



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
August 4, 2025**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACOMO

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 - July 7, 2025

UR 25.07 Request of Verizon for an 11.52.11 Utility Review and approval of the proposed replacement of existing wooden small cell pole with a metal pole at 201 N Summit Street.

UR 25.08 Request of Verizon for an 11.52.11 Utility Review and approval of the proposed replacement of existing wooden small cell pole with a metal pole at 101 S Mobile Street.

UR 25.09 Request of Verizon for an 11.52.11 Utility Review and approval of the proposed replacement of existing wooden small cell pole with a metal pole at 142 S Summit Street.

UR 25.10 Request of Verizon for an 11.52.11 Utility Review and approval of the proposed replacement of existing wooden small cell pole with a metal pole at 17 Pecan Avenue.

UR 25.11 Request of Verizon for an 11.52.11 Utility Review and approval of the proposed replacement of existing wooden small cell pole with a metal pole at 26 Bay Breeze Lane.

3. Regular Agenda

Old Business

None

New Business

None

4. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

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The Planning Commission met Monday, July 7, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

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

Absent: Lee Turner, Kevin Boone, Paul Fontenot

Vice-Chair Bryant called the meeting to order at 5:02 PM.

Consent Agenda

- Approval of the Minutes June 2, 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: Rebecca Bryant; John Worsham; Harry Kohler; Hollie MacKellar; Kim McCormick and Erik Cortinas

Nay: None

Old Business

None

New Business

A. SD 25.08 Public hearing to consider the request of the Applicant, Sawgrass Consulting, LLC on behalf of the Owner, FST Rockwell, LLC for final plat approval of Resubdivision of Lot 1, Common Areas 1 & 2 Rockwell Place, a 10-lot major subdivision. The property is zoned B-2, General Business District. The property is approximately 12.97 acres and is located on the east side of State Highway 181, south of the Harvest Green East Subdivision and across from The Waters Subdivision. **PPIN #625448**

Mike Jeffries, Development Services Manager, presented the request of the Applicant, Sawgrass Consulting, LLC on behalf of the Owner, FST Rockwell, LLC for final plat approval of Resubdivision of Lot 1, Common Areas 1 & 2 Rockwell Place, a 10-lot major subdivision. The property is zoned B-2, General Business District. The property is approximately 12.97 acres and is located on the east side of State Highway 181, south of the Harvest Green East Subdivision and across from The Waters Subdivision. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of SD 25.08.

Vice-Chair Bryant opened the public hearing at 5:08pm, with no one present to speak, the public hearing was closed at 5:08.

John Worsham made a motion to approve SD 25.08 with staff recommendations.

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

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

Nay: None

B. SD 25.09 Public hearing to consider the request of the Applicant, Duplantis Design Group, PC on behalf of the Owner, Elpizo Corporation, for preliminary and final plat approval of Elpizo, a 2-lot minor subdivision. The property is zoned M-1, Light Industrial District. The property is approximately 17 acres and is located at 8100 McGowin Drive. **PPIN #309678**

Mike Jeffries, Development Services Manager, presented the request of the Applicant, Duplantis Design Group, PC on behalf of the Owner, Elpizo Corporation, for preliminary and final plat approval of Elpizo, a 2-lot minor subdivision. The property is zoned M-1, Light Industrial District. The property is approximately 17 acres and is located at 8100 McGowin Drive. Mr. Jeffries shared the zoning map and aerial map. Mr. Jeffries added that any future development would have to relocate the drainage on lot 2.

Staff recommends approval of SD 25.09, with the following conditions:

1. Approval of the sidewalk easement.
2. All required utility testing is coordinated with Fairhope Public Utilities at time of future development.
3. An ingress/egress easement is added to the private drive to allow the northern lot access.
4. Label the lots "Lot 1" and "Lot 2".

Vice-Chair Bryant opened the public hearing at 5:14pm, with no one present to speak, the public hearing was closed at 5:14.

Erik Cortinas made a motion to approve SD 25.09 with staff recommendations.

John Worsham seconded the motion and the motion carried unanimously with the following vote:

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

Nay: None

C. SD 25.11 Public hearing to accept Resolution 2025-04 for the proposed revisions to the City of Fairhope Water and Sewer Specifications.

Hunter Simmons, Planning and Zoning Director, presented the request to accept Resolution 2025-04 for the proposed revisions to the City of Fairhope Water and Sewer Specifications. Mr. Simmons explained that these revisions pertain to Division II – Design Criteria for Sanitary Sewers in the Water and Sewer Specifications.

Staff recommends approval of SD 25.11.

Vice-Chair Bryant opened the public hearing at 5:18pm, with no one present to speak, the public hearing was closed at 5:18.

John Worsham made a motion to approve SD 25.11.

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

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

Nay: None

D. SD 25.12 Public hearing to consider the request of the Applicant, The Woodlands Group, on behalf of the Owner, Mary Crumpton, for preliminary and final plat approval of Magnolia Beach Estates, a 2-lot minor subdivision. The property is zoned R-2, Medium Density Single-Family Residential District. The property is approximately 2.4 acres and is located at 104 Laurel Avenue. **PPIN #36014**

Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant, The Woodlands Group, on behalf of the Owner, Mary Crumpton, for preliminary and final plat approval of Magnolia Beach Estates, a 2-lot minor subdivision. The property is zoned R-2, Medium Density Single-Family Residential District. The property is approximately 2.4 acres and is located at 104 Laurel Avenue. Mr. Simmons shared the zoning map and aerial map and explained that this case was brought back before the Planning Commission to approve a sidewalk easement in lieu of installing sidewalks.

Staff recommends approval of SD 25.12, with staff recommendations:

1. Grant approval of the 10' sidewalk easement in lieu of the installation of sidewalk.
2. Wetland buffer signs are reflected on the plat and installed prior to final signature of the plat.

Vice-Chair Bryant opened the public hearing at 5:23pm.

Sean Richman, son of owner, stated that they are in favor of the easement rather than the sidewalk due to a tree and an AT&T pole that are in the way of a sidewalk.

The public hearing was closed at 5:25.

John Worsham made a motion to approve SD 25.12 with staff recommendations.

