
N/A
<u>Owner / Developer:</u>
FST and Bell, Zachary
<u>School District:</u>
Fairhope Elementary School Fairhope Middle and High Schools
<u>Recommendation:</u>
Approval
<u>Prepared by:</u>
Mike Jeffries





APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☐ Special Exception ☒ Variance

Property Owner / Leaseholder Information

Name: Zac Bell Phone Number: 3345689044
 Street Address: 258 Equi. H Street
 City: Fairhope State: AL Zip: 36552

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: _____

Site Plan with Existing Conditions Attached: YES NO
 Site Plan with Proposed Conditions Attached: YES NO
 Variance Request Information Complete: YES NO
 Names and Address of all Real Property Owners
 within 300 Feet of Above Described Property Attached: YES NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Zac Bell
 Property Owner/Leaseholder Printed Name

10/3/24
 Date

Signature

Ruben Davidson, III
 Fairhope Single Tax Corp. (If Applicable)

FSTC Secretary



VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- | | | |
|---|------------------------------------|--|
| ☐ Too Narrow | ☐ Elevation | ☐ Soil |
| ☒ Too Small | ☐ Slope | ☐ Subsurface |
| ☐ Too Shallow | ☐ Shape | ☐ Other (specify) |

Describe the indicated conditions: setbacks make it impossible to build a home at all

How do the above indicated characteristics preclude reasonable use of your land?
falls under 37% , reasonable distance from road

What type of variance are you requesting (be as specific as possible)?

need setback moved to place house 10 more ft on front, 6 more ft on side

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:

	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Zac Bell
Property Owner/Leaseholder Printed Name

Date

10/3/74

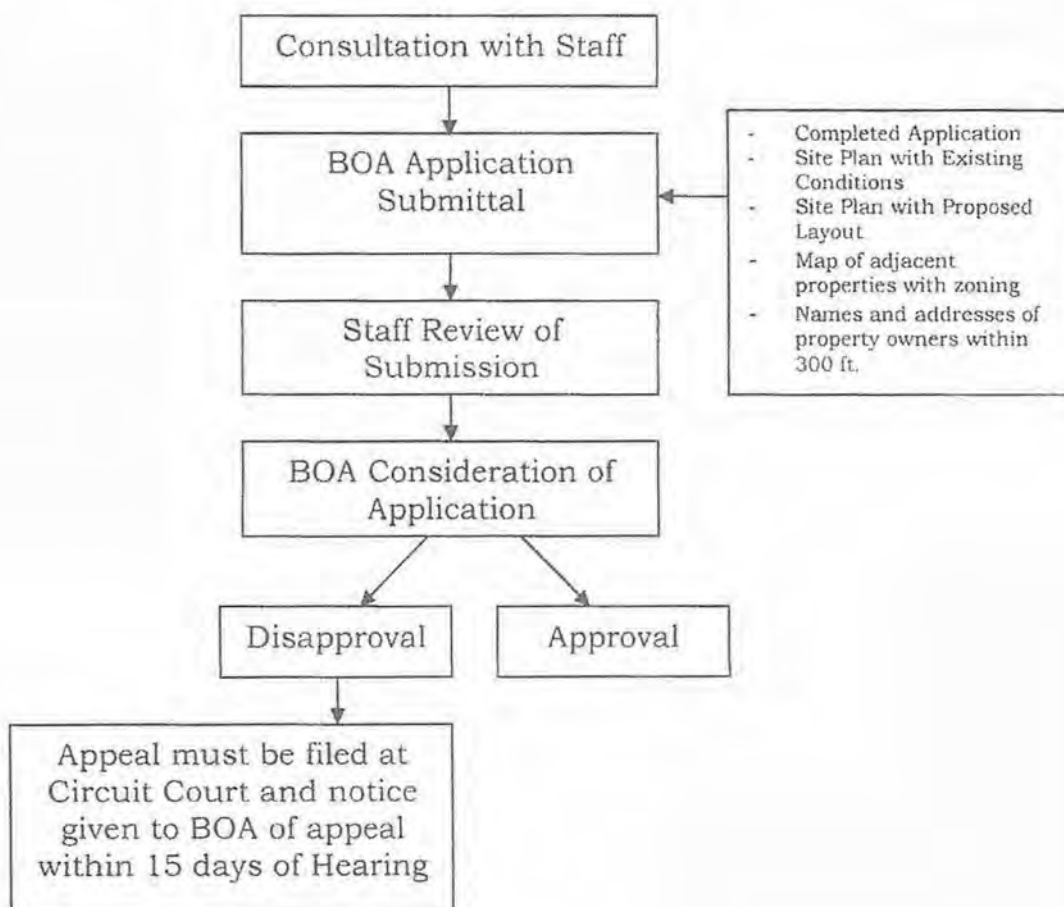
Signature

Reuben Davidson, III
Fairhope Single Tax Corp. (If Applicable)

Reuben Davidson, III
FSTC Secretary



BOARD OF ADJUSTMENTS (BOA) FLOW CHART



CITY OF FAIRHOPE

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



BOARD OF ADJUSTMENTS & APPEALS APPLICATION



BOARD OF ADJUSTMENTS (BOA) APPLICATION

Authority: The City of Fairhope is authorized under the Code of Alabama, 1975 to create and establish a Board of Adjustment whose duties are quasi-judicial.

Public Notice: All BOA 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.

The BOA must conduct public hearings in conjunction with all applications. At the time of the BOA meeting all interested persons will be given the opportunity to speak either pro or con for the proposal.

BOA Functions: The BOA performs several functions: 1) hear and decides appeals from a decision made by an administrative official of the City of Fairhope; 2) hear and decide on granting special exceptions as permitted in the Zoning Ordinance, and; 3) authorize on appeal in specific cases variances to the regulations established in the Zoning Ordinance.

Decision and Voting: The BOA is a 5 member Board. The Board will conduct a public hearing and consider the request of the applicant. The Board has three (3) options: 1) approve the request; 2) deny the request; table the request.

Approval of the request requires 4 of the 5 members of the BOA to vote in favor. A simple majority does not pass.

BOA Application Submission: The BOA 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 BOA 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 (refer to the attached schedule for dates and times)

Summary of Request:

Applicant, Apex Contracting Services LLC, on behalf of the owner, FST and Bell, Zachary, initially requested a 23' front setback variance, a 25' rear setback variance and a 5' side street setback variance on property at 258 Equity Street. The property is zoned R-2 – Medium Density Single-Family Residential District.

The application was tabled at the November meeting. The request has been revised to request a 10' front setback variance, a 12' rear setback variance and a 5' side street setback variance on property at 258 Equity Street.

Comments:

The lot does not conform to the current day R-2 dimensions because the lot is less than 10,500 sf (approximately 7,400 sf) and the lot is slightly irregular in shape. The lot does not have the depth most lots do creating a very small buildable area. Once the setbacks are applied an approximate 18'x38' buildable area is left. A house currently exists and is non-conforming. See below.

Table 3-2: Dimension Table - Lots and Principle Structure

Dimension District or use	Min. Lot Area/ Allowed Units Per Acre (UPA)	Min. Lot Width	Setbacks				Max. total lot coverage by all structures	Max. height
			Front	Rear	Side	Street side		
R/A	3 acres/ -	198'	75'	75'	25'	50'	none	30'
R-1	15,000 s.f./ -	100'	40'	35'	10' ^b	20'	40%	30' *
R-1a	40,000 s.f./ -	120'	30'	30'	10' ^b	20'	25%	35'
R-1b	30,000 s.f./ -	100'	30'	30'	10' ^b	20'	25%	35'
R-1c	20,000 s.f./ -	80'	30'	30'	10' ^b	20'	25%	35'
R-2	10,500 s.f./ -	75'	35'	35'	10' ^b	10'	37%	30'

a. Structure may exceed the building height provided the lot width is increased by 10 feet for each additional foot in height.

b. Where a driveway is in the side, and extends past the front of the principle structure, the side setback shall be 15'. Driveways shall not be within 3 feet of the side lot line. The area between the side lot line and driveway shall be vegetated and remain pervious.

It is the intent of the Applicant to completely tear down the principle structure and rebuild. New structures shall conform to the current Zoning Ordinance unless there is a case for a variance based on the following criteria listed in Section C(e)(1).

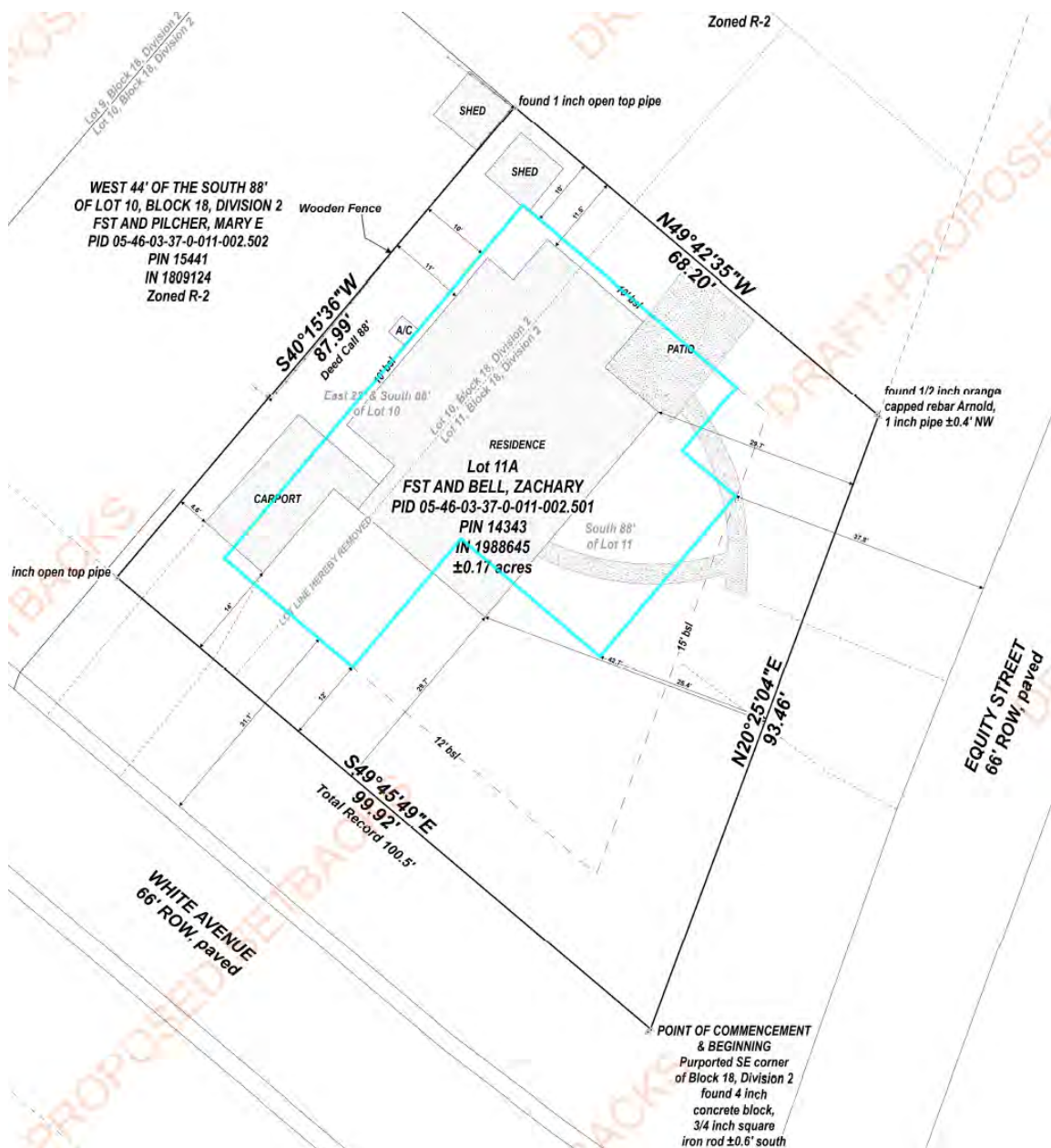
e. *Criteria –*

(1) An application for a variance shall be granted only on the concurring vote of four Board members finding that:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- The application of the ordinance to this particular piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance.
- Such conditions are peculiar to the particular piece of property involved; and,
- Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

Article VII, Section D(3) reads the following regarding front setbacks for non-conforming lots:

3. The minimum front setback required for the district (and, on corner lots, the street side setback) shall not apply to any lot where the average front building line(s) of the adjacent lot(s), is less than the minimum setback required for the district. In such cases, the front building line may be the same as the average front building lines(s) of the adjacent lot(s). In no case, shall the front building line be more than 5' less than the minimum setback required for the district.



The above site plan illustrates the proposed home in the blue outline, existing home in the shaded gray, and original proposed setback lines. The plan does not reflect the revised setbacks.

Analysis and Recommendation: Variance Criteria

(a) There are extraordinary and exceptional conditions pertaining to the piece of property in question because of its size, shape, or topography.

Response: The City acknowledges the lot is substandard and shallow.

(b) The application of the ordinance to this piece of property would create an unnecessary hardship. Personal financial hardship is not a justification for a variance.

Response: The application of the Zoning Ordinance **does** create an unnecessary hardship.

(c) Such conditions are peculiar to the piece of property involved; and

Response: A few neighboring properties share approximately the same shape and size but the majority have a greater depth.

(d) Relief, if granted, would not cause substantial detriment to the public good and impair the purpose and intent of this ordinance; provided however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

Response: Relief will not cause substantial detriment to the public good.

When a variance is granted by the Zoning Board of Adjustment it has the following effect:

Article II.C.3.g.

Effect of Variance - Any variance granted according to this section, and which is not challenged on appeal shall run with the land provided that:

- (1) The variance is acted upon according to the application and subject to any conditions of approval within 365 days of the granting of the variance or final decision of appeal, whichever is later; and
- (2) The variance is recorded with the Judge of Probate.

Staff could not support the original variance request and met with the applicant to discuss alternatives. Although staff and the applicant could not agree completely on the newly proposed request staff is not adamantly against the request.

Recommendation:

Staff recommends approval of the newly revised setback variance request.

Narrative and Explanation
258 Equity Street
Fairhope, AL 36532

- Current setbacks do not allow for any house
- Distance from the property line and the road setback combined meet the standard the city has set
- Home is under the 37% threshold allowed by the city
- Home placement is not affecting an neighbors, utility, or city activity



LESSEE'S CERTIFICATE OF ACCEPTANCE
STATE OF ALABAMA
COUNTY OF BALDWIN

I, Zachary Bell, do hereby certify that we are the Lessee of the within plotted and described lands and that I have caused the same to be surveyed and as indicated herein, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under design and title herein indicated, and grant all easements, and dedicate all streets, to the public or as private uses as noted on this plot.

