



Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Fairhope Planning Commission Agenda

June 1, 2026 – 5:00 PM

1. CALL TO ORDER

Lee Turner, Chairman	Paul Fontenot
Rebecca Bryant, Vice Chairman	Kim McCormick
Harry Kohler	John Worsham
Hollie MacKellar	Erik Cortinas
Janine Saykes, Secretary	Jimmy Conyers (CC)
(CC) City Council Representative	

2. CONSENT AGENDA

- **Approval of Minutes** – May 4, 2026

3. REGULAR AGENDA

OLD BUSINESS

- A. SD 24.05** Request of the Applicant, Goodwyn Mills Cawood, on behalf of the Owner, Starlight Development, LLC, for a one-year extension for The Proper Townhomes, a 10-unit Multiple Occupancy Project zoned B-1, Local Shopping District. The property is located at the southwest corner of Young Street and Nichols Avenue and is 1.68± acres. **PPIN#: 9585, 9601, 121255, 9602, 361754**

NEW BUSINESS

- B. SD 26.08** Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Gold Kist Corner LLC, for Preliminary Plat approval of Pecan Pointe, a 3-lot Minor Subdivision with three (3) waiver requests on property zoned B-2, General Business District. The property is located on the southwest corner of the intersection of Highway 104 and 181 and is 4.7± acres. **PPIN: 19982**
- C. SD 26.13** Public hearing to consider the request of the Applicant, S.E. Civil on behalf of the Owner, FST Old South Properties LLC, for Preliminary and Final Plat Approval of Morphy Corners, a 4-lot Minor Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 8501 Morphy Avenue and is 2.98± acres. **PPIN#: 14970**
- D. SD 26.14** Public hearing to consider the request of the Applicant, S.E. Civil LLC on behalf of the Owner, FST and Summit Inn LLC, for Final Plat approval of Summit Street Inn, a 6-unit Multiple Occupancy Project on property zoned B-3b, Tourist Resort Commercial Service District. The property is located at 131 Fairhope Avenue and is 0.29± acres. **PPIN#: 15053**



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- E. ZC 26.05** Public hearing to consider the request of the Applicant, Thompson Engineering Inc., on behalf of the Owner, Gulf Health Hospitals, Inc., to rezone property from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District. The property is located at 751 and 757 Northrop Avenue and a total of 0.35± acres. **PPIN#: 36183, 38153**
- F. UR 26.05** Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 5 North Church Street.
- G. UR 26.06** Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 450 Fairhope Avenue.
- H. UR 26.07** Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 100 North Bancroft Street.
- I. UR 26.08** Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 319 Magnolia Avenue.
- J. UR 26.10** Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 108 North Section Street.
- K. UR 26.11** Request of Verizon Wireless for the replacement of an existing wooden service pole with a new small cell tower. Located near 850 Sea Cliff Drive.

4. ADJOURN

Fairhope Planning Commission Minutes

May 4, 2026 – 5:00 PM

ADMINISTRATIVE

The Planning Commission met Monday, May 4, 2026, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present:

	Lee Turner, Chairman		Paul Fontenot
	Rebecca Bryant, Vice Chairman	X	Kim McCormick
X	Janine Saykes, Secretary	X	John Worsham
X	Harry Kohler	X	Erik Cortinas
X	Hollie MacKellar	X	Jimmy Conyers (CC)
(CC) City Council Representative			

Staff: 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 Janine Saykes, Planning Clerk.

John Worsham called the meeting to order at 5:00 PM.

CONSENT AGENDA

- Approval of the Minutes – April 6, 2026

Jimmy Conyers made a motion to approve the minutes.

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

AYE: John Worsham, Jimmy Conyers; Harry Kohler, Hollie MacKellar, Kim McCormick, and Erik Cortinas

NAY: None

ABSTAIN: None

- Erik Cortinas made a motion to ask Mr. Worsham to serve as acting Chair for tonight’s meeting.

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

AYE: John Worsham, Jimmy Conyers; Harry Kohler, Hollie MacKellar, Kim McCormick, and Erik Cortinas

NAY: None

ABSTAIN: None

OLD BUSINESS

None

NEW BUSINESS

- A. SR 26.03** Request of the Applicant, Lieb Engineering, on behalf of the Owner, FST Encounter Development, LLC, for Site Plan Approval of Foosackly’s Fairhope on property zoned B-2 General Business District. The property is located on the east side of State Highway 181, north of State Highway 104 and is 1.52± acres. **PPIN #: 627494**

Michelle Melton-Null, City Planner, presented the request on behalf of the Applicant. Ms. Melton-Null shared the zoning and aerial maps as well as the proposed Site Plan. Ms. Melton-Null stated this Site Plan was previously approved in 2025 and has since expired, resulting in the current Site Plan review.

Staff recommends approval of SR 26.03, Foosackly’s and Just Chillin’ on Lot 4 of the Encounter Development.

No questions for Staff or Applicant.

Erik Cortinas made a motion to recommend approval of SR 26.03 Foosackly’s and Just Chillin’ to City Council.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: John Worsham, Jimmy Conyers; Harry Kohler, Hollie MacKellar, Kim McCormick, and Erik Cortinas

NAY: None

ABSTAIN: None

- B. ZC 26.04** Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, Old South Properties, LLC, to rezone property from R-4, Low Density Multi-Family Residential District to R-1, Low Density Single-Family Residential District. The property is located at 8501 Morphy Avenue and is 2.98± acres. **PPIN #: 14970**

Michelle Melton-Null, City Planner, presented the request on behalf of the Applicant. Ms. Melton-Null shared the zoning and aerial maps as well as the Boundary Survey.

Staff recommends approval of ZC 26.04 Morphy Corners re-zoning request.

No questions for Staff or Applicant.

John Worsham opened the public hearing at 5:08pm. The public hearing was closed at 5:08pm.

Jimmy Conyers made a motion to recommend approval of ZC 26.04 Morphy Corners to City Council.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE John Worsham, Jimmy Conyers; Harry Kohler, Hollie MacKellar, Kim McCormick, and Erik Cortinas

NAY: None

ABSTAIN: None

ADJOURNMENT

Hollie MacKellar made a motion to adjourn.

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

AYE John Worsham, Jimmy Conyers; Harry Kohler, Hollie MacKellar, Kim McCormick, and Erik Cortinas

NAY: None

ABSTAIN: None

Adjourned at 6:09 pm.

Lee Turner, Chairman

Janine Saykes, Secretary



Letter of Request

Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2626
F (251) 626-6934

www.gmcnetwork.com

May 1, 2026

Mr. Mike Jeffries, QCI
Development Services Manager
City of Fairhope
PO Box 429
Fairhope, AL 36532

**RE: Preliminary Plat Extension Request
The Proper Townhomes
SD 24.05**

Dear Mr. Jeffries:

On behalf of Starlight Development, LLC, please accept this request to extend the approval for the Preliminary Plat referenced above for a period of twelve (12) months from the original approval date by the Planning Commission of July 1, 2024. This project is located at the southwest intersection of Young Street and Nichols Avenue.

The requested extension is needed to complete the improvements for the project. The client has been working to secure a contractor and acceptable bids since the Preliminary Plat was approved to construct the ten units proposed. Market conditions have been challenging over the last two years, with high materials cost and tight contractor schedules. For a small project such as The Proper Townhomes, there is not sufficient quantity to achieve an economy of scale. As a result, time has been needed to modify the architectural plans to meet budgetary requirements with multiple bids reviewed. We are pleased to have reached an agreement recently with a general contractor and anticipate applying for the land disturbance permit in the very near future.

Thank you for your consideration and we look forward to working together on this project. Please feel free to contact me at your convenience with any questions or concerns you may have.

Sincerely,

Melissa A. Hadley, PhD, RLA, AICP
Project Manager, Engineering
850-353-3330 cell
E: melissa.hadley@gmcnetwork.com



Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack Burrell
Jimmy Conyers
Joshua Gammon
Jay Robinson

May 21, 2026

Re: The Proper Townhomes Development (SW intersection of Nichols & Young) PPINs: 9585,9601,121255,9602,361754

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter; at which time it shall expire and automatically be withdrawn.

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Electric: Electric is available with Fairhope Public Utilities. The ATC will be determined upon final approval of the plans.

Sincerely,

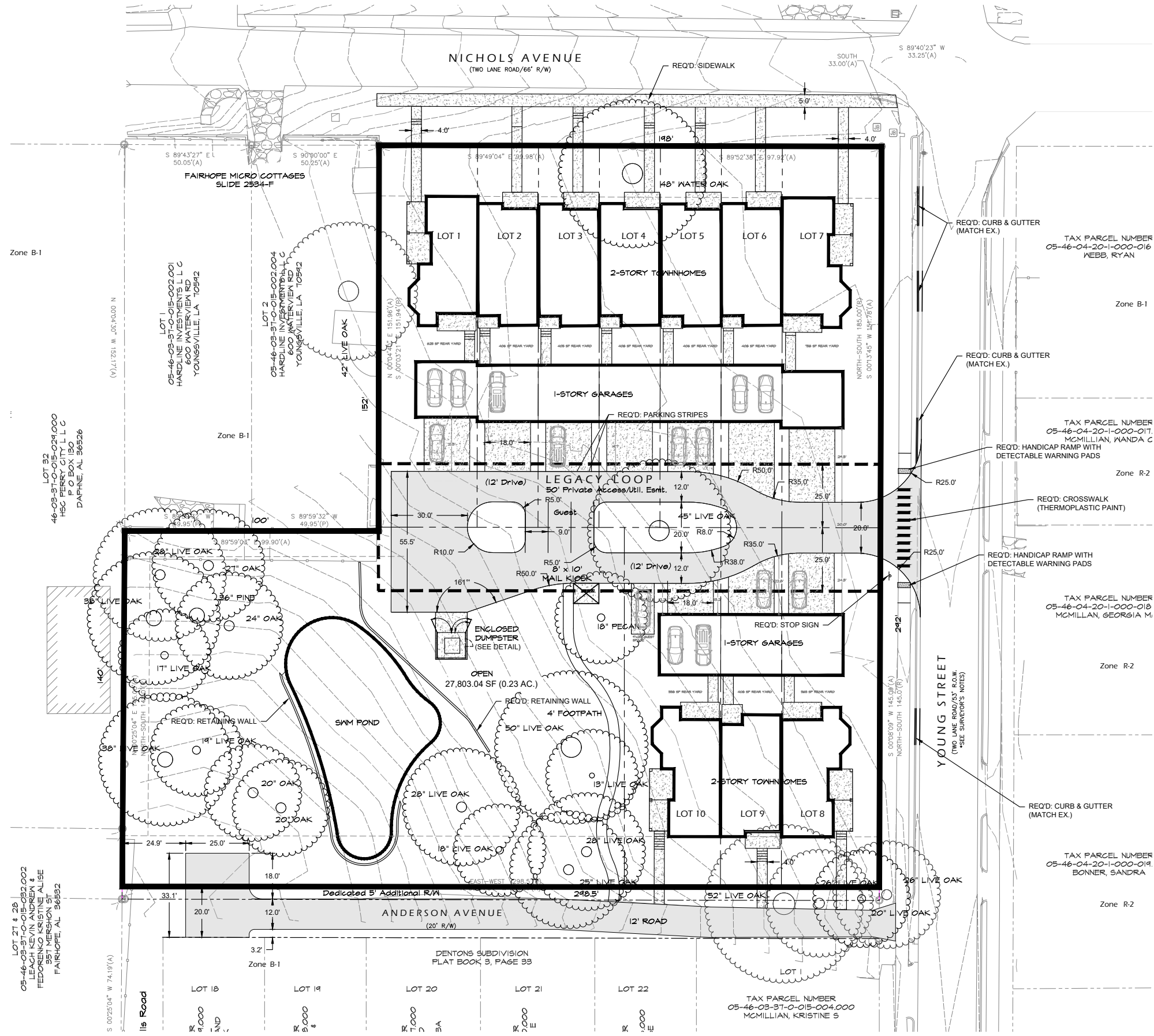
Daryl Morefield
Water/Wastewater Superintendent

Marshall King
Staking Technician

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent





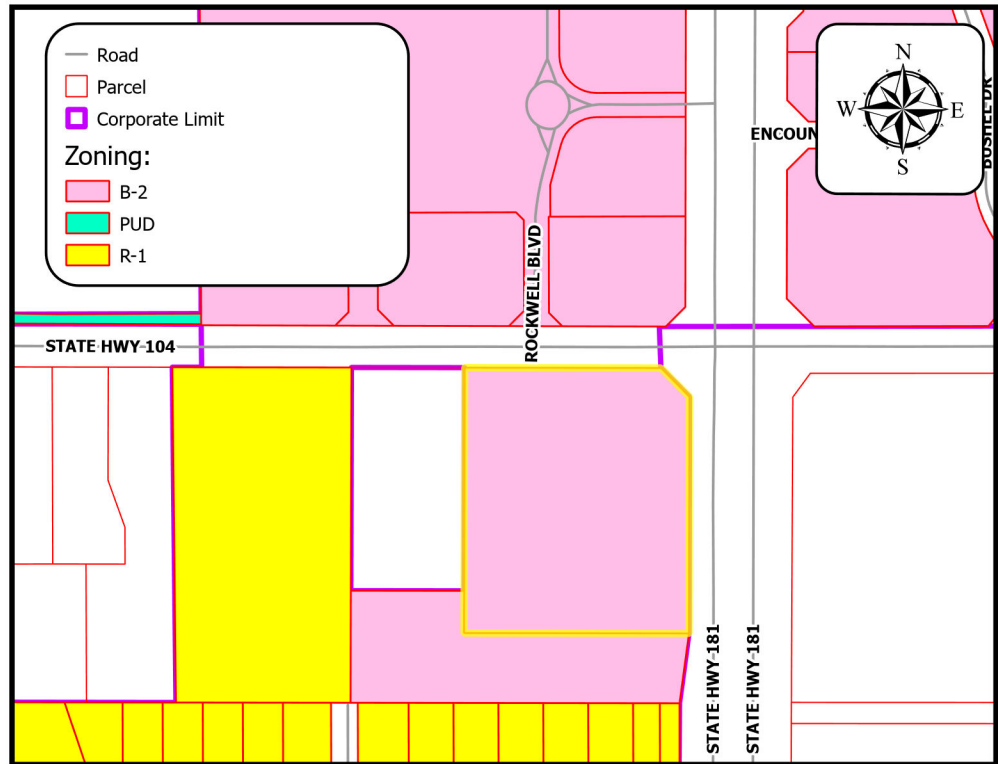
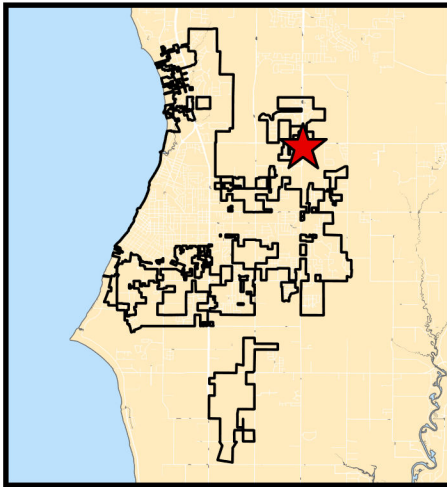
THIS DIGITAL PACKET HAS BEEN CONDENSED IN SIZE AND SOME DOCUMENTS MAY NOT CONTAIN ALL THE ORIGINAL PAGES.

ALL SUBMITTAL DOCUMENTS CAN BE MADE AVAILABLE TO THE PUBLIC UPON REQUEST AND HAVE BEEN REVIEWED IN FULL BY PLANNING STAFF IN PREPARATION FOR THE REPORTS PREPARED FOR PLANNING COMMISSION.

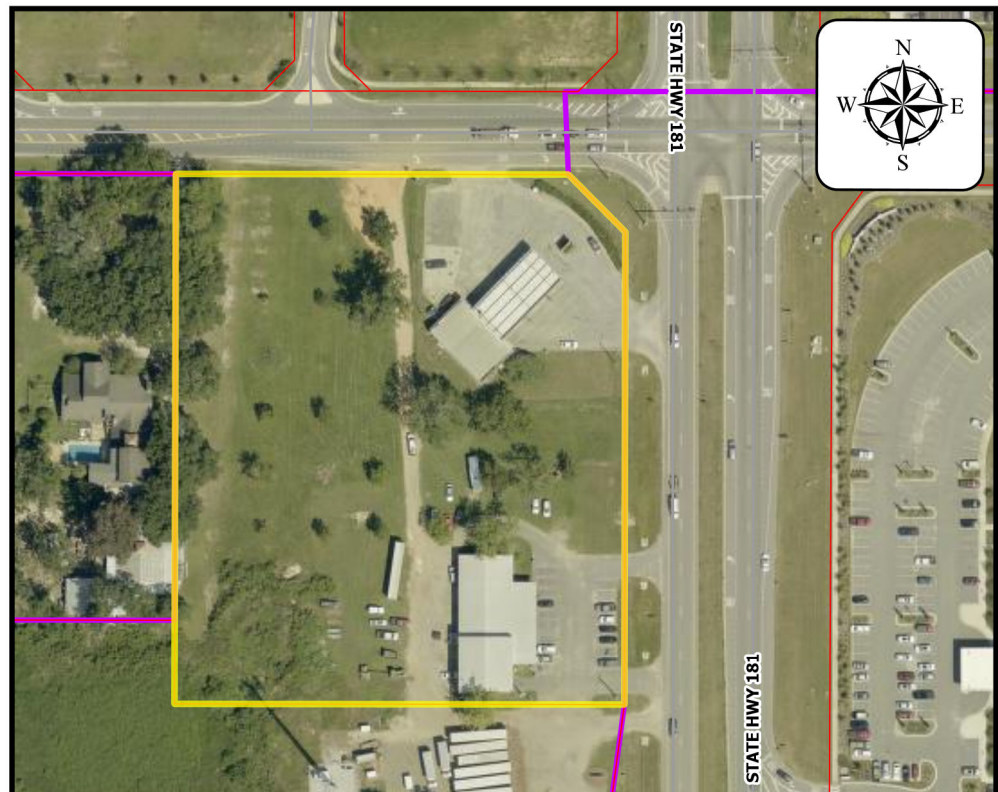
City of Fairhope Planning Commission June 1, 2026



SD 26.08 - Pecan Pointe



<u>Project Name:</u>	Pecan Pointe
<u>Site Data:</u>	4.7 acres
<u>Project Type:</u>	Preliminary /Final Plat
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	B-2, General Business District
<u>PPIN Number:</u>	19982
<u>General Location:</u>	Southwest of the intersection of Highway 104 and Highway 181
<u>Surveyor of Record:</u>	Lieb Engineering
<u>Engineer of Record:</u>	Lieb Engineering
<u>Owner / Developer:</u>	Gold Kist Corner, LLC
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Mike Jeffries



SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Lieb Engineering, on behalf of the Owner, Gold Kist Corner LLC, for Preliminary/Final Plat approval of Pecan Pointe, a 3-lot Minor Subdivision with three (3) waiver requests on property zoned B-2, General Business District. The property is located on the southwest corner of the intersection of Highway 104 and 181 and is 4.7± acres.

SITE HISTORY

The property was annexed into the City as B-2, General Business District by Ordinance No. 1835 on August 25th, 2025.

STAFF COMMENTS

The purpose of this request is to create three (3) legal lots of record. The site will be served by Fairhope Utilities for Water and Sewer. Riviera is the power provider. All lots front on a paved publicly maintained road. Lot 1 is accessed from HWY 104, Lot 2 will be accessed via an ingress/egress easement from Hwy 104 and Hwy 181, and Lot 3 will have access from HWY 181 sharing and ingress/egress easement with Lot 2.

The subdivision request includes multiple waiver requests as well. Three waiver requests from the Subdivision regulations and one request to provide a performance bond for landscaping required by the Tree Ordinance. In general, the waiver requests intended goal is delay the required improvements until a future tenant is ready to develop/redevelop the site. The individual waiver requests are described in detail below. All requests are seeking to provide a bond or financial surety to delay the requirements.

Waiver requests:

1. Section IV.C.1.h Traffic Data/Study Standards

The first waiver is to delay the installation of turn lanes on Hwy 104 and HWY 181. Work for the turn lanes would be permitted through ALDOT.

2. Section V.D.6. Pedestrian Area Design Standards

The second waiver is to delay the installation of sidewalks along the road frontages of the subdivision.

3. Section V.F. Storm Water Standards from the City of Fairhope Subdivision Regulations.

The third waiver is to delay the construction of the stormwater infrastructure.

A fourth request is asked to delay the installation of required landscaping. This is a requirement of the Tree Ordinance not the Subdivision Regulations. An appeal from the requirements of the Tree Ordinance is through Municipal Court, however, the request is to provide a bond or acceptable surety for the work. Had the request been for not installing the required landscaping, Municipal Court would have been the only option for appeal.

Staff does not support these requests. Staff does not support setting a precedence to delay subdivision requirements to wait for future development activity.

Utilities

All work and connections within ALDOT rights-of-way require permitting from ALDOT. Utility service providers for the subject site include Fairhope Utilities (water, sewer, and gas), Riviera (Electric), and AT&T for communications. Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer’s responsibility. As proposed, water and sewer taps are available at Hwy 181 and HWY 104. Gas service installation for the subdivision will be determined based on final drawings.

Traffic

A Traffic Impact Analysis was provided stating right turn lanes will be installed at the two project driveways. The analysis uses a convenience store/gas station and two quick service restaurants as the proposed tenants.

Drainage

A drainage narrative was provided that states “the subdivision of property will not change the drainage pattern or flow rate. The developer of each site will need to keep the drainage pattern the same.” A common area is being created with the subdivision. Individual lot owners will be responsible for coordinating improvements in this area.

Wetlands

No wetlands on-site.

Tree & Landscaping

A waiver was requested to delay installation of the landscaping. If the waiver is approved a Landscape plan and Performance bond must be reviewed and approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

- a) The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;
- b) The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
- c) The proposed subdivision is not consistent with these Regulations;
- d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
- e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

Waiver recommendations:

1. Section IV.C.1.h Traffic Data/Study Standards

Staff recommends Denial

2. Section V.D.6. Pedestrian Area Design Standards

Staff recommends Denial

3. Section V.F. Storm Water Standards from the City of Fairhope Subdivision Regulations.

Staff recommends Denial

Recommendation:

Staff recommends **denial** of SD 26.08 Pecan Point.



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project
 Attachments: Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: Goldkist Corner, LLC Phone Number: 251.895.5888
 Address of Property Owner: 10821 St HWY 104
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: ~~05-46-02-10-0-000-001.000~~ Pecan Pointe
 No. Acres in Plat: 4.607 No. Lots/Units: 3
 Parcel No: ~~05-46-02-10-0-000-001.000~~ 05-46-02-10-0-000-001.000 Current Zoning: ~~B-2~~ B-2

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope
 Name of Authorized Agent: Lieb Engineering Company Phone Number: _____
 Address: 7671 Parker Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Chris Lieb

Surveyor/Engineer Information

Name of Firm: Lieb Engineering Company Phone Number: 2519789779
 Address: 7671 Parker Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Chris Lieb

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Goldkist Corner LLC Patricia H Hawthorne Patricia A. Hawthorne
 Property Owner/Leaseholder Printed Name Signature

March 11, 2025
Date

N/A
Fairhope Single Tax Corp. (If Applicable)



7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Monday, April 27, 2026

City of Fairhope Planning Commission
Fairhope, Alabama

RE: Waiver Request – Buffer Landscaping Installation Timing
Project: Pecan Pointe Subdivision- Gold Kist Corner LLC – SW Corner Hwy 181/104
Parcel ID: 05-46-02-10-0-000-001.000

Dear Members of the Planning Commission,

On behalf of the applicant, we respectfully request a waiver pursuant to Article VII of the City of Fairhope Subdivision Regulations to allow installation of the required landscape buffer to be deferred until redevelopment of the existing gas station on the subject property, rather than prior to subdivision plat approval.

Strict compliance with the requirement to install landscaping at this stage would create an unnecessary hardship due to anticipated redevelopment activities, including extensive excavation, heavy equipment operation, and underground fuel tank removal. Installation of landscaping—particularly along the north frontage—would directly conflict with these activities and will result in damage or destruction of newly installed trees.

The requested waiver satisfies the standards of Article VII for the following reasons:

- **Unnecessary Hardship:** Improvements constructed prior to redevelopment would likely be damaged due to construction sequencing requirements and result in unnecessary and undesirable replanting and patching in of different aged trees.
- **Timing Beyond Applicant Control:** Redevelopment will occur under a separate building permit and site plan approval process.
- **Preservation of Regulatory Intent:** Regulatory intent is satisfied as installation of all required landscaping will occur in accordance with the City of Fairhope standards prior to issuance of a Certificate of Occupancy.
- **Minimum Deviation:** This request is limited to deferral of the timing of construction only.
- **No Adverse Impact:** Conditions will remain unchanged.





LIEB ENGINEERING
C O M P A N Y

7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Deferring installation allows all landscaping to be installed at one time in coordination with final site design, resulting in a cohesive, uniform layout and a higher-quality finished product without risk of damage to the trees.

If required by the city, the applicant is willing to provide a bond or other acceptable surety in lieu of immediate construction to guarantee completion of the improvements at the appropriate time.

For these reasons, the applicant respectfully requests approval of this waiver.

Thank you for your consideration.

Sincerely,

Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y

Page 2 of 2
2025-086



7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Monday, April 27, 2026

City of Fairhope Planning Commission
Fairhope, Alabama

RE: Waiver Request – Sidewalk / Multi-Use Path Construction Timing
Project: Pecan Pointe Subdivision- Gold Kist Corner LLC – SW Corner Hwy 181/104
Parcel ID: 05-46-02-10-0-000-001.000

Dear Members of the Planning Commission,

On behalf of the applicant, we respectfully request a waiver pursuant to Article VII of the City of Fairhope Subdivision Regulations to allow installation of the required sidewalk and multi-use path improvements to be deferred until redevelopment of the existing gas station on the subject property, rather than prior to subdivision plat approval.

Strict compliance with the requirement to construct pedestrian infrastructure at this stage would create an unnecessary hardship due to anticipated redevelopment activities, including extensive excavation, heavy equipment operation, and underground fuel tank removal. Construction of sidewalks—particularly along the north frontage—would directly conflict with these activities and will result in damage or destruction of newly installed improvements. Having pedestrians able to access this area during redevelopment would further create a danger to the public as well.

The requested waiver satisfies the standards of Article VII for the following reasons:

- **Unnecessary Hardship:** Improvements constructed prior to redevelopment would likely be damaged due to construction sequencing requirements and result in unnecessary and undesirable cutting and patching.
- **Timing Beyond Applicant Control:** Redevelopment will occur under a separate building permit and site plan approval process.
- **Preservation of Regulatory Intent:** Regulatory intent is satisfied as installation of all required sidewalk and multi-use path improvements will occur in accordance with the City of Fairhope standards prior to issuance of a Certificate of Occupancy.
- **Minimum Deviation:** This request is limited to deferral of the timing of construction only.





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7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

- No Adverse Impact: Conditions will remain unchanged.

Deferring installation allows all pedestrian improvements to be constructed at one time in coordination with final site design, resulting in a cohesive, uniform streetscape and a higher-quality finished product without risk of damage.

If required by the city, the applicant is willing to provide a bond or other acceptable surety in lieu of immediate construction to guarantee completion of the improvements at the appropriate time.

For these reasons, the applicant respectfully requests approval of this waiver.

Thank you for your consideration.

Sincerely,

Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y

Page 2 of 2
2025-086



7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Monday, April 27, 2026

City of Fairhope Planning Commission
Fairhope, Alabama

RE: Waiver Request – Stormwater Retention Pond Construction Timing
Project: Pecan Pointe Subdivision- Gold Kist Corner LLC – SW Corner Hwy 181/104
Parcel ID: 05-46-02-10-0-000-001.000

Dear Members of the Planning Commission,

On behalf of the applicant, we respectfully request a waiver pursuant to Article VII of the City of Fairhope Subdivision Regulations to allow construction of the required stormwater retention facilities to be deferred until redevelopment of the existing gas station on the subject property, rather than prior to final subdivision plat approval.

Strict compliance with the requirement to install stormwater facilities at this stage would create an unnecessary hardship due to the anticipated redevelopment activities, including significant excavation associated with the removal and replacement of underground fuel storage tanks and related infrastructure. Constructing the retention facilities prior to this work would be inefficient from an equipment mobilization and overall timeline stand point.

The requested waiver satisfies the standards of Article VII for the following reasons:

- **Unnecessary Hardship:** Prematurely installing retention pond would likely result existing business interruptions with installation of stormwater infrastructure and be inefficient and wasteful in an overall redevelopment plan as the site has been operation under current conditions with no issues since 1995 (more than 20 years).
- **Timing Beyond Applicant Control:** Redevelopment will occur under a separate building permit and site plan approval process.
- **Preservation of Regulatory Intent:** Regulatory intent is satisfied as installation of stormwater retention will occur in accordance with the City of Fairhope standards prior to issuance of a Certificate of Occupancy.
- **Minimum Deviation:** The request is limited to deferral of the timing of construction only.





LIEB ENGINEERING
C O M P A N Y

7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

- **No Adverse Impact:** The site will continue to function under existing stormwater conditions.

Additionally, deferring installation allows the retention pond to be constructed once, in coordination with final grading and site design, which is both more cost-effective and ensures a properly integrated and functional stormwater system. This approach avoids repetitive mobilization, reduces disruption to existing business operations, and results in a higher-quality finished product.

If required by the city, the applicant is willing to provide a bond or other acceptable surety in lieu of immediate construction to guarantee completion of the improvements at the appropriate time.

For these reasons, the applicant respectfully requests approval of this waiver to defer construction of the required stormwater facilities until redevelopment of the property.

Thank you for your consideration.

Sincerely,

Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y

Page 2 of 2
2025-086



7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Monday, April 27, 2026

City of Fairhope Planning Commission
Fairhope, Alabama

RE: Waiver Request – Turn Lane Construction Timing
Project: Pecan Pointe Subdivision- Gold Kist Corner LLC – SW Corner Hwy 181/104
Parcel ID: 05-46-02-10-0-000-001.000

Dear Members of the Planning Commission,

On behalf of the applicant, we respectfully request a waiver pursuant to Article VII of the City of Fairhope Subdivision Regulations to allow the required turn lane improvements associated with the above-referenced project to be deferred until redevelopment of the existing gas station on the subject property, rather than prior to final subdivision plat approval.

Strict compliance at this stage would create an unnecessary hardship, as traffic patterns and trip generation at the intersection will not materially change until the future gas station redevelopment occurs. The existing site operates under current traffic conditions and does not generate volumes warranting immediate construction. Premature installation would also create disruption to the existing operations of three businesses without providing a corresponding public benefit.

The requested waiver satisfies the standards of Article VII for the following reasons:

- **Unnecessary Hardship:** The turn lane improvements are directly tied to future redevelopment traffic impacts. Constructing them now would not provide meaningful benefit until redevelopment of the hard corner is complete.
- **Timing Beyond Applicant Control:** The gas station redevelopment and associated permitting will occur under a separate development review process, dictating the appropriate timing of improvements.





LIEB ENGINEERING
C O M P A N Y

7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

- **Preservation of Regulatory Intent:** This request does not eliminate the required improvements. The applicant fully acknowledges that all turn lane improvements will be constructed to ALDOT standards prior to issuance of a Certificate of Occupancy.
- **Minimum Deviation:** The request is limited to a deferral of the timing of construction only.
- **No Adverse Impact:** Deferring installation will not negatively affect adjacent properties or public safety, as traffic patterns and access conditions will remain unchanged until redevelopment.

Additionally, deferral will allow the existing business to continue normal operations through the end of current lease terms (anticipated through July 31, 2026 & December 31, 2026) without unnecessary disruption.

If required by the city, the applicant is willing to provide a bond or other acceptable surety in lieu of immediate construction to guarantee completion of the improvements at the appropriate time.

For these reasons, the applicant respectfully requests approval of this waiver.

Thank you for your consideration.

Sincerely,

Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y



7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

Monday, April 27, 2026

City of Fairhope Planning Commission
Fairhope, Alabama

RE: Waiver Requests (4) – Timing of Infrastructure Improvements
Project: Pecan Pointe Subdivision- Gold Kist Corner LLC – SW Corner Hwy 181/104
Parcel ID: 05-46-02-10-0-000-001.000
Parcel Size: 4.6 Acres

Dear Members of the Planning Commission,

On behalf of the applicant, this letter accompanies the submitted waiver requests which relate solely to the timing of certain infrastructure improvements within the above-referenced project. The applicant acknowledges that all required improvements—including turn lanes, stormwater retention facilities, landscaping and sidewalk and multi-use path infrastructure—will be constructed in accordance with City requirements. Waiver is sought only to defer the timing of installation.

On this project, timing of installation of the four elements at issue should be later because redevelopment of the existing gas station area will require removal of existing improvements inclusive of underground storage tanks. This work will involve substantial excavation, heavy construction equipment, and staging areas necessary for safe tank removal and site reconstruction. Installation of three infrastructure improvements for which a deferral waiver is sought prior to completion of these activities would likely result in damage to newly constructed improvements, unnecessary reconstruction, increased costs, and avoidable safety concerns.

Deferring installation until redevelopment occurs allows all infrastructure to be constructed once, appropriately coordinated with final grading, utility installation, and overall site design. This approach minimizes disruption to existing business operations, avoids redundant mobilization efforts, improves construction efficiency, and ensures a higher-quality, cohesive finished product. The applicant intends to start this redevelopment as soon as practicable—anticipated as early as late 2026—subject to City review timelines and approvals.

The applicant further emphasizes that the landowners and developers are a multi-generational local family with a strong commitment to the Fairhope community. This redevelopment effort is intended to enhance this key corner in coordination with





LIEB ENGINEERING
C O M P A N Y

7671 Parker Road
Fairhope, AL 36532
Phone: 251-284-0039

surrounding properties, contributing to a cohesive visual character along this rapidly growing corridor while preserving the quality and charm of the area. The project is designed not only to improve the site but also to support long-term economic growth and increased tax revenue for the City.

All required infrastructure improvements will be constructed in accordance with City of Fairhope and ALDOT standards during redevelopment and prior to issuance of a Certificate of Occupancy. If required by the City, the applicant is willing to provide a bond or other acceptable surety in lieu of immediate construction to guarantee completion of the improvements at the appropriate time.