Harry Kohler seconded the motion and the motion carried unanimously with the following vote:

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

Nay: None

E. ZC 25.04 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Gold Kist Corner LLC, for conditional annexation to B-2, General Business District. The property is approximately 4.65 acres and is located on the southwest corner of State Highway 104 and State Highway 181. **PPIN #: 19982**

and

F. ZC 25.05 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Advantage Holdings, LLC, for conditional annexation to B-2, General Business District. The property is approximately 2.23 acres and is located on 21905 State Highway 181. **PPIN #: 66242**

Hunter Simmons, Planning and Zoning Director, introduced these cases stating that they are only rezoning requests and have nothing to do with traffic or site plan approvals.

Both cases were presented together.

Michelle Melton, City Planner, presented the request of the Applicant, Lieb Engineering, on behalf of the Owner, Gold Kist Corner LLC, for conditional annexation to B-2, General Business District. The property is approximately 4.65 acres and is located on the southwest corner of State Highway 104 and State Highway 181 and the request of the Applicant, Lieb Engineering, on behalf of the Owner, Advantage Holdings, LLC, for conditional annexation to B-2, General Business District. The property is approximately 2.23 acres and is located on 21905 State Highway 181. Ms. Melton shared the zoning maps and aerial maps.

Staff recommends approval to the City Council of ZC 25.04, with the following recommendation:

1. A twenty-foot (20') landscape buffer shall be required along all property lines abutting residentially zoned property in compliance with Article V, Section B(2) of the Zoning Ordinance.

Vice-Chair Bryant opened the public hearing at 5:40pm.

Gary Gover, 300 Lincoln Street, spoke for both cases and stated that mixed use centers are required to be friendly for pedestrians and bicyclists.

The public hearing was closed at 5:45.

Rebecca Bryant asked if the cell tower falls or is removed, can it be enlarged or changed. Hunter Simmons replied that would fall under non-conforming structures and would be able to be rebuilt within a year. Erik Cortinas stated that the tower was installed in unzoned county, but the FCC and FAA has to provide extra information and regulations when it was permitted. I cannot be expanded vertically or horizontally due to it being non-conforming.

Rebecca Bryant asked if a proposed site plan would require a review of the pedestrian plan. Hunter Simmons stated yes that any development will follow the city regulations.

John Worsham made a motion to recommend approval of ZC 25.04 to the City Council with staff recommendations.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

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

Nay: None

Staff recommends approval to the City Council of ZC 25.05 with the following recommendations:

1. Provide the City the Lessor/Lessee for the communications tower lease.
2. A twenty-foot (20') landscape buffer shall be required along all property lines abutting residentially zoned property in compliance with Article V, Section B(2) of the Zoning Ordinance.

Vice-Chair Bryant opened the public hearing at 5:48pm, having no one to speak, the public hearing was closed at 5:45.

John Worsham made a motion to recommend approval of ZC 25.05 to the City Council with staff recommendations.

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

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

Nay: None

Adjournment

John Worsham made a motion to adjourn.

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

Nay: None

Adjourned at 5:50pm.

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 August 4, 2025



UR 25.07 - 201 N Summit Street, Verizon



Project Name:

201 North Summit Street, Verizon

Site Data:

N/A

Project Type:

Replace wooden cell pole with metal pole

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2 Medium Density Single-Family Residential District

PPIN Number:

N/A

General Location:

Intersection of Oak Avenue and Summit Street

Surveyor of Record:

Verizon

Engineer of Record:

Verizon

Owner / Developer:

Verizon

School District:

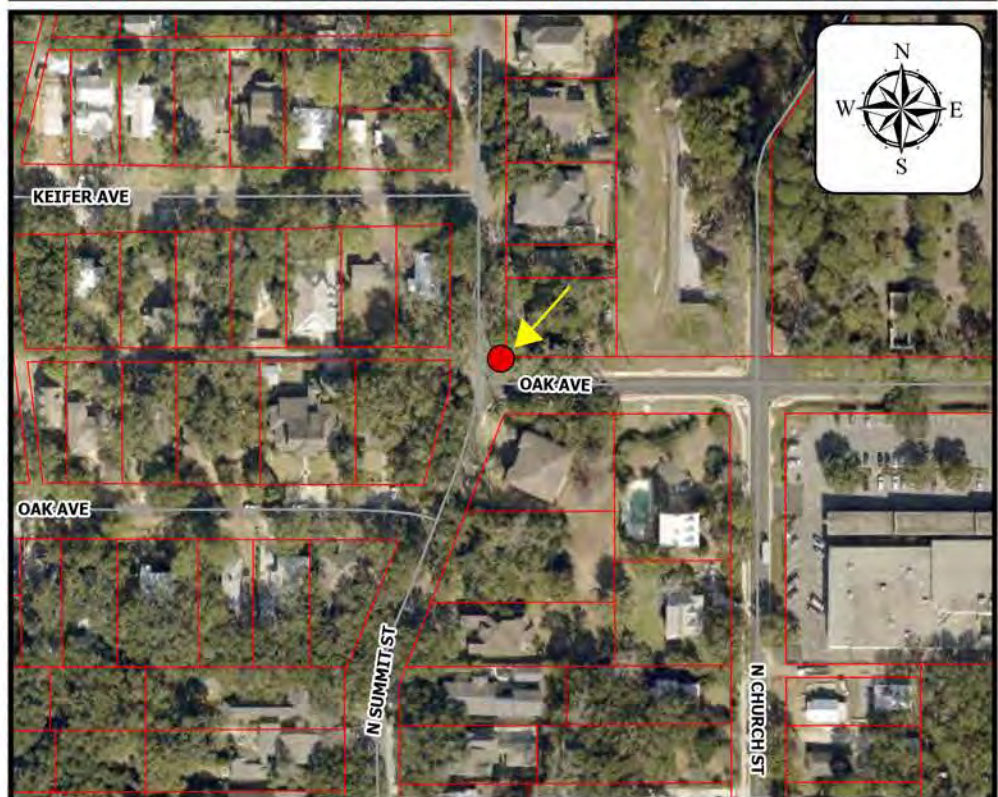
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

