

The Board of Adjustments met Monday, December 16, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

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

Absent: Donna Cook and Anil Vira

Vice-Chair Slagle called the meeting to order at 5:01 PM.

Approval of Minutes

Frank Lamia made a motion to approve the minutes from the November 18, 2024, meeting.

Ryan Baker seconded the motion and the motion carried with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, and Bryan Flowers

Nay: None.

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**

Mack McKinney requested that this project be tabled indefinitely.

Motion:

Ryan Baker made a motion to table BOA 24.10 at the request of the applicant.

Bryan Flowers seconded the motion and the motion carried with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, and Bryan Flowers

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 10' front setback variance, a 12' 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, stated that this application was tabled at the November 2024, Board of Adjustments meeting. Mr. Jeffries presented the request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 10' front setback variance, a 12' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District.

Recommendation:

Staff recommends approval of BOA 24.16.

Zac Bell, applicant, agrees with the compromise.

Vice-Chair Slagle opened the public hearing at 5:11pm. Having no one present to speak, the public hearing was closed at 5:11pm.

Motion:

Ryan Baker made a motion to approve BOA 24.16.

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

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, and Bryan Flowers

Nay: None.

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**

Mike Jeffries, Development Services Manager, presented 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.

Recommendation:

Staff recommends approval of BOA 24.18.

Vice-Chair Slagle opened the public hearing at 5:15pm. Having no one present to speak, the public hearing was closed at 5:15pm.

Motion:

Frank Lamia made a motion to approve BOA 24.18.

Bryan Flowers seconded the motion and the motion carried with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, and Bryan Flowers

Nay: None.

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**

Mr. Baker stated that he needs to recuse himself from this project.

Due to a lack of quorum, the applicant agreed to table the request until the January meeting.

Old/New Business

None

Adjournment

Bryan Flowers made a motion to adjourn.

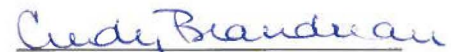
The motion carried unanimously with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, and Bryan Flowers

Nay: None.

Adjourned at 5:18p.m.


Anil Vira, Chairman


Cindy Beaudreau, Secretary