For these reasons, the applicant respectfully requests approval of the submitted waiver requests.

Thank you for your consideration.

Sincerely,

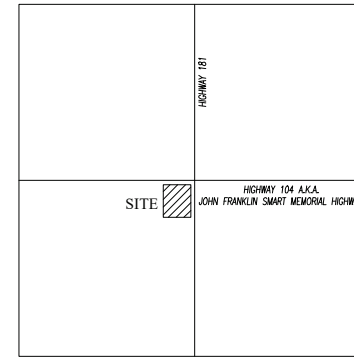
Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y

Page 2 of 2
2025-086

STATE HIGHWAY NO. 104 (R.O.W. VARIES)

N 90°00'00" W
54.02' (CALC)
P.O.C.
"LOCALLY ACCEPTED" LOCATION OF
THE NORTHEAST CORNER OF SECTION
10, T-6-S, R-2-E
PER RECORDED INFORMATION



VICINITY MAP
NOT TO SCALE
TO BE RECORDED AS A SLIDE

ACKNOWLEDGMENT OF LEASHOLDER

THIS IS TO CERTIFY THAT LINDA H. SMITH AND PATRICIA H. HAWTHORNE, THE UNDERSIGNED, ARE CO-TRUSTEES OF GOLD KIST, LLC, THE LEASEHOLDERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS ____ DAY OF _____, 20__

LINDA H. SMITH _____

PATRICIA H. HAWTHORNE _____

ACKNOWLEDGMENT OF NOTARY PUBLIC:

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF _____

COUNTY _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT

_____, WHOSE NAME AS _____

OF _____, A _____ IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

ME, THE FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, CERTIFY THAT WE ARE THE PROPERTY OWNER/LEASEHOLDER OF THE ABOVE DESCRIBED PROPERTY. LEO O. TURNER, II, WHOSE NAME AS PRESIDENT, AND RUBEN E. DAVIDSON, III, WHOSE NAME AS SECRETARY, HEREBY SUBMIT THIS PLAT TO THE CITY FOR REVIEW.

THIS ____ DAY OF _____, 20__

LEE O. TURNER, II - IT'S PRESIDENT _____

RUBEN E. DAVIDSON, III - IT'S SECRETARY _____

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT LEO O. TURNER, II, WHOSE NAME AS PRESIDENT AND RUBEN E. DAVIDSON, III, WHOSE NAME AS SECRETARY, OF THE FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, ARE SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL

THIS ____ DAY OF _____, 20__

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA:

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

DATED THIS ____ DAY OF _____, 20__

PLANNING DIRECTOR _____

Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404



Mailing Address:
30941 Mill Lane
Suite G, Box 258
Spanish Fort, AL 36527

05-46-02-10-0-000-003.000
BALDWIN COUNTY ZONING - R2F-E
SEALE GLENN D JR (LIFE ESTATE)
AND SEALE MARTHA H
9898 STATE HIGHWAY 104
FAIRHOPE, AL 36532

LOT 1
57,864± SF
1.328± AC

PARCEL 1
200,697± SF
4.607± AC

LOT 2
70,492± SF
1.618± AC
IMPROVEMENTS
NOT SHOWN

LOT 3
39,580± SF
0.909± AC
IMPROVEMENTS
NOT SHOWN

COMMON AREA
32,760± SF
0.752± AC

SITE DATA

05-46-02-10-0-000-001.000
PIN: 19982
GOLD KIST CORNER LLC
10821 STATE HIGHWAY 104
FAIRHOPE, AL 36532
NUMBER OF LOTS - 3
LOT 1 - 1.328 ACRES
LOT 2 - 1.618 ACRES
LOT 3 - 0.909 ACRES
COMMON AREA - 0.752 ACRES
TOTAL AREA - 4.607 ACRES

ZONING

CITY OF FAIRHOPE B-2

SETBACKS

20' FRONT
20' LANDSCAPE BUFFER ADJOINING RESIDENTIAL

UTILITY PROVIDERS

WATER - CITY OF FAIRHOPE
SEWER - CITY OF FAIRHOPE
GAS - CITY OF FAIRHOPE
POWER - RIVERA UTILITIES
TELEPHONE - AT&T

NOTES:

- 1. TYPE OF SURVEY: BOUNDARY FOR MINOR SUBDIVISION
- 2. RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
R1 - WARRANTY DEED RECORDED IN INSTRUMENT NO. 1415085
- 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
- 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
- 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24x36 PAPER IN PORTRAIT VIEW WITH NO SCALING.
- 6. BASIS OF BEARINGS: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

REVISION 3 - 03/18/2026 REVISED PER COMMENTS DRC MEETING

REVISION 2 - 1/19/2026 REVISED PER REVIEW COMMENTS

REVISION 1 - 1/9/2026 3 LOTS WITH COMMON AREA

DATE	SCALE
6/25/25	1"=30'

PECAN POINTE
A MINOR SUBDIVISION
HIGHWAY 104 & 181
FAIRHOPE, ALABAMA

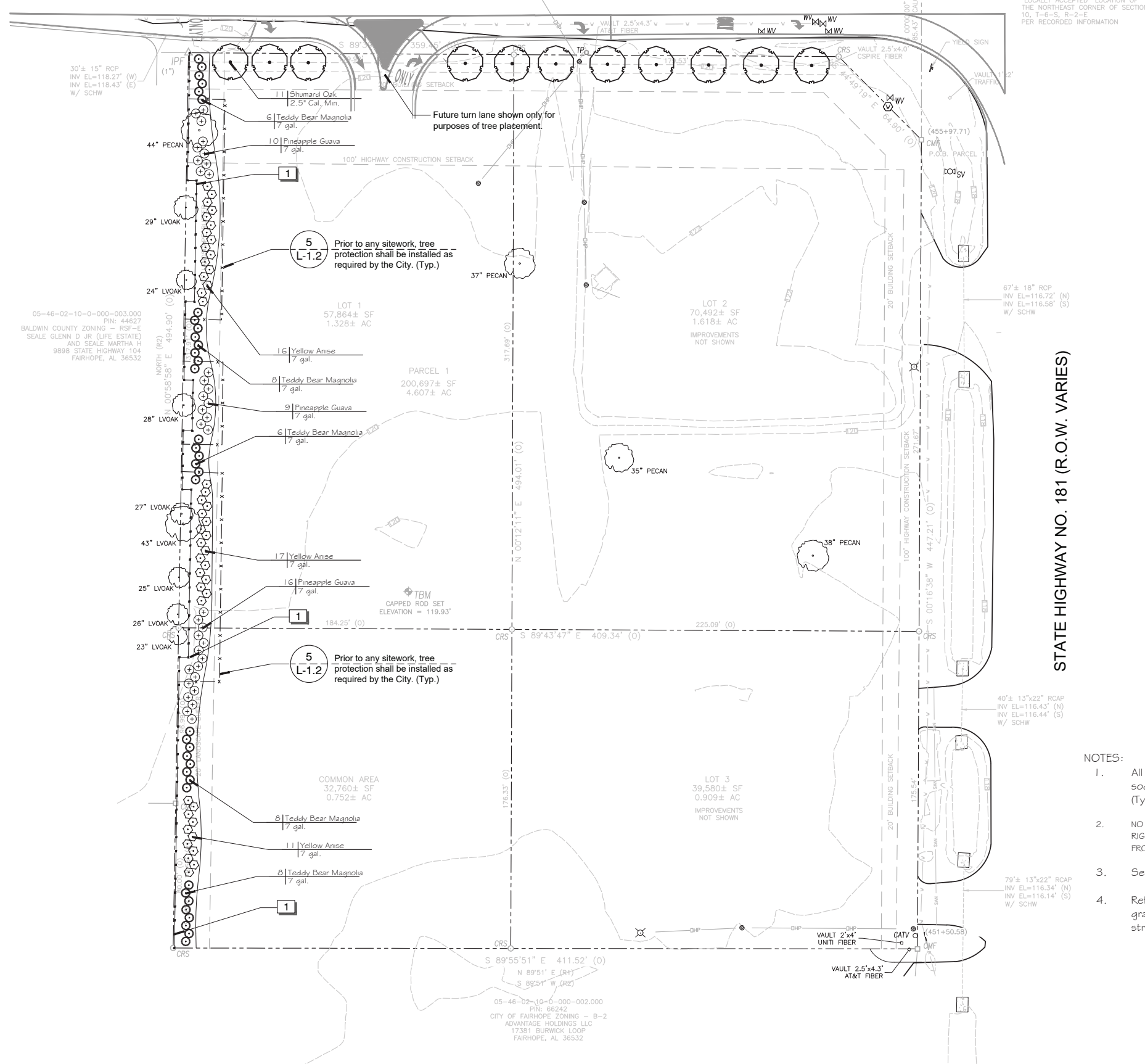
BALDWIN COUNTY
ALABAMA

PARCEL 1 (AS SURVEYED)

COMMENCING AT THE LOCALLY ACCEPTED LOCATION OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 90°00'00" WEST A DISTANCE OF 54.02 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 85.43 FEET TO A POINT ON THE WEST MARGIN OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 181 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED MARKED BY A CONCRETE MONUMENT (STA. 451+97.71); THENCE SOUTH 00°16'38" WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 447.21 FEET TO A POINT MARKED BY A CONCRETE MONUMENT (STA. 451+50.58); THENCE, DEPARTING SAID WEST MARGIN, NORTH 89°55'51" WEST A DISTANCE OF 411.52 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°58'58" EAST A DISTANCE OF 494.90 FEET TO A POINT ON THE SOUTH MARGIN OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 104 MARKED BY AN IRON PIPE; THENCE SOUTH 89°39'58" EAST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 359.45 FEET TO A POINT ON THE TRANSITION LINE BETWEEN SAID SOUTH MARGIN AND AFOREMENTIONED WEST MARGIN MARKED BY A CAPPED IRON ROD (REBAR); THENCE, ALONG SAID TRANSITION LINE, SOUTH 44°49'19" EAST A DISTANCE OF 64.90 FEET TO THE POINT OF BEGINNING, CONTAINING 200,697 SQUARE FEET (4.607 ACRES) MORE OR LESS.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

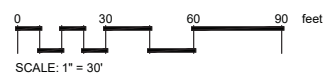
STATE HIGHWAY NO. 104 (R.O.W. VARIES)



STATE HIGHWAY NO. 181 (R.O.W. VARIES)

- NOTES:
- All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
 - NO WORK SHALL BE PERFORMED WITH IN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 - See sheet L-1.2 for details & schedule.
 - Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.

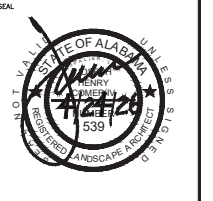
- NOTES:
- BASE SURVEY PROVIDED BY SMITH CLARK & ASSOC.
 - LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 - VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 - PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 - CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 - NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 - REFER TO ARCH. / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.



ESPALIER
landscape architecture
Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251.454.3500
espalierdesigns.com

Copyright. This drawing and its contents are the property of Espalier, LLC and may not be copied or used in anyway without written permission from Espalier.

PECAN POINTE
HWY 104 & 181
Fairhope, AL



ISSUED/REVISED

Permitting 3/19/26

Permitting 4/24/26

LANDSCAPE PLAN

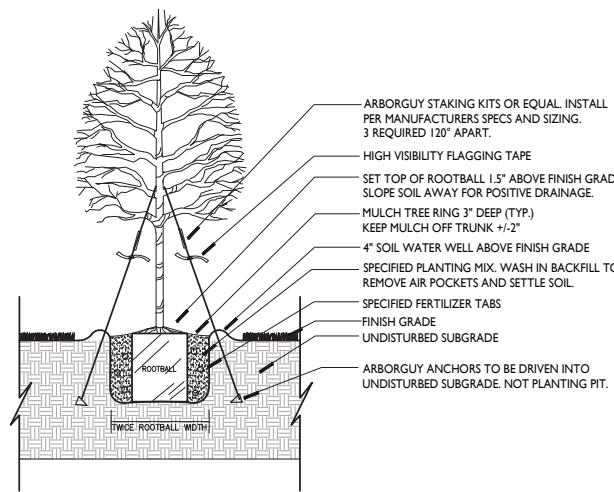
DESIGNED BY JC	FILE NAME GOLDKJA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.1
PROJECT NO. 2624	
DATE 3/16/26	

LANDSCAPE NOTES:

- This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
- Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
- Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architect's attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
- Quantities shown on plant list are for convenience only.
- All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
- All bed lines shall have 3" V-Shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

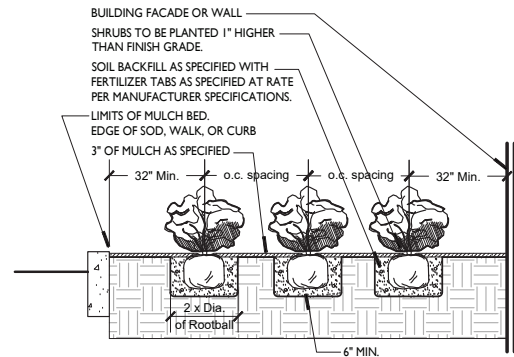
1 LANDSCAPE NOTES

N.T.S. LA-16



2 TREE PLANTING

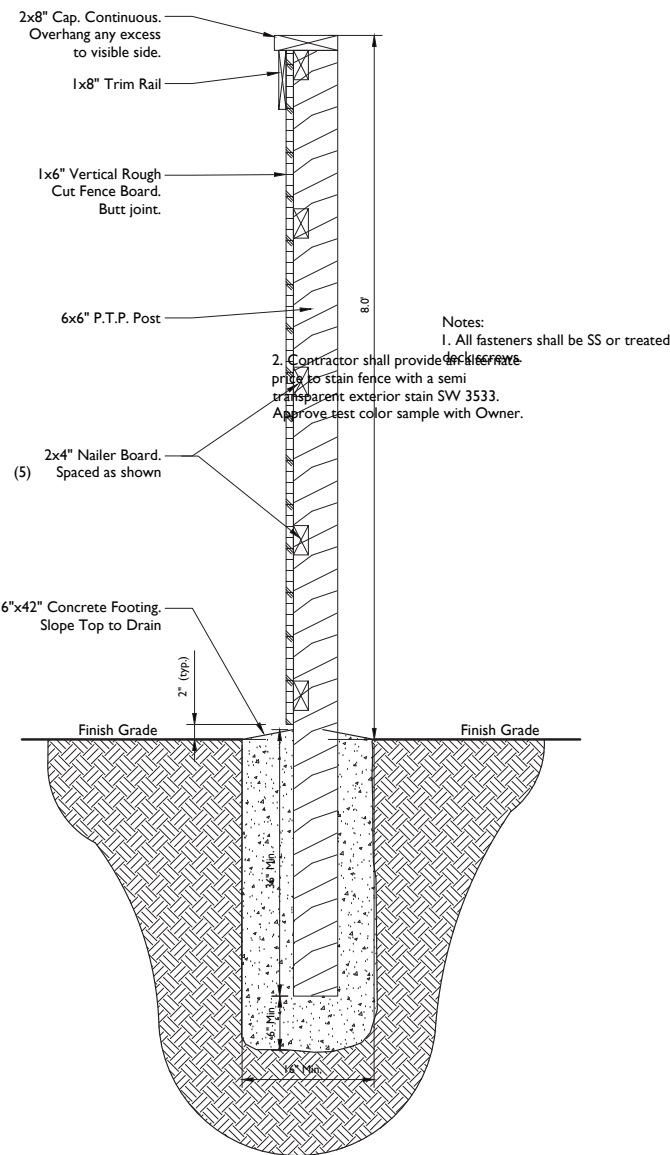
N.T.S. LA-01



NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

N.T.S. LA-02



4 8' PRIVACY FENCE

1" = 1" P-CO-WYN-WYN-54

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
TREES							
	QS	11	Quercus shumardii	Shumard Oak	2.5" Cal. Min.	10' Ht. Min.	
SHRUBS							
	PG	35	Acca sellowiana	Pineapple Guava	7 gal.		60" o.c.
	IP	44	Illicium parviflorum	Yellow Anise	7 gal.		60" o.c.
	MT	36	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	7 gal.	3-4' Ht. Min.	60" o.c. Full to Ground

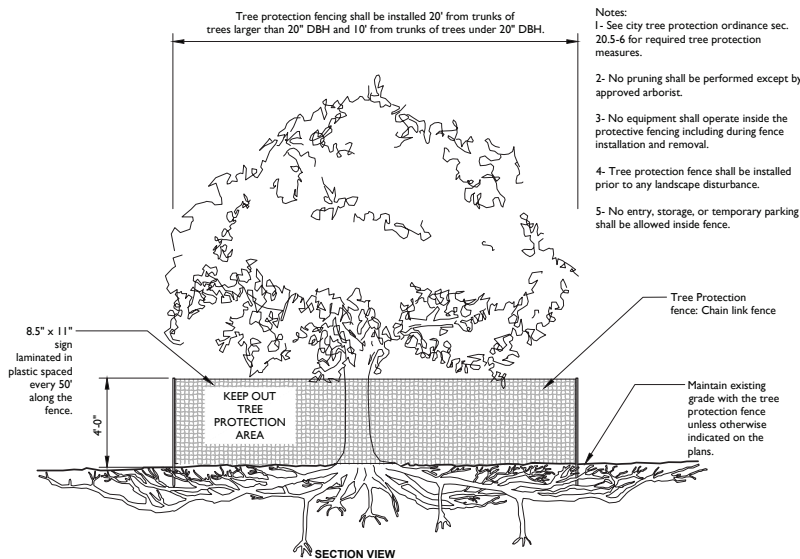
- NOTES:
- LONG LEAF PINESTRAW ALL BEDS & TREE RINGS EXCEPT 4" & 1 GAL. POTS.
 - 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
 - APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
 - USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 - PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
 - THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 - SEE LANDSCAPE NOTES.

- APPROVED NURSERIES:
- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - GREENS NURSERY
 - CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

REFERENCE NOTES SCHEDULE

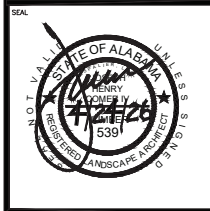
CODE	DESCRIPTION	QTY	DETAIL
1	8' Wood Privacy Fence See detail.	525 lf	4/L-1.2

- NOTES:
- QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.



5 TREE PROTECTION DETAIL

NOT TO SCALE LA-32



ISSUED/REVISED

Permitting	3/19/26
Permitting	4/24/26

LANDSCAPE DETAILS

DESIGNED BY JC	FILE NAME GOLDIKA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.2
PROJECT NO. 2624	
DATE 3/16/26	



Mayor
Sherry Sullivan

Council Members
Kevin G. Boone
Jack Burrell, ACOMO
Jimmy Conyers
Corey Martin
Jay Robinson

November 20, 2025

Re: 21973 State Hwy 181, Pin 19982, (2) Lot Division Only

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter; at which time it shall expire and automatically be withdrawn.

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Gas: New gas service is available to the property, subject to the completion of all necessary application processes and payment of any applicable fees.



Daryl Morefield
Water/Wastewater Superintendent



Sid Grose
Gas Department Construction Supervisor

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

January 14, 2026

Nicky Palmer
Smith, Clark & Associates, LLC
30941 Mill Lane
Suite G, Box 258
Spanish Fort, AL 36527

RE: PIN 19982

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to the above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

Tony L. Schachle Jr.



January 14, 2026

Nicky Palmer
Smith, Clark & Associates

RE: Service Availability – Pecan Pointe Subdivision – 21973 State Hwy 181, Fairhope

Dear Ms. Palmer,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.
Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office
(251) 680-7402



June 9, 2025
CC Smith
Gold Kist Corner, LLC
CatherineCollins0910@gmail.com

RE: Wetland Assessment of 21973 ST HWY 181, Fairhope, AL (PPIN 19982)

Ms. Smith,

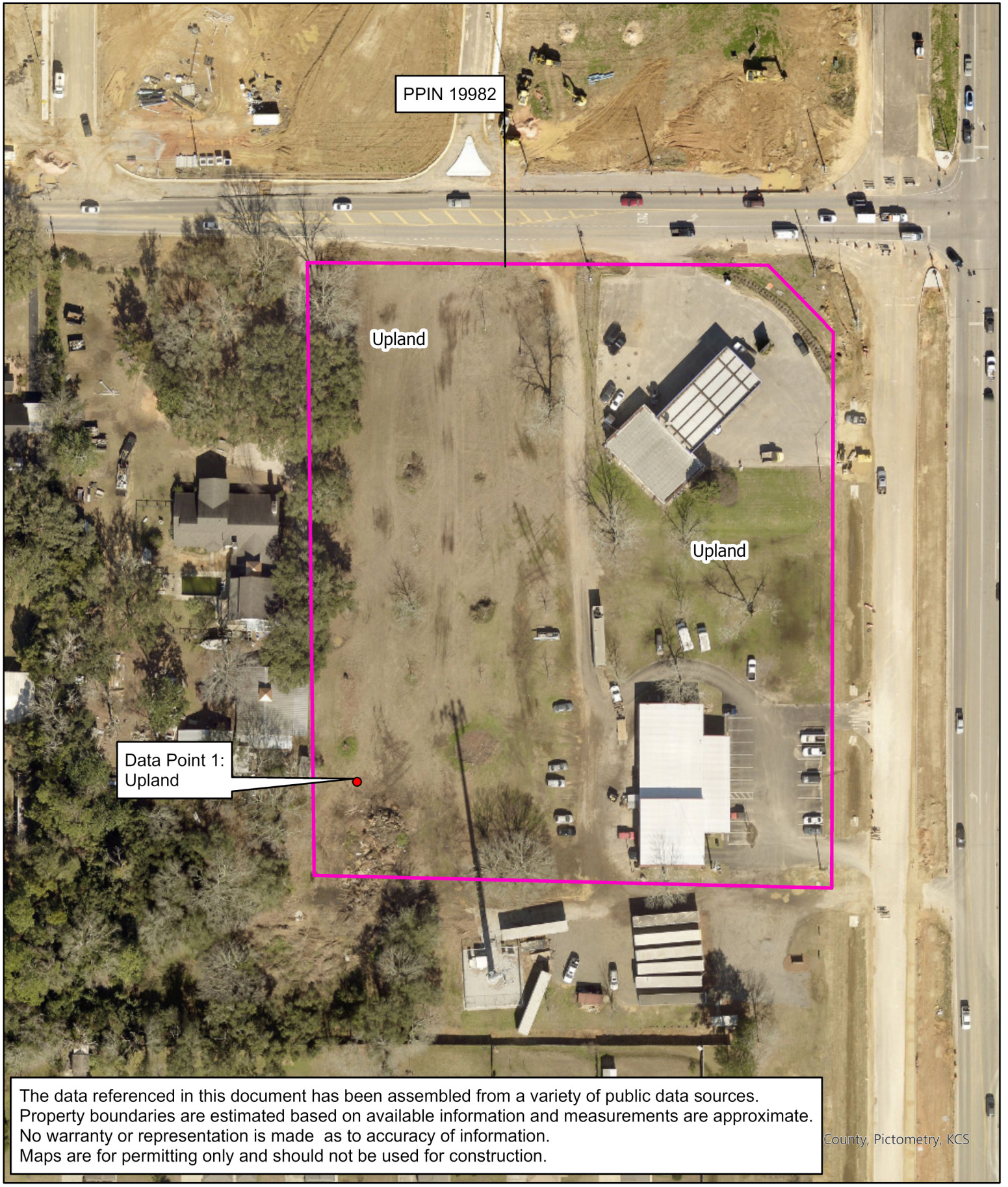
EcoSolutions Inc. was hired to conduct a wetland assessment of a site located in Baldwin County, north of Fairhope, AL. The wetland assessment field work was conducted on May 30 & June 3, 2025. The site is PPIN 19982 (Parcel Number: 05-46-02-10-0-000-001.000) and is located on the southwest corner of State Hwy 181 and State Hwy 104. The vegetation, soil characteristics, and hydrology of the site were evaluated based on the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, amendments, regional supplements, and other applicable guidance documents. No wetlands were found on the site at the time of the assessment.

The total area of the parcel is approximately 4.9 acres. There is an existing gas station located on the northeast corner of the site and a tire shop on the south end of the site. The site has previously cleared, and the areas between the buildings is mowed regularly. The west side of the site is an open field with Pecan trees behind the gas station and an overgrown field the south side, behind the tire shop. The overgrown area has no mature trees and a shrub/sapling layer that includes immature Camphor tree (*Cinnamomum camphora*), an herbaceous layer that includes Goldenrod (*Solidago altissima*) and Brazillian Verbena (*Verbena incompta*), and a woody vine layer that includes Kudzu (*Pueraria montana*) and Southern Dewberry (*Rubus trivialis*). There is a excavated area used as a burn pit near the southwest corner of the parcel that appears to hold water intermittently, but does not meet the defintion of a wetland. The soils within the parcel consist of Tifton very fine sandy loam. During our fieldwork, we found loamy and sandy soils consistent with the mapped soils. Soils assessed on the site have been previously disturbed and did not have consistant hydric soil indicators present.

All comments are based on the professional judgment of the inspector and the conditions that existed on the site at the time of the inspection. Please give us a call at 251-621-5006 or email lewis@ecosolutionsinc.net if you have any questions or need any additional information.

Best regards,

Lewis Cassidey
EcoSolutions, Inc.



PPIN 19982

Upland

Upland

Data Point 1:
Upland

The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

County, Pictometry, KCS



THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

May 15, 2026

RE: **SD 26.08**
Pecan Pointe
3-lot Minor Subdivision, 4.7± acres
PPIN #: 19982

Description: Applicant, Lieb Engineering Company, on behalf of the Owner, Gold Kist Corner, LLC, for Preliminary and Final Plat approval of Pecan Pointe, a 3-lot Minor Subdivision located at 21973 Hwy 181 on property zoned B-2, General Business District with Waivers to the following requirements to allow for financial guarantee be provided in lieu of immediate installation:

1. Section IV.C.1.h *Traffic Data/Study Standards*
2. Section V.D.6. *Pedestrian Area Design Standards*
3. Section V.F. Storm Water Standards from the City of Fairhope Subdivision Regulations.

Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACOMO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Dear Fairhope Resident,

Lisa A. Hanks, MMC
City Clerk

State law requires all property owners adjacent to property to be considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

Kimberly Creech
City Treasurer

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on June 1, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on May 26, 2026, to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

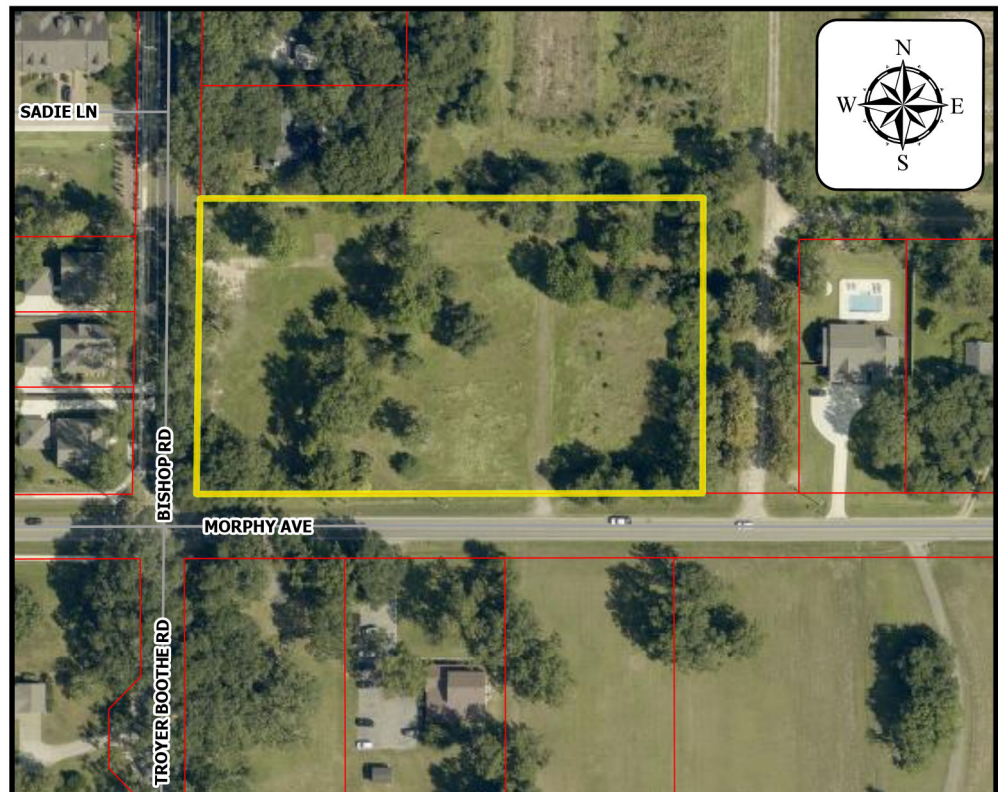
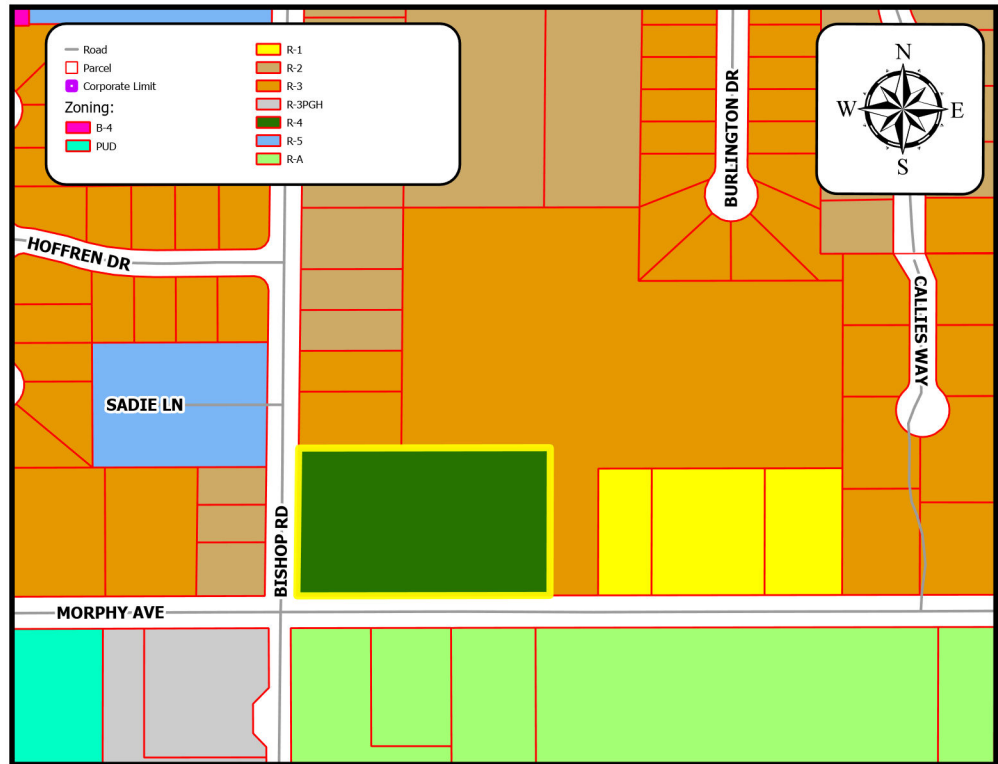
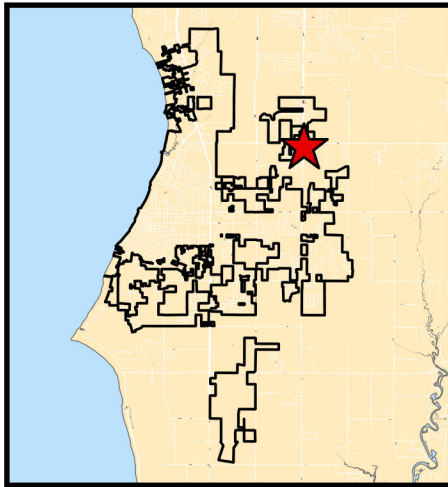
Should you have any questions or concerns, please contact the Planning Department.

Cordially,
Janine Saykes
Janine Saykes
Planning Clerk

City of Fairhope Planning Commission June 1, 2026



SD 26.13 - Morphy Corners



<u>Project Name:</u>	Morphy Corners
<u>Site Data:</u>	2.98 acres
<u>Project Type:</u>	Preliminary and Final Plat Approval
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	R-1, Low Density Single-Family Residential District
<u>PPIN Number:</u>	14970
<u>General Location:</u>	NE corner of the intersection of Bishop Road and Morphy Ave
<u>Surveyor of Record:</u>	S.E. Civil
<u>Engineer of Record:</u>	S.E. Civil
<u>Owner / Developer:</u>	Old South Properties, LLC
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Name : Michelle Melton-Null

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, S.E. Civil on behalf of the Owner, FST Old South Properties LLC, for Preliminary and Final Plat Approval of Morphy Corners, a 4-lot Minor Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 8501 Morphy Avenue and is 2.98± acres.

SITE HISTORY

At its meeting on May 4, 2026, the Planning Commission recommended approval of ZC 26.04, to re-zone the property from R-4, Low Density Multi-Family Residential District to R-1, Low Density Single-Family Residential District without any conditions.

At its meeting on June 22, 2026, the City Council will consider ZC 26.04.

STAFF COMMENTS

The Subdivision Regulations define a minor subdivision as a “subdivision of four (4) or fewer lots where no new streets, right-of-way, or utility mains are required” (Art. 2, p. 7). Article IV, Section E(1) provides a procedural exception for minor subdivisions whereas Preliminary and Final Plats can be submitted and approved simultaneously.

The submitted Plat does not provide Finished Floor Elevations (FFE) for the proposed Lots. If approved, these will need to be added to the Final Plat for each lot prior to recording in Probate.

If approved, the Final Plat must be recorded in Baldwin County Probate within 120 days of approval.

Access

There are three (3) total access points for the four (4) parcels. Lots 1 and 2 will have their own driveways in specific areas along Bishop Road that are memorialized in the “General Notes” on the plat. Lots 3 and 4 have a 30x30 common drive(way) easement on Morphy Avenue. *See Exhibits*. All access points are in conformance with the “Street Standards” put forth in Article V, Section D(7); Section E(3)(b)(3); and Section E(3)(c). Bishop Road and Morphy Avenue are city-maintained roads that are classified as Local Streets per Appendix A, Table 5-3 “Street Classification, Design, and Function.”