Zachary Bell _____ Date _____

NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, a Notary Public, in and for said State and County, do hereby certify that the above come signed to the within LESSEE'S ACCEPTANCE and who is known to me, that they voluntarily executed said ACCEPTANCE on this date:

Given under my hand and seal this the _____ day of _____, 2024.

Notary Public: _____
My Commission Expires: _____

OWNER'S CERTIFICATE OF ACCEPTANCE
STATE OF ALABAMA
COUNTY OF ALABAMA
CITY OF FAIRHOPE

W, Fairhope Single Tax Corporation, do hereby certify that we are the owners of the within plotted and described lands and that I, _____, whose name as SECRETARY do hereby acknowledge and adopt the same under design and title herein indicated, and grant all easements, and dedicate all streets, to the public or as private uses as noted, together with such restrictions and covenants noted below as attached in a separate legal document.

Dated this _____ day of _____, 2024.

FAIRHOPE SINGLE TAX CORPORATION

PRESIDENT _____ SECRETARY _____

NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, a Notary Public, in and for said State and County, do hereby certify that the President and Secretary of FAIRHOPE SINGLE TAX CORPORATION, an Alabama Corporation, as signed to the within OWNER'S ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date, that being informed of the contents of these certificates, that they as such officers and with full authority executed the same voluntarily for and as an act of said corporation.

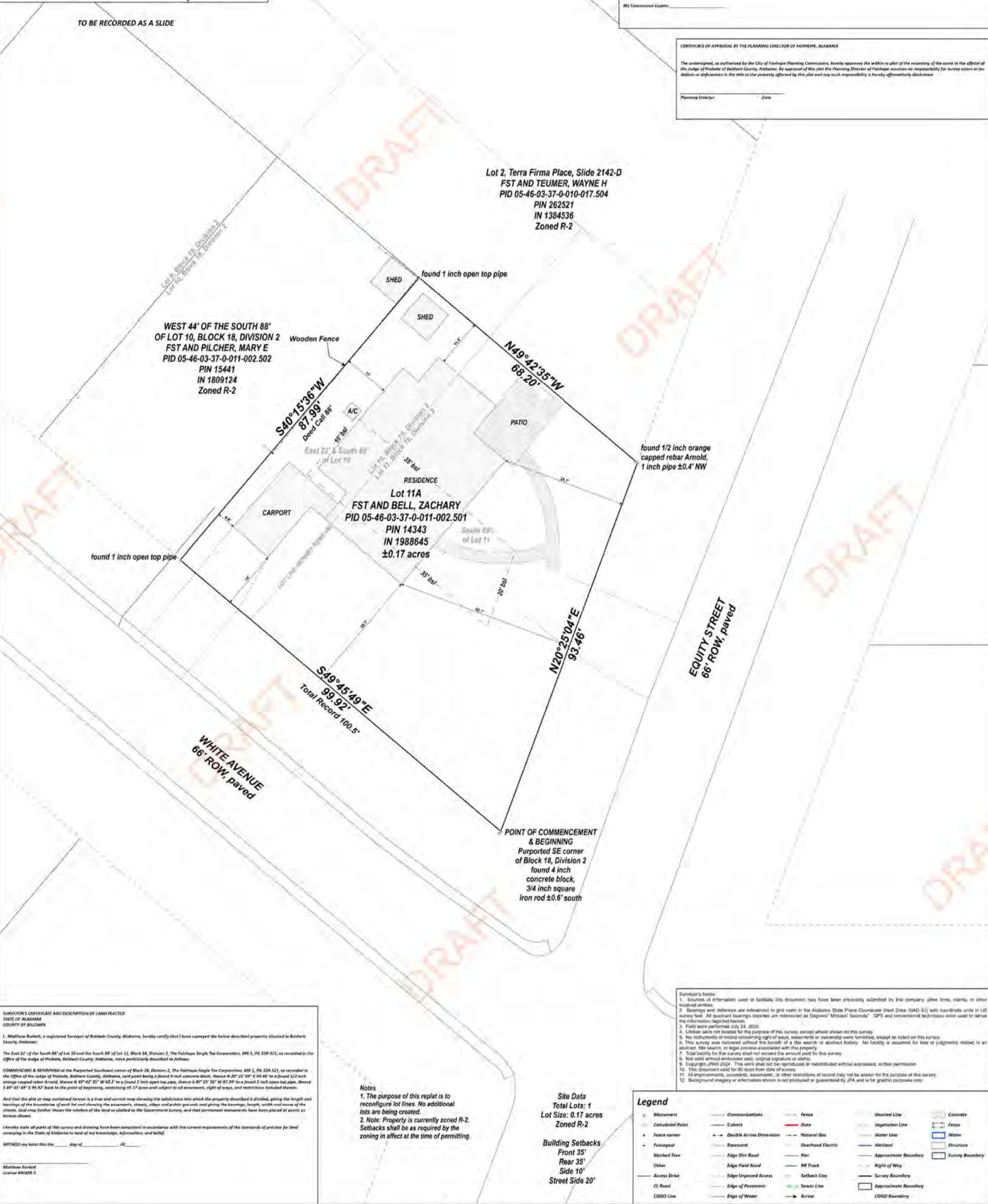
Given under my hand and seal this the _____ day of _____, 2024.

Notary Public: _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF FAIRHOPE, ALABAMA

The undersigned, as authorized by the City of Fairhope Planning Commission, hereby approves the within replot of the recording of the same in the official of the Judge of Probate of Baldwin County, Alabama. By approval of this plot the Planning Director of Fairhope assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by this plot and any such responsibility is hereby affirmatively disclaimed.

Planning Director: _____ Date _____



SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
STATE OF ALABAMA
COUNTY OF BALDWIN

I, Matthew Burkett, a registered Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the below described property situated in Baldwin County, Alabama:

The East 22' of the South 88' of Lot 10 and the South 88' of Lot 11, Block 18, Division 2, The Fairhope Single Tax Corporation, MB 1, PG 320-321, as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, more particularly described as follows:

COMMENCEMENT & BEGINNING at the Purported Southwest corner of Block 18, Division 2, The Fairhope Single Tax Corporation, MB 1, PG 320-321, as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, said point being a found 4 inch concrete block, thence N 20° 25' 04" E 99.46' to a found 1/2 inch orange capped rebar Arnold, thence N 89° 42' 35" W 68.2' to a found 1 inch open top pipe, thence S 48° 15' 56" W 87.99' to a found 1 inch open top pipe, thence S 49° 45' 49" E 99.92' back to the point of beginning, containing 0.17 acres and subject to all easements, right of ways, and restrictions included therein.

And that the plot or map contained herein is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and showing the easements, streets, alleys and public grounds and giving the bearings, length, width and name of the streets. Said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points as herein shown.

I hereby state all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for land surveying in the State of Alabama to best of my knowledge, information, and belief.

WITNESS my hand this the _____ day of _____, 2024.

Matthew Burkett
License #A0398-5

- Surveyor's Notes:
1. Sources of information used to facilitate this document have been previously submitted by this company, other firms, clients, or other involved entities.
 2. Bearings and distances are referenced to grid north in the Alabama State Plane Coordinate West Zone (NAD 83) with coordinate units in US survey feet. All quadrant bearings depicted are referenced as Dependent, Mutual, Successor. GPS and conventional techniques were used to derive the information depicted herein.
 3. Field work performed July 24, 2024.
 4. Utilities were not located for the purpose of this survey, except where shown on this survey.
 5. No instruments of record concerning right of ways, easements or ownership were furnished, except as noted on this survey.
 6. This survey was delivered without the benefit of a title search or abstract history. No liability is assumed for loss or judgments related to an abstract, title search, or legal process associated with this property.
 7. Total liability for this survey shall not exceed the amount paid for this survey.
 8. Not valid without embossed seal, original signature or stamp.
 9. Copyright JPA 2024. This work shall not be reproduced or redistributed without expressed, written permission.
 10. This document valid for 90 days from date of survey.
 11. All improvements, covenants, easements, or other restrictions of record may not be shown for the purpose of this survey.
 12. Background imagery or information shown is not produced or guaranteed by JPA and is for graphic purposes only.

1 inch = 10 feet

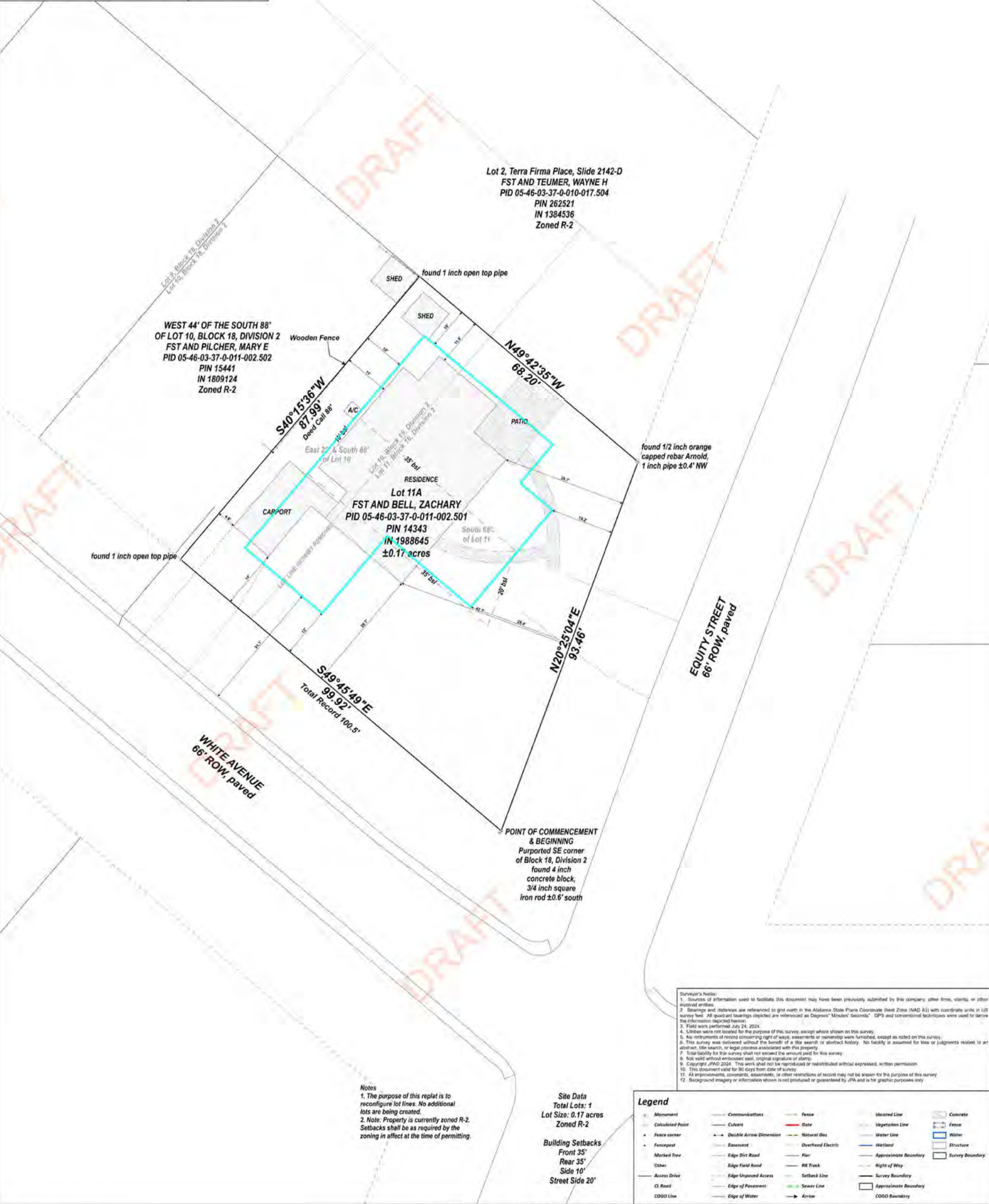
0 5 10 20 30 Feet

J Pierce and Associates LLC
Geospatial Consultants

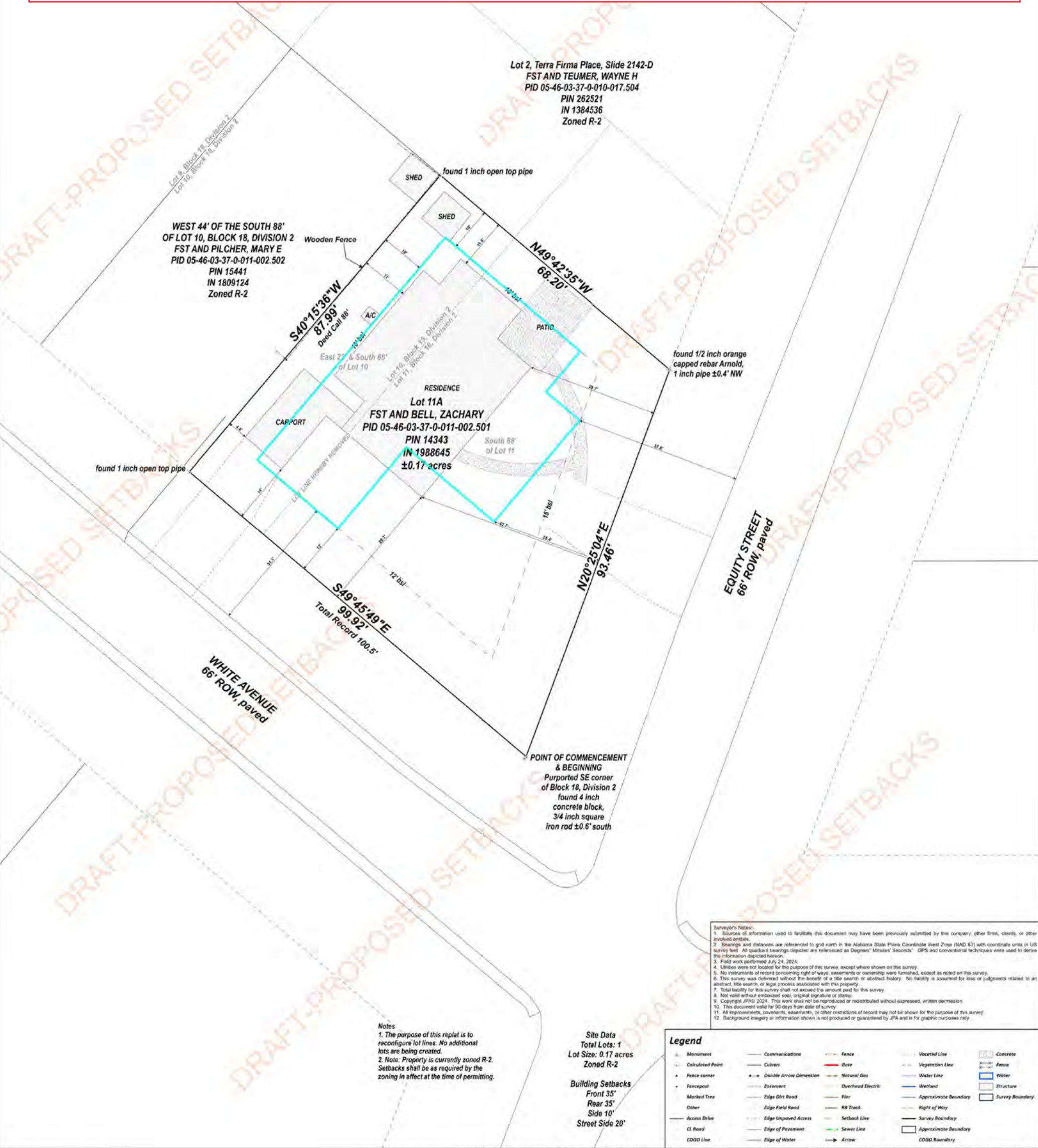
16116 Old Ganey Road
Bay Minette, AL 36507
jacob@jpierceandassociates.com
matthew@jpierceandassociates.com
jpierceandassociates.com
251-508-5975

REPLAT OF THE EAST 22 FEET OF THE SOUTH 88 FEET OF LOT 10,
AND THE SOUTH 88 FEET OF LOT 11, BLOCK 18, DIVISION 2,
THE FAIRHOPE SINGLE TAX CORPORATION, MB 1 PG 320-321

Section 37 T6S R2E	JPA Project #922-2024	258 Equity St Fairhope, AL 36532
Field work: MDB/BCT Drawn: MDB Checked: MDB/UKP	Date: 8/15/2024 This document supersedes any previously dated document.	



