

The Board of Adjustments met Monday, March 21, 2022, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chairman; Cathy Slagle; Frank Lamia; Donna Cook; Hunter Simmons, Planning and Zoning Manager; Casey Potts, City Planner; and Allie Knutson, Secretary.

Absent: Mike Baugh.

Chairman Vira called the meeting to order at 5:01 PM.

Approval of Minutes

Frank Lamia made a motion to approve the minutes from the January 20, 2022, meeting.

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

Aye: Anil Vira, Cathy Slagle, Frank Lamia, and Donna Cook.

Nay: None.

**BOA 22.03 Public hearing to consider the request of the Applicant, Cowles, Murphy, Glover & Associates, acting on behalf of the Owner, Robert M. Green, Jr., for a Special Exception to allow for a Medical Clinic Use for property zoned B-2, General Business District. The property is approximately 1.66 acres and is located on the west side of US Highway 98, south of Hoyle Avenue.
PPIN#: 17231**

Hunter Simmons, Planning and Zoning Manager, presented the case summary.

The applicant desires to develop the subject property of Fairhope Urology as a Clinic, which is allowed only on appeal and subject to special conditions. A Site Plan review and a Minor Subdivision review was considered at the March 2022 Planning Commission for the Fairhope Urology project. The Planning Commission approved the Minor Subdivision to create four lots and made a recommendation to the City Council to approve the Site Plan. The Site Plan is tentatively scheduled to be reviewed by the City Council on April 11, 2022.

The Planning Department did receive a few comments from neighbors regarding drainage, but drainage is not something that would be reviewed during a Special Exception case and was reviewed during the minor subdivision case at Planning Commission.

Frank Lamia asked where the water travels and where the line of the B-2 and R-1 zoning was.

Mr. Simmons stated that the water drains to the southwest and there is an existing ALDOT drainage easement on the southern portion of the property. Mr. Simmons showed what was zoned B-2 and R-1 and where the buffer would be to protect the residential zoning from the B-2 zoning. The drainage easement is located on the R-1 zoned property that prevents it from being built on in the future.

Recommendation:

Staff recommends approval of BOA 22.03 for the Special Exception for clinic use for Fairhope Urology.

Donna Cook stated that she was concerned about the parking.

Mr. Simmons stated that they meet the parking requirements per the Zoning Ordinance.

Chairman Vira opened the Public Hearing. Having no one present to speak, the Public Hearing was closed.

Motion:

Frank Lamia made a motion to approve Case BOA 22.03.

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

Aye: Anil Vira, Cathy Slagle, Frank Lamia, and Donna Cook.

Nay: None.

Old/New Business

Mr. Simmons stated that there would be one case on the agenda for next month.

Adjournment

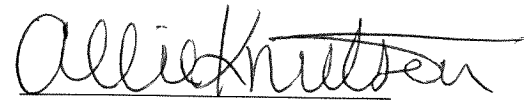
Cathy Slagle made a motion to adjourn, and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia, and Donna Cook.

Nay: None.

Adjourned at 5:18 p.m.


Anil Vira, Chairman


Allie Knutson, Secretary