



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
February 1, 2021**

1. Call to Order
2. Approval of Minutes
 - January 4, 2021
3. Consideration of Agenda Items:

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACOMO

Jimmy Conyers

Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

- A. SD 20.49 Public hearing to consider the request of George and Mary Jean Havranek for plat approval of Havranek Place, a 2-lot minor subdivision. The property is approximately 11.82 acres and is located at the southeast corner of the intersection of County Road 13 and County Road 24.
PPIN #: 19362
- B. SD 20.51 Public hearing to consider the request of FST Linda Walker for plat approval of Walker Place, a 2-lot minor subdivision. The property is approximately 7.9 acres and is located on the south side of Morphy Avenue between Bishop Road and County Road 13, at 8800 Morphy Avenue.
PPIN #: 14591
- C. SD 20.52 Public hearing to consider the request of 68V Pay Dirt, LLC for Preliminary plat approval of Laurelbrooke Subdivision, a 100-lot division. The property is approximately 59.72 acres and is located on the east side of State Highway 181 approximately 1/2 mile north of County Road 24.
PPIN #: 34129
- D. SD 20.53 Public hearing to consider the request of FST Magnolia/Church, LLC for preliminary approval of Magnolia & Church Mixed Use Development, a 10-unit multiple occupancy project. The property is approximately .51 acres and is located at the northeast corner of the intersection of Magnolia Avenue and Church Street, at 301 Magnolia Avenue.
PPIN #: 15164
- E. SR 20.04 Request of FST Magnolia/Church, LLC for Site Plan approval of Magnolia & Church Mixed Use Development, a 10-unit project. The property is approximately .51 acres and is located at the northeast corner of the intersection of Magnolia Avenue and Church Street, at 301 Magnolia Avenue.
PPIN #: 15164

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

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- F. SD 21.03 Public hearing to consider the request of 68V Pay Dirt, LLC on behalf of FST Matthew D. Malone, for Preliminary approval of Carmel Park Flats, a 242-unit multiple occupancy project. The property is approximately 20.24 acres and is located at the southwest corner of the intersection of County Road 44 (a.k.a. Twin Beech Road) and Thompson Hall Road, to be known as Carmel Park Flats.
PPIN #: 14962 and 254668
- G. ZC 21.01 Public hearing to consider the request of 68V Pay Dirt, LLC on behalf of Roberta U. Harris, Stephen J. Urbanek, II, and Margaret U. Dunnam, to establish an initial zoning of PUD (Planned Unit Development) conditional upon annexation into the City of Fairhope. The property is approximately 30.7 acres and is located at the southeast corner of the intersection of County Road 48 and Blueberry Lane, to be known as Overland.
PPIN #: 43640
- H. SD 21.07 Public hearing to consider the request of Leonard and Sharon Smart; TH Fairhope Falls 2018, LLC; and Fairhope Falls Owners Association, Inc. for Preliminary plat approval of Fairhope Falls West, Phase 4, a 37-lot subdivision. The property is approximately 30.98 acres and is located on the east side of Langford Road across from Bridalwood Lane.
PPIN #: 96893, 310029, 350184, and 382511
- I. SD 21.08 Public hearing to consider the request of Leonard and Sharon Smart; TH Fairhope Falls 2018, LLC; and Fairhope Falls Owners Association, Inc. for Preliminary plat approval of Fairhope Falls, Phase 5, a 68-lot subdivision. The property is approximately 25.75 acres and is located on the east side of Langford Road just north of Bridalwood Lane.
PPIN #: 96893
- J. SD 21.09 Public hearing to consider the request of RW Battles, LLC for Preliminary approval of Publix at Point Clear, a 17-unit multiple occupancy project. The project is approximately 15.85 acres and is located at the northwest corner of the intersection of S. Greeno Road and Battles Road.
PPIN #: 17515, 46100, 50383, 80662, 80862, 114983, 227062, 227063, 237193, and 308151
- K. SD 21.10 Public hearing to consider the request of FST Wise Properties-TN, LLC for Preliminary approval of Magnolia Mixed Use, a 26-unit multiple occupancy project. The project is approximately .31 acres and is located on the north side of Magnolia Avenue just east of Church Street.
PPIN #: 254510 and 343620

- L. SR 21.01 Request of FST Wise Properties-TN, LLC for Site Plan approval of Magnolia Mixed Use, a 26-unit project. The project is approximately .31 acres and is located on the north side of Magnolia Avenue just east of Church Street.
PPIN #: 254510 and 343620
- M. ZC 21.04 Public hearing to consider the request of FST Wise Properties-TN, LLC to rezone property from B-4 Business and Professional District to B-2 General Business District. The property is approximately .25 acres and is located at the northeast corner of the intersection of N. Bancroft Street and Pine Avenue.
PPIN #: 386620
- N. 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 19.06 Riverhorse Subdivision – Request of 1-year extension of Preliminary plat approval for construction of this phase.

5. Adjourn