

Monday, 11 May 2026

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Mr. Simmons said we need to keep the PUD as a tool and come with other solutions. Councilmember Gammon suggested 1 to 1-1/2 per acre; and said we need a difference between R-A and R-1. Council President Conyers commented developers want a comfort level and a clear solution. He too said we always have the option to deny. Councilmember Robinson said the owner needs to know that the City Council has the right to deny. He said we look at the broader impact on the Community.

Councilmember Burrell questioned Mixed-Use Development's percentage. Mr. Simmons stated any lot in the CBD would get one residential on the ground floor; and must be commercial with a 75% and 25% residential. The consensus of the City Council was move forward with the percentage presented. Mr. Simmons requested a couple of weeks to bring his recommendations for PUDs and the same with impervious surface percentage. Mr. Simmons said he would look at apples to apples what each City/Town has implemented.

The consensus of the City Council on Site Plan amendments was to move forward with what was presented, at least 3 acres for a PUD that is Site Plan driven. Councilmember Burrell said he was okay with 3.b in the PUD with a minimum to 3. Councilmember Gammon agreed with Councilmember Burrell, but would like to see net density. Councilmember Robinson asked what the reason for PUD is if mainly residential. Mr. Simmons responded there could be different Residential Districts within PUD. Councilmembers Burrell and Gammon asked about if over 10 acres; 33 percent commercial. Councilmember Burrell said he was good with a. and b. but wants the 33 percent removed. Councilmember Gammon commented it needs to be good for our Community with a 10 acre limit.

Attorney Chris Williams stated we need to know what you want or you will have to vote up or down. Mr. Simmons said he needed guidance with under 10 acres does not need commercial and over 10 acres must have commercial. Mr. Williams told the City Council that they still have discretion for approval or disapproval even if it is not in the Zoning Ordinance.

Councilmember Burrell began discussion on "Parking." He said right now the requirement is one space per unit; and suggested aid to construction for a Parking Garage. Mr. Simmons commented maybe a fee for parking monthly or annually. Council President Conyers agreed with funds for parking; and he wants mixed use, but it must be managed. Mr. Simmons stated a Parking Study will be presented and there will be more discussions.

- Councilmember Burrell said the Fairhope Airport Authority meeting is tomorrow night; and they are working on second draft to turn over property to the City for the Industrial Park.
- Councilmember Gammon said the Tree Committee will meet Wednesday. He said the Fairhope Environmental Advisory Board met Friday and discussed greenspace.
- Councilmember Booth mentioned the Fairhope Public Library's Summer Movie Program, Summer Reading Program, and then gave an update.
- Council President Conyers said the Fairhope Public Schools Commission's presentations how they spent the 3-Mill Funds. He said the K-1 funds must be used for the Fairhope Feeder Pattern. He said the Parking Authority and Personnel Board will meet later this month.


Monday, 11 May 2026

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- Water and Wastewater Superintendent Daryl Morefield addressed the City Council regarding Agenda Items No. 18, No. 19, and No. 20; and answered any questions if needed.
- Gas Superintendent Wes Boyett addressed the City Council regarding Agenda Item No. 23; and answered any questions if needed. He mentioned that Phase II of the Cast Iron Project was complete; and gave credit to his employees: Tristan Kennedy and Kyler Crowley. They both told the City Council that they appreciate them and appreciate working for the City of Fairhope.
- City Engineer Richard Johnson addressed the City Council and announced that the Fairhope Single Tax Corporation River Mill Park's construction will begin next week. He addressed Agenda Items No. 8, No. 16, and No. 17; and answered any questions if needed.
- Public Works Director John Thomas addressed the City Council regarding Agenda Items No. 9, No. 12, No. 13, No. 14, No. 15, and No. 22; and answered any questions if needed.
- Recreation Director Pat White addressed the City Council regarding Agenda Item No. 24; and answered any questions if needed.
- IT Director Jeff Montgomery addressed the City Council regarding Agenda Item No. 21; and answered any questions if needed.
- Chief Stephanie Hollinghead addressed the City Council regarding Agenda Items No. 5, No. 28, and No. 29; and answered any questions if needed.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:00 p.m.

Council President Conyers announced there would be a 10 minute break and then the City Council meeting would begin.