Utilities

Water and Sewer are available through Fairhope Utilities. Each lot will utilize low pressure sewer. The City will not be responsible for the low-pressure sewer lines to each lot. Riviera can provide electricity. AT&T is available for telecommunications.

Sidewalks

The Plat proposes five (5) foot concrete sidewalks along Morphy Avenue and Bishop Road. *See Exhibits*. There are concurrent sidewalk projects taking place in the area that the Applicant/Owner is encouraged to coordinate with regarding the installation of sidewalks and the associated crosswalks for this subdivision.

Drainage

A Drainage Letter was provided and it states: Existing site slopes from Northwest corner to Southwest corner. Run-off will go into ROW ditch along Morphy Avenue and the development will not require run-off mitigation.

Wetlands

The Applicant did not submit a wetland delineation with the application. Baldwin County GIS does show a small area of “potential wetlands” along the eastern boundary of the parcel that will need to be addressed with any proposed development. *See Exhibits.*

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

- a) The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;
- b) The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
- c) The proposed subdivision is not consistent with these Regulations;
- d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
- e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

Recommendation:

Staff recommends **APPROVAL** of SD 26.13 – Morphy Corners Preliminary and Final Plat with the following conditions:

- 1. Approval of ZC 26.04 Morphy Corners by the City Council;
- 2. Revision of the Final Plat to include a Finished Floor Elevation (FFE) for all proposed lots;
- 3. Installation of sidewalks pursuant to Sheet C01 – “Sidewalk and Utility Plan”; and
- 4. Record Final Plat with Baldwin County Probate within 120 days of approval.

EXHIBITS

SD 26.13 – Morphy Corners

June 1, 2026

Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure

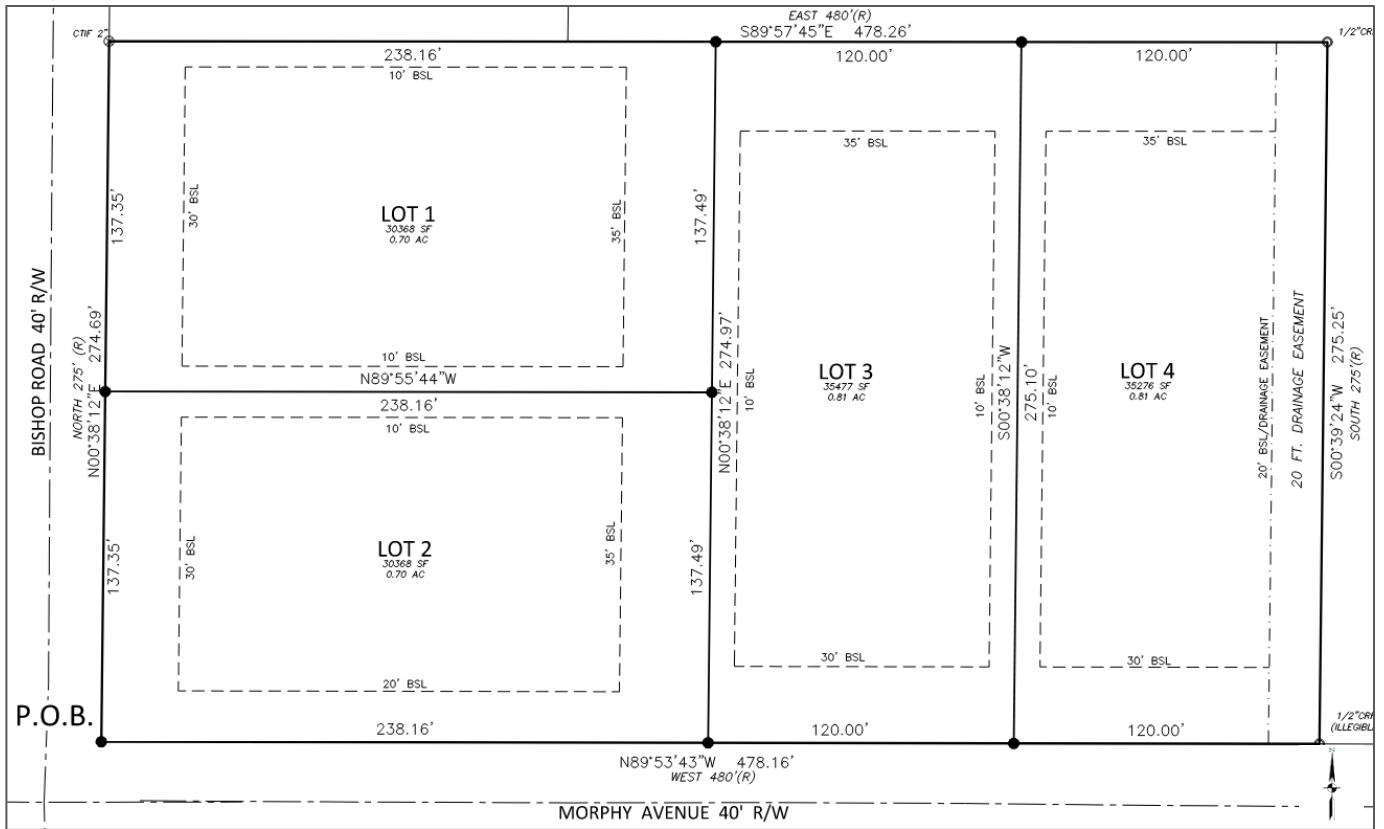
Dimension, District or Use Zoning District	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
R/A	3 acres/-	198'	75'	75'	25'	50'	none	30'
R-1	15,000 s.f./-	100'	40'	35'	10' ^b	20'	40%	30' ^a
R-1a	40,000 s.f./-	120'	30'	30'	10' ^b	20'	25%	35'
R-1b	30,000 s.f./-	100'	30'	30'	10' ^b	20'	25%	35'
R-1c	20,000 s.f./-	80'	30'	30'	10' ^b	20'	25%	35'
R-2	10,500 s.f./-	75'	35'	35'	10' ^b	20'	37%	30' ^a

EXHIBITS

SD 26.13 – Morphy Corners

June 1, 2026

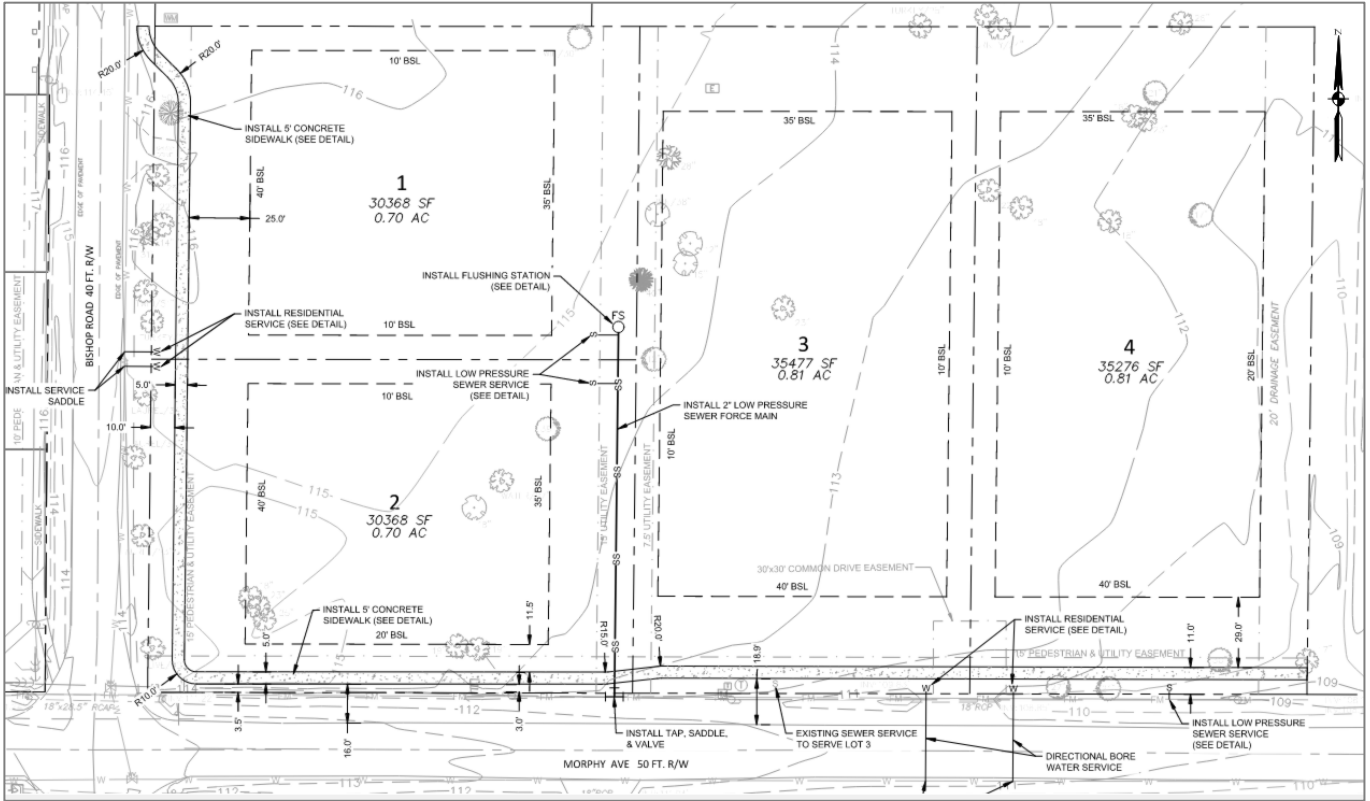
Proposed Plat



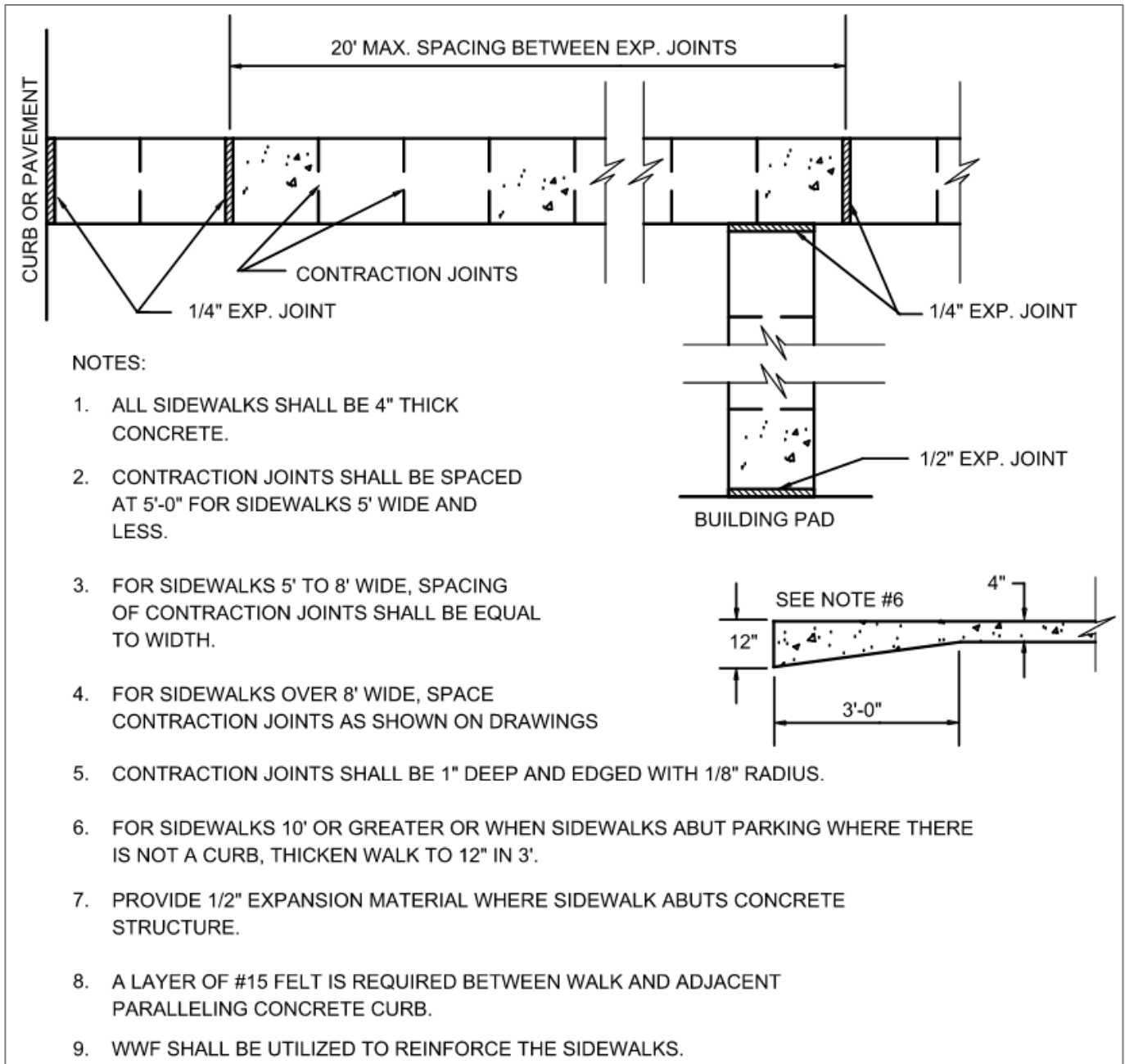
GENERAL NOTES:

1. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
2. THERE IS DEDICATED HERewith A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAYS AND A 7.5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE REAR OF ALL LOTS AND A 15 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES (7.5 FOOT ON EACH SIDE), UNLESS OTHERWISE NOTED.
5. NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
7. THE CITY OF FAIRHOPE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LOW PRESSURE SEWER LINES ON PRIVATE PROPERTY.
8. INGRESS AND EGRESS FOR LOT 1 SHALL BE LIMITED TO THE NORTHWEST 1/3 OF THE LOT, ALONG BISHOP ROAD. AND INGRESS AND EGRESS FOR LOT 2 SHALL BE LIMITED TO THE NORTHWEST 1/3 OF THE LOT, ALONG BISHOP ROAD.

Utility and Connectivity Plan



Sidewalk Detail



EXHIBITS

SD 26.13 – Morphy Corners

June 1, 2026

Potential Wetlands

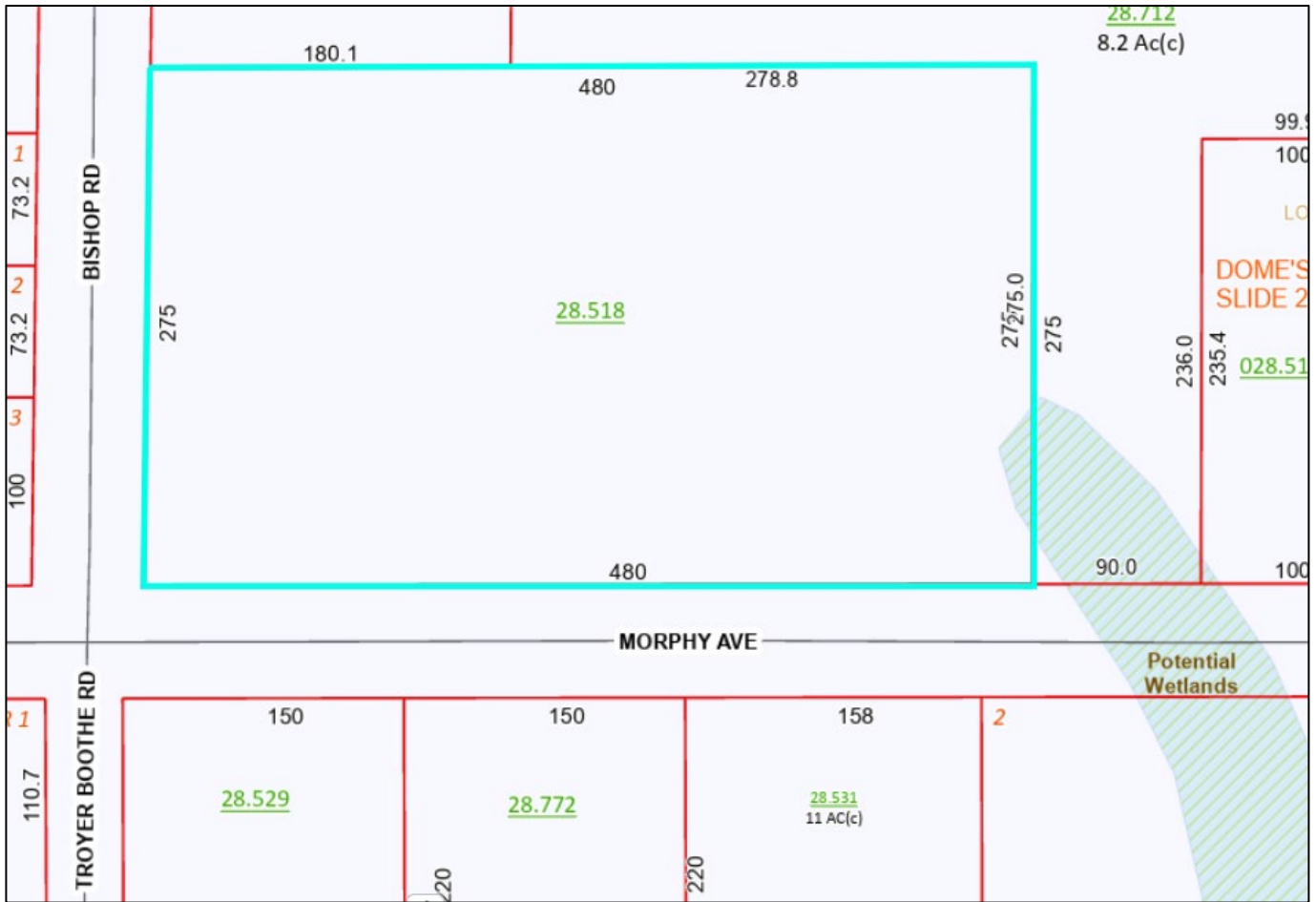


Table 5.3: Street Classification, Design, and Function

Land Use and Street Characteristics	Arterial Streets		Collector Streets		Local Streets			
	Boulevard / Avenue*	Parkway / Avenue*	Highway	Street – 60/70	Road – 50/70	Street – 40	Road – 40	Lane
Residential Land Use <ul style="list-style-type: none"> • Single-family • Two-family • Multi-family 								
Maximum Design Speed	35 mph	35 mph	-	25 – 30 mph	-	-	-	10 mph
Number of Through Lanes	2 – 4	2 – 4	-	2	-	-	-	1 yield flow ³
Lane widths	10' – 11'	10' – 11'	-	9' – 11'	-	-	-	12' – 16'
Parking lane width (each side) ¹	7' optional	7' optional	-	7'	-	-	-	none
Median width	15' – 85'	15' – 85'	-	none	-	-	-	none
Number of Bike Lanes ²	1 – 2	1 – 2	-	none	-	-	-	none
Curb & gutter (each side)	2' – 4'	2' – 4'	-	1' – 2'	-	-	-	none
Total finished street width	30' – 66'	45' – 109'	-	34' – 44'	-	-	-	12' – 16'
Planting strip width (each side)	8' – 15'	8' – 12'	-	8'	-	-	-	none
Sidewalk width (each side)	5' – 10'	5' – 10'	-	5'	-	-	-	none
Total ROW Width	70' – 120'	85' – 135'	-	60' – 70'	-	-	-	20'



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project
Attachments: Articles of Incorporation or List all associated investors
Date of Application: 03/05/2026

Property Owner / Leaseholder Information
Name of Property Owner: FST OLD SOUTH PROPERTIES LLC Phone Number: 251-923-7885
Address of Property Owner: 20259 Bishop Rd
City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Morphy Corners
No. Acres in Plat: 3.02 No. Lots/Units: 4
Parcel No: 05-46-05-16-0-000-028.518 Current Zoning: R-4

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: S.E. Civil Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Arthur Johnson for S.E. Civil

Surveyor/Engineer Information
Name of Firm: S.E. Civil Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: David Diehl for S.E. Civil

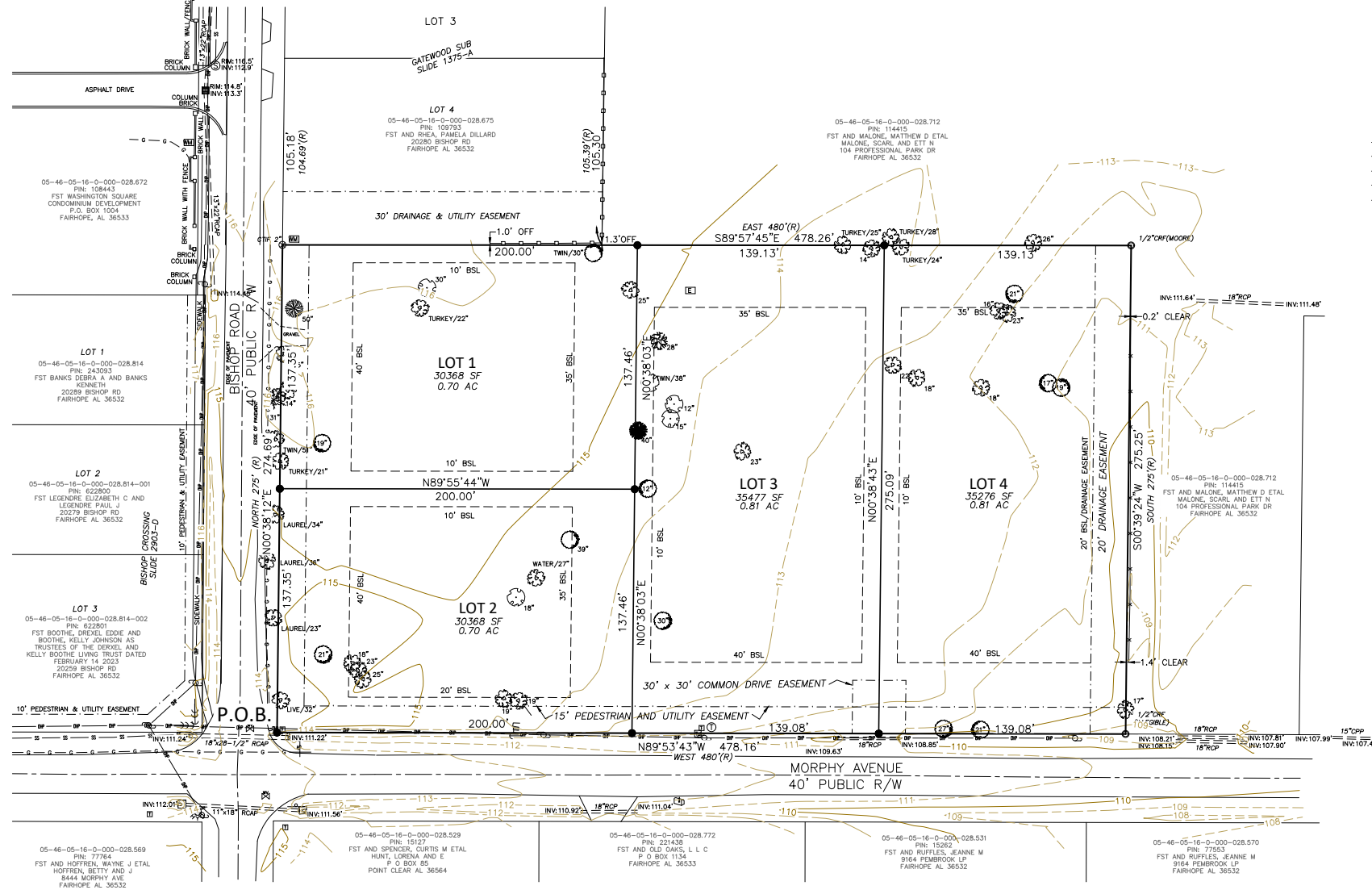
Plat Fee Calculation:
Reference: Ordinance 1269

Signatures:
I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

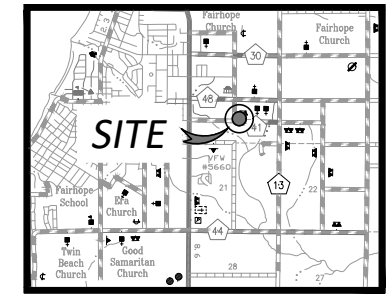
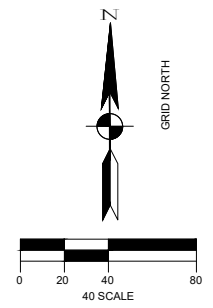
Arthur Johnson (Agent)
Property Owner/Leaseholder Printed Name
03/05/2026
Date

Arthur Johnson
Signature
[Signature]
Fairhope Single Tax Corp. (If Applicable)

Lee Turner, FSTC
President



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - PIN = PARCEL IDENTIFICATION NUMBER
 - (A & R) = ACTUAL & RECORD BEARING/DISTANCE
 - (R) = RECORD BEARING/DISTANCE
 - CRF = CAPPED REBAR SET (SE CIVIL CA-1167)
 - CRF = CAPPED REBAR FOUND
 - CTIF = CRIMP TOP IRON FOUND
 - RBF = REBAR FOUND (NO CAP)
 - CXF = CUT "X" IN CONCRETE FOUND
 - CPP = CORRUGATED PLASTIC PIPE
 - RCAP = REINFORCED CONCRETE ARCH PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - = WOOD FENCE
 - = BARBED WIRE FENCE
 - = OVERHEAD POWER LINE
 - = SEWER MAIN
 - = UNDERGROUND GAS LINE
 - ① = TELEPHONE MANHOLE
 - ② = GUY WIRE
 - ③ = UTILITY POLE
 - ④ = SEWER MANHOLE
 - ⑤ = WATER VALVE
 - ⑥ = FIRE HYDRANT
 - ⑦ = TELEPHONE PEDESTAL
 - ⑧ = TELEPHONE JUNCTION BOX
 - ⑨ = WOODEN POST
 - ⑩ = MAILBOX
 - ⑪ = GRATE INLET



VICINITY MAP (NOT TO SCALE)

SITE DATA:
 TOTAL AREA: 3.02 AC
 ZONING: FAIRHOPE R-1
 TOTAL LOTS: 4
 DENSITY: 1.33 / AC
 SMALLEST LOT: 30,368 SF (MULTIPLE)
 LARGEST LOT: 35,276 SF (LOT 3)
 MAX. HEIGHT: 30 FT

SETBACKS:
 FRONT: 40 FEET
 REAR: 35 FEET
 SIDE: 10 FEET
 SIDE STREET: 20 FEET

PARCEL INFORMATION:
 PARCEL NUMBER: 05-46-05-16-0-000-028.518
 PIN: 14970

OWNER/DEVELOPER:
 OLD SOUTH PROPERTIES LLC
 20259 BISHOP ROAD
 FAIRHOPE, ALABAMA 36532

UTILITY PROVIDERS:
 WATER: CITY OF FAIRHOPE
 SEWER: CITY OF FAIRHOPE
 POWER: RIVIERA UTILITES
 TELEPHONE: AT&T

GENERAL NOTES:

1. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
2. THERE IS DEDICATED HERewith A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAYS AND A 7.5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT LINES, UNLESS OTHERWISE NOTED.
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6. THE CITY OF FAIRHOPE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LOW PRESSURE SEWER LINES ON PRIVATE PROPERTY.
7. INGRESS AND EGRESS FOR LOT 1 SHALL BE LIMITED TO THE NORTHWEST 1/3 OF THE LOT, ALONG BISHOP ROAD. AND INGRESS AND EGRESS FOR LOT 2 SHALL BE LIMITED TO THE NORTHWEST 1/3 OF THE LOT, ALONG BISHOP ROAD.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. SURVEY WAS CONDUCTED IN JANUARY 2026, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE NAD83 (2011) USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
7. SURVEY CONDUCTED USING INSTRUMENT NUMBER 1125413, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BEGINNING AT A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL CA-1167) AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF MORPHY AVENUE WITH THE EAST RIGHT-OF-WAY OF BISHOP ROAD; THENCE RUN NORTH 00 DEGREES 38 MINUTES 12 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY OF BISHOP ROAD, A DISTANCE OF 274.69 FEET TO A TWO INCH CRIMP TOP IRON FOUND AT THE SOUTHWEST CORNER OF GATEWOOD SUBDIVISION, BEING A MAP OR PLAT THEREOF, AS RECORDED ON SLIDE 1375-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 478.26 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (MOORE); THENCE RUN SOUTH 00 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 275.25 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE) ON THE NORTH RIGHT-OF-WAY OF MORPHY AVENUE; THENCE RUN NORTH 89 DEGREES 53 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 478.16 FEET TO THE POINT OF BEGINNING.
 TRACT CONTAINS 3.02 ACRES, MORE OR LESS.
 (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS MAP OF SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

[Signature] DATE: 03-17-2026
 S.E. CIVIL, LLC AL. P.L.S. NO. 26014
 DAVID E. DIEHL SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



CERTIFICATE OF OWNERSHIP

WE, OLD SOUTH PROPERTIES, A LIMITED LIABILITY COMPANY, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____ WHOSE NAMES AS PRESIDENT AND SECRETARY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.
 DATED THIS THE _____ DAY OF _____, 2026.

BY: _____ AS ITS: PRESIDENT
 BY: _____ AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS PRESIDENT, AND _____ AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL
 THE _____ DAY OF _____
 NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF FAIRHOPE, ALABAMA, AND IS APPROVED BY SUCH COMMISSION.
 THE CITY OF FAIRHOPE PLANNING COMMISSION
 BY: _____ DATE: _____, 2026.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DERIVED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE):

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITES (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

AUTHORIZED REPRESENTATIVE _____

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0644M, COMMUNITY NUMBER 010006, PANELS 0644, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

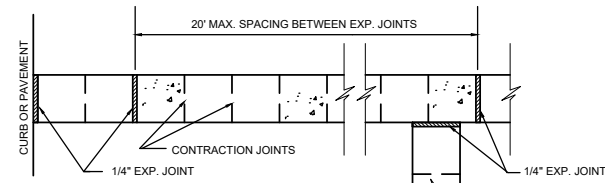
MORPHY CORNER
 A PART OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

PRELIM PLAT		DRAWN	BMB
		CHKD.	ZJH
OLD SOUTH PROPERTIES LLC	PROJ MGR	DED	
	SCALE	1"=40'	
	PROJECT	20261640	
	FILE	20261640 - PRELIM PLT	
		SHEET	1 OF 1

May 20, 2026

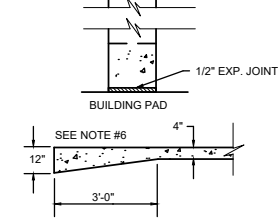


Know what's below.
Call before you dig.



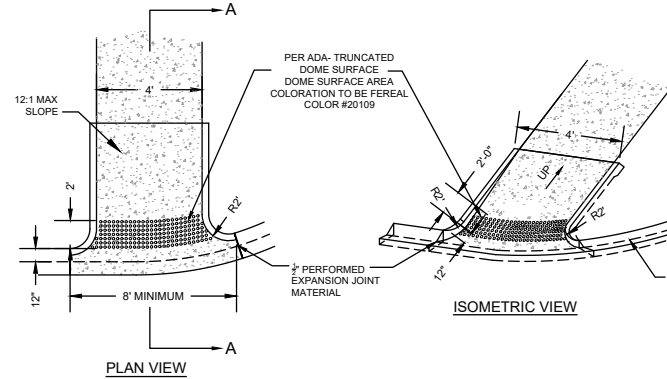
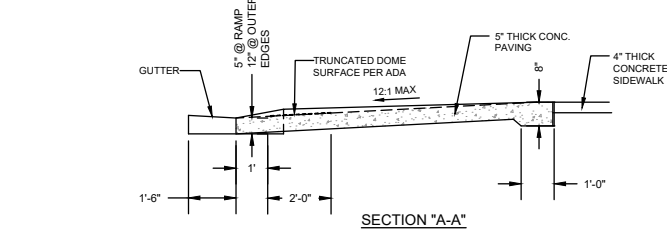
NOTES:

1. ALL SIDEWALKS SHALL BE 4" THICK CONCRETE.
2. CONTRACTION JOINTS SHALL BE SPACED AT 5'-0" FOR SIDEWALKS 5' WIDE AND LESS.
3. FOR SIDEWALKS 5' TO 8' WIDE, SPACING OF CONTRACTION JOINTS SHALL BE EQUAL TO WIDTH.
4. FOR SIDEWALKS OVER 8' WIDE, SPACE CONTRACTION JOINTS AS SHOWN ON DRAWINGS.
5. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
6. FOR SIDEWALKS 10' OR GREATER OR WHEN SIDEWALKS ABUT PARKING WHERE THERE IS NOT A CURB, THICKEN WALK TO 12" IN 3'.
7. PROVIDE 1/2" EXPANSION MATERIAL WHERE SIDEWALK ABUTS CONCRETE STRUCTURE.
8. A LAYER OF #15 FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
9. WWF SHALL BE UTILIZED TO REINFORCE THE SIDEWALKS.



