

NOTICE AND CALL OF SPECIAL CALLED CITY COUNCIL MEETING

Notice is hereby given of a special meeting of the City Council of the City of Fairhope, Alabama, to be held at the Fairhope Municipal Complex on Thursday, April, 20, 2026, at 5:00 p.m., for the purpose to:

- ❖ Discuss Various Zoning Amendments

Signed / Jimmy Conyers
Council President

CONSENT TO HOLDING OF MEETING

The undersigned members of the City Council of the City of Fairhope, Alabama, do hereby acknowledge service of the Notice and Call of Special Meeting hereinabout set forth and do hereby consent to the holding of such meeting as such time in such place for the purpose set forth therein.

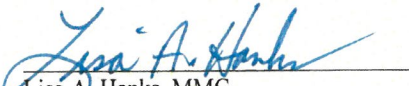
Signed / Joshua Gammon

Signed / Jack Burrell

Signed / Jay Robinson

Signed / Andrea Booth

Attest:



Lisa A. Hanks, MMC
City Clerk

STATE OF ALABAMA)
 :
 COUNTY OF BALDWIN)(

The City Council, City of Fairhope, met in special session at 5:00 p.m., Fairhope Municipal Complex Council Chamber, 161 North Section Street, Fairhope, Alabama 36532, on Monday, 20 April 2026.

Present were Council President Jimmy Conyers, Councilmembers: Jack Burrell, Joshua Gammon, Jay Robinson, and Andrea Booth, Mayor Sherry Sullivan, City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks.

There being a quorum present, Council President Conyers called the meeting to order. The invocation was given by Pastor Mike Megginson of 3 Circle Church, and the Pledge of Allegiance was recited.

Council President Conyers thanked everyone in attendance; and said this is more of an open forum. He said we will take each Agenda item one at a time; and everyone that wants to address the City Council will have three minutes to speak. Council President Conyers said there will be a hard stop at 8:00 p.m.

Planning Director Hunter Simmons briefly explained each Agenda Item prior to discussions.

DISCUSSION OF ZONING AMENDMENTS – TIME SENSITIVE LIST

- 1. Removal of Single-Family and Two-Family Dwelling Uses from the following Zoning Districts:**
 - a. B-3a Tourist Resort Commercial Service District**
 - b. B-3b Business and Professional District**

Councilmember Burrell commented that the City Council prepared and adopted a resolution to leave as is. He said we should move forward and leave residential in these Districts. The consensus of the City Council was to leave in B-3a and B-3b Districts.

The following individuals spoke regarding Item No. 1 under Time Sensitive List:

- 1) Trae Corte - 53 South School Street

Councilmember Robinson stated he wanted everyone to know what they can and cannot do. Attorney Williams stated each has its own definition.

- 2) Phillip Goodwyn – 493 and 495 Pine Avenue
- 3) Jimmy Prestwood – 54 Fairhope Avenue
- 4) Mac Walcott – South School Street

20 April 2026

5) Dean Mosher – 456 Oak Avenue

Councilmember Gammon questioned Vacation Homes; and Mr. Hunter explained. Councilmember Burrell asked about expediting some sections. Attorney Chris Williams explained the process for adopting sections of the Zoning Ordinance instead of adopting all of these proposed amendments at once.

2. Removal of Single-Family, Two-Family, and Townhouse Dwelling Uses from the following Zoning Districts:

- a. **B-1 Local Shopping District**
- b. **B-3 General Business District**
- c. **B-4 Business and Professional District**

Councilmember Burrell questioned whether single family dwellings are grandfathered in. Mr. Hunter replied the property would be grandfathered in.

The following individuals spoke regarding Item No. 2 under Time Sensitive List:

- 1) Phillip Goodwyn – 493 and 495 Pine Avenue
- 2) Ryan Baker – 460 Dogwood
- 3) Dean Mosher – 456 Oak Avenue
- 4) Mac Walcott – South School Street

Council President Conyers stated we can reduce density and high density in certain areas. Councilmember Robinson said we look for the impact of Community not the landowner. Attorney Williams explained there are several other goals that you are trying to match and several other objectives to accomplish. Councilmember Robinson commented that there are many other non-conforming buildings than just these; and if you look at Fairhope years ago you will see Fairhope has not looked at affordability.

3. Special Conditions for Townhouses

The following individuals spoke regarding Item No. 3 under Time Sensitive List:

- 1) Ryan Baker – 460 Dogwood
- 2) Mac Walcott – South School Street
- 3) Trae Corte - 53 South School Street

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20 April 2026

4. Special Conditions for Multi-Family/Apartment

Councilmember Gammon commented he was okay with 35' height.

