

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

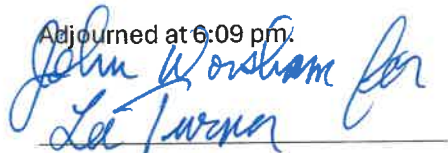
Hollie MacKellar made a motion to adjourn.

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