



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

1. Call to Order

Sherry Sullivan  
*Mayor*

2. Approval of Minutes

- January 4, 2021
- February 1, 2021

*Council Members*

Kevin G. Boone

Robert A. Brown

Jack Burrell, A.C.M.O.

Jimmy Conyers

Corey Martin

3. Consideration of Agenda Items:

A. Executive Session- To discuss pending or potential litigation pursuant to Alabama Code Section 36-25A-7(a)(3).

B. SD 21.03 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**

C. SD 21.06 Public hearing to consider the request of TH Fairhope Falls 2018, LLC for Final plat approval of Fairhope Falls, Phase 3, a 33-lot subdivision. The property is approximately 16.19 acres and is located on the south side of State Hwy. 104 and west of Yosemite Blvd.  
**PPIN #: 286553**

D. SD 21.12 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 6, a 70-lot subdivision. The property is approximately 29.59 acres and is located on the east side of Langford Road just north of Dressage Way.  
**PPIN #: 310029, 350184, 350639, and 382511**

E. SD 21.13 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 7, a 60-lot subdivision. The property is approximately 34.43 acres and is located on the east side of Langford Road just north of Dressage Way.  
**PPIN #: 310029 and 350639**

161 North Section Street

PO. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

[www.fairhopeal.gov](http://www.fairhopeal.gov)

*Printed on recycled paper*

- F. SD 21.14 Discussion regarding the request of the City of Fairhope Planning and Zoning Department to accept Resolution 2021-02 for a proposed amendment to Article IV Procedure for Plat Approval and Article V Planning Design Standards to establish specifications for estate subdivisions in the City of Fairhope Subdivision Regulations.
- G. SD 21.15 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department to accept Resolution 2021-03 for a proposed amendment to Article IV Procedure for Plat Approval specify digital file requirements in the City of Fairhope Subdivision Regulations.

#### 4. Old/New Business

- SD 21.04 River Place – Request a 60-day extension to record the plat.
- SD 21.11 Request of Amzi and Eileen Sherling for Informal Review approval of Fairhope Downs, a 56-lot subdivision. The property is approximately 51.08 acres and is located on the east side of County Road 3 approximately ½ mile south of County Road 24.  
**PPIN #: 41065, 41072, 41076, 41088, 51475, 71709, 115704, and 216891**

#### 5. Adjourn