Call to Order

Lee Turner called the meeting to order @ 5:10 p.m. after roll call.

Art Dyas (AD) – Present

Rebecca Bryant (RB) – Absent

Harry Kohler (HK) – Present via virtual meeting connection

John Worsham (JW) – Present

Lee Turner (LT) – Absent

Hollie MacKellar (HM) – Present via virtual meeting connection

Jason Langley (JL) – Present

Clarice Hall-Black (CHB) – Absent

Jimmy Conyers (JC) – Absent

Approval of Minutes

There were no minutes presented for approval

ZC 20.05 520 N. Greeno Road Rezoning

Property Owner /Applicant: Donna Dowsey, Penny Odom, & Sandra Lee

General Location: East side of Greeno Road between Dyer Road and Gayfer Avenue

Project Type: Rezoning

Project Acreage: .73 acres

Zoning District: R-1, Low Density Residential District

PPIN Number: 3193

Engineer of record: n/a

School District: Fairhope Elementary, Middle, & High School

Report prepared by: Samara Walley (City Planner) via virtual meeting connection

Comments:

Donna Dowsey, Penny Odom, and Sandra Lee are requesting to rezone property from R-1 Low Density Single Family Residential District to Highway Transitional District. The property is approximately .73 acres and is located on the east side of Greeno Road between Dyer Road and Gayfer Avenue, at 520 N. Greeno Road.

The applicants state that the property is no longer conducive for residential use and this is therefore justification for their request. The applicants state that there are no proposed plans for the property at this time. After listing the property for several months, there has been no residential interest. They state that they have, however, received some commercial interest if rezoned commercially.

It should be noted that the Planning Commission recommended tabling this application at its November 5. 2020 meeting. At that time the applicants were requesting to rezone the property to B-2, General Business District. The Fairhope City Council recently adopted the Highway Transitional District. Ordinance 1702 was adopted February 22, 2021. The applicant is now seeking to rezone to the newly adopted Highway Transitional District (HTD).

Recommendation:

Staff recommends APPROVAL of case number ZC 20.05 520 N. Greeno Road rezoning from R-1 to HTD.

Public Hearing: One of the owners, Sandra Lee (11755 Halcyon Loop, Daphne, AL) spoke on behalf of family for the rezoning of the property. Property has no residential interest but there is some interest for commercial here. Rezone to HTD would be a less intensive use than other commercial zoning.

Lee Turner said this seems to be a good compromise for rezoning.

Motion:

John Worsham made a motion to accept the staff recommendation to APPROVE Case ZC 20.05

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote:

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

SR. 21.01 Magnolia Mixed Use Site Plan Review

Property Owner: FST Wise Properties-TN, LLC
Applicant: FST Wise Properties-TN, LLC and S.E Civil
General Location: The north side of Magnolia Avenue just east of Church Street.
Project Type: Site Plan Review
Zoning District: B-2 General Business District
Parent Parcel PPIN Number: 254510 and 343620
Engineer of record: S.E Civil
School District: Fairhope West Elementary, Fairhope Middle, Fairhope High School
Report prepared by: Hunter Simmons
Recommendation: Denial

Summary/Comments

Public hearing to consider the request of FST Wise Properties-TN, LLC for Site Plan review approval of Magnolia Mixed Use, a 20-unit multiple occupancy project. The subject property is zoned B-2 General Business District and approximately .31 acres (13,288 square feet). The property is located on the north side of Magnolia Avenue just east of Church Street. A MOP case was submitted simultaneously with this Site Plan application. Consequently, staff report for the MOP and the Site Plan Review will be similar.

The applicant proposes a 3-story mixed-use building. As proposed, the ground floor consists of two office spaces and a parking garage with 16 parking spaces (6 of which are compact spaces). One of the commercial spaces is 1,780 sf and the other unit is 400 sf, thus providing 18.7% commercial space on the ground floor. Use for the two commercial spaces was not provided but will be available for future rental space.