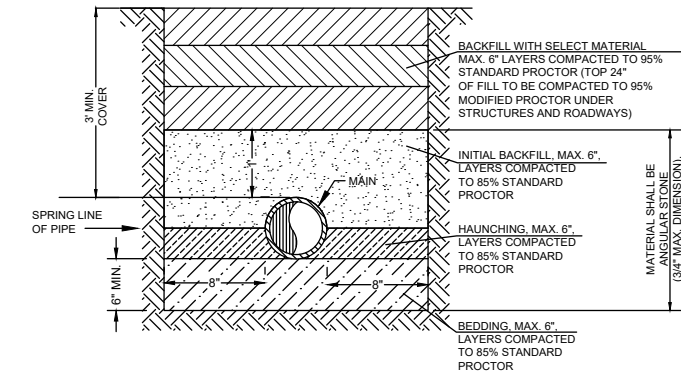
TYPICAL SIDEWALK DETAIL

SCALE: NTS



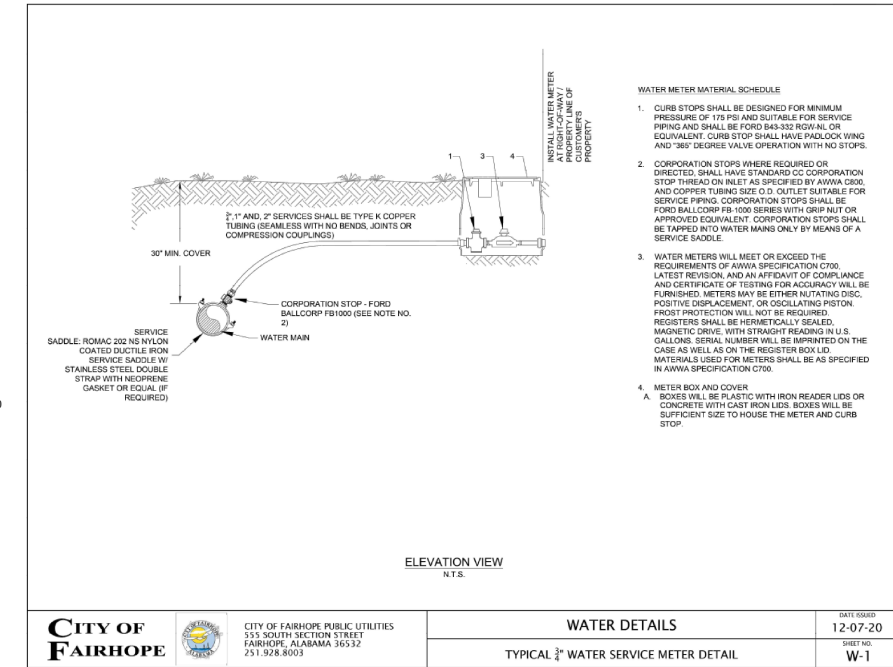
HANDICAP RAMP TYPE "A" DETAIL

SCALE: NTS

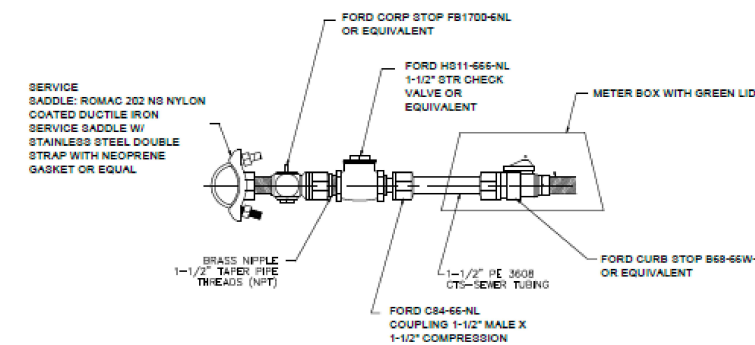
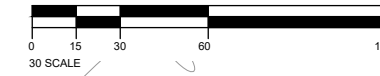
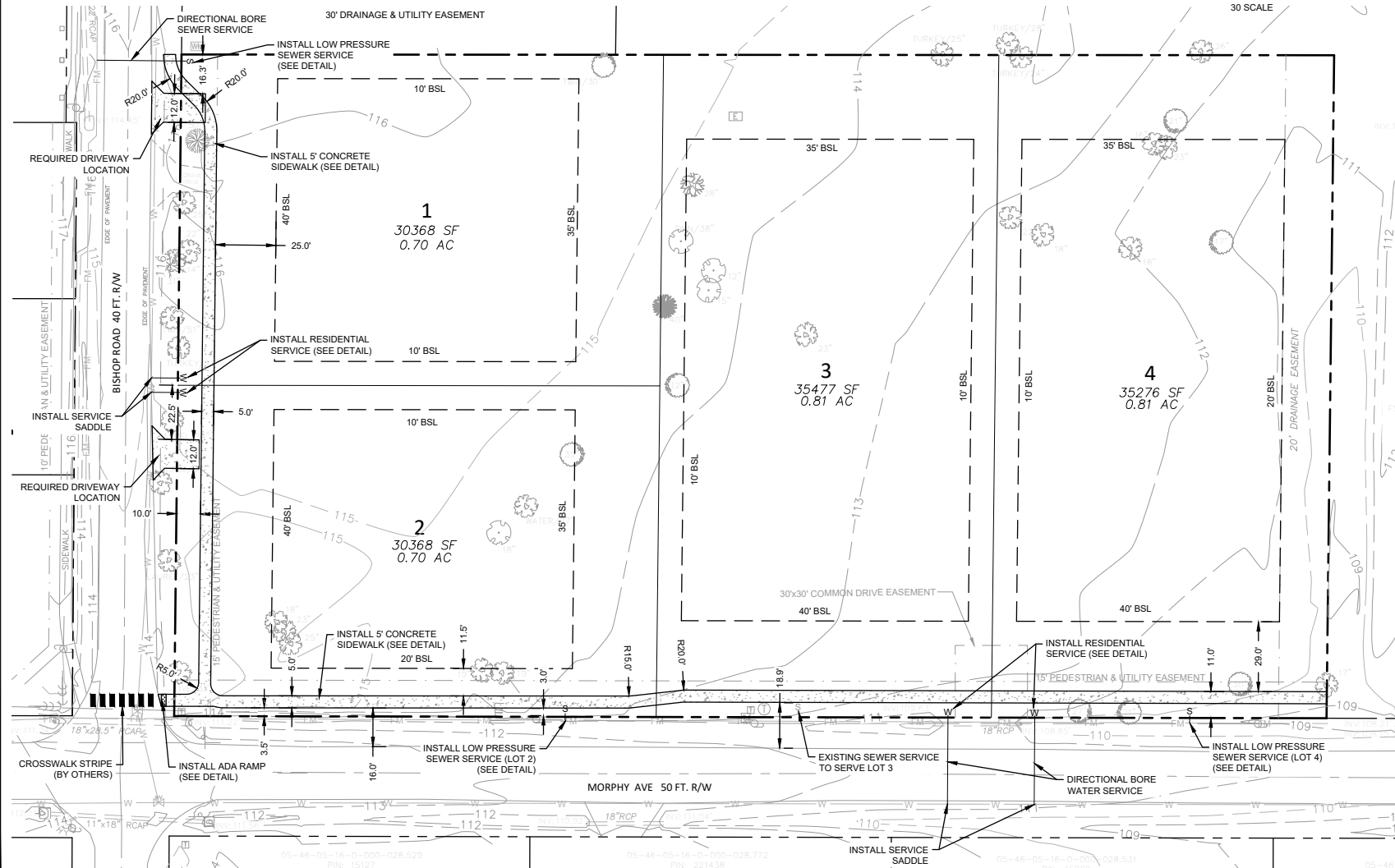


SANITARY SEWER PVC PIPE BEDDING

SCALE: NTS



CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 213 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	WATER DETAILS	DATE ISSUED 12-07-20
		TYPICAL 3/4" WATER SERVICE METER DETAIL	SHEET NO. W-1



LOW PRESSURE SEWER SERVICE

SCALE: NTS

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND VERIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

REVISION
DATE



SIDEWALK & UTILITY PLAN

Drexel Boothe
Morphy & Bishop
Fairhope, Alabama 36532



JOB No.: 20261640
DATE: 5/13/26

DRAWN: GTB
SCALE: 1"=30'

SHEET

C01



March 19, 2026

Arthur Johnson
S.E. Civil Engineering & Surveying

RE: Service Availability – Morphy Corner Subdivision

Dear Mr. Johnson,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

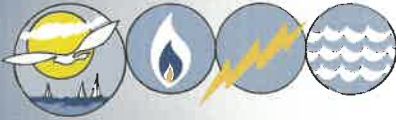
This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.
Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office
(251) 680-7402



Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack Burrell
Jimmy Conyers
Joshua Gammon
Jay Robinson

April 6, 2026

Re: Morphy Corners, PPIN: 14970, 4 Lots Proposed

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter; at which time it shall expire and automatically be withdrawn.

Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Sincerely,



Daryl Morefield
Water/Wastewater Superintendent

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

March 5, 2026

Arthur Johnson
S.E. Civil
9969 Windmill Road
Fairhope, AL 36532

RE: PIN 14970

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to the above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

Tony L. Schachle Jr.



THE CITY OF FAIRHOPE, ALABAMA
PLANNING & ZONING DEPARTMENT

Notification Letter

May 15, 2026

RE: SD 26.13
Morphy Corners Subdivision
Subdivision of 4 Lots, 2.98± acres
PPIN #: 14970
Description: Applicant, SE Civil, LLC, on behalf of the Owner, FST Old South Properties LLC, for Preliminary Plat approval of Morphy Corners Subdivision, a 4-lot Minor Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 8501 Morphy Avenue and is 2.98± acres.

Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACOMO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Dear Fairhope Resident,

State law requires all property owners adjacent to property to be considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on June 1, 2026**. All written comments and/or presentation materials MUST be received by the Planning Department by no later than noon on May 26, 2026, to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet but may be submitted for the record at the public hearing.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message, please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

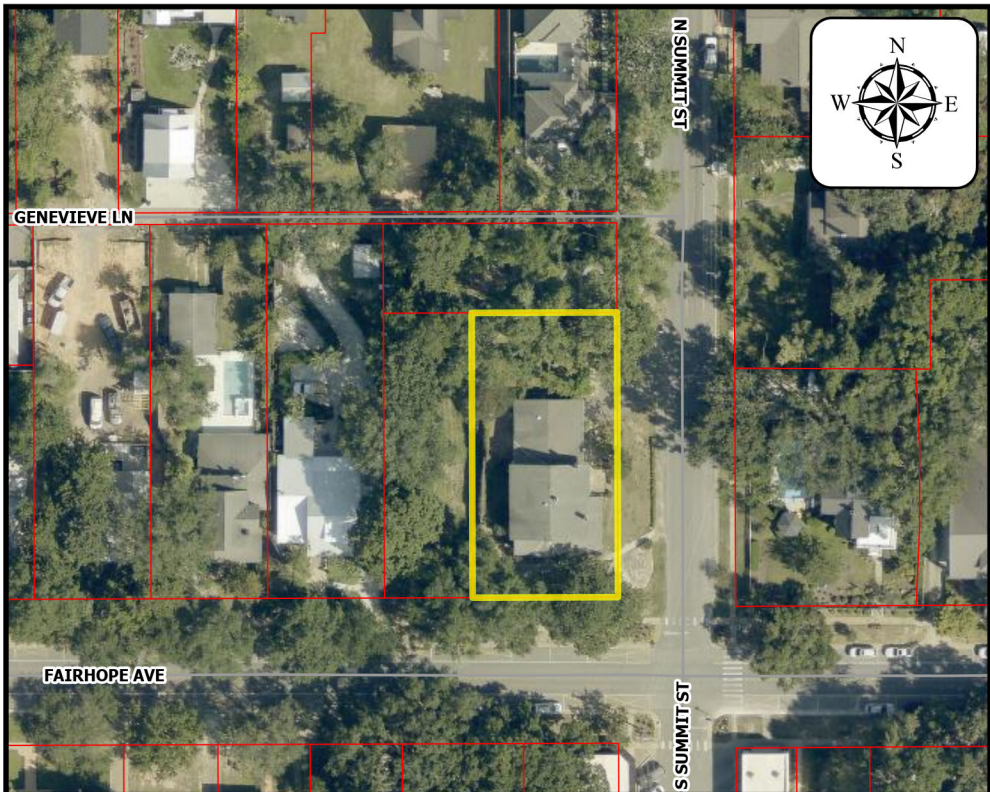
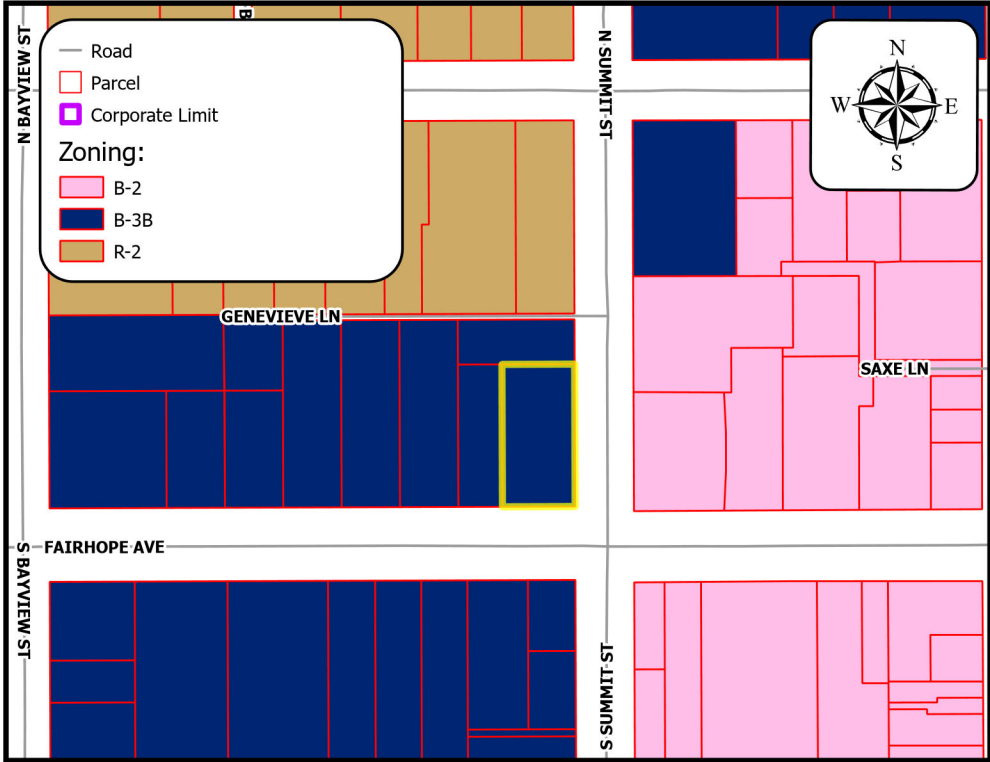
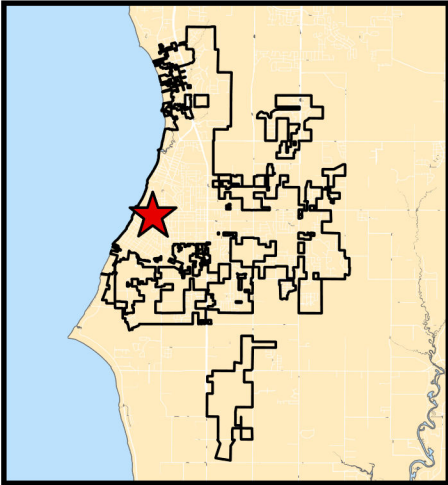
Should you have any questions or concerns, please contact the Planning Department.

Cordially,
Janine Saykes
Janine Saykes
Planning Clerk

City of Fairhope Planning Commission June 1, 2026



SD 26.14 - Summit Street Inn



<u>Project Name:</u>	Summit Street Inn
<u>Site Data:</u>	0.29 acres
<u>Project Type:</u>	Final Plat approval
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	B-3b, Tourist Resort Commercial Service District
<u>PPIN Number:</u>	15053
<u>General Location:</u>	NW corner of the intersection of Summit Street and Fairhope Avenue
<u>Surveyor of Record:</u>	S.E. Civil
<u>Engineer of Record:</u>	S.E. Civil
<u>Owner / Developer:</u>	FST and Summit Inn LLC
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Mike Jeffries

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, S.E. Civil LLC on behalf of the Owner, FST and Summit Inn LLC, for Final Plat approval of Summit Street Inn, a 6-unit Multiple Occupancy Project on property zoned B-3b, Tourist Resort Commercial Service District. The property is located at 131 Fairhope Avenue and is 0.29± acres.

SITE HISTORY

On July 15, 2024 the Board of Adjustments granted a use approval for a hotel.

On June 2, 2025, the Planning Commission approved the Preliminary MOP for this development (SD 25.10) with the following condition:

1. The landscape buffer and final landscape plan is approved by the City Horticulturist at time of building permit.

STAFF COMMENTS

The condition of approval was met.

The subject site is served by Fairhope Utilities for Electric, Water, Sewer, and Gas. No outstanding items remain.

The existing drainage patterns were not changed as this project was a renovation of an existing building.

The required landscaping has been provided and approved by the City Horticulturist.

As-Built plans submitted for the subject site illustrate compliance with the approved plan.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

- a) The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;
- b) The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
- c) The proposed subdivision is not consistent with these Regulations;
- d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
- e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

Recommendation:

Staff recommends **APPROVAL** of SD 26.14 Summit Street Inn 6-unit MOP Final Plat.



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project
 Attachments: Articles of Incorporation or List all associated investors
 Date of Application: 4/28/26

Property Owner / Leaseholder Information

Name of Property Owner: FST AND SUMMIT INN LLC AN ALABAMA LIMITED LIABILITY COMPANY Phone Number: 251-605-0698
 Address of Property Owner: 131 Fairhope Avenue
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Summit Street Inn - Rehabilitation
 No. Acres in Plat: 0.30 AC No. Lots/Units: 6
 Parcel No: 05-46-03-37-0-006-038.518 Current Zoning: B-3B

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Larry Smith

Surveyor/Engineer Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Larry Smith, PE

Plat Fee Calculation:
Reference: Ordinance 1269

Signatures:
 I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Larry Smith Agent
 Property Owner/Leaseholder Printed Name
4/21/26
 Date

[Signature]
 Signature
 Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President
Fhope Single Tax Corp

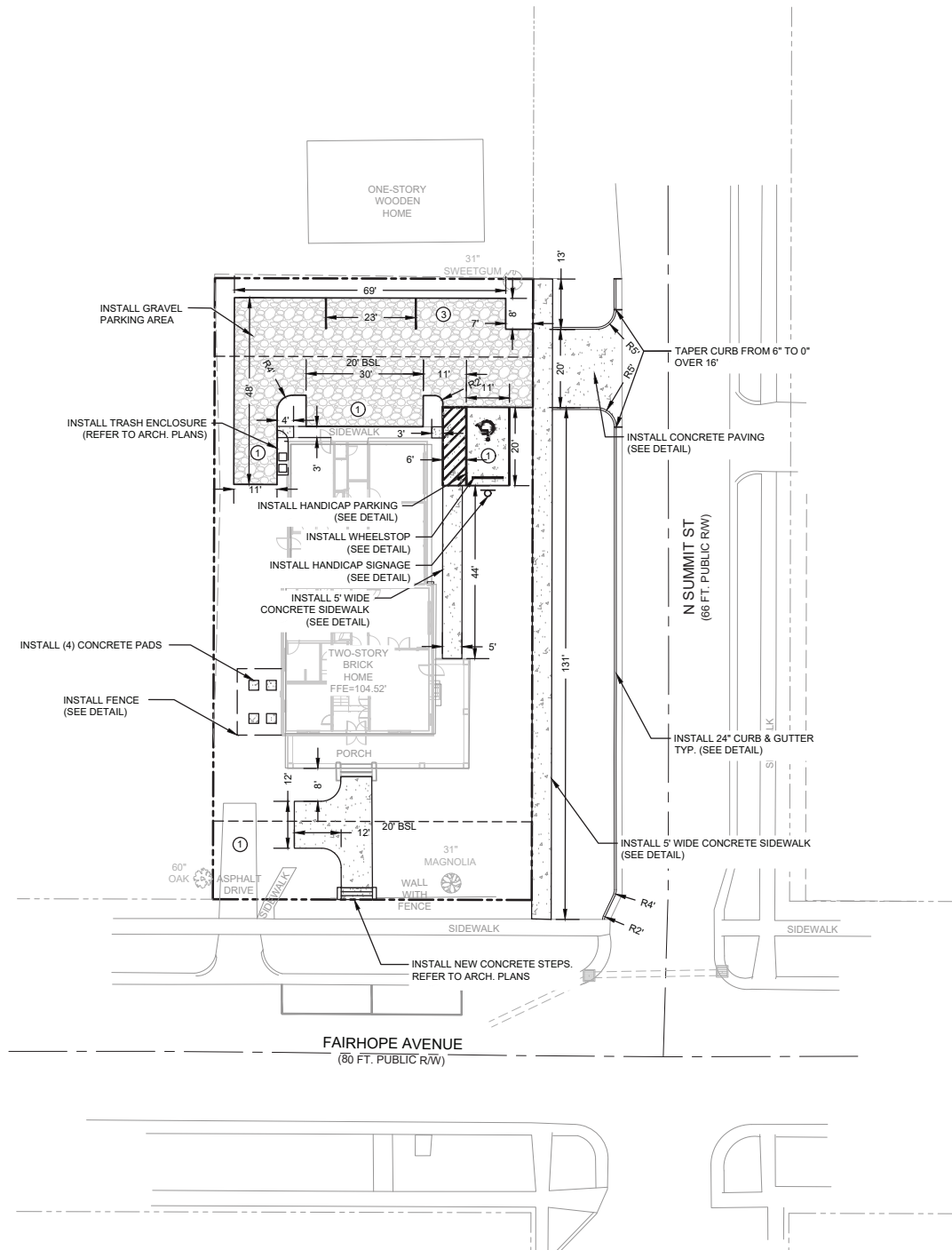
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- THIS SITE IS ZONED B-3B.
- TOTAL SITE ACREAGE = 0.30 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.

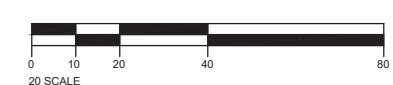
PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED: LODGING (BOARDING) 1 SPACE PER BEDROOM - 6 BEDROOMS 1 SPACE PER FIVE EMPLOYEES - 1 EMPLOYEE	6 SPACES 1 SPACES
TOTAL PROVIDED =	7

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.30 ACRES	--
BUILDING AREA (UNDER ROOF)	0.08 ACRES	26.67%
IMPERVIOUS PAVING	0.03 ACRES	10.00%
PERVIOUS PAVING	0.05 ACRES	16.66%
GRASSED/LANDSCAPED AREA	0.14 ACRES	46.67%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.30 AC (12,952 SF)	22 FT	3,343 SF
REQUIRED PARKING 7 SPACES (SEE PARKING DATA)	PROVIDED PARKING 7 SPACES	
JURISDICTION CITY OF FAIRHOPE	ZONING B-3B	
IMPERVIOUS AREA 0.11 AC (36.67%)	PERVIOUS AREA 0.19 AC (63.33%)	
BUILDING SETBACKS: FRONT YARD: SIDE YARD: REAR YARD:	REQUIRED: 20 FT N/A 20 FT	
MAXIMUM BUILDING HEIGHT:	30'	
MAX. GROUND COVERAGE RATIO:	N/A	
MAX. DENSITY:	N/A	



SITE PLAN LEGEND		
EXISTING		PROPOSED
(X)	CURB & GUTTER	(X)
(wheelchair icon)	PARKING QUANTITY	(wheelchair icon)
(wheelchair icon)	ACCESSIBLE PARKING SPACE	(wheelchair icon)
(hatched box)	CONCRETE PAVING	(hatched box)
(solid grey box)	ASPHALT PAVING	(solid grey box)
(dotted box)	GRAVEL PAVING	(dotted box)

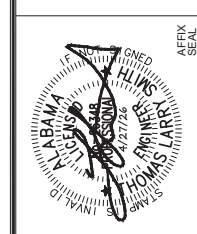


REVISION	DATE



AS-BUILT
SITE PLAN

Summit Street Inn -
Rehabilitation
131 Fairhope Ave.
Fairhope, Alabama 36532



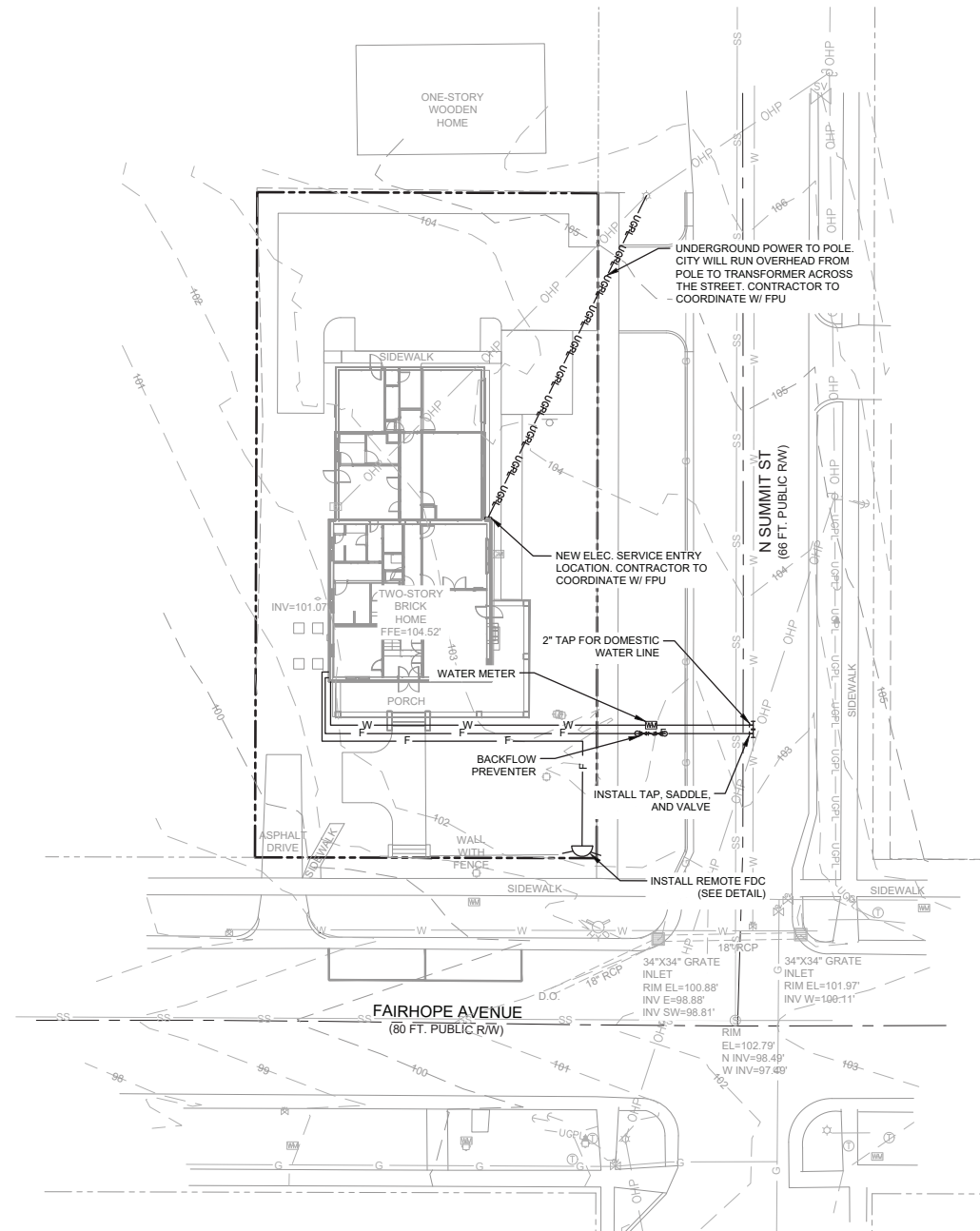
JOB No. 20241429	DATE 4/27/26
DRAWN CHC	SCALE 1"=20'

SHEET
C01

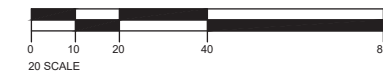


UTILITY NOTES

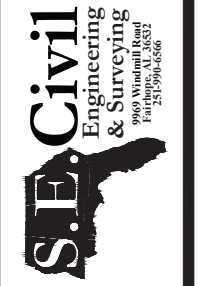
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3. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
4. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 3 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
6. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
7. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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12. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
13. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.



EXISTING		PROPOSED	
— G —	GAS	— G —	GAS
— W —	WATER	— W —	WATER
— OHP —	OVERHEAD POWER	— OHP —	OVERHEAD POWER
— UGE —	UNDERGROUND ELECTRIC	— UGE —	UNDERGROUND ELECTRIC
— SS —	SANITARY SEWER	— SS —	SANITARY SEWER
▲	THRUST BLOCK	▲	THRUST BLOCK
⊕ FH	FIRE HYDRANT ASSEMBLY	⊕ FH	FIRE HYDRANT ASSEMBLY
○	GRINDER PUMP	●	GRINDER PUMP
⊕	POST INDICATOR VALVE	⊕	POST INDICATOR VALVE
⊗	VALVE	⊗	VALVE
WM	WATER METER	WM	WATER METER
○	CLEAN OUT	●	C.O.
⊔	REMOTE FDC	⊔	REMOTE FDC

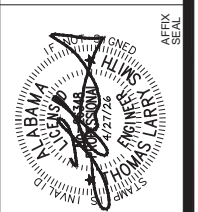


REVISION	DATE



AS-BUILT
UTILITY PLAN

Summit Street Inn -
Rehabilitation
131 Fairhope Ave
Fairhope, Alabama 36532



JOB No. 20241429	DATE 4/27/26
DRAWN CHC	SCALE 1"=20'

SHEET
C04



SUMMIT STREET INN

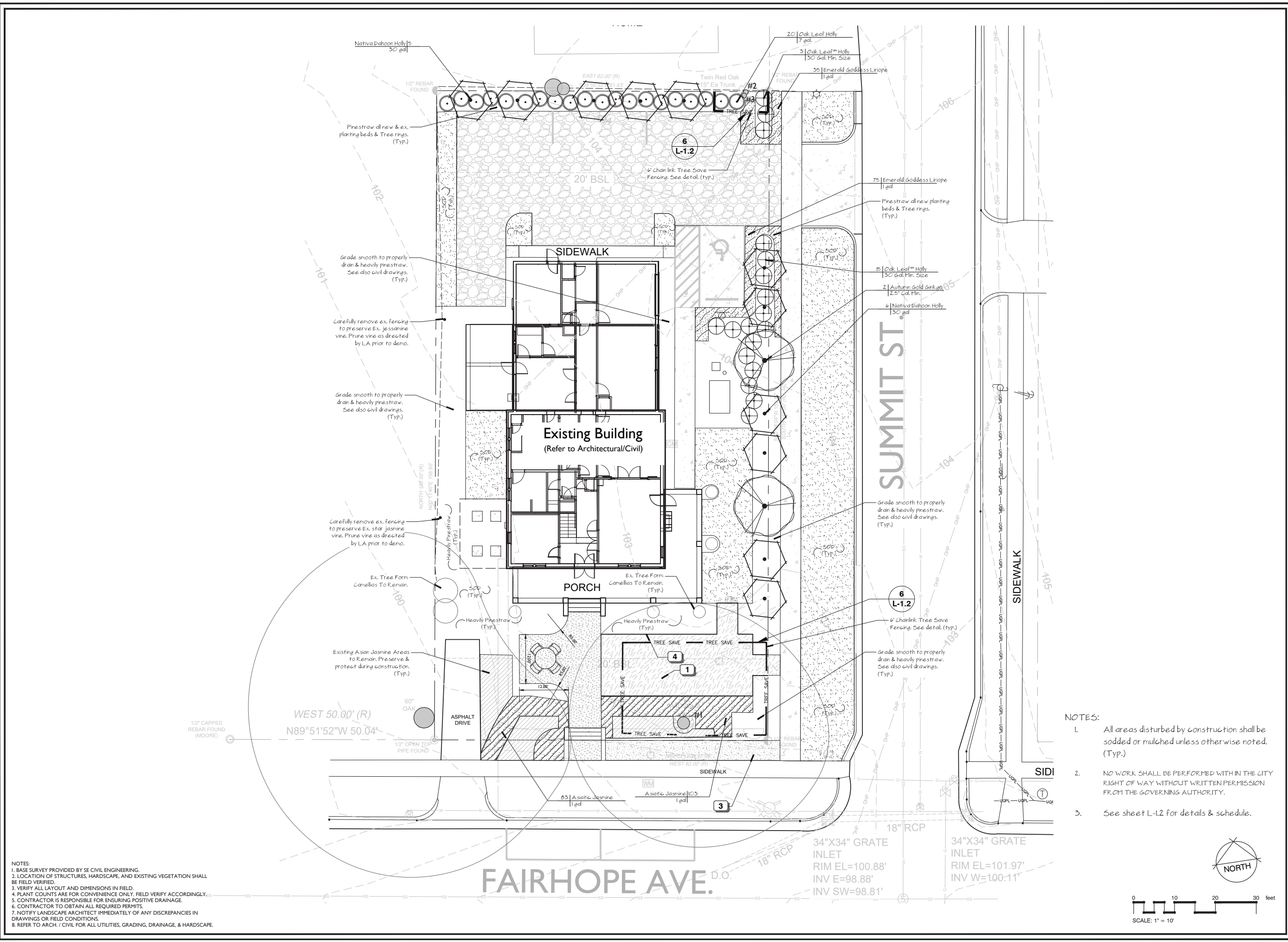
Summit St.
Fairhope, AL



ISSUED/REVISED
Permitting 4/25/25
REVISED 4/14/26
REVISED 4/15/26

LANDSCAPE PLAN

DESIGNED BY	FILE NAME
JC	SUMMINNA
CHECKED BY	SHEET
JC	L-1.1
PROJECT NO.	2523
DATE	4/21/25



- NOTES:
1. BASE SURVEY PROVIDED BY SE CIVIL ENGINEERING.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO ARCH. / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.

- NOTES:
1. All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
 2. NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 3. See sheet L-1.2 for details & schedule.

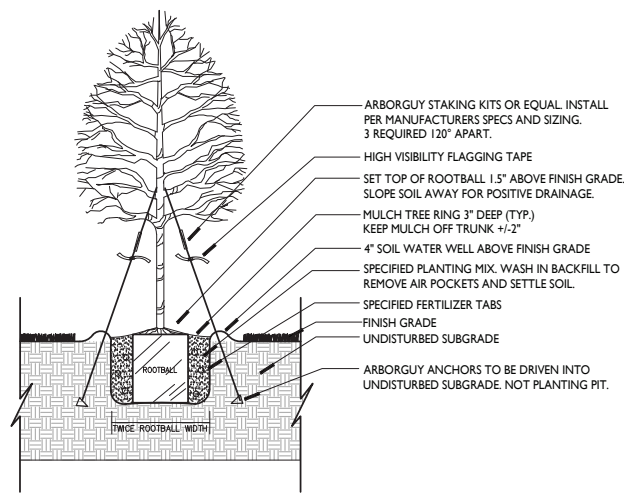
LANDSCAPE NOTES:

- This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
- Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
- Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
- Quantities shown on plant list are for convenience only.
- All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
- All bed lines shall have 3" V-shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

1 LANDSCAPE NOTES

N.T.S.