James Reid Conyers, Jr.
Council President


Lisa A. Hanks, MMC
City Clerk

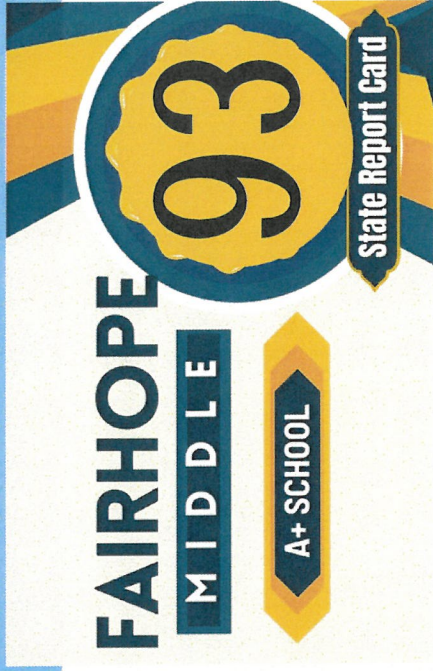
FAIRHOPE MIDDLE SCHOOL

2025-2026

MISSION

**TO EMPOWER BOLD AND HONORABLE LIFE-
LONG LEARNERS WHO STRIVE FOR EXCELLENCE,
SERVE OTHERS, AND FIND SUCCESS.**

Fairhope Middle School



Angie Hall, Principal
Shawn O'Connor, Assistant Principal
Katie Shurett, Assistant Principal
Kristie Davis, Assistant Principal



FAIRHOPE MIDDLE SCHOOL

Attendance

English Language Learners

Climate and Culture

Attendance Incentives

With a focus on Attendance
this year we implemented a

Mentor Program &

Monthly Attendance
Incentives



Chronic Absenteeism in 2024/2025 - 11.59%
Chronic Absenteeism in 2025/2026 - < 10%

EVERY DAY COUNTS- ATTENDANCE GOAL CARD

Month: _____

My Attendance Goal

- I will be present and on time every school day this month
- or
- I will miss no more than _____ days this month

My Reward if I Meet My Attendance Goal

(Check ONE reward)

- \$10 Chick-fil-A Gift Card
- 2 - Cafeteria FAST Passes (skip the line)
- 2 - Guthrie's Snack Pack w/ Drink
- 4 - Snack Bar Coupons
- 2 - IXL Passes
- 2 - Homework Passes

Other (approved): _____

Why Attendance Matters to Me

- I will have a better understanding of my lessons
- I won't fall behind in my lessons
- I will show responsibility
- Other: _____

Student Agreement

Student Signature: _____

Date: _____

Teacher Signature: _____

Date: _____

English Language Learners

Full time ESL Teacher utilizing an inclusion model to support ESL students during Tier 1 instruction in Math and English.

Small groups two periods a day to address ESL service minutes and bridge language gaps.



When I was my students' age, I remember the fear of not knowing English in a strange place. What I love most about working with ESL students is that I can see that sparkle in their eyes when what they are learning finally clicks. When that happens, they take that excitement to empower themselves and help others. As a first-generation immigrant myself, I find it incredibly rewarding to see our students gain the confidence to begin navigating their own lives here.

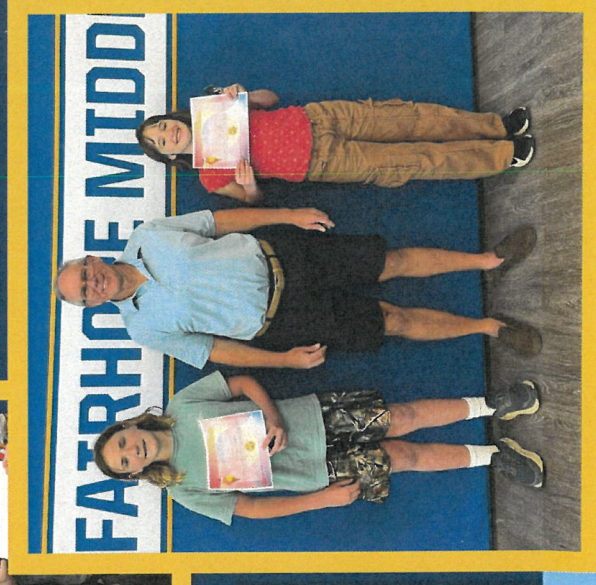
Mrs. Stella Cooper

Climate and Culture

We focus on fostering a positive school environment for students, teachers, and families.