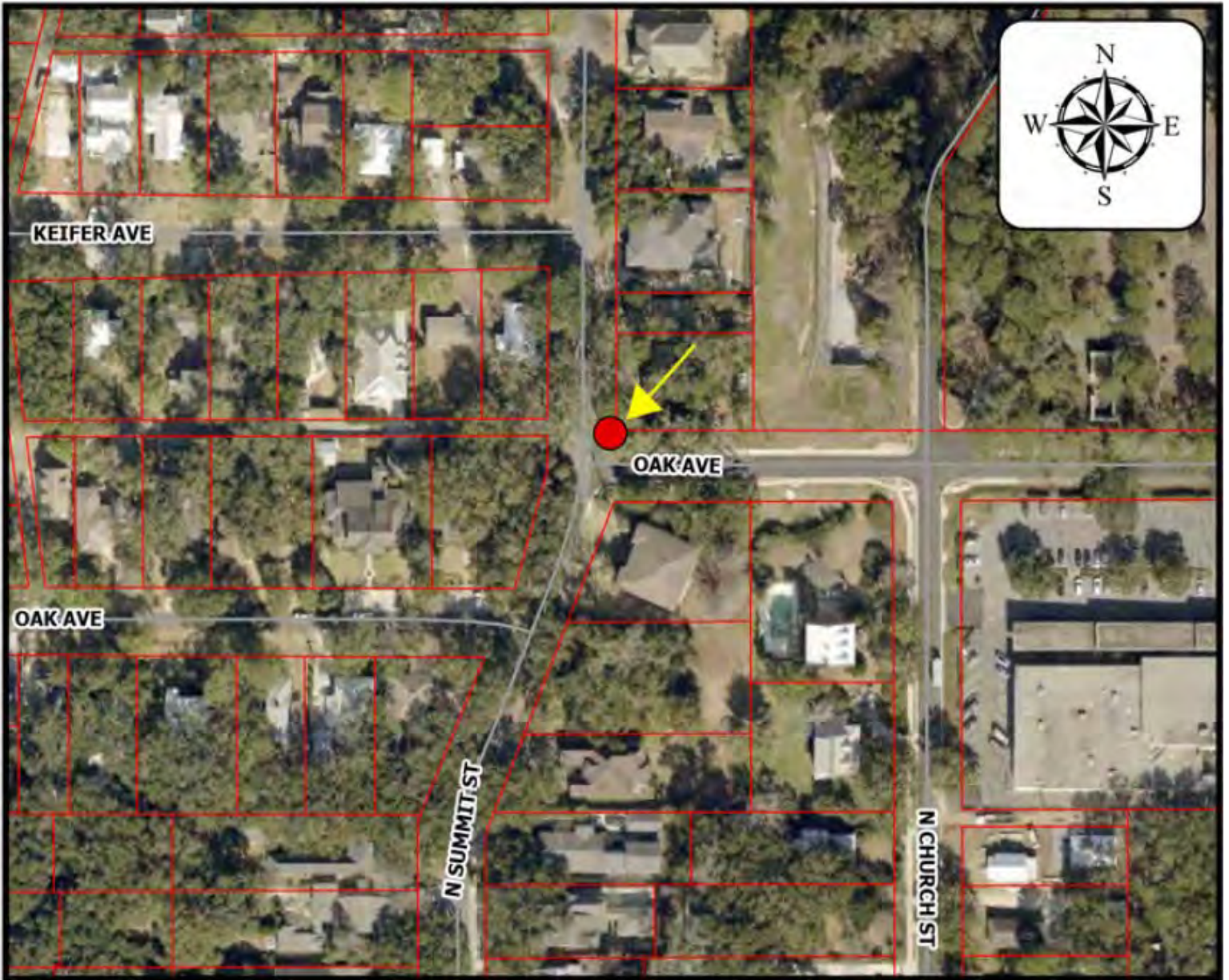
Approved w/ Conditions

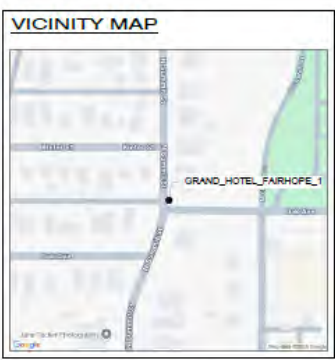
Prepared by:

Mike Jeffries



Summary of Request: Request of Verizon for an 11.52.11 Utility Review and approval of the proposed installation and replacement of wooden small cell communications pole outlined on the map below.





SITE NAME:

VERIZON SMALL CELL GRAND_HOTEL_FAIRHOPE_1



CONSTRUCTION PLANS FOR PROPOSED VERIZON METAL SMALL CELL POLE

VZW SITE NAME	MDG LOCATION ID	LAT	LAT [DMS]	LONG	LONG [DMS]	NEAREST ADDRESS	JURISDICTION
GRAND_HOTEL_FAIRHOPE_1	5000940699	30.527309	30° 31' 38.314" N	-87.905798	87° 54' 20.873" W	201 N SUMMIT STREET	CITY OF FAIRHOPE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE
2	NOTES
3	GRAND_HOTEL_FAIRHOPE_1
4	TCP
5	GROUNDING DETAILS
6	ONE-LINE DIAGRAM
7	PROFILE
8	ANTENNA SPECS
9	CBRS RRU SPECS
10	MEDIUM AWS-PCS RRU SPECS
11	RECTIFIER SPECS
ATTACHED	RAYCAP POLE SPECS



EXISTING VIEW



PROPOSED VIEW

- NOTE**
1. CONTRACTOR MUST FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND CONDUITS PRIOR TO COMMENCING CONSTRUCTION ON THIS PROJECT.
 2. CONTRACTOR SHALL COMPLY WITH JURISDICTION ORDINANCE
 3. NO WATER, WASTEWATER, OR DRAINAGE PROPOSED IN THIS PLAN SET

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!!
811 (IN ALABAMA)
NEW STATEWIDE NUMBER
1-800-292-8525

1. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

3. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.

- Consultation with the City’s horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20’ from the trunk.

4. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City’s Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW’s shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

5. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City’s infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

6. Staff Comments

- **The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.**
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

- i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
- ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
- iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
- iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)

