



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
June 2, 2025**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC

City Clerk

Kimberly Creech

City Treasurer

1. Call to Order
2. Consent Agenda
Approval of Minutes - May 5, 2025

3. Regular Agenda
Old Business

New Business

A. SD 25.10 Public hearing to consider the request of the Applicant, SE Civil, LLC on behalf of the Owner, Shelley Springer, for approval of the Summit Street Inn, an 6-unit multiple occupancy project. The property is zoned B-3b, Tourist Resort Commercial Service District. The property is approximately 0.30 acres and is located at 131 Fairhope Avenue. **PPIN #15053**

4. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36535

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

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The Planning Commission met Monday, May 5, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Hollie MacKellar; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Michelle Melton, Planner; Chris Williams, City Attorney, and Cindy Beaudreau, Planning Clerk.

Absent: Kevin Boone

Chairman Turner called the meeting to order at 5:00 PM.

Consent Agenda

- Approval of the Minutes April 7, 2025

John Worsham made a motion to approve the consent agenda including the minutes.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Abstain: Rebecca Bryant and Hollie MacKellar

Nay: None

Old Business

- **SD 23.04** Klumpp PUD – Request of applicant, S.E. Civil, for an extension of one-year for preliminary plat approval.

Hunter Simmons, Planning and Zoning Director, presented the request of applicant, S.E. Civil, for an extension of one-year for preliminary plat approval set to expire in June.

Rebecca Bryant shared her concern with the potential to receive two different proposals for the same property. Mr. Simmons explained that the PUD does not expire, only the preliminary plat.

John Worsham made a motion to approve the extension.

Erik Cortinas seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

New Business

A. SD 25.06 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST 68V Harvest Green East 2022, LLC, for Final Plat Approval of Harvest Green East Phase 2, a 108-lot subdivision. The property is approximately 54.64 acres and is located on the east side of State Highway 181, across from The Waters Subdivision. **PPIN #: 17735, 77776**

Chris Williams, City Attorney, recused himself and left the chambers.

Mike Jeffries, Development Services Manager, presented the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST 68V Harvest Green East 2022, LLC, for Final Plat Approval of Harvest Green East Phase 2, a 108-lot subdivision. The property is approximately 54.64 acres and is located on the east side of State Highway 181, across from The Waters Subdivision. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of SD 25.06 with the following conditions:

1. Completion of follow-up activities:
 - a. Copy of the recorded plat (final plat must be recorded within 120 days of acceptance).
 - b. Copy of the recorded O&M Agreement.
 - c. Maintenance and Guarantee Agreement executed by the subdivider – this document is not considered fully executed until the Mayor signs said agreement.
 - i. Remember to include the instrument # from the recorded plat.
 - ii. Remember to include 30 days in paragraph 3.

Hunter Simmons, Planning and Zoning Director, commended the developer and engineer on the completeness of the plat.

Chairman Turner opened the public hearing at 5:16pm. Having no one to speak, the public hearing was closed at 5:16pm

John Worsham made a motion to approve SD 25.06 with staff recommendations.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

B. SD 25.07 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Fritz Harshberger DMD LLC, is requesting Preliminary Approval for Advanced Dental, an 11-unit Multiple Occupancy Project. The property is approximately 2.75 acres and is zoned B-4 – Business and Professional District. The property is located at 20252 State Highway 181 #A. **PPIN #: 14894**

Michelle Melton, City Planner, presented the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Fritz Harshberger DMD LLC, is requesting Preliminary Approval for Advanced Dental, an 11-unit Multiple Occupancy Project. The property is approximately 2.75 acres and is zoned B-4 – Business and Professional District. The property is located at 20252 State Highway 181 #A. Ms. Melton shared the zoning map and aerial map. Ms. Melton explained that preliminary approval of this project had been granted by the Planning Commission in 2022. The second building was not built prior to expiration of the preliminary plat and a new approval is required.

Staff recommends approval of SD 25.07 with the following conditions:

1. ALDOT permit for installation of fire hydrant.
2. Provide a recorded copy of the O&M Plan.

Chairman Turner opened the public hearing at 5:23pm. Having no one to speak, the public hearing was closed at 5:23pm

Larry Smith, S.E. Civil, LLC, stated that they are requesting re-approval and will send staff the landscape plan.

Erik Cortinas made a motion to approve SD 25.07, with the addition of a third condition:

3. Re-review of the landscape plan.

Rebecca Bryant seconded the motion and the motion carried with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

Adjournment

John Worsham made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

Adjourned at 5:25pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

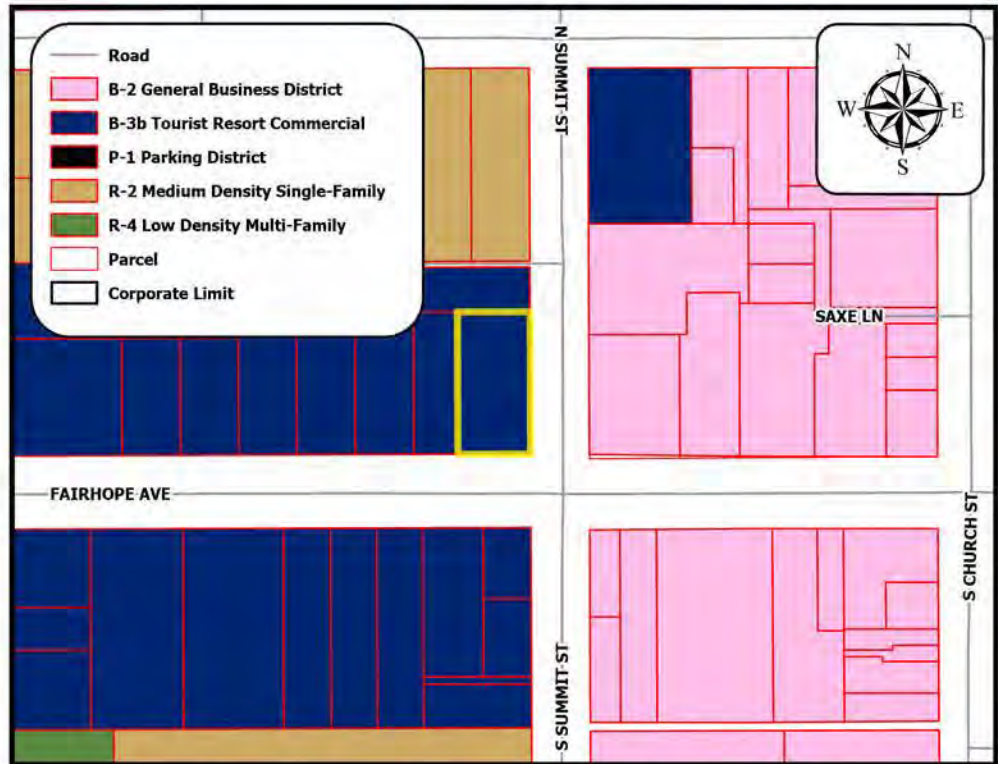
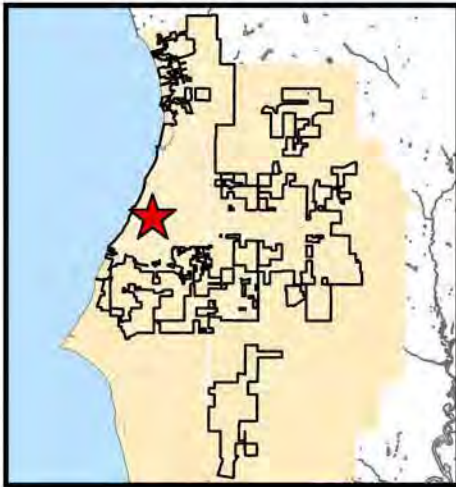