Does not reflect revised proposed setback request.





J Pierce and Associates LLC

Geospatial Consultants

16116 Old Ganey Road
Bay Minette, AL 36507
jacob@jpierceandassociates.com
matthew@jpierceandassociates.com
jpierceandassociates.com
251-508-5975

**DRAFT COMPARISON OF EXISTING & PROPOSED HOUSE
(PROPOSED SETBACKS)**

Section 37 T6S R2E	JPA Project #922-2024	258 Equity St Fairhope, AL 36532
Field work: MDB/BCT Drawn: MDB Checked: MDB/JKP		Date: 10/21/2024 This document supersedes any previously dated document

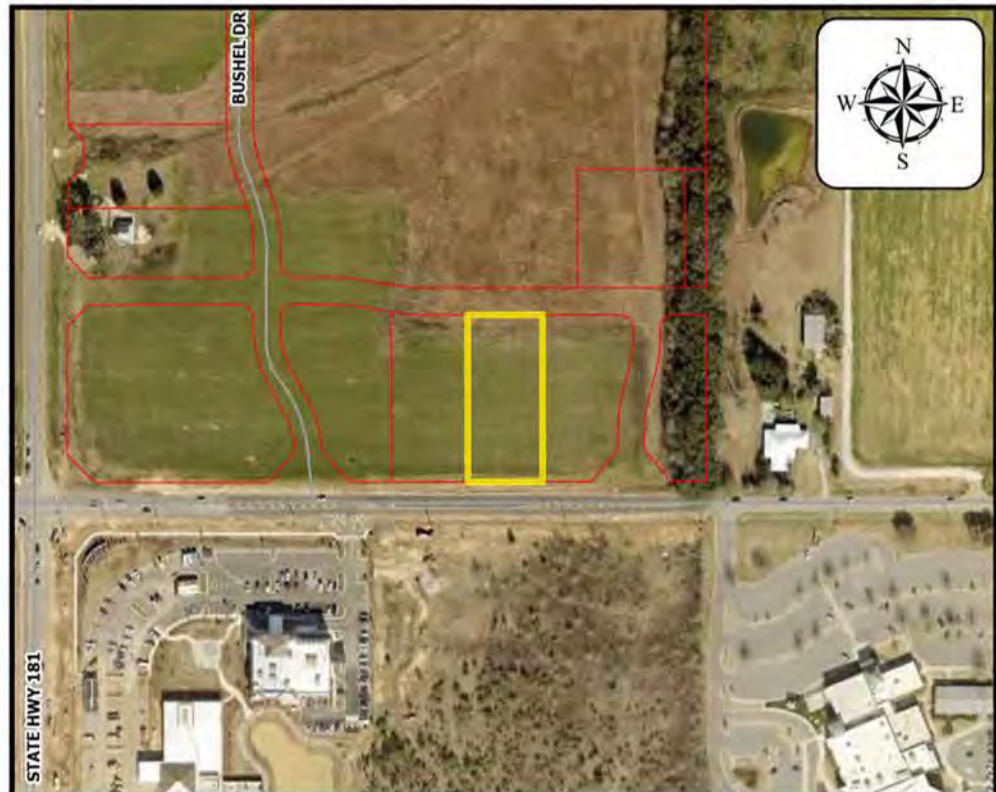
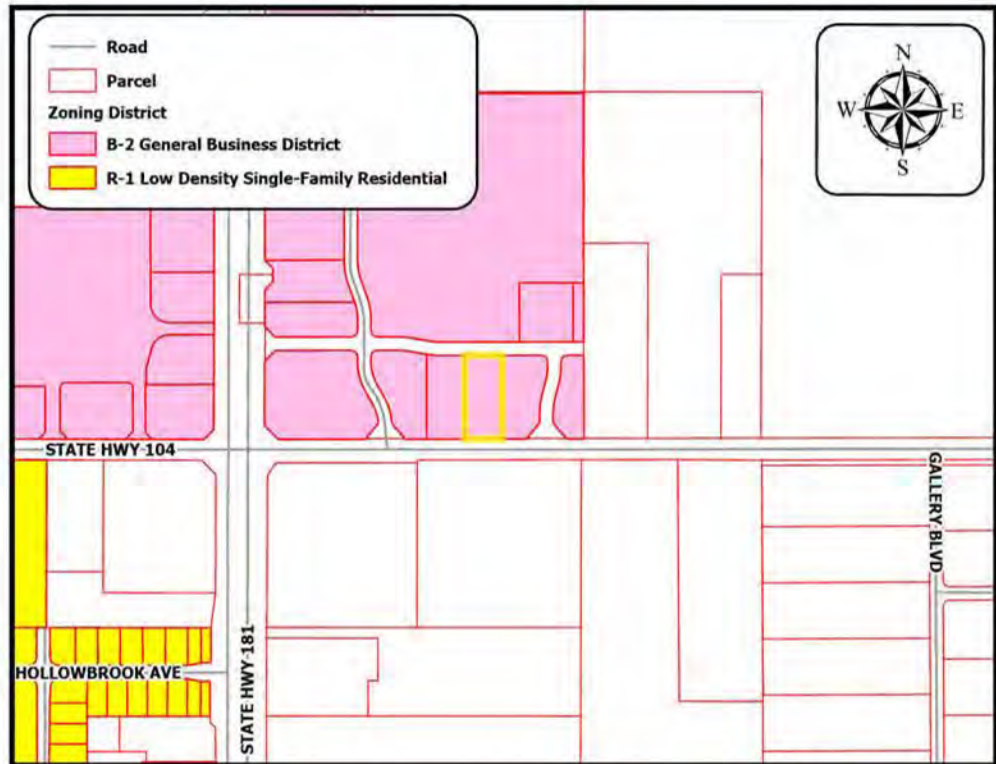
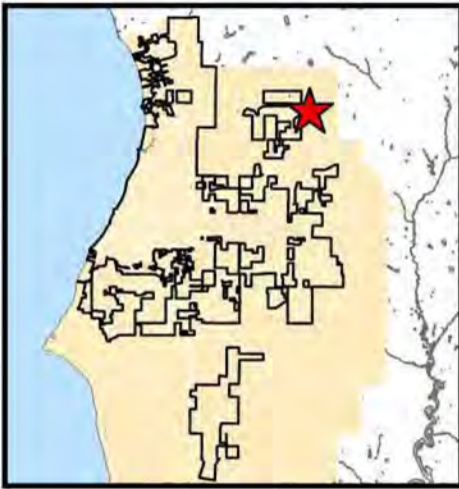
City of Fairhope

Board of Adjustments

December 16, 2024



BOA 24.18 - Harvey and Thomas Orthodontics



Project Name:

Harvey and Thomas Orthodontics

Site Data:

1.0 acres

Project Type:

Allow for a professional medical office

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

627499

General Location:

Northeast corner of Highway 181 and Highway 104

Surveyor of Record:

Benjamin Cummings

Engineer of Record:

Benjamin Cummings

Owner / Developer:

Fairhope 9 LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved

Prepared by:

Mike Jeffries



APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☒ Administrative Appeal ☐ Special Exception ☐ Variance

Property Owner / Leaseholder Information

Name: FAIRHOPE 9 LLC Phone Number: 254-479-9597
 Street Address: 58 MOBILE ST
 City: MOBILE State: AL Zip: 36607

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: Benjamin P Cummings Phone Number: 251-433-9600
 Street Address: One Houston St.
 City: Mobile State: AL Zip: 36606

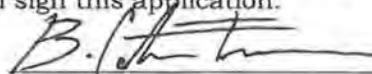
Site Plan with Existing Conditions Attached: YES NO
 Site Plan with Proposed Conditions Attached: YES NO
 Variance Request Information Complete: YES NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: YES NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

B. CARTER THOMAS FOR FAIRHOPE 9 LLC
 Property Owner/Leaseholder Printed Name


 Signature

NOV.11, 2024

Date

Fairhope Single Tax Corp. (If Applicable)



VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- | | | |
|--------------------------------------|------------------------------------|---|
| ☐ Too Narrow | ☐ Elevation | ☐ Soil |
| ☐ Too Small | ☐ Slope | ☐ Subsurface |
| ☐ Too Shallow | ☐ Shape | ☒ Other (specify) |

Describe the indicated conditions: The site is zoned B-2 (General Business) The proposed use is an orthodontist and dentist office. The planning staff states that this use is a "clinic". In all zones a clinic requires approval from the BOA. We are seeking approval to construct a clinic.

How do the above indicated characteristics preclude reasonable use of your land?
The proposed use is a clinic. According to the ordinance BOA approval is required in a B-2 zone.

What type of variance are you requesting (be as specific as possible)?
We are seeking approval to use the property as a clinic.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:

	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

BENJAMIN P. CUMMINGS (Agent)
Property Owner/Leaseholder Printed Name

[Signature]
Signature

Nov. 12, 2024
Date

Fairhope Single Tax Corp. (If Applicable)

November 11, 2024

To Whom It May Concern,

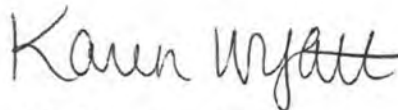
I am authorizing Ben Cummings with Cummings Architecture to act as my agent for the submission of the application and representation to the Board of Adjustments.

If you have any questions or need further documentation please let me know.

Thank you,



B. Carter Thomas, DMD



My Commission Expires
November 16, 2025

Summary of Request:

The applicant Fairhope 9, LLC is requesting a Special Exception to allow Harvey and Thomas Orthodontics (Dental and Orthodontics Office) on lot 9 of the Encounter Subdivision located at the northeast corner of HWY 181 and HWY 104. The property is zoned B-2 General Business District, and the requested clinic use is permitted only on appeal and subject to special conditions.

Comments:

The City of Fairhope Zoning Ordinance defines a Special Exception as follows:

Special Exception: Permission granted by the Board of Adjustment for a use indicated in this ordinance as a use limited to a special exception procedure, subject to conditions specified in this ordinance and any conditions the Board deems necessary to ensure that community interests are furthered by permission of the use.

The review criteria for a use appeal is as follows:

Article II. Section C.e(2)

Any other application to the Board shall be reviewed under the following criteria and relief granted only upon the concurring vote of four Board members:

(a) Compliance with the Comprehensive Plan:

Response: Complies

(b) Compliance with any other approved planning document;

Response: Complies

(c) Compliance with the standards, goals, and intent of this ordinance;

Response: Complies

(d) The character of the surrounding property, including any pending development activity;

Response: The adjacent lots are yet to be determined.

(e) Adequacy of public infrastructure to support the proposed development;

Response: No issues noted.

(f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: No issues noted. The site utilizes an existing drainage system.

(g) Compliance with other laws and regulations of the City;

Response: No issues noted.

(h) Compliance with other applicable laws and regulations of other jurisdictions;

Response: No issues noted.

(i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;

Response: No issues noted.

(j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Response: No issues noted.

(k) Overall benefit to the community;

Response: The use proposed will provide a medical clinic service for the community.

(l) Compliance with sound planning principles;

Response: No issues noted.

(m) Compliance with the terms and conditions of any zoning approval; and

Response: No issues noted.

(n) Any other matter relating to the health, safety, and welfare of the community.

Response: No issues noted.

Staff Recommendation:

Staff recommends **APPROVAL** of the appeal for clinic use for the site known as Harvey and Thomas Orthodontics.



November 11, 2024

City of Fairhope
Board of Adjustments

Re: **NARRATIVE for Administrative Appeal**

Members of the Board of Adjustments:

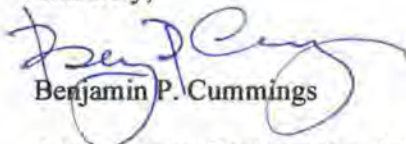
Dr. Carter Thomas and Dr. Kimi Butts have purchased Lot 9 in the Encounter Development at Highways 181 and 104. Doctors Thomas and Butts intend to construct a new single-story structure on the property that will contain two practices. One practice is the orthodontics office of Harvey & Thomas and the other practice is a pediatric dentist office. The lot is zoned B-2 (General Business) and the surrounding lots are zoned the same. According to Michelle Melton, a Fairhope planning staff member, the proposed use is a clinic. Table 3-1 (Use Table) of the Fairhope Zoning Office states that a clinic is permitted only on appeal and is subject to special conditions. The owners are seeking permission to construct a building for their business on this property.

The proposed use is an orthodontist's office and pediatric dentists' office, a professional medical office. The hours of operation are regular daylight business office weekday hours. The practices will serve the dental needs of the families in the area. The proposed use is compatible with the other uses allowed in a B-2 zone.

This will be the third new Harvey & Thomas structure constructed in recent years. One building is located in West Mobile and the other in Saraland. Both structures are handsome designs. This proposed structure at the Encounter Development will be of a similar design to the other two buildings. It is the opinion of the architect the design of the building is in keeping with the character of the architecture in Fairhope. Images of the other two structures are attached to this letter.

I ask that the Board of Adjustments grant approval for the orthodontist and dentist use at this location. The use will serve the needs of the community and is compatible with others uses allowed in the B-2 zone. The dental offices will be quiet and not offensive to the community. And the structure will be architecturally compatible to other structures in Fairhope. Please grant this approval.