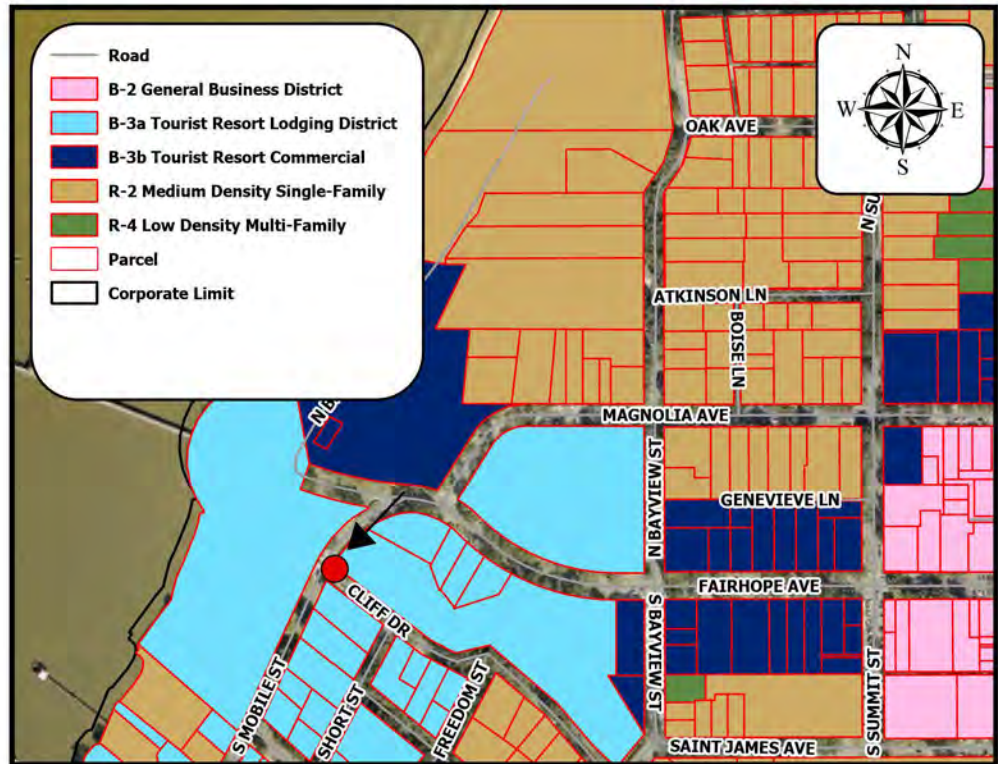
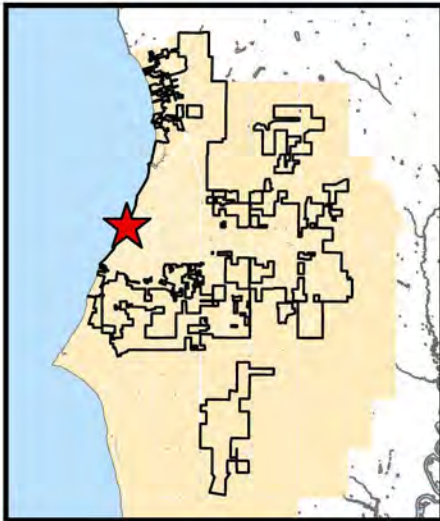
Staff Recommendation: **Approval with Conditions of UR 25.07**

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
5. Co-location shall be required if a viable option is determined.

City of Fairhope Planning Commission August 4, 2025



UR 25.08 - 101 S Mobile Street, Verizon



Project Name:	101 S Mobile Street, Verizon
Site Data:	N/A
Project Type:	Replace wooden cell pole with metal pole
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	B-3a Tourist Resort Lodging District
PPIN Number:	N/A
General Location:	Intersection of Cliff Drive and S Mobile Street
Surveyor of Record:	Verizon
Engineer of Record:	Verizon
Owner / Developer:	Verizon
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Mike Jeffries

Summary of Request: Request of Verizon for an 11.52.11 Utility Review and approval of the proposed installation and replacement of wooden small cell communications pole outlined on the map below.



LOCATION MAP



VICINITY MAP



SITE NAME:

VERIZON SMALL CELL GRAND_HOTEL_FAIRHOPE_2



CONSTRUCTION PLANS FOR PROPOSED VERIZON METAL SMALL CELL POLE

VZW SITE NAME	MDG LOCATION ID	LAT	LAT [DMS]	LONG	LONG [DMS]	NEAREST ADDRESS	JURISDICTION
GRAND_HOTEL_FAIRHOPE_2	5007940694	30.523171°	30° 31' 23.415" N	-87.511368°	87° 54' 40.919" W	US-96 ALT AT CLIFF DRIVE	CITY OF FAIRHOPE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE
2	NOTES
3	GRAND_HOTEL_FAIRHOPE_2
4	TCP
5	GROUNDING DETAILS
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7	PROFILE
8	ANTENNA SPECS
9	CBRS RRU SPECS
10	MEDIUM AWS-PCS RRU SPECS
11	RECTIFIER SPECS
ATTACHED	RAYCAP POLE SPECS



EXISTING VIEW



PROPOSED VIEW

(P) VERIZON SMALL CELL BLACK STEALTH POLE

- NOTE**
1. CONTRACTOR MUST FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND CONDUITS PRIOR TO COMMENCING CONSTRUCTION ON THIS PROJECT.
 2. CONTRACTOR SHALL COMPLY WITH JURISDICTION ORDINANCE
 3. NO WATER, WASTEWATER, OR DRAINAGE PROPOSED IN THIS PLAN SET

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!!
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NEW STATEWIDE NUMBER
1-800-292-8525

1. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

3. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.

- Consultation with the City’s horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20’ from the trunk.

4. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City’s Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW’s shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

5. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City’s infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

6. Staff Comments

- **The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.**
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

- i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
- ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
- iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
- iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)

Staff Recommendation: **Approval with Conditions of UR 25.08**

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
5. Co-location shall be required if a viable option is determined.

City of Fairhope Planning Commission August 4, 2025



UR 25.09 - 142 S Summit Street, Verizon



Project Name:

142 S Summit Street, Verizon

Site Data:

N/A

Project Type:

Replace wooden cell pole with metal pole

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2 Medium Density Single-Family Residential District

PPIN Number:

N/A

General Location:

Intersection north of Morphy Ave and S Summit Street

Surveyor of Record:

Verizon

Engineer of Record:

Verizon

Owner / Developer:

Verizon

School District:

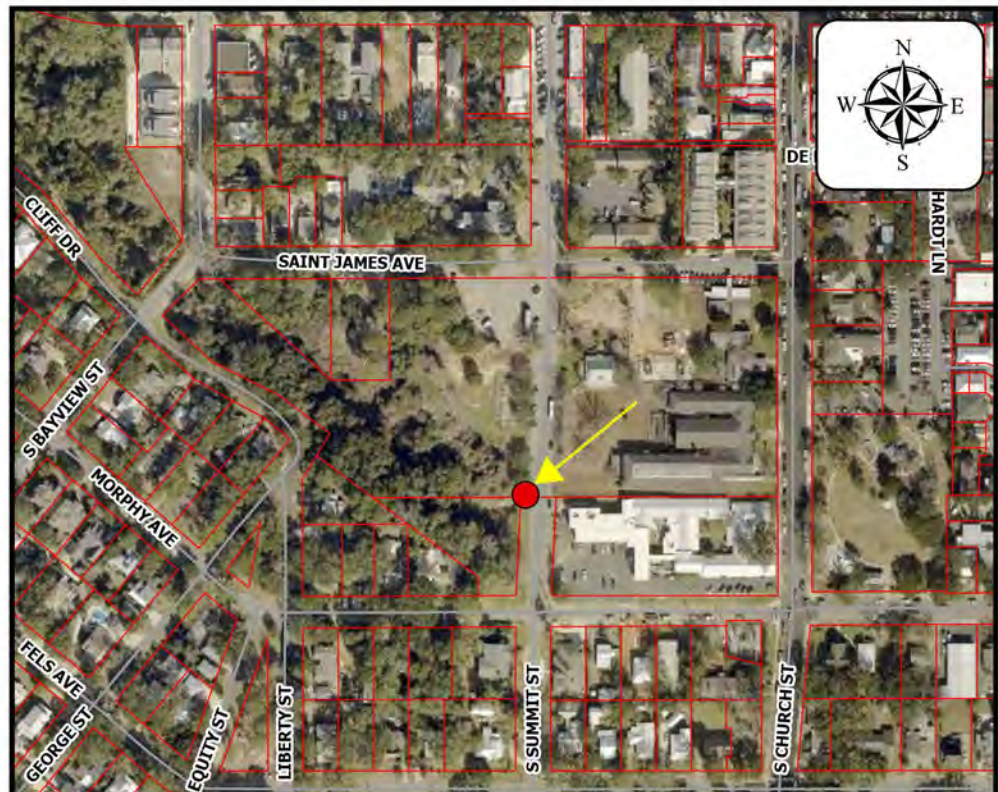
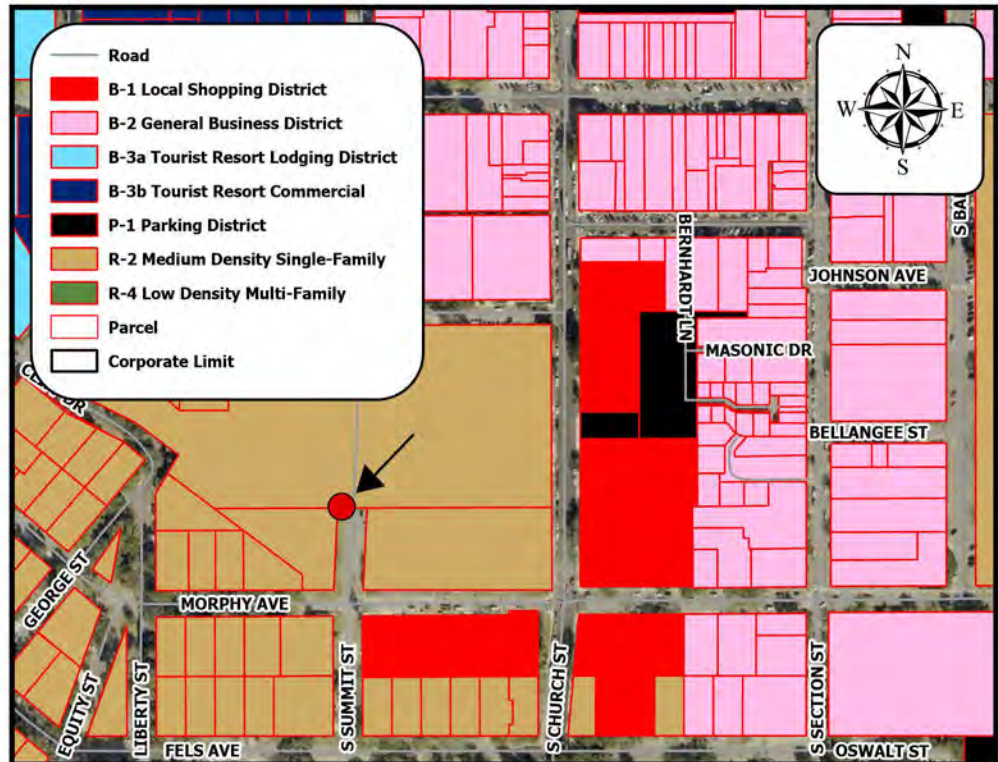
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

