

The Board of Adjustments met Monday, July 15, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Cathy Slagle, Vice-Chair; Ryan Baker; Frank Lamia; Bryan Flowers; David Martin; Hunter Simmons, Planning and Zoning Director; Michelle Melton, City Planner; and Cindy Beaudreau, Planning Clerk.

Absent: Anil Vira and Donna Cook

Vice-Chair Slagle called the meeting to order at 5:00 PM.

Approval of Minutes

David Martin made a motion to approve the minutes from the June 17, 2024, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, Bryan Flowers, and David Martin

Nay: None.

BOA 24.08 Public hearing to consider the request of the Applicant, Shelley Springer, for a Special Exception – Use on Appeal – to allow for a hotel on property zoned B3-b – Tourist Resort Commercial Service District. The property is located at 131 Fairhope Avenue and is approximately 0.30 acres. **PPIN#: 15053**

Michelle Melton, City Planner, presented the request of the Applicant, Shelley Springer, for a Special Exception – Use on Appeal – to allow for a hotel on property zoned B3-b – Tourist Resort Commercial Service District. Ms. Melton shared the zoning and aerial maps along with the existing and proposed site plans.

Recommendation:

Staff recommends approval of BOA 24.08.

Shelley Springer, 131 Fairhope Avenue, stated that she would like to revive the inn.

Frank Lamia asked for confirmation that this was not a bed and breakfast, but a hotel. Ms. Springer stated that there are six suites, similar to the Fairhope Inn, and agreed stating that there will be no restaurant on site but will serve a continental breakfast and coffee.

Vice-Chair Slagle asked if the parking would be on the north side. Ms. Springer stated yes. Ms. Slagle stated that there was a small home between the proposed inn and the alley. Ms. Springer stated that the parking would be up against that home. Ms. Springer continued that she does not anticipate any problems with the parking. She believes with the price point, she will attract the shoppers and that there are no amenities with the inn, so the neighbors will not be disturbed by anything that would draw the visitors outside. Mr. Simmons added that there is a landscape buffer and there is no event space at this inn.

Bryan Flowers asked about a room rate. Ms. Springer stated that it would be about \$350/night.

Mr. Simmons stated that he appreciated the work that the applicant has put in for this request and work with what is on site. Mr. Lamia asked if there was a schedule for the renovations. Ms. Springer stated that she is in the process of submitting part 2 of the Alabama Historic Tax Credits. She has been approved for part 1. As soon as she gets the approval on part 2 then an engineer will prepare the drawings and continued that she is ready to start as soon as three months. Mr. Simmons added that this project will follow up with an MOP that will go through the Planning Commission.

Mr. Lamia asked if she could start construction in three months, would they open in a year? Ms. Springer agreed that it could be ready in a year.

Vice-Chair Slagle opened the public hearing at 5:10pm. Having no one present to speak, the public hearing was closed at 5:10pm.

Motion:

Ryan Baker made a motion to approve BOA 24.08.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, Bryan Flowers, and David Martin

Nay: None.

Old/New Business

Mr. Simmons stated that there are four cases for July.

Adjournment

Ryan Baker made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Cathy Slagle, Ryan Baker, Frank Lamia, Bryan Flowers, and David Martin.

Nay: None.

Adjourned at 5:12p.m.


Anil Vira, Chairman


Cindy Beaudreau, Secretary