This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission June 2, 2025



SD 25.10 - Summit Street Inn



Project Name:

Summit Street Inn

Site Data:

0.30 acres

Project Type:

6-unit multiple occupancy project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-3b Tourist Resort Commercial Service District

PPIN Number:

15053

General Location:

Intersection of Summit Street and Fairhope Avenue

Surveyor of Record:

SE Civil, LLC

Engineer of Record:

SE Civil, LLC

Owner / Developer:

Shelley Springer

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project
 Attachments: Articles of Incorporation or List all associated investors
 Date of Application: 4/18/25

Property Owner / Leaseholder Information

Name of Property Owner: Shelley Springer Phone Number: 251-605-0698
 Address of Property Owner: 131 Fairhope Avenue
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Summit Street Inn - Rehabilitation
 No. Acres in Plat: 0.30 AC No. Lots/Units: 8 6
 Parcel No: 05-46-03-37-0-006-038.518 Current Zoning: B-3B

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Colton Chapman

Surveyor/Engineer Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Larry Smith, PE

Plat Fee Calculation:
Reference: Ordinance 1269

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

Shelley Springer
 Property Owner/Leaseholder Printed Name
4/18/25
 Date

[Signature]
 Signature
Lee Turner, President
 Fairhope Single Tax Corp. (If Applicable)
 FSTC



May 14, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Summit Street Inn - Rehabilitation – 6 Unit MOP Letter

Dear Hunter:

This letter is to serve as a correction to the application that was submitted for the MOP. The 8 units shown originally should be shown as 6 units for this MOP application.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Colton Chapman', with a long, sweeping horizontal stroke at the end.

Colton Chapman
cchapman@secivileng.com

Summary of Request:

Request of the Applicant, S.E. Civil, LLC, acting on behalf of the owner, Shelley Springer, is requesting Preliminary Approval of Summit Street Inn, a 6-unit Multiple Occupancy Project. The property is approximately 0.30 acres and is located at 131 Fairhope Avenue.

Comments:

General Comments:

- The proposed Inn went before the Board of Adjustments on July 15, 2024 and received approval for hotel use.
- The applicant intends to restore the historic Inn.
- The proposed Inn provides a lobby/boutique and dining area for the guests that are staying there. It is not open to the public. The 6 proposed units are hotel guest rooms.

Utilities:

- A utility plan was submitted and has been reviewed and approved by the appropriate providers.
- Garbage is roll-out cans stored on the west side of the building.

Parking:

- A traffic study was not required.
- Each unit requires one parking space. And one space is required per five employees. The applicant has stated there will be one employee. Seven spaces have been provided. One space is accessed via Fairhope Ave. using an existing road cut and gravel space. The other six are internal and accessed via Summit St. driveway.

Drainage:

- The existing drainage patterns are not changing. The impervious area is decreasing by .02 acres, and the water will continue to sheet flow south towards Fairhope Ave.

Landscaping:

- Landscape buffering around the vehicular use area has been provided along the perimeter. An area along the northwest corner needs additional plantings to complete the buffer. The 20' landscape buffer along Fairhope Ave. is being enhanced with landscaping.

Recommendation:

Staff recommends **approval with conditions** of case SD 25.10 Summit Street Inn.

1. The landscape buffer and final landscape plan is approved by the City Horticulturalist at time of building permit.

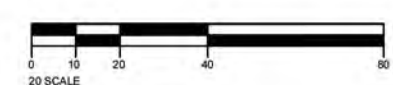
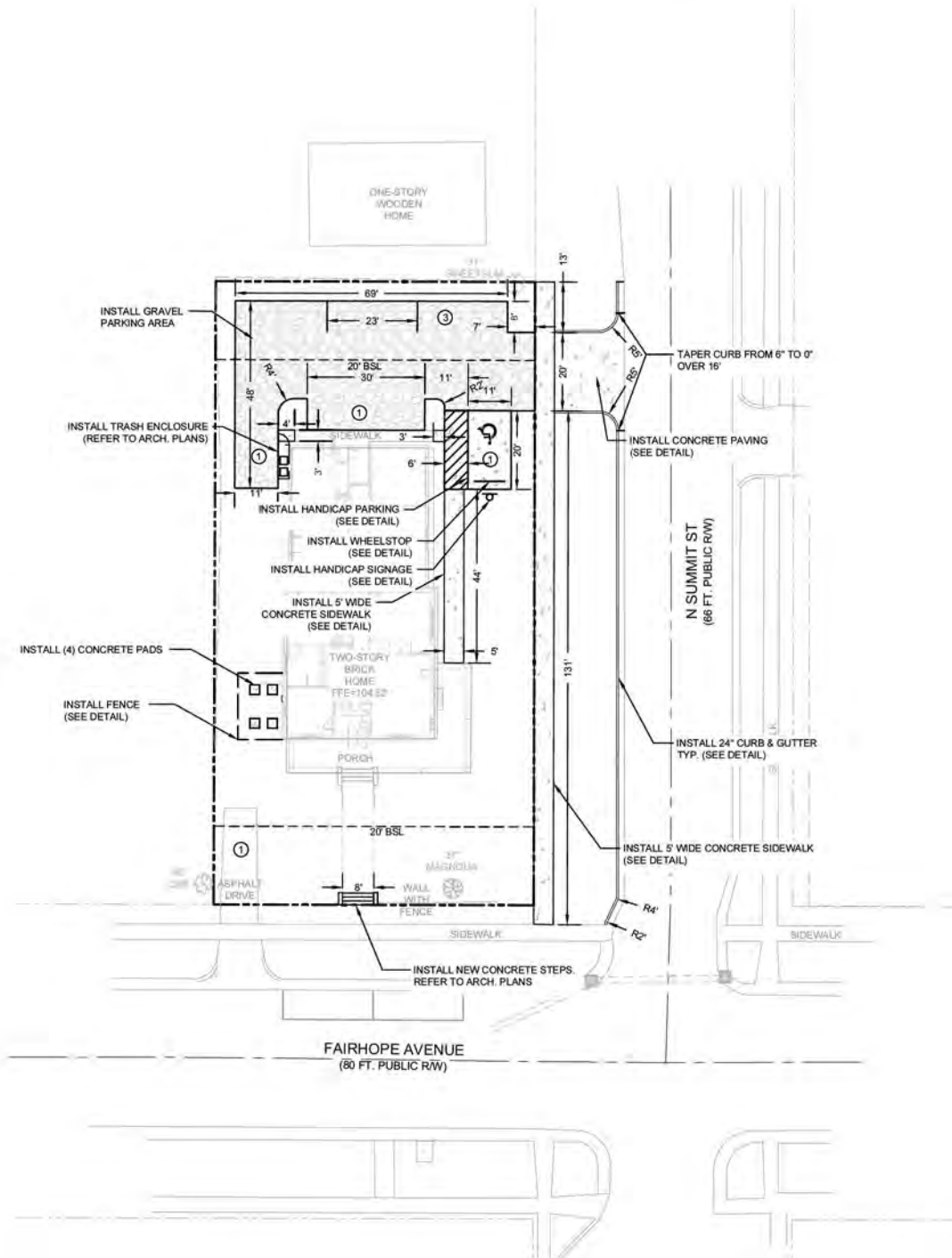
PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED:	
LODGING (BOARDING)	
1 SPACE PER BEDROOM - 8 BEDROOMS	8 SPACES
1 SPACE PER FIVE EMPLOYEES - 1 EMPLOYEE	1 SPACE
TOTAL PROVIDED =	7