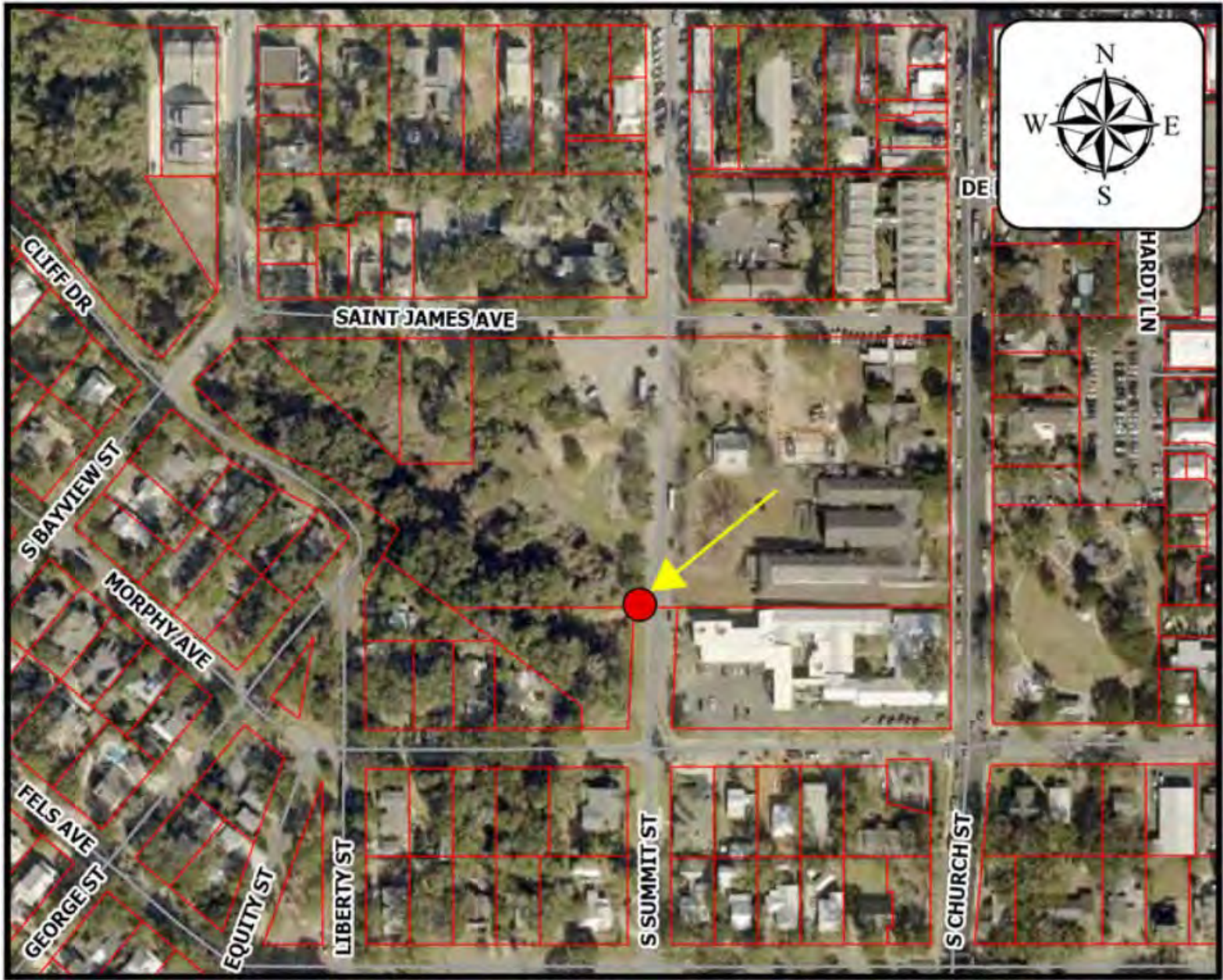
Approved w/ Conditions

Prepared by:

Mike Jeffries



Summary of Request: Request of Verizon for an 11.52.11 Utility Review and approval of the proposed installation and replacement of wooden small cell communications pole outlined on the map below.





SITE NAME:

VERIZON SMALL CELL GRAND_HOTEL_FAIRHOPE_3



CONSTRUCTION PLANS FOR PROPOSED VERIZON METAL SMALL CELL POLE

VZW SITE NAME	LOCATION CODE	LAT	LAT (DMS)	LONG	LONG (DMS)	NEAREST ADDRESS	JURISDICTION
GRAND_HOTEL_FAIRHOPE_3	TBD	30.620511	30° 37' 13.841"	-87.904362	87° 54' 23.974"	142 S SUMMIT ST	CITY OF FAIRHOPE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE
2	NOTES
3	GRAND_HOTEL_FAIRHOPE_3
4	TCP
5	GROUNDING DETAILS
6	ONE-LINE DIAGRAM
7	PROFILE
8	ANTENNA SPECS
9	CRS1 RRU SPECS
10	MEDIUM AIR-POS RRU SPECS
11	RECTIFIER SPECS



EXISTING VIEW



PROPOSED VIEW

- NOTE**
1. CONTRACTOR MUST FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES AND CONDUITS PRIOR TO COMMENCING CONSTRUCTION ON THIS PROJECT.
 2. CONTRACTOR SHALL COMPLY WITH JURISDICTION ORDINANCE.
 3. NO WASTE, WASTEWATER, OR DRAINAGE PROPOSED IN THIS PLAN SET.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
811 (IN ALABAMA)
NEW STATEWIDE NUMBER
1-800-292-6525

1. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

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- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
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- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.

- Consultation with the City’s horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20’ from the trunk.

4. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City’s Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW’s shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

5. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City’s infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

6. Staff Comments

- **The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.**
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

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- iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
- iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)

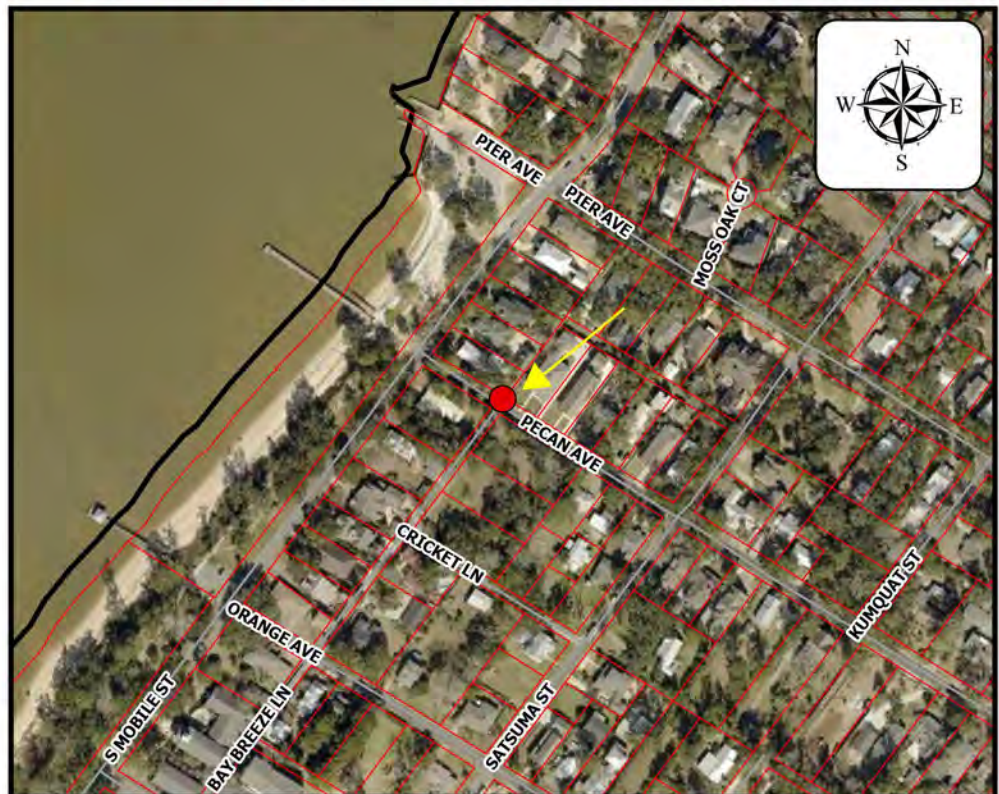
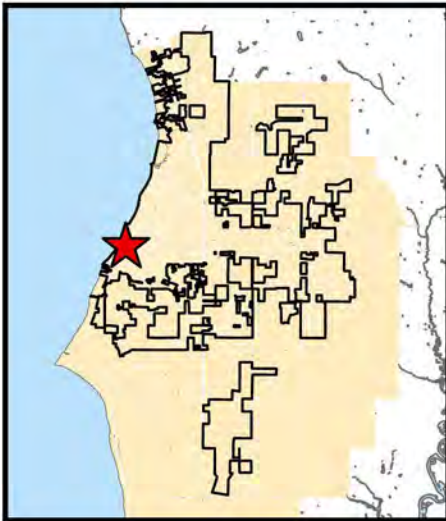
Staff Recommendation: **Approval with Conditions of UR 25.09**

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
5. Co-location shall be required if a viable option is determined.