Sincerely,



Benjamin P. Cummings

Attachments: Photographs of two other Harvey & Thomas offices.



CUMMINGS
ARCHITECTURE
CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

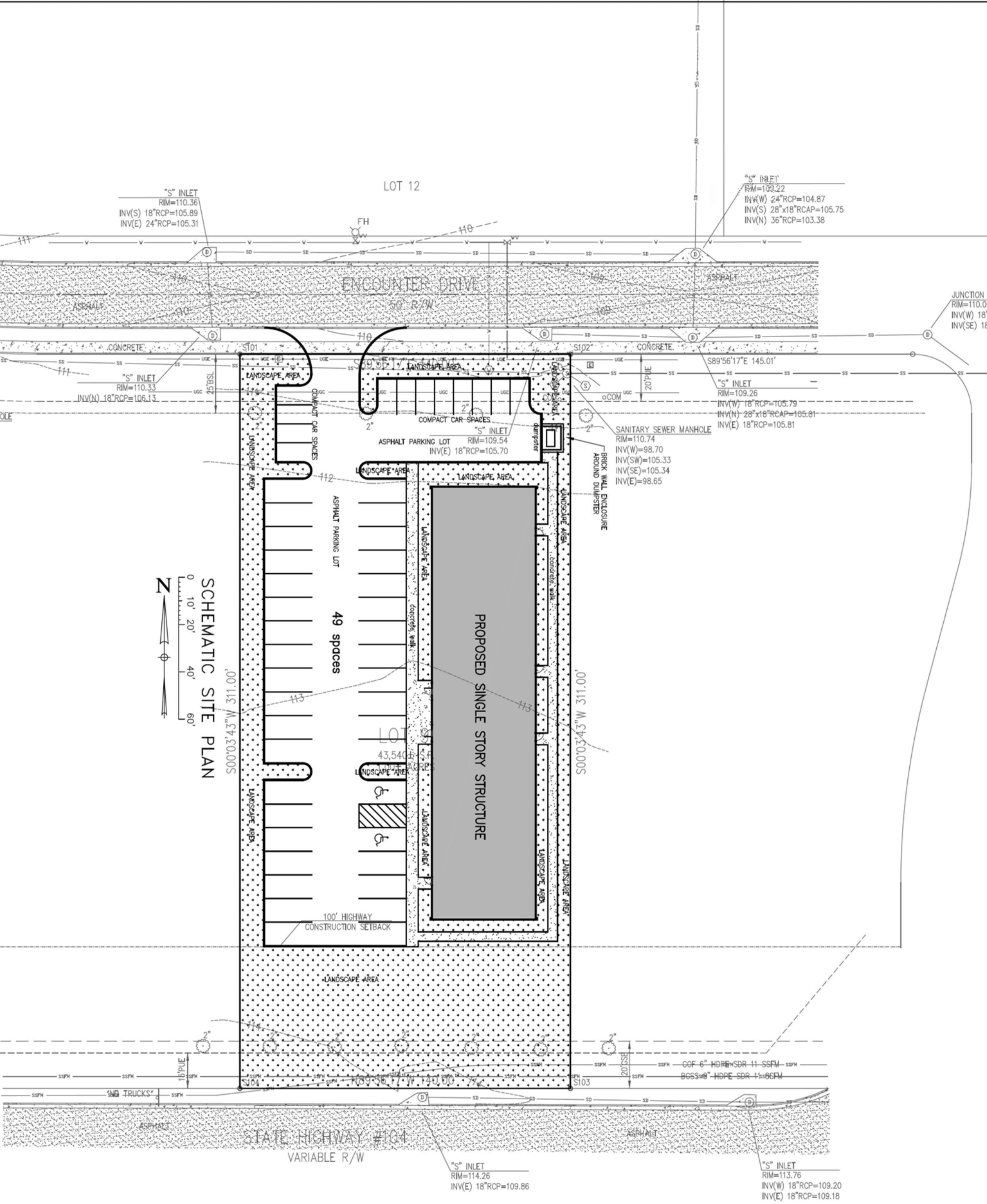
DRAFT
NOT FOR CONSTRUCTION
DRAFT

A NEW ORTHODONTICS OFFICE
Harvey & Thomas Orthodontics
Fairhope, Alabama

THIS DRAWING AND ITS
REPRODUCTIONS ARE THE
PROPERTY OF THE
ARCHITECT AND MAY NOT
BE REPRODUCED
PUBLISHED OR USED IN
ANY MANNER WITHOUT THE
PERMISSION OF THE
ARCHITECT.

REVISIONS
MARK DATE

SHEET NAME
SITE
PLAN
- SCHEMATIC
PROJECT NO. 2023-34
DATE 2024
SHEET NO.



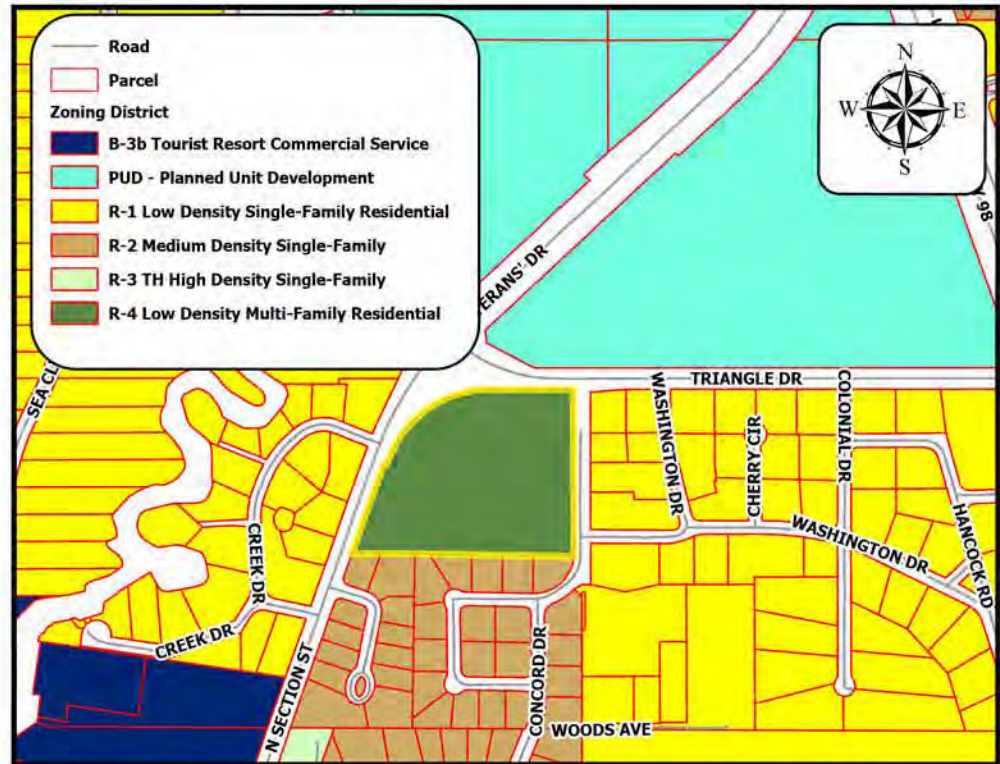
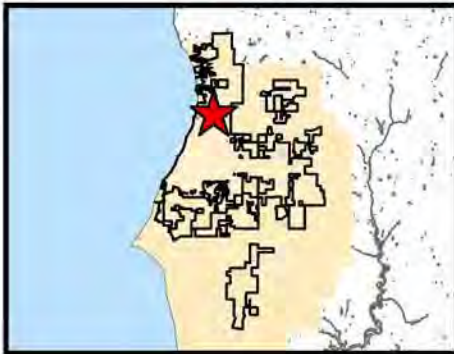
City of Fairhope

Board of Adjustments

December 16, 2024



BOA 24.19 - Protestant Episcopal Church of the Central Gulf Coast (St James)



Project Name:

Protestant Episcopal Church of the Central Gulf Coast (St James)

Site Data:

9.58 acres

Project Type:

To allow for alterations to an existing church

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-4 Low Density Multi-Family Residential District

PPIN Number:

1090

General Location:

Southeast of the intersection of Triangle and Veterans/Section

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

Protestant Episcopal Church in the Diocese of the Central Gulf Coast

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name

CITY OF FAIRHOPE

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



BOARD OF ADJUSTMENTS & APPEALS APPLICATION



BOARD OF ADJUSTMENTS (BOA) APPLICATION

Authority: The City of Fairhope is authorized under the Code of Alabama, 1975 to create and establish a Board of Adjustment whose duties are quasi-judicial.

Public Notice: All BOA 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.

The BOA must conduct public hearings in conjunction with all applications. At the time of the BOA meeting all interested persons will be given the opportunity to speak either pro or con for the proposal.

BOA Functions: The BOA performs several functions: 1) hear and decides appeals from a decision made by an administrative official of the City of Fairhope; 2) hear and decide on granting special exceptions as permitted in the Zoning Ordinance, and; 3) authorize on appeal in specific cases variances to the regulations established in the Zoning Ordinance.

Decision and Voting: The BOA is a 5 member Board. The Board will conduct a public hearing and consider the request of the applicant. The Board has three (3) options: 1) approve the request; 2) deny the request; table the request.

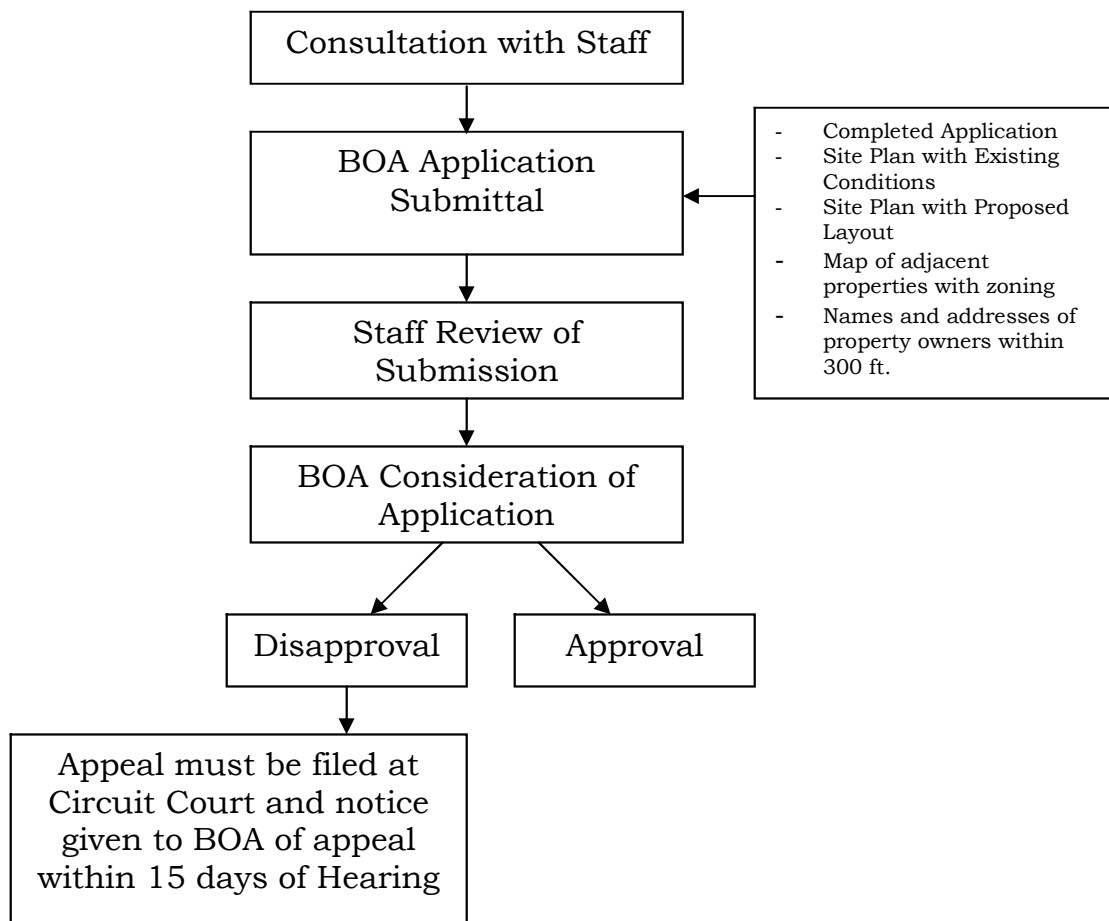
Approval of the request requires 4 of the 5 members of the BOA to vote in favor. A simple majority does not pass.

BOA Application Submission: The BOA 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 BOA 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 (refer to the attached schedule for dates and times)



BOARD OF ADJUSTMENTS (BOA) FLOW CHART





APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☒ Special Exception ☐ Variance

Property Owner / Leaseholder Information			
Name:	Protestant Episcopal Church in the Diocese of the Central Gulf Coast	Phone Number:	251-928-2912
Street Address:	860 N. Section St		
City:	Fairhope	State:	AL Zip: 36532

Applicant / Agent Information			
If different from above. Notarized letter from property owner is required if an agent is used for representation.			
Name:	SE Civil, LLC	Phone Number:	251-990-6566
Street Address:	9969 Windmill Rd		
City:	Fairhope	State:	AL Zip: 36532

Site Plan with Existing Conditions Attached: YES NO

Site Plan with Proposed Conditions Attached: YES NO

Variance Request Information Complete: YES NO

Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached: YES NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Rev. Dennis F. Freeman Jr.
Property Owner/Leaseholder Printed Name

[Signature]
Signature

11/6/2024
Date

Fairhope Single Tax Corp. (If Applicable)

What characteristics of the property prevent / preclude its development?:

☐ Too Narrow

☐ Elevation

Soil

☐ Too Small

☐ Slope

☐ Subsurface

☐ Too Shallow

Shape

☒ Other (specify)

Describe the indicated conditions: Appeal and subject to special conditions

How do the above indicated characteristics preclude reasonable use of your land?

Special Exception for the proposed building and parking lot expansion to the base facilities located at St. James Episcopal Church in Fairhope, AL.

What type of variance are you requesting (be as specific as possible)?

Special Exception for the proposed building and parking lot expansion to the base facilities located at St. James Episcopal Church in Fairhope, AL.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$ \$520	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Rev. Denson F. Freeman, Jr.
Property Owner/Leaseholder Printed Name

Signature _____

Date _____

Fairhope Single Tax Corp. (If Applicable)



CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Board of Adjustments & Appeals 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 Colton Chapman, (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 Board of Adjustments & Appeals.

