

# Bay Minette, Alabama



*A great place to live, work, & play!*



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Prepared By:

# VOLKERT



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## **ADOPTION RESOLUTION**

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## ACKNOWLEDGEMENTS

Mayor   Council Members   Staff	Planning Commission
Mayor – Robert Willis	Chairman – Todd Stewart
Council Member – Pete Sellers	Vice Chairman – Neal Covington
Council Member – Mike Phillips	Mayor – Robert Willis
Council Member – Matt Franklin	Commission Member – Ray Clark
Council Member – William Taylor	Commission Member – Earl Emmons
Council Member – Shannon Clemmons	Building Official/Commission Member – Rob Madison
City Administrator – Tammy Smith	City Council/Commission Member – William Taylor
City Planner – Clair Dorough	Commission Member – Hiram Templeton
Communications Relations – Tina Covington	

Stakeholder Committee
Mayor – Robert Willis
City Administrator – Tammy Smith
City Planner – Clair Dorough
Communications Relations – Tina Covington
Police Chief – Al Tolbert
Fire Chief - Mike Minchew

Planning Team Key Members	
Principal in Charge - Harold Z. Eubanks, PE	
Project Manager - James E. Thomas, PE	
Team Member - James D. New, PE, RSP1	
Team Member - Zihe (Coral) Zhang, PhD	
Team Member – Lauren Mitchell	

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## INTRODUCTION

### Comprehensive Plan Purpose

A comprehensive plan is a tool to set forth a vision for a municipality’s future and provide guidance on how to best utilize city resources.

Comprehensive plans, as vision and policy documents, must remain recommendatory and conceptual. The Comprehensive Plan is designed as a flexible document that can be updated as conditions change over time.

Typical components of a comprehensive plan typically include:

- ▼ Existing Conditions Overview
- ▼ Vision, Goals, and Objectives
- ▼ Future Land Use
- ▼ Economic Development and Housing
- ▼ Natural Resources
- ▼ Transportation and Mobility
- ▼ Parks, Recreation, and Public Space
- ▼ Community Livability

Communities with an adopted comprehensive plan and a proper plan for the future can enhance quality of life and health, strengthen the community through economic benefit, increase safety for all modes of transportation, offer additional recreational opportunities, and benefit the environment.

### Bay Minette Planning History

Bay Minette’s motto is “A great place to live, work, & play!” The City of Bay Minette has been proactive and invested in providing planning to protect the quality of life for its residents and visitors while maintaining positive support for current and future businesses and developments. Included here are a few important planning processes.

#### *City of Bay Minette Comprehensive Plan 2024*

This plan was initiated in 2024 and adopted by the City of Bay Minette in 2025 and is its most recent Comprehensive Plan.

#### *City of Bay Minette Comprehensive Plan 2013*

The plan was created by the City of Bay Minette and discussed natural resources, land use, population, recreation, transportation, and economic development. This is the past comprehensive plan for the City of Bay Minette.

### Legal Basis For Comprehensive Plans

*2020 Alabama Code Section 11-52-8 requires municipalities to develop and adopt a comprehensive plan.*

- a) It shall be the function and duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission’s judgement, bear relation to the planning of such municipality.
- b) The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission’s recommendations for the development of said territory, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, parkways, playgrounds, squares, parks, aviation fields and other public ways, grounds and open spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing ways, grounds, open spaces, buildings, military installations, property, utilities, or terminals; as well as a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.
- c) As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part or parts thereof, any such part to cover one of more major sections or divisions of the municipality or one or more of the aforesaid or other functional matters to be included in the plan.
- d) The commission may from time to time amend, extend, or add to the plan.



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### *City of Bay Minette Zoning Ordinance*

This ordinance was recommended by the Bay Minette Planning Commission and adopted by the Bay Minette City Council in 2023. The adopted ordinance provides an update and is the recent guidance for the city.

### *City of Bay Minette Citywide Traffic Analysis*

This study identified priority intersections and roadway segments in need of improvement and provided recommendations to mitigate those identified concerns. The study was completed in September of 2018.

## **Comprehensive Plan Users**

### *Be a Champion of the Comprehensive Plan*

The Comprehensive Plan reflects the ideas of an entire community and includes many differing perspectives. Remember to consider the big picture. The role of this Comprehensive Plan is to offer a vision for the future and set a course of action for the City of Bay Minette as well as for everyone who will contribute to making it a reality.

### *The Element of Time*

It is important to understand that not everything in the Comprehensive Plan will happen at once, and some things possibly not at all. Included are some lofty ideas that, if implemented, would bring transformative change, taking years or even decades to come to fruition. While other ideas are smaller and can happen more quickly, this planning process is about implementing a vision.

### *City of Bay Minette Planning Commission*

Members of the City of Bay Minette Planning Commission should use this Comprehensive Plan to guide their decisions regarding rezoning requests, conditional use permits, variance requests, and subdivision requests, all of which should be consistent with the Preferred Plan Land Use Map and categories with appropriate City and public input.

### *City of Bay Minette Staff*

City staff will consult the Comprehensive Plan when reviewing and updating development ordinances, creating staff reports, and making recommendations for facilities, services, and capital improvement projects. Department heads and other leaders will use the Comprehensive Plan to inform the preparation of work plans, budgets, and capital improvement programs. Relevant decisions made by all levels of staff should be consistent with the aspirational guiding principles and concrete recommended actions.

### *City of Bay Minette Residents*

Residents are encouraged to refer to the vision, goals, and objectives, Preferred Plan Land Use Map, and other maps and figures when presenting a proposal before the City Planning Commission or other departments. The Comprehensive Plan serves as a point of reference to stimulate productive conversations about growth, development, and the future of Bay Minette.

### *Use by Other Agencies and Partners*

City of Bay Minette's partners include nonprofits, businesses, and educational institutions. All these groups can use this Comprehensive Plan to identify and implement mutually beneficial actions.



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### *Use by Neighboring Jurisdictions*

Neighboring jurisdictions are encouraged to consult this Comprehensive Plan when making land use decisions that may affect both parties.

### *Use by Developers*

Developers, builders, property owners, and development groups are encouraged to use this Comprehensive Plan to develop projects and site plans that consider the broader City-wide context in which their projects are situated. This plan should stimulate productive conversations about the character of development related to community expectations and techniques for promoting development that is sustainable, both environmentally and economically.





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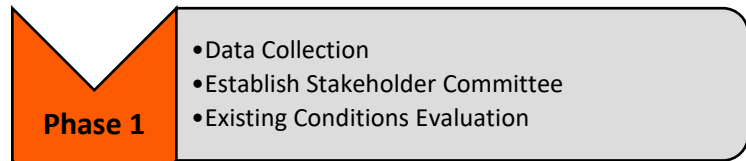
## PLANNING PROCESS

A thorough planning process was established to ensure this Comprehensive Plan reflects the needs of the community. Residents and stakeholders provided a wealth of information to be incorporated within the Plan. Below are the focuses of the process to demonstrate the different aspects of the process from start to finish.

### Comprehensive Plan Development Process

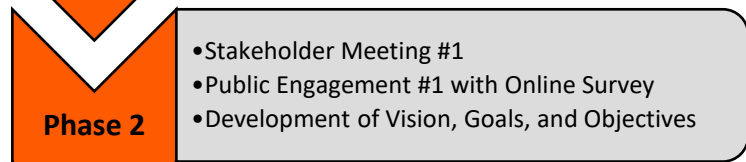
#### Phase 1

- Data Collection
  - ▼ Socio-Economic Data
  - ▼ Land Use Data
  - ▼ Transportation
  - ▼ Planning and Policy Documentation
- Establish Stakeholder Committee
- Existing Conditions Evaluation



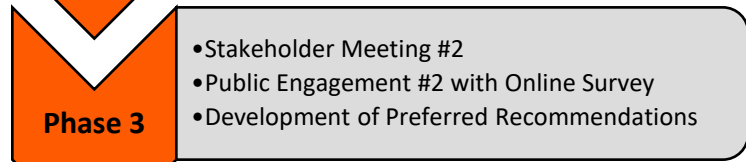
#### Phase 2

- Stakeholder Meeting #1
  - ▼ Existing Conditions Evaluation
- Public Engagement #1 – In-Person and Online Survey
  - ▼ Existing Conditions Evaluation
- Development of Vision, Goals, and Objectives
- Development and Evaluation of Initial Recommendations



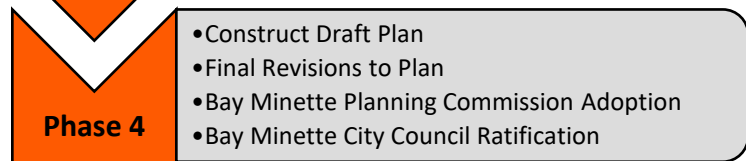
#### Phase 3

- Stakeholder Meeting #2
  - ▼ Public Engagement 1 Review
  - ▼ Initial Recommendation Review
- Public Engagement #2 – In-Person and Online Survey
  - ▼ Initial Recommendation Review
- Development of Preferred Recommendations



#### Phase 4

- Construct Draft Plan
- Final Revisions to Plan
- Bay Minette Planning Commission Adoption
- Bay Minette City Council Ratification





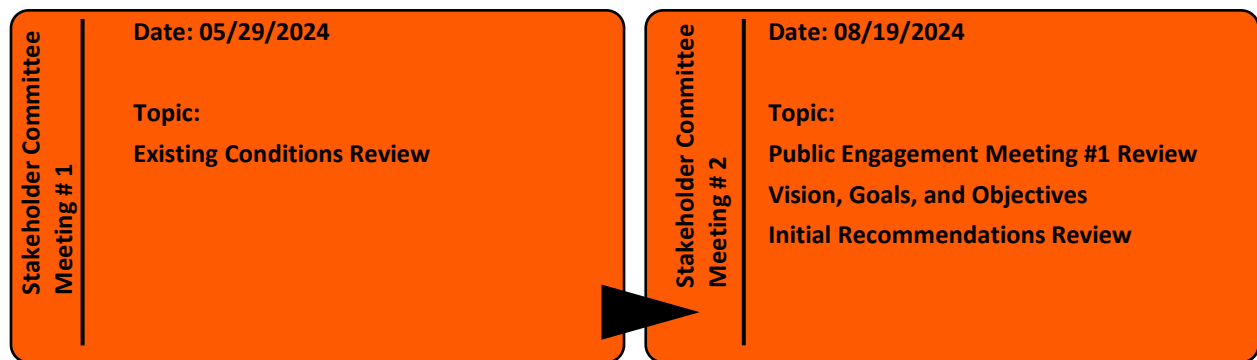
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## Public Engagement

Public outreach is an integral part of the planning process. Community leaders and key stakeholders were also engaged throughout the entire process of developing the Comprehensive Plan. Each group was provided the opportunity to participate in the process and actively consider concerns, desires, and vision for the future of Bay Minette. Both in-person and online participation options were provided.

### Stakeholder Committee Meetings

The Stakeholder Committee was established to provide guidance throughout the development of the Comprehensive Plan. The Stakeholder Committee was made up of a diverse group of City officials, active community advisors, and members of the consultant team. The Stakeholder Committee supplied direction and feedback to the planning team at milestones throughout the planning process. Two meetings were held and included a presentation from the planning team.



### Public Engagement Meetings

Two series of Public Engagement Meetings were held, the first on June 25, 2024, and the second on September 12, 2024, at the City of Bay Minette City Hall.

An online survey was developed to include the public engagement materials for each public engagement meeting, allowing the opportunity for those not attending in-person to be able to provide feedback.



Source: Volkert, Inc.



Source: Volkert, Inc.



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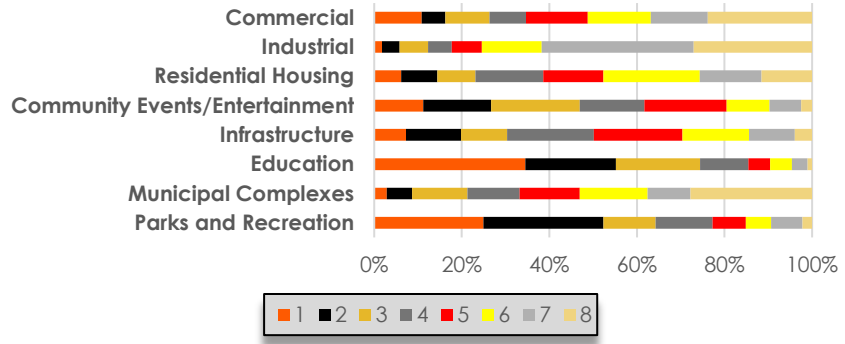
**Key Findings of Public Engagement #1**

The first public engagement meeting was held on June 25, 2024, and the online survey was open for feedback from June 11 to June 25, 2023. All documents from the in-person meeting and online survey results can be found in Appendix A.

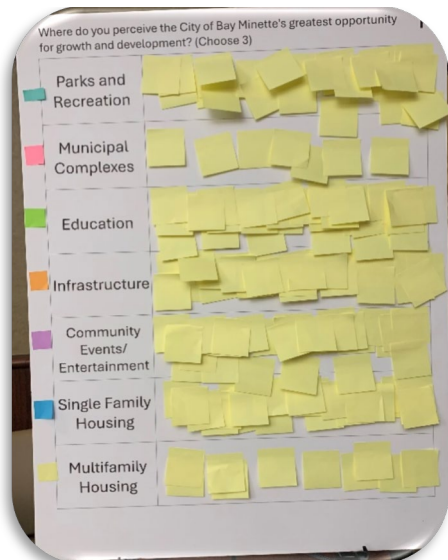
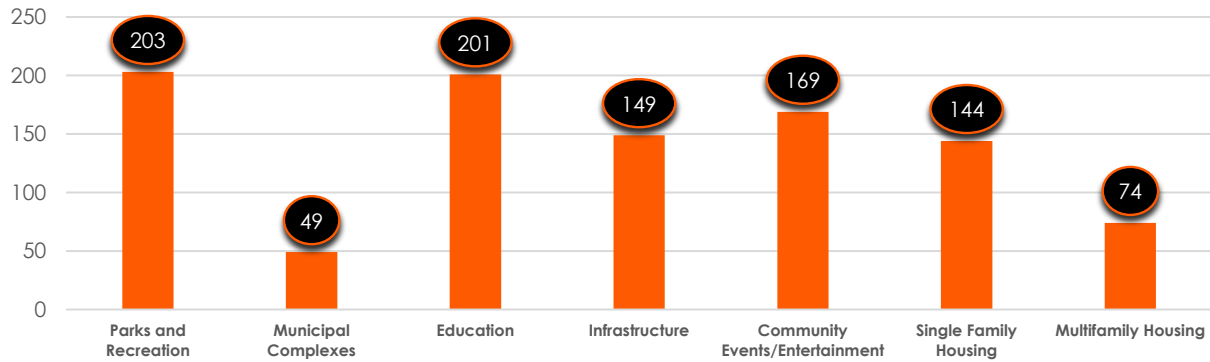
Ranking Areas of Investment

- **Top 3 Areas**
  - ▼ Education
  - ▼ Parks and Recreation
  - ▼ Community Events/Entertainment
- **Bottom 3 Areas**
  - ▼ Industrial
  - ▼ Municipal Complexes
  - ▼ Commercial

**Ranking Areas of Investment**  
(1 is Best)



**Greatest Opportunity for Growth and Development**



Source: Volkert, Inc.

