

The Planning Commission met Monday, October 6, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Chris Williams, City Attorney, and Cindy Beaudreau, Planning Clerk.

Absent: Lee Turner; Hollie MacKellar; Harry Kohler and Erik Cortinas

Vice-Chair Bryant called the meeting to order at 5:03 PM.

Vice-Chair Bryant amended the agenda to move item A to the end.

Consent Agenda

- Approval of the Minutes September 4, 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; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

- Approval of 2026 Meeting Schedule

Kim McCormick made a motion to approve the 2026 Meeting Schedule.

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

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

- **UR 25.12** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,479 LF of fiber cable at 539 Salem Street.

Mike Jeffries, Development Services Manager, presented the request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,479 LF of fiber cable at 539 Salem Street. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of UR 25.12 with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. 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.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - a. An additional right-of-way permit may be required for the potholing procedures.
4. 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.
5. Provide draft door hanger for approval at time of pre-construction.
6. Approved door hangers shall be in place no later than **7 days** prior to construction.
7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
10. Utilities boxes shall be concentrated near existing boxes.
11. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

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

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

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

Old Business

- **ZC 25.06** 8505 County Road 34 – no updates

New Business

B. SR 25.05 Request of the Applicant, Chris Lieb, on behalf of the Owner, Wendelta Property Holdings LLC, for Site Plan Approval of Wendy's Fairhope. The property is approximately 1.07 acres and is zoned B-2 – General Business District. The property is located on Lot 1 of Rockwell Place on State Highway 181 north of State Highway 104. **PPIN #: 625448**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Chris Lieb, on behalf of the Owner, Wendelta Property Holdings LLC, for Site Plan Approval of Wendy's Fairhope. The property is approximately 1.07 acres and is zoned B-2 – General Business District. The property is located on Lot 1 of Rockwell Place on State Highway 181 north of State Highway 104. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of SR 25.05 to City Council with the following conditions:

1. Add pervious parking per Article IV, Section E.4.c(2) – at least three (3) spaces.
2. Coordination with City Horticulturalist on submittal of a compliant tree and landscaping plan.
3. All signage shall conform to the Sign Ordinance.

Chris Lieb, Lieb Engineering, will coordinate with Will Mastin to ensure landscaping is compliant and will address parking issues. Mr. Lieb will resubmit plans prior to the City Council meeting.

Ms. Bryant suggested making a run of pervious parking spaces. Mr. Lieb agreed.

Mr. Fontenot agreed to review the landscaping.

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

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

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

C. SR 25.07 Request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Planters Pointe Partners LLC, for Site Plan Approval of Advanced Auto Parts. The property is approximately 1.09 acres and is zoned B-2 – General Business District. The property is located on Lot 9 of the Planters Pointe Development on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 626314**

Paul Marcinko, Jade Consulting, asked to table this item indefinitely.

Kim McCormick made a motion to table SR 25.07 indefinitely per applicant's request.

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

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

D. ZC 25.09 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Achee Properties, for conditional annexation to R-1, Low Density Single-Family Residential District for Hill Top North. The property is approximately 14 acres and is located at 6796 Twin Beech Road. **PPIN #: 3747**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Achee Properties, for conditional annexation to R-1, Low Density Single-Family Residential District for Hill Top North. The property is approximately 14 acres and is located at 6796 Twin Beech Road. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of ZC 25.09 to City Council.

Paul Marcinko, Jade Consulting, stated that staff explained everything properly.

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

Dianna Tillery, 21685 Veranda Boulevard, wanted to confirm that this is only zoning approval at this point.

Willie Smith, 6840 Twin Beech Road, is concerned about annexation, drainage, including water run-off, and traffic.

John Scarorough, 6837 Petiole, wants to make it clear that this project is not a part of Hill Top.

The public hearing was closed at 5:37pm.

John Worsham made a motion to recommend approval of ZC 25.09 to City Council.

Kevin Boone seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

A. IR 25.01 Request of the Applicant, Core Development and Construction of Alabama, LLC, for an Informal Review of Colony Village.

Hunter Simmons, Planning and Zoning Director, explained the purpose of an Informal Review.

Rebecca Bryant noted that she has discussed this with Christian Preus.

Christina Preus presented a slide show of Colony Village.

John Worsham asked if this will connect to the commercial property at State Highways 181 and 104. Mr. Preus stated yes.

Rebecca Bryant asked what percentage is alley fed. Mr. Preus stated approximately 70%.

John Worsham asked which roads will have rights-of-way. Mr. Preus shared the presentation and showed that each unit will have a garage with visitor parking in the back. Mr. Worsham stated that he does not believe there is enough space for utilities in the rights-of-way. Mr. Preus plans to use the alleys.

Rebecca Bryant appreciates the wetlands being considered as greenspace.

Hunter Simmons stated that there is a lot to like about the project but is concerned about the lot sizes.

John Worsham asked for the setbacks. Mr. Preus explained the setbacks.

Kim McCormick is concerned about the density but likes the walkability and the greenspace.

Public Forum

Ben Gould, 21735 Pillars Street, shared a presentation related to Colony Village and the surrounding properties and stated that Colony Village does not match the character of the area. Mr. Gould showed the Pensacola Branch of Fisk River on Colony Village property. Mr. Gould is also concerned about the number of cars that will be associated with Colony Village.

Bobby Rizzuto, 21482 Roundhouse Road, shared his concerns about flooding and the impact to wetlands. Mr. Rizzuto stated there is no need for additional density at the site and requested that the density be reduced.

Sissy Hawkins, 11567 Branchwood Drive, does not agree with Colony Village and would like to maintain a rural environment. Mr. Hawkins shared her concerns about water and parking.

Dianna Tillery, 21685 Veranda Boulevard, moved here because of the greenery and is concerned with the density and traffic.

Dan Rubel, 21933 Veranda Boulevard, commended Colony Village about amending the plan based on comments received but is concerned with the ability to sell the homes in Colony Village.

Peggy Allen, 10974 Catania Avenue, shared her concern regarding the increase of students to the school district.

Gary Little, 11010 Catania Avenue, shared his concern with the growth and how many components in Colony Village conflict with the City's Comprehensive Plan. Mr. Little would like less density to fit the character of the community.

Daniel Wilson, 10974 Catania Avenue, shared his concern with density, traffic and kids running between the parallel parking.

Gary Gover, 300 Lincoln Street, shared his concern with access and alternative transportation at State Highways 181 and 104. Mr. Gover stated that the highways trap people who want to bike and use low-speed vehicles. Mr. Gover asked that internal roads inside development and external public roads be considered.

Bob Allen requested that an emphasis on expanding bicycle trails be shared with the county. Hunter Simmons, Planning and Zoning Director, stated that there is cooperation between the city and other municipalities and that multi-use paths have been added in State Highways 181 and 104 developments. Mr. Simmons listed several projects in the works with the city.

Aaron Touchstone, 10872 Atrium Avenue, asked about a plan from State Highway 181 to State Highway 59.

Anderson Reed stated that he is looking for a blended neighborhood and compared The Verandas to Colony Village. He believes that Colony Village will be a more affordable neighborhood.

Adjournment

John Worsham made a motion to adjourn.

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

Adjourned at 6:55pm.



Lee Turner, Chairman


Cindy Beaudreau, Secretary