Positive Student Referrals
Student of the Month
sponsored by Gene's Beans

Teacher Attendance
Incentives



STUDENT *of the Month*

FAIRHOPE MIDDLE SCHOOL

DATA



Data: District Assessment

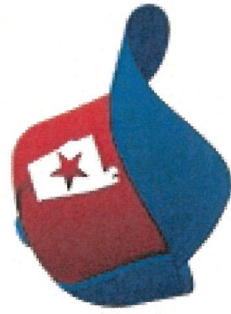
25-26 FMS	
iXL Proficiency	
BOY	EOY
ELA	51%
Math	29%

IXL DATA IS USED TO MEASURE STUDENT GROWTH THROUGHOUT THE YEAR. STUDENTS PERFORMING BELOW BENCHMARK PARTICIPATE IN INTERVENTION CLASSES.

Data: State Assessment

FMS 24-25 ACAP SUMMATIVE PROFICIENCY PERCENTAGES

7th ELA	FMS 79%	Baldwin Co. 67%	Alabama 57%
8th ELA	FMS 77%	Baldwin Co. 63%	Alabama 55%
7th MATH	FMS 58%	Baldwin Co. 36%	Alabama 24%
8th MATH	FMS 66%	Baldwin Co. 37%	Alabama 24%
8th SCIENCE	FMS 66%	Baldwin Co. 56%	Alabama 41%



ACAP

Alabama Comprehensive Assessment Program

SUMMATIVE

**FAIRHOPE MIDDLE SCHOOL STUDENTS PERFORMED ABOVE THE COUNTY AND STATE
PERCENTAGES IN ALL CONTENT AREAS ON THE STATE SUMMATIVE ASSESSMENT!**



Local Funding

LOCAL FUNDS

3 MILL TAX

Intervention Teachers
Instructional Aides
Pirate Boost
Professional Development

Local Funding: Instructional Aides & Intervention Teachers



Math Intervention
Karli McDonnell

What I love most about my position is watching my students make such big leaps throughout the school year. Watching their confidence grow as they proceed through challenging units is such a gratifying experience. I am thankful that I get to be a part of their academic journey.



Instructional Aide
Talasia Campbell

The best part of my job is being someone that students feel safe talking to, because many of them don't have anyone else.



Reading Intervention
Elizabeth Davis

I enjoy meeting students at their specific point of need, helping to strengthen their skills and build confidence in reading.



Math Intervention
Emily Coate

I am grateful for my position as a math interventionist because I think helping students fill in learning gaps will help them succeed in high school and keep career opportunities available to them.

Local Funding: Instructional Aides & Intervention Teachers



Pirate Boost
Faye Sheppard

The greatest part of being the "Pirate Boost" teacher is witnessing student growth and confidence as they complete challenging assignments. Students are also given individualized attention that they may not receive in a classroom setting.



Instructional Aide
Teresa Cruz

The best part of my job is having the opportunity to work with students individually and in small group settings which I feel provides the greatest impact on their learning.



Reading Intervention
Monica Yang

As the 8th Grade Reading Intervention teacher, I am grateful for our local funds. Our state assessment scores, as well as our students' progress monitoring scores continue to improve. Our students are gaining confidence and will benefit from this program for years to come. For that, I am thankful.