Greatest Opportunity for Growth

- **Top 3 Opportunities**
  - ▼ Parks and Recreation
  - ▼ Education
  - ▼ Community Events/Entertainment



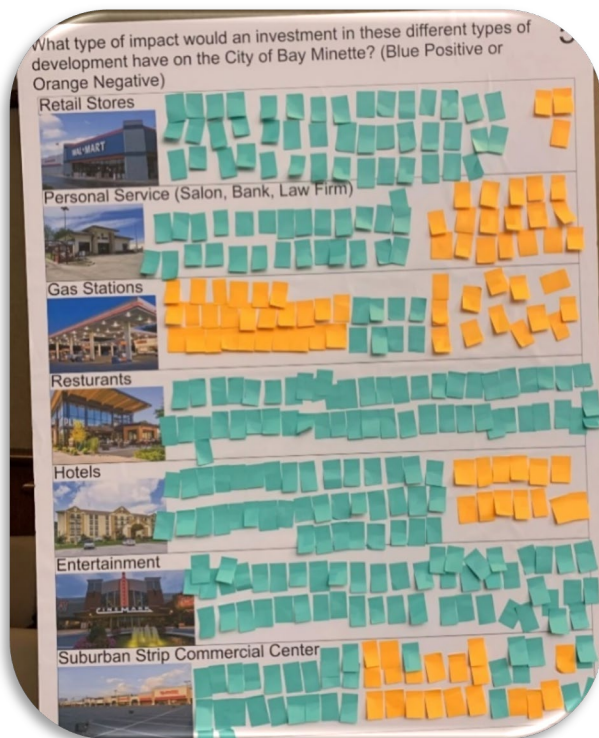
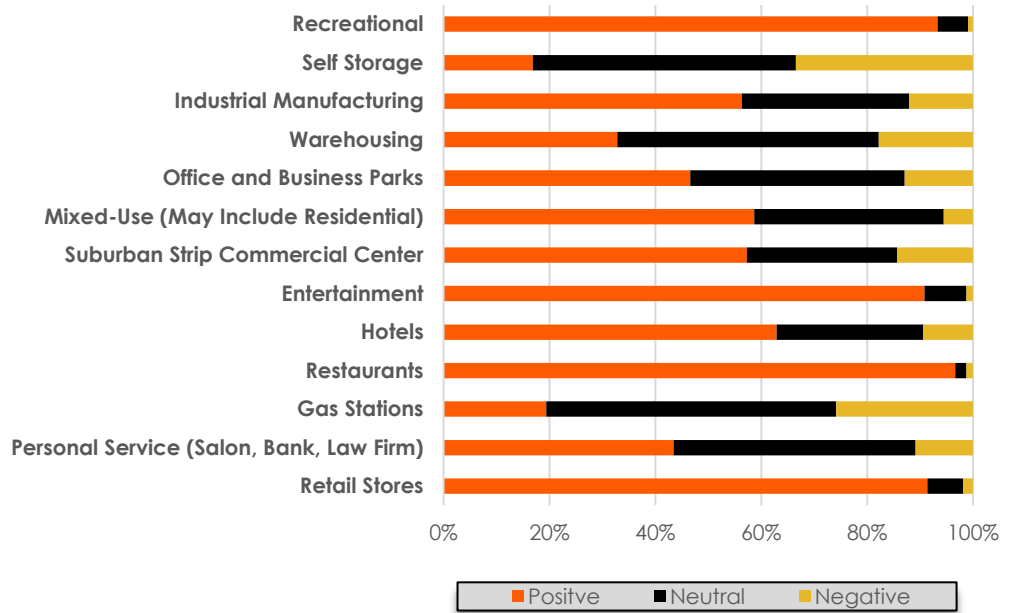


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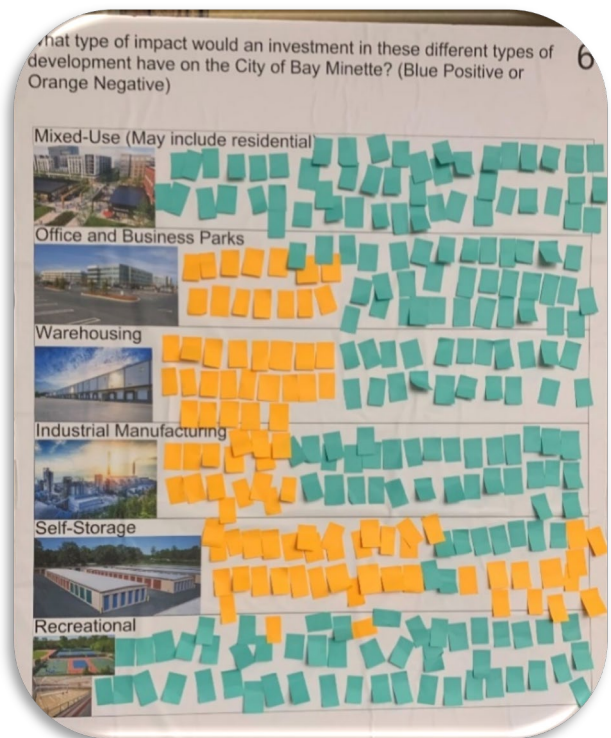
Perceived Impact on Bay Minette by Development

- **Top 4 (Positive)**
  - ▼ Restaurants
  - ▼ Entertainment
  - ▼ Retail Stores
  - ▼ Recreational
  
- **Bottom 2 (Negative)**
  - ▼ Gas Stations
  - ▼ Warehousing

Perceived Impact on City of Bay Minette



Source: Volkert, Inc.



Source: Volkert, Inc.

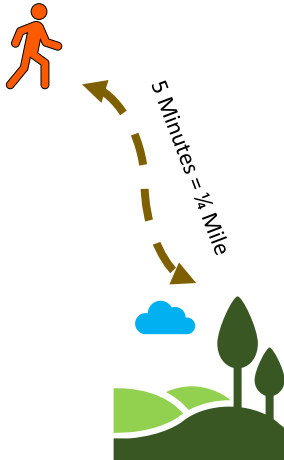


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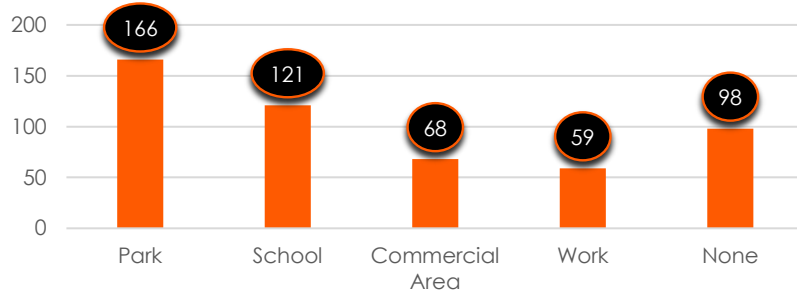
**Non-Motorized Mobility**

• **Destination and Distance**

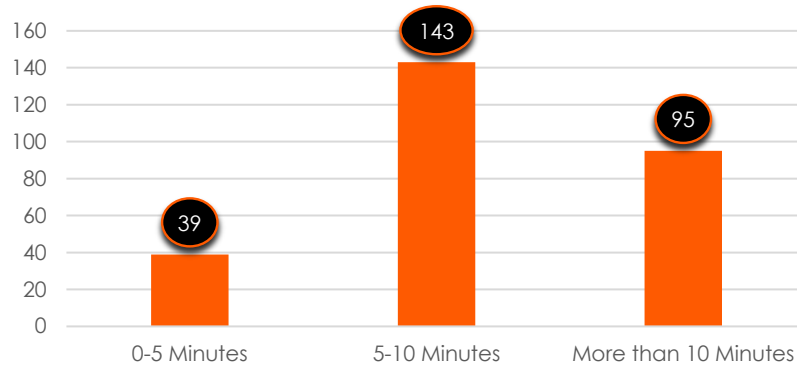
- ▼ Parks are the top destination for pedestrians according to participants.
- ▼ Participants are willing to walk to a destination 5 to 10 minutes away.



**Pedestrian Destinations**

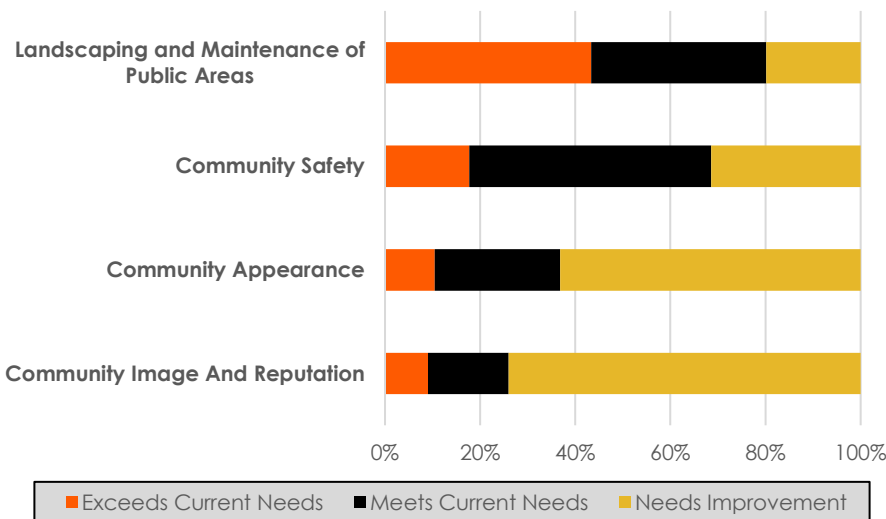


**How Far Are You Willing to Walk?**



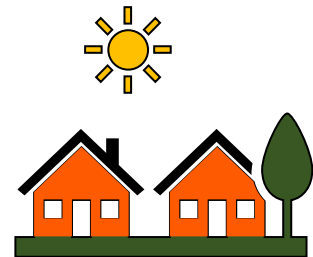
**Community Image**

**Community Perception**



• **Public Image Concerns**

- ▼ Aesthetics
  - Downtown area
- ▼ Maintenance
  - Public areas such as the square



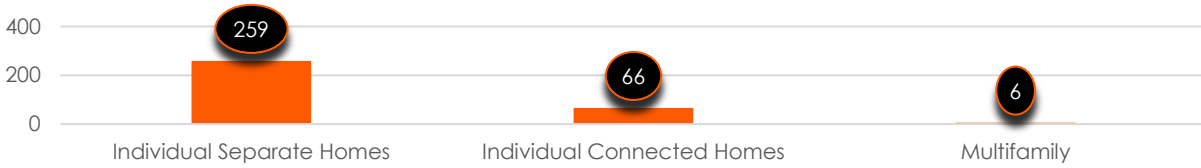


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**Housing**



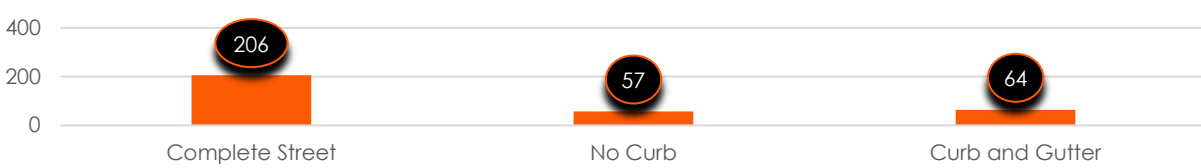
**Which Type of Housing is The Most Visually Pleasing?**



**Streets**



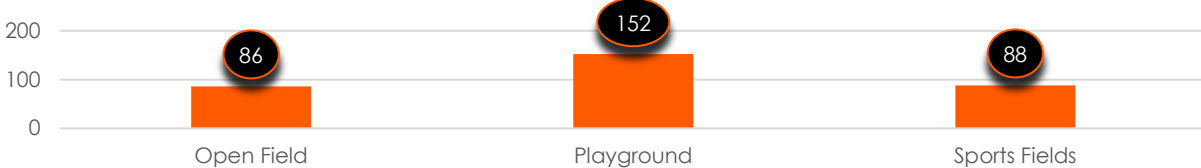
**Which Type of Street is The Most visually pleasing?**



**Parks and Recreation**



**Which Type of Park is The Most Visually Pleasing?**





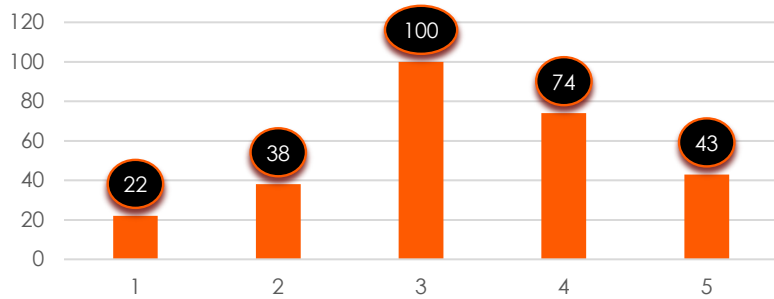
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Quality of Life

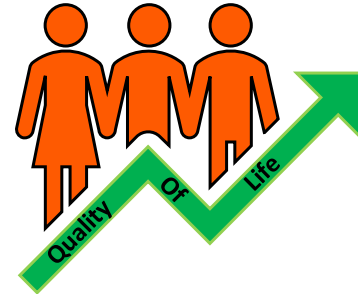
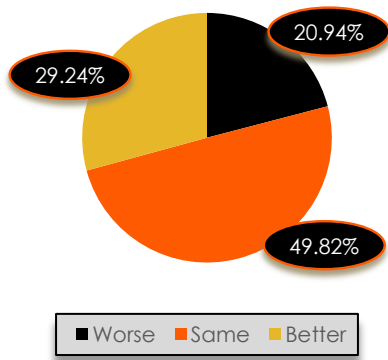
• **Rating and Comparative**

- ▼ Average Overall Rating of 3.28
- ▼ 49.82% Better Now Than 10 Years Ago

**Rating Quality of Life (5 is Best)**

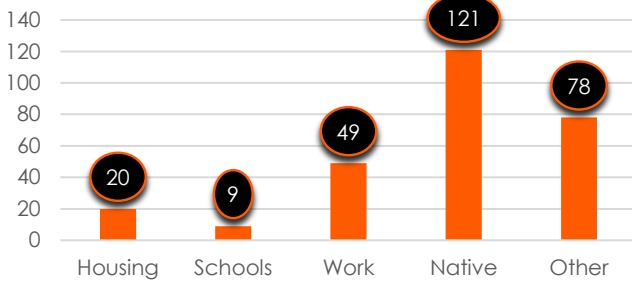


**Quality of Life Compared to 10 Years Ago**



Public Engagement Participant Demographics

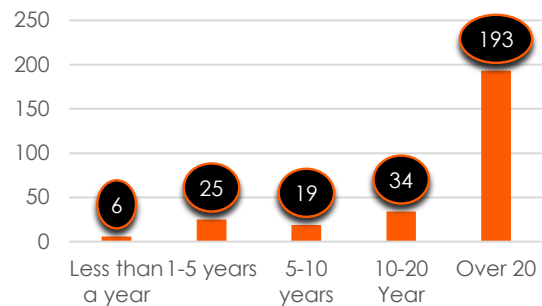
**What Brought You to Bay Minette?**



• **Residents**

- ▼ Bay Minette provides a place where residents want to live and raise families across multiple generations.