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.30 ACRES	-
BUILDING AREA (UNDER ROOF)	0.08 ACRES	26.67%
IMPERVIOUS PAVING	0.03 ACRES	10.00%
PERVIOUS PAVING	0.05 ACRES	16.66%
GRASSED/LANDSCAPED AREA	0.14 ACRES	46.67%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.30 AC (12,962 SF)	22 FT	3,343 SF
REQUIRED PARKING 7 SPACES (SEE PARKING DATA)		PROVIDED PARKING 7 SPACES
JURISDICTION CITY OF FAIRHOPE		ZONING B-3B
IMPERVIOUS AREA 0.11 AC (36.67%)		PERVIOUS AREA 0.19 AC (63.33%)
BUILDING SETBACKS:		REQUIRED:
FRONT YARD:	20 FT	
SIDE YARD:	N/A	
REAR YARD:	20 FT	
MAXIMUM BUILDING HEIGHT:	30'	
MAX. GROUND COVERAGE RATIO:	N/A	
MAX. DENSITY:	N/A	

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- 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.
- 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.
- REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- THIS SITE IS ZONED B-3B.
- TOTAL SITE ACREAGE = 0.30 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- 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.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- 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.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- 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.
- 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.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.



REVISION	DATE



SITE PLAN

Summit Street Inn - Rehabilitation
131 Fairhope Ave.
Fairhope, Alabama 36532



JOB No. 20241429	DATE 5/28/25
DRAWN CHC	SCALE 1"=20'

SHEET
C01

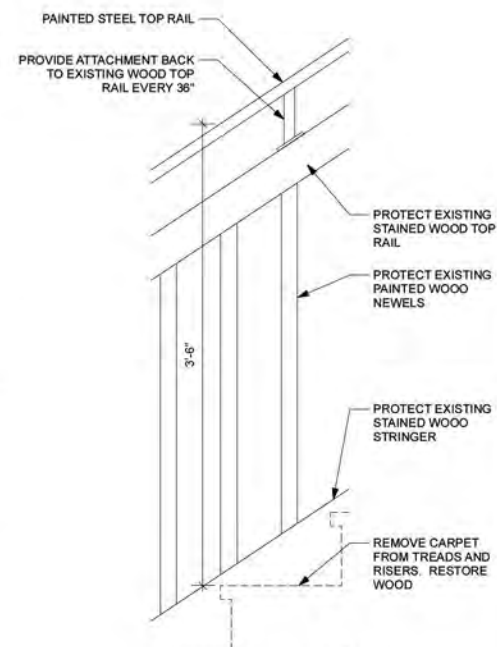


PLAN NOTES

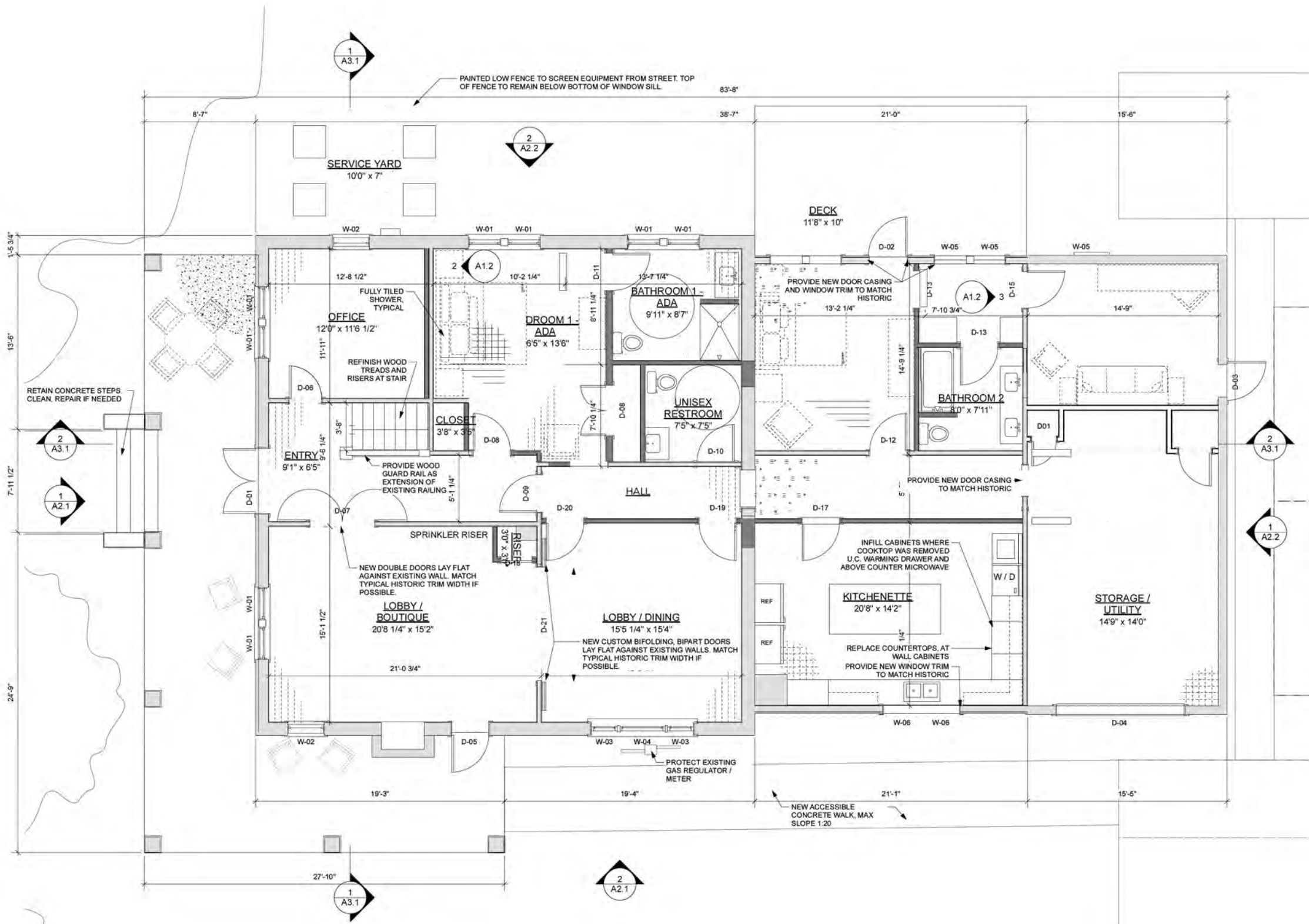
- ALL DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD AND CEMENT BOARD MATERIALS IN WET AREAS ARE TO BE MOLD AND MOISTURE RESISTANT.
- ALL GYPSUM BOARD AND CEMENT BOARD WALL COVERINGS ARE TO BE INSTALLED WITH A 1/2" GAP BETWEEN BOTTOM OF PANEL AND FINISHED FLOOR TO PREVENT MOISTURE FROM WICKING INTO THE PANEL.
- ALL INTERIOR DOORS SHALL BE OFFSET 6" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING FOR WALL HUNG FIXTURES AND CABINETS.
- ALL NEW INTERIOR WALLS TO BE 2X WOOD STUDS WITH PAINTED 1/2" GYPSUM WALL BOARD. CAVITY TO BE FILLED WITH ACOUSTIC BATT INSULATION UNLESS OTHERWISE NOTED.
- PROVIDE ALLOWANCES FOR THE FOLLOWING:
HVAC EQUIPMENT
SPRINKLER SYSTEM COMPLYING WITH NFPA 13R
KITCHEN APPLIANCES (MICROWAVE, DISHWASHER, REFRIGERATOR)