The second and third floor plans are identical, consisting of 8 residential units and 1 commercial space on each floor for a total of 16 residential units and 2 commercial spaces. Each of the commercial spaces are 1840 sf. Along with the commercial space on the ground floor, there is a total of 5,860 sf of commercial space proposed. “Commercial Space” is clearly identified on the plat, however if approved it should be noted that the space shall not be utilized for dwelling units. Ten of the residential units are 1BR and six are 2BR. The applicant stated all units will be long-term rentals and will not be short-term rentals.

Materials primarily consist of brick and stucco. Materials are illustrated on included elevations. Plans also illustrate a building height, including parapet wall, of 40’ and appear to be measured from the from the midpoint of the front façade to the top of the roof.

The applicant proposes the building built to the front and rear property lines and will provide an 8’ sidewalk within the ROW that includes two tree wells planted with Chinese Pastiche trees. There are currently four parallel parking spaces within the ROW. Two of those space will need to be removed to allow ingress/egress, leaving to spaces per applicant comments.

There is approximately 5' between either side of the building and the side property lines. Drainage, as well as most utilities are provided within the 5' spaces.

Balconies are proposed that project over City sidewalks. A hold-harmless agreement is provided as required by the City. A revised site plan also depicts a courtyard to be added to the site.

Garbage will be collected in 5 individual garbage bins stored within the parking garage. The property owner has a management team that will be responsible for taking out the trash cans and returning them.

The site will be serviced by Fairhope Utilities for electric, gas, water, and sewer. AT&T will be the telephone provider. An underground vault was approved for the electrical transformer, by the former electrical superintendent. Within the last few weeks, the applicant was informed by the Electric Department an underground vault was not a viable option. To date, an alternative plan has not been finalized. Staff is concerned about a potential location and questions where a transformer, if required, would be located.

Drainage is connecting to an existing stormwater conveyance system.

It should be noted, if approved, an administrative replat will be required prior to issuance of a building permit to combine the two lots into one.

Finally, staff briefly discussed an alternative curbing option other than currently proposed but was unable to continue discussions due to matters beyond our control. The ultimate solution should not greatly impact the proposed development so staff recommends a conditional of approval that all sidewalks, curbing, and striping located in the City ROW be approve by the City of Fairhope Public Works.

Recommendation:
Staff recommends denial of case SR 21.01

Larry Smith, SE Civil, Engineer of record for project, spoke via virtual attendance on behalf of the applicant. Commercial is being utilized as much as possible per the City's request.

Public hearing:
1. Mike Dobson, 311 Magnolia: His residence at 311 Magnolia is mixed use but the primary function is commercial. His residential unit is on two floors and is single family. He would be the next-door neighbor to this property. His concerns are:
    a. Parking, which is already an issue
    b. Garbage and trash placement, which is already an issue for Henry Flats, a similar project next door
    c. He is vehemently opposed to this project.
2. Blake Barnes, attorney and property owner of law firm at 306 Magnolia: His concerns are:
    a. This project proposes too much density (22-32 people) for one third of an acre.
    b. This project does not meet the intent of mixed use which should be primarily commercial with residential as a secondary use.
    c. He said the commercial units downstairs at Henry Flats, the similar project developed next door, are still unoccupied and are being used for storage.

   d. There is no common area for this property
   e. He is opposed to this project.
3. Mike Shipper, lawyer/ property owner of 52 North Church Street. He cited sections in the Subdivision Regulations. This project will not be harmonious with other downtown properties. He is opposed to the project.

4. Doug Kennedy – business owner of property at 308 Magnolia
   a. Balconies of proposed property are two feet from property line
   b. Traffic is already an issue on Magnolia
   c. Residents from this project would very likely use his parking area for parking because parking is already an issue
   d. He is opposed to this project

Motion:

John Worsham made a motion to accept the staff recommendation to DENY Case SR 21.01 because it does not meet the goals and intentions of the CBD Overlay District of the Zoning Ordinance.