**How Long Have You Lived in Bay Minette?**



• **Commitment to Community**

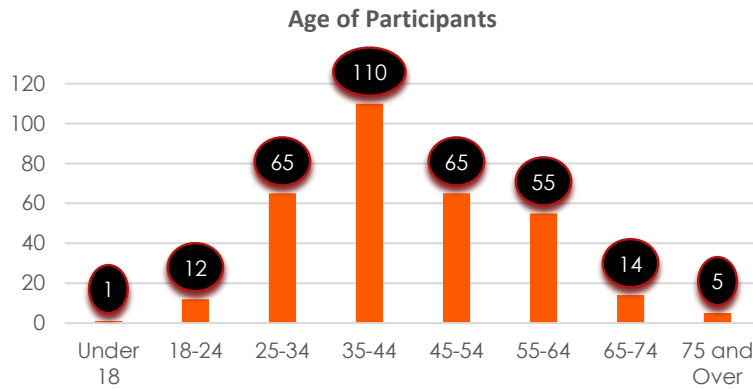
- ▼ Above average tenure





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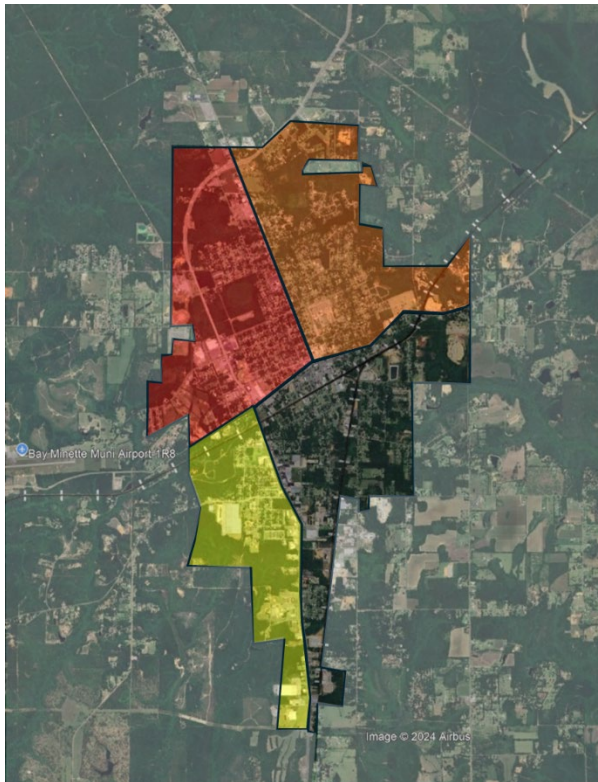
**Public Engagement Participant Demographics (Continued)**



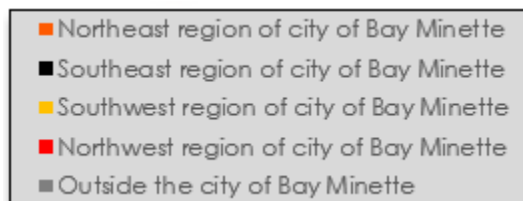
**Top 3 Age Groups (of Participants)**

- ▼ 35 to 44
- ▼ 25 to 34
- ▼ 45 to 54

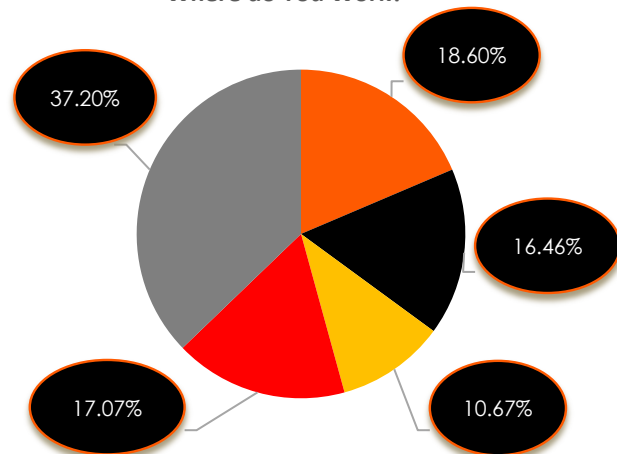
**Home and Work of Public Engagement Participants**



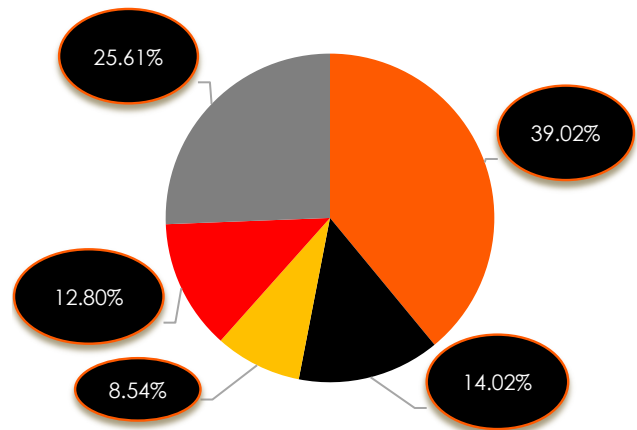
Source: Google Earth Pro



**Where do You Work?**



**Where do You Live?**







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Public Engagement Participant Comments



• **What was said...**

- ▼ Transportation (Repair, Widen, Traffic, Etc.)
  - SR 59
  - Reduce speeding
  - D’Olive St
  - Beach Traffic
  - Update sidewalks and improve walkability
  - Add bike lanes
- ▼ Recreation and Entertainment
  - More youth activities
  - More activities in town
  - Use downtown area for events
- ▼ Restaurants and Shopping
  - More sit down restaurants – less fast food
  - Additional grocery stores
  - More shopping options in town instead of 30 minutes away

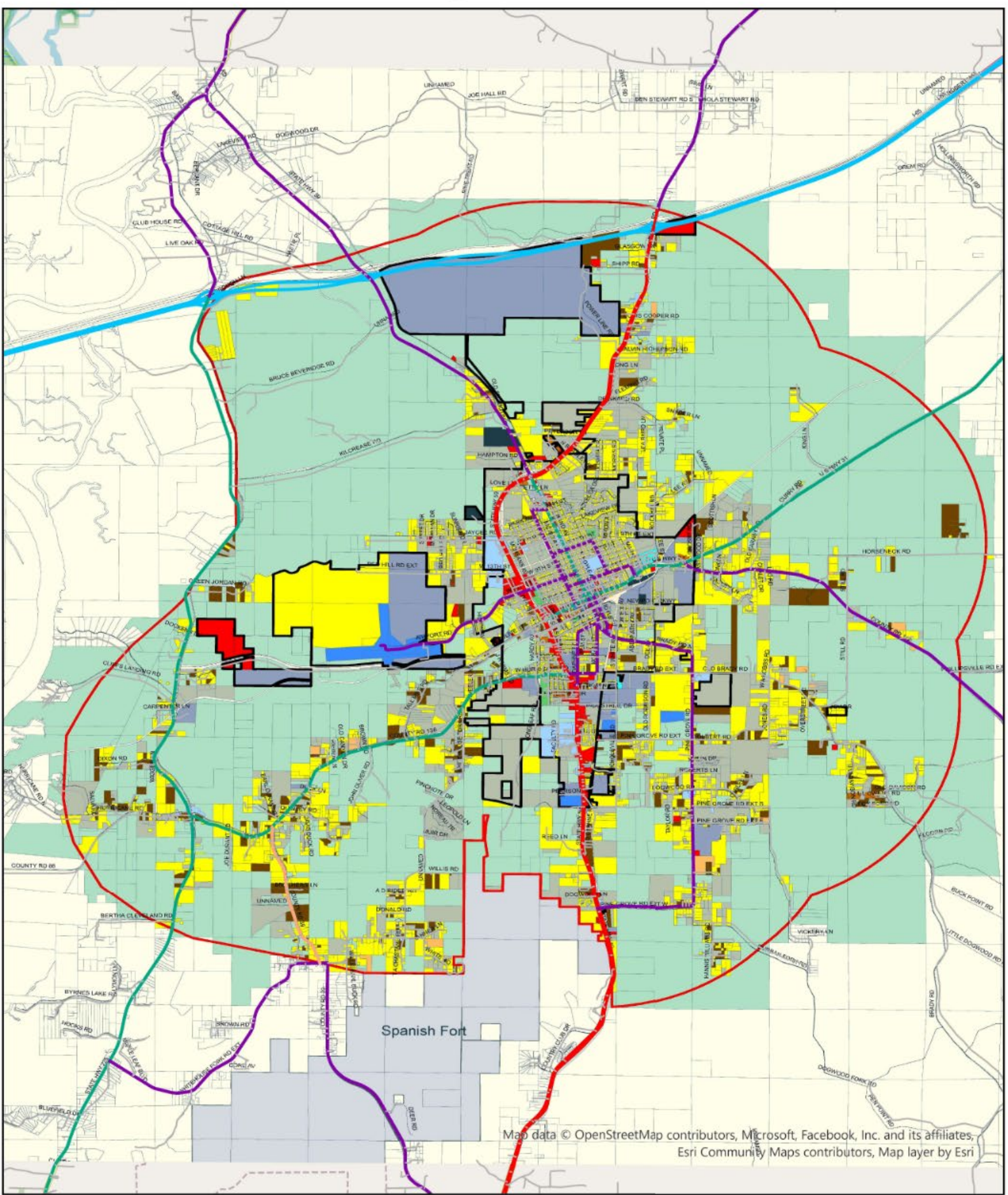
- ▼ Visual Improvements
  - Remove crumbling buildings
  - Update or remove abandoned buildings
  - Continue the landscaping efforts
- ▼ Housing
  - Need single family and multifamily housing
  - Need affordable housing
  - Need additional housing so new Novelis employees do not live elsewhere
- ▼ Parks
  - Update current parks
  - Provide open space instead of the sports fields
  - Add dog park

*Key Findings of Public Engagement #2*

The second public engagement meeting was held on September 12, 2024, and the online survey was open for feedback from September 12, 2024, to September 26, 2024. The City of Bay Minette’s existing land use map was presented, and the planning team divided the City of Bay Minette’s limits into eight separate areas of focus. All documents from the in-person meeting and online survey results can be found in Appendix A.



# Bay Minette Existing Land Use



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri



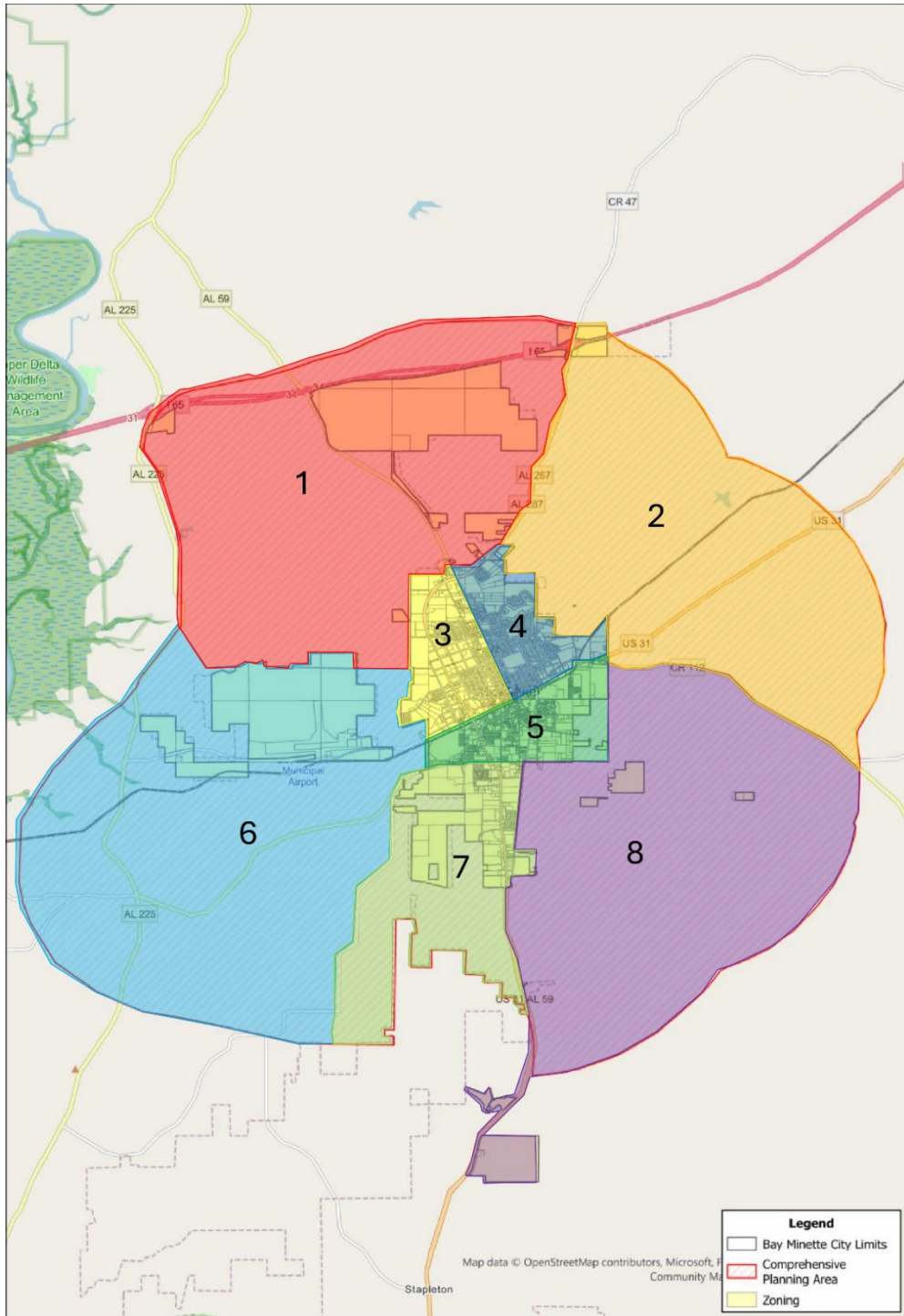
**Legend**

**Road Functional Class Land Use**

- |   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Interstate</li> <li><span style="color: red;">—</span> Principle Arterial</li> <li><span style="color: green;">—</span> Minor Arterial</li> <li><span style="color: purple;">—</span> Major Collector</li> <li><span style="color: orange;">—</span> Minor Collector</li> <li><span style="color: grey;">—</span> Local</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Government</li> <li><span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Industrial</li> <li><span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Institutional</li> <li><span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Manufactured Home</li> <li><span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Mixed Use</li> <li><span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Parks &amp; Recreation</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Single Family</li> <li><span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Duplex</li> <li><span style="background-color: darkorange; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Multi-Family</li> <li><span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Public/Semi-Public</li> <li><span style="background-color: tan; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Undeveloped</li> <li><span style="background-color: darkgrey; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Utilities</li> </ul> | <ul style="list-style-type: none"> <li><span style="border: 2px solid black; display: inline-block; width: 15px; height: 15px;"></span> Municipal Limits</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 15px;"></span> Comprehensive Planning Area</li> <li><span style="border: 1px solid grey; display: inline-block; width: 15px; height: 15px;"></span> Parcels</li> <li><span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Agriculture/Timber</li> <li><span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Commercial</li> </ul> |
|---|---|--|---|