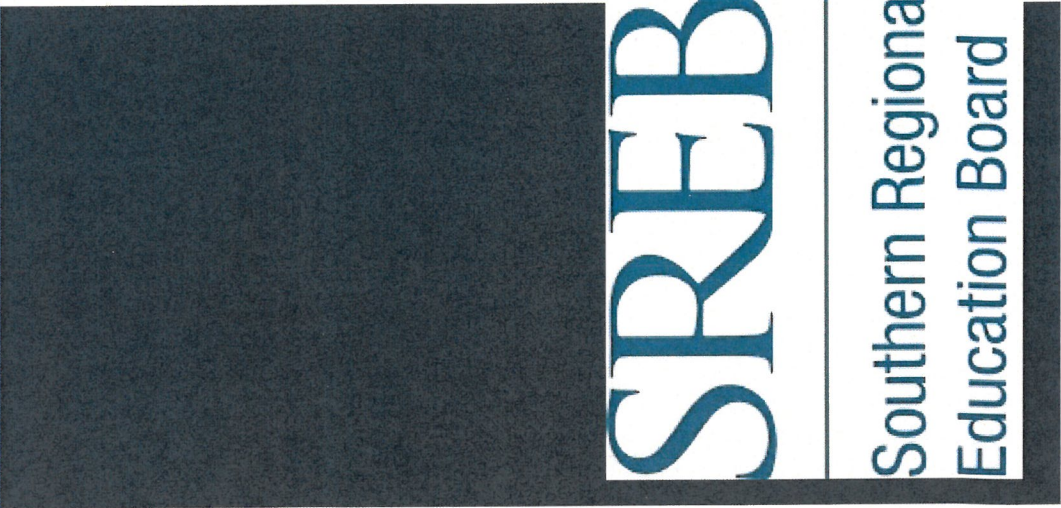
Local Funding: Pirate Boost

Students are assigned to Pirate Boost when they have multiple missing assignments due to absences or failing grades. This gives students an opportunity to work during the school day and have support. Pirate Boost has reduced our student failure rate. I am thankful to serve the students of Fairhope Middle School and see them succeed.

- Faye Sheppard



Local Funding: Professional Development



• • •
A team of teachers traveled to New Orleans where they attended the Southern Regional Education Board (SREB) conference. Teachers were able to participate in personalized learning where topics focused on how to best serve diverse students. They also had an opportunity to meet with Alabama State Superintendent, Dr. Mackey

Local Funding: Professional Development

Innovative Schools Summit

We were able to send our curriculum leader, a counselor, an English teacher, and our Special Education team leader to the Innovative Schools Summit in Chicago. This was four conferences in one!

Innovative Teaching Strategies, At-Risk Students, Social-Emotional Learning, and Innovative School Leadership.



Pirate Pledge

**I WILL DO THE RIGHT THING BECAUSE
IT IS THE RIGHT THING TO DO
FOR MYSELF AND OTHERS.**

THANK YOU



Bruce Cuddy Pickleball Tournament

Fairhope Junior City Council

April 25, 2026

Despite morning rain, the event was able to service around **30 players**.

We provided refreshments (doughnuts, pizza, water, and Gatorade). Tropical Sno was invited and onsite with snow cones.

The bouncy house also provided a fun environment for the younger kids who had been brought by players.

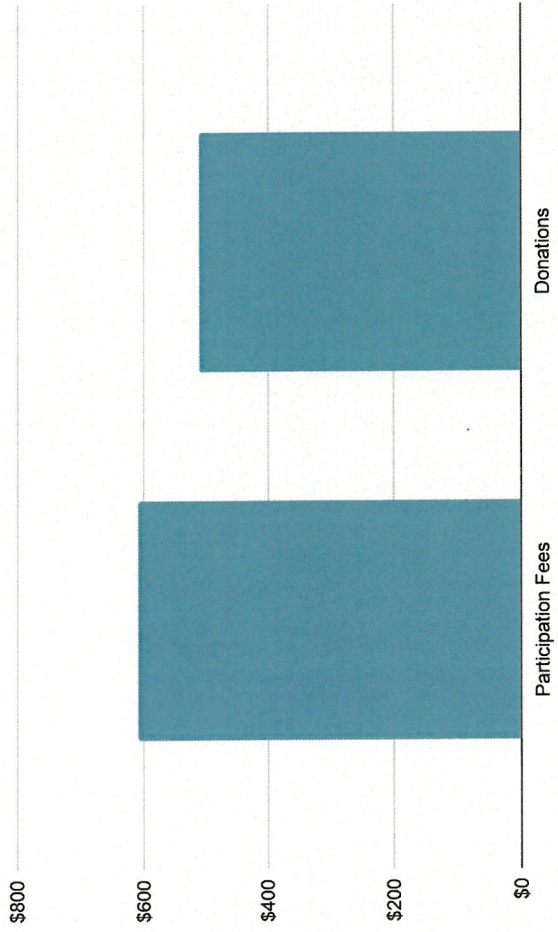
The rain postponed the event start time until 11:30.

This was communicated with the players by their contact method they provided when signing up for the tournament.

Once the tournament began, the sun had come out and the water had been almost completely cleared from the courts.



Fundraiser Report



Fundraiser Total: \$1,119



Donors

We had multiple donations given at the event by participants.

We also had a corporate donation given to us by Tony's Towing Inc.

100% of donations from the tournament are going to the Rotary Youth Club in Fairhope.



Tony's

TOWING, INC. *Daphne/Spanish Fort* *Fairhope*
251-626-7339 251-928-7334

The Bruce Cuddy Pickleball Tournament supported our local community and raised **\$1,119** that is donated to the Rotary Youth Club.

Thank you Mayor Sherry Sullivan and City Council along with Pat White, Director of Recreation, and staff for your support on our project.







