

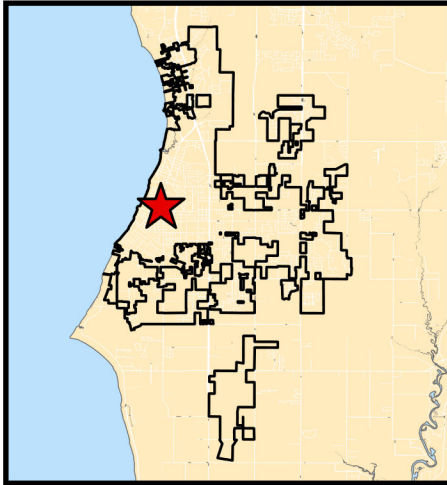
City of Fairhope

Board of Adjustments

September 21, 2026



BOA 26.11 - Hampton Inn



Project Name:

Hampton Inn

Site Data:

0.47 acres

Project Type:

Special Exception for a Hotel on property zoned B-2, General Business District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2, General Business District

PPIN Number:

15311, 15195

General Location:

Southwest corner of the intersection of Section Street and Magnolia Avenue

Surveyor of Record:

Blew & Associates, P.A

Engineer of Record:

Blew & Associates, P.A

Owner / Developer:

HH Section Street Hospitality LLC

School District:

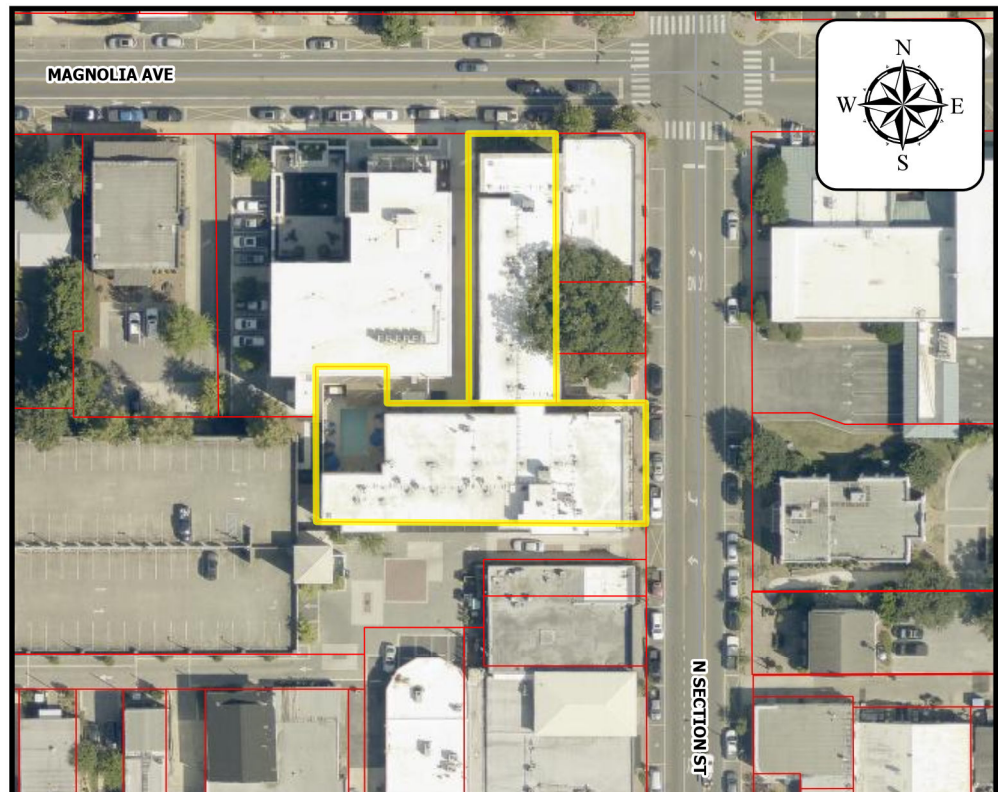
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved

Prepared by:

Payton Rogers



SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Casey Pipes, on behalf of the Owner, HH Section Street Hospitality LLC, for a Special Exception for a Hotel on property zoned B-2, General Business District. The property is located at 23 N. Section Street and is a total of 0.47± acres.