*A great place to live, work, & play!*



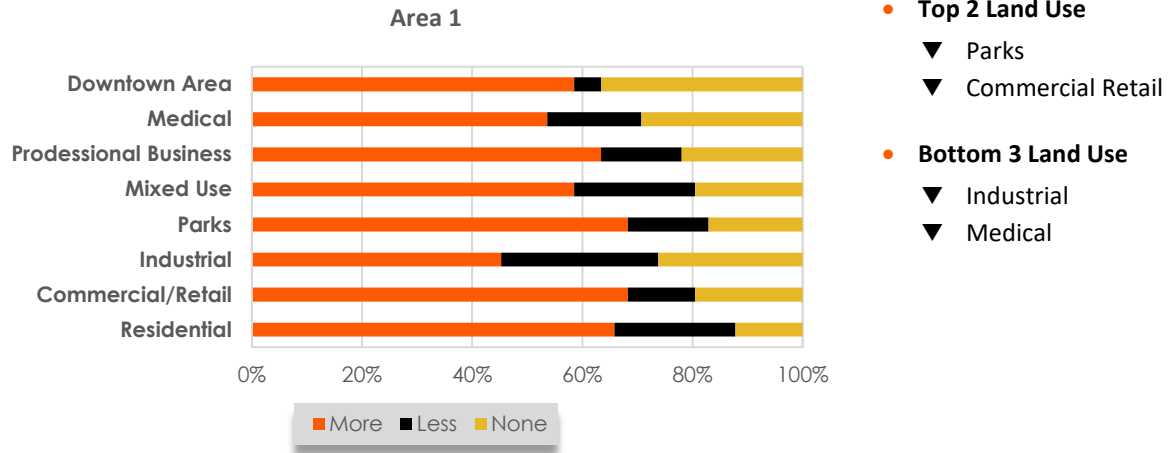
## Area Breakdown City of Bay Minette



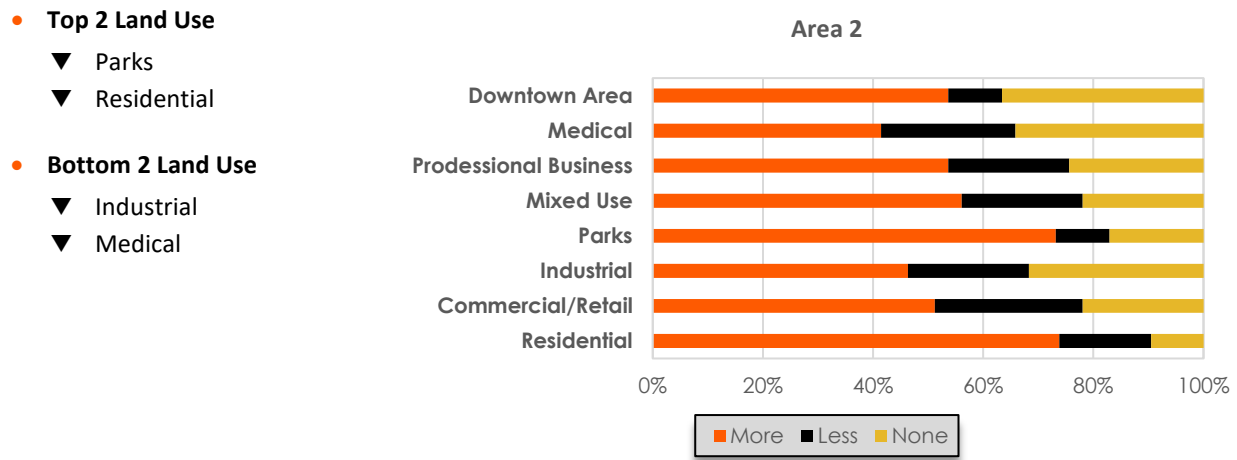


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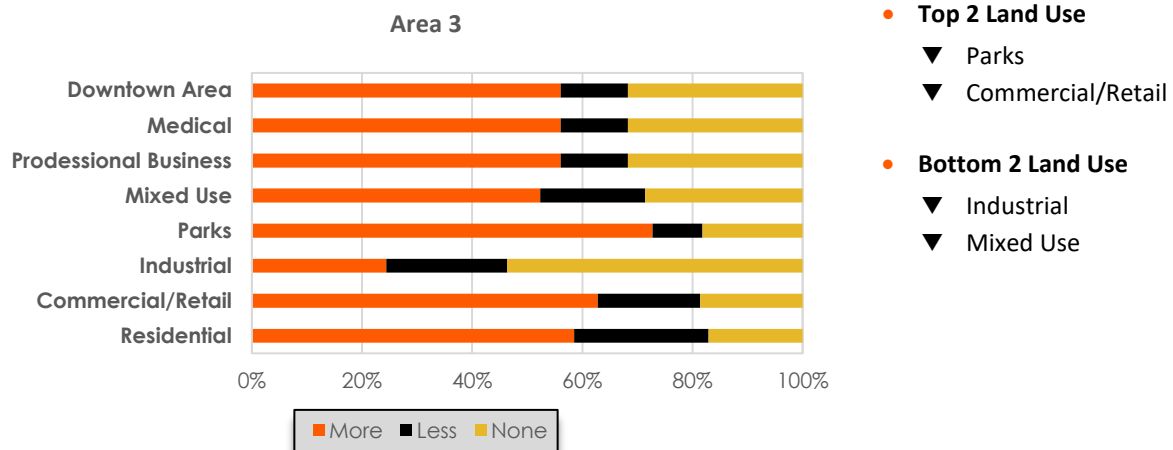
Ranking Land Use Preferences Area 1



Ranking Land Use Preferences Area 2



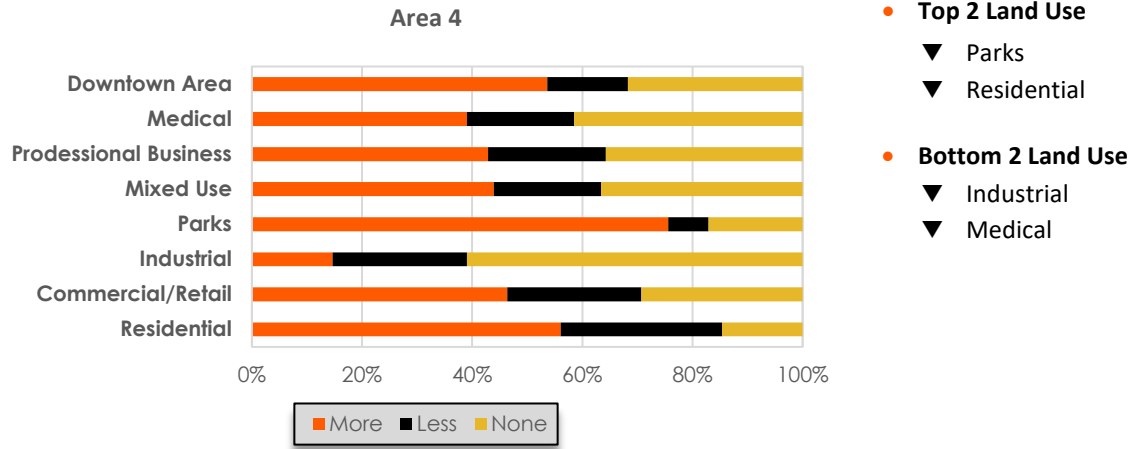
Ranking Land Use Preferences Area 3



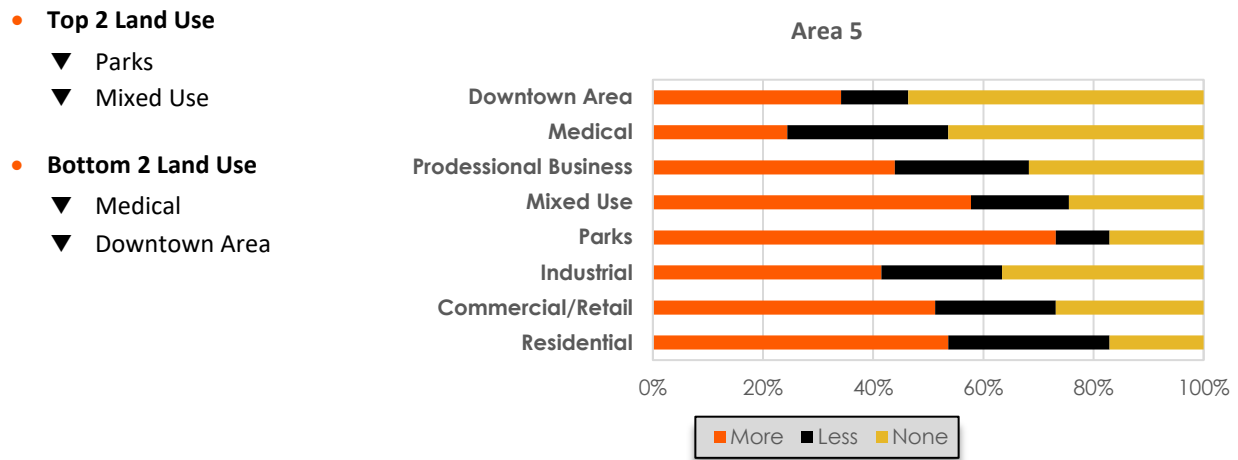


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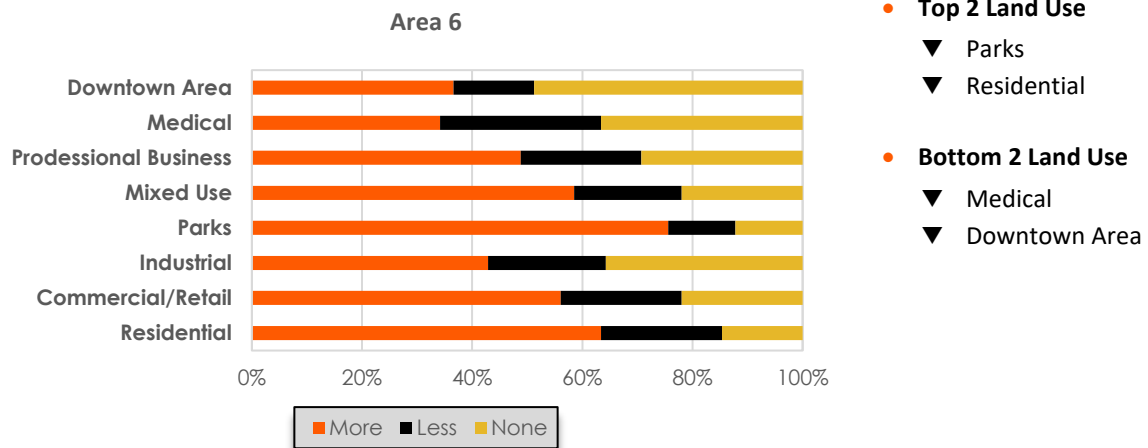
Ranking Land Use Preferences Area 4



Ranking Land Use Preferences Area 5



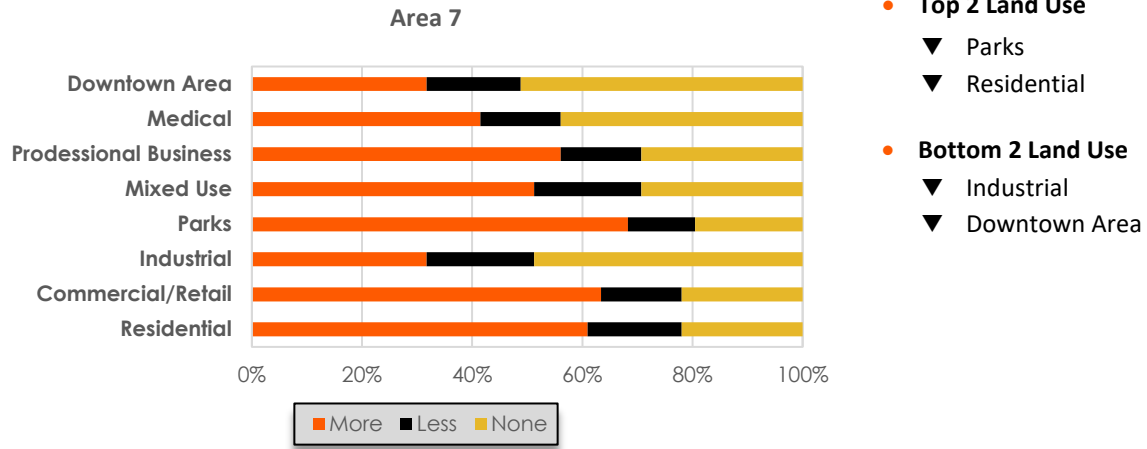
Ranking Land Use Preferences Area 6



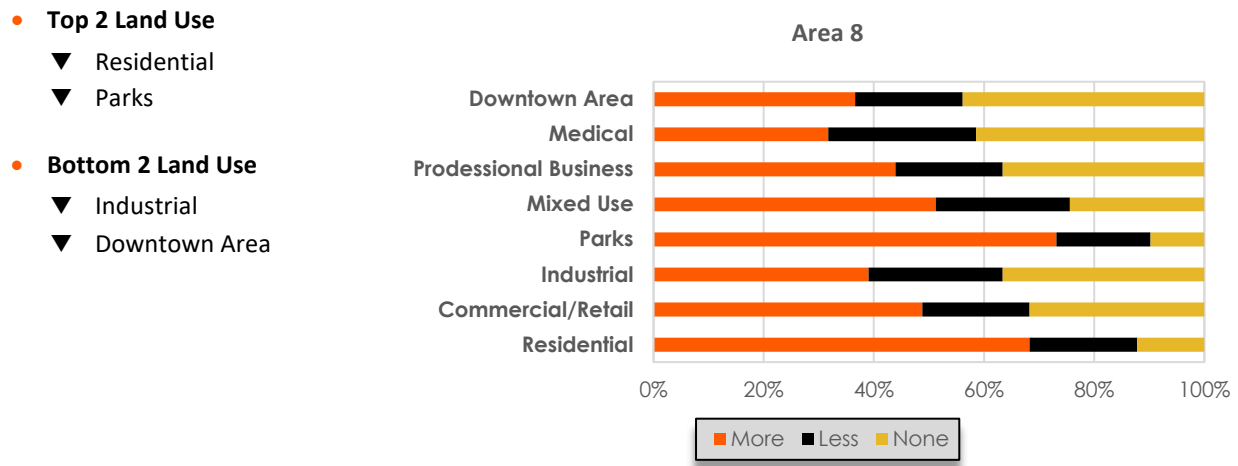


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Ranking Land Use Preferences Area 7



Ranking Land Use Preferences Area 8

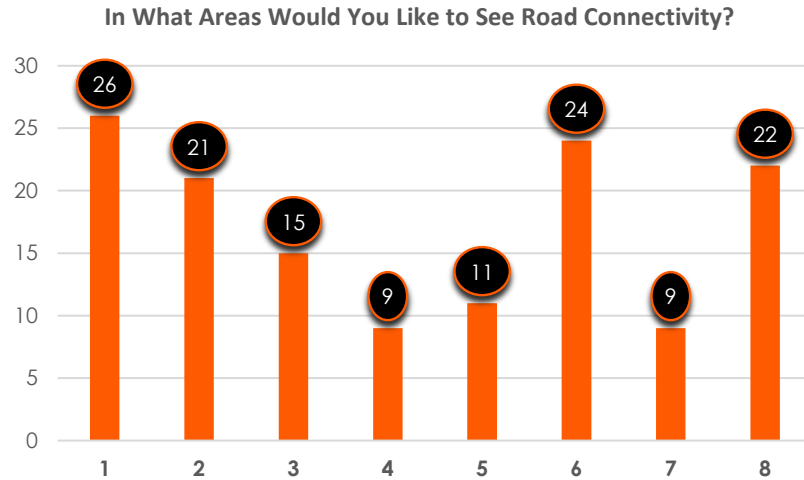




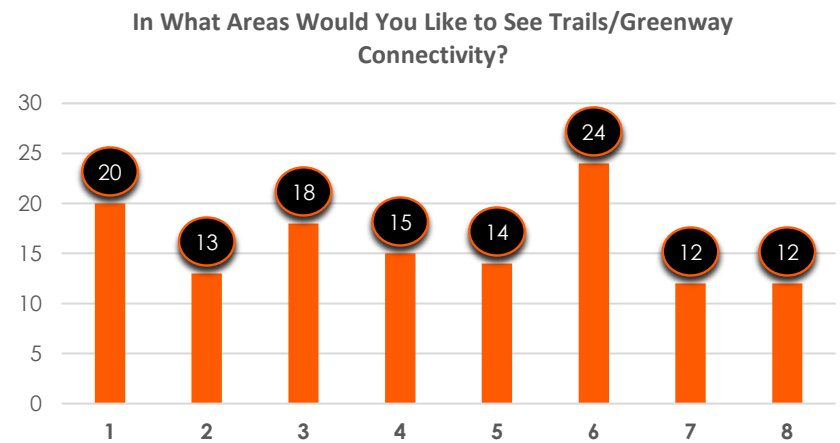
*A great place to live, work, & play!*

**Ranking Roadway Connectivity**

- **Top 2 Areas**
  - ▼ Area 1
  - ▼ Area 6
- **Bottom 2 Areas**
  - ▼ Area 4
  - ▼ Area 7



**Ranking Trail/Greenway Connectivity**



- **Top 2 Areas**
  - ▼ Area 6
  - ▼ Area 1
- **Bottom 2 Areas**
  - ▼ Area 7
  - ▼ Area 8

**Guiding Principles – Vision, Goals, and Objectives**

Bay Minette is a community that shares a strong vision for the future with a distinct southern character of service. Bay Minette’s motto “A great place to live, work, and play!” is echoed within the Vision Statement showcasing a community aiming towards a vibrant future for all people of all ages and abilities opportunities to thrive in life, work, and play.

*Comprehensive Plan Vision Statement*



**Focus on Quality of Life**

Bay Minette continues to exemplify this motto through the development of new neighborhoods and apartment complexes, the addition of the Novelis site, improvements to recreational facilities, and commitment to infrastructure. Bay Minette is striving to be a desired location for all areas of life.



*A great place to live, work, & play!*



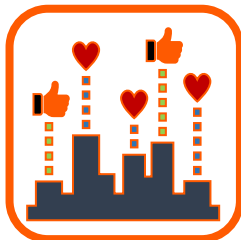
### *Continue to Build a Safe Connected Community*

Bay Minette has an excellent first responder service. Public safety is key as the City continues to grow. Multi-modal facilities provide the public with safe access to the transportation network, provide connectivity with points of interest, schools, parks, shopping centers, and employment areas, enhance the quality of life and health, strengthen the community through economic benefit, increase safety for all modes of transportation, reduce congestion, offer additional recreational opportunities, and benefit the environment.



