

The Planning Commission met Monday, February 2, 2026, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot; Kim McCormick; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton-Null, City Planner; Chris Williams, City Attorney and Cindy Beaudreau, Planning Clerk.

Absent: Erik Cortinas; Hollie MacKellar and John Worsham

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

### Consent Agenda

- Approval of the Minutes of January 5, 2026

Harry Kohler made a motion to approve the minutes.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick  
Nay: None

### Old Business

**A. SR 25.09** Site Plan Approval of 7 Brew Fairhope – **Applicant requested to be moved to the March agenda.**

**B. SD 24.14** Highlands at Fairhope Village - Request of Owner, Highlands at Fairhope Village, LLC, for an extension of one year for final plat approval.

Mike Jeffries, Development Services Manager, presented the request of Owner, Highlands at Fairhope Village, LLC, for an extension of one year for final plat approval.

Staff recommends approval of one year extension for SD 24.14.

Jimmy Conyers made a motion to approve the one-year extension for SD 24.14.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick  
Nay: None

## New Business

**C. SD 26.03** Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary and Final Plat approval of Twin Beech Subdivision, a 2-lot minor subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 13.71± acres. **PPIN #: 3747**

Staff recommends approval of SD 26.03 with the following recommendations:

1. Revision of the Final Plat to illustrate Calyx Circle as a public road with a 40' ROW.
2. Provision of a note on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder.
3. Provision of a drainage letter from an engineer verifying that drainage for the proposed Twin Beech Subdivision will not be altered as a result of this application.
4. Revision of the Final Plat to illustrate a 30' wetland buffer adjacent to the entirety of the wetland areas located on both Lots 1 and 2.

Will Graham, Jade Consulting, stated that he is available for questions.

Ryan Baker asked if the outfall would increase at post development. Mr. Graham stated that the drainage under Twin Beech is undersized, but the pond will be oversized for storage which will release less water.

Lee Turner stated that the culvert may backup. Mr. Graham stated that they calculated the drainage for this project and using the dam will allow a slower release of water.

This public hearing is combined with SD 26.04

Jimmy Conyers made a motion to recommend SD 26.03 with staff recommendations.

Rebecca Bryant seconded the motion and the motion carried with the following vote:

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick  
Nay: None

**D. SD 26.04** Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary Plat approval of The Preserve at Point Clear, a 13-lot subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 11.41± acres. **PPIN #: 3747**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary Plat approval of The Preserve at Point Clear, a 13-lot subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 11.41± acres. Mr. Rogers presented this at the same time as SD 26.03. Mr. Rogers presented the waiver request received from the Applicant.

Staff supports the following waiver request:

1. Article V, Section F.9.e of the City of Fairhope Subdivision Regulations limiting storm water detention from being located within the ROW.

Staff recommends approval of SD 26.04 with the following recommendations:

1. Approval of SD 26.03 – Twin Beech Subdivision by the Planning Commission and completion of the Subdivision process by address all conditions of approval and the recording of the Final Plat for Twin Beech Subdivision in Baldwin County Probate Court within 120 days of approval.
2. Approval of the aforementioned waiver request by the Planning Commission.
3. Approval and adoption of a Cooperative Maintenance Agreement by the Fairhope City Council to allow storm water infrastructure within city ROW.
4. Revision of the Final Plat to illustrate Calyx Circle as a public road with a 40' ROW width.
5. Revision of the Final Plat to label all easements and include a note stating that not structures shall be constructed in any easement without permission of the easement holder.
6. Revision of the Final Plat to provide a side3walk easement along with margin of lots where no sidewalk is being provided adjacent to the ROW to accommodate the installation of sidewalks in the future.
7. Coordinate with staff to revise the Greenspace Plan adjusting total gross area and greenspace area for compliance.

Chairman Turner opened the public hearing at 5:25pm.

Stacy Quaites Mitchell, 6689 Twin Beech Road, shared her concerns about drainage coming across the street creating erosion. She also expressed frustration with whoever is responsible for fixing the infrastructure. Mr. Simmons explained how the drainage will work post-construction and stated that Twin Beech is a county road. Ms. Bryant shared how wetlands worked.

The public hearing was closed at 5:40pm.

Mr. Graham explained that upsizing the pipe would create more water. Chairman Turner suggested adding riprap. Mr. Graham explained their process with the Windrow Subdivision.

Chairman Turner stated that it was hard to see the elevations for lots 7, 8 and 9 and asked if the houses will be higher than Twin Beech Road. Mr. Graham stated yes.

Mr. Achee stated that the houses will be built up at least 24”.

Paul Fontenot, suggesting making a connectivity loop near lot 10. Mr. Simmons stated that there are trees there that the applicant is trying to save and that Public Works does not want a mid-street crosswalk.

Mr. Achee stated that they will look at the area after it's been graded to see if there's a way to bring connectivity and will work with city staff on this.

Rebecca Bryant made a motion to approve the waiver.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick

Nay: None

Jimmy Conyers made a motion to approve SD 26.04 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick

Nay: None

**Adjournment**

Jimmy Conyers made a motion to adjourn.


AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick

Nay: None

Adjourned at 6:08pm.



Lee Turner, Chairman



For  
CB

Cindy Beaudreau, Secretary