

ORDINANCE 1001

ORDINANCE OF THE CITY COUNCIL OF BAY MINETTE, REGARDING
Case No. Z-22001, Dempsey Property,
AS AUTHORIZED PURSUANT TO SECTION 11-52-1 THROUGH 11-52-85, CODE OF ALABAMA (1975).

WHEREAS, Ben White, on behalf of the property owner, Vera Dempsey, has petitioned the City of Bay Minette to rezone certain property located within the municipal limits at the intersection of Hwy 59 and Jaycee Road, said property identified herein and described as follows:

10-acre irregular Lot 2 of the Dempsey Subdivision as recorded on Slide 2646-D in the Office of the Judge of Probate of Baldwin County, Alabama; lying in the City of Bay Minette, Section 5, Township 2 South, Range 3 East

Otherwise known as tax parcel number **05-23-03-05-0-000-005.007**, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that the property herein identified be rezoned from B-1, Local Business District, to B-2 General Business District; and

WHEREAS, the Planning Commission of the City of Bay Minette held a public hearing on February 10, 2022, and voted to recommend approval of the rezoning request to B-2 General Business District; and

WHEREAS, the City Council of Bay Minette held a public hearing on February 22, 2022; and

WHEREAS, the City of Bay Minette Zoning Ordinance, Ordinance Number 996, establishes specific zoning and land use criteria for the City; and

WHEREAS, these zoning districts may require amendments from time to time to meet the changing needs of the community; and

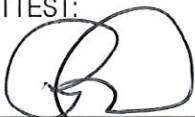
WHEREAS, THE CITY COUNCIL OF BAY MINETTE, IN REGULAR SESSION ASSEMBLED, determined that the petitioner's request to rezone the property (Case No. Z-22001, Dempsey Property) as herein identified and described, from B-1, Local Business District, to B-2 General Business District, which amends the Zoning District Boundary designations of the City of Bay Minette Zoning District Official Map, is hereby **APPROVED AND IMPLEMENTED**.

Done this the 7th day of **March, 2022**.



Robert A. Wills, Mayor
City of Bay Minette, Alabama

ATTEST:



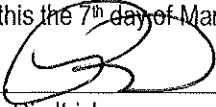
Rita Diedrich, City Clerk



Prepared by: Clair Dorough
City Planner

I, the undersigned qualified and acting Clerk of the City of Bay Minette, Alabama, do hereby certify that the above and foregoing is a true copy of an Ordinance lawfully passed and adopted by the Bay Minette City Council, at a regular meeting of such council, held on the 7th day of March, 2022 and that said Ordinance is on file in the office of the Bay Minette City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Bay Minette, on this the 7th day of March, 2022.

A handwritten signature in black ink, appearing to be "Rita Diedrich", written over a horizontal line.

Rita Diedrich
City Clerk

Z-22001, Dempsey Property Rezoning Request Future Land Use Map



- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands

- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities

CHARLIE KRAKE

Subject Property

JAYCEE RD

SUNRISE DR

EQUINE LN

ANN AV

RED HILL RD

W 13TH ST

TIGER DR

MCMEANS AV

N DOBSON

W 9TH ST

CLARK AV

JILLIAN PL

W ALMYRA ST

PARK AV

W 14TH ST

MOOG AV

N DAY

0 750 1,500 3,000 Feet

Z-22001, Dempsey Property Rezoning Request Zoning Map

- Road Centerlines
- BC Revenue Parcels
- Unknown Zoning Designation
- R-A Rural Residential and Agricultural Zone District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Higher Density Single-Family Residential District
- R-4 High Density Multi-Family Residential District
- R-5 Manufactured/Mobile Home Residential District
- B-1 Local Business District
- B-2 General Business District
- B-2 General Business District (Historical District)
- M-1 Light Industrial District
- M-2 General Industrial District
- PUD Planned Unit Development



CHARLIE KRAKE

Subject Property

JAYCEE RD

SUNRISE DR

EQUINE LN

ANN AV

RED HILL RD

W 13TH ST

TIGER DR

MCMEANS AV

N DOBSON

W 9TH ST

CLARK AV

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W ALMYRA ST

PARK AV

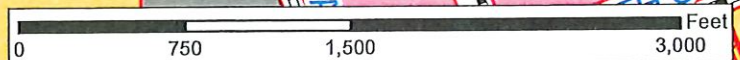
W 14TH ST

MOOGAN

MC MILLAN AV

PETTY LN

LOVE LN





Z-22001, Dempsey Property
Rezoning Request Site Map

Subject Property

CHARLIE KRAKER RD

JAYCEE RD

CLARK AV

MCMEANS AV

0 250 500 1,000 Feet