### *Strengthening Infrastructure*

The City of Bay Minette has and continues to take pride in its infrastructure and is working towards addressing infrastructure-related issues. Upcoming West 13<sup>th</sup> Street improvements is an example of the strong commitment from City leadership. The City of Bay Minette is actively working to leverage federal and state funding grants to aid in advancing infrastructure projects.



### *Community Pride and Citizen Engagement*

It is important to the City of Bay Minette to maintain the small-town atmosphere during its growth to ensure a high quality of life. Well-designed, high-quality development will exemplify Bay Minette's desired built character, while preserving the City's unique, existing character and features. Opportunities for family and community events will be promoted and supported.



### *Economic Growth*

The City of Bay Minette supports sustainable growth that promotes diverse housing, redevelopment of existing properties, and new businesses. Highlighting and supporting the community's strengths to attract high quality companies, entrepreneurs, and business to aid in building a community that continues to be attractive to both employers and their employees. The upcoming Novelis site is a major step with this.



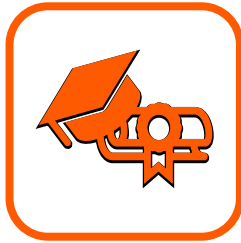
### *Environmental Stewardship*

The City of Bay Minette supports the management, maintenance, and improvement of environmental assets. Efforts to identify areas where natural features provide opportunities for facilities such as parks and trails will continue to be a key area of focus.





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**World-Class Education**

The City of Bay Minette supports the Baldwin County education system. The County’s education system serves as an important building block for the City’s future and sustainable growth.

*Comprehensive Plan Goals and Objectives*

**BUILT ENVIRONMENT**

**Improve the Visual Identity of Bay Minette**

- Develop gateways into Bay Minette as growth continues
- Redevelop and support the original Bay Minette
- Identify locations for civic/government development near the original Bay Minette
- Prioritize rehabilitating dilapidated structures
- Develop landscaping ordinance for existing and new development
- Promote public landscaping opportunities as the City grows
- Enhance streetscapes through landscaping

**NATURAL ENVIRONMENT**

**Protect and Enhance Natural Environment for the Benefit of the City**

- Support enhancements to current and future parks
- Acquire additional parkland in environmentally sensitive areas
- Utilize natural resources to promote quality of life, strengthen the community through economic benefit, and offer additional recreational opportunities



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## EDUCATION

### Continue to Support a World-Class Education System

- Future development shall support school locations, bus routes, and students
- Promote a robust curriculum to include numerous activities and topics of study (vocational, advanced, etc.)
- Attract, hire, and retain top quality educators and administrators
- Prioritize teacher/parent communication

## POPULATION AND ECONOMY SERVICES

### Continue to Deliver Exceptional Services to Citizens in a Financially Responsible Manner

- Police
  - Maintain high ratio of police to population
  - Provide appropriate funding for necessary equipment and training
  - Provide crime prevention, public involvement, and public education programs
  - Continue proactive community policing
- Fire
  - Maintain premier emergency response
  - Maintain high fire rating for insurance
  - Provide appropriate funding for necessary equipment and training
- Municipal
  - Provide high quality service with focus on resident and customer satisfaction
  - Improve communication between the City and residents
  - Maintain existing and new facilities and assets to a high standard
- City Leadership
  - Maintain a balanced budget while meeting residents' needs
  - Develop a municipal facility needs assessment study for public buildings, as necessitated
  - Address community nuisances (abandoned houses, dilapidated structures, litter, etc.)

## GROWTH AND DEVELOPMENT

### Evolve Into a Regional Destination That Provides a Variety of High-Quality Choices

- Evaluate the surrounding existing land use and develop a context sensitive approach applying density gradients that strike balance between land use transitions and the existing and future infrastructure necessary to support the development.
- Promote diversity in business development (small, medium, and large) across various industries
- Continue to support parks and recreational development
- Promote context based roadway projects based on industry standards to include multi-modal transportation infrastructure
- Identify opportunities for community and family events
- Continue to market Bay Minette as a regional destination and support the Chamber of Commerce

## INFRASTRUCTURE

### Continue to Provide Excellent Infrastructure That Successfully Balances Competing Needs

- Develop a roadway master plan
- Develop capital improvements and maintenance plan to serve as platform for budgeting annual infrastructure maintenance
- Identify multi-modal network needs to provide connectivity within Bay Minette
- Proactively manage stormwater runoff
- Further develop and utilize GIS systems to manage City infrastructure assets



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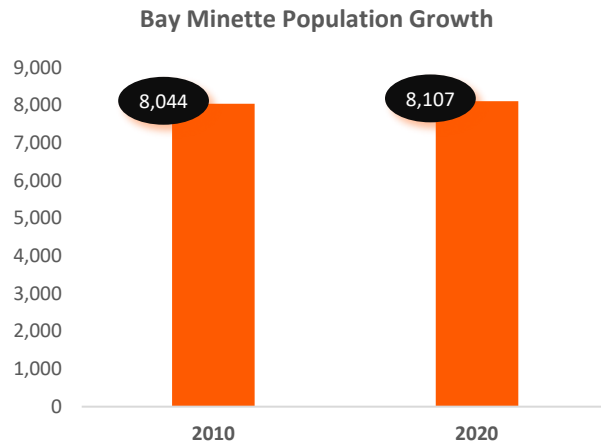
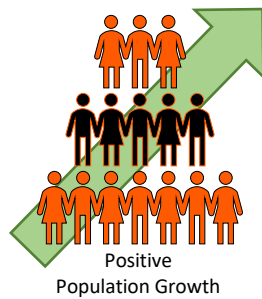
## COMMUNITY PROFILE

The City of Bay Minette is an incorporated city in Baldwin County, Alabama. Bay Minette became the county seat of Baldwin County in 1901, and it was incorporated in 1907. As seen in this section, there are many demographic markers from 2010 to 2020 that point to a growing and vibrant community.

### Demographics

#### Population

Bay Minette’s population experienced a slight growth between 2010 and 2020, the population increased by 0.78% from 8,044 to 8,107 people.

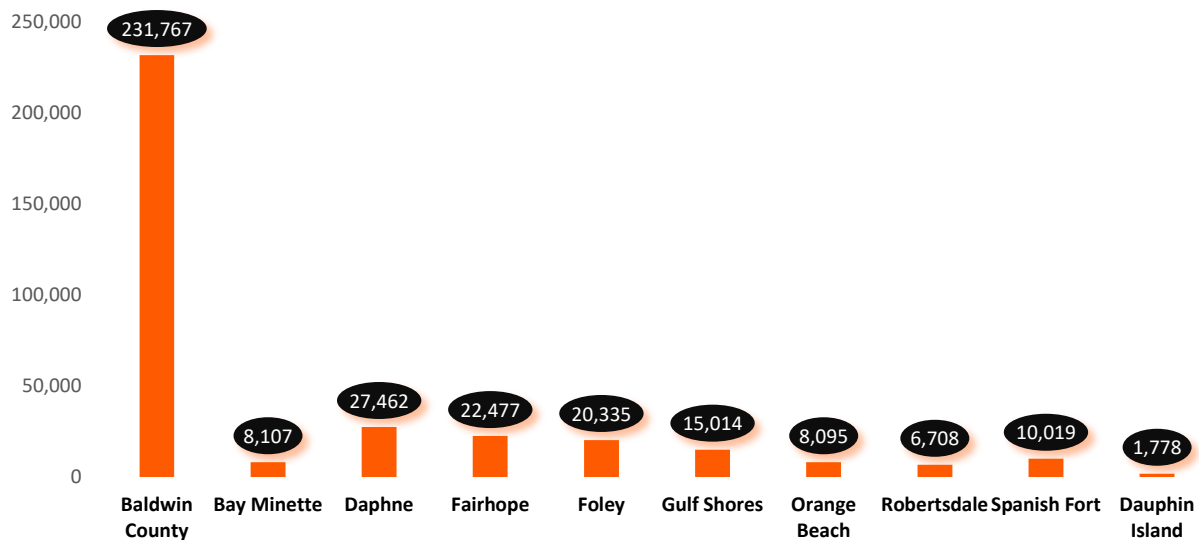


Source: US Census 2010 & 2020

#### Regional Population Comparison

This chart showcases the 2020 population of Baldwin and cities within the County and surrounding area for evaluation.

**2020 Population Data**



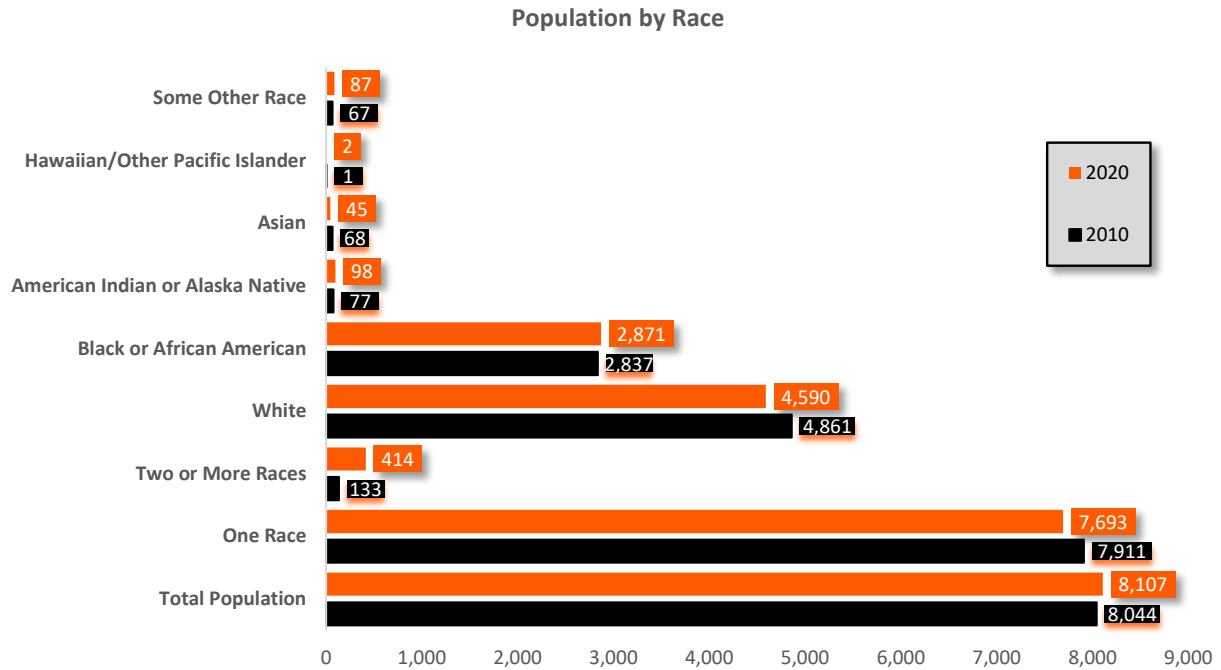
Source: US Census 2020



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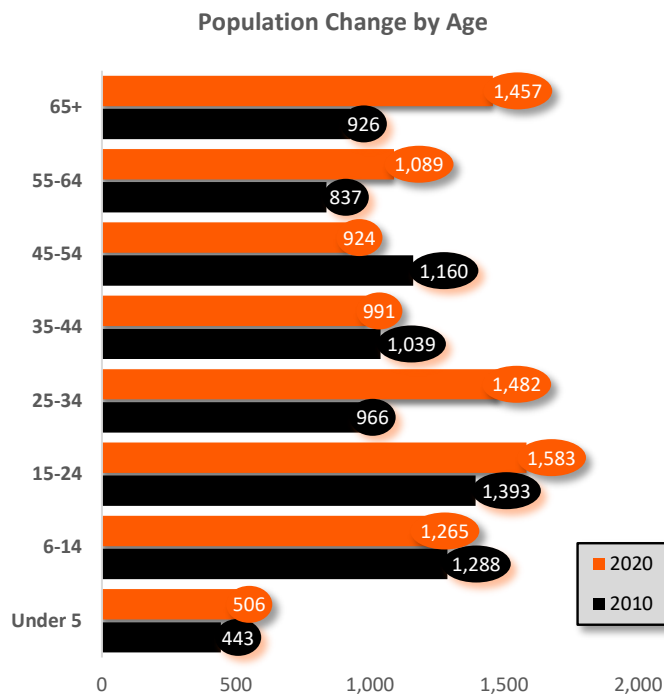
### Population by Race

Bay Minette has a diverse population, and many of the reported categories increased from 2010 to 2020.



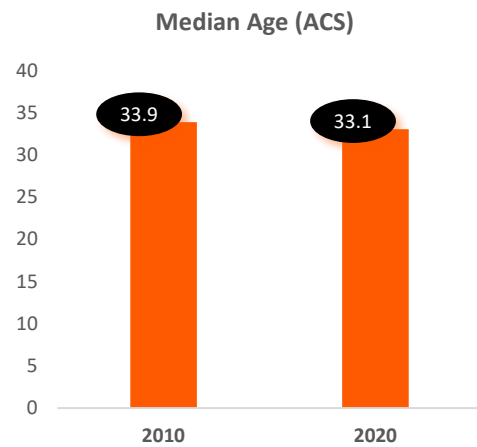
Source: US Census 2010 & 2020

### Population by Age



Source: US Census 2010 & 2020

Bay Minette's population experienced an increase in all reported age groups except 6 to 14 years, 35 to 44 years, and 45 to 54 years. The largest increase reported was in the 65+ year group. In conjunction Bay Minette's median age decreased by 2.36% from 2010 to 2020.



Source: ACS 2020

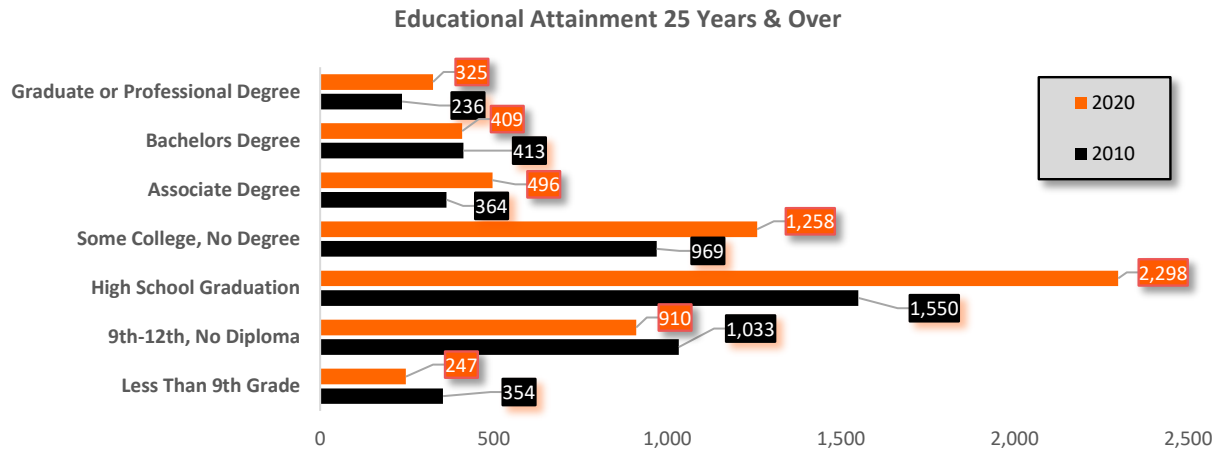


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## Education

### Education Attainment

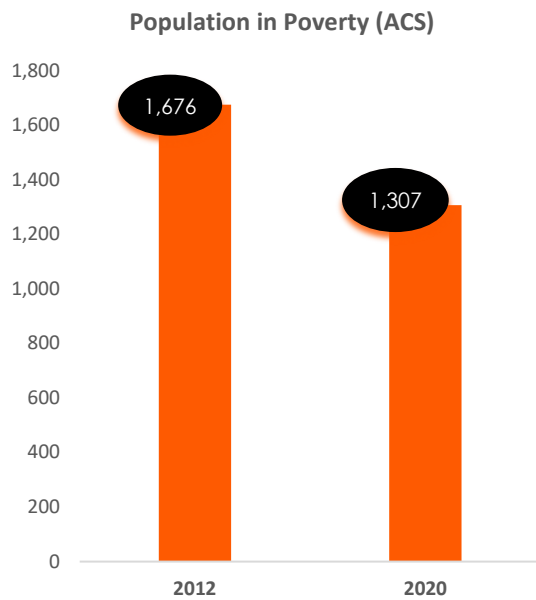
Data is reported for age 25 years and up. Bay Minette had an increase in all categories except for bachelor's degrees, the largest increase is in high school graduation.