LEGEND

- WOOD FLOOR, EXISTING TO BE REFINISHED, PATCH WHERE NEEDED, NEW TO MATCH AS CLOSE AS POSSIBLE TO EXISTING.
- EXISTING TILE OVER SLAB ON GRADE, REPAIR GROUT WHERE NEEDED, REPLACE BROKEN TILES.
- NEW QUARRY TILE, DO NOT MATCH EXISTING.
- NEW CARPET, INSTALL OVER EXISTING TILE.
- NEW TREATED WOOD DECK WITH 8FT FENCE ON THREE SIDES AND A GATE.
- RESTORED SLOPED CONCRETE SURFACE AT PORCH.
- ** PROVIDE ADA COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING MATERIALS AND ELEVATION CHANGES.



2 GUARD RAIL DETAIL
Scale: 1 1/2" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - REHABILITATION
Scale: 1/4" = 1'-0"

Seal

NOTFORCONSTRUCTION

Date Issued: JULY 2, 2024
HISTORIC REVIEW - PRICING SET

REVISION SCHEDULE	
DATE	NO. DESCRIPTION

A1.1
FIRST FLOOR PLAN

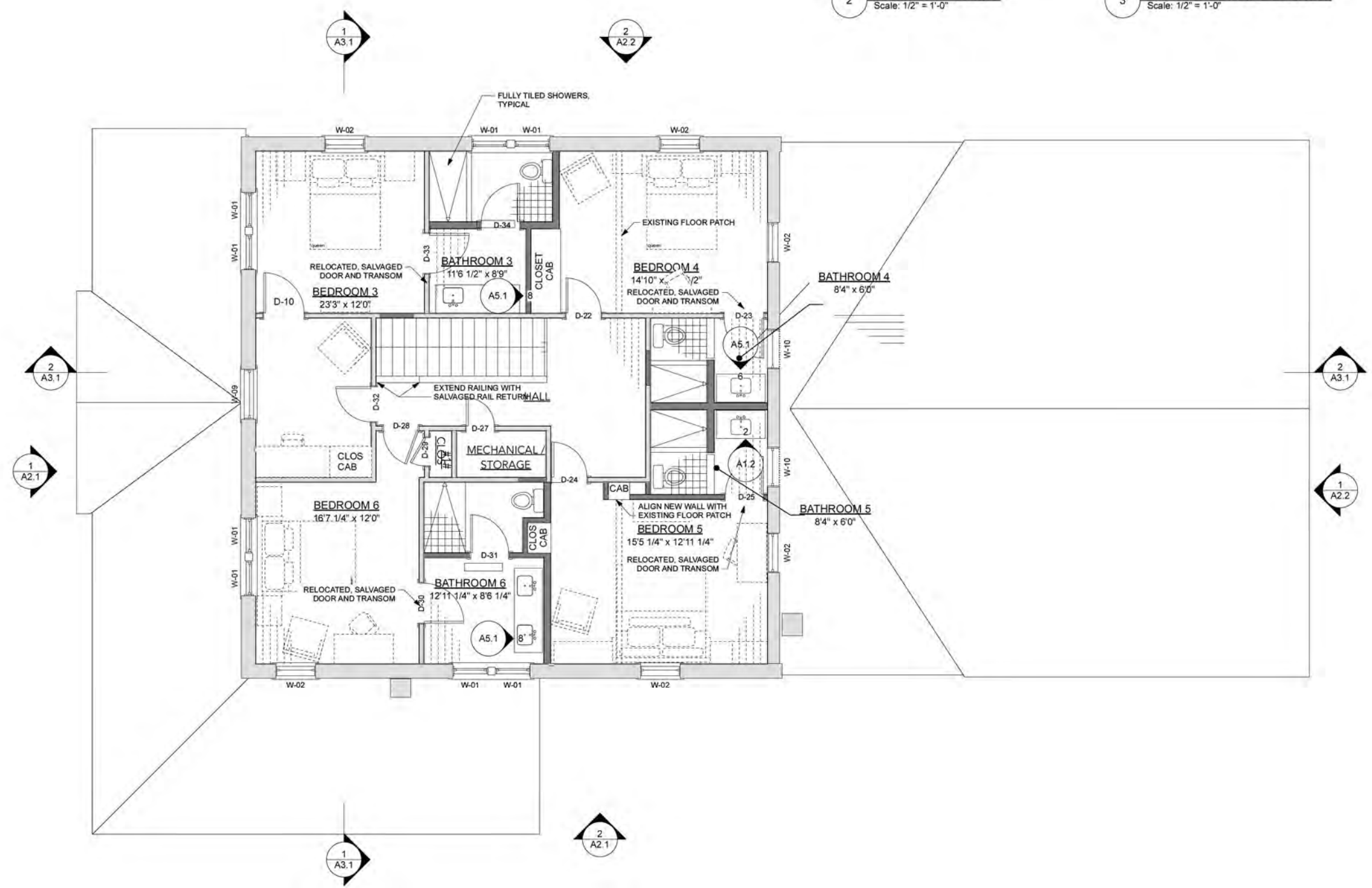
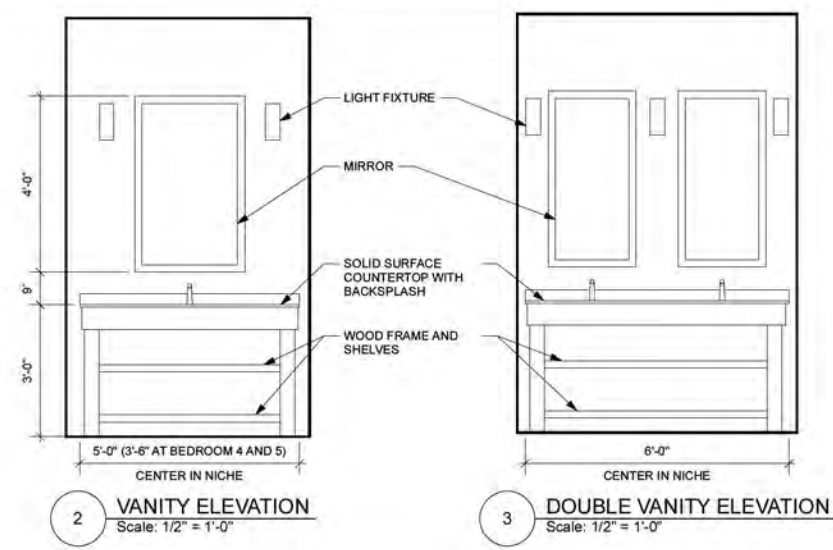
SUMMIT STREET INN - REHABILITATION
SHELLEY SPRINGER
131 FAIRHOPE AVE
FAIRHOPE, AL