Colton Chapman
Signature of Applicant or Authorized Agent

11/12/24
Date of Application

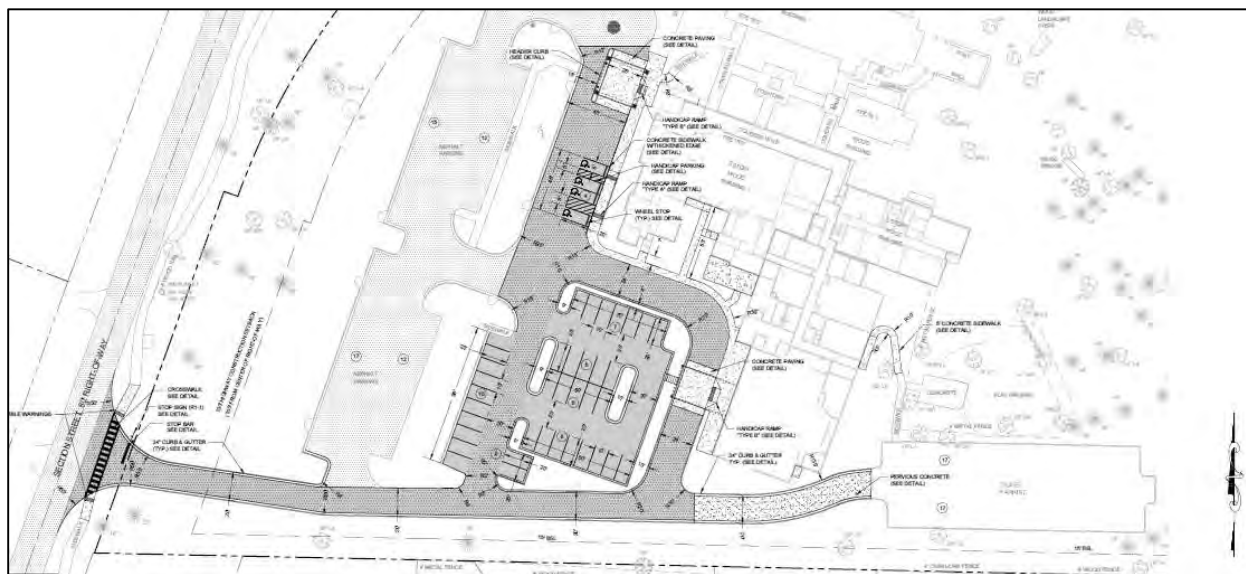
Summary of Request:

Currently, a church or *Place of Worship*, per the Zoning Ordinance, is not indicated as a use allowed by right; a use allowed subject to special conditions; nor a use allowed on appeal to the board of adjustments as defined in *Table 3-1: Use Table*. Consequently, and as set by historical precedent, the proposed use is brought to the board as a “use not provided for.”

The subject property is 9.6 acres located at 860 N. Section Street and is zoned R-4 - Low Density Multi-Family Residential District. The property is currently used by the Protestant Episcopal Church in the Diocese of the Central Gulf Coast (b/k/a St. James Episcopal Church & School). SE Civil, LLC is the authorized agent. Applicant is requesting to add parking and sidewalks; improve and/or demolish existing parking areas; and create access off N. Section Street in a two (2) phase project. A 3rd phase concerns a proposed multipurpose building that will take the place of existing parking on the site.

Some improvements are associated with expansion of school classrooms, but schools are a use allowed 'by right' for the zoning district of the Subject Property and not the subject of review under this case. This case is NOT creating connectivity to Colonial Acres via Washington Drive, Colonial Drive, nor the unopened ROW of Bon Secour Ave.

Site Plan



Comments:

The Board of Adjustments is authorized to grant relief for a use not provided for through Article II.A.4.d(4) which says the following:

d. Duties and Powers: The Board shall have the following duties and powers:

(4) Whenever, in any district established under this ordinance, a use is neither specifically permitted or denied and an application is made by a property owner to the Director of Planning and Building for use, the Director shall refer the application to the board of adjustment which shall have the authority to permit the use or deny the use. The use may be permitted if it is similar to and compatible with permitted uses in the district and in no way is in conflict with the general purpose and intent of this ordinance.

Analysis and Recommendation:

Any other application to the Board shall be reviewed under the following criteria and relief granted only upon the concurring vote of four Board members:

- (a) Compliance with the Comprehensive Plan; *Meets*
- (b) Compliance with any other approved planning document; *The property is zoned R-4; thus, the Tree and Landscape Ordinance is applicable, including Section 20.5-6 regarding removal of heritage trees. The plans include proposed removal of heritage trees that must be approved by the City Horticulturist or Tree Committee.*
- (c) Compliance with the standards, goals, and intent of this ordinance; *Meets*
- (d) The character of the surrounding property, including any pending development activity; *Meets. The improvements are well contained within the site and should not affect the character of the surrounding property.*
- (e) Adequacy of public infrastructure to support the proposed development; *Meets. Existing infrastructure on site.*
- (f) Impacts on natural resources, including existing conditions and ongoing post-development conditions; *There are proposed plans to remove heritage trees, which require permission from the City. Landscape plans were submitted. The landscape plans can be improved by adding screening of the parking area(s) from N. Section Street with the required plantings.*
- (g) Compliance with other laws and regulations of the City; *Meets.*
- (h) Compliance with other applicable laws and regulations of other jurisdictions; *Meets.*
- (i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; *None anticipated.*
- (j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values. *None anticipated. Connecting the Church to roads in Colonial Acres is not part of the project nor is it Applicant's intent to do so.*
- (k) Overall benefit to the community; *Meets*
- (l) Compliance with sound planning principles; *Meets*
- (m) Compliance with the terms and conditions of any zoning approval; *Meets.*
and
- (n) Any other matter relating to the health, safety, and welfare of the community. *Meets.*

Staff has reviewed the above criteria and this application meets the standard requirements for approval, which is limited to minor additions to a *Place of Worship*. Plans associated with the school addition will be further reviewed with the associated Building Permit(s).

Staff Recommendation:

Staff Recommends **Approval** of case BOA 24.19 to allow expansion to St. James Episcopal Church.

PROPOSED SITE IMPROVEMENT PLANS

for

St. James Episcopal Church

860 N. Section Street
Fairhope, Alabama

CONTACTS

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

PUBLIC WORKS
CITY OF FAIRHOPE
MR. GEORGE LADD
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

GAS DEPARTMENT
CITY OF FAIRHOPE
MR. WES BOYETT
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

ELECTRICAL DEPARTMENT
CITY OF FAIRHOPE
MR. BEN PATTERSON
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

WATER & SEWER DEPARTMENT
CITY OF FAIRHOPE
MR. DARYL MOREFIELD
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003



VICINITY MAP
1 INCH = 1 MILE

PROPERTY IS LOCATED IN THE WILLIAM PATTERSON GRANT SECTION
8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

TABLE OF CONTENTS

	COVER
	BOUNDARY & TOPOGRAPHIC SURVEY
	DEMOLITION PLAN
	GENERAL NOTES
	SITE PLAN
	GRADING & DRAINAGE PLAN
	EROSION & SEDIMENT CONTROL PLAN
	UTILITY PLAN
	STORM SEWER PROFILES
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
	OVERALL LANDSCAPE PLAN
	LANDSCAPE PLAN
	LANDSCAPE PLAN
	LANDSCAPE PLAN
	LANDSCAPE DETAILS

REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	11/12/24	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL



PRELIMINARY



THESE MAY BE CORRECTED ON OBSERVED HEIGHTS, ELEVATIONS, NIGHT-IF-WAYS, OR OTHER INSTRUMENT WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.

THE LINES BETWEEN THE 15-TOWNSHIP AND NIGHT-IF-WAYS OF THE TOWNSHIP OF ALABAMA ARE ONLY LINES WHICH WERE NOT SURVEYED. NIGHT-IF-WAY MINISTRATION IS ALSO SHOWN.

SURVEY WAS CONDUCTED ON JANUARY 1 - FEBRUARY 2004, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.

THE ELEVATION SHOWN FOR HEIGEN WERE "HIGHER" FROM A 1411 FEET TO 1410 FEET, AND ARE BASED ON STATE LANE (ALABAMA) ZONE USING GPS OBSERVATIONS.

ELEVATIONS SHOWN HEIGEN ARE RELATED TO MEAN SEA LEVEL, BASED ON 1988 DATUM.

THE UTILITY INFORMATION SHOWN HEIGEN WAS OBTAINED BY SURVEYING AND LIFTING THE METER ABOVE GROUND. UTILITY FEATURES EXAMINED WITH THE ELECTRICAL CODE, WATERWORKS BY OTHERS.

THE ABOVE STUDY BUILDING INFORMATION OF ROADWAY OWNERS ARE HEIGEN HEIGEN.

BUILDING SETBACKS SHOWN HEIGEN ARE BASED ON THE CURRENT ZONING OF 15-TOWNSHIP MULTI-FAMILY IN THE CITY OF FAIRHOPE.

THE MAP HAS BEEN CORRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA STATE FOR CONVEYANCE OF THE STATE OF ALABAMA EFFECTIVE JANUARY 1, 2004.

[illegible]

PROPERTY LOC IN FLOOD ZONE Y (UNSHADED) AS SCALE FROM FLOOD INSURANCE
RATE MAP NUMBER 010000042M, COMMUNITY NUMBER 01000, PANEL 9587, 3 OF 1
DWG. NO. REVISED DATE APRIL 19, 2014

1 INCH = 1 MILE

[illegible]

TO THE: WITH

DESCRIPTION COMPOSED FROM VERGATE RECORDS AND A FIELD SURVEY.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ALABAMA
LICENSED
SURVEYOR

02-06-2024
DAVID E. DIEHL
SURVEYOR
NO. 28014
PROFESSIONAL
LAND

SAINT JAMES EPISCOPAL CHURCH
THE PROTESTANT EPISCOPAL CHURCH IN THE
DIOCESE OF THE CENTRAL GULF COAST, INC.

O:\Project\2023\11-ST. JAMES CHURCH\Surveying\2023\11.dwg, 2/7/2024 8:58:13 AM

DEMOLITION NOTES

1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR DRIVE ENTRANCES AND SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
5. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
6. INSTALL PERIMETER SEDIMENT BARRIERS AND TREE PROTECTION PRIOR TO DEMOLITION. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN FOR DETAILS.
7. MAKE SAWCUTS AT AREAS WHERE PAVING IS TO REMAIN. CURBING SHOULD BE REMOVED TO AN EXISTING JOINT.

TREE REMOVAL LEGEND

REMOVAL X
TREE PROTECTION FENCE TP

TREE REMOVAL

TYPE	QTY
18" PINE	1
22" PINE	1
24" PINE	1
23" OAK	1
24" OAK	3
24" CREPE MYRTLE	1

DEMOLITION LEGEND

PIPE REMOVAL
REMOVAL - ASPHALT/CONCRETE/GRAVEL
ASPHALT SAWCUT

DEMOLITION SYMBOLS

- 1 REMOVE PAVING AND BASE MATERIAL IN THE EXISTING DRIVEWAY
- 2 REMOVE LIGHT POLE AND CONDUIT BASE MATERIAL
- 3 REMOVE STRUCTURE AND ASSOCIATED PIPE

NOTE:
TREE BARRICADE SHALL BE IN PLACE AT THE OUTER EDGE OF THE DRIP LINE OF THE TREE PRIOR TO ANY LANDSCAPE DISTURBANCE.

TREE PROTECTION FENCING SHALL BE INSTALLED 20' FROM TRUNKS OF TREES LARGER THAN 20" DBH AND 10' FROM TRUNKS OF TREES UNDER 20" DBH.

TREE PROTECTION FENCE: CHAINLINK FENCE, STEEL "T" POSTS INSTALLED AT 8' O.C.

PROVIDE AN 8.5' X 11" LAMINATED SIGN STATING "KEEP OUT TREE PROTECTION ZONE" SPACED EVERY 50 FEET ALONG THE FENCE

TREE BARRICADE

SCALE: NTS



DEMOLITION PLAN

St. James Episcopal Church



JOB No. 20231311
DATE 11/12/24
DRAWN GJC
SCALE 1"=30'

SHEET
D01



Know what's below.
Call before you dig.

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
3. ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
8. REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
9. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
10. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
11. HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
12. THIS SITE IS ZONED R-4.
13. TOTAL SITE ACREAGE = ±2.58 ACRES.
14. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
15. ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
17. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
18. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
19. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
20. ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
21. ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
22. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
23. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
24. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
25. PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
26. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
27. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
28. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
29. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
30. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR & RAMP DETAILS.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
4. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
5. STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS.
HOPE, ADS N12 PIPE PER SPECIFICATIONS.
PVC, SCH. 40 PIPE PER SPECIFICATIONS.
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
6. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
9. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX = RIM; THE TOP MOST PART OF THE RIM AND COVER CASTING.
10. FIRM NO. 01003C0842M EFFECTIVE DATE APRIL 19, 2018, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X (UNSHADED).
11. UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
12. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
13. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
14. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
15. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
16. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
17. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
18. PIPE LENGTHS SHOWN ARE LINEAR DISTANCES BETWEEN CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF PIPE NEEDED FOR THE JOB, BASED ON SLOPE LENGTH AND WHOLE STANDARD PIPE SECTIONS.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
20. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
21. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
22. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
23. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
24. REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE
25. TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
26. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
27. CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE OUTLET CONTROL STRUCTURE AND STORM SYSTEM.
28. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT LARRY SMITH, PE 251-990-8506.
3. AREA TO BE DISTURBED = 1.15 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
25. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
26. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
27. EXISTING TREES, TO BE SAVED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
28. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
29. CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
30. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
31. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

CONSTRUCTION SEQUENCE - PHASE 1

1. INSTALL TREE PROTECTION FENCING PER TREE PROTECTION ORDINANCE.
2. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS AND CONSTRUCTION EXIT.
3. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
4. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
5. REQUEST BMP & TREE PROTECTION INSPECTION PRIOR TO CLEARING.
6. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. INSTALL STORM SYSTEM AND UTILITIES.
3. CONSTRUCT BUILDING AND INSTALL CURBING AND STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY BUILDINGS & PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

1. INSTALL PAVING AND FINAL LANDSCAPING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED, REMOVE BMP'S AND TREE PROTECTION.
4. STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

USDA SOIL SURVEY CLASSIFICATIONS

EUB - WADLEY LOAMY FINE SAND, 0 TO 5 PERCENT SLOPES
EUD - WADLEY-HEDEL, COMPLEX FINE SAND, 5 TO 15 PERCENT SLOPES
LUC - LAKELAND LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES
OD2 - ORANGEBURG FINE SANDY LOAM, 8 TO 12 PERCENT SLOPES, ERODED
RUB - RUSTON FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATINGS OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
14. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
15. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.