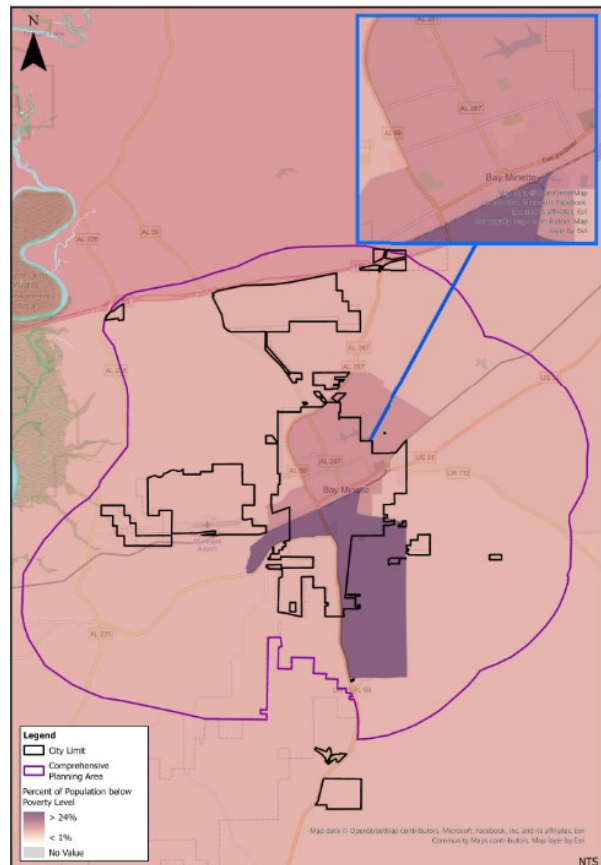
Source: US Census 2020

### Income Data

Data showed a decrease in the amount of Bay Minette population under poverty from 2010 to 2020. In correlation the median household income in Bay Minette increased by 22.4% from 2010 to 2020.



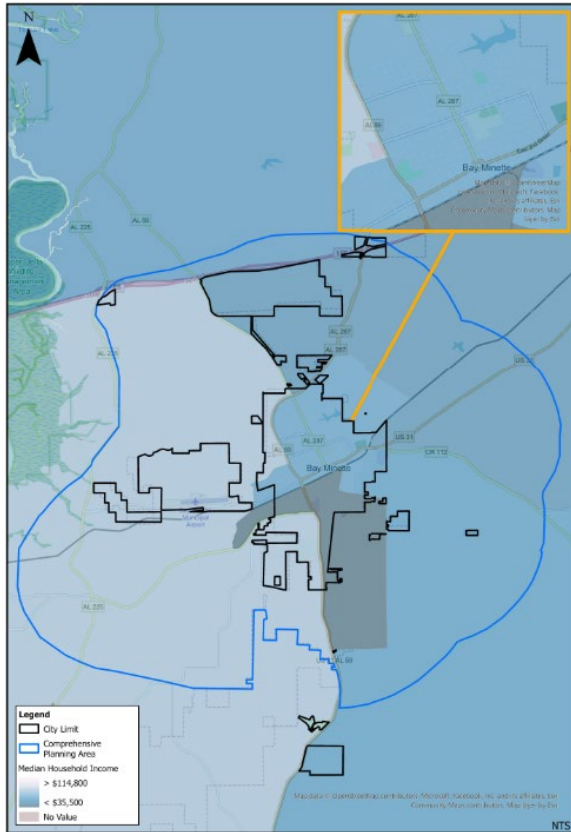
Source: ACS 2010 & 2020



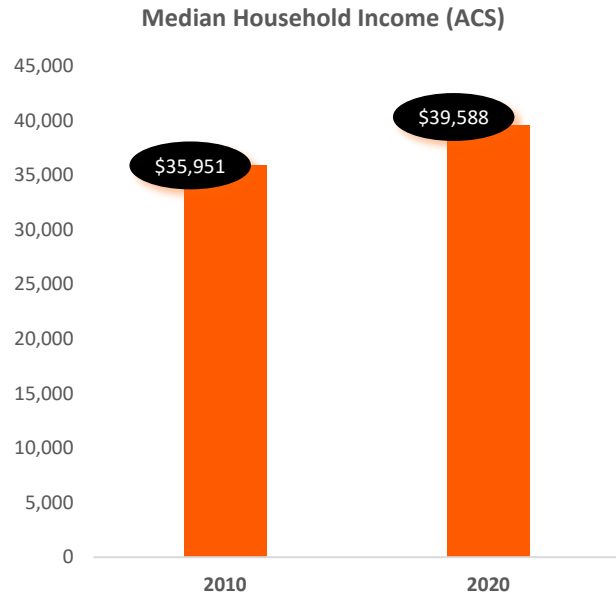
Source: Census 2020



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The reported 2020 median household income for Bay Minette of \$39,588 is lower than the reported 2020 median household income of Alabama of \$52,035.

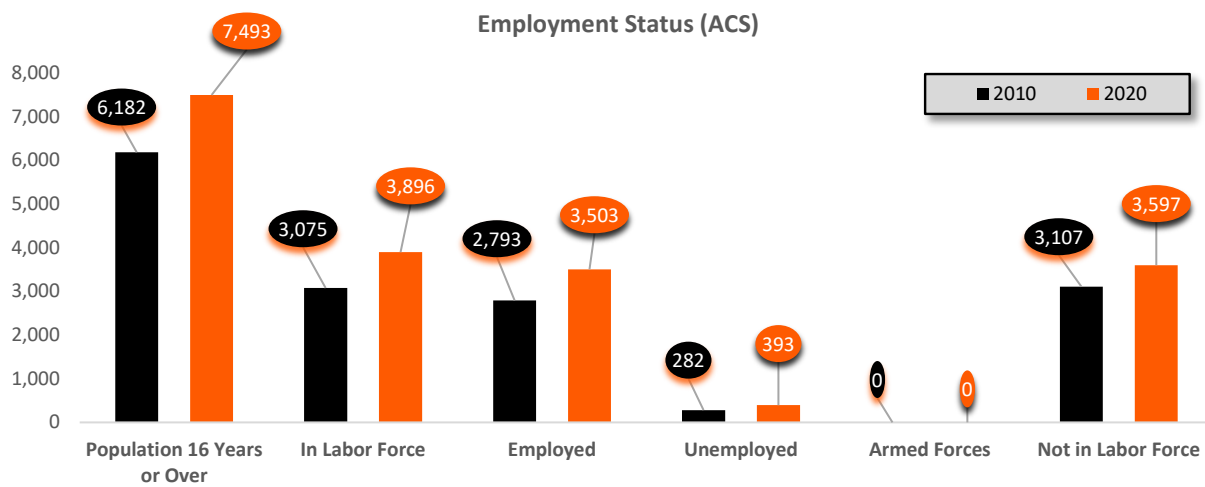


Source: ACS 2010 & 2020

## Employment

### Employment Status

Relating to the growth in population Bay Minette also experienced a similar trend in employment population 16 years or over. From 2010 to 2020 an increase in working-age population from 6,182 to 7,493 or 21.21% was reported.



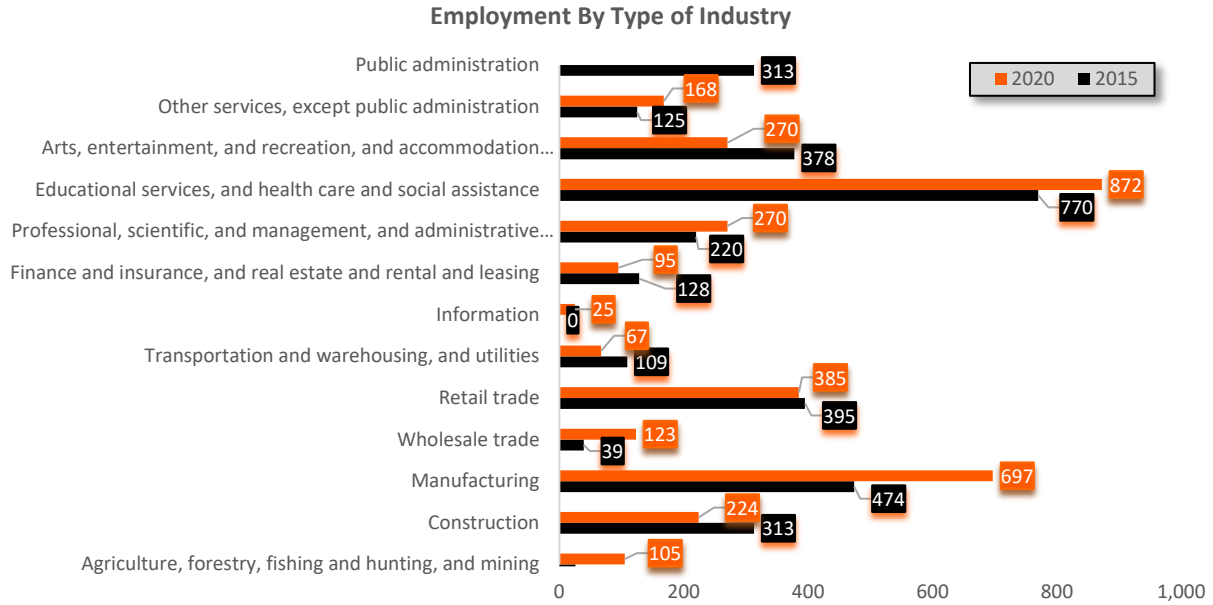
Source: ACS 2000, 2010, & 2020



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### Employment by Type of Industry

The City of Bay Minette has been increasing the number of industry partners, which accounts for the large increase in manufacturing jobs.

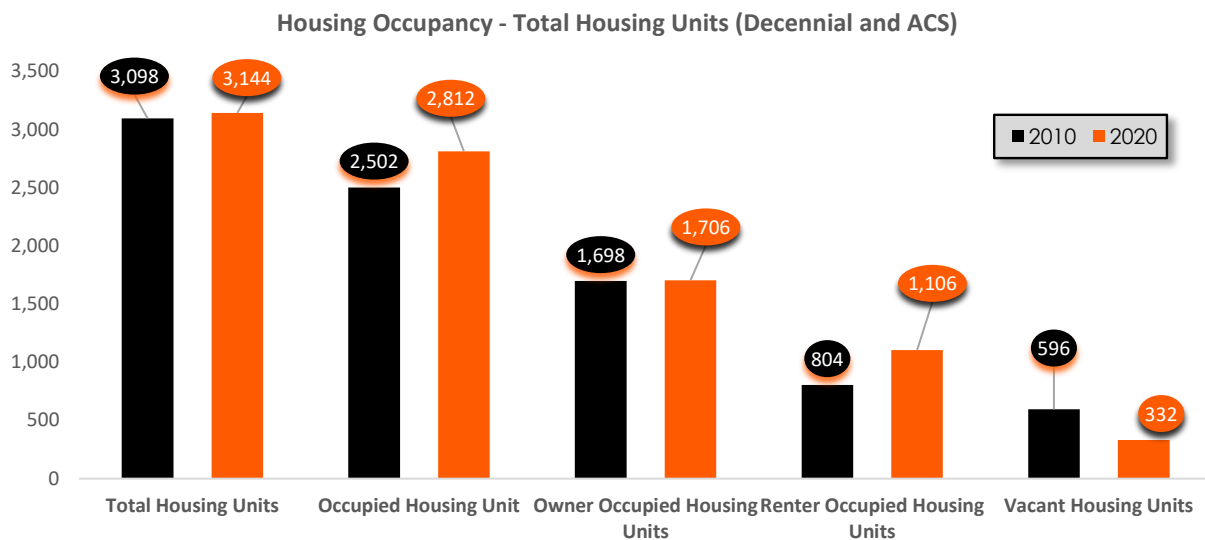


Source: ACS 2010 & 2020

### Housing

#### Housing Occupancy

To accommodate the increase in population from 2010 to 2020, the total number of available housing units also increased to accommodate the inflow of additional persons. The overall percentage of occupied houses increased within the same time period, decreasing the amount of vacant or available housing units within the City of Bay Minette.



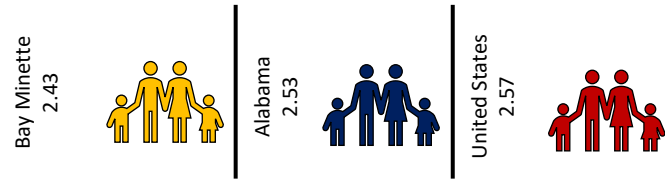
Source: US Census 2000 - ACS 2010 & 2020



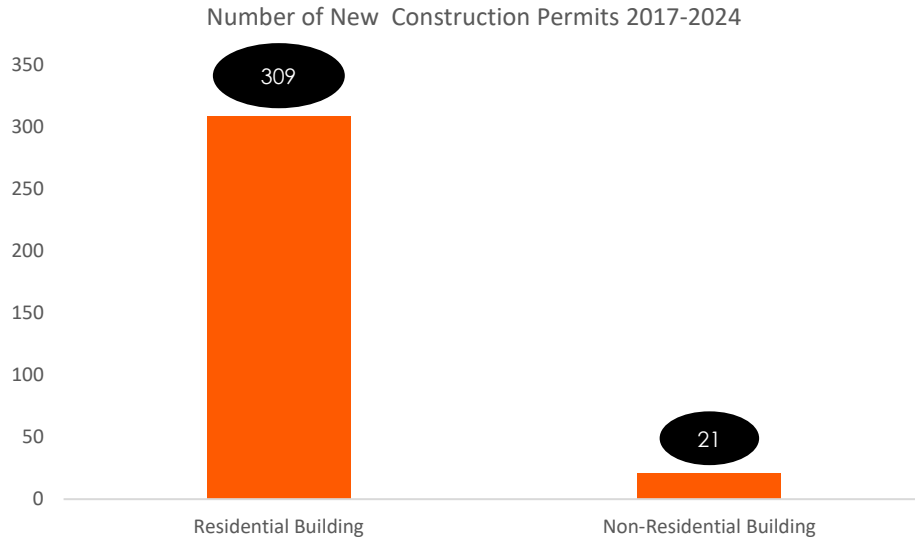
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### Average Household Size Comparison

The average household size in Bay Minette is slightly lower than that of Alabama and the United States. This may be a function of the types of work bringing people to Bay Minette.



### New Construction Permits



New construction was an important part of being able to accommodate the population growth from 2010 to 2020 and add to the total number of housing units available.

Source: City of Bay Minette

## Transportation

### Roadways

Bay Minette has Interstate 65 (I-65) that generally runs north-south, but in this area, runs east-west along the Bay Minette’s northern City Limits. This links Bay Minette to Mobile to the south and Escambia County to the north. There are three I-65 interchanges within or bordering Bay Minette, exit 31 at Alabama State Route 225 (SR 225), exit 34 at Alabama State Route 59 (SR 59), and exit 37 at Alabama State Route 287 (SR 287). US 31 runs east-west before turning north-south in the southern section of Bay Minette. Most of the downtown corridor is along US 31. SR 59 and SR 287 run north-south through Bay Minette.

### Functional Classification

The concept of functional classification defines the role that a particular roadway segment plays in serving traffic flow through the network. All roadways serve at least one function and, in some cases, both functions of mobility and/or access. Mobility provides few opportunities for entry and exit (low friction) and access provides many opportunities for entry and exit (high friction).