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote SR 21.01 for recommending City Council deny this project:

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimously denied

SD. 21.10 Magnolia Mixed Use- MOP

Property Owner: FST Wise Properties-TN, LLC
Applicant: FST Wise Properties-TN, LLC and S.E Civil
General Location: The north side of Magnolia Avenue just east of Church Street.
Project Type: Municipal Occupancy Project (MOP)
Zoning District: B-2 General Business District
Parent Parcel PPIN Number: 254510 and 343620
Engineer of record: S.E Civil
School District: Fairhope West Elementary, Fairhope Middle, Fairhope High School
Report prepared by: Carla Davis
Recommendation: Denial

Summary/Comments

Public hearing to consider the request of FST Wise Properties-TN, LLC for Site Plan review approval of Magnolia Mixed Use, a 20-unit multiple occupancy project. The subject property is zoned B-2 General Business District and approximately .31 acres (13,288 square feet). The property is located on the north side of Magnolia Avenue just east of Church Street. A Site Plan application was submitted simultaneously with this Site MOP application. Consequently, staff report for the MOP and the Site Plan Review will be similar.

The applicant proposes a 3-story mixed-use building. As proposed, the ground floor consist of two commercial spaces and a parking garage with 16 parking spaces (6 of which are compact spaces). One of the commercial spaces is 1,780sf and the other is 400 square feet. Thus providing 18.7% commercial space on the ground floor. Use for the two commercial spaces was not provided but will be available for future rental space.

The second and third floor plans are identical, consisting of 8 residential units and 1 commercial space on each floor for a total of 16 residential units and 2 commercial spaces. Each of the commercial spaces are 1840 sf. Along with the commercial space on the ground floor, there is a total of 5,860 sf of commercial space proposed. "Commercial Space" is clearly identified on the plat, however if approved it should be noted that the space shall not be utilized for dwelling units. Ten of the residential units are 1BR and six are 2BR. The applicant stated all units will be long-term rentals and will not be short-term rentals.

The applicant proposes the building built to the front and rear property lines and will provide an 8' sidewalk within the ROW that includes two tree wells planted with Chinese Pastiche trees. There are currently four parallel parking spaces within the ROW. Two of those space will need to be removed to allow ingress/egress, leaving to spaces per applicant comments.

There is approximately 5' between either side of the building and the side property lines. Drainage, as well as most utilities are provided within the 5' spaces.

Balconies are proposed that project over City sidewalks. A hold-harmless agreement is provided as required by the City. The site plan has also been revised to depict a courtyard.

Garbage will be collected in 5 individual garbage bins stored within the parking garage. The property owner has a management team that will be responsible for taking out the trash cans and returning them.

The site will be serviced by Fairhope Utilities for electric, gas, water, and sewer. AT&T will be the telephone provider. An underground vault was approved for the electrical transformer, by the former electrical superintendent. Within the last few weeks, the applicant was informed by the Electric Department an underground vault was not a viable option. To date, an alternative plan has not been finalized. Staff is concerned about a potential location and questions where a transformer, if required, would be located.

Drainage is connecting to an existing stormwater conveyance system.

It should be noted, if approved an administrative replat will be required prior to issuance of a building permit to combine the two lots into one.

While the proposed project may provide the minimum required parking, staff believes the density of units on .31 acres creates an unreasonable burden on adjacent properties and the surrounding neighborhood. Staff fails to see how revised plans address traffic and parking concerns posed by the Planning Commission. Staff acknowledges the applicant made efforts to include more commercial space, but overall unit counts remained the same. All things considered, while staff agrees the proposed project may meet the standards of the zoning ordinance, we do not believe the goals and intentions have been achieved. 16 residential units and 4 commercial units on .31 acres while providing 16 off-street parking spaces and removing 2 on-street spaces negatively impacts adjacent properties and surrounding neighborhoods.

Recommendations:
Staff recommends denial of case SD 21.10.
Note: This is tied to SR 21.01.

John Wise, property owner: via virtual attendance: spoke to express his extreme disappointment with the way this case has been handled. He feels he has met all conditions and does not understand what kind of development the city would support here.

Public Hearing: See Public Hearing comments in SR 21.01

Motion:

John Worsham made a motion to accept the staff recommendation to DENY Case SD 21.10 because it does not meet the goals and intentions of the CBD Overlay District of the Zoning Ordinance.