PLAN NOTES

- ALL DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD AND CEMENT BOARD MATERIALS IN WET AREAS ARE TO BE MOLDED AND MOISTURE RESISTANT.
- ALL GYPSUM BOARD AND CEMENT BOARD WALL COVERINGS ARE TO BE INSTALLED WITH A 1/2" GAP BETWEEN BOTTOM OF PANEL AND FINISHED FLOOR TO PREVENT MOISTURE FROM WICKING INTO THE PANEL.
- ALL INTERIOR DOORS SHALL BE OFFSET 6" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING FOR WALL HUNG FIXTURES AND CABINETS.
- ALL NEW INTERIOR WALLS TO BE 2X WOOD STUDS WITH PAINTED 1/2" GYPSUM WALL BOARD. CAVITY TO BE FILLED WITH ACOUSTIC BATT INSULATION UNLESS OTHERWISE NOTED.
- PROVIDE ALLOWANCES FOR THE FOLLOWING:
HVAC EQUIPMENT
SPRINKLER SYSTEM COMPLYING WITH NFPA 13R
KITCHEN APPLIANCES (MICROWAVE, DISHWASHER, REFRIGERATOR)

LEGEND

- WOOD FLOOR: EXISTING TO BE REFINISHED, PATCH WHERE NEEDED. NEW TO MATCH AS CLOSE AS POSSIBLE TO EXISTING.
- EXISTING TILE OVER SLAB ON GRADE. REPAIR GROUT WHERE NEEDED. REPLACE BROKEN TILES.
- NEW QUARRY TILE. DO NOT MATCH EXISTING.
- NEW CARPET. INSTALL OVER EXISTING TILE.
- NEW TREATED WOOD DECK WITH 8FT FENCE ON THREE SIDES AND A GATE.
- NEW CONCRETE AT PORCH.
- ** PROVIDE ADA COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING MATERIALS AND ELEVATION CHANGES.



1 PROPOSED SECOND FLOOR PLAN - REHABILITATION
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Date Issued: JULY 2, 2024
HISTORIC REVIEW - PRICING SET

REVISION SCHEDULE	
DATE	NO. DESCRIPTION

A1.2
SECOND FLOOR PLAN



www.watershed.pro
302 Magnolia Avenue Fairhope, AL 36532, p. 251.929.0514

WATER SHED
SUMMIT STREET INN - REHABILITATION
SHELLEY SPRINGER
131 FAIRHOPE AVE
FAIRHOPE, AL

ELEVATION NOTES

1. ROOFING TO BE REPLACED IN ITS ENTIRETY WITH ASPHALT SHINGLES OVER SELF-HEALING ASPHALTIC MEMBRANE. PRIOR TO REPLACING ROOF, ENSURE ALL DECKING IS SUITABLE TO RECEIVE NEW ROOFING BY REPLACING DAMAGED AREAS.
2. ALL EXISTING AIR VENTS TO BE SEALED FROM THE ATTIC SIDE PRIOR TO INSTALLING INSULATION. ATTIC WILL NOT BE VENTILATED.
3. ALL NON HISTORIC AND UNSALVAGABLE WINDOWS AND DOORS TO BE REPLACED WITH HISTORICALLY APPROPRIATE, IMPACT RATED, ALUMINUM CLAD WOOD WINDOWS AND DOORS. REPLACEMENT WINDOWS AND DOORS TO MATCH HISTORIC STYLE CONFIGURATION, AND MUNTIN PROFILES WITH SIMULATED DIVIDED LITES AND SPACER BARS AS SHOWN IN DETAILS.
4. ALL DAMAGED EXTERIOR TRIM TO BE REPAIRED AND REPLACED IN PLACE WHERE POSSIBLE AND REPLACED WHERE NEEDED. PAINT TO MATCH EXISTING.
5. ALL CURRENTLY PAINTED EXTERIOR SURFACES TO RECEIVE TOUCH UP PAINT WHERE NEEDED. MATCH EXISTING.

LEGEND

- EXISTING MASONRY FINISH, ACCENT QUOINS AT CORNERS AND OTHER MASONRY DETAILS, REPAIR WHERE NEEDED
- EXISTING STUCCO, REPAIR WHERE NEEDED
- EXISTING BRICK, REPAIR WHERE NEEDED
- NEW ROOFING WITH UNDERLAYMENT



1 NORTH ELEVATION (REAR) - REHABILITATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION (SIDE YARD) - REHABILITATION
Scale: 1/4" = 1'-0"