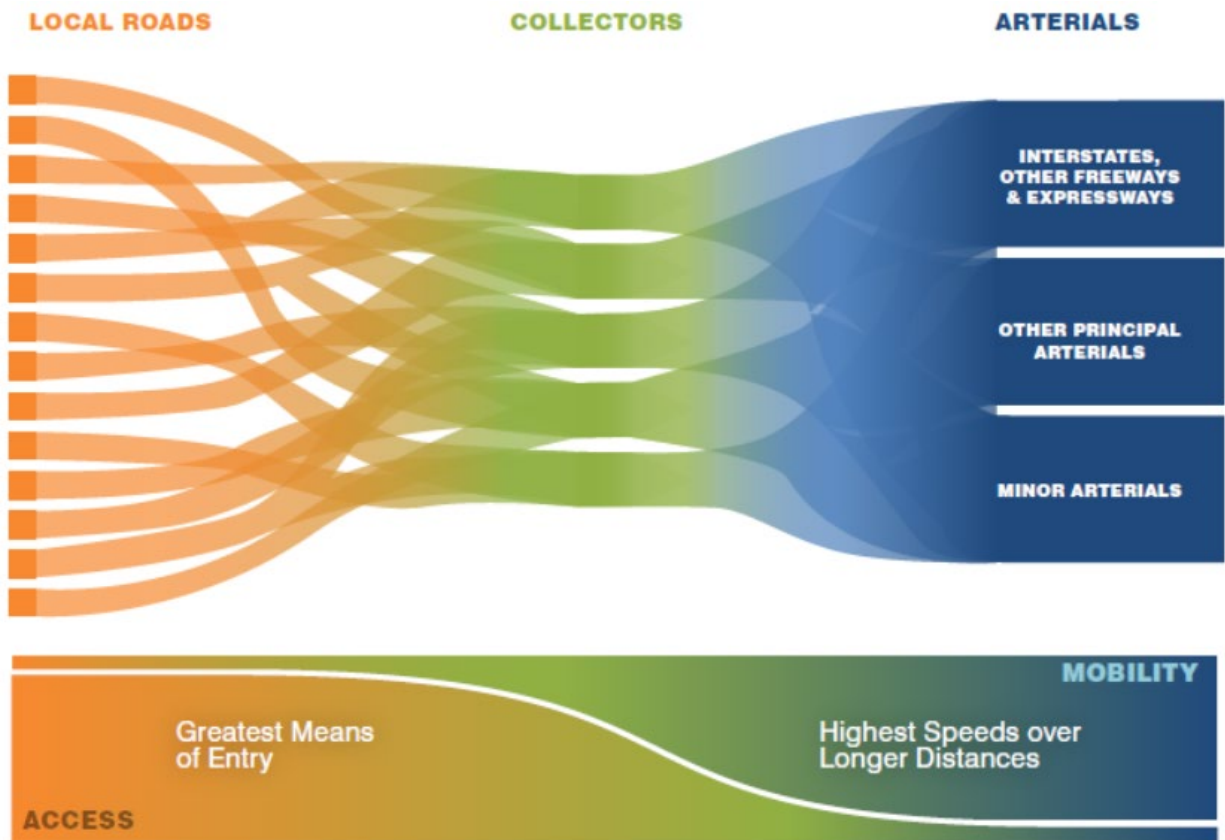
- Interstates – Highest classification, limited access, highest mobility
- Freeways and Expressways – Directional travel lanes, limited access although at-grade intersections allowed
- Principal and Minor Arterials – Access includes at-grade intersections and driveways to specific parcels
- Major and Minor Collectors – Higher connecting driveway density than arterials and access includes at-grade intersections and general driveways





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- Local Roads – Account for largest percentage of all roadways in terms of mileage



Source: FHWA

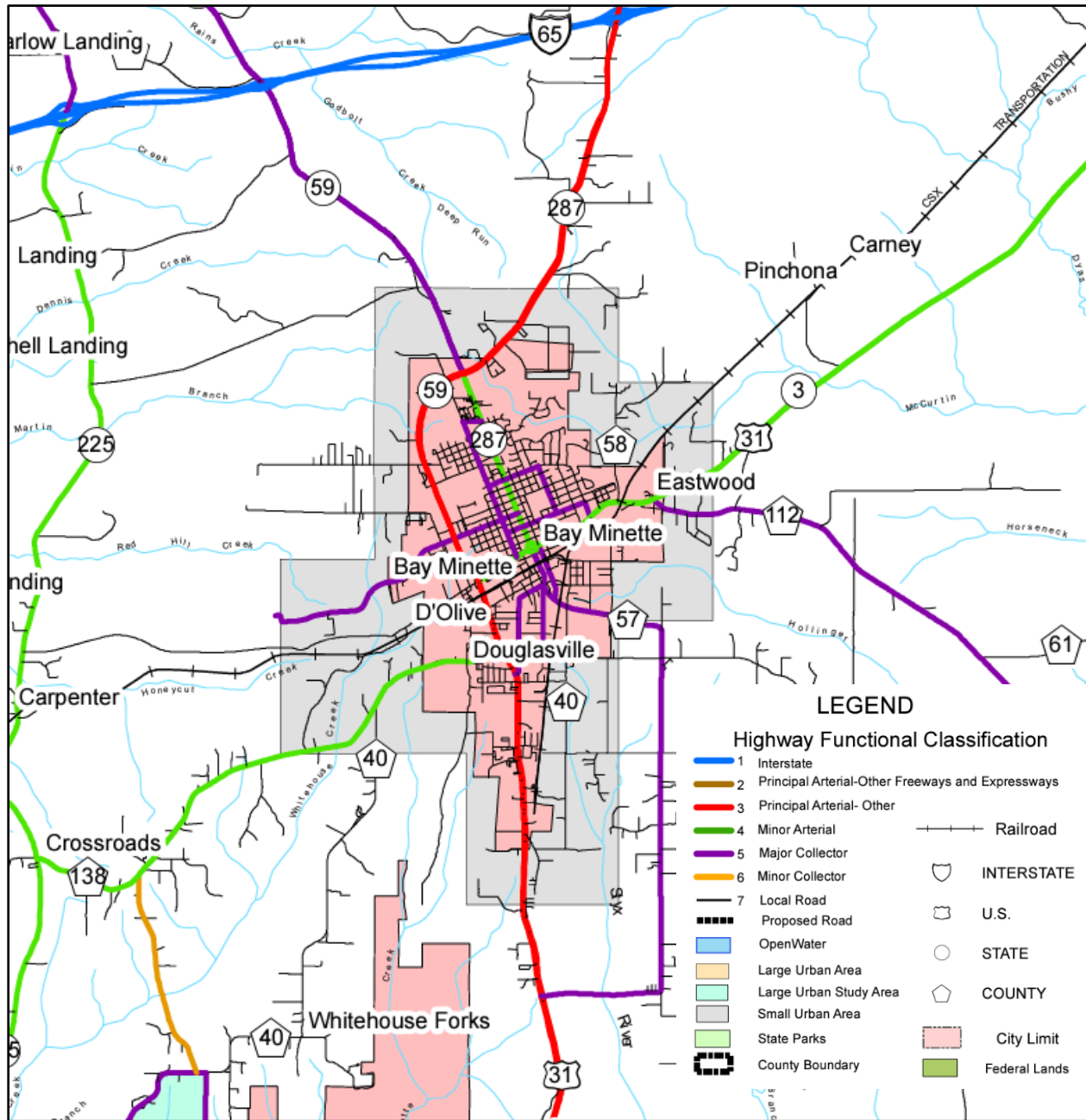
### *Daily Traffic Volumes*

As discussed in previous sections, the City of Bay Minette has seen continued growth in several socioeconomic measures showcasing a community experiencing positive economic growth. With that growth in areas such as population, daily traffic volumes on the transportation network within Bay Minette have also increased. While Bay Minette has a large amount of connectivity within the City Limits, the increased volumes tend to impact the major roadways disproportionately.



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The following is a representation of the functionally classified roadways for Baldwin County from ALDOT's online webpage.

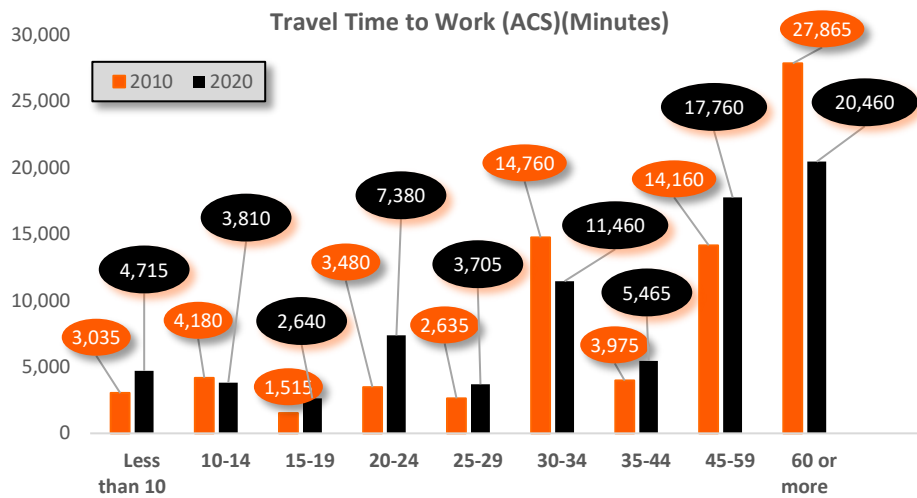


Source: ALDOT



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### Travel Time to Work



The City of Bay Minette has been expanding and annexing property further away from the City center. This accompanied by a current lack of additional north-south and east-west local and collector-based network connectivity are contributing factors to the increase in travel time to work for the City of Bay Minette.

Source: ACS 2010 & 2020

### Railroad

CSX has an east-west and north-south freight line that runs through the City limits of Bay Minette.

### Natural Resources

The City of Bay Minette has several public parks and public recreation areas within the City limits that provide the public access to outdoor recreation resources and promote an active and healthy lifestyle. Activities such as walking/running, swimming, athletic outdoor sports, indoor sports, and trails are all available to be enjoyed in Bay Minette.

### Public Parks

Bay Minette has a multitude of parks that the City operates and maintains within the City limits. There are parks located in all areas of the City offering access to citizens across the City.



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### **Water Access**

The City of Bay Minette does not have water access within the City limits, but Baldwin County provides access to the Tensaw River through the Live Oak Landing Forever Wild Tract.



John White Park  
Source: City of Bay Minette



Live Oak Landing  
Source: Baldwin County

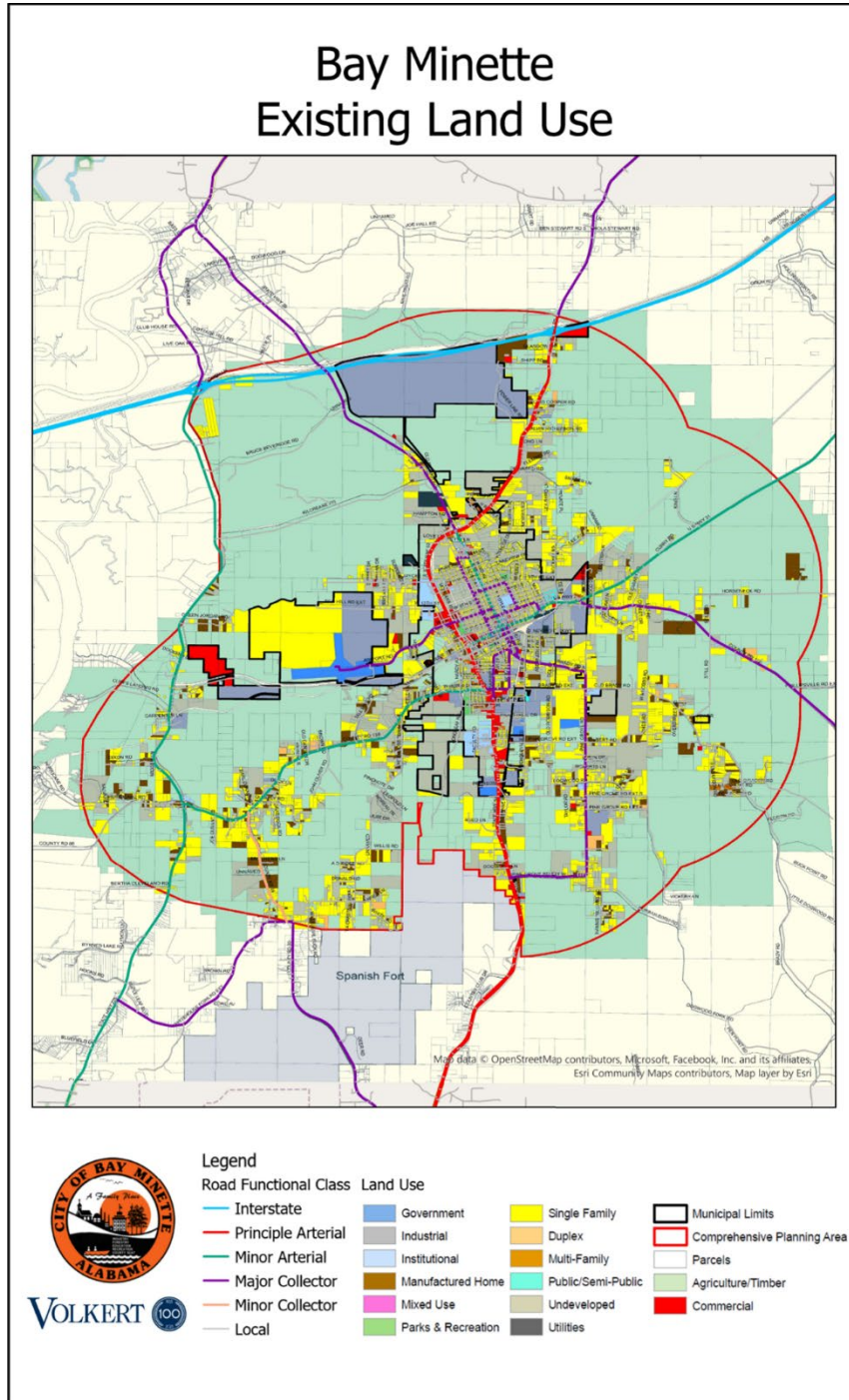
### **Land Use**

The purpose of land use planning is to provide a consistent set of policies that will guide development and growth and provide a basis for land use decisions. Active planning translates the community vision for the future into a recommended physical pattern of neighborhoods, commercial and industrial areas, roads, and public facilities.



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## Existing Land Use



Bay Minette’s land use and zoning ordinances were updated in 2023, and existing mapping was updated in 2013. Each was considered during the Comprehensive Plan update.

Bay Minette can be divided into four quadrants, 1) west of SR 287 and north of US 31, 2) east of SR 287 and north of US 31, 3) west of US 31 and south of D’Olive St, and 4) east of US 31 and south of US 31.

Quadrant 1 is currently developed the most in the southern portion with residential and industrial. It contains a few large undeveloped areas, and multiple commercial opportunities along SR 59.

Quadrant 2 has the densest development and is largely residential with some institutional as well. There is more recent residential development on the outer edges, while the older infrastructure is closer to downtown.

Quadrant 3 has a mix of industrial and commercial. The commercial areas are mainly along US 31. It has large portions of the quadrant that are currently undeveloped.

Quadrant 4 has the most variety of land uses within it including different commercial, residential, industrial, and government land uses.

## Public Infrastructure, Facilities, and Services

A City’s infrastructure, facilities, and services present an important resource for its citizens. The services a community provides are critical to the City’s growth potential and are often an important factor in keeping current residents. The City of Bay Minette is responsible for most public facilities and services in the community, including police



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protection, fire protection, and parks and recreation. Other services like water and sewer service, garbage and recycling, and schools are not directly provided by the City, but it does play a role in the distribution to the community. Responsibilities for the different categories are spread across multiple City departments.

All components in a comprehensive plan are interconnected and the sum of those factors add up to a community's quality of life, including the built and natural environments, economic prosperity, social stability, educational opportunity, and cultural, entertainment, and recreation possibilities.