2nd:
Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote SD 21.10

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous

SD 21.16 Mayfield Subdivision

Property Owner /Applicant: David Baxter and Jerri Mayfield

General Location: East side of Lawrence Road, just South of the intersection of Gayfer Road Extension

Project Type: 3-Lot Minor Subdivision

Project Acreage: 29.14 acres

Zoning District: Unzoned

PPIN Number: 36376

Engineer of record: S.E. Civil

School District: Fairhope Elementary, Middle, & High School

Report prepared by: Samara Walley (City Planner)

Comments:

Public hearing to consider the request of David Baxter and Jerri Mayfield for plat approval of Mayfield Subdivision, 3-lot minor division. The property is approximately 29.14 acres and is located on the east side of Lawrence Road, just south of the intersection of Gayfer Road Extension.

The subject property is in Fairhope's Extra Territorial Jurisdiction and therefore must follow Fairhope's Subdivision Regulations. Fairhope's Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. The preliminary plat does not illustrate sidewalks and therefore the applicant is requesting a waiver.

The site plan illustrates a 3-lot division fronting Lawrence Road. Two fire hydrants are illustrated on the plat within a 450' radius of each other. Utility and drainage easements are illustrated on the plat for each lot. In lieu of a sidewalk, the applicant has illustrated a sidewalk easement along Lawrence Road. There are wetlands illustrated on the site. A 30' wetland buffer has been provided. The applicant has also provided a Wetland Delineation from Wetland Sciences.

Recommendation:
Staff recommends APPROVAL of case number SD 21.16 Mayfield Subdivision with the following condition;

Approval of sidewalk waiver.

David Diehl, surveyor with Dewberry, was present via virtual connection to answer questions on behalf of the applicant.

Public hearing: none

Motion:

John Worsham made a motion to accept the staff recommendation to APPROVE Case SD 21. 16 with the following conditions of approval:

- Approval of sidewalk waiver.

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote for approval of SD 21.16:

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

SD 20.48 The Estates at The Verandas Village Subdivision Amendment

Property Owner /Applicant:	*FST, Verandas LLC*
General Location:	*south side of State Highway 104 approximately 3/8 mile east of the SR 104 / SR 181 intersection*
Project Type:	*Village Subdivision Amendment*
Number of Lots:	*120*
Project Acreage:	*59.72+/-*
Zoning District:	*Unzoned*
PPIN Number:	*64685*
Engineer of record:	*Dewberry Engineers*
School District:	*Fairhope East, Middle, and High School*
Report prepared by:	*Mike Jeffries*

Comments:

Dewberry Engineers on behalf of FST Verandas LLC requesting an amendment to the Estates at the Verandas Village Subdivision approved November 2020. The approved village plan includes 2 phases. Phase 1 has preliminary approval January 2021. The request is to split phase 2 creating an additional phase. This will have a result of three phases total in the village subdivision. No other changes are proposed,

Staff Recommendation:

Approval of the amendment to the Village Subdivision

Note: this case is also tied to SD 21.17 and SD 21.18. Current Phase 2 is being proposed as Phase 2 (SD 21.17) and Phase 3 (SD 21.18).

Trae Corte, property owner and developer, was in attendance to answer questions.

Public hearing: *No one spoke*

Motion:

John Worsham made a motion to accept the staff recommendation to APPROVE Case SD 20.48

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote for approval of SD 20.48

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

SD 21.17 The Estates at The Verandas Phase 2

Property Owner /Applicant:	*FST, Verandas LLC*
General Location:	*south side of State Highway 104 approximately 3/8 mile east of the SR 104 / SR 181 intersection*
Project Type:	*Major Subdivision*
Number of Lots:	*25*
Project Acreage:	*88.87 +/-*
Zoning District:	*Unzoned*
PPIN Number:	*64685*
Engineer of record:	*Dewberry Engineers*
School District:	*Fairhope East, Middle, and High School*
Report prepared by:	*Mike Jeffries*

Comments:

- *Drainage: Engineer of Record provided a report that the proposed project meets or exceeds both Fairhope's and Baldwin County's subdivisions regulations and will not have an adverse effect downstream.*
- *The Low Impact Development techniques utilized on site provides a 95.8% TSS removal exceeding the 80% required.*
- *Greenspace requirement was waived with approval of the Village Subdivision due to lot size.*
- *Proposed phase 2 is in substantial conformance to the approved Village Subdivision.*

Staff Recommendation:

Approve with the following condition:

Approval of the amendment to SD 20.48 Estates at the Verandas Village Subdivision

Trae Corte, owner and developer, was in attendance to answer questions.