City of Fairhope City Council

May 11, 2026

Zoning Ordinance Amendments

Case: ZC 25.07

Prepared by: Hunter Simmons

Summary



Background:

These amendments are proposed in response to Comprehensive Plan input, conversations with City Council and Planning Commission, Staff evaluation, and consultation with Legal Counsel.

Future Plans:

There will be more amendments proposed in the coming month(s)/year(s). Current Zoning Ordinance and Subdivision Regulations, along with other City regulations, have only had piecemeal edits over the last 20 years. Planning Staff has requested a budget item to begin an all-inclusive review and overhaul of current policy, to more efficiently guide the City's long-range growth.

February 2026 Update:

Amendments were proposed to the Planning Commission in September 2025 and to the City Council in October 2025. Staff was asked to revisit some of the proposed amendments and bring back revisions to the City Council. The following pages summarize changes to the amendments since they were heard during the October and November meetings.

Change Log: October VS February VS May

	October	February	May
1.	Changes to Site Plan Review requirements	No Change	No Change Since February
2.	Impervious Surface Maximum added to Residential	No Change	No Change Since February
3.	Recreational Zoning Districts	No Change	No Change Since February
4.	Townhouses	No Change	No Change Since February
5.	Multi-Family/Apartments	No Change	No Change Since February
6.	Mixed-Use Buildings	Increased density and floor area ratio in the CBD; decreased max. required commercial ground floor from 90% to 80%	Decreased max. required commercial on ground floor from 80% to 75%
7.	Planned Unit Developments (PUD's)	No Change	Removed changes entirely
8.	Village Districts	No Change	No Change Since February
9.	Use Table	Exception for existing single-family and two-family	Added single-family and two-family uses back into B-3a, B-3b, & B-4; will come back w/ lodging uses in 2 nd round
10.	General Maintenance and Definitions	Revised Gross Floor Area definition; changes to definition of building height removed entirely	No Change Since February



Why have a maximum impervious surface requirement?

There does not seem to be many concerns with the concept of the maximum impervious requirements. For the most part, the concern seems to be focused on the permitting and enforcement of those requirements. The amendment to the Zoning Ordinance is the first part. If adopted, the City will monitor permits and adjust processes or propose new amendments to local regulations to accommodate challenges. Currently, the Zoning Ordinance requires adequacy for control of surface drainage for any permit.

Regional Comparison:

Baldwin County:

- Definitions:
 - *Ground Cover Ratio (GCR)* – A ratio derived by dividing the total of all impervious surfaces on a lot by the lot area.
 - *Impervious Surface* – Any Hard Surfaced, man-made area that does not readily absorb water, including but not limited to: building roofs, streets, sidewalks, parking and driveway areas paved with asphalt, concrete, gravel, limestone, oyster shells, sand, clay or similar materials; and recreation areas.
- Impervious Surface Restrictions:
 - RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RTF-4 RSF-6, RTF-6 max GCR = **0.35**
 - RMF-6 & HDR:
 - Single & two-family max GCR = **0.35**
 - Multi-family, townhouses max GCR = **0.80**
 - B-1 max GCR = **0.60**
 - B-2, LB max impervious surface ratio = **0.60**
 - B-3, B-4 max impervious surface ratio = **0.70**
 - MR, OR, TR, M-1, & M-2 max impervious surface ratio = **0.80**
 - Local provision for District 25, the max impervious surface ratio for Multi-family buildings in RMF-6 is **0.50**.
 - Local provision for District 37, the max impervious surface ratio for B-3 and B-4 is **0.60**.



Impervious Surface

Regional Comparison:

Gulf Shores:

- Definitions:
 - Impervious Surface* – A surface composed of any material that significantly impedes or prevents natural infiltration of water into soil. Impervious Surfaces include, but are not limited to, rooftops, Buildings, Thorougfares, swimming pools, fountains, sidewalks, tennis courts, and any concrete or asphalt surface. Pervious Paving areas are not considered Impervious Surfaces
 - Building Coverage* – The percent of total Lot Area covered by the shadow configuration footprint that would result if the noon sun were located directly over the Lot in question. Building Coverage applies to the roof surface of all Buildings and covered Parking Structures, but excludes temporary Buildings, open air trellises, picnic shelters, canopies, Awnings, swimming pools, tennis courts, sidewalks, surface parking lots, Driveways, paths, trails, plazas, and similar uncovered surfaces.

