



ORDINANCE 1061

AN ORDINANCE OF THE CITY COUNCIL OF BAY MINETTE, REGARDING
Case No. Z-25002, Rezoning of the Tensaw Engineering, LLC Property
AS AUTHORIZED PURSUANT TO SECTION 11-52-1 THROUGH 11-52-85, CODE OF ALABAMA (1975).

WHEREAS, Tensaw Engineering LLC, has petitioned the City of Bay Minette to rezone certain property located within the municipal limits at the northwest intersection of Jaycee Road and McMeans Avenue, said property containing approximately 0.40 acres, identified herein and described as follows:

Beginning at the Southeast corner of the South half of the Southwest Quarter of Section 5, Township 2 South, Range 3 East, and run thence North 210 feet to a point; run thence West 210 feet to a point; run thence South 210 feet to a point; run thence East 210 feet to the point of beginning. LESS AND EXCEPT that portion conveyed to the State of Alabama by Fred and Nell Dempsey, dated June 30, 1993 and recorded in Real Property Book 519, page 1098.

Otherwise known as tax parcel number 05-23-03-05-0-000-005.003 (PIN# 78216) as found in the office of the Revenue Commissioner of Baldwin County, Alabama. Said property further identified as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A"; and

WHEREAS, the petitioner has requested that 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 in a regular meeting on August 14, 2025, and voted to recommend to the City Council approval of the rezoning request from B-1, Local Business District to B-2, General Business District; and

WHEREAS, due notice of said proposed rezoning has been provided to the public as required by and in accordance with Section 11-45-8 of the *Code of Alabama* (1975), upon 15 or more days' notice of the time, place and purpose of the public hearing, and the City Council held a public hearing on September 2, 2025; and

WHEREAS, the City Council of Bay Minette after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for rezoning of the above described real property and as set forth in Exhibit "A" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Bay Minette, Alabama;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BAY MINETTE, ALABAMA, IN REGULAR MEETING ASSEMBLED, AS FOLLOWS:

SECTION I: ZONING.

That above-described real property is hereby rezoned from B-1, Local Business District to B-2, General Business District. Upon adoption and publication as required by law, the property shall be assigned the zoning district in accordance with the rezoning; and the zoning ordinance and zoning map shall be amended to reflect said zoning.

SECTION II: REPEALER.

Any ordinance or resolution heretofore adopted by the Council which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION IV: EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Bay Minette and publication as required by law.

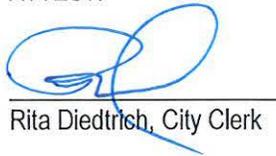
FURTHER, BE IT RESOLVED AND ORDAINED, BY THE CITY COUNCIL OF BAY MINETTE, ALABAMA IN REGULAR MEETING ASSEMBLED, in the interest of public health, safety and welfare of the general public, determined that **Ordinance 1061**, Case Z-25002, Rezoning of the Tensaw Engineering, LLC Property, is hereby **ADOPTED AND IMPLEMENTED.**

Done this the 15th day of **September, 2025.**



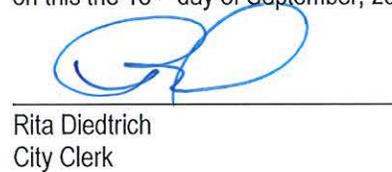
Robert A. Wills, Mayor
City of Bay Minette, Alabama

ATTEST:


Rita Diedrich, City Clerk

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 15th day of September, 2025 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 15th day of September, 2025.


Rita Diedrich
City Clerk

**Ordinance 1061 - Exhibit "A" Map
Z-25002, Tensaw Engineering, LLC Property
Proposed Rezoning from B-1 to B-2**

-  Subject Property
-  R-A Rural Residential and Agricultural Zone District
-  UNK
-  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-4H High Density Multi-Family Residential District Historic
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-1H Local Business District (Historic District)
-  B-2 General Business District
-  B-2 General Business District (Historic District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development

Z-25002 Site Map
PID: 05-23-03-05-0-000-005.003
PIN: 78216