City of Fairhope Planning Commission August 4, 2025

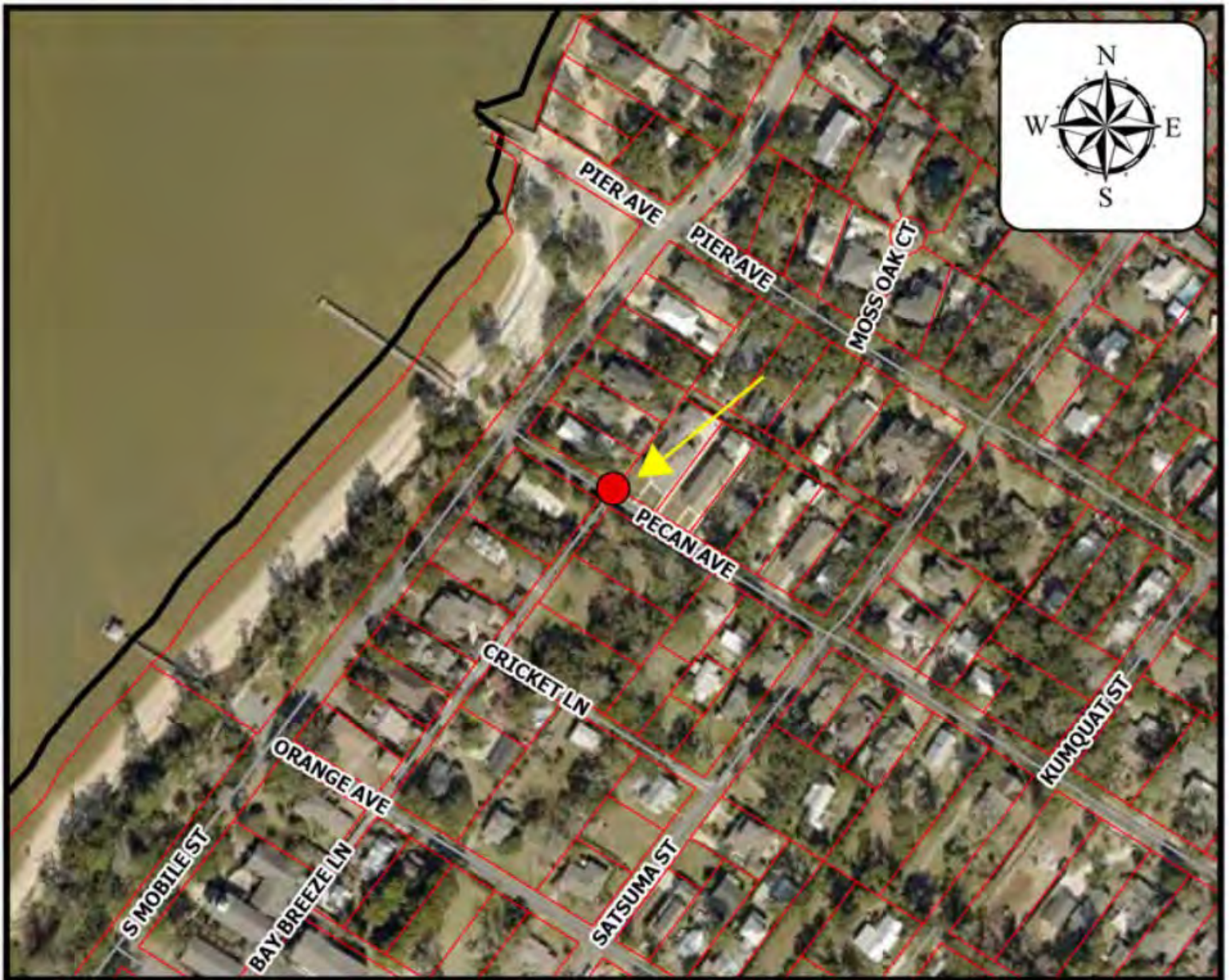


UR 25.10 - 17 Pecan Avenue, Verizon



Project Name:	17 Pecan Avenue, Verizon
Site Data:	N/A
Project Type:	Replace wooden cell pole with metal pole
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-2 Medium Density Single-Family Residential District
PPIN Number:	N/A
General Location:	Intersection of Bay Breeze Lane and Pecan Avenue
Surveyor of Record:	Verizon
Engineer of Record:	Verizon
Owner / Developer:	Verizon
School District:	Fairhope Elementary School
Recommendation:	Approved w/ Conditions
Prepared by:	Mike Jeffries

Summary of Request: Request of Verizon for an 11.52.11 Utility Review and approval of the proposed installation and replacement of wooden small cell communications pole outlined on the map below.





SITE NAME:

VERIZON SMALL CELL GRAND_HOTEL_FAIRHOPE_4



CONSTRUCTION PLANS FOR
PROPOSED VERIZON METAL
SMALL CELL POLE

VDW SITE NAME	MDG LOCATION ID	LAT	LAT (DMS)	LONG	LONG (DMS)	NEAREST ADDRESS	JURISDICTION
GRAND_HOTEL_FAIRHOPE_4	600240896	30.516498	30° 30' 59.392" N	-87.915217	87° 54' 55.139" W	17 PECAN AVENUE	CITY OF FAIRHOPE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE
2	NOTES
3	GRAND_HOTEL_FAIRHOPE_4
4	TOP
5	GROUNDING DETAILS
6	ONE-LINE DIAGRAM
7	PROFILE
8	ANTENNA SPECS
9	CBRS RRU SPECS
10	MEDIUM AHS-PCS RRU SPECS
11	RECTIFIER SPECS
ATTACHED	RAYCAP POLE SPECS



