

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

Present: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Payton Rogers, Planning and Zoning Manager, and Cindy Beaudreau, Planning Clerk.

Absent: Hollie MacKellar

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

Consent Agenda

- Approval of the Minutes October 6, 2025
- Approval of Amended 2026 Meeting Schedule
- **UR 25.13** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue.

Hunter Simmons, Planning and Zoning Director, presented the request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue. Mr. Simmons shared the zoning map and aerial map.

Staff recommends approval of UR 25.13 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 consent agenda including the minutes.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

Old Business

- **ZC 25.06** 8505 County Road 34 – Request to withdraw by applicant

New Business

A. ZC 25.10 Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181. **PPIN #: 15456**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of ZC 25.10 to City Council.

Larry Smith, S.E. Civil, explained that they had suggested R-2, but Planning and Zoning recommended R-1 and continued that the owner wants to build something that Fairhope would be proud of.

Will Hightower, Tower Homes, shared that they are a family owned and operated business in Birmingham. They noticed a gap of homes ranging from \$500,000 to \$1,000,000 and want to work on filling that gap with this project.

John Worsham made a motion to recommend approval of ZC 25.10 to City Council.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

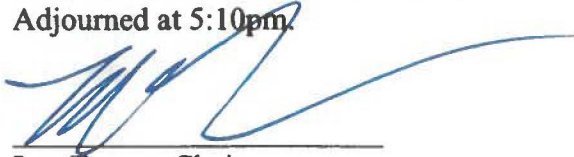
Adjournment

John Worsham made a motion to adjourn.

AYE: Rebecca Bryant; Jimmy Conyers; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

Adjourned at 5:10pm.



Lee Turner, Chairman


Cindy Beaudreau, Secretary