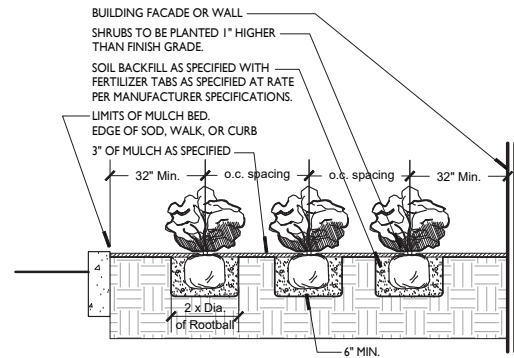
LA-16



2 TREE PLANTING

N.T.S.

LA-01

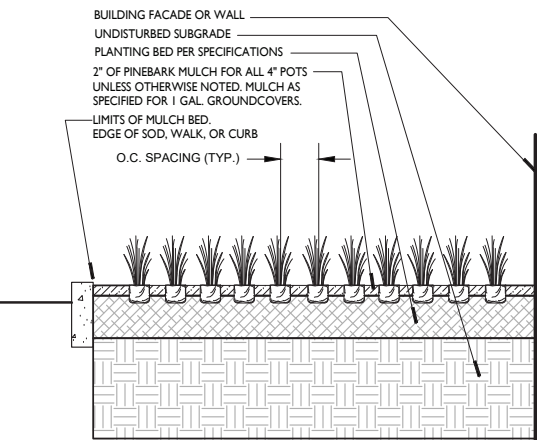


NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

N.T.S.

LA-02

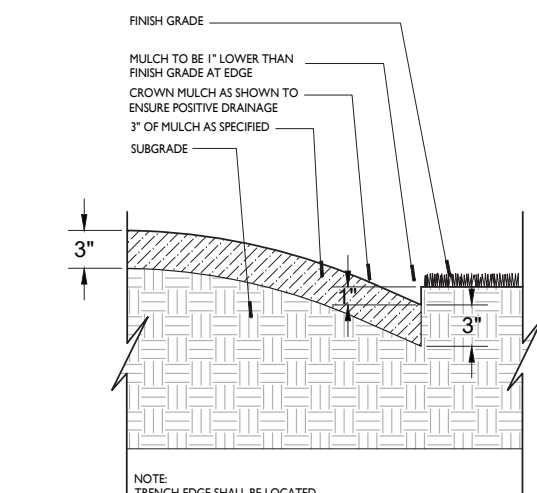


NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

4 GROUNDCOVER PLANTING DETAIL

N.T.S.

LA-03



NOTE: TRENCH EDGE SHALL BE LOCATED AT ALL SOFT AND HARD EDGES.

5 TRENCH BED EDGE

N.T.S.

LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPECS	DETAIL	REMARKS
CITY REQUIRED TREES								
	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Cal. Min.	2.5" Cal. Min.	10' Ht. Min.		Hunter Trees. Approve photo with LA.
	11	Ilex cassine 'Nativa'	Nativa Dahoon Holly	30 gal	2" Cal. Min.	8' Ht. Min.		Single Trunk, Tree Form, Cherrylake Approve photo with LA.
SHRUBS								
	18	Ilex x 'Conaf'	Oak Leaf™ Holly	30 Gal. Min. Size	Must be 48" at Planting.		48" o.c.	Must plant out at 48" Height at time of planting regardless of container size.
	20	Ilex x 'Conaf'	Oak Leaf Holly	7 gal.			48" o.c.	
GROUND COVERS								
	110	Liriope muscari 'Love Potion No. 13'	Emerald Goddess Liriope	1 gal			18" o.c.	
	186	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	1 gal			18" o.c.	
	2,895 sf	Zoysia x 'Meyer'	Meyer Zoysia	sod				

NOTES:

- HARDWOOD MULCH ALL BEDS. APPROVE MULCH SAMPLE WITH LA.
- APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
- USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
- PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
- THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
- SEE LANDSCAPE NOTES.

APPROVED NURSERIES:

- GREEN FOREST NURSERY
- FLOWERWOOD NURSERY
- WATERS NURSERY
- CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:
 Road Frontage Feet = 240.47/30' = 8 Trees in First 25'
 Remaining Perimeter Feet = 240.33/30' = 8 Trees
 Parking Requirements (1 Tree/12 Spaces) = 7 Spaces/12 = 1 Trees
 Total Existing Tree Credits = 6
 Total Trees Required = 2 Frontage (Overstory) & 9 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

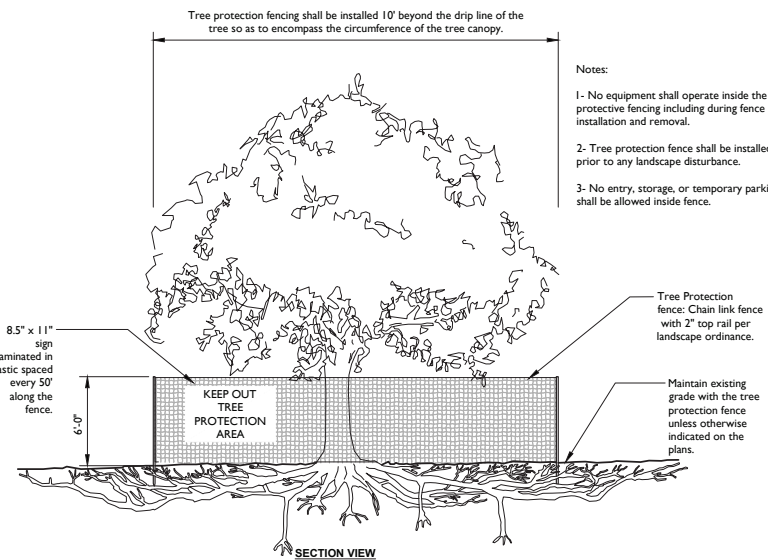
TREES PROPOSED TO REMAIN:
 #1-32" Magnolia /B = 4
 #2-15" Red Oak /B = 1
 #3-15" Red Oak /B = 1
 Total Tree Credits = 6

ALL PLANTINGS SHALL MEET THE LISTED SPECIFICATIONS REGARDLESS OF CONTAINER SIZES. CONTRACTOR SHALL VERIFY AVAILABILITY & PROVIDE PLANTS THAT MEET THE CALIPER AND HEIGHT REQUIREMENTS ONLY.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	Hardwood Mulch Garden Path. Approve sample with LA. 3" Min. Depth	831 sf	
2	Exposed Pea Gravel Concrete. Light colored pea gravel. Approve sample with LA.	266 sf	
3	Hardwood Mulch Over Exposed Tree Roots. Blow existing leaves and debris before mulching.	209 sf	
4	Bed Edge: 1x6 Spiced Rum Colored Trex Composite Deck Board on Edge. Set top of board flush with grade and stake in place with 1x12" trex stakes, 3" O.C., placed inside border & 1" below top of board.	149 lf	

Note: Quantities are for convenience only. Contractor shall verify.



6 TREE PROTECTION DETAIL

NOT TO SCALE

LA-39

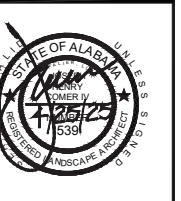


ESPALIER
 landscape architecture
 Espalier, LLC
 P.O. Box 1247
 Fairhope, Alabama 36533
 P: 251.454.3500
 espalierdesigns.com

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SUMMIT STREET INN

Summit St.
 Fairhope, AL



ISSUED/REVISED
 Permitting 4/25/25
 REVISED 4/14/26
 REVISED 4/15/26

LANDSCAPE DETAILS

DESIGNED BY JC	FILE NAME SUMMINNLA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.2
PROJECT NO. 2523	
DATE 4/21/25	



THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

May 15, 2026

RE: SD 26.14
 Summit Street Inn
 Multiple Occupancy Project, 0.29± acres
 PPIN #: 15053
 Description: Applicant, SE Civil, LLC, on behalf of the Owner, FST and Summit Inn LLC, for Final Plat approval of Summit Street Inn, a 6-unit Multiple Occupancy Project on property zoned B-3b, Tourist Resort Commercial Service District. The property is located at 131 Fairhope Avenue and is 0.29± acres.

Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACOMO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Dear Fairhope Resident,

State law requires all property owners adjacent to property to be considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on June 1, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on May 26, 2026, to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet but may be submitted for the record at the public hearing.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message, please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

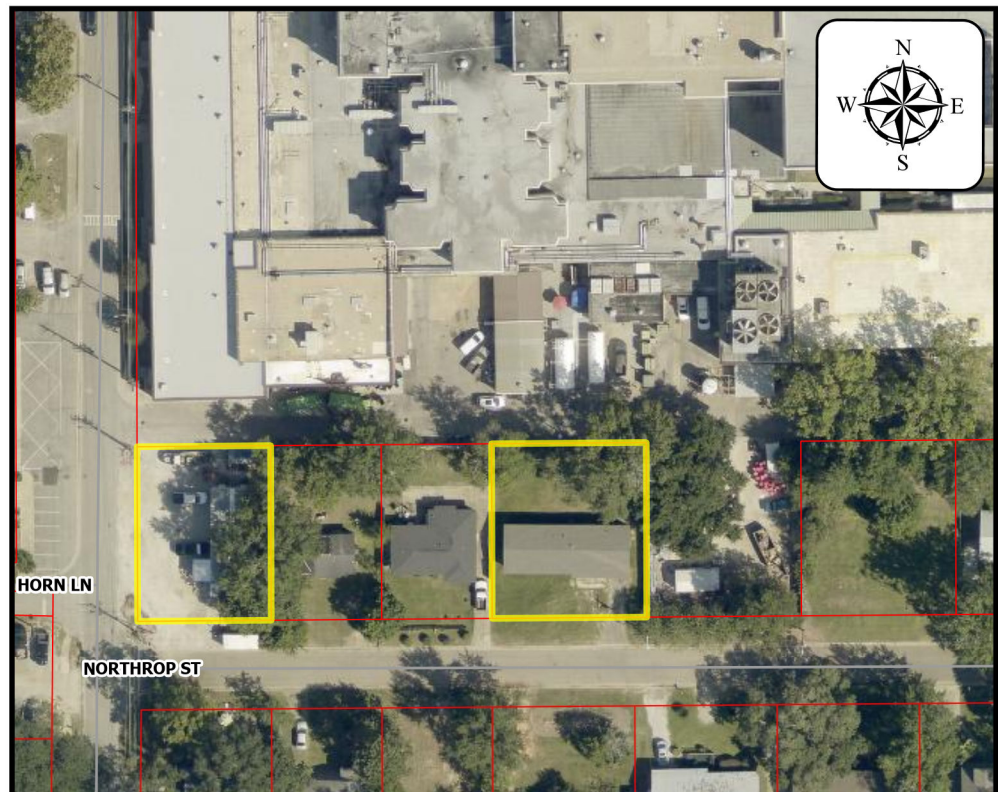
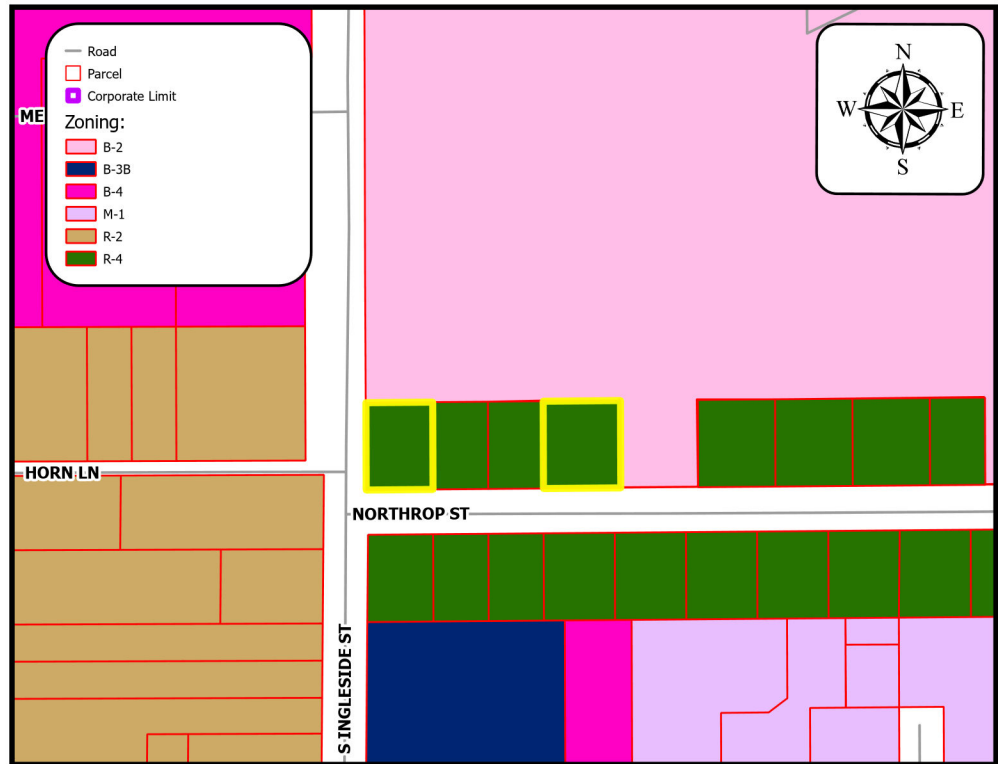
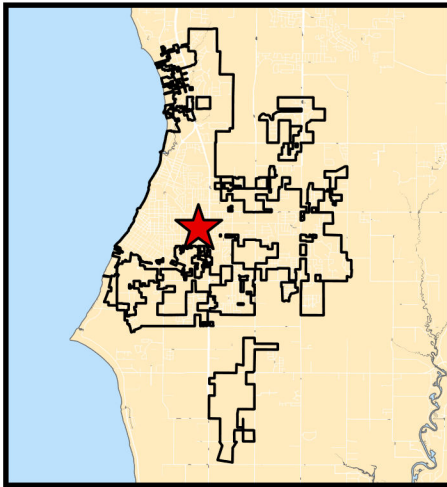
Should you have any questions or concerns, please contact the Planning Department.

Cordially,
Janine Saykes
Janine Saykes
Planning Clerk

City of Fairhope Planning Commission June 1, 2026



ZC 26.05 - Thomas Hospital



Project Name:

Thomas Hospital

Site Data:

0.35 acres

Project Type:

Rezone property from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-4, Low Density Multi-Family Residential District

PPIN Number:

36183, 38153

General Location:

NE of the intersection of Northrop Street and South Ingleside Street

Surveyor of Record:

Thompson Engineering

Engineer of Record:

Thompson Engineering

Owner / Developer:

Gulf Health Hospitals, Inc.

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Prepared by:

Payton Rogers

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Thompson Engineering Inc., on behalf of the Owner, Gulf Health Hospitals, Inc., to rezone property from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District. The property is located at 751 and 757 Northrop Avenue and a total of 0.35± acres.

SITE HISTORY

The subject site has had numerous Subdivision requests and Site Plan Reviews approved dating back to as early as 1955.

Most recently at its June 2024 meeting the Planning Commission recommended approval to the City Council of a request for Site Plan Review to allow a 25-bed addition of Thomas Hospital which the City Council subsequently approved later that same month.

An Administrative Replat is pending before Planning Staff which proposes combining the two subject sites along Northrop Avenue with the larger Thomas Hospital site.

STAFF COMMENTS

The current application is a zoning change request rezoning two (2) properties from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District in order to resolve a split-zoning issue that will result from an Administrative Replat currently pending before Staff.

The subject properties consist of two (2) existing legal lots, Lot 1 Gooden’s Subdivision and Lot 101 Azalea Woods Subdivision. Both properties are located on the North side of Northrop Avenue and abut directly to the south of the existing Thomas Hospital site. Both sites are currently zoned R-4, Low Density Multi-Family Residential District and are located within the Medical Overlay District. The Hospital site is currently zoned B-4, Business and Professional District.

The applicant is in the process of combining the two (2) subject properties into the main Thomas Hospital site via Administrative Replat and in doing so will create a split-zoned parcel upon recording of the replat. As such, the applicant has submitted this application to rezone the properties to match the existing zoning district for the Hospital site. If approved, the Admin Replat will be revised to reflect the new zoning district, and once recorded, the entire site will be a single legal lot of record under one uniform zoning district.

Article III of the City of Fairhope Zoning Ordinance defines B-4 Districts and addresses lot dimension and allowed Uses as follows:

“B-4, Business and Professional District: *This district is intended to provide opportunity for business establishments of a professional nature and is restricted to offices and businesses, which provide specific corporate functions or professional services to the general public.*”

As previously mentioned, the subject properties are located within the Medical Overlay District, and as such, are subject to full compliance with Article V Section H of the City of Fairhope Zoning Ordinance. The Medical Overlay District requires that the area and dimensional requirements and development standards of B-4 districts be applied to all lots within the overlay regardless of a lots underlying zoning district. As such, staff is

not concerned with the proposed zoning change as the site is currently already required to comply with the same standards required of the proposed zoning district.

Similarly, Staff is not concerned with the proposed use of the properties as use restrictions for the subject sites are already dictated by the Medical Overlay District, and as such should not change based on this application. A complete list of permitted uses within the Overlay District is attached to this staff report as an exhibit.

The applicant has an active Generator Permit (GEN25-000080) to construct a new electrical generator on one of the subject properties (757 Northrop Avenue), an allowed use within the Medical Overlay District. It should be noted, however, that Article IV.B.2.b of the Zoning Ordinance requires compliant buffer screening between the subject site's commercial use and the neighboring residential uses. Said screening shall consist of a wooden privacy fence not less than six (6) feet in height AND a 20-foot wide landscaped buffer containing at least one (1) overstory tree and five (5) shrubs for every 25 linear feet of required buffer, to be reviewed and approved by the City Horticulturist. A Preliminary Tree and Landscape plan was submitted to staff illustrating the proposed buffer screening. If this application is approved, the final tree and landscape plan along with a fence plan and detail, must be submitted to the existing Generator Permit for a formal review by staff. Compliant buffer screening must be implemented on-site prior to final inspection by Planning and Horticulture staff and issuance of a certificate of occupancy from Building staff.

Lastly, it is important to note that the applicant will be required to complete the Administrative Replat process with Planning Staff. Once approved the Final Plat must be recorded in Baldwin County Probate Court and a digital copy of the recorded plat provided to Staff.

Citizen Comments

At the time this report was drafted no formal citizen comments about the subject sites have been received, though there have been several phone calls from property owners on Northrop Avenue that were concerned about this application altering the zoning district of their properties. As such, it is worth noting that the current application, if approved, will only affect the zoning district of the two subject properties. All other properties along Northrop Avenue will remain zoned R-4.

Staff received an email from Mr. and Mrs. Curry who own property located at 763 Northrop Avenue. In their letter they requested that their property also be rezoned. Staff explained the process of making such a request and informed the Curry's that the current application would not affect the zoning designation of their property.

All citizen comments may be viewed in full online attached with this report.

REZONING CONSIDERATIONS

Standards of Review:

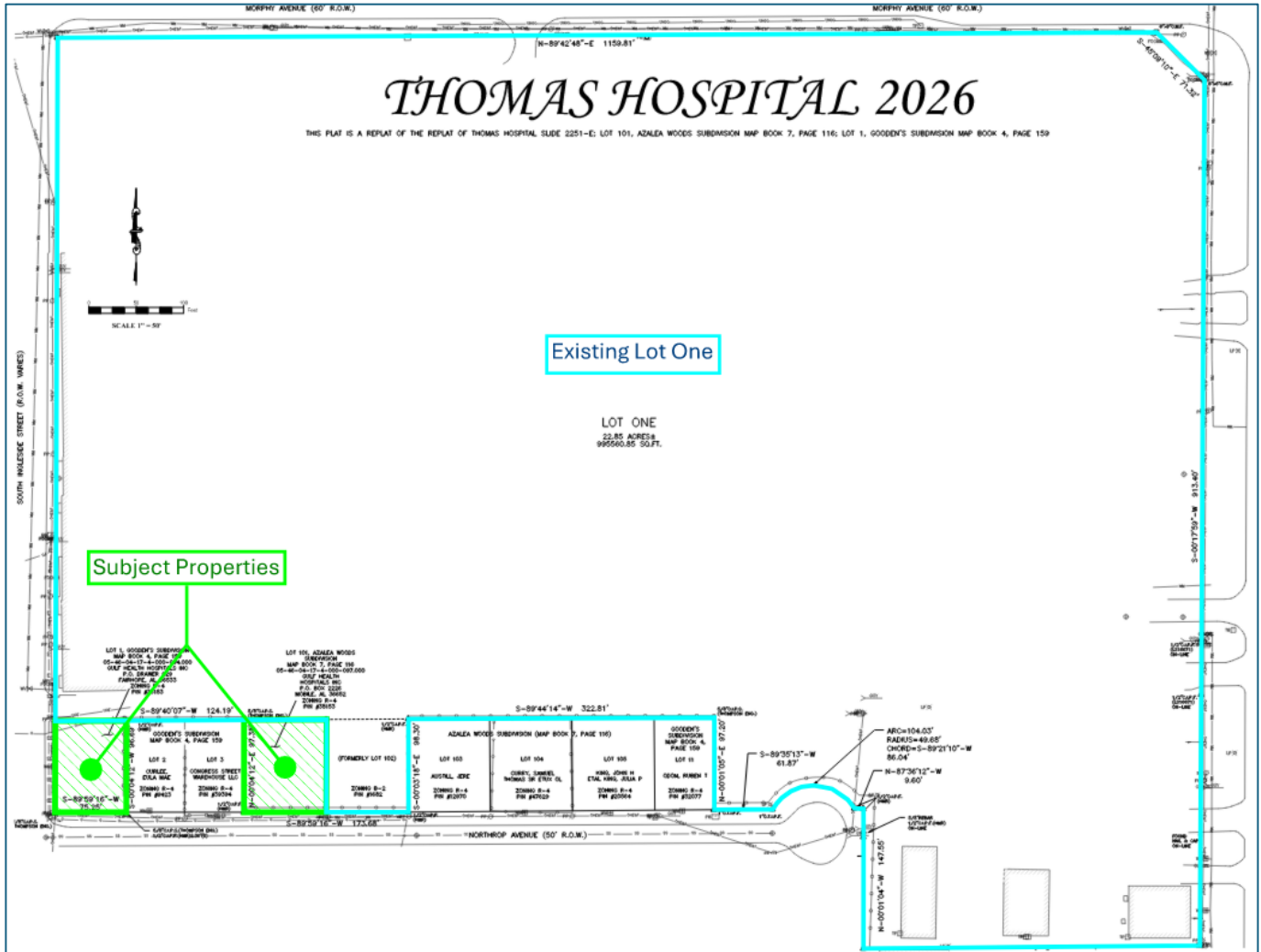
The Zoning Ordinance and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the Zoning Ordinance can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

1. Compliance with the Comprehensive Plan;
2. Compliance with the standards, goals, and intent of this ordinance;
3. The character of the surrounding property, including any pending development activity;
4. Adequacy of public infrastructure to support the proposed development;
5. Impacts on natural resources, including existing conditions and ongoing post-development conditions;
6. Compliance with other laws and regulations of the City;
7. Compliance with other applicable laws and regulations of other jurisdictions;
8. Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
9. Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

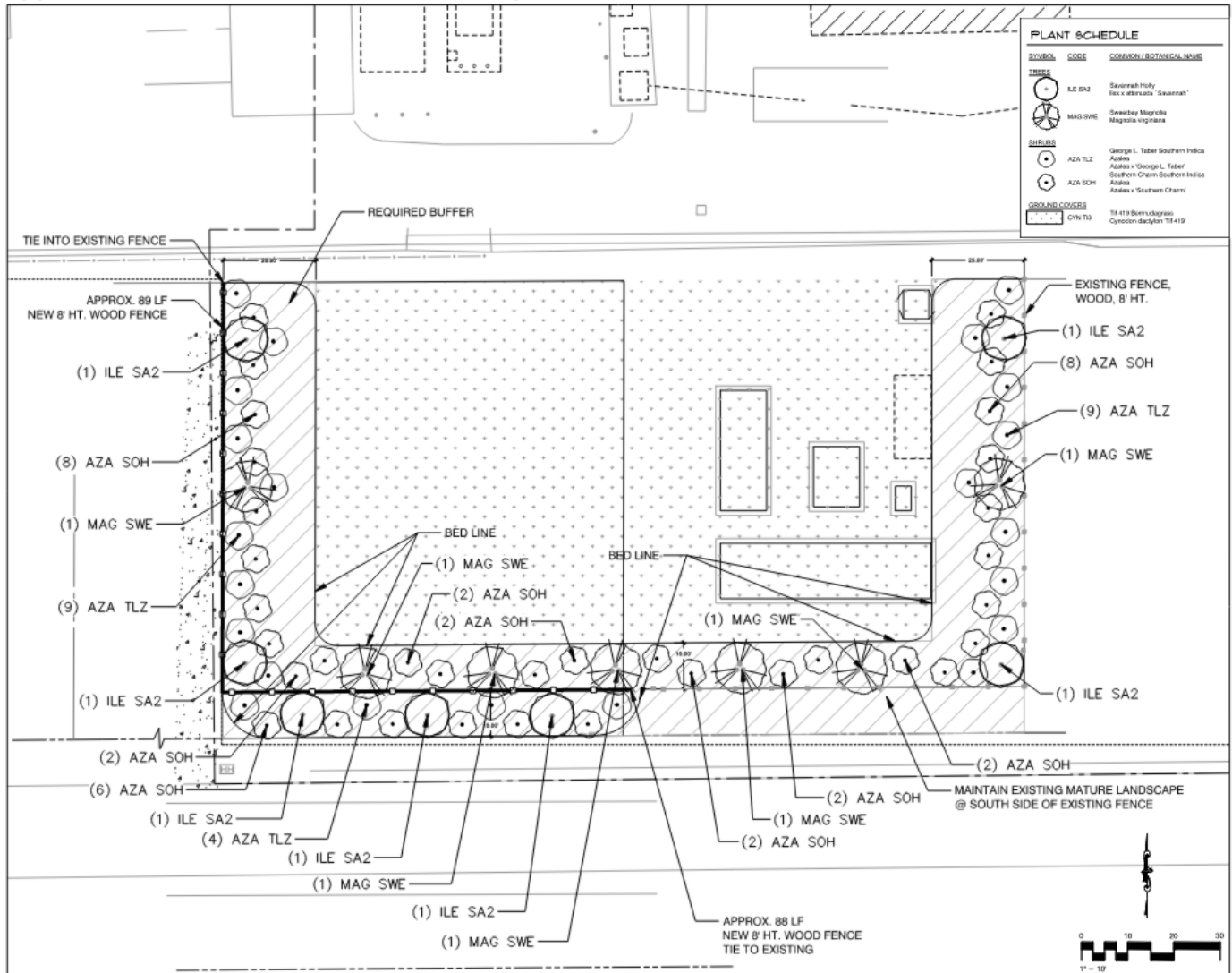
Recommendation:

Staff recommends **APPROVAL** of ZC 26.05 – Thomas Hospital, request to rezone property from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District.

Preliminary Plat



Approved Generator Site Tree and Landscape Plan



EXHIBITS

Excerpts from Table 3-2: Dimension Table – Lots and Principle Structure

Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
R-4	10,500 s.f. for two dwelling units plus 6,500 s.f. for each additional unit/ 7 UPA	75' for two dwelling units plus 5' for each additional unit	30'	35'	10' b	20'	30%	30'
B-4	None/ -	none	20'	20'	10'			30' l

l. A building located in any commercial zone may have a height of 35' if it contains both residential and commercial space. The residential use must make up at least 33% of the total area of the building and be located on the second and/or third floor and retail or office space must be located on ground and/or second floor. (See Site Plan Review Article II, Section C, Sub-section 2 – Site Plan, for approval procedures).

Excerpt from Article V.H. Medical Overlay District

Permitted Uses: The following uses and structures are permitted in this district

1. Medical offices
2. Hospitals and nursing homes
3. Medical and dental clinics
4. Laboratories for medical and dental uses
5. Funeral homes
6. Animal hospitals, provided the boarding of animals occurs in completely enclosed buildings
7. Child and adult day care facilities and group home facilities
8. Adult congregate living facilities
9. Helistop in conjunction with hospitals
10. Emergency services
11. Parking structures
12. Colleges and universities
13. Vocational, trade or business schools with all associated uses including dormitory facilities related to the medical field
14. Essential services
15. Hospital related out-patient services (Ambulatory Surgery and Diagnostic Clinics)
16. Independent Living Facilities
17. Bed and Breakfast Facilities to accommodate families of patients
18. Retail business which sell, lease and repair prosthetic or ambulatory devices used for patient rehabilitation, mobility or installation/modification of handicap unique support aids
19. Places of Worship
20. Mixed use with residential – The residential use shall make up at least 33% of the total area of the building and be located on the upper floors only.

Permitted Accessory Uses and Structures:

1. Uses and structures which are customarily incidental and subordinate to permitted uses
2. Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.

Uses Permitted Subject to Appeal and with Conditions:

1. Commercial communication towers
2. Detoxification centers and substance abuse centers associated primarily with the primary medical facility
3. Retail, restaurant, personal services, branch banks, offices, conference facilities, clinics and similar workplace support uses when within any individual structure, gross floor area shall be limited to 10 percent of the total gross floor area
4. Crematorium

Prohibited Uses and Structures

1. Any use or structure not specially, provisionally or by reasonable implication permitted herein.
2. Automotive repair garages, pool halls and game rooms
3. Gasoline or diesel filling stations shall not be located within 100 feet from in-patient care or treatment facilities



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Dennis Summerford Phone Number: 251-435-2105
 Street Address: 5 Mobile Infirmiry Circle
 City: Mobile State: AL Zip: 36607

Applicant / Agent Information

If different from above.
Notarized letter from property owner is required if an agent is used for representation.

Name: Johnny Murphy Phone Number: 251-442-8682
 Street Address: 2970 Cottage Hill Road #190
 City: Mobile State: AL Zip: 36606

Current Zoning of Property: R-4
 Proposed Zoning/Use of the Property: B-4
 Property Address: 751 and 757 Northrop Ave., Fairhope, AL 36532
 Parcel Number: 05-46-04-17-4-000-094.000 and 05-46-04-17-4-000-097.000
 Property Legal Description: 75' X 97.5' GOODEN'S SUBD LOT 1 PB4 P159 RP14 P963 (WD), 86.8' X 97.5' LOT 101 AZALEA WOODS SUB PB7 PG116 CONTAINING .2 ACRES IN THE CITY OF FAIRHOPE SEC 17-T6S-R2E (WD)
 Reason for Zoning Change: Thomas Hospital Aquisition

- Property Map Attached YES NO
- Metes and Bounds Description Attached YES NO
- Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. YES NO

Character of Improvements to the Property and Approximate Construction Date: _____
Miscellaneous utility requirements for the hospital expansion, including a generator and other components.

Zoning Fee Calculation:
Reference: Ordinance 1269

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

DENNIS SUMMERFORD
 Property Owner/Leaseholder Printed Name

[Signature]
 Signature

4.23.26
 Date

 Fairhope Single Tax Corp. (If Applicable)

MORPHY AVENUE (60' R.O.W.)

MORPHY AVENUE (60' R.O.W.)

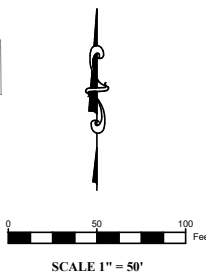
N-89°42'48"-E 1159.81'

THOMAS HOSPITAL 2026

THIS PLAT IS A REPLAT OF THE REPLAT OF THOMAS HOSPITAL SLIDE 2251-E; LOT 101, AZALEA WOODS SUBDIVISION MAP BOOK 7, PAGE 116; LOT 1, GOODEN'S SUBDIVISION MAP BOOK 4, PAGE 159

LEGEND

- C.I.P.S. INDICATES RED CAPPED IRON PIN SET
- C.M.F. INDICATES CONCRETE MONUMENT FOUND
- △ C.I.P.F. INDICATES CRIMPED TOP IRON PIN FOUND
- △ C.I.P.F. INDICATES CAPPED IRON PIN FOUND
- △ C.I.P.F. INDICATES OPEN TOP IRON PIN FOUND
- △ C.I.P.F. INDICATES CAPPED IRON PIN SET
- △ C.I.P.F. INDICATES IRON PIN FOUND
- INDICATES NAIL SET
- INDICATES NAIL FOUND
- INDICATES REBAR FOUND
- OHEAT— INDICATES OVERHEAD ELECTRIC AND TELECOMMUNICATION
- UNCG— INDICATES UNDERGROUND CABLE
- WM— INDICATES UNDERGROUND WATER
- SS— INDICATES UNDERGROUND SANITARY SEWER
- FO— INDICATES UNDERGROUND FIBER OPTIC
- G— INDICATES UNDERGROUND GAS
- C— INDICATES CHAIN-LINK FENCE
- W— INDICATES WOOD FENCE
- R— INDICATES RIGHT OF WAY LINE
- B— INDICATES BUILDINGS
- LP ○ INDICATES LIGHT POLE
- PP ○ INDICATES POWER POLE
- MP ○ INDICATES METER POLE
- TP ○ INDICATES TELEPHONE POLE
- SWY INDICATES SIGN
- INDICATES SIGN
- INDICATES SANITARY SEWER MANHOLE
- C.C.O. INDICATES SEWER CLEANOUT
- SWV INDICATES SEWER VALVE
- G.V. INDICATES GAS VALVE
- G.L.M. INDICATES GAS LINE MARKER
- F.O.C.M. INDICATES FIBER OPTIC CABLE MARKER
- W.V. INDICATES WATER VALVE
- W.M. INDICATES WATER METER
- F.H. INDICATES FIRE HYDRANT
- P.B. INDICATES POWER BOX
- T.B. INDICATES TELEPHONE BOX
- T.P. INDICATES TELEPHONE PEDESTAL
- R.O.W. INDICATES RIGHT OF WAY
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING



LOT ONE
22.85 ACRES±
995560.85 SQ.FT.

