



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
June 6, 2022**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Lisa A. Hanks, MMC

City Clerk

Kimberly Creech

City Treasurer

1. Call to Order
2. Approval of Minutes
 - May 2, 2022
3. Consideration of Agenda Items

A. SR 22.05 Request of the Applicant, Overstreet & Associates, on behalf of the Owner, PSGC Properties, for Site Plan Approval of Alpha Care. The property is approximately 1.11 acres and is located on the east side of US Highway 98, 0.13 miles south of Gayfer Road Ext.

PPIN #: 913

B. ZC 22.04 Public hearing to consider the request of the Applicant, Goodwin, Mills, Cawood, LLC, on behalf of the Owner, Gayfer Village Partners, to amend the existing PUD (Planned Unit Development) for Klumpp PUD. The property is approximately 75.85 acres and is located on the west side of State Highway 181 between Gayfer Road Ext. and County Road 48.

PPIN #: 316793, 236701, 24160

C. ZC 22.05 Public hearing to consider the request of the Applicant, Kenneth Kleban with Kleban Properties, on behalf of the Owner, FST Corte Rockwell Place, LLC, to establish an initial zoning of B-2, General Business District, concurrent with conditional annexation into the City of Fairhope. The property is approximately 34.41 acres and is located at 22148 State Highway 181, on northeast corner of State Highway 104 and State Highway 181.

PPIN #: 108453

D. ZC 22.07 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for an amendment to Article III, Section B, Table 3-1: Use Table, in the City of Fairhope's Zoning Ordinance.

E. SD 21.51 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, D.R. Horton, Inc., for Preliminary Plat Approval of Lone Oak Farms Subdivision, an 82-lot Major Subdivision. The property is approximately 57.72 acres and is located on the northeast corner of Pierce Road and County Road 32.

PPIN #: 17050

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

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www.fairhopeal.gov

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F. SD 22.08 Public hearing to consider the request of the Applicant, Seth Moore, on behalf of the Owner, Donna Elkins, for Plat Approval of Elkins Place, a 2-lot Minor Subdivision. The property is approximately 1 acre and is located on the east side of Main Street, 0.3 miles south of Jewett Street.

PPIN #: 46843

G. SD 22.16 Public hearing to consider the request of the Applicant, Goodwyn, Mills, Cawood, LLC, on behalf of the Owner, FST Montrose Properties, Inc., for Final Plat Approval of Fox Hollow, Phase 3, a 32-lot Major Subdivision. The property is approximately 13.78 acres and is located on the east side of County Road 13, 0.04 miles south of Nichols Avenue.

PPIN #: 15399

H. SD 22.17 Public hearing to consider the request of the Applicant, SE Civil, on behalf of the Owner, FST Fritz Harshberger DMD LLC, for Preliminary Approval of Advanced Dental, an 11-unit Multiple Occupancy Project. The property is approximately 2.75 acres and is located on the east side of State Highway 181, 0.25 miles south of County Road 48.

PPIN #: 14894

I. SD 22.18 Public hearing to consider the request of the Applicant, SE Civil, on behalf of the Owner, Lennar Homes of Alabama, LLC, for Preliminary Plat Approval of Greenfields Subdivision, an 80-lot Major Subdivision. The property is approximately 39.9 acres and is located on the east side of County Road 13, 0.38 miles south of County Road 34.

PPIN #: 41079, 55265

J. SD 22.19 Public hearing to consider the request of the Applicant, Dewberry, on behalf of the Owner, Dilworth Development Inc, for Final Plat Approval of Riverhorse, a 27-lot Major Subdivision. The property is approximately 22 acres and is located ¼ mile north of Gayfer Avenue, on the east side of Blueberry Lane, north of the North Station Subdivision.

PPIN #: 369809

K. IR 22.03 Request of the Applicant, Kenneth Kleban with Kleban Properties, on behalf of the Owner, FST Klumpp Family Limited Partnership, for an Informal Review of an amendment to the existing PUD (Planned Unit Development) for Idlewild Place PUD. The property is approximately 10 acres and is located on the west side of State Highway 181, just south of Fairhope Avenue.

PPIN #: 261908

4. Old/New Business

5. Adjourn