The following individuals spoke regarding Item No. 4 under Time Sensitive List:

- 1) Larry Smith – 9969 Windmill Road
- 2) Mac Walcott – South School Street
- 3) Phillip Goodwyn – 493 and 495 Pine Avenue

Councilmember Burrell comments apartments are not our highest priority; and he does not want his property prices to go down. He said we do not want accelerated growth which what affordability does. Councilmember Gammon said his priorities are controlling the quality of life and managing growth with clear guidance on regulations.

Councilmember Robinson questioned; is it the City Council's decision or concern to help the landowner make more money? He said we need to look at quality of life and other things. Councilmember Gammon said we cannot control outside the City limits, but we can control inside the City. He said apartments do impact the quality of life and are density issues.

Mayor Sullivan said when the Comprehensive Plan discussions took place, affordability was for workforce housing and single-family homes for children to move back to Fairhope. Council President Conyers said quality of life, controlling growth, and managing utility infrastructure rank higher than affordability.

5. Special Conditions for Mixed Use Buildings

The consensus of the City Council was to encourage mixed use and preserve retail in the CBD. And, to have business downstairs and residential upstairs; and to make it economically feasible to build. They also agreed about needing to determine how many units to allow. Planning Commission Chair Lee Turner said what we do in the CBD may not require the same specifications; but parking could control it.

The following individuals spoke regarding Item No. 5 under Time Sensitive List:

- 1) Trae Corte - 53 South School Street
- 2) Mac Walcott – South School Street
- 3) John Bethea – 6021 Pine Grove Drive
- 4) Ryan Baker – 460 Dogwood
- 5) Cheryl Stovall – 307 Dry Falls Way

20 April 2026

6. Amendments to Planned Unit Developments

Council President Conyers said these may have been pushed for maximizing density; and having a commercial component may not be necessary. Councilmember Gammon stated we need to bring differences from R-A and R-1; and need something in between.

Councilmember Burrell said he does not approve of removing PUDs and it is a valuable tool and needs to be kept in the toolbox. He said, "If you don't like it, say no!" He told the Planning Commission and City Staff, "If you don't like say no." He said to the City Council if you don't like it "vote no." Councilmember Robinson said he agreed with Councilmember Burrell; and we need to be more aggressive and not always approve.

The following individuals spoke regarding Item No. 6 under Time Sensitive List:

- 1) Trae Corte - 53 South School Street
- 2) Mac Walcott – South School Street

Councilmember Burrell commented we do not want density too large; for example, 2.5 per acre not 10 per acre.

DISCUSSION OF ZONING AMENDMENTS – NON-TIME SENSITIVE LIST

1. Requiring Site Plan Review for the following uses:

- a. **Mix-Use Buildings**
- b. **Convalescent or Nursing Home**
- c. **Automobile Service Station**
- d. **Automobile Repair**
- e. **Recreational Vehicle Park**
- f. **Hotel or Motel**
- g. **Entertainment Venue**

The following individuals spoke regarding Item No. 1 under Non-Time Sensitive List:

- 1) Fred Granade – 57 North Bayview
- 2) Mac Walcott – South School Street
- 3) Cheryl Stovall – 307 Dry Falls Way

20 April 2026

2. Impervious surface limitations within residential zoning districts.

The following individuals spoke regarding Item No. 2 under Non-Time Sensitive List:

- 1) Lea Verneville – 732 South Mobile Street
- 2) Mac Walcott – South School Street

Council President Conyers said City Council asked Planning to look at drainage, run-off, etc. to try to get in front of all of this. Councilmember Gammon commented we have to handle the Fruit and Nut differently than others.

Building Official Erik Cortinas said we are in the middle of a stormwater study; and try to write a stormwater manual for the City. He said that citizens are redesigning their yards and flood their neighbors out.

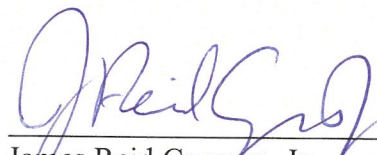
Council President Conyers said this will be an ongoing issue and we will probably hold more City Council meetings and Work Sessions. He thanked everyone for coming out this evening.

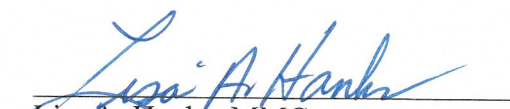
Items No. 3 through No. 5 for Discussion of Zoning Amendments – Non-Sensitive List were not addressed due to the meeting's hard time stop being 8:00 p.m.

All of the comments to the City Council from Individuals who spoke can be found on the City Council website at the following: www.fairhopeal.gov YouTube on the top in the middle above the Search...

Councilmember Booth moved to adjourn the meeting. Seconded by Councilmember Gammon.

There being no further business to come before the City Council, the meeting was duly adjourned at 7:59 p.m.


James Reid Conyers, Jr.,
Council President


Lisa A. Hanks, MMC
City Clerk