### *Police Protection*

Bay Minette's police department is budgeted for twenty-six sworn officers, one animal control officer, and nine support personnel (2024). There are sixteen patrols that are split between four squads with four officers each that work 12-hour shifts. The department also includes four school resource officers and four investigators (criminal and narcotics). They receive a \$35,000 grant money for the drug task force and one investigator sits with the county full time for the task force. There is one headquarters and no additional substations. Their service area primarily covers the Bay Minette City limits, but they provide help when required to the county, state, and marine.



Source: City of Bay Minette

As the City continues to grow and develop, the police force will grow and respond as well. Bay Minette continues to attract sporting and entertainment events, which require additional police presence. The expanding City limits also create a larger area for the police department to cover and still respond quickly. The City should consider the police department as it moves forward and makes decisions.



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### **Fire Protection**

Bay Minette’s fire department is a Class 3 ISO Public Protection Classification (2024). The department is made up of 16 full-time employees including 15 firefighters, 1 inspector, and 4 engines (2 first-out and 2 backup). The department is accountable for fire suppression, emergency preparedness, emergency medical, fire prevention, and public education. The department is responsible for 15,000 people in a 98 square mile area, which extends beyond the Bay Minette City limits. There is currently one station in operation. The surrounding area is covered by 9 volunteer stations, so the department is called to assist in areas outside its jurisdiction.



Source: City of Bay Minette

As the community grows, the fire department will need to make updates and grow along with it. Multiple locations outside of a 5-mile radius of the current station could become available and could be considered for an additional station location. Additional engines and personnel will need to be added to accommodate the growing population and the requirements to have 3 engines and a ladder truck at every structure fire. With the increase in the number of structures due to growth the City will need to continue to support the department in protecting Bay Minette and the surrounding areas.

### **Water, Gas, and Sewer Services**

North Baldwin Utilities provides water, gas, and sewer service to the community. They are a private entity that regularly interacts with the City. They provide potable water for those within Bay Minette all the way to the north county limits. As new developments arrive, North Baldwin Utilities are involved early in the process to determine the development’s water needs.

Wastewater is required to be provided to anyone within the Bay Minette City limits. They currently operate with two plants: one 2 MGD plant and one ½ MGD plant. There are plans to grow the ½ MGD plant to support the additional load from the Novelis Mega site. The sewer system can get overloaded during rain events due to existing storm drains emptying into the sewer system. Sewer is a major component to be considered as new developments come to Bay Minette.



Source: North Baldwin Utilities



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Natural gas service is also available within City Limits. The demand for gas is beginning to grow along with the building of new homes. Many of the new developments are requesting natural gas for the homes.

### *Garbage and Recycling Services*

Garbage and recycling services for the citizens of Bay Minette are provided by the Solid Waste Disposal Authority of Baldwin County. Household garbage collection is performed regularly for those within the City Limits. There are two recycling drop off stations located within the City, but no curbside collection is performed. The Solid Waste Disposal Authority of Baldwin County also handles the bulk waste and yard debris pickup.

### *Public Library*



Source: City of Bay Minette

The Bay Minette Public Library was founded in 1922 by the Women’s Civic Improvement Association. In 1925 it went under the direction of a five-member board of directors. It has continued under this direction with funding from the Bay Minette City Council. The library provides many community services for both adults and children such as access to public computers, Wi-Fi hot spot, faxing, printing, copying, meeting room space, paperback swaps, free magazines, and children’s readings.

### *Parks and Recreation*

The City of Bay Minette takes pride in its parks and recreational facilities. These assets contribute to the overall health, quality of life, and economy of the City and adjacent areas. The parks are run and maintained by two groups: Recreation Department and Parks and Grounds Department. The Recreation Department runs and organizes events for the parks, pickleball courts, volleyball courts, softball fields, and city pool. The Parks and Grounds department is responsible for the upkeep of all those facilities along with the plants at other government locations.

The parks play a role in the community and should continue to be supported. The City can help the parks and recreation as the City moves forward by planning for additional facilities. Facilities like a recreation center or additional ball fields could improve the community by helping the citizens and attracting others from outside the city.

### *Baldwin County School System*

Bay Minette is part of the Baldwin County School System. There are approximately 31,000 students in the entire system. Bay Minette has three Baldwin County schools within the City Limits: Bay Minette Elementary School (Grades Pre K-6), Bay Minette Middle School (Grades 7-8), and Baldwin County High School (Grades 9-12). There is also one Baldwin County School just outside the City Limits: Pine Grove Elementary School (Grades Pre K – 6). Bay Minette can continue to improve the community by supporting the schools within the City. There are also several private educational institutions in Bay Minette.



Source: Baldwin County





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### *Ways to Connect*

Bay Minette has improved its online and social media presence providing citizens with a convenient venue to receive information from the City and the City to receive information from residents.

There is an active group of youth activities athletic and non-athletic through both the community and the school system. The City of Bay Minette has also supported community events to connect residents with one another.

### *Healthcare Services*

Healthcare services available in Bay Minette have expanded over the past decade including medical, dental, vision, and specialty care. North Baldwin Infirmary provides many medical services and is the only designated Baby-Friendly hospital in the region. The expansion of healthcare services within Bay Minette has not only improved access for those within Bay Minette but also adjacent areas in Baldwin County.

### *Chamber of Commerce*

The Chamber of Commerce is a separate, non-profit entity with 320 members. The Chamber partners with the City on functions and events aimed at the City's economic development and improving the quality of life for its citizens. Bay Minette has many opportunities to grow, and continued communication with the Chamber will help move towards that goal.

### *Code Enforcement*

Bay Minette's Building and Planning/Zoning departments are responsible for the review and enforcement of the City's codes and ordinances passed through the City's Council and Commissions.



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## FUTURE PLANNING

Future planning is an integral part of the overall planning process, providing a vision for long-range planning and is intended to be utilized as a guide for future development or land use decisions.

Communities are constantly changing, inheriting both the desirable and unwanted characteristics of the past. Today many communities are facing land use and developments that are undesirable to the community, incompatible land use relationships, and traffic congestion on roadways insufficiently designed for current volumes and Bay Minette has not been immune itself. The primary cause for these difficulties is a lack of proper future planning and sticking to those goals and objectives set forth by the community.

### Preferred Plan

The preferred plan is the outcome of the public engagement process, which included online public surveys with interactive maps, open public engagement meetings, and activities at stakeholder committee meetings. This preferred plan illustrates the community's vision for growth and development. In some cases, the recommended land uses are the same as the existing land use. However, in certain locations the preferred plan contains areas where existing uses are proposed for a change in land use, either for new development, redevelopment, or future development. In any case, it is not the intent of this plan to place existing uses in a situation where their value is affected, rather the intent is to demonstrate a long-range view of how particular areas could be reconfigured and utilized should it become feasible.



### Future Growth

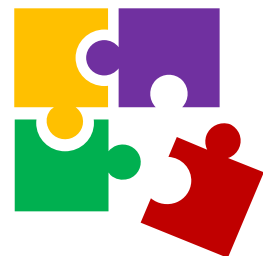
- The Preferred Plan is a generalized depiction of potential uses. It is not an existing land use map or a zoning map, although in some cases future uses in an area may be similar to those that exist today.
- The rezoning of any given area should be guided by the Preferred Plan but interpreted in conjunction with the guiding principles of the Comprehensive Plan and policies of the City.
- Zoning maps establish detailed requirements for setbacks, height, use, parking, and other attributes, whereas the categories utilized within the Preferred Plan recommend ranges of potentially appropriate uses and intensities.

Based on the prioritization of the goals and objectives of the Comprehensive Plan, the Preferred Plan sets out a plan to help anticipate change, create positive change, and to make the best decisions possible. The Preferred Plan incorporates the following.

### Land Use

One of the staples of proper future planning is ensuring that compatible land uses are promoted, this does not necessarily mean "the same" but that compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

Through the planning process it was identified that the existing land use layout has multiple areas of competing purposes within Bay Minette city limits. Adhering to the goals and objectives of building a safe and connected community, outstanding infrastructure, neighborhood pride, and economic growth all stakeholders involved in the Plan were able to identify areas and travel corridors that would benefit from complementary land uses. The US 31 corridor, identified by the community as the top area for revitalization, is an example of this commitment through the Plan's designation of a defined *Downtown Area*. Complemented by the various opportunities offered through *Mixed Use* development.





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Bay Minette has built a foundation for sustainable growth through their significant contributions and support of the County school system, as such areas for growth of school facilities were provided in the Preferred Plan.

The Plan identified areas for commercial and business growth surrounding SR 59, to capitalize on the increasing demand for commercial and retail needs within Bay Minette. A professional business office area was also identified in an area south of the hospital. The demand for such development has risen in the past decade as economic measures such as educational attainment, median household income, and quality of life have increased considerably.

The Novelis Mega site, located on SR 287, will be a significant development for Bay Minette. The Preferred Plan identifies a complementary *Regional Business* area around the interstate exit near the site to provide supporting opportunities for the facility and the goal of the Mega site to attract talented workers to the City of Bay Minette.

### Transportation

Communities across the nation, regardless of size, are experiencing an increase in congestion. There are various strategies to mitigate congestion that also promote greater community investment and sustainability. General roadway improvements such as widening, connectivity from new roadways, on-network multi-modal improvements such as complete streets, and off-network improvements such as greenways and trails are all strategies included in the Preferred Plan.

Roadway improvement needs were identified along Airport Road. Improvements could include roadway widening, geometric upgrades, intersection control improvements, and safety upgrades to mitigate capacity or other operational constraints.

Roadways that could benefit from complete street strategies were identified in the Preferred Plan. While there are many definitions of complete street strategies for the understanding of this Comprehensive Plan it is defined as on-network improvements that promote connectivity of non-motorized transportation and coordinating land uses such as parks and schools.

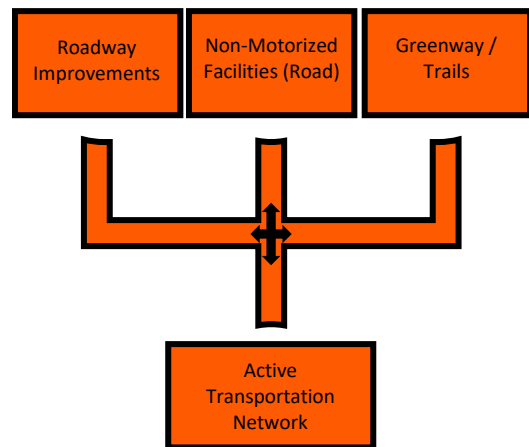
New roadway alignments that promote added north-south and east-west connectivity through Bay Minette are identified in the Preferred Plan. Additional connectivity will provide alternate options for traffic away from the main thoroughfares providing traffic operations improvements for residents and visitors.

A connected network of parks with a greenway/trail system are identified in the Preferred Plan. This system is located near the center of Bay Minette.

The purpose of these roadway improvements and new alignments are to provide a plan for the future to build an active, sustainable, and reliable transportation network. An example is time reliability, defined as the variance of travel times over a course of time. The additional roadway capacity, operational improvements, and alternate routing would help to provide greater consistency in travel times in Bay Minette.

### City Resources

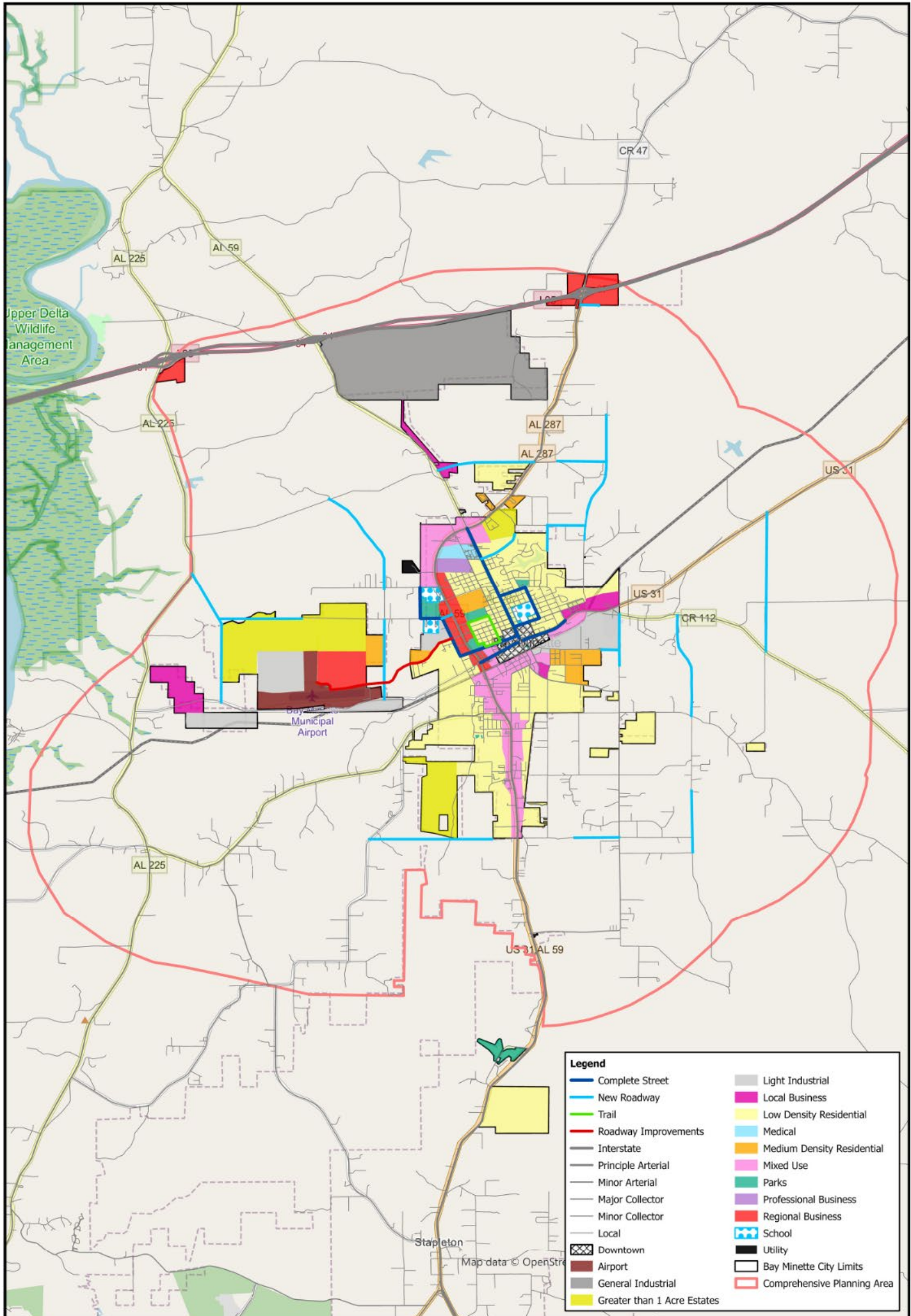
The Preferred Plan identifies areas designated for City resources such as public parks, government buildings, and an area along US 31 for an identified *Downtown Bay Minette*





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Preferred Plan Map



# Preferred Plan City of Bay Minette





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### **Actionable Plan**

The City of Bay Minette should utilize this Comprehensive Plan as a resource when considering new policies, planning, and programming new infrastructure, evaluating new development applications, and coordinating with outside agencies. From time to time a development application may bring into conflict one or more of the recommendations presented in the Comprehensive Plan, and City leaders will need to balance competing interests and make decisions that bring about intended outcomes. Ultimately, the Comprehensive Plan's relevance will be measured by its use in everyday decision making.

The adoption of this Comprehensive Plan will be the first step in the implementation process. It is the product of considerable efforts on the part of the City of Bay Minette and many other community leaders and citizens. This document's recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. They can generally be categorized into one or four types: plans (or studies), projects, policies, and initiatives. Some are easily accomplished in the near-term while others will likely be more feasible later.



Source: City of Bay Minette

This Comprehensive Plan is not law or intended to be a zoning ordinance. It is a policy guide for community decision-making regarding land use, development, growth management, and capital improvement decisions. This Comprehensive Plan should be revisited and updated over time to ensure that goals and objectives still meet the desires of the community, and to ensure there is adequate support for ongoing planning efforts.