Seal

NOTFORCONSTRUCTION

Date Issued: JULY 2, 2024
HISTORIC REVIEW - PRICING SET

REVISION SCHEDULE	
DATE	NO. DESCRIPTION

A2.2
ELEVATIONS

SUMMIT STREET INN

Summit St.
Fairhope, AL

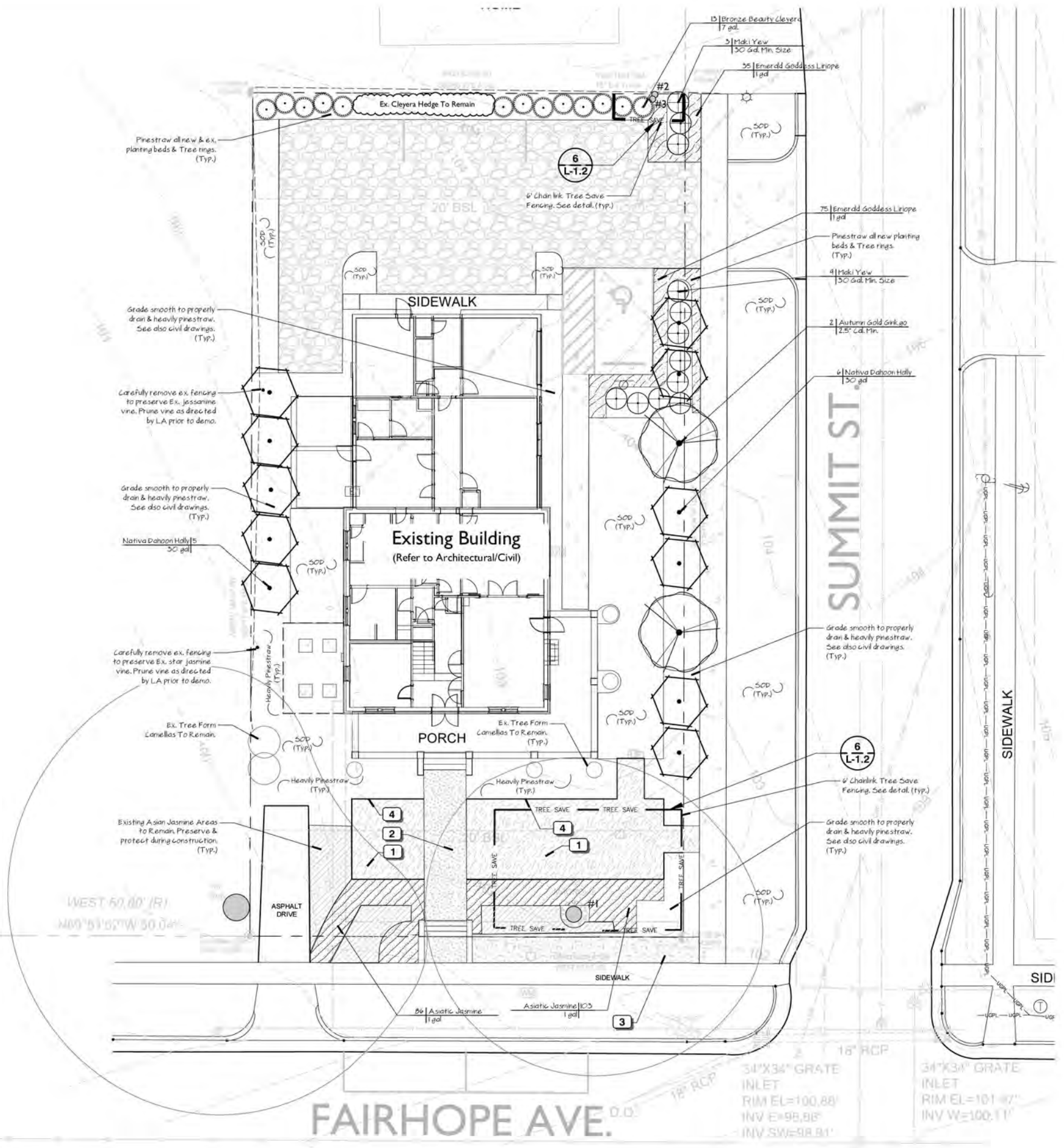


ISSUED/REVISED
Permitting 4/25/25

LANDSCAPE PLAN

DESIGNED BY: J.C.
DRAWN BY: J.C.
CHECKED BY: J.C.
PROJECT NO: 2523
DATE: 4/21/25

FILE NAME: SUMMIT.A
SHEET: L-1.1



- NOTES:**
- All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
 - NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 - See sheet L-1.2 for details & schedule.

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

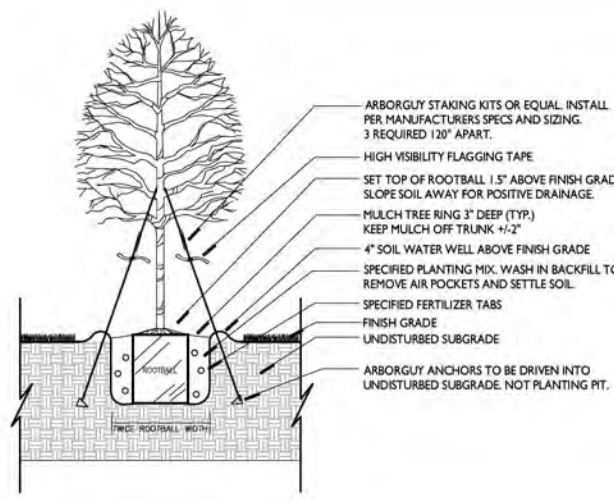
LANDSCAPE NOTES:

- 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.
- 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.
- 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.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- 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.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, 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.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- 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.
- Quantities shown on plant list are for convenience only.
- 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. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- 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.
- All bed lines shall have 3" V-Shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- 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.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

1 LANDSCAPE NOTES

NTS

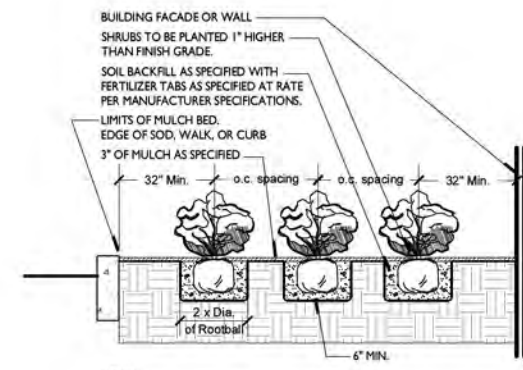
LA-16



2 TREE PLANTING

NTS

LA-01

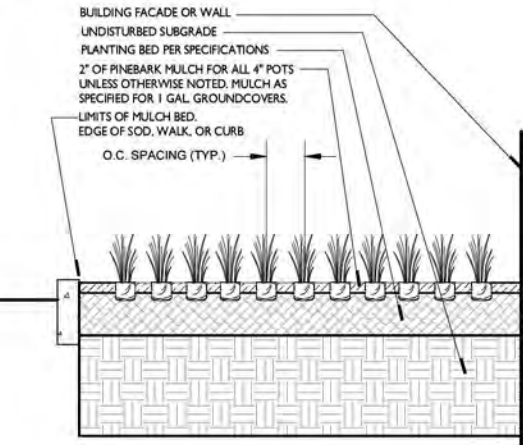


NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

NTS

LA-02

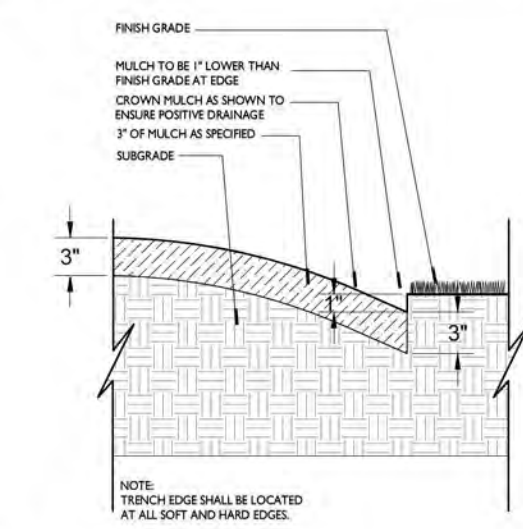


NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

4 GROUNDCOVER PLANTING DETAIL

NTS

LA-03



5 TRENCH BED EDGE

NTS

LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	DETAIL	REMARKS
CITY REQUIRED TREES								
	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Cal. Min.	2.5" Cal. Min.	10' Ht. Min.		Hunter Trees. Approve photo with LA.
	11	Ilex cassine 'Nativa'	Nativa Dahoon Holly	30 gal	2" Cal. Min.	8' Ht. Min.		Single Trunk, Tree Form, Cherrylake Approve photo with LA.
SHRUBS								
	13	Cleyera japonica 'Bronze Beauty'	Bronze Beauty Cleyera	7 gal.				48" o.c.
	12	Podocarpus macrophyllus 'Maki'	Maki Yew	30 Gal. Min. Size	Must be 48" at Planting.			Must plant out at 48" Height at time of planting regardless of container size.
GROUND COVERS								
	110	Liriope muscari 'Love Potion No. 13'	Emerald Goddess Liriope	1 gal				18" o.c.
	189	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	1 gal				18" o.c.
	3,195 sf	Zoysia x 'Meyer'	Meyer Zoysia	sod				

- NOTES:**
- HARDWOOD MULCH ALL BEDS. APPROVE MULCH SAMPLE WITH LA.
 - APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
 - USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 - PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
 - THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 - SEE LANDSCAPE NOTES.
- APPROVED NURSERIES:**
- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - WATERS NURSERY
 - 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 = 240.47/30' = 8 Trees in First 25'
 Remaining Perimeter Feet = 240.33/30' = 8 Trees
 Parking Requirements (1 Tree/12 Spaces) = 7 Spaces/12 = 1 Trees
 Total Existing Tree Credits = 6
 Total Trees Required = 2 Frontage (Overstory) & 9 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

TREES PROPOSED TO REMAIN:

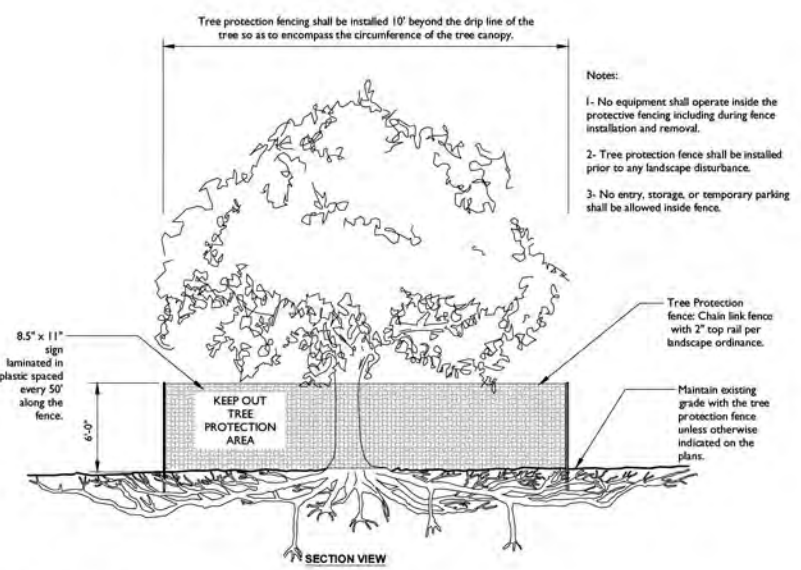
#1-32" Magnolia	/8 = 4
#2-15" Red Oak	/8 = 1
#3-15" Red Oak	/8 = 1
Total Tree Credits	= 6

ALL PLANTINGS SHALL MEET THE LISTED SPECIFICATIONS REGARDLESS OF CONTAINER SIZES. CONTRACTOR SHALL VERIFY AVAILABILITY & PROVIDE PLANTS THAT MEET THE CALIPER AND HEIGHT REQUIREMENTS ONLY.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	Hardwood Mulch Garden Path. Approve sample with LA. 3" Min. Depth	831 sf	
2	Exposed Pea Gravel Concrete. Light colored pea gravel. Approve sample with LA.	266 sf	
3	Hardwood Mulch Over Exposed Tree Roots. Blow existing leaves and debris before mulching.	209 sf	
4	Bed Edge: 1x6 Spiced Rum Colored Trex Composite Deck Board on Edge. Set top of board flush with grade and stake in place with 1x12" trex stakes, 3" O.C. placed inside border & 1" below top of board.	149 lf	

Note: Quantities are for convenience only. Contractor shall verify.



6 TREE PROTECTION DETAIL

NOT TO SCALE

LA-39



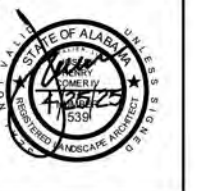
ESPALIER
 landscape architecture

Espalier, LLC
 P.O. Box 1247
 Fairhope, Alabama 36533
 P: 251.454.3500
 espalierdesign.com

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SUMMIT STREET INN

Summit St.
 Fairhope, AL



ISSUED/REVISED

Permitting 4/25/25

LANDSCAPE DETAILS

DESIGNED BY JC	FILE NAME SUMMIT.LA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.2
PROJECT NO. 2523	
DATE 4/21/25	

REVISION

DATE



GREENSPACE PLAN

Summit Street Inn - Rehabilitation

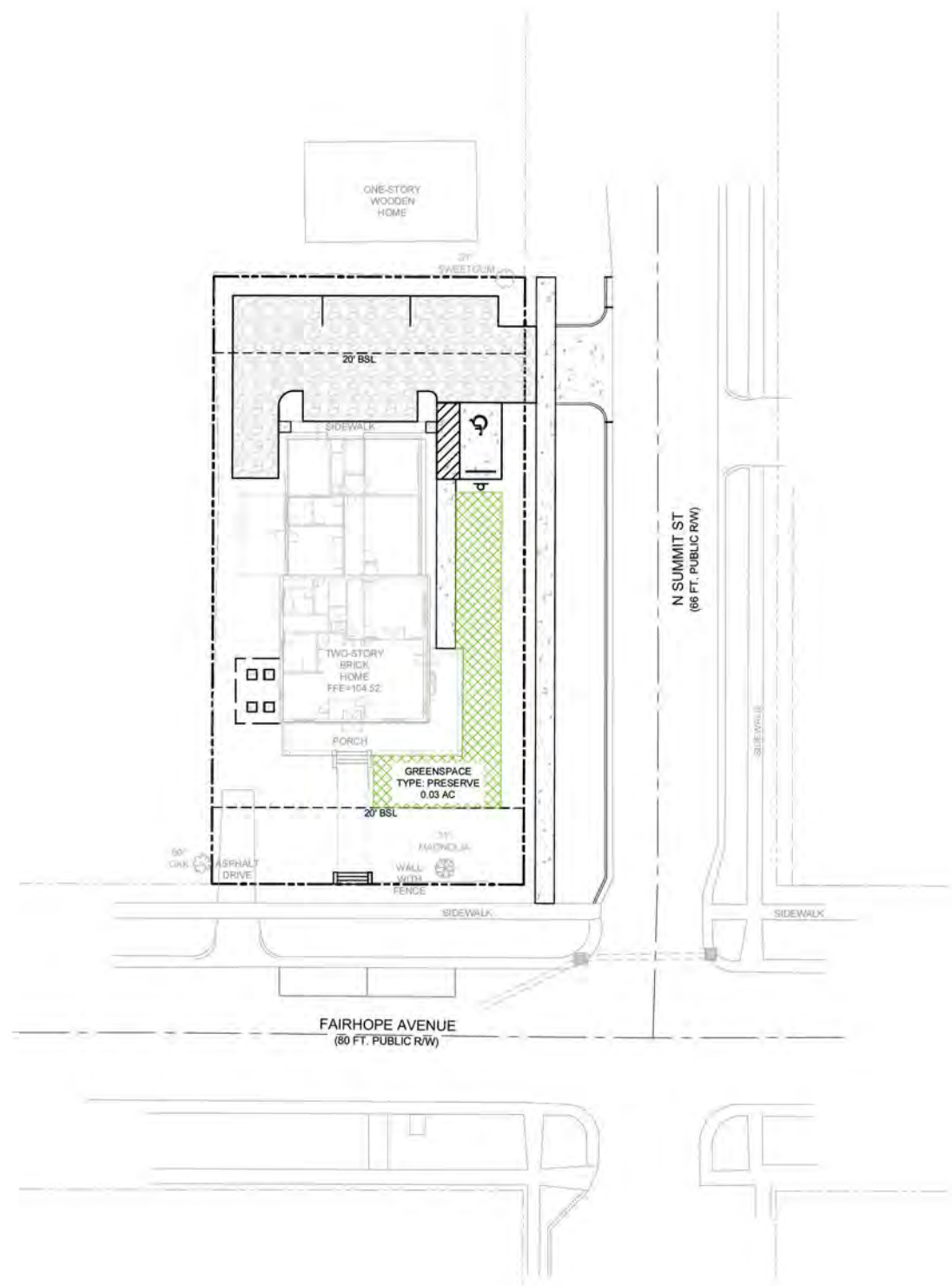
131 Fairhope Ave
Fairhope, Alabama 36532