Public Hearing: No one spoke

Motion:

John Worsham made a motion to accept the staff recommendation to APPROVE Case SD 21.17 with the following conditions of approval:

- Approval of the amendment to SD 20.48 Estates at the Verandas Village Subdivision

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote on approval of SD 21.17

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

SD 21.18 The Estates at The Verandas Phase 3

Property Owner /Applicant:	*FST, Verandas LLC*
General Location:	*south side of State Highway 104 approximately 3/8 mile east of the SR 104 / SR 181 intersection*
Project Type:	*Major Subdivision*
Number of Lots:	*10*
Project Acreage:	*+/-*
Zoning District:	*Unzoned*
PPIN Number:	*64685*
Engineer of record:	*Dewberry Engineers*
School District:	*Fairhope East, Middle, and High School*
Report prepared by:	*Mike Jeffries*

Comments:

- *Drainage: Engineer of Record provided a report that the proposed project meets or exceeds both Fairhope's and Baldwin County's subdivisions regulations and will not have an adverse effect downstream.*
- *The Low Impact Development techniques utilized on site provides a 95.8% TSS removal exceeding the 80% required.*
- *Greenspace requirement was waived with approval of the Village Subdivision due to lot size.*
- *Proposed phase 3 is in substantial conformance to the approved Village Subdivision.*

Staff Recommendation:

Approve with the following condition:

- *Approval of the amendment to SD 20.48 Estates at the Verandas Village Subdivision*

Trae Corte, owner and developer, was in attendance to answer questions.

Public Hearing: No one spoke

Motion:

John Worsham made a motion to accept the staff recommendation to APPROVE Case SD 21.18 with the following conditions of approval:

- Approval of the amendment to SD 20.48 Estates at the Verandas Village Subdivision

2nd:

Art Dyas 2nd the motion and the motion carried unanimously with the following vote:

Vote on approval of SD 21.18

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

SD 21.19 Fairhope Falls Ph8

Property Owner /Applicant:	*Leonard and Sharon Smart and 68 Ventures, LLC*
General Location:	*east side of Langford Road just north of Dressage Way*
Project Type:	*Major Subdivision*
Number of Lots:	*34*
Project Acreage:	*10.84+/-*
Zoning District:	*Unzoned*
PPIN Number:	*350639, 310029*
Engineer of record:	*Dewberry Engineers*
School District:	*Fairhope East, Middle, and High School*
Report prepared by:	*Mike Jeffries*

Comments:

- Drainage has been reviewed and approved by City of Fairhope's Public Works Director, Richard Johnson, P.E. The drainage for phases 4-9 will utilize 3 detention ponds that will discharge through concrete weir outfalls structures to the immediate pond downstream eventually into a stilling basin before sheet flowing into existing wetlands.
- *The ponds as wet basins achieve the required 80% TSS removal.*
- *The applicant has received the proper wetland permits to combine a small non-jurisdictional wetland to a larger wetland pond.*
    - *Wetland buffer signs must be in place prior to any land disturbance activities.*
- *The proposed lot sizes and layout are consistent with the approved Village Subdivision and with minimum lot size of 9,100 SF.*
- *A traffic study was provided for that included the remaining phases 4-9 encompassing 391 lots. The study recommended improvements for the intersection of Langford Road and SR 104 be widened to accommodate northbound left turn lane, an eastbound right turn lane, and a westbound left turn lane. These improvements shall be installed before application for Final Plat.*

Staff Recommendation:

Approve with the following condition:

- *A replat satisfying condition 1 of approval for SD 20.47 Fairhope Falls West Village Subdivision.*
- *Recommended traffic improvements as stated in staff report are installed prior to acceptance of application for final plat. Any deviation will require reapproval from the Planning Commission.*
- *Amenities are installed prior to acceptance of application for final plat.*

Public hearing: *Cherice Brannon, Dewberry, was available via virtual attendance to answer any questions on behalf of the developer. She is waiting on a response from AL-DOT to determine whether the entrance at 104 will have a traffic light. There will be a left turn lane regardless.*

