



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
January 4, 2021**

1. Call to Order

Sherry Sullivan
Mayor

2. Approval of Minutes

- November 5, 2020
- December 7, 2020

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACOMO

Jimmy Conyers

Corey Martin

3. Consideration of Agenda Items:

- A. Storm Water Management Program Plan (SWMPP) Review and Approval
- B. SD 20.54 Public hearing to consider the request of The Verandas, LLC for Preliminary plat approval of The Estates at the Verandas, Phase 1, a 15-lot subdivision. The property is approximately 178.5 acres and is located on the south side of St. Hwy. 104 just west of Lawrence Road.
PPIN #: 64685
- C. ZC 20.10 Public hearing to consider the request of Gayfer Village Partners, LLC for an amendment to the Klumpp PUD (Planned Unit Development). The property is approximately 75.93 acres and is located on the west side of State Hwy. 181 between Fairhope Avenue and Gayfer Road.
PPIN #: 236701, 316793 and 24160
- D. SD 21.02 Public hearing to consider the request of 9650 Dove Run, LLC for Preliminary approval of Dove Run East, a 22-unit multiple occupancy project. The property is approximately 9 acres and is located on the south side of US Hwy. 98 approximately ¼ mile west of Mary Ann Beach Road.
PPIN #: 31753 and 234524
- E. SD 21.04 Public hearing to consider the request of Riverwood Estates, LLC for Final plat approval of River Place, a 23-lot subdivision. The property is approximately 24.2 acres and is located on the west side of County Road 33 just south of the intersection of Old Timmney Lane.
PPIN #: 30354
- F. ZC 21.02 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for an amendment to Article III. Zoning Districts and Article V. Special Uses and Districts to establish a new zoning district in the Zoning Ordinance.

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

- G. ZC 20.05 Public hearing to consider the request of Donna Dowsey, Penny Odom, and Sandra Lee to rezone property from R-1 Low Density Single Family Residential District to B-4 General Business 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.
PPIN #: 3193
- H. ZC 21.03 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for an amendment to Article V., Section B. Central Business District in the Zoning Ordinance regarding the percentage of commercial square footage required on the ground floor for mixed use buildings.
- I. SD 21.05 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department to accept Resolution 2021-01 for a proposed amendment to Article V., Section F.4.i to establish specifications for buffer signage.

4. Old/New Business

- SD 20.45 Mozley Estate Farms - Request of 60-day extension of plat approval to obtain final signatures and record the plat.
- SD 20.47 Public hearing to consider the request to amend the conditions of approval for Fairhope Falls West.

5. Adjourn