JOB No. 20241429 DATE 4/29/25

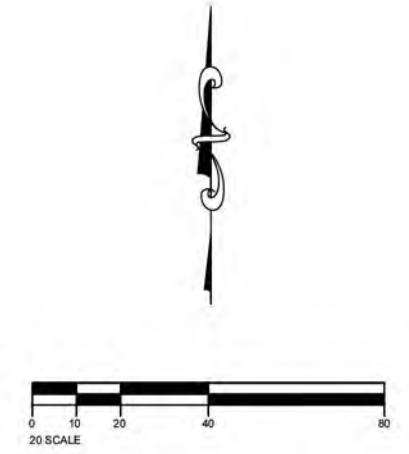
DRAWN CHC SCALE 1"=20'

SHEET
GS



GREENSPACE CALCULATIONS (CITY OF FAIRHOPE)
ACREAGE IN TOTAL TRACT: 0.30 ACRES
GREENSPACE REQUIRED (10% OF 0.30 ACRES): 0.03 ACRES
GREENSPACE PROVIDED: 0.03 ACRES

LEGEND
 GREENSPACE - TYPE: PRESERVE
 AREAS NOT INCLUDED





March 18, 2025

Re: Summit Street Inn

Dear Fairhope Resident:

The City of Fairhope Resolution No. 2018-03 requires all property owners adjacent to property being considered for development approval to be notified by mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the proposed development request described below.

Shelley Springer is requesting approval for Summit Street Inn Rehabilitation. This development will consist of a M.O.P (Multiple Occupancy Project). The property is located on the corner of Fairhope Ave and N Summit St in Fairhope, Alabama. The parcel number for this project is **05-46-03-37-0-006-038.518**.

S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at S.E. Civil, 9969 Windmill Road, Fairhope, Alabama, on Monday, March 31, 2025. Please note this is an informational meeting only. The city staff and Planning Commission will not be present and will not be voting on this project at this time.

Should you have any questions or concerns, please contact me at (251)-990-6566.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', written in a cursive style.

Larry Smith, PE
lsmith@secivileng.com



Summit Street Inn MOP
Community Meeting
Meeting Notes

Meeting Date: March 31, 2025

Meeting Time: 12:00 PM

Meeting Location: SE Civil Conference Room (9969 Windmill Rd, Fairhope, AL)

Hosted By: Larry Smith, PE, S.E. Civil

In Attendance

Larry Smith, PE & Colton Chapman with SE Civil, LLC. One adjacent property owner from the community was present. The meeting lasted for eighteen minutes before coming to a close with the adjacent property owner. Please see attached sign-in sheet.

Meeting Notes:

The meeting consisted of discussing the proposed improvements to the adjacent property owner for Summit Street Inn. The MOP process was discussed, along with the various site improvements including demolition elements, new sidewalks, and new parking. The adjacent property owner was mainly concerned with what would happen to the heritage trees located along his property line on the north side of Summit Street's Inn property. The trees in question are to be protected though and this was explained to him in which he was pleased to hear. He let us know that he did not have any problems with the future project after we detailed out the process of what is being proposed. The meeting then came to a close.


Next Steps:

- City of Fairhope Planning Commission will present the MOP application on Monday, June 2, 2025 at 5 PM.


Attachment:

- Sign In Sheet

SUMMIT STREET INN

Property	Signature	Email Address
FST SUMMIT STREET INN L L C AN ALABAMA LIMITED LIABILITY COMPANY		
FST CITICORP TRUST NA (FLORIDA) AS TRUSTEE		
FST CUMMINGS, JEANNE FREDERICK ETAL FRED AND RICK, JAMES PIERCE; SINGLETON, REBECCA FREDERICK		ZEPPERS4@GMAIL.COM
FST SIMMONS, WILLIAM H JR ETUX DEBORAH K		

SUMMIT STREET INN

Property	Signature	Email Address
FST GRIFFIN, ROBERT H ETAL GRIFFIN, LINDA AND TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GRIFFIN LIVING TRUST		
FST PRIVETT, WILLIAM B ETAL PRIVETT, PAM AND S		
S.E. CIVIL		CChapman@secivileng.com
FAIRHOPE, THE CITY OF		



April 29, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Summit Street Inn - Rehabilitation – Drainage Letter

Dear Hunter:

The existing site will sheet flow to the south towards Fairhope Avenue. As part of our design process, we have reviewed the original plans and drainage areas. Based upon the original site plan, we are not increasing the impervious areas, rather we are increasing the pervious area on site by 0.02 acres.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', written in a cursive style.

Larry Smith, PE
lsmith@secivileng.com





April 29, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Summit Street Inn - Rehabilitation - Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. The proposed development will consist of renovating 3,343 sq. ft of existing lodging, office, and boutique space. We are not proposing an increase in building space nor are we increasing the number of bedrooms, as the project is aimed towards rehabilitating the existing conditions on site. Therefore we do not anticipate an increase in traffic for the proposed development.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Smith', written in a cursive style.

Larry Smith, PE
lsmith@secivileng.com





May 9, 2025

Sherry Sullivan
Mayor

Re: 131 Fairhope Ave, Summit Street Inn

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACO
Jimmy Conyers
Corey Martin

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

Lisa A. Hanks, MMC
City Clerk

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Kimberly Creech
Treasurer

Sincerely,



Daryl Morefield
Water/Wastewater Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov



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

Hearings on Subdivision plat applications require notification to all property owners adjacent to the proposed subdivision. 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 adjacent to the property submitted from Subdivision approval.

Colton Chapman
Signature of Applicant or Authorized Agent

4/11/25
Date of Application

Parcel Number	Pin	Owner Name	Address	City	State	Zip
		SE CIVIL	9969 WINDMILL ROAD	FAIRHOPE	AL	36532
05-46-03-37-0-006-038.518	15053	FST AND SUMMIT INN L L C AN ALABAMA LIMITED AND LIABILITY COMPANY	106 GENEVIEVE LN	FAIRHOPE	AL	36532
05-46-03-37-0-006-038.517	14996	FST AND CITICORP TRUST NA (FLORIDA) AS TRUST AND EE	DRAWER 139	POINT CLEAR	AL	36564
05-46-03-37-0-006-038.519	14680	FST AND GUMMINGS, JEANNE FREDERICK ETAL FRED AND RICK, JAMES PIERCE; SINGLTON, REBECCA FR AND EDERICK	308 MILLER AVE	FAIRHOPE	AL	36532
05-46-03-37-0-006-039.502	15313	FST AND SIMMONS, WILLIAM H JR ETUX DEBORAH K	120 FAIRHOPE AVE	FAIRHOPE	AL	36532
05-46-03-37-0-006-037.504	15298	FST AND GRIFFIN, ROBERT H ETAL GRIFFIN, LIND AND A M TRUSTEES OR THEIR SUCCESSORS IN TRUS AND T UNDER THE GRIFFIN LIVING TRUST DATED 5 AND EPTEMBER 18, 2013	P O BOX 1309	FAIRHOPE	AL	36533
05-46-03-37-0-006-037.503	14717	FST AND PRIVETT, WILLIAM B ETAL PRIVETT, PAM AND S	6 N SUMMIT ST	FAIRHOPE	AL	36532

STATE OF ALABAMA
BALDWIN COUNTY
I, TEDDY J. FAUST, JR., Revenue Commissioner
in and for said State and County, do hereby
certify that this is a true and correct copy of the
records of this office.

Revenue Commissioner