

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