REVISION	DATE



GENERAL NOTES

St. James Episcopal Church
Scenic Street
Fairhope, Alabama



JOB No. 20131311	DATE 11/12/24
DRAWN CHC	SCALE N.T.S.
SHEET C01	

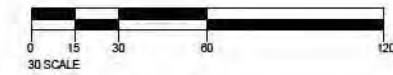


LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	417,305 SF = 9.58 ACRES	-
BUILDING AREA	36,590 SF = 0.84 ACRES	8.77%
IMPERVIOUS PAVING	78,882 SF = 1.81 ACRES	18.90%
PERVIOUS PAVING	2,170 SF = 0.05 ACRES	0.52%
GRASSED/LANDSCAPED AREA	290,663 SF = 6.68 ACRES	71.81%

PARKING DATA	
PARKING REQUIREMENT	SPACES
WEEK USE: OFFICE (4,000 SF) 0 - 400 SF - 4 SPACES 400 - 5,000 SF - 1 SPACE PER 400 SF	4 SPACES 9 SPACES
CIVIC USE - GYM (5,140 SF) 1 SPACE PER 500 SF	11 SPACES
SCHOOL CLASSROOMS (8 CLASSROOMS) 1 SPACE FOR EACH 4 SEATS (152 SEATS)	38 SPACES
WEEKEND USE: SANCTUARY & CHAPEL (480 SEATS, 7,755 SF) - 1 SPACE PER 4 SEATS OR 1 SPACE PER 200 SF	120 OR 39
CLASSROOM (4 CLASSROOMS) 1 SPACE FOR EACH 4 SEATS (76 SEATS)	19 SPACES
*PARKING REQUIREMENT - PARKING REQUIRED BY GREATEST USE WHEN THERE ARE SIGNIFICANT DIFFERENT HOURS OF OPERATION FOR MULTIPLE USES	
TOTAL REQUIRED =	139
TOTAL PROVIDED =	151

SITE ANALYSIS		
SITE ACREAGE #9.58 AC (417,305 SF)	BUILDING HEIGHT 21 FT	BUILDING (UNDER ROOF) 36,590 SF
REQUIRED PARKING 139 SPACES (SEE PARKING DATA)	PROVIDED PARKING 151 SPACES	
JURISDICTION CITY OF FAIRHOPE	ZONING R-4	
IMPERVIOUS AREA 2.85 AC (27.67%)	PERVIOUS AREA 6.93 AC (72.33%)	
BUILDING SETBACKS: FRONT YARD: SIDE YARD: REAR YARD:	REQUIRED: 30 FT 10 FT 35 FT	
MAXIMUM BUILDING HEIGHT:	30'	
MAX. GROUND COVERAGE RATIO:	30%	

SITE PLAN LEGEND		
EXISTING		PROPOSED
	TRAFFIC CONTROL ARROW	
	CURB & GUTTER	
	HEADER CURB	
	RIBBON CURB	
	PARKING QUANTITY	
	ACCESSIBLE PARKING SPACE	
	PERVIOUS CONCRETE PAVING	
	CONCRETE PAVING	
	MEDIUM DUTY ASPHALT PAVING	
	HEAVY DUTY ASPHALT PAVING	
X" SYSL - X" WIDE SINGLE YELLOW SOLID LINE X" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE X" SWSL - X" WIDE SINGLE WHITE SOLID LINE		



REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36525
251-976-5800

SITE PLAN

St. James Episcopal Church
Section Street
Fairhope, Alabama

JOB No.
20231311

DATE
11/12/24

DRAWN
CHC

SCALE
1"=30'

SHEET
C02



REVISION

DATE



GRADING & DRAINAGE PLAN

St. James Episcopal Church
Section Street
Fairhope, Alabama



JOB No. 20231311 DATE 11/12/24

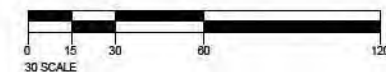
DRAWN CHC SCALE 1"=30'

SHEET

C03

GRADING & DRAINAGE PLAN LEGEND

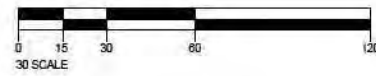
EXISTING		PROPOSED
	STORM SEWER PIPING	
	JUNCTION BOX (JB)	
	DROP INLET (DI)	
	WEIR INLET (WI)	
	TYPE "S" 1-WING INLET (SWCB)	
	TYPE "S" 2-WING INLET (DWCB)	
	MITERED END SECTION (MES)	
	CONTOURS	
	SPOT ELEVATION	





EROSION CONTROL PRACTICES

CODE	PRACTICE
CEP	CONSTRUCTION EXIT PAD
SB	SEDIMENT BARRIER
FIP	FABRIC DROP INLET PROTECTION
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
CIP	CURB INLET PROTECTION
W	WATTLE



REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairfax, VA 22031
Tel: 703.946.8888

EROSION & SEDIMENT CONTROL PLAN

St. James Episcopal Church
Section Street
Fairfax, Virginia

JOB No. 20231311

DATE 11/12/24

DRAWN CHC

SCALE 1"=30'

SHEET

C04



UTILITY PLAN LEGEND			
EXISTING		PROPOSED	
	GAS		GAS
	WATER		WATER
	OVERHEAD POWER		OVERHEAD POWER
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	SANITARY SEWER FORCE MAIN		SANITARY SEWER FORCE MAIN
	THRUST BLOCK		THRUST BLOCK
	FIRE HYDRANT ASSEMBLY		FIRE HYDRANT ASSEMBLY
	GRINDER PUMP		GRINDER PUMP
	POST INDICATOR VALVE		POST INDICATOR VALVE
	VALVE		VALVE
	WATER METER		WATER METER
	CLEAN OUT		CLEAN OUT
	REMOTE FDC		REMOTE FDC



REVISION	DATE



UTILITY PLAN

St. James Episcopal Church
Section Street
Fairhope, Alabama



JOB No. 20231311	DATE 11/12/24
DRAWN CHC	SCALE 1"=30'

SHEET
C05

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:
PERIMETER REQUIREMENTS:
Road Frontage Feet = 1180.4/30' = 39 Trees in First 25' regardless of tree credits.
Remaining Perimeter Feet = 1468.7/30' = 49 Trees
Parking Requirements (1 Tree/12 Spaces) = 132 Spaces/12 = 11 Trees

Total Existing Tree Credits = 49 Frontage & +/-5 Acres Heavily Wooded for Perimeter & 13 for Parking.

Total Trees Required = 0 Frontage (Overstory) & 0 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

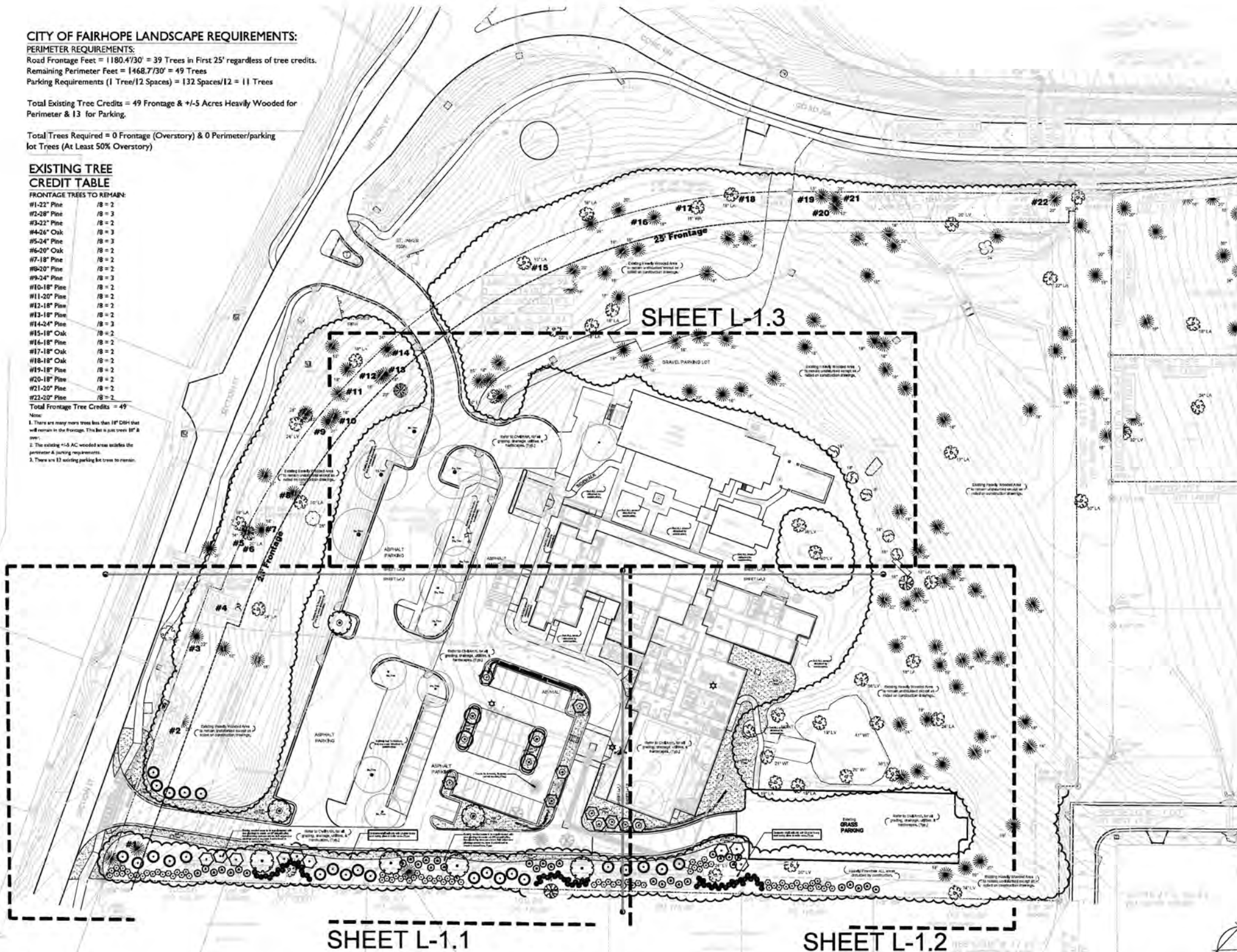
FRONTAGE TREES TO REMAIN:

#1-22" Pine	/8 = 2
#2-28" Pine	/8 = 3
#3-22" Pine	/8 = 2
#4-26" Oak	/8 = 3
#5-24" Pine	/8 = 3
#6-20" Oak	/8 = 2
#7-18" Pine	/8 = 2
#8-20" Pine	/8 = 2
#9-24" Pine	/8 = 3
#10-18" Pine	/8 = 2
#11-20" Pine	/8 = 2
#12-18" Pine	/8 = 2
#13-18" Pine	/8 = 2
#14-24" Pine	/8 = 3
#15-18" Oak	/8 = 2
#16-18" Pine	/8 = 2
#17-18" Oak	/8 = 2
#18-18" Oak	/8 = 2
#19-18" Pine	/8 = 2
#20-18" Pine	/8 = 2
#21-20" Pine	/8 = 2
#22-20" Pine	/8 = 2

Total Frontage Tree Credits = 49

- Notes:
1. There are many more trees than 18" DBH that will remain in the Frontage. This list is just trees 18" & over.
 2. The existing +/-5 AC wooded area satisfies the perimeter & parking requirements.
 3. There are 13 existing parking lot trees to remain.

- NOTES:
1. BASE SURVEY PROVIDED BY SE CIVIL ENGINEERING & SURVEYING.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO ARCH / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE & HARDSCAPE.



Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251-454-3500
espalierdesign.com

Copyright: This drawing and its contents are the property of Espalier, LLC and may not be copied or used in any way without written permission from Espalier.

ST. JAMES EPISCOPAL
860 North Section St.
Fairhope, AL



ISSUED/REVISED
50% DD Pricing 10/25/24
Revised 11/12/24

OVERALL
LANDSCAPE
PLAN

DESIGNED BY
JC
CHECKED BY
JC
PROJECT NO.
2219
DATE
12/1/22

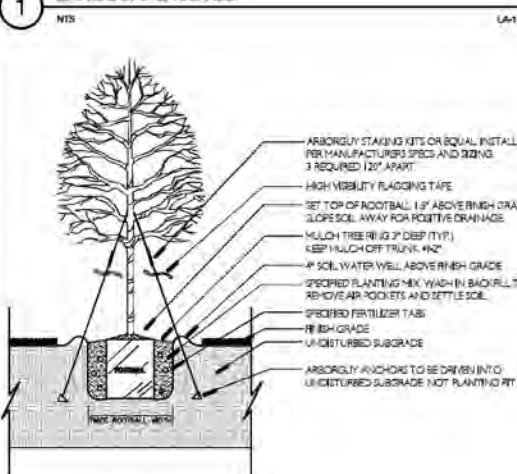
THE NAME
BAUGLIA
#007

L-1.0

LANDSCAPE NOTES

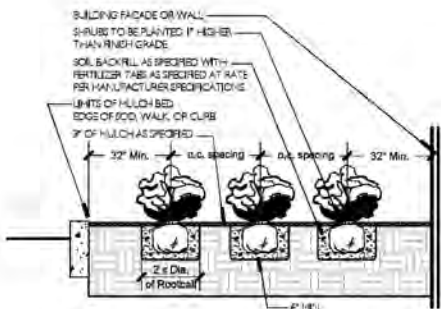
1. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
2. Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
3. Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
4. Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
5. Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architect's attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
6. The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
7. Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
8. Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to FGA or ARS guidelines if applicable.
9. All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
10. Topsoil shall be sandy/loam neutral, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
11. Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
12. The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
13. Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
14. Quantities shown on plant list are for convenience only.
15. All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Soil beds smooth and top dress with 2" min. of ground pinebark prior to planting.
16. All trees and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
17. All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufacturers recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufacturers recommendations prior to mulching.
18. All beds shall receive pre-emergent herbicide or equal.
19. Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
20. All bed lines shall have 3" V-shaped trenches. See detail.
21. All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
22. All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
23. All trees shall be staked with arbor guy (or equal) tree stakes per manufacturers recommendations.
24. All disturbed areas shall be irrigated and sodded.
25. Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
26. Brown or defoliated plants shall be removed and replaced immediately.
27. All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
28. No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

