

Fairhope Board of Adjustment Minutes

April 21, 2026 – 5:00 PM

ADMINISTRATIVE

The Board of Adjustments met on Tuesday, April 21, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present:

X	Anil Vira, Chairman	X	Cathy Slagle
X	Frank Lamia, Vice Chairman		Donna Cook
X	Janine Saykes, Secretary	X	Ryan Baker
X	Bryan Flowers		David Martin

Staff: Hunter Simmons, Planning and Zoning Director; Payton Rogers, Planning and Zoning Manager, and Michelle Melton-Null, City Planner, and Janine Saykes, Planning Clerk

Chairman Vira called the meeting to order at 5:02 PM.

APPROVAL OF MINUTES

- Approval of the Minutes – February 23, 2026

Ryan Baker made a motion to approve minutes from the February 23, 2026, meeting.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Frank Lamia, Cathy Slagle, Bryan Flowers, and Ryan Baker.

NAY: None

ABSTAIN: None

OLD BUSINESS

None

NEW BUSINESS

A. Appointment of Board of Adjustments Secretary

Ryan Baker nominated Janine Saykes for Board of Adjustments Secretary.

The motion carried unanimously with the following vote:

AYE: Anil Vira, Frank Lamia, Cathy Slagle, Bryan Flowers, and Ryan Baker.

NAY: None

ABSTAIN: None

- B. BOA 26.03** Public hearing to consider the request of the Owner, Lucinda Chappelle, for a Building Height Variance on property zoned R-2, Medium Density Single-Family Residential District. The property is located at 210 Gayfer Court and is 0.72± acres. **PPIN#: 22366**

Payton Rogers, Planning and Zoning Manager, presented the above request made by the Applicant. Mr. Rogers shared the aerial and zoning maps.

Mr. Rogers received a citizen comment from the neighbor at 204 Gayfer Court. Their concern is the potential loss of sunlight on their property.

Staff recommends Denial of the site-specific building height definition as proposed but instead, recommends Approval of BOA 26.03 – 210 Gayfer Court request for a Building Height Variance to be measured beginning from the average natural elevation of the northern portion of the lot above the top-of-bluff line.

Chairman Vira asked the Applicant if she would like to speak.

Chip Chappelle and Lucinda Chappelle 210 Gayfer Court: Mr. Chappelle stated they hired a surveyor, an architect, a draftsman, and a contractor and none of them knew of the issues the gully created for their renovation and subsequently demolished the back end of their house. The Chappelle's would like to create a beautiful home that compliments the neighborhood.

Chairman Vira opened the public hearing at 5:15pm.

Lee Verneuille, 732 S. Mobile Street: Mr. Verneuille is in total support of this Building Height Variance for the Applicant.

Chairman Vira closed the public hearing at 5:18pm.

Ryan Baker made a motion to approve BOA 26.03 with Staff recommendations.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Bryan Flowers, Frank Lamia, Ryan Baker, and Cathy Slagle.

NAY: None

ABSTAIN: None

- C. BOA 26.04** Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, RW Battles, LLC for a Special Exception to allow construction of an Automobile Service Station on property zoned B-2, General Business District. The property is located at 18186 Wright Blvd and is 1.13± acres. **PPIN#: 391372**

Michelle Melton-Null, City Planner presented the above request made by the Applicant. Ms. Melton-Null shared the aerial and zoning maps.

Two citizen comments came in requesting denial of this application. One stated the proximity of two (2) other automobile service stations and the other citizen asked about additional curb cuts on Highway 98.

Staff recommends Approval of BOA 26.04 request for a Special Exception to allow construction of an automobile service station to be located at 18186 Wright Blvd (Shoppes at Point Clear).

Ryan Baker asked if there were any environmental concerns with the drainage way. Hunter Simmons, Planning and Zoning Director, stated the storm water pond is managing the storm water management and it meets all regulations.

Wesley Miller, Engineer of Record for RAM Engineering stated there are no new curb cuts to the main highway.

Frank Lamia asked if they are servicing automobiles in the building. Mr. Miller stated no, they are only a filling station and convenience store.

Cathy Slagle asked if Murphy Oil has a connection to Walmart. Mr. Miller stated they have no affiliation with Walmart.

Chairman Vira opened the public hearing at 5:31pm. The public hearing was closed at 5:31pm.

Frank Lamia made a motion to approve BOA 26.04 with Staff recommendations.

Cathy Slagle seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Bryan Flowers, Frank Lamia, Ryan Baker, and Cathy Slagle.

NAY: None

ABSTAIN: None

- D. BOA 26.05** Public hearing to consider the request of Murphy Oil USA, Inc., on behalf of the Owner, Corte Cave/Mitchell 1, LLC, for a Special Exception to allow construction of an Automobile Service Station on property zoned B-2, General Business District. The property is located at the northwest corner of the intersection of State Hwy 181 and 104 and is 1.18± acres. **PPIN#: 626309**

Michelle Melton-Null, City Planner presented the above request made by the Applicant. Ms. Melton-Null shared the aerial and zoning maps.

Staff recommends Approval of BOA 26.05 request for a Special Exception to allow construction of an automobile service station to be located on Lot 4 of Planter's Pointe.

Cathy Slagle asked if there was a problem with having three (3) gas stations at one intersection. Hunter Simmons, Planning and Zoning Director, stated we do not have a regulation limiting the proximity to another service station.

Ryan Baker asked if this shopping center has a master drainage pond. Hunter Simmons stated no, but it has a pond within the subdivision. Most of the out parcel lots must manage their own drainage.

Wesley Miller, Engineer of Record for RAM Engineering stated the master development has subsurface drainage to which they can connect. They have a conceptual plan for the storm water detention pond and will comply with the city storm water requirements when they go through the site plan approval process.

Ryan Baker asked Mr. Miller to consider the environmental elements when going through the site plan approval process. Hunter Simmons stated that they are applying for a partnership grant with ALDOT for safe pedestrian crosswalks across the two (2) state highways.

Chairman Vira opened the public hearing at 5:44pm. The public hearing was closed at 5:44pm.

Frank Lamia made a motion to approve BOA 26.05 with Staff recommendations.

Ryan Baker seconded the motion and the motion carried unanimously with the following vote:

AYE: Anil Vira, Bryan Flowers, Frank Lamia, Ryan Baker, and Cathy Slagle.

NAY: None

ABSTAIN: None

ADJOURNMENT

Ryan Baker made a motion to adjourn.

The motion carried unanimously with the following vote:

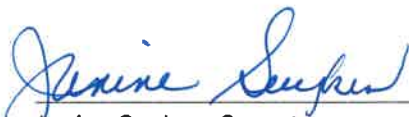
AYE: Anil Vira, Bryan Flowers, Frank Lamia, Ryan Baker, and Cathy Slagle.

NAY: None

ABSTAIN: None

Adjourned at 5:46 pm.


Anil Vira, Chairman


Janine Saykes, Secretary