

STATE OF ALABAMA)

COUNTY OF BALDWIN)

The City Council, Planning Commission, and Board of Adjustments and Appeals, City of Fairhope, met in a Special Joint Session at 4:00 p.m., Fairhope Municipal Complex Council Chamber, 161 North Section Street, Fairhope, Alabama 36532, on Thursday, 1 February 2024.

Present were Council President Corey Martin, Councilmembers: Jack Burrell, Jimmy Conyers, and Jay Robinson, Mayor Sherry Sullivan, City Attorney Marcus McDowell, City Clerk Lisa A. Hanks, Planning Commission Members: Chairman Lee Turner, Hollie MacKellar, Harry Kohler, John Worsham, Clarice Hall-Black, Rebecca Bryant, Erik Cortinas, and Vice-Chair Cathy Slagle, Board of Adjustments & Appeals Members: Chairperson Anil Vira, Donna Cook, David Martin, and Bryan Flowers, Planning Director Hunter Simmons, Development Services Manager Mike Jeffries, Secretary Cindy Beaudreau, and Thomas Hospital Representatives: Ormand P. Thompson, III, Mark Nix, and Dennis Summerford. Others in Attendance: Michelle Melton, Chris Ambron, Gina Burns. Councilmember Kevin Boone was absent.

There being a quorum present, Council President Martin called the meeting to order at 4:00 p.m. and stated this is a joint meeting with City Council, Planning Commission, Board of Adjustments & Appeals, and Thomas Hospital. He said the reason for the meeting was to discuss the potential Thomas Hospital expansion and answer questions.

Planning Director Hunter Simmons addressed the City Council and Joint Group and stated there will likely be future meetings but tonight is an Informal Review of the proposed expansion. Mr. Simmons briefly explained the Medical Overlay District as being zoned B-4 (Business and Professional District) and Thomas Hospital being zoned B-2 (General Business District). He went over the proposed site for the expansion and explained the proposed 25 Bed Addition; and briefly went over the process for a Site Plan Review. (See attachments)

Ormand P. Thompson, III, President of Thomas Hospital, addressed the City Council and stated the hospital is capped out internally. He asked the City Council to give him direction and help with the process for expansion; and said the addition is needed to keep up with the pace of growth.

The City Council discussed landscaping with larger trees to buffer the building; and the setbacks and height for building. Mr. Thompson said that the location is to keep patient care contiguous to other locations.

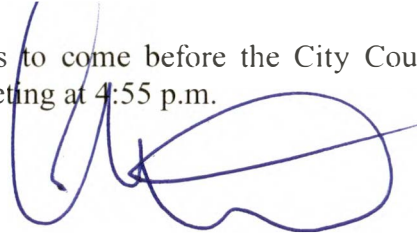
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Councilmember Burrell said we could change the Medical Overlay height with stipulations for greater than or equal to 200 hospital beds. Medical Overlay District boundaries and setbacks can be put in the ordinance.

Mark Nix, President and Chief Executive Officer of Infirmity Health, addressed the City Council and said the building was built 63 to 64 years ago. He said the Medical Overlay District was not for the hospital but suited for physician offices. Mr. Nix explained why a Joint Meeting was called and said the "Certificate of Need" was good for one year. He said as long as progress is being made, an extension would be possible.

Councilmember Burrell asked when we tweak the ordinance, do we need to add more for the future. Mr. Nix replied they will need a site for residency and a clinic.

There being no further business to come before the City Council, Council President Martin duly adjourned the meeting at 4:55 p.m.

A handwritten signature in blue ink, appearing to read 'Corey Martin', written over a horizontal line.

Corey Martin, Council President

A handwritten signature in blue ink, appearing to read 'Lisa A. Hanks', written over a horizontal line.

Lisa A. Hanks, MMC
City Clerk