1 LANDSCAPE NOTES



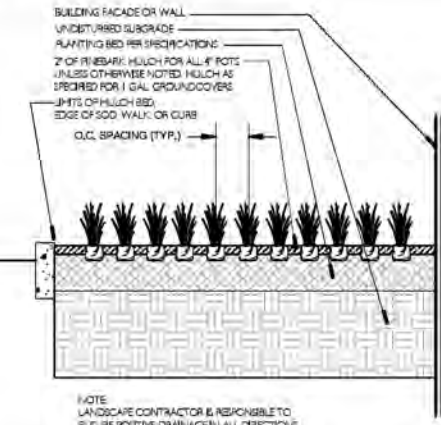
2 TREE PLANTING

N.T.S. LA-01



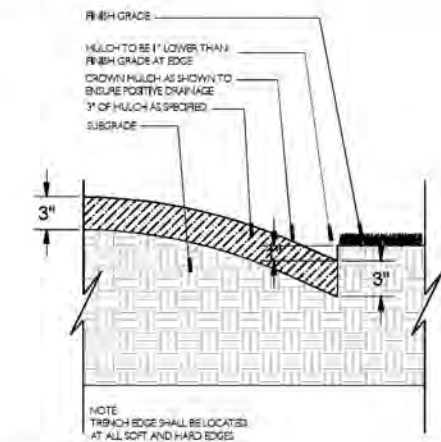
3 SHRUB PLANTING DETAIL

N.T.S. LA-02



4 GROUNDCOVER PLANTING DETAIL

N.T.S. LA-03



5 TRENCH BED EDGE

N.T.S. LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	GALIPER	HEIGHT	DETAIL	REMARKS
TREES								
	19	Ilex x attenuata 'Eagleston'	Eagleston Holly	30 gal	1 1/2\" Cal. Min.	10' Ht. Min.		Cherrylake Nursery
	4	Lagerstroemia x 'Muskegon'	Lavender Crape Myrtle	30 gal	1\" Per Cal. Min.	10' Ht. Min.		Trees Shall Meet Size Specifications Regardless of Container Size.
	25	Magnolia grandiflora 'Bracken Brown Beauty'	Bracken's Magnolia	30 gal	2\" Cal. Min.	12' Ht. Min.		Cherrylake Nursery
	7	Quercus virginiana	Live Oak	30 gal	2\" Cal. Min.	10' Ht. Min.		Trees Shall Meet Size Specifications Regardless of Container Size.
SHRUBS								
	76	Ilex cornuta 'Patriot'	Yellow Anise	7 gal			60\" o.c.	
	63	Ligustrum japonicum 'Racinevillium'	Curly Leaf Ligustrum	7 gal			48\" o.c.	
	34	Myrica verticillata	Wax Myrtle	7 gal			72\" o.c.	
	160	Rhododendron x 'Candy'	Autumn Twist Azalea	2 gal			42\" o.c.	
GROUND COVERS								
	16,774 sf	Cynodon dactylon T4 419'	419 Bermuda Grass	sod				

- NOTES:
1. LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4\"
 2. 4\"
 3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
 5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 6. SEE LANDSCAPE NOTES.

- APPROVED NURSERIES:
1. GREEN FOREST NURSERY
 2. FLOWERWOOD NURSERY
 3. CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

- PERIMETER REQUIREMENTS:
- Road Frontage Feet = 1180.4/30' = 39 Trees in First 25' regardless of tree credits.
- Remaining Perimeter Feet = 1468.7/30' = 49 Trees
- Parking Requirements (1 Tree/12 Spaces) = 132 Spaces/12 = 11 Trees

Total Existing Tree Credits = 49 Frontage & +/-5 Acres Heavily Wooded for Perimeter & 13 for Parking.

Total Trees Required = 0 Frontage (Overstory) & 0 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

FRONTAGE TREES TO REMAIN:

#1-22\" Pine	/B = 2
#2-28\" Pine	/B = 3
#3-22\" Pine	/B = 2
#4-26\" Oak	/B = 3
#5-24\" Pine	/B = 3
#6-20\" Oak	/B = 2
#7-18\" Pine	/B = 2
#8-20\" Pine	/B = 2
#9-24\" Pine	/B = 3
#10-18\" Pine	/B = 2
#11-20\" Pine	/B = 2
#12-18\" Pine	/B = 2
#13-18\" Pine	/B = 2
#14-24\" Pine	/B = 3
#15-18\" Oak	/B = 2
#16-18\" Pine	/B = 2
#17-18\" Oak	/B = 2
#18-18\" Oak	/B = 2
#19-18\" Pine	/B = 2
#20-18\" Pine	/B = 2
#21-20\" Pine	/B = 2
#22-20\" Pine	/B = 2

Total Frontage Tree Credits = 49

- Notes:
1. There are many more trees less than 18\" DBH that will remain in the frontage. This list is just over 18\" & over.
 2. The existing 146 AC wooded area satisfies the perimeter & parking requirements.
 3. There are 13 existing parking lot trees to remain.



Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251-464-3500
espalierdesign.com

Copyright: This drawing and its contents are the property of Espalier, LLC and may not be copied or used in any way without written permission from Espalier.

ST. JAMES EPISCOPAL

860 North Section St.
Fairhope, AL



ISSUED/REVISED

50% DD Pricing 10/25/24
Revised 11/12/24

LANDSCAPE DETAILS

DESIGNED BY: JC	FILE NAME: 11/01/24
CHECKED BY: JC	
PROJECT NO: 2209	
DATE: 11/12/24	

L-5.0

DRAINAGE NARRATIVE AND CALCULATIONS

ST. JAMES EPISCOPAL

PROJECT NUMBER: 20231311

November 12, 2024

Prepared By:



Table of Contents

General Information	1
Drainage Conditions	1
Hydraulic Analysis	1
Summary of Results	2
Appendix A	3
Vicinity & Drainage Maps	
Appendix B	4
HydroCAD Report	
Appendix C	5
Modified Rational Calculations	

GENERAL INFORMATION

St James Episcopal Church is proposing to add a new Multipurpose Building to its Campus on Section Street in Fairhope, Alabama. The project will include the removal of an existing parking area to make room for the new building and drive isles. A new parking area will be built to accommodate the required parking. The improvements will add 0.40 acres of impervious surface; therefore detention will be required to mitigate the increase in stormwater. The existing site contains a total of 9.58 acres. The existing impervious area is 2.25 acres. The proposed site will contain 2.65 acres of impervious area.

DRAINAGE CONDITIONS

The property is high in the southeastern corner and generally flows towards the north and west. Run-off from the site primarily discharges into culverts that go underneath 104. We are proposing to utilize oversized storm pipes to store the increased run-off. A junction box with a discharge orifice and an emergency overflow weir will be installed immediately downstream of the oversized storm pipes to reduce the rate of run-off to below the existing rate. Run-off from around the proposed building will be captured by inlets and roof drains and piped to the oversized storm pipes for detention. The drainage patterns of the remainder of the site will not be modified.

HYDRAULIC ANALYSIS

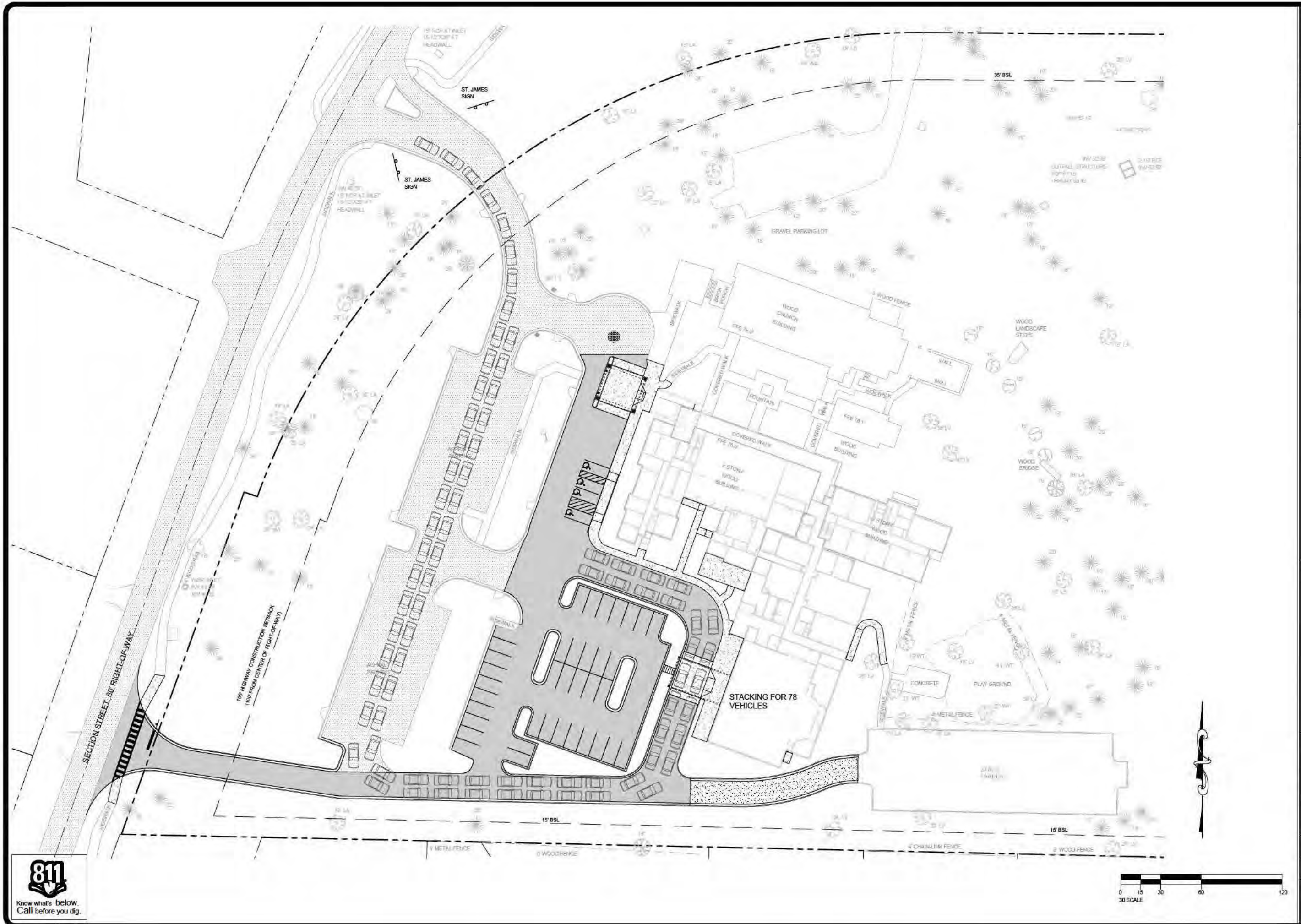
Field verified elevations were used to determine the drainage basin area.

The Modified Rational Method was used to develop the detention calculations for the project. NOAA has published intensity curves specific to this area and the 2, 5, 10, 25, 50 and 100-year, were utilized in the drainage calculations for this site. The existing GIS contours along with field verified elevations for the area are used to determine the size of the drainage basin.

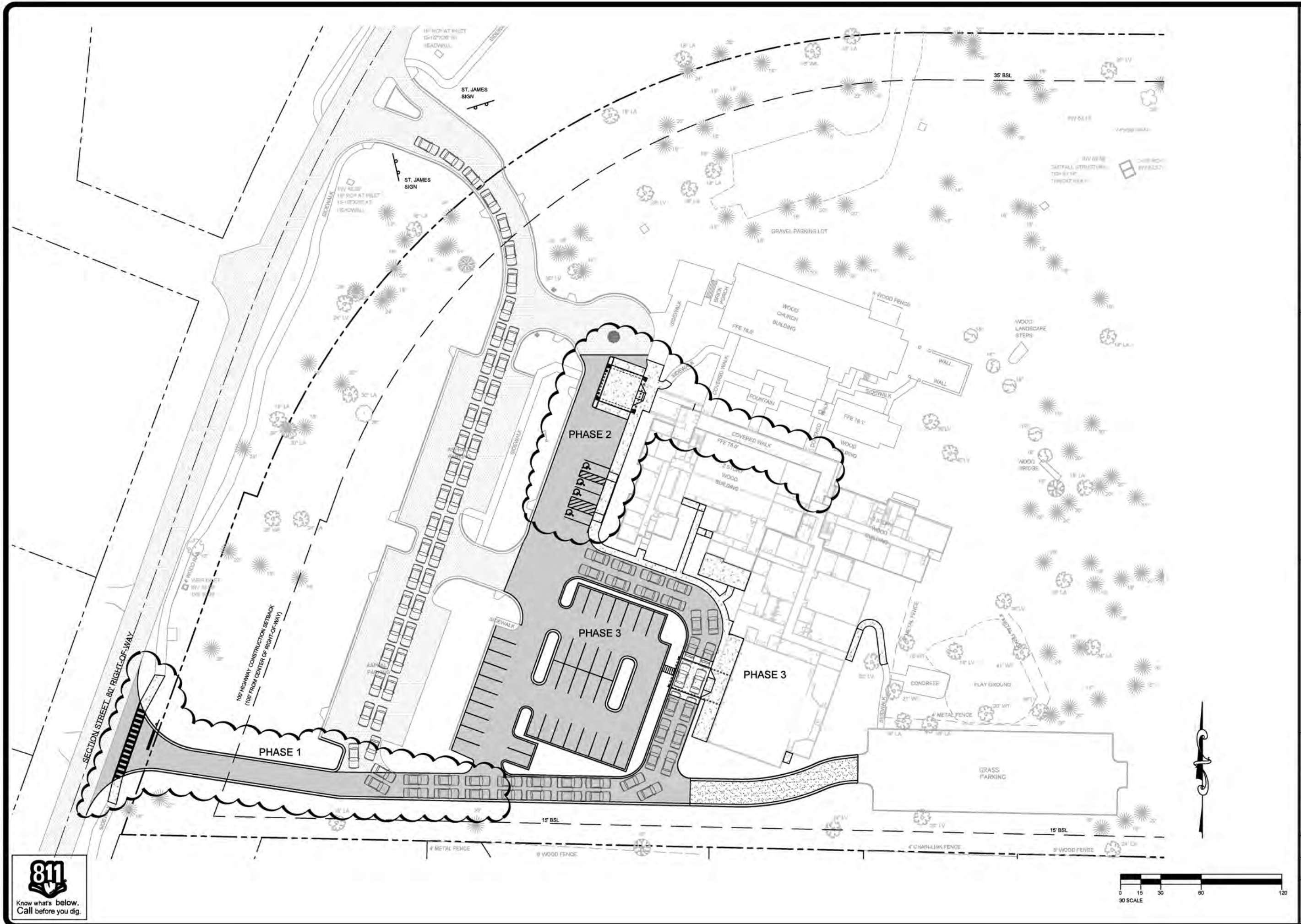
Once the critical durations were determined for each storm event, we utilized HydroCAD to model the ponds to determine the post development rates of run-off.

SUMMARY OF RESULTS

Analysis determined that the proposed detention pond is adequate to effectively handle and store the peak post-development flows observed during the two, five, ten, twenty-five, fifty, and one-hundred-year return events. Please see HydroCad summary in *Appendix B* showing the pre-developed flow rates and post-developed flow rates for the 2, 5, 10, 25, 50 & 100-year storm events and the associated high-water elevations.