EXISTING VIEW



PROPOSED VIEW

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811 (IN ALABAMA)
NEW STATEWIDE NUMBER
1-800-292-5525

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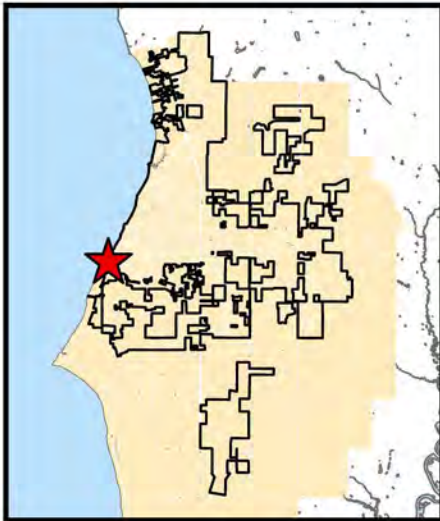
Staff Recommendation: **Approval with Conditions of UR 25.10**

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City of Fairhope Planning Commission August 4, 2025



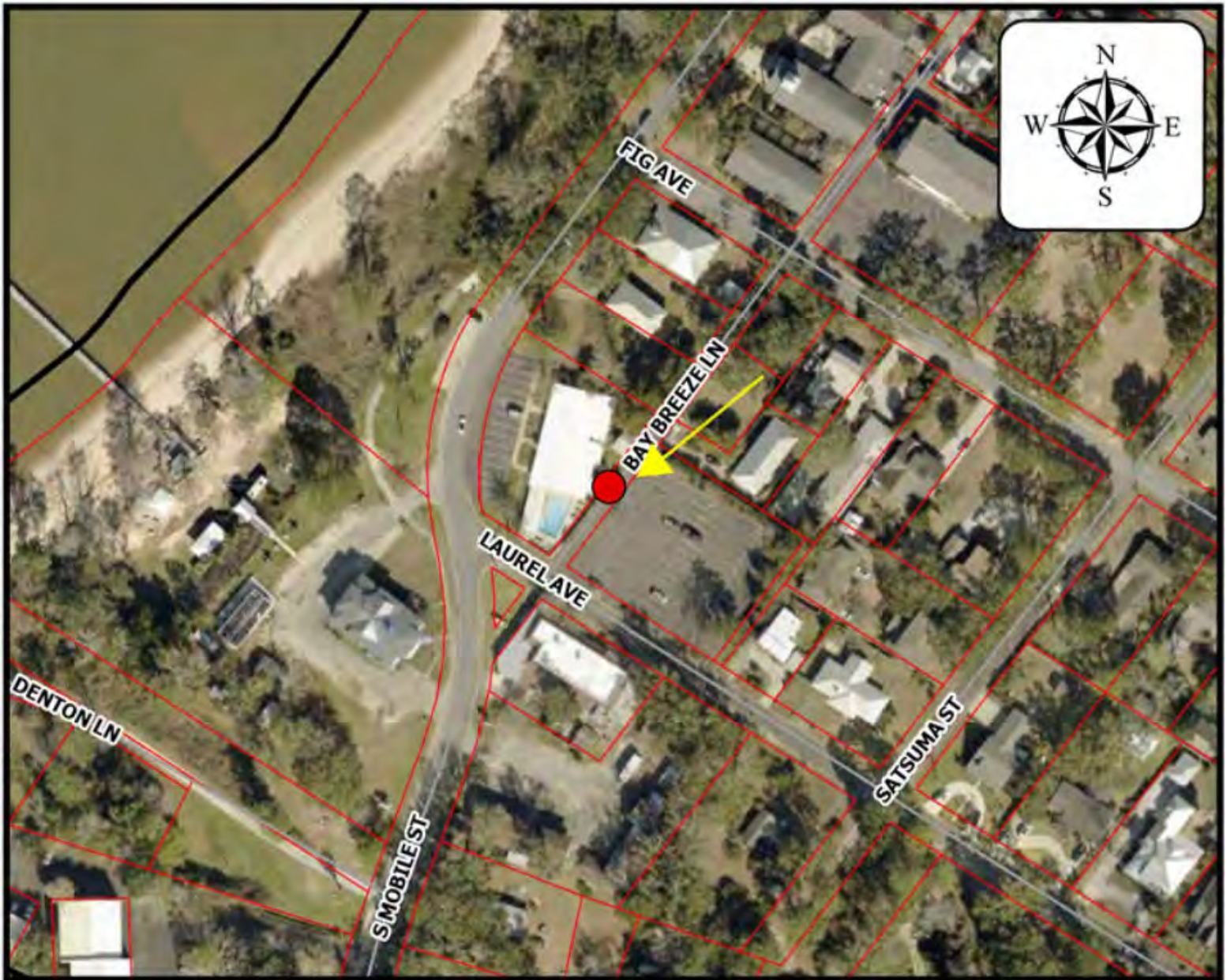
UR 25.11 - 26 Bay Breeze Lane



Project Name:	26 Bay Breeze Lane, Verizon
Site Data:	N/A
Project Type:	Replace wooden cell pole with metal pole
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	B-3a Tourist Resort Lodging District
PPIN Number:	N/A
General Location:	North of intersection of Bay Breeze Lane and Laurel Avenue
Surveyor of Record:	Verizon
Engineer of Record:	Verizon
Owner / Developer:	Verizon
School District:	Fairhope Elementary School
Recommendation:	Approved w/ Conditions
Prepared by:	Mike Jeffries



Summary of Request: Request of Verizon for an 11.52.11 Utility Review and approval of the proposed installation and replacement of wooden small cell communications pole outlined on the map below.





SITE NAME:

VERIZON SMALL CELL GRAND_HOTEL_FAIRHOPE_5



CONSTRUCTION PLANS FOR PROPOSED VERIZON METAL SMALL CELL POLE

VZW SITE NAME	MDG LOCATION ID	LAT	LAT [DMS]	LONG	LONG [DMS]	NEAREST ADDRESS	JURISDICTION
GRAND_HOTEL_FAIRHOPE_5	5000940705	30.513679°	30° 30' 49.343" N	-87.517761°	87° 55' 03.941" W	9W 961 US-96 ALT	CITY OF FAIRHOPE

DRAWING INDEX	
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1	TITLE
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EXISTING VIEW



PROPOSED VIEW

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NEW STATEWIDE NUMBER
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Staff Recommendation: **Approval with Conditions of UR 25.11**

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