SITE HISTORY

At its meeting on August 1, 2005, the Planning Commission unanimously recommended approval of SR 05.04, Site Plan Review of Charlie Bassett for a proposed hotel. The Site Plan Review was subsequently approved by the City Council at its September 26, 2005 meeting.

Development of the subject site with the existing Hampton Inn began shortly thereafter sometime between 2006 to 2007.

There have been no other Planning Commission or Board of Adjustment cases affiliated with this site.

STAFF COMMENTS

The Applicant has requested a Special Exception to allow a hotel use in a B-2, General Business District located within the Central Business District (CBD). The subject site consists of two parcels that are currently developed with an existing 15,447± square-foot Hampton Inn hotel, swimming pool, and pool house. No change to the existing use, and no new construction, expansion, or alteration of the existing hotel, is being proposed as part of this application.

The Zoning Ordinance defines Hotel as follows:

Hotel: *a business where lodging services, including accessory uses such as eating and drinking facilities, recreation facilities and parking, are provided. Lodgings may consist of sleeping rooms only or may include cooking facilities also, but are not intended for long-term occupancy.*

Development of the existing hotel began prior to the current City of Fairhope Zoning Ordinance which was adopted by the City Council on June 27, 2005. Applications for a Site Plan Review (SR 05.04) associated with the Hampton Inn were submitted before June 2005 which allowed SR 05.04 to be reviewed in accordance with the previous 1992 Zoning Ordinance. Under the '92 Zoning Ordinance a hotel was allowed by right within B-2 districts, hence the approval of the Hampton Inn Site Plan. However, the '05 Zoning Ordinance removed this use from B-2 districts entirely, making the Hampton Inn a legal non-conforming use essentially as soon as construction began. As a legal non-conforming use the hotel was allowed to continue with construction and operate under the approved Site Plan, but any future additions/expansions of the use and/or additions/expansions to the approved structures would necessitate additional reviews by the Board of Adjustment. It was not until the adoption of a zoning amendment in 2014 that the hotel use was added back into the Use Table. This time as a use allowed within B-2 districts via Special Exception approval by the Board.

As previously mentioned, the applicant does not propose any change to the existing hotel use or structures at this time. The purpose of this application is to request approval of the hotel use so that the site may operate under a Special Exception rather than as a legal non-conforming use.

If approved, the subject site will be able to be redeveloped with a future hotel use under the current standard conditions listed within the Zoning Ordinance in addition to any conditions of approval the Board sees fit to

require with this application. It should be noted, however, that with the adoption of the recent amendments to the Zoning Ordinance in July 2026, Site Plan review is now required for any hotel being proposed within any zoning district. Meaning that, if approved, while the Board of Adjustment will not have a chance to weigh in on any future hotel use on the subject site, the City Council will review any future site plans should the existing hotel be altered or the site redeveloped.

Lastly, it should be noted that this application is a Special Exception request for the hotel Use only. Any and all future signage must be separately permitted in full compliance with the City of Fairhope Sign Ordinance.

The complete application, including the applicant's narrative/description, can be found included within the agenda packet.

Citizen Comments

During the public comment period staff did not receive any citizen comments.

SPECIAL EXCEPTION CONSIDERATIONS

Article II Section C.3.e(2) of the City of Fairhope Zoning Ordinance states that any other application (i.e. Administrative Appeal or Special Exception) shall be reviewed by the Board of Adjustments under the following criteria:

- 1) Compliance with the Comprehensive Plan;
- 2) Compliance with any other approved planning document;
- 3) Compliance with the standards, goals, and intent of this ordinance;
- 4) The character of the surrounding property, including any pending development activity;
- 5) Adequacy of public infrastructure to support the proposed development;
- 6) Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- 7) Compliance with other laws and regulations of the City;
- 8) Compliance with other applicable laws and regulations of other jurisdictions;
- 9) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
- 10) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.
- 11) Overall benefit to the community;
- 12) Compliance with sound planning principles;
- 13) Compliance with the terms and conditions of any zoning approval; and
- 14) Any other matter relating to the health, safety, and welfare of the community.

Recommendation:

Based on the preceding, Staff recommends **APPROVAL** of BOA 26.11 – 23 N Section St.

EXHIBITS

BOA 26.11 – Hampton Inn

September 21, 2026

Locator Map