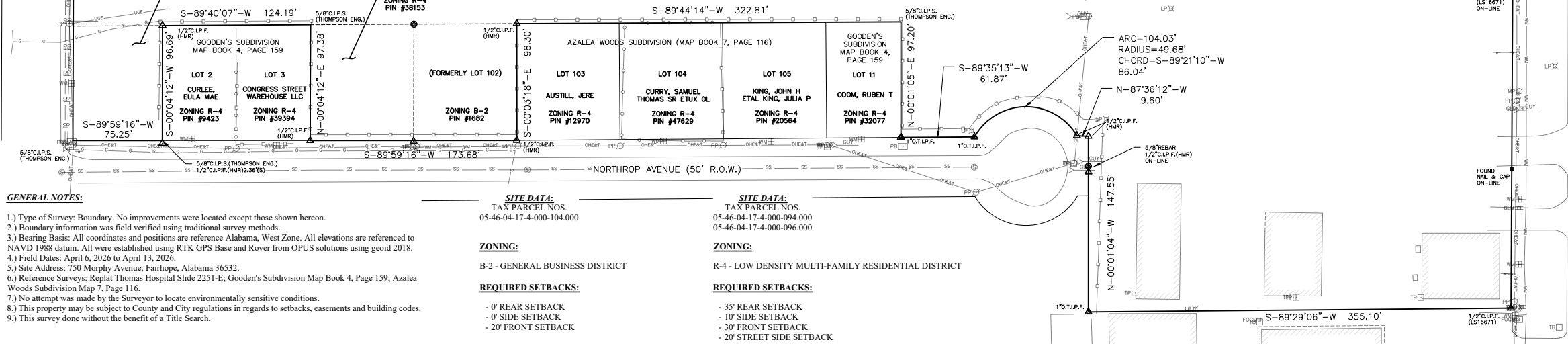
LOT XX
05-46-04-17-4-000-104.000
BALDWIN COUNTY EASTERN SHORE HOSPITAL BO AND
ARD INC ETAL GULF HEALTH PROPERTIES INC AND
ETAL THOMAS HOSPITAL FOUNDATION INC ETAL AND
BALDWIN COUNTY EASTERN SHORE HEALTH CARE AND AUTHORITY,
THE D/B/A THOMAS HOSPITAL
P.O. BOX 929
FAIRHOPE, AL 36533
ZONING B-2
PIN #1682

LOT 1, GOODEN'S SUBDIVISION
MAP BOOK 4, PAGE 159
05-46-04-17-4-000-094.000
GULF HEALTH HOSPITALS INC
P.O. DRAWER 929
FAIRHOPE, AL 36533
ZONING R-4
PIN #36183

LOT 101, AZALEA WOODS
SUBDIVISION
MAP BOOK 7, PAGE 116
05-46-04-17-4-000-097.000
GULF HEALTH
HOSPITALS INC
P.O. BOX 2228
MOBILE, AL 36652
ZONING R-4
PIN #36153

SOUTH INGLESIDE STREET (R.O.W. VARIES)

N-00°11'57"-E 817.37'



- GENERAL NOTES:**
- 1.) Type of Survey: Boundary. No improvements were located except those shown hereon.
 - 2.) Boundary information was field verified using traditional survey methods.
 - 3.) Bearing Basis: All coordinates and positions are reference Alabama, West Zone. All elevations are referenced to NAVD 1988 datum. All were established using RTK GPS Base and Rover from OPUS solutions using geoid 2018.
 - 4.) Field Dates: April 6, 2026 to April 13, 2026.
 - 5.) Site Address: 750 Morphy Avenue, Fairhope, Alabama 36532.
 - 6.) Reference Surveys: Replat Thomas Hospital Slide 2251-E; Gooden's Subdivision Map Book 4, Page 159; Azalea Woods Subdivision Map 7, Page 116.
 - 7.) No attempt was made by the Surveyor to locate environmentally sensitive conditions.
 - 8.) This property may be subject to County and City regulations in regards to setbacks, easements and building codes.
 - 9.) This survey done without the benefit of a Title Search.

SITE DATA:
TAX PARCEL NOS.
05-46-04-17-4-000-104.000

ZONING:
B-2 - GENERAL BUSINESS DISTRICT

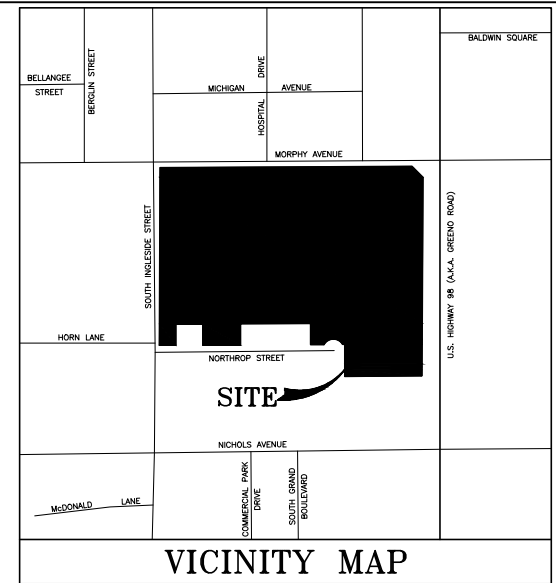
REQUIRED SETBACKS:
- 0' REAR SETBACK
- 0' SIDE SETBACK
- 20' FRONT SETBACK

SITE DATA:
TAX PARCEL NOS.
05-46-04-17-4-000-094.000
05-46-04-17-4-000-096.000

ZONING:
R-4 - LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

REQUIRED SETBACKS:
- 35' REAR SETBACK
- 10' SIDE SETBACK
- 30' FRONT SETBACK
- 20' STREET SIDE SETBACK

RED CAPPED IRON PIN SET
N:189031.61
E:1846648.57
ELEV=117.16



U.S. HIGHWAY NO. 98
(A.K.A. GREENO ROAD)
(160' R.O.W.)

CERTIFICATION OF OWNERSHIP & DEDICATION:
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE _____ DAY OF _____, 2026.
WITNESS _____ NAME AND TITLE _____

CERTIFICATION BY NOTARY PUBLIC:
I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____, 2026.
NOTARY PUBLIC _____

DIRECTOR OF PLANNING & ZONING:
STATE OF ALABAMA
COUNTY OF BALDWIN
THE UNDERSIGNED, AS PLANNING & ZONING DIRECTOR FOR THE CITY OF FAIRHOPE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2026.
Director of Planning & Zoning _____

LEGAL DESCRIPTION:
(AS PER SURVEY)
Beginning at a found 1/2" capped rebar (Fairhope) marking the Northwest corner of the platted 22.51 acres± (combined) Lot, Replat of Thomas Hospital as recorded on Slide 2251-E in the office of the Judge of Probate Baldwin County, Alabama, said also being the intersection of the South right-of-way of Morphy Avenue and the East right-of-way of South Ingleside Street; thence run N-89°42'48"-E along said South right-of-way of Morphy Avenue, 1159.81 feet to a found 6"x6" concrete monument and a point on the West right-of-way of U.S. Highway 98 (also known as Greeno Road); thence run S-00°17'59"-W along said West right-of-way of U.S. Highway 98, 913.40 feet to a found 1/2" capped rebar (LS16671); thence run S-89°29'06"-W leaving said West right-of-way of U.S. Highway 98, 355.10 feet to a found 1" open top iron pipe; thence run N-00°01'04"-W, 147.55 feet to a found 1/2" capped rebar (HMR); thence run N-87°36'12"-W, 9.60 feet to a found 1/2" capped rebar (HMR) and a point on the North right-of-way of Northrop Avenue; thence run Southwesterly along said North right-of-way of Northrop Avenue and a curve to the left having a radius of 49.68 feet, a chord of which bears S-89°21'10"-W, 86.04 feet, an arc distance of 104.03 feet to a found 1" open top iron pipe; thence run S-89°35'13"-W along said North right-of-way of Northrop Avenue, 97.20 feet to a found 1" open top iron pipe; thence run N-00°01'05"-E leaving said North right-of-way of Northrop Avenue, 97.20 feet to a set 5/8" capped rebar (Thompson Eng.); thence run S-89°44'14"-W, 322.81 feet to a found 1/2" capped rebar (HMR); thence run S-00°03'18"-E, 98.30 feet to a found 1/2" capped rebar (HMR) and a point on said North right-of-way of Northrop Avenue; thence run S-89°59'16"-W along said North right-of-way of Northrop Avenue, 173.68 feet to a found 1/2" capped rebar (HMR); thence run N-00°04'12"-E leaving said North right-of-way of Northrop Avenue, 97.38 feet to a set 5/8" capped rebar (Thompson Eng.); thence run S-89°40'07"-W, 124.19 feet to a found 1/2" capped rebar (HMR); thence run S-00°04'12"-W, 96.69 to a set 5/8" capped rebar (Thompson Eng.) and a point on said North right-of-way of Northrop Avenue; thence run S-89°59'16"-W along said North right-of-way of Northrop Avenue, 75.25 feet to a set 5/8" capped rebar (Thompson Eng.) being the intersection of said North right-of-way of Northrop Avenue and the East right-of-way of South Ingleside Street; thence run N-00°11'57"-E along said East right-of-way of South Ingleside Street, 817.37 feet to the Point of Beginning, containing 22.85 acres, more or less

SURVEYOR'S CERTIFICATION:
I HEREBY STATE THAT ALL PARTS OF THIS MAP OF SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
JOHNNY E. HOLLEY, P.L.S.
ALABAMA LICENSE NO. 23660
THOMPSON ENGINEERING CERTIFICATE OF AUTHORIZATION CA-66515
APRIL 24, 2026
DATE

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:

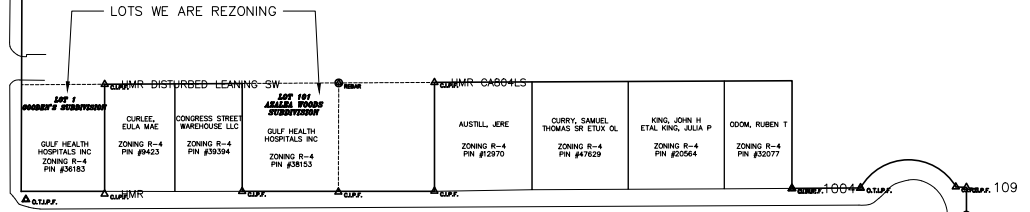
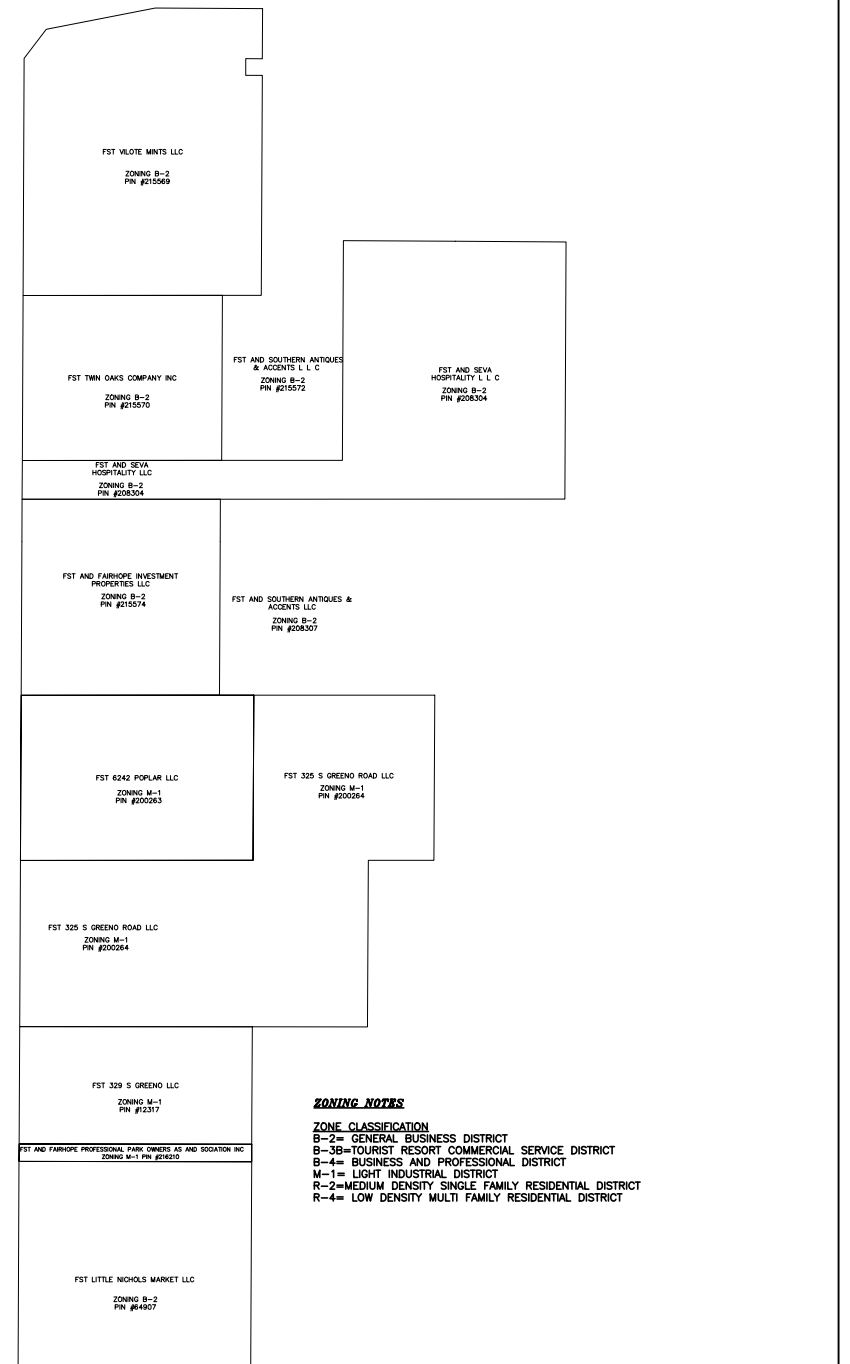
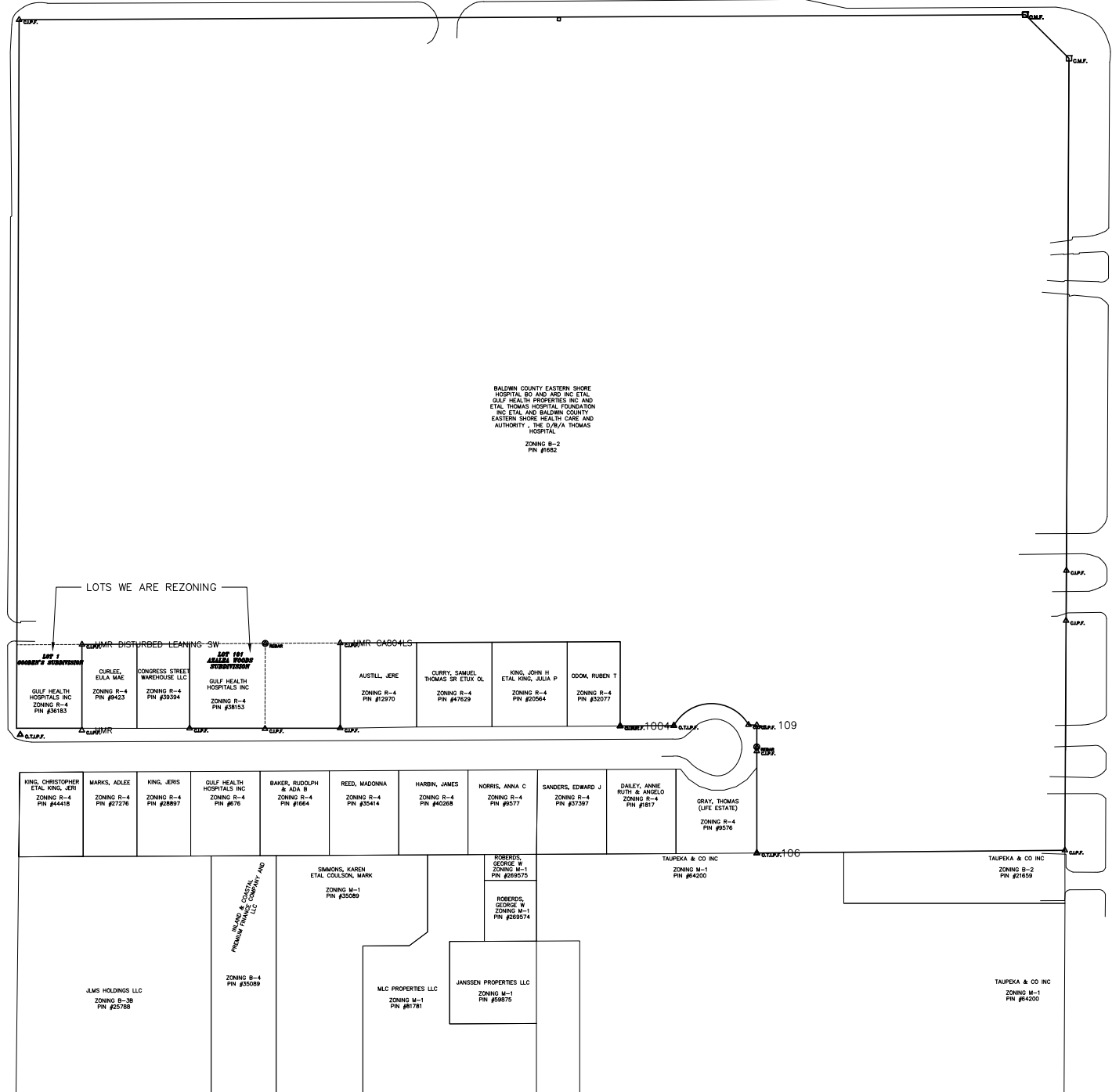
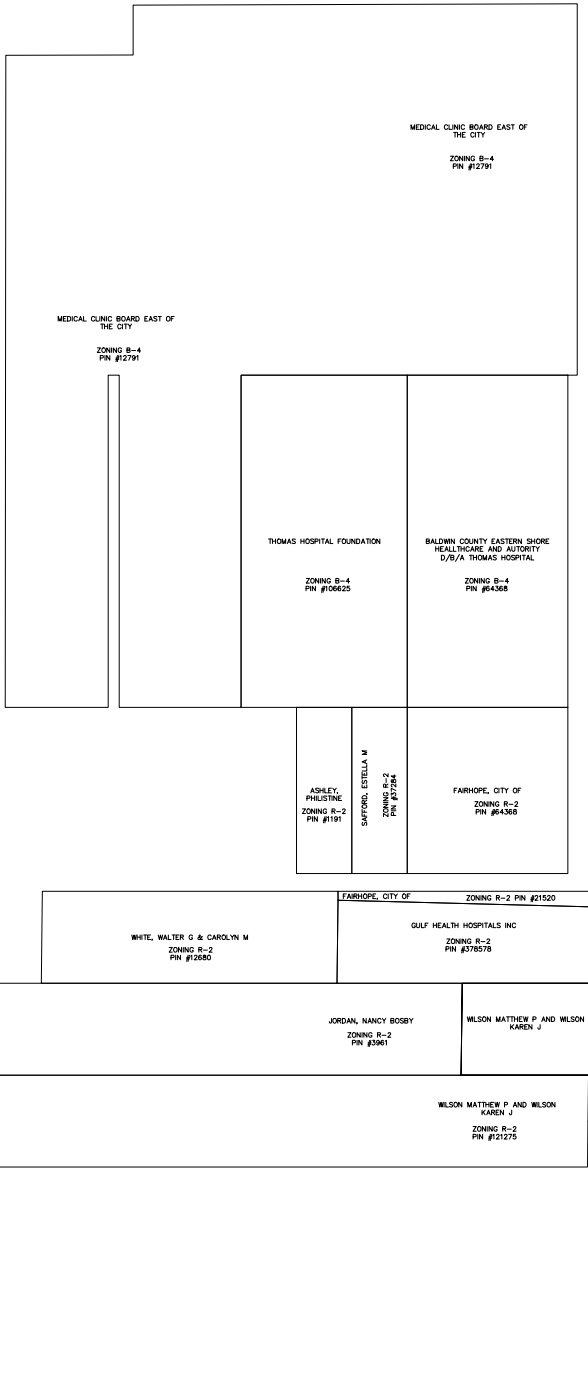
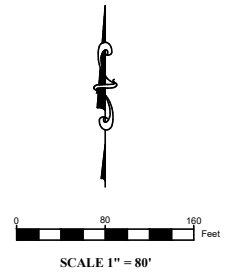
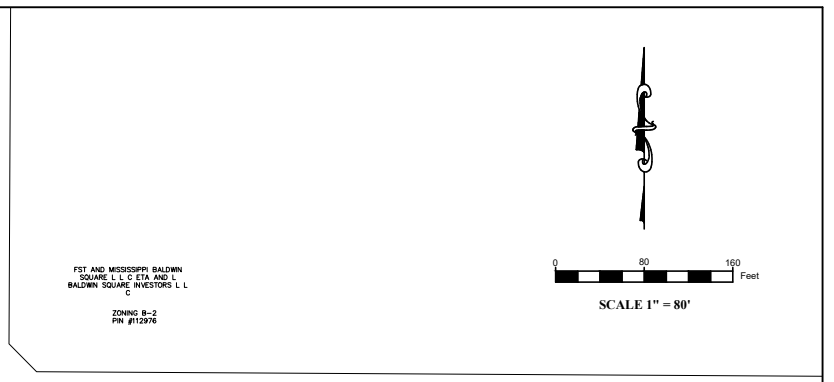
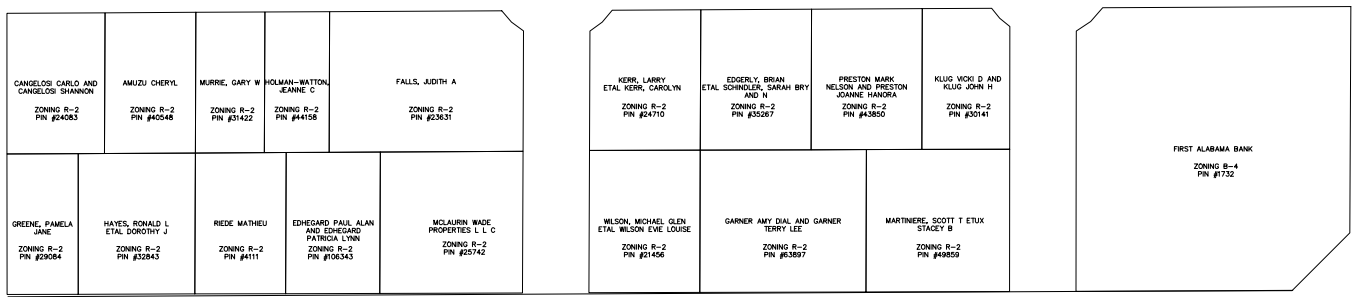
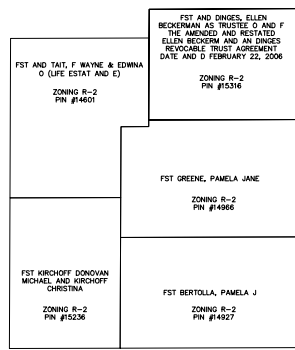
INFIRMARY HEALTH SYSTEM (IHS)
5 MOBILE INFIRMARY CIRCLE, MOBILE, ALABAMA 36607

THOMAS HOSPITAL 2026 SURVEY REPLAT

BOUNDARY SURVEY

2970 COTTAGE HILL RD., STE. 190
MOBILE, ALABAMA 36688
TEL: (251) 666-2443
FAX: (251) 666-9422

SCALE: 1" = 50'
DRAWN BY: B.P.J.
APPROVED BY: R.A.T.
DATE: APRIL 24, 2026
JOB NO.: 26-1101-0055
DRAWING NO.: THOMAS HOSPITAL BOUNDARY PLOT.DWG
SHEET NO.: 01 OF 01



ZONING NOTES
 ZONE CLASSIFICATION
 B-2= GENERAL BUSINESS DISTRICT
 B-3B=TOURIST RESORT COMMERCIAL SERVICE DISTRICT
 B-4= BUSINESS AND PROFESSIONAL SERVICE DISTRICT
 M-1= LIGHT INDUSTRIAL DISTRICT
 R-2=MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
 R-4= LOW DENSITY MULTI FAMILY RESIDENTIAL DISTRICT

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:

INFIRMARY HEALTH SYSTEMS (IHS)
 5 MOBILE INFIRMARY CIRCLE, MOBILE, ALABAMA 36607

THOMPSON ENGINEERING

THOMAS HOSPITAL 2026 SURVEY REPLAT ZONING MAP

2970 COTTAGE HILL RD., STE. 190 MOBILE, ALABAMA 36606 TEL: (251) 666-2443 FAX: (251) 666-8422

SCALE: 1" = 80' DRAWN BY: J.B.B. APPROVED BY: R.A.T. DATE: APRIL 24, 2026 JOB NO.: 26-1101-0055 DRAWING NO.: THOMAS HOSPITAL BOUNDARY PLOT-ZONING MAP.DWG

GENERAL NOTES

1. THE OWNER RESERVES THE RIGHT TO DELETE OR MODIFY ANY BID ITEM OF WORK. NO ADJUSTMENTS WILL BE MADE TO THE OTHER BID ITEM PRICES DUE TO THESE REVISIONS.
2. ALL ELEVATIONS REFER TO UNITED STATES GEOLOGICAL SURVEY DATUM. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS PRIOR TO BEGINNING WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONSTRUCTION DRAWINGS.
3. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE LOCATIONS SHOWN ARE CORRECT AND TO DETERMINE IF THERE ARE ADDITIONAL UTILITY LINES THAT ARE NOT SHOWN ON THE PLANS. ALSO, ANY SAFETY MEASURES OR METHODS THAT ARE NECESSARY TO PROTECT ALL EXISTING UTILITY LINES DURING CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY WITH NO ADDITIONAL COMPENSATION.
4. THE CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES AS A RESULT OF FAILURE TO HAVE UTILITIES MARKED PRIOR TO EXCAVATION.
5. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, CABLE TV, TELEPHONE, AND POWER COMPANIES A MINIMUM OF 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIC AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF DRAINS, WATER LINES, GAS LINES, SEWER LINES, UNDERGROUND CONDUITS, OR ANY OTHER UNDERGROUND UTILITY SERVICES OF ANY KIND OR STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, RIGHT OF WAY, OR EASEMENT.
6. SODDED AREAS SHALL BE WATERED TO INSURE GROWTH. CONTINUE WATERING UNTIL THE VEGETATION HAS TAKEN ROOT AND ESTABLISHED A GOOD HEALTHY GROWTH IN THE ENGINEER'S OPINION.
7. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, ETC. ARE TO BE CAREFULLY PROTECTED AND NOT TO BE DISPLACED UNLESS NOTED. ALL DAMAGES TO ITEMS TO REMAIN SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
8. THE SITES EROSION CONTROL PLAN HAS BEEN PREPARED BY THE ENGINEER, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CARRY OUT THIS PLAN. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH GRADES AND VEGETATION IN SETTLED, ERODED AND RUTTED AREAS. THE CONTRACTOR SHALL MAKE THE ENGINEER AWARE OF ANY ADDITIONAL EROSION CONTROL MEASURES THAT ARE NEEDED TO THE CHANGING FIELD CONDITIONS.
9. ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO DOWNSTREAM AREAS. SUCH EFFORTS SHALL BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.
10. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY PERCEIVED CONFLICTS, AMBIGUOUS ITEMS OR DEFICIENCIES IN THE PLANS, SPECIFICATIONS, GENERAL NOTES, SUMMARY OF QUANTITIES OR RELATED CONTRACT DOCUMENTS. FAILURE TO NOTIFY THE ENGINEER OF THE ABOVE MENTIONED ITEMS MAY RESULT IN NO ADDITIONAL COMPENSATION FOR THE CONTRACTOR TO COMPLETE THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL VERIFY THAT ALL REGULATORY AND ENVIRONMENTAL PERMITS ARE IN PLACE AND COMPLY WITH ALL SPECIFIC AND GENERAL CONDITIONS STATED IN EACH.
12. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF THE PROJECT SITE AT A SITE FURNISHED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY, EFFICIENCY, AND ADEQUACY OF HIS OPERATION AND SHALL INITIATE HIS OWN SAFETY PROGRAM. THE CONTRACTOR SHALL COMPLY WITH ALL DEPARTMENT OF LABOR, SAFETY AND HEALTH REGULATIONS AS SPECIFIED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT.
14. THE CONTRACTOR SHALL BE FINANCIAL RESPONSIBLE FOR ALL FINES IMPOSED BY ADEM FOR FAILURE TO INSTALL/MAINTAIN NECESSARY BMP MEASURES DURING CONSTRUCTION. ADDITIONAL BMP MEASURES MAY BE REQUIRED THAT ARE NOT SHOWN ON THE ENGINEER'S BMP PLAN DUE TO SEQUENCING OF CONSTRUCTION BY THE CONTRACTOR.
15. IT SHALL BE THE RESPONSIBILITY OF THE SITEMARKER/GENERAL CONTRACTOR TO REVIEW AND IMPLEMENT THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN NOTES AS INDICATED ON SHEET C500. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY SHOULD THE CONTRACTOR FEEL THAT ADDITIONAL EROSION CONTROL MEASURES BE NEEDED TO EFFECTIVELY COMPLETE THE PROPOSED IMPROVEMENTS.

