

The Board of Adjustments met Monday, July 21, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Frank Lamia; Donna Cook; Ryan Baker; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: None

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

Approval of Minutes

Cathy Slagle made a motion to approve the minutes from the June 16, 2025, meeting.

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

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

Abstain: Ryan Baker

Nay: None.

BOA 25.06 Public hearing to consider the request of the Applicant, Phillip Owens, on behalf of the Owner, Casa Azul Fairhope LLC, for a Special Exception to operate a restaurant on property zoned B-1, Local Shopping District. The property is approximately 2.82 acres and is located at 18348 Greeno Road. **PPIN #: 59279**

Michelle Melton, City Planner, presented the request of the Applicant, Phillip Owens, on behalf of the Owner, Casa Azul Fairhope LLC, for a Special Exception to operate a restaurant on property zoned B-1, Local Shopping District. Ms. Melton shared the aerial and zoning maps.

Staff recommends approval of BOA 25.06, with the following condition:

1. Vehicular access shall be restricted to Greeno Road.

Chairman Vira asked why the entrance on Southland could not be used as access. Ms. Melton stated that it is a residential street.

Ryan Baker asked if ALDOT declines a Greeno Road entrance, would the city approve the Southland entrance. Ms. Melton stated that the city would have to check with the Right-of-Way staff.

Mr. Baker asked if there are plans to subdivide the property. Ms. Melton stated that no plans have been provided and that the applicant does not have any plan now to subdivide.

Donna Cook asked if conditions could be added for buffering. Mike Jeffries stated that buffering would be addressed during the subdivision application process.

Philip Owens, Coast Architects, explained that the owner needs a larger water service for a restaurant, so they must annex in. The owner has no plans to subdivide the property. Mr. Owens continued that ALDOT is difficult to change things outside of their guidelines and they are not allowing continued access of the current entrance road to the house on the property. The owner has proposed redesigning the Southland entrance road to commercial standards, planting trees and adding sidewalks. Mr. Owens gave the history of the owner with the city and restaurant ownership and that the owner is willing to work with the HOA to keep them happy.

Cathy Slagle asked how close the Southland entrance is to the property. Mr. Owens replied 20'-30'.

Mr. Baker asked if Southland needed to approve the drive into the restaurant. Mr. Jeffries replied that the road was built primarily for the residents but was accepted by the city, who maintains it now.

Mr. Owens requested approval for the restaurant with access from Southland Place.

Mr. Jeffries suggested allowing the applicant more time to work with the Public Works staff to work on an entrance.

Chairman Vira opened the public hearing at 5:34pm

Bruce Margreiter, 100 Kemper Lane, the Vice-President of the HOA, stated that there is no left turn into Southland Place which would force someone to drive down Manley, then Kemper to get into the restaurant. Mr. Margreiter added that the HOA has discussed this proposal, and it would be a traffic nightmare. Mr. Margreiter stated that the HOA maintains the island at the entrance.

Victor Watley, 120 Vivian Loop, requested that approval be contingent upon access from Greeno Road. Mr. Whatley shared 14 reasons against having a restaurant on that site.

Jennifer Renia, 112 Vivian Loop, shared that school traffic causes congestion on Manley and they are unable to utilize the road to go south during school hours.

Mr. Owens stated that he believes that traffic would be worse with an entrance off Greeno and would like to meet with the city again to discuss options off Southland Place. Mr. Owens requested approval for the restaurant with the entrance off Southland Place.

Mr. Jeffries explained that the applicant would need to table the item to make time to meet with staff.

The public hearing was closed at 5:55pm.

Motion:

Ryan Baker made a motion to approve BOA 25.06 with staff recommendations.

Cathy Slagle seconded the motion and the motion carried with the following vote.

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

Nay: None

BOA 25.08 Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. The property is located at 860 Greeno Road and is approximately 11.20 acres. **PPIN#: 23734**

Mike Jeffries, Development Services Manager, presented the request of the Applicant, Lieb Engineering, on behalf of the Owner, Fairhope Church of Christ, for a Special Exception to allow for a church on property zoned R-1 Low Density Single-Family Residential District. Mr. Jeffries shared the aerial and zoning maps.

Staff recommends approval of BOA 25.08.

Cathy Slagle asked for progress on an ALDOT entrance. Chris Lieb, Lieb Engineering, stated that they are far enough away from existing drives and have received preliminary approval from ALDOT on the proposed entrance.

Chairman Vira opened the public hearing at 6:05pm, having no one to speak, the public hearing was closed at 6:05pm.

Motion:

Donna Cook made a motion to approve BOA 25.08.

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

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

Nay: None.

Old/New Business

None

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

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

Nay: None.

Adjourned at 6:05p.m.

Anil K Vira
Anil Vira, Chairman

Cindy Beaudreau
Cindy Beaudreau, Secretary