- Residential Impervious Surface Restrictions:

Zoning District	R-1-1	R-1-2	R-1-3	R-1-4	R-1-5	R-2	R-3	R-4
Max Building Coverage	17%	20%	25%	30%	40%	30%	25%	25%
Max Impervious Surfaces	30%	35%	40%	50%	55%	50%	55%	60%

- Commercial Impervious Surface Restrictions:
 - Varies greatly by district



Article III, Section D.14.c & d

Previous

- (5) Maximum allowable Gross Density: One Dwelling Unit per 3,630 square feet of land contained in the parcel
- Use Restrictions:*
- (1) *Residential Uses:* Upper Story Dwellings shall be allowed in accord with the following requirements:
- (i) No Upper Story Dwelling shall have a gross floor area of less than 600 feet.
- (2) *Commercial Uses:*
- (i) At least 80% of the ground floor of a Mixed-Use Building shall be occupied by Commercial/nonresidential uses. For the purposes of this calculation, parking garages/areas, located within a Building's footprint, shall not make up more than 20% of the ground floor.

Revised

- (5) Maximum allowable Gross Density: One Dwelling Unit per 7,000 square feet of land contained in the parcel
- (i) A minimum of one (1) dwelling unit may be permitted, regardless of the aforementioned 7,000 square foot size requirement, for all legal lots in existence prior to 2026. Any and all new lots created after 2026 shall conform to the Maximum allowable Gross Density.
- Use Restrictions:*
- (1) *Residential Uses:* Upper Story Dwellings shall be allowed in accord with the following requirements:
- (i) No Upper Story Dwelling shall have a gross floor area of less than 600 feet.
- (2) *Commercial Uses:*
- (i) At least 75% of the first floor shall be occupied by Commercial/nonresidential uses. For the purposes of this calculation, parking garages shall not make up more than 10% of the first/ground floor.



Article V, Section I.A.

Previous

2. Size – A Planned Unit Development shall be a minimum of **5** acres.
3. Permitted Uses – The PUD District shall be assembled using any of the current base zoning districts the following base zoning districts listed in paragraphs a. and b. below, provided in the Fairhope Zoning Ordinance. The list of permitted uses that will be utilized in each project shall be described and contained in the master development plan accompanying each Planned Unit Development application.
 - a. No PUD may be comprised exclusively of residential uses. At minimum, 33% of the developable acreage within the proposed PUD shall utilize the following base zoning districts and shall be completed during the first development phase.
 - (1) B-1 – Local Business District
 - (2) B-2 – General Business District
 - (3) B-3a – Tourist Resort Lodging District
 - (4) B-3b – Tourist Resort Commercial Service District
 - (5) B-4 – Business and Professional District
 - b. Proposed base zoning districts should account for neighboring uses, as well as the Fairhope Comprehensive Plan to determine appropriate base zoning districts.
 - (1) If the PUD includes residential uses, the base residential districts shall be limited to the following:
 - (1) R-A – Residential/Agricultural District
 - (2) R-1 – Low Density Single-Family Residential District
 - (3) R-1(a) – Low Density Single-Family Residential District
 - (4) R-1(b) – Low Density Single-Family Residential District
 - (5) R-1(c) – Low Density Single-Family Residential District
 - (6) R-2 – Medium Density Single-Family Residential District
 - (7) R-3 – High Density Single-Family Residential District

Revised

2. Size – A Planned Unit Development shall be a minimum of **3** acres.
3. Permitted Uses – The PUD District shall be assembled using any of the current base zoning districts the provided in the Fairhope Zoning Ordinance. The list of permitted uses shall be described and contained in the master development plan accompanying each Planned Unit Development application.



Planned Unit Development

Article III, Section B

Previous

Table 3-1: Use Table

Zoning Districts / Specific Uses	R-A	R-1 (a, b, c)	R-2	R-3 TH	R-3 PGH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2
Dwelling																
Single-Family	•		•			•	•	•		•	•	•	•	•		
Two-family							•	•		•	•	•	•			
Townhouse				•			•	•		•	•	•	•			
Patio Home					•											

Revised

Table 3-1: Use Table

Zoning Districts / Specific Uses	R-A	R-1 (a, b, c)	R-2	R-3 TH	R-3 PGH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2
Dwelling																
Single-Family	•		•			•	•	•		•	•	•	•	•		
Two-family							•	•		•	•	•	•			
Townhouse				•			•	•		•	•	•	•			
Patio Home					•											