LEGEND

EXISTING		PROPOSED	
P.O.C.	POINT OF COMMENCEMENT		STORM PIPE
P.O.B.	POINT OF BEGINNING		SANITARY SEWER PIPE
(A)	ACTUAL		WATER LINE
(R)	RECORD DEED		SANITARY SEWER MANHOLE
(P)	PLAT OF RECORD		GRADE CONTROL LINE
(C)	COMPUTED		PROPOSED SPOT ELEVATION
OTF	OPEN TOP IRON PIPE FOUND		GRATE INLET
IPF	IRON PIN FOUND		JUNCTION BOX
CTIF	CRIMP TOP IRON PIPE FOUND		STANDARD DUTY ASPHALT PAVING
CRF	CAPPED REBAR FOUND		CONCRETE PAVING
RBF	1/2\"/>		
CRS	1/2\"/>		
CMF	CONCRETE MONUMENT FOUND		
CMS	CONCRETE MONUMENT SET		
LS#	LICENSED PROFESSIONAL SURVEYOR'S NUMBER		
CA#	CERTIFICATE OF AUTHORIZATION NUMBER		
(DIST)	DISTURBED		
(REF)	REFERENCE CORNER SET ON LINE		
(UNR)	UNREADABLE		
INST #	INSTRUMENT NUMBER		
SECT.	SECTION		
T-	TOWNSHIP		
R-	RANGE		
-O-	POWER POLE		
-E-	OVERHEAD ELECTRIC		
-BE-	BURIED ELECTRIC LINE		
-UT-	UNDERGROUND TELEPHONE LINE		
-S-	UNDERGROUND SEWER LINE		
-W-	UNDERGROUND WATERLINE		
-G-	UNDERGROUND GAS LINE		
-TV-	UNDERGROUND TELEVISION		
ELEC.	ELECTRIC		
	JUNCTION BOX (VAULT)		
EL./ELEV	ELEVATION		
INV	INVERT		
	TELEPHONE BOX (VAULT)		
	WATER METER		
	SANITARY SEWER VALVE		
	WATER VALVE		
	GAS VALVE		
	TRANSFORMER BOX		
	LIGHT POLE		
	CABLE TV BOX		
	ELECTRIC PANEL		
	IRRIGATION CONTROL VALVE		
	SANITARY SEWER MANHOLE		
	STORM DRAIN MANHOLE		
	TELEPHONE MANHOLE		
	SEWER CLEANOUT		
	SEWER GRINDER PUMP		
	GREASE TRAP		
	FLAG POLE		
	GAS LINE SIGN MARKER		
	TELEPHONE SIGN MARKER		
	WATERLINE MARKER		
	FIBER OPTIC LINE MARKER		
	(EX.) EXCEPTION		
	-FO- UNDERGROUND FIBER OPTIC LINE		
	-UT- UNDERGROUND TELEPHONE LINE		
	-S- UNDERGROUND SEWER LINE		
	-W- UNDERGROUND WATERLINE		
	-G- UNDERGROUND GAS LINE		
	-TV- UNDERGROUND TELEVISION		
	BACK FLOW PREVENTER		

p:\2024\projects\1123\24-1123-0006\hs thomas hospital 25- bed addition\working\civil\drawings\plan.plt sheets\09101_general notes.dwg 3/31/2025 9:52 AM



thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL36606
TEL: 251-666-2443

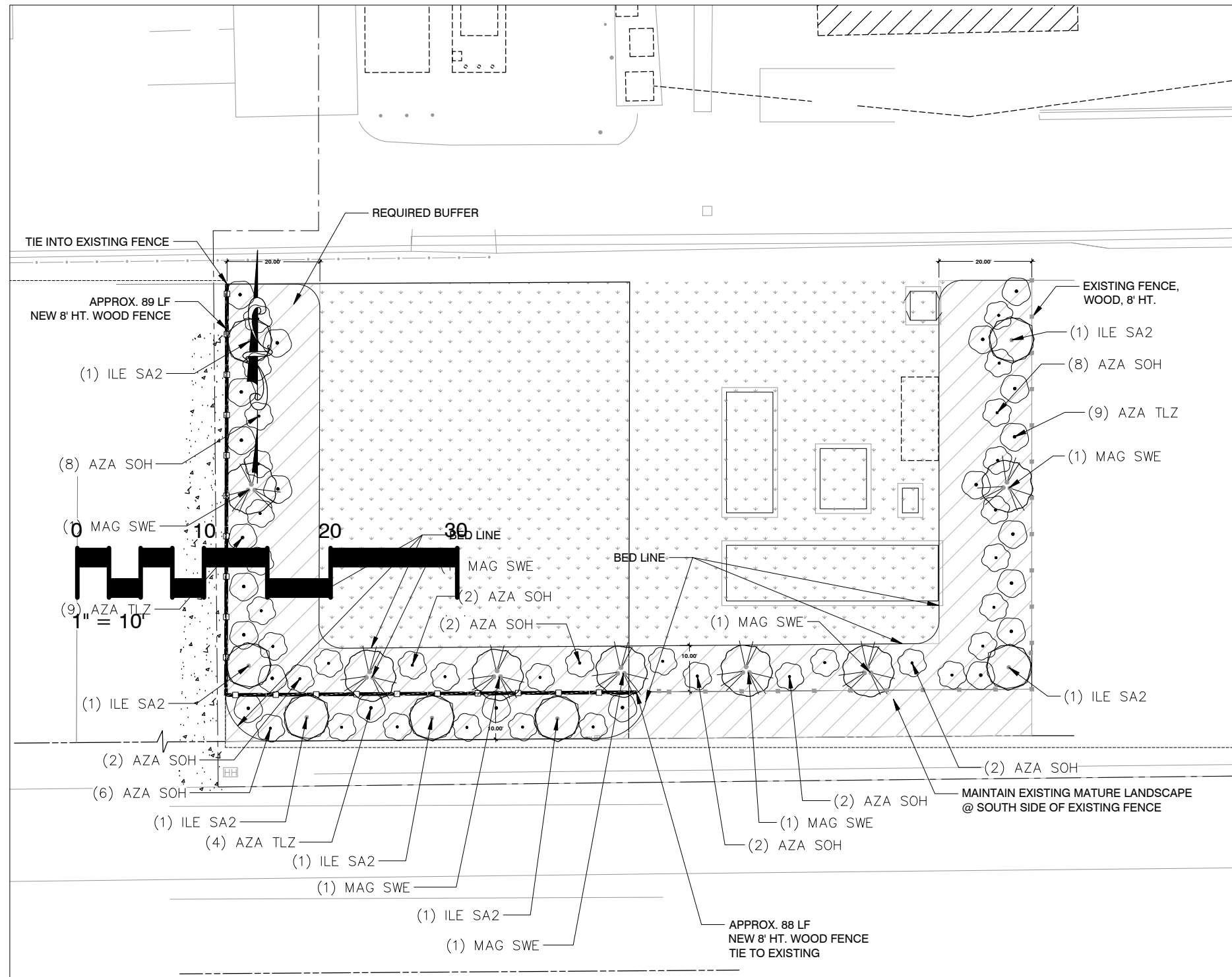
25 Bed Addition
Thomas Hospital
Fairhope, Alabama



Evan Terry
Associates LLC
Architecture • Accessible Design
One Perimeter Park, South Side 2005
Birmingham, AL 35243 (205) 377-4100

Revisions	
sheet title PROJECT NOTES	
job no.	4316
dwn. by	ETA
ckd. by	07
KING	of 185
dwg no.	G101
1 of 9	date April 3, 2025
© Evan Terry Associates, LLC 2024	

1/13/2025 4:18:05 PM C:\Users\jgoldman\Documents\316 25 Bed Addition_Conformance Drawings\31625 Bed Addition\31625 Bed Addition.dwg



25 Bed Addition
Thomas Hospital
 Fairhope, Alabama

Conformance Drawings



Revisions	

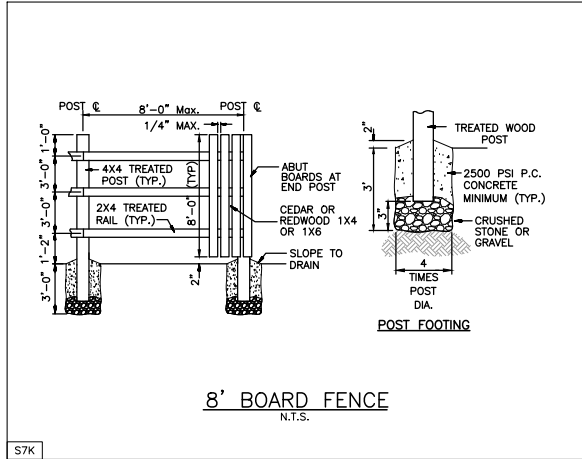
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LANDSCAPE PLANTING PLAN	
Job no.	4316
des. by	ET
chk. by	
date	November 5, 2025
sheet no.	LP 2.01
of	186



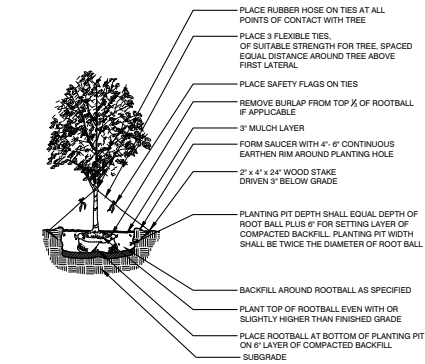
thompson
 ENGINEERING
 4830 MAIN STREET, SUITE G-212
 ORANGE BEACH, AL 36606
 TEL: 251-866-2443

PLANT SCHEDULE GENERATOR AREA

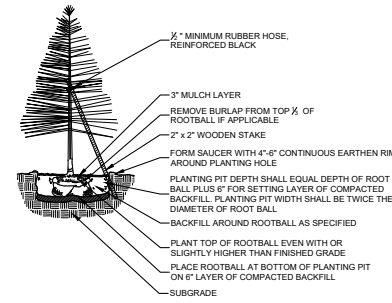
SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	QTY	
TREES							
	ILE SA2	Savannah Holly <i>Ilex x attenuata</i> 'Savannah'	3.5"	B&B	10' - 12' HL.	7	
	MAG SWE	Sweetbay Magnolia <i>Magnolia virginiana</i>	3" Cal.	B&B	8' - 10' HL.	7	
SHRUBS							
	AZA TLZ	George L. Taber Southern Indica Azalea x 'George L. Taber'	3 gal.			22	
	AZA SOH	Southern Charm Southern Indica Azalea x 'Southern Charm'	3 gal.			34	
SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	SPACING	QTY
GROUND COVERS							
	TIF 419	Bermudagrass					
	CYN T13	Cynodon dactylon 'Tif 419'	sod				10,453 sf



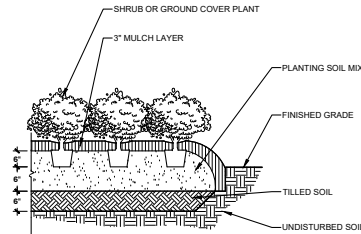
S7K



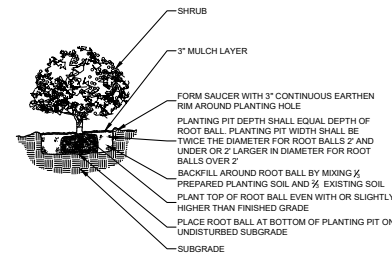
1 TREE PLANTING DETAIL
1" = 1'-0" 3292-03



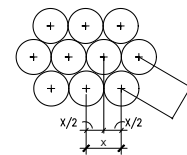
2 EVERGREEN TREE PLANTING DETAIL
1" = 1'-0" 3292-04



3 SHRUB/GROUND COVER PLANTING DETAIL
1" = 1'-0" 3292-06

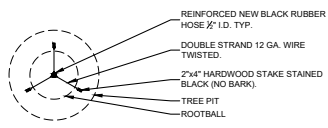


4 SHRUB PLANTING DETAIL
1" = 1'-0" 3292-07



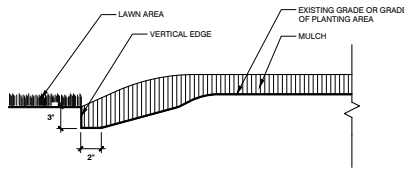
NOTES:
1. SEE PLANTING PLANS FOR SHRUB AND GROUND COVER BED AREAS.
2. ROWS SHALL BE STRAIGHT AND PARALLEL.
3. QUANTITY AND SPACING SHOWN ON PLANTING PLAN (X)

5 SHRUB SPACING DETAIL
1" = 1'-0" 3292-08

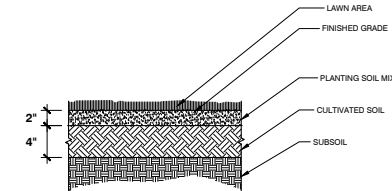


NOTE: CONTRACTOR MAY USE PLASTIC TREE GUYING CHAIN IF APPROVED BY LANDSCAPE ARCHITECT

6 TREE STAKING PLAN DETAIL
1" = 1'-0" 3292-09



7 TRENCH EDGE DETAIL
1 1/2" = 1'-0" 3292-10



8 SOD INSTALLATION DETAIL
1 1/2" = 1'-0" 3292-11

**25 Bed Addition
Thomas Hospital**
Fairhope, Alabama

Conformance Drawings



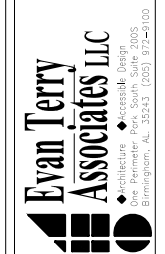
Revisions	

sheet title	
LANDSCAPE PLANTING DETAILS	
job no.	4316
des. by	LD
chk. by	
date	November 5, 2025
dep. no. LP 2.02	
of 188	

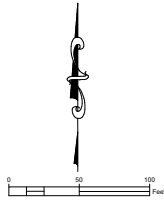
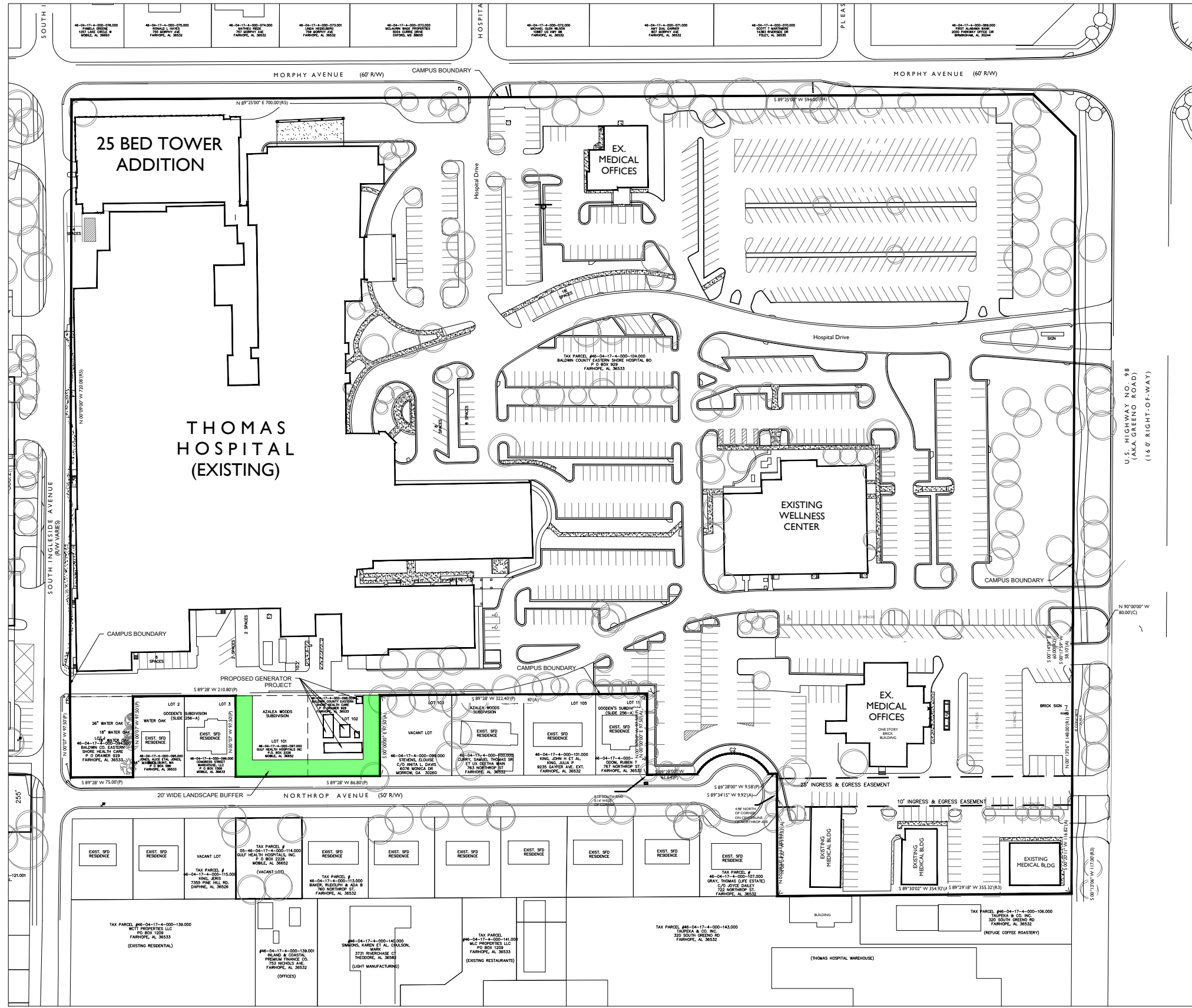


thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL36606
TEL: 251-666-2443

25 Bed Addition Thomas Hospital Fairhope, Alabama



Revisions	
sheet title	THOMAS HOSPITAL CAMPUS SITE PLAN
job no.	4316
drawn by	FEL
checked by	FEL
revision no.	1
of	1
revision no.	CS100
of	9
date	DECEMBER 12, 2023
© Evan Terry Associates, LLC 2023	



p:\2024\projects\1234\24-123-000 -hs thomas hospital 25-bed addition\working\civil\working\civil\plan_app_generator\ca100_overall_master.dwg 12/12/2023 10:11 AM

From: oletha.curry123@gmail.com
To: [Janine Saykes](#)
Subject: Re zoning Request
Date: Friday, May 22, 2026 11:04:39 AM

To the city of Fairhope Re Zoning Planning Department. Mr. &Mrs. Curry at 763 Northrop, Ave are kindly asking for this property be re zoned from residential to commercial. We thanking you in advance for this consideration. We do want to be in line with the consideration as with other business. Thank you again for your consideration.
Mr.&Mrs. Samuel and Oletha Curry,Sr.



THE CITY OF FAIRHOPE, ALABAMA
PLANNING & ZONING DEPARTMENT

Notification Letter

May 15, 2026

RE: ZC 26.05
Public hearing to rezone property
PPIN #: 36183, 38153
Description: Applicant, Thompson Engineering Inc., on behalf of the Owner, Gulf Health Hospitals, Inc., to rezone property from R-4, Low Density Multi-Family Residential District to B-4, Business and Professional District. The property is located at 751 and 757 Northrop Avenue and is a total of 0.35± acres.

Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACOMO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Dear Fairhope Resident,

State law requires all property owners within 300’ of property to be considered for a zoning change to be notified by mail. The Baldwin County Revenue Office provided your information as a current property owner within 300’ of the zoning change request detailed above.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on June 1, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on May 26, 2026, to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet but may be submitted for the record at the public hearing.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

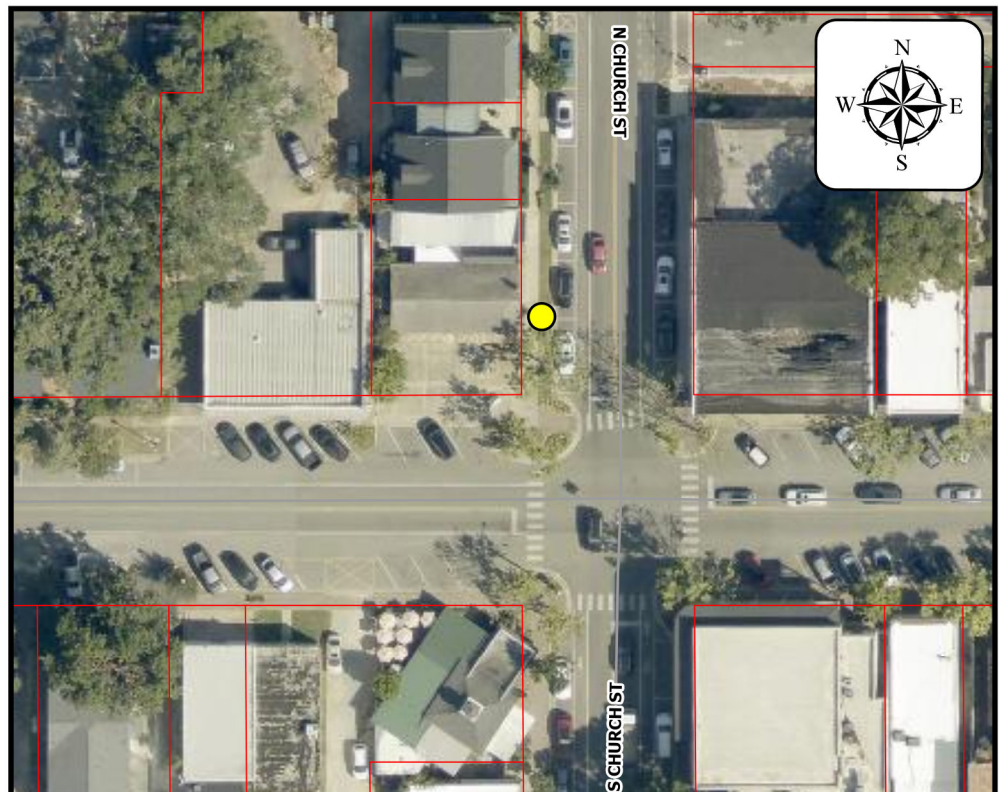
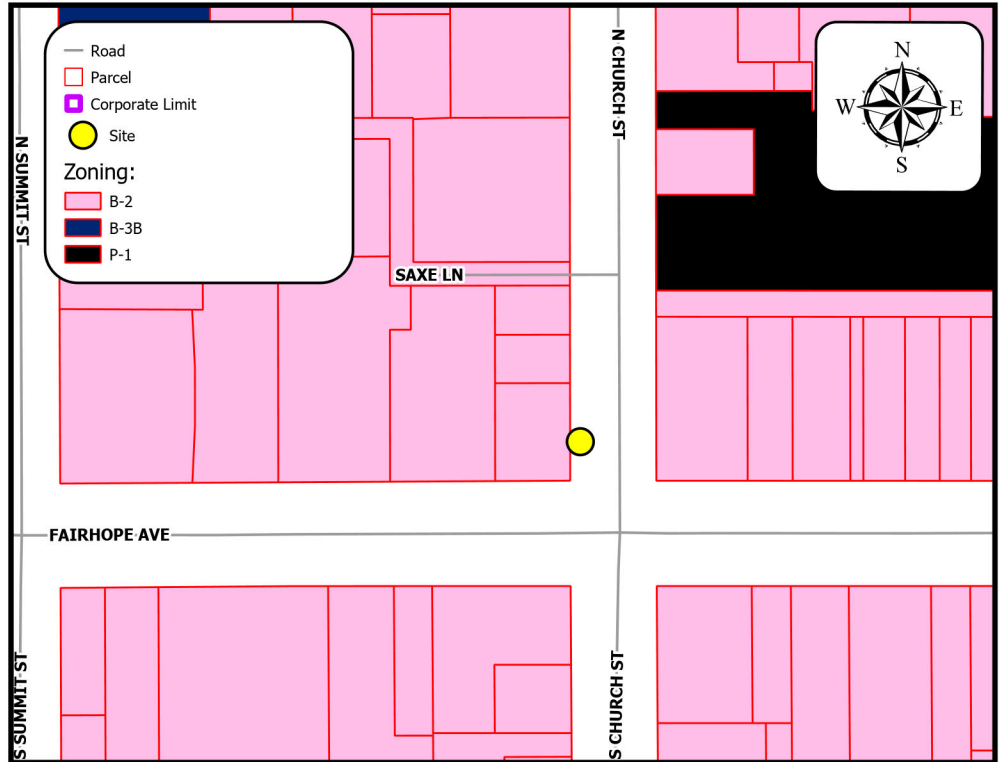
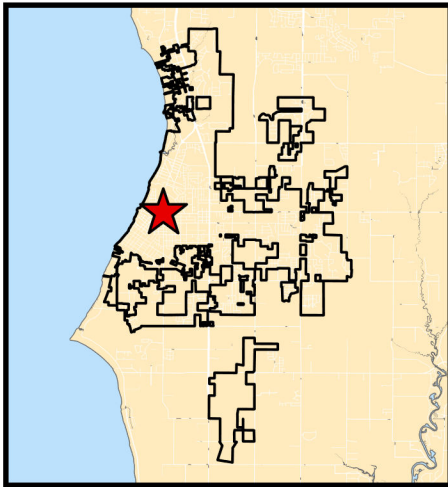
Cordially,

Janine Saykes
Janine Saykes
Planning Clerk

City of Fairhope Planning Commission June 1, 2026



UR 26.05 - 5 North Church Street

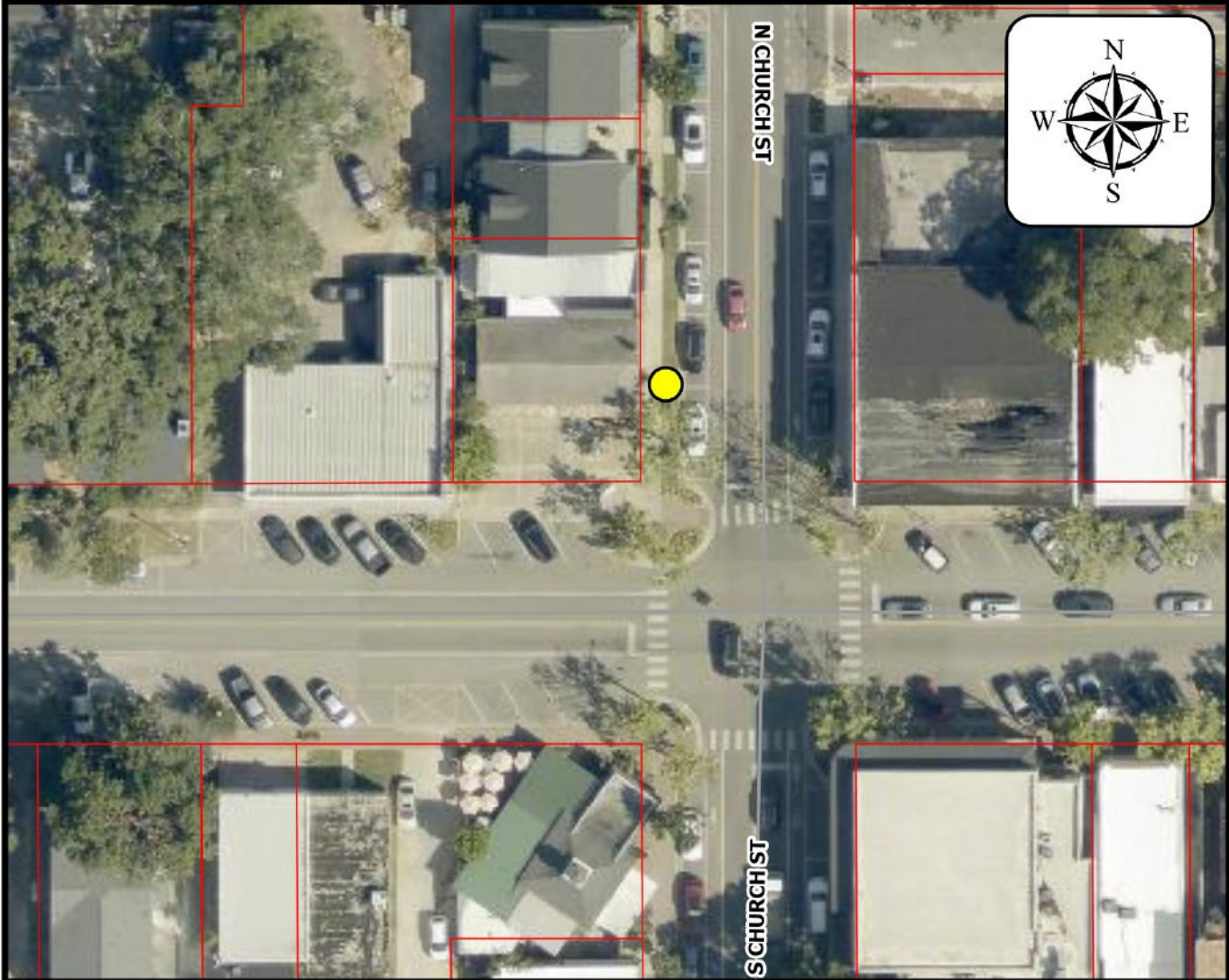


Project Name:	5 North Church Street
Site Data:	N/A
Project Type:	New small cell tower
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	N/A
PPIN Number:	N/A
General Location:	NW corner of the intersection of Church Street and Fairhope Avenue
Surveyor of Record:	N/A
Engineer of Record:	N/A
Owner / Developer:	Verizon
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:	Mike Jeffries

SUMMARY OF REQUEST

Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 5 N. Church St.

Locator Image



Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- 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.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.

- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.05 – 5 N. Church St. Utility Review with the following conditions:

1. Install a street light arm on the pole as required by ROW and Utilities.
2. City Council approval of the proposed small cell.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000020

Project #: 26-000452

Status: Under Review

Address: 5 N Church St (closest address to ROW)

Description: Verizon Wireless / Downtown Fairhope SC1: Install of new small cell metal pole in "Fairhope Green" color with luminaire attachment. See drawing submitted for full details.

- Permit
- Reviews
- Documents
- Inspections

Permit #:

ROW26-000020

Permit Type:

Right of Way (City Limits)

Sub Type:

Fiber Optics

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

Contractor:

Verizon Wireless - Willis Willcox

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

Yes

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

n/a

Utility being worked on:

Other

Describe:

Installation of NEW small cell antenna metal pole with luminaire

Linear Feet Installing:

0

Number of Handholes/Peds:

Date to Begin Work:

07/01/2026

Date of Completion:

07/20/2026

Min of 72 hrs later

Cost of Work to be Performed:

20000.00

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES
-----------	---------------------------------	-----------------

SUBMITTAL DOCUMENTS

Additional Document Attachments:

Downtown+Fairhope+SC1+Final+CDs+Rev0+2026-01-14.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

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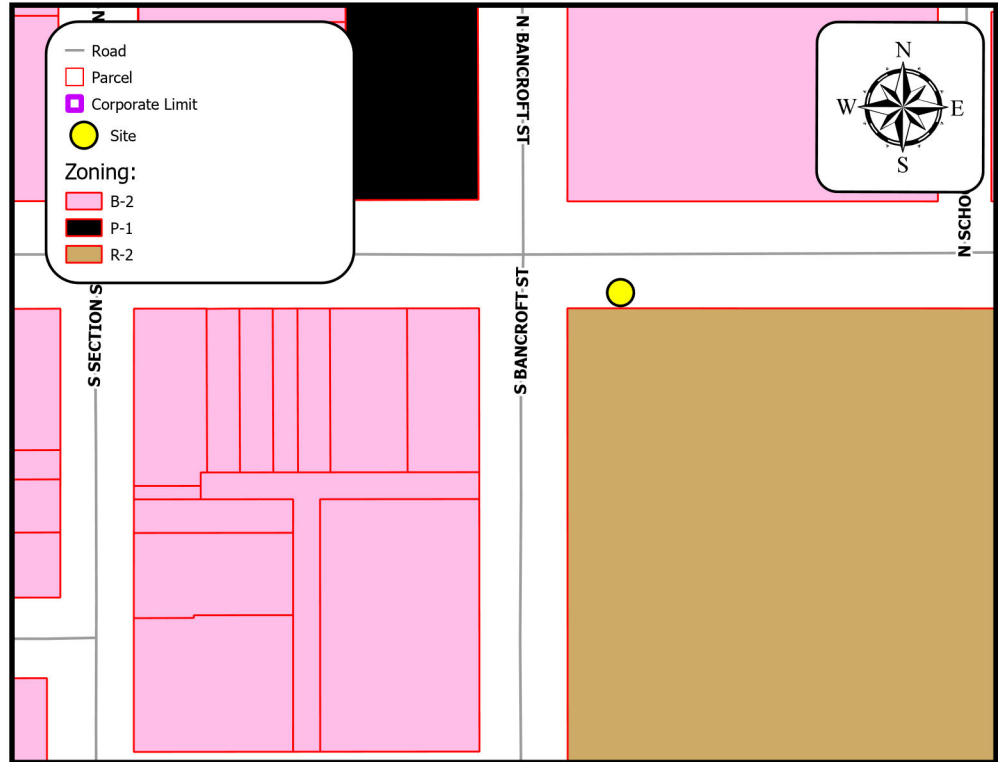
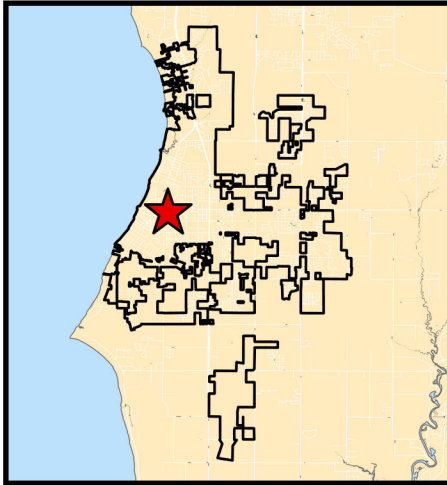
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City of Fairhope Planning Commission June 1, 2026



UR 26.06 - 450 Fairhope Avenue



Project Name:

450 Fairhope Avenue

Site Data:

N/A

Project Type:

New small cell tower

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

N/A

General Location:

NE corner of the intersection of Bancroft Street and Fairhope Avenue

Surveyor of Record:

N/A

Engineer of Record:

N/A

Owner / Developer:

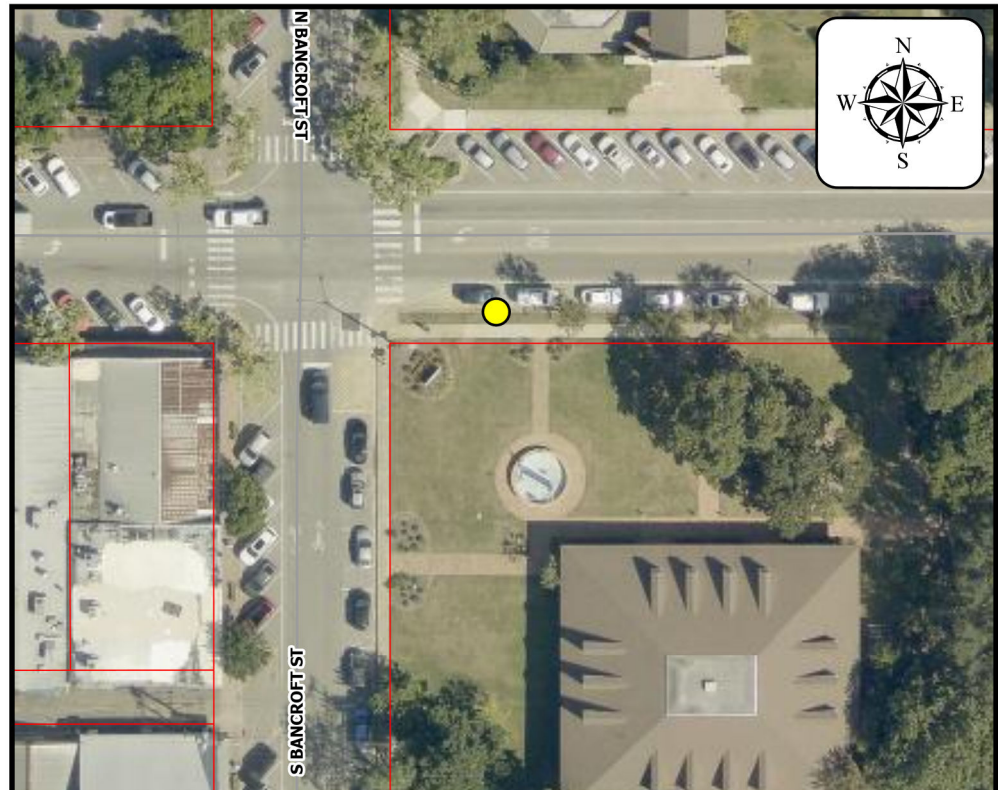
Verizon

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Prepared by:

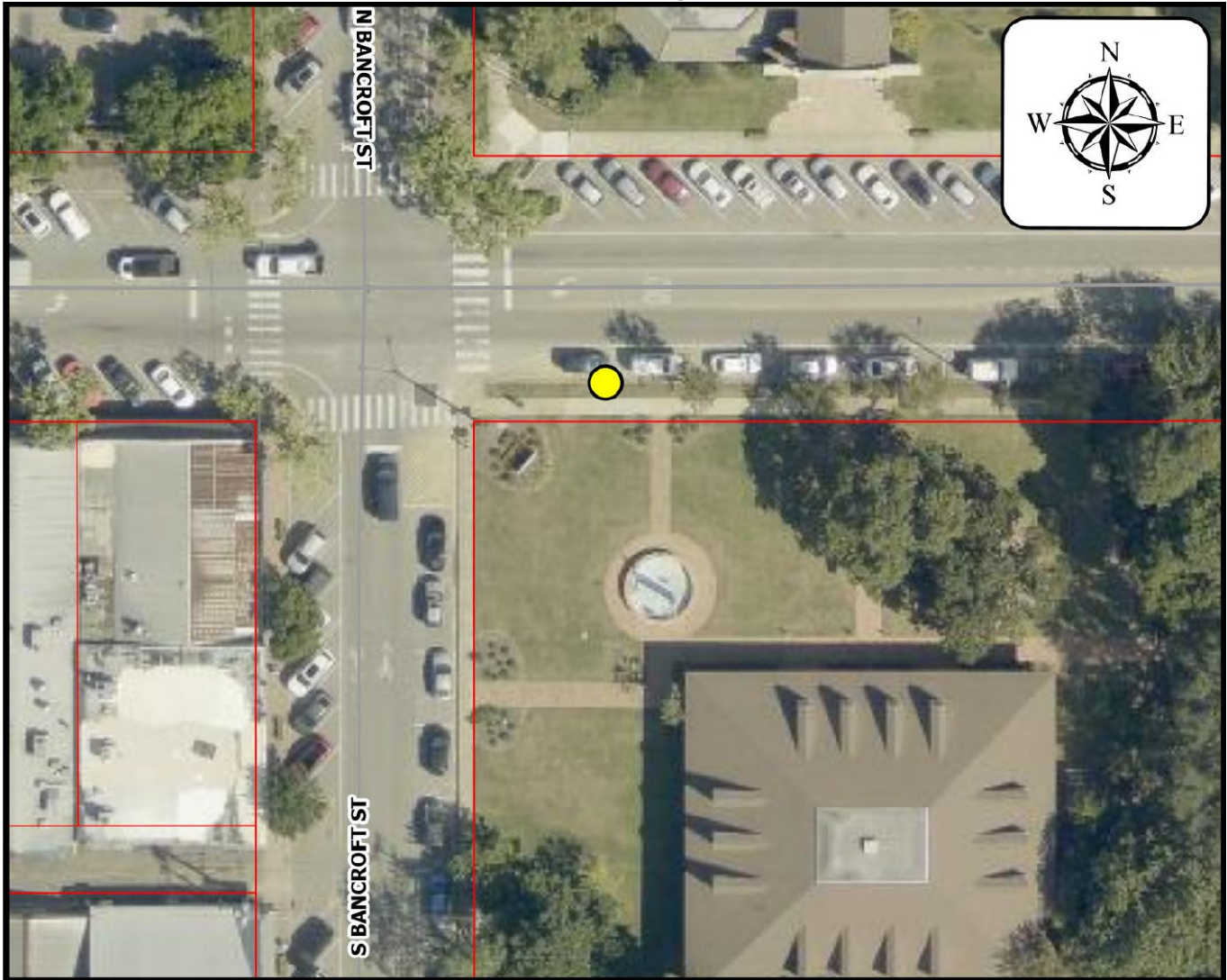
Mike Jeffries



SUMMARY OF REQUEST

Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 450 Fairhope Avenue.