 S.E. Civil Engineering & Surveying 9909 Windmill Road Fairfax, VA 22031 703-261-8800	
VEHICLE STACKING EXHIBIT	
St. James Episcopal Church Section Street Fairhope, Alabama	
	
JOB No. 20231311	DATE 11/12/24
DRAWN CHC	SCALE 1"=30'
SHEET EX1	



REVISION	
DATE	
S.E. Civil Engineering & Surveying 9909 Windmill Road Fairhope, AL 36525 251-964-6566	
PHASING EXHIBIT	
St. James Episcopal Church Section Street Fairhope, Alabama	
JOB No. 20231311	DATE 11/12/24
DRAWN CHC	SCALE 1"=30'
SHEET EX2	

Authorization Letter

To Whom it May Concern:

I, Denson F. Freeman, Jr., hereby authorize
Owner of Record

Colton Chapman of S E Civil
Authorized Agent *Company*

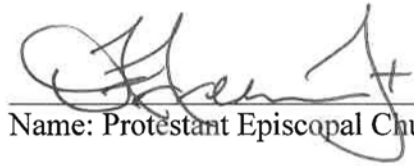
to represent me and to act on my behalf in regard to this application for

St. James Episcopal Church

Type of Application or Request

This authorization shall last for a period of six months.

Sincerely,



Name: Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Owner

State of AL
County of Baldwin

I, the undersigned Notary Public in and for said County in said State, hereby certify that Denson Freeman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official notarial seal this 5 day of November, 2024.

{SEAL}


NOTARY PUBLIC
My Commission Expires: 10/23/2025

From: [K.Haywood](#)
To: [Cindy Beaudreau](#)
Subject: Case BOA 24.14
Date: Sunday, December 8, 2024 3:02:28 PM



Please distribute to other members of the Planning and Zoning Board

December 6th, 2024

Dear Planning & Board of Adjustments,

I'm writing in response to the letter sent to residents on December 2nd, 2024 re: case BOA 24.19 – Use Not Provided For re: PPIN#1090 – S.E. Civil, LLC on behalf of Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast requiring response by noon Friday, December 6, 2024 despite the statement that the information will be posted after stated response time ends. Therefore, I'm requesting:

- 1) That the Board of Adjustments DELAY hearing case BOA 24.19 until our neighborhood and each resident has sufficient time to review the staff reports & case.
- 2) That the response time be extended to sufficiently allow residents responses to staff reports & after all information pertaining to the Case has been made public.
- 3) That the city, planning, &/or board of adjustments revise their process of notifying residents to a timeline that allows for sufficient responses after all information has been made public.
- 4) Written response to requests 1, 2, & 3 above.

I hereby reserve all legal rights to case BOA 24.19 USE NOT PROVIDED FOR – PPIN# 1090 – SE Civil, LLC on behalf of Owner, Protestant Episcopal Church in the DDIOCESE of the Central Gulf Coast.

Please accept this notice as opposing & objecting to any application now or in the future to connect any church access to our colonial acres neighborhood via Washington Drive , Concord Drive, or any other access point into our neighborhood.

Respectfully,

Karen Haywood
660 Washington Drive
Fairhope, AL 36532
(251) 786-1561
Rkhaywood@gmail.com

Sent from my iPhone

From: [Latimore, Michael](#)
To: [planning](#)
Subject: Protestant Episcopal Church notice
Date: Friday, December 6, 2024 10:27:45 AM



Good morning,

This email is regarding the proposed Special Exception request letter we received yesterday. The letter says we need to submit a comment by noon today regarding proposed changes. Those proposed changes are not published yet, so I am not sure what to comment on. I am assuming the change deals with expanding the school and car access to the church, and a potential that there will be a new driveway from the church to Washington Dr.

We love having the church as a neighbor, and a great institution in Fairhope. However, this potential material disruption to our neighborhood is highly concerning. As we had the church's survey people in our yard doing survey work without our permission (including parking in the yard and leaving tire tracks), we are concerned that the proposed zoning changes would lead to a new church driveway dumping onto Washington Dr.

Driveway access to the church via Washington Dr would greatly disrupt Colonial Acres, one of the original subdivisions in Fairhope. Such access would greatly increase traffic, endangering the lives of children who routinely play among houses in the neighborhood. Traffic would also increase along Bon Secour Road, which has many young kids in that neighborhood. Furthermore, pedestrians constantly use the peaceful neighborhoods for long walks and jogs. A church access point would also diminish this value.

If the church needs more access points, this should be off Section Street, which is already the church's main ingress/egress. That road is also accustomed to the traffic volume entering and exiting Fairhope.

Best Regards,
Mike Latimore
510 Washington Dr., Fairhope
404-386-0850

Northland Securities does not accept buy, sell, or cancel orders by email, or any instructions by email that would require your signature. Any cellular number provided in this message is for voice communications only. Please use the links below for important disclosures regarding electronic communications with Northland Securities and its related companies.

[Email Disclaimer \[northlandsecurities.com\]](#) | [Unsubscribe](#) | [Firm Information \[northlandsecurities.com\]](#)

Member [FINRA \[finra.org\]](#) and [SIPC \[sipc.org\]](#), Registered [SEC \[sec.gov\]](#) and [MSRB \[msrb.org\]](#)

www.northlandsecurities.com [\[northlandsecurities.com\]](#)

From: [kristen latimore](#)
To: [planning](#)
Subject: Protestant Episcopal Church notice
Date: Friday, December 6, 2024 10:41:08 AM



Good morning,

This email is regarding the proposed Special Exception request letter we received yesterday. The letter says we need to submit a comment by noon today regarding proposed changes. Those proposed changes are not published yet, so I am not sure what to comment on. I am assuming the change deals with expanding the school and car access to the church, and a potential that there will be a new driveway from the church to Washington Dr.

We love having the church as a neighbor, and a great institution in Fairhope. However, this potential material disruption to our neighborhood is highly concerning. As we had the church's survey people in our yard doing survey work without our permission (including parking in the yard and leaving tire tracks), we are concerned that the proposed zoning changes would lead to a new church driveway dumping onto Washington Dr.

Driveway access to the church via Washington Dr would greatly disrupt Colonial Acres, one of the original subdivisions in Fairhope. Such access would greatly increase traffic, endangering the lives of children who routinely play among houses in the neighborhood. Traffic would also increase along Bon Secour Road, which has many young kids in that neighborhood. Furthermore, pedestrians constantly use the peaceful neighborhoods for long walks and jogs. A church access point would also diminish this value.

If the church needs more access points, this should be off Section Street, which is already the church's main ingress/egress. That road is also accustomed to the traffic volume entering and exiting Fairhope.

Best Regards,
Kristen Latimore
510 Washington Dr., Fairhope
404-593-8308

Sent from my iPhone

From: nick.lindsholm@gmail.com
To: [Cindy Beaudreau](#)
Cc: [Michelle Melton](#)
Subject: RE: RESPONSE TO CASE BOA 24.19 : USE NOT PROVIDER FOR - PPIN#: 1090 - S.E. Civil, LLC on behalf Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast
Date: Sunday, December 8, 2024 5:35:43 PM
Attachments: [Church Sketch.heic](#)



Dear Ms. Beaudreau,

Thank you for confirming receipt of my email/letter on December 6th, 2024.

Subsequent to sending the letter, I've come into possession of a sketch, attached herewith as "Church Sketch.heic" and distributed by the Protestant Episcopal Church in the Diocese of the Central Gulf Coast to members of the congregation on or about December 8th, 2024, which was not distributed to residents by the city prior to the submission deadline of noon, December 6th, 2024. Therefore, as previously requested in my prior letter – please accept the following letter below, comments & requests in addition to all prior requests.

Respectfully,
Nick Lindsholm
558 Washington Drive
Fairhope, AL 36532
(251) 581-1338
Nick.Lindsholm@gmail.com

December 8th, 2024

Dear Planning & Board of Adjustments,

I'm further writing in response to the letter sent to residents on December 2nd, 2024 re: case BOA 24.19 – Use Not Provided For re: PPIN#1090 – S.E. Civil, LLC on behalf of Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast and a subsequent sketch distributed by the Protestant Episcopal Church in the Diocese of the Central Gulf Coast to members of the congregation on or about December 8th, 2024, which was not distributed to residents by the city prior to the submission deadline of noon, December 6th, 2024.

Therefore, I'm amending my requests as follows:

1. That the Board of Adjustments DELAY hearing case BOA 24.19 until our neighborhood and each resident has sufficient time to review the staff reports & case.
2. That the response time be extended to sufficiently allow residents responses to staff reports & after all information pertaining to the Case has been made public.
3. That the city, planning, &/or board of adjustments revise their process of notifying

residents to a timeline that allows for sufficient responses after all information has been made public.

4. That the applicant provide visual renderings & plans for all proposed modifications with a sufficient timeline for residents to review and comment prior to a BOA hearing & approval.
5. That the city request traffic studies for the additional driveway/s, and that the study be distributed to residents, and that residents may provide comment prior to a BOA hearing & approval.
6. That drainage study & assessments be made for the property prior to a BOA hearing & approval.. There appears to be a pond located adjacent to 104 & colonial acres within the sketch. This item is particularly concerning as drainage runs through these parcels and through our neighborhood on many of our properties and up to the city pool & baseball fields on highway 98. I can testify & likely provide video to the fact that this drainage is critical in events similar to Hurricane Sally as well as strong storms. In fact, an event prior to hurricane sally led to substantial erosion within the drainage through the neighborhood where the city needed to add concrete throughout. Said drainage is at the back of my property.
7. That any BOA approval is contingent on the church agreeing to never seek a driveway to Washington Drive, Concord Drive, or any other point in the neighborhood. Our neighborhood is a densely wooded neighborhood, quiet, walkable & runnable, lacking sidewalks, and I'm unaware of any sidewalk easements within our neighborhood. Any additional traffic would not be safe for residents.
8. The sketch indicates that trees will be cut down on the property. The city should require the applicant to maintain the existing wooded buffer around the entire parcel, including but not limited to section street, 104, and the entire colonial acres neighborhood and further replant trees as many trees to the extent possible.
9. That the parcel ID 62467 & # 05-46-03-08-0-003-011.000 be placed in a conservation easement and buffer to colonial acres by the owner.
10. That the parcel ID 3111 & # 05-46-03-08-0-003-012.000 be placed in a conservation easement and buffer to colonial acres by the owner.
11. That the owner file a statement under oath that they are not involved in any property disputes with any property owner/resident on file with Baldwin County Courts or that may be filed with Baldwin County Courts.

I hereby reserve all legal rights to case BOA 24.19 USE NOT PROVIDED FOR – PPIN# 1090 – SE Civil, LLC on behalf of Owner, Protestant Episcopal Church in the DDIOCESE of the Central Gulf Coast.

Please accept this notice as opposing & objecting to any application now or in the future to connect any church access to our colonial acres neighborhood via Washington Drive , Concord Drive, or any other access point into our neighborhood.

Respectfully,

Nick Lindsholm
558 Washington Drive
Fairhope, AL 36532
(251) 581-1338
Nick.Lindsholm@gmail.com

From: Cindy Beaudreau <cynthia.beaudreau@fairhopeal.gov>
Sent: Friday, December 6, 2024 10:04 AM
To: nick.lindsholm@gmail.com
Cc: Michelle Melton <michelle.melton@fairhopeal.gov>
Subject: RE: RESPONSE TO CASE BOA 24.19 : US NOT PROVIDER FOR - PPIN#: 1090 - S.E. Civil, LLC on behalf Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast

Good morning Mr. Lindsholm,

I have received your e-mail which will be included with the staff report.

From: nick.lindsholm@gmail.com <nick.lindsholm@gmail.com>
Sent: Friday, December 6, 2024 10:02 AM
To: planning <planning@fairhopeal.gov>
Subject: RESPONSE TO CASE BOA 24.19 : US NOT PROVIDER FOR - PPIN#: 1090 - S.E. Civil, LLC on behalf Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast
Importance: High

December 6th, 2024

Dear Planning & Board of Adjustments,

I'm writing in response to the letter sent to residents on December 2nd, 2024 re: case BOA 24.19 – Use Not Provided For re: PPIN#1090 – S.E. Civil, LLC on behalf of Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast requiring response by noon Friday, December 6, 2024 despite the statement that the information will be posted after stated response time ends. Therefore, I'm requesting:

1. That the Board of Adjustments DELAY hearing case BOA 24.19 until our neighborhood and each resident has sufficient time to review the staff reports & case.
2. That the response time be extended to sufficiently allow residents responses to staff reports & after all information pertaining to the Case has been made public.
3. That the city, planning, &/or board of adjustments revise their process of notifying residents to a timeline that allows for sufficient responses after all information has been made public.
4. Written response to requests 1, 2, & 3 above.

I spoke with the city today who confirmed information has not been made available publicly at this time.

I hereby reserve all legal rights to case BOA 24.19 USE NOT PROVIDED FOR – PPIN# 1090 – SE Civil, LLC on behalf of Owner, Protestant Episcopal Church in the DDIOCESE of the Central Gulf Coast.

Please accept this notice as opposing & objecting to any application now or in the future to connect any church access to our colonial acres neighborhood via Washington Drive , Concord Drive, or any other access point into our neighborhood.

Respectfully,

Nick Lindsholm
558 Washington Drive
Fairhope, AL 36532
(251) 581-1338
Nick.Lindsholm@gmail.com

From: [J STEVEN MCCLURE](#)
To: [planning](#)
Subject: BOA 24.19, SE Civil LLC, 860 N. Section St., PPIN 1090
Date: Friday, December 6, 2024 10:48:42 AM



December 6th, 2024

Dear Planning & Board of Adjustments,

I am writing in response to the letter sent to Colonial Acres residents on December 2nd, 2024 re: case BOA 24.19 – Use Not Provided For re: PPIN#1090 – S.E. Civil, LLC on behalf of Owner, Protestant Episcopal Church in the Diocese of the Central Gulf Coast requiring response by noon Friday, December 6, 2024 despite the statement that the information will be posted after stated response time ends. Therefore, I am requesting:

- 1) That the Board of Adjustments DELAY hearing case BOA 24.19 until our neighborhood and each resident has sufficient time to review the staff reports & case.
- 2) That the response time be extended to sufficiently allow residents responses to staff reports & after all information pertaining to the Case has been made public.
- 3) That the city, planning, &/or board of adjustments revise their process of notifying residents to a timeline that allows for sufficient responses after all information has been made public.
- 4) Written response to requests 1, 2, & 3 above.

Please accept this notice as opposing & objecting to any application now or in the future to connect any church access to our Colonial Acres neighborhood via Washington Drive, Concord Drive, or any other access point into our neighborhood.

Kindest regards,

Steve and Susan McClure
668 Colonial Drive
Fairhope, AL 36532
(251) 459-2441 / (251) 680-6117
mcclurejsteven@bellsouth.net