Motion:

Art Dyas made a motion to accept the staff recommendation to APPROVE Case SD 21.19 with the following conditions of approval:

- *A replat satisfying condition 1 of approval for SD 20.47 Fairhope Falls West Village Subdivision.*
- *Replat clarifying phasing lines*
- *Recommended traffic improvements as required by AL-DOT (including traffic lights) and as per staff recommendation, and as stated in staff report. These shall be installed prior to acceptance of application for final plat. Any deviation will require reapproval from the Planning Commission.*
- *Amenities are installed prior to acceptance of application for final plat.*

2nd:

John Worsham 2nd the motion and the motion carried unanimously with the following vote

Vote on approval of SD 21.19

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

SD 21.20 Fairhope Falls Ph9

Property Owner /Applicant:	*Leonard and Sharon Smart and 68 Ventures, LLC*
General Location:	*east side of Langford Road just north of Dressage Way*
Project Type:	*Major Subdivision*
Number of Lots:	*58*
Project Acreage:	*18.31+/-*
Zoning District:	*Unzoned*
PPIN Number:	*310029*
Engineer of record:	*Dewberry Engineers*
School District:	*Fairhope East, Middle, and High School*
Report prepared by:	*Mike Jeffries*

Comments:

- Drainage has been reviewed and approved by City of Fairhope's Public Works Director, Richard Johnson, P.E. The drainage for phases 4-9 will utilize 3 detention ponds that will discharge through concrete weir outfalls structures to the immediate pond downstream eventually into a stilling basin before sheet flowing into existing wetlands.
- *The ponds as wet basins achieve the required 80% TSS removal.*
- *The applicant has received the proper wetland permits to combine a small non-jurisdictional wetland to a larger wetland pond.*
    - *Wetland buffer signs must be in place prior to any land disturbance activities.*
- *The proposed lot sizes and layout are consistent with the approved Village Subdivision and with minimum lot size of 8,344 SF.*
- *A traffic study was provided for that included the remaining phases 4-9 encompassing 391 lots. The study recommended improvements for the intersection of Langford Road and SR 104 be widened to accommodate northbound left turn lane, an eastbound right turn lane, and a westbound left turn lane. These improvements shall be installed before application for Final Plat.*

Staff Recommendation:

Approve with the following condition:

- *A replat satisfying condition 1 of approval for SD 20.47 Fairhope Falls West Village Subdivision.*
- *Recommended traffic improvements as directed by AL-DOT and staff and as stated in staff report; installed prior to acceptance of application for final plat. Any deviation will require reapproval from the Planning Commission.*
- *Amenities are installed prior to acceptance of application for final plat.*

Public hearing: Cherice Brannon, Dewberry, was available via virtual attendance to answer any questions on behalf of the developer.
Public comments: none

Motion:

Art Dyas made a motion to accept the staff recommendation to APPROVE Case SD 21.20 with the following conditions of approval:

- *A replat satisfying condition 1 of approval for SD 20.47 Fairhope Falls West Village Subdivision.*
- *Recommended traffic improvements as required by AL-DOT (including traffic lights) and as per staff recommendation, and as stated in staff report. These shall be installed prior to acceptance of application for final plat. Any deviation will require reapproval from the Planning Commission.*
- *Amenities are installed prior to acceptance of application for final plat.*

2nd:

John Worsham 2nd the motion and the motion carried unanimously with the following vote

Vote on approval of SD 21.20

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

Old/New Business

1. *River Place SD 21.04 applicant / developer has requested a 60 day extension*

Motion: John Worsham made a motion to approve the request for 60 day extension

2nd: Art Dyas 2nd the motion leading to the vote:

Vote on approval of 60-day extension for River Place SD 21.04

AD – Aye

RB – Absent

HK – Aye

JW – Aye

LT – Aye

HM – Aye

JL – Aye

CHB – Absent

JC – Absent

Unanimous approval

2. Hunter requested a work session with Planning Commission once per year to discuss department goals. Work Session tentatively set for April 23rd at noon, Delchamps Room if available.

Adjournment

Motion to adjourn by John Worsham: Art Dyas seconded motion to adjourn. Unanimous.

Adjourned at 7:15 p.m.