Locator Image



Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
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- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
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- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

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- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- 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.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.

- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.06 – 450 Fairhope Ave Utility Review with the following conditions:

1. The location is moved east in front of Coastal Community College to replace the existing streetlight.
2. City Council approval of the proposed small cell.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000022

Project #: 26-000454

Status: Under Review

Address: 450 Fairhope Avenue (closest address to ROW)

Description: Verizon Wireless / Downtown Fairhope SC2: Install of new small cell metal pole in "Fairhope Green" color with luminaire attachment. See drawing submitted for full details.

- Permit
- Reviews
- Documents
- Inspections

Permit #:

ROW26-000022

Permit Type:

Right of Way (City Limits)

Sub Type:

Fiber Optics

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

Contractor:

Verizon Wireless - Willis Willcox

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

Yes

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

n/a

Utility being worked on:

Other

Describe:

Installation of NEW small cell antenna metal pole with luminaire

Linear Feet Installing:

0

Number of Handholes/Peds:

Date to Begin Work:

07/01/2026

Date of Completion:

07/20/2026

Min of 72 hrs later

Cost of Work to be Performed:

20000.00

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES
-----------	---------------------------------	-----------------

SUBMITTAL DOCUMENTS

Additional Document Attachments:

Downtown+Fairhope+SC2+Final+CDs+Rev0+2026-01-14.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

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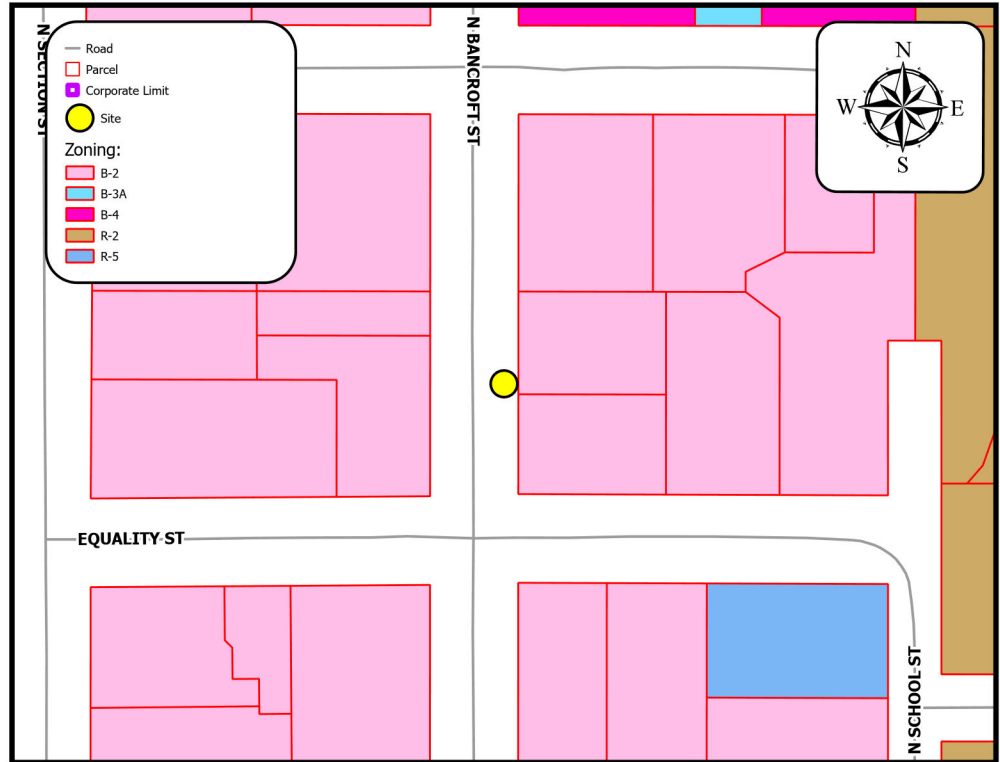
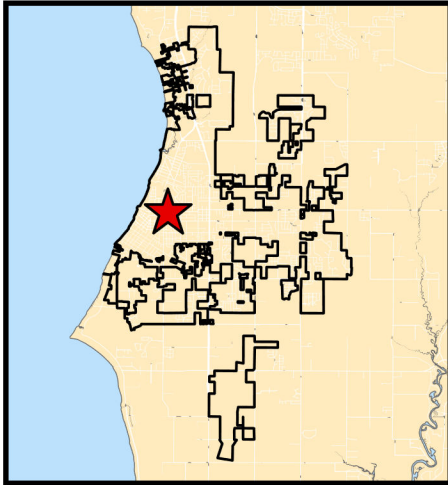
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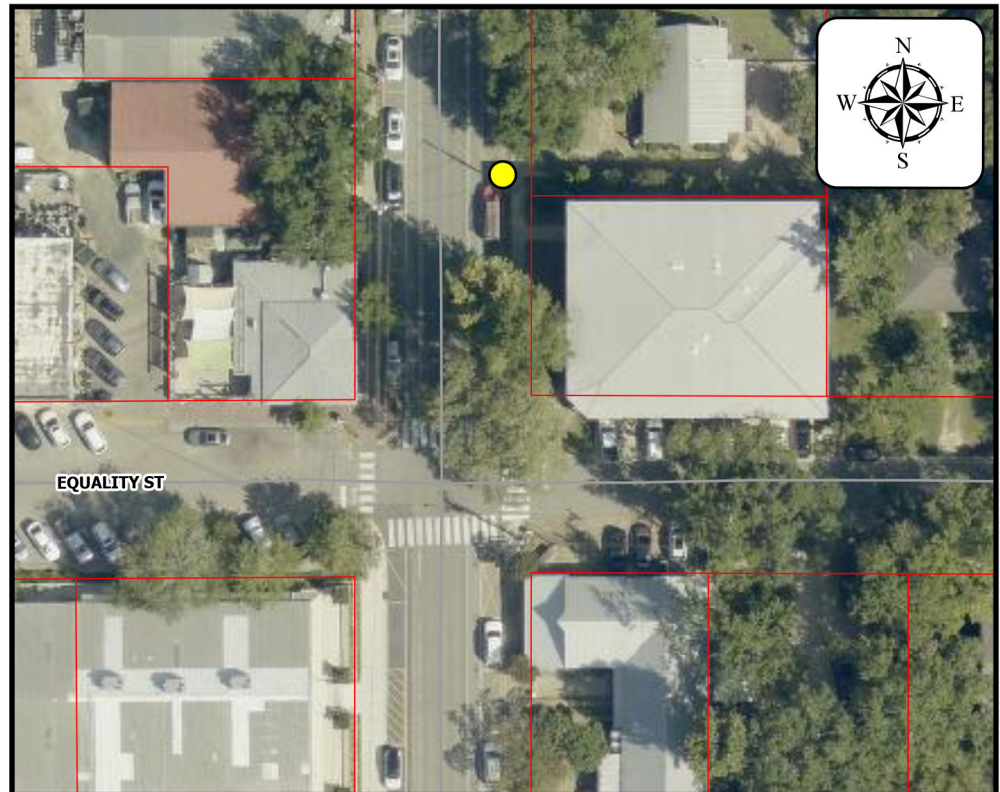
City of Fairhope Planning Commission June 1, 2026



UR 26.07 - 100 North Bancroft Street



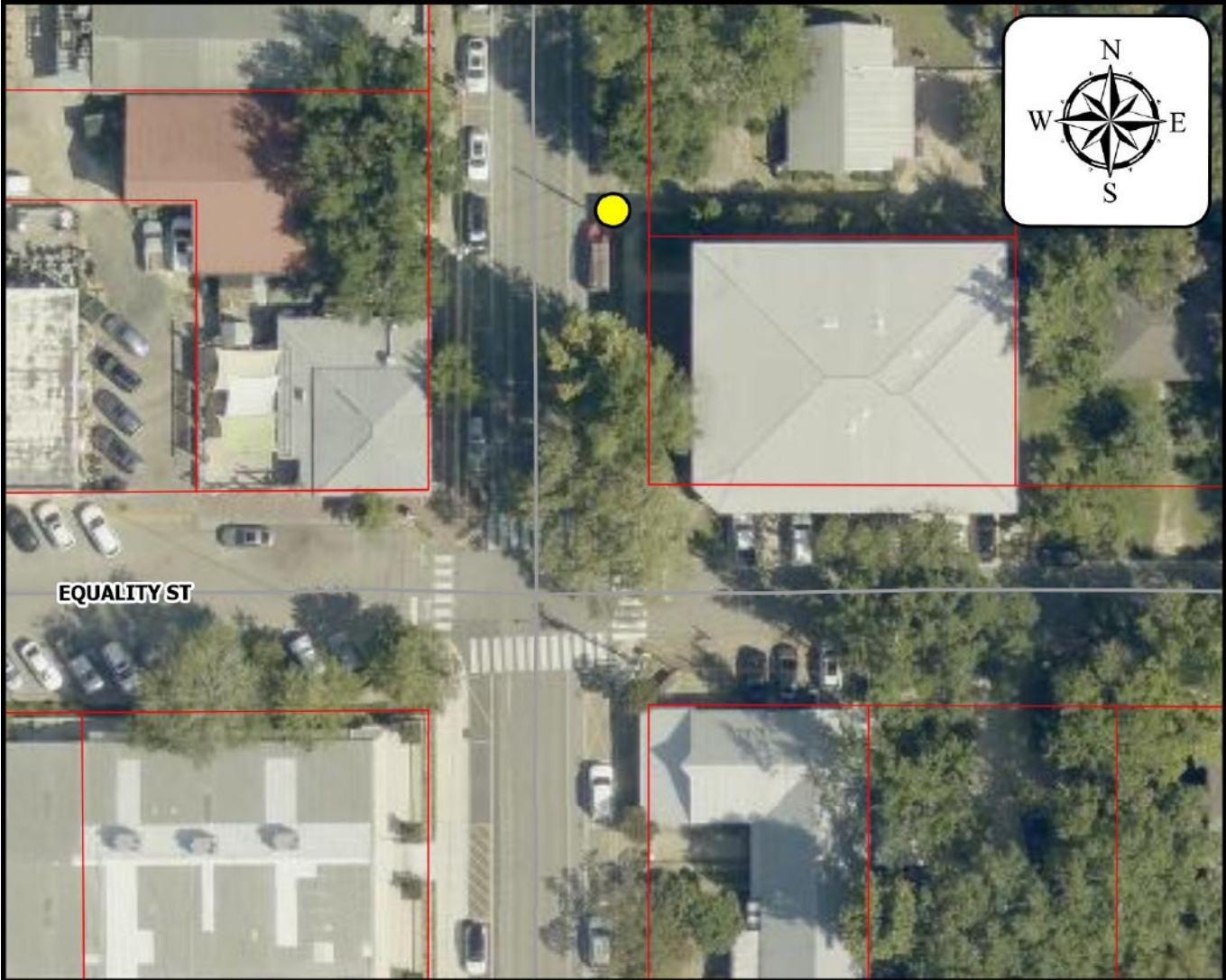
<u>Project Name:</u>	100 N Bancroft St
<u>Site Data:</u>	N/A
<u>Project Type:</u>	New small cell tower
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	N/A
<u>PPIN Number:</u>	N/A
<u>General Location:</u>	North of the intersection of Equality Street and Bancroft Street
<u>Surveyor of Record:</u>	N/A
<u>Engineer of Record:</u>	N/A
<u>Owner / Developer:</u>	Verizon
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Mike Jeffries



SUMMARY OF REQUEST

Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 100 North Bancroft Street.

Locator Image



Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- 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.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.

- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.07 - 100 North Bancroft Street Utility Review with the following conditions:

1. Install a street light arm on the pole as required by ROW and Utilities.
2. City Council approval of the proposed small cell.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000023

Project #: 26-000455

Status: Under Review

Address: 100 N Bancroft St (closest address to ROW)

Description: Verizon Wireless / Downtown Fairhope SC3: Install of new small cell metal pole in "Fairhope Green" color with luminaire attachment. See drawing submitted for full details.

- Permit
- Reviews
- Documents
- Inspections

Permit #:

ROW26-000023

Permit Type:

Right of Way (City Limits)

Sub Type:

Fiber Optics

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

Contractor:

Verizon Wireless - Willis Willcox

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

Yes

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

n/a

Utility being worked on:

Other

Describe:

Installation of NEW small cell antenna metal pole with luminaire

Linear Feet Installing:

0

Number of Handholes/Peds:

Date to Begin Work:

07/01/2026

Date of Completion:

07/20/2026

Min of 72 hrs later

Cost of Work to be Performed:

20000.00

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES
-----------	---------------------------------	-----------------

SUBMITTAL DOCUMENTS

Additional Document Attachments:

Downtown+Fairhope+SC3+Final+CDs+Rev0+2026-01-14.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

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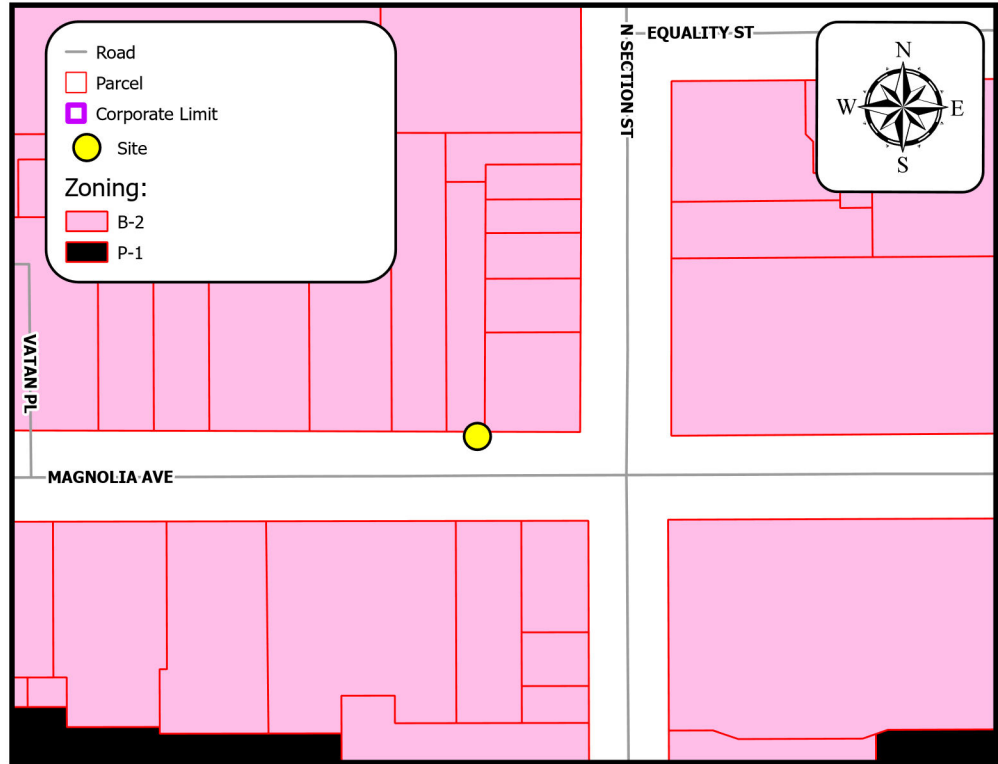
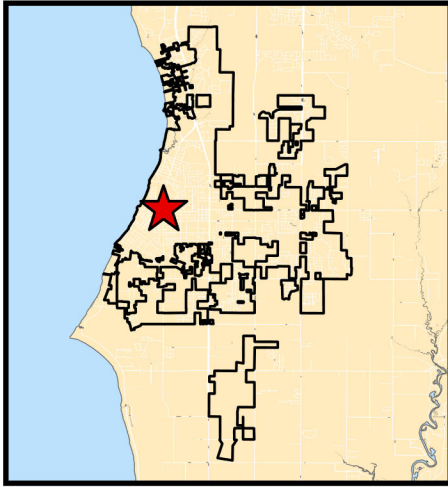
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City of Fairhope Planning Commission June 1, 2026



UR 26.08 - 319 Magnolia Avenue



<u>Project Name:</u>	319 Magnolia Avenue
<u>Site Data:</u>	N/A
<u>Project Type:</u>	New small cell tower
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	N/A
<u>PPIN Number:</u>	N/A
<u>General Location:</u>	West of the intersection of Section Street and Magnolia Avenue
<u>Surveyor of Record:</u>	N/A
<u>Engineer of Record:</u>	N/A
<u>Owner / Developer:</u>	Verizon
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Mike Jeffries

SUMMARY OF REQUEST

Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 319 Magnolia Avenue.

Locator Image



Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City’s ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36” must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30”.
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not “publicly maintained” (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- 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.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.

- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.08 - 319 Magnolia Avenue Utility Review with the following conditions:

1. Install a street light arm on the pole as required by ROW and Utilities.
2. City Council approval of the proposed small cell.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000024

Project #: 26-000456

Status: Under Review

Address: 319 Magnolia Ave (closest address to ROW)

Description: Verizon Wireless / Downtown Fairhope SC4: Install of new small cell metal pole in "Fairhope Green" color with luminaire attachment. See drawing submitted for full details.

- Permit
- Reviews
- Documents
- Inspections

Permit #:

ROW26-000024

Permit Type:

Right of Way (City Limits)

Sub Type:

Fiber Optics

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

Contractor:

Verizon Wireless - Willis Willcox

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

No

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

n/a

Utility being worked on:

Other

Describe:

Installation of NEW small cell antenna metal pole with luminaire

Linear Feet Installing:

0

Number of Handholes/Peds:

Date to Begin Work:

07/01/2026

Date of Completion:

07/20/2026

Min of 72 hrs later

Cost of Work to be Performed:

20000.00

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES
-----------	---------------------------------	-----------------

SUBMITTAL DOCUMENTS

Additional Document Attachments:

Downtown+Fairhope+SC4+Final+CDs+Rev0+2026-01-14.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

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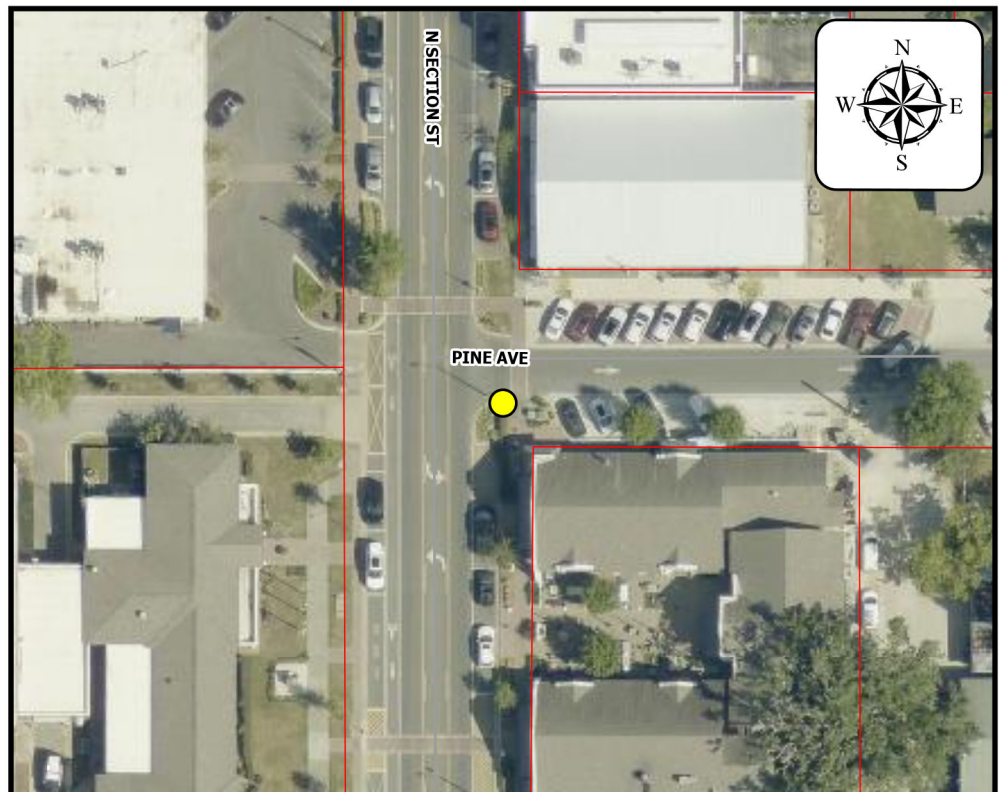
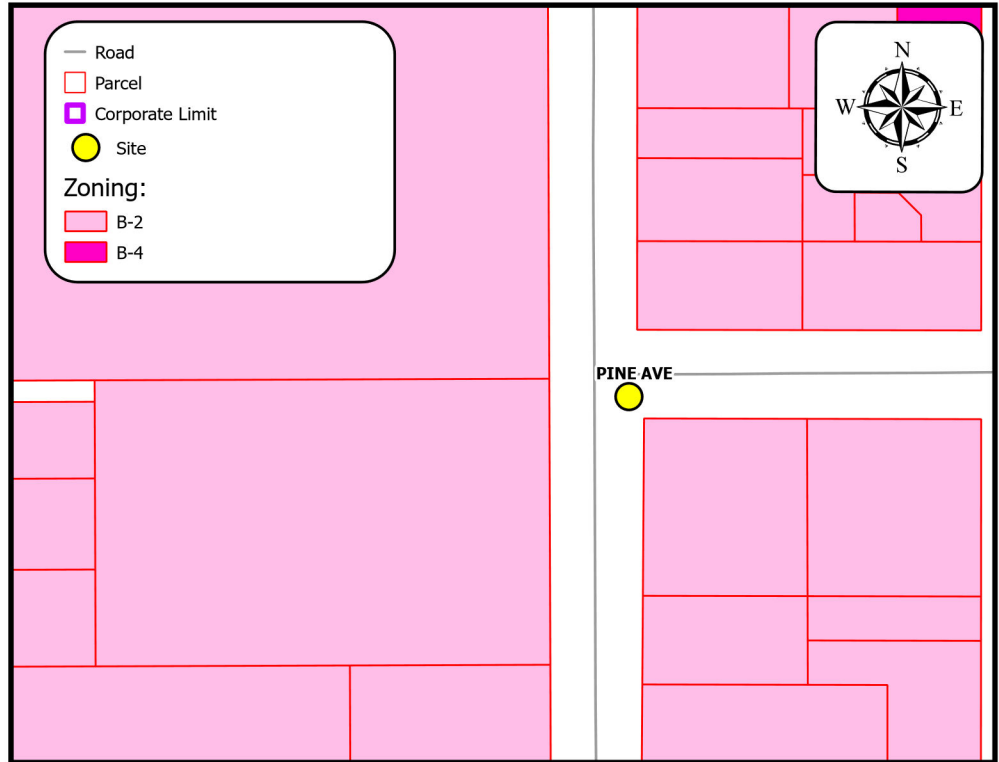
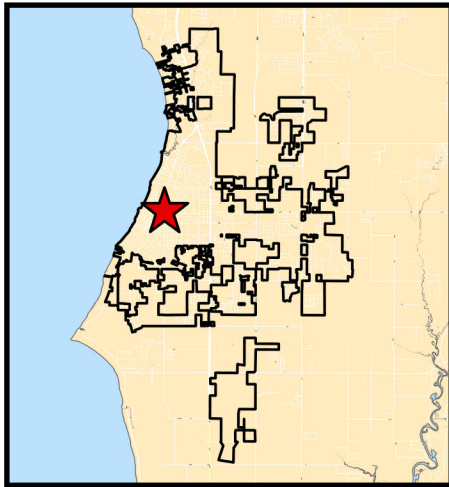
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City of Fairhope Planning Commission June 1, 2026



UR 26.10 - 108 North Section Street

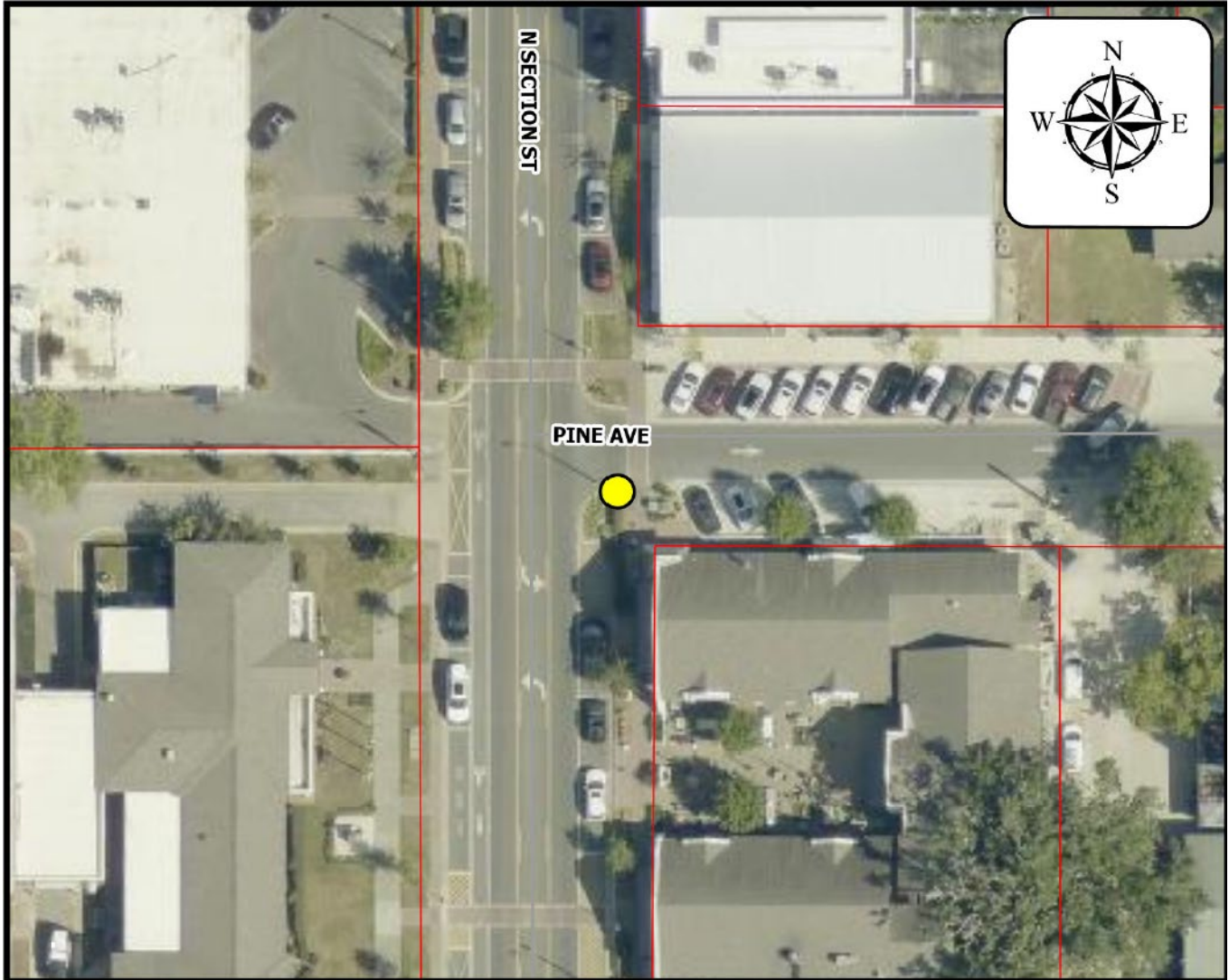


<u>Project Name:</u>	108 North Section Street
<u>Site Data:</u>	N/A
<u>Project Type:</u>	New small cell tower
<u>Jurisdiction:</u>	Fairhope Planning Jurisdiction
<u>Zoning District:</u>	N/A
<u>PPIN Number:</u>	N/A
<u>General Location:</u>	Intersection of Pine Avenue and Section Street
<u>Surveyor of Record:</u>	N/A
<u>Engineer of Record:</u>	N/A
<u>Owner / Developer:</u>	Verizon
<u>School District:</u>	Fairhope Elementary School Fairhope Middle and High Schools
<u>Prepared by:</u>	Mike Jeffries

SUMMARY OF REQUEST

Request of Verizon Wireless for the installation of a new small cell tower in downtown Fairhope. Located within the right-of-way near 108 N. Section St.

Locator Image



Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
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- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.

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Project Completion, Punch List Walk, and As-Built

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- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.10 – 108 N Section St. Utility Review with the following conditions:

1. Install a street light arm on the pole as required by ROW and Utilities.
2. City Council approval of the proposed small cell.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000026

Project #: 26-000459

Status: Under Review

Address: 108 North Section Street (closest address to ROW)

Description: Verizon Wireless / Downtown Fairhope SC6: Install of replacement pole for small cell metal pole in "Fairhope Green" color with luminaire attachment. See drawing submitted for full details.

- Permit
- Reviews
- Documents
- Inspections

Permit #:

ROW26-000026

Permit Type:

Right of Way (City Limits)

Sub Type:

Fiber Optics

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

Contractor:

Verizon Wireless - Willis Willcox

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

Yes

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

n/a

Utility being worked on:

Other

Describe:

Installation of NEW small cell antenna metal pole with luminaire

Linear Feet Installing:

0

Number of Handholes/Peds:

Date to Begin Work:

07/01/2026

Date of Completion:

07/20/2026

Min of 72 hrs later

Cost of Work to be Performed:

20000.00

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES
-----------	---------------------------------	-----------------

SUBMITTAL DOCUMENTS

Additional Document Attachments:

Downtown+Fairhope+SC6+Final+CDs+Rev0+2026-01-14 (1).pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

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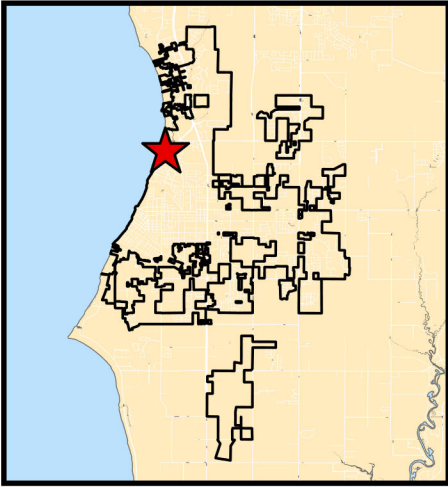
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City of Fairhope Planning Commission June 1, 2026



UR 26.11 - 850 Sea Cliff Drive



Project Name:	850 Sea Cliff Drive
Site Data:	N/A
Project Type:	New small cell tower
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	N/A
PPIN Number:	N/A
General Location:	Fairhope Docks Marina
Surveyor of Record:	N/A
Engineer of Record:	N/A
Owner / Developer:	Verizon
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:	Mike Jeffries



SUMMARY OF REQUEST

Request of Verizon Wireless for the replacement of an existing wooden service pole with a new small cell tower. Located near 850 Sea Cliff Drive.

Locator Image





STAFF COMMENTS

The City of Fairhope adopted Ordinance No. 1679 on April 13th, 2020, regulations for small cell technology facilities. The site shall comply with all applicable provisions of this ordinance.

ROW and utilities met at the proposed location with Verizon to evaluate whether colocation was feasible. After review, it was determined that colocation on the existing pole was not possible. We do recommended colocation on a new pole.

The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.

This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

- 1) City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands;
- 2) City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas;
- 3) City of Fairhope Erosion and Sediment Control Ordinance (#1398); and

4) Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754).

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City’s ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36” must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30”.
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not “publicly maintained” (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- 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.

- Any work done within the critical root zone shall be done to meet or exceed International Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency..

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 26.11 – 850 Sea Cliff Drive Utility Review with the following conditions:

1. Install a street light arm on the pole as required by ROW and Utilities.
2. City Council approval of the proposed small cell located on City owned property.
3. A pre-construction meeting shall be held with the City prior to issuance of any permits;
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 a Traffic Control Plan to ROW Inspector prior to commencement of any work.
6. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
7. Co-location shall be required if a viable option is determined.



Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: CT26-000001

Project #: 26-000577

Status: Ready for Payment

Balance Due: \$300.00

Address: 850 SEA CLIFF DR

Description: Verizon Wireless / Site: Fairhope Yacht Club -- Replacement of EXISTING wooden pole with a new CLASS 3 wooden pole with light standard and small cell antenna on pole top (see drawings submitted for details). Providing coverage for Fairhope Marina area.



- Permit
- Reviews
- Documents
- Inspections

Permit #:

CT26-000001

Permit Type:

Communications/Towers

Sub Type:

Communications/Towers

Issue Date:

Expiration Date:

Project Information

Project Contact:

Satya Acquisition Management, - Bob Chopra

Project Contact must be the Property Owner or Contractor

General Contractor:

JMS Group, LLC dba Epitome Networks - John M. Street Jr.

Electrical Contractor:

JMS Group, LLC dba Epitome Networks - John M. Street Jr.

Is the owner completing the work?:

Yes

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (<https://msc.fema.gov/portal/search>)

Is property located in a Wetland?:

No

Cost of Work to be Performed:

15000.00

As determined by appraisal or contract. If unavailable, cost will be determined by ICC Valuation Tables

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Commercial Electric:

No