

STATE OF ALABAMA
COUNTY OF BALDWIN

ORDINANCE 1027

AN ORDINANCE OF THE CITY COUNCIL OF BAY MINETTE, REGARDING
Case No. Z-23005, Rezoning of the Koestler Property,
AS AUTHORIZED PURSUANT TO SECTION 11-52-1 THROUGH 11-52-85, CODE OF ALABAMA (1975).

WHEREAS, Kevin Koestler, has petitioned the City of Bay Minette to rezone certain property located within the municipal limits along Dickman Road, said property containing approximately 4.70 acres, identified herein and described as follows:

Commencing from a point on the intersection of the Eastern Right-of-Way line of Daphne Road and the North Right-of-Way line Dickman Road, run thence East 261.6 feet along the Northern line of Dickman Road to the POINT OF BEGINNING; continue East along said line 372 feet; thence North 544 feet, more or less; thence West 372 feet; thence South 544 feet, more or less, to the POINT OF BEGINNING. Said parcel located in the City of Bay Minette, Section 21, Township 2 South, Range 3 East, Baldwin County, Alabama and containing 4.70 acres.

Otherwise known as tax parcel number 05-23-05-21-1-000-023.001 (PIN# 83581) 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 R-3, Higher Density Single Family Residential District to R-5, Manufactured Home Residential District; and

WHEREAS, the Planning Commission of the City of Bay Minette held a public hearing in a regular meeting on September 14, 2023, and voted to recommend to the City Council approval of the rezoning request from R-3, Higher Density Single Family Residential District to R-5, Manufactured Home Residential 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 October 2, 2023; 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 R-3, Higher Density Single Family Residential District to R-5, Manufactured Home Residential District. Upon adoption and publication as required by law, the properties 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 1027**, Case Z-23005, Rezoning of the Koestler Property, is hereby **ADOPTED AND IMPLEMENTED.**

Done this the 16th day of **October, 2023.**

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

ATTEST:

Rita Diedtrich, 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 16th day of October, 2023 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 16th day of October, 2023.

Rita Diedtrich
City Clerk

Z-23005 Site Location

Road Centerlines

BC Revenue Parcels

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

Ordinance 1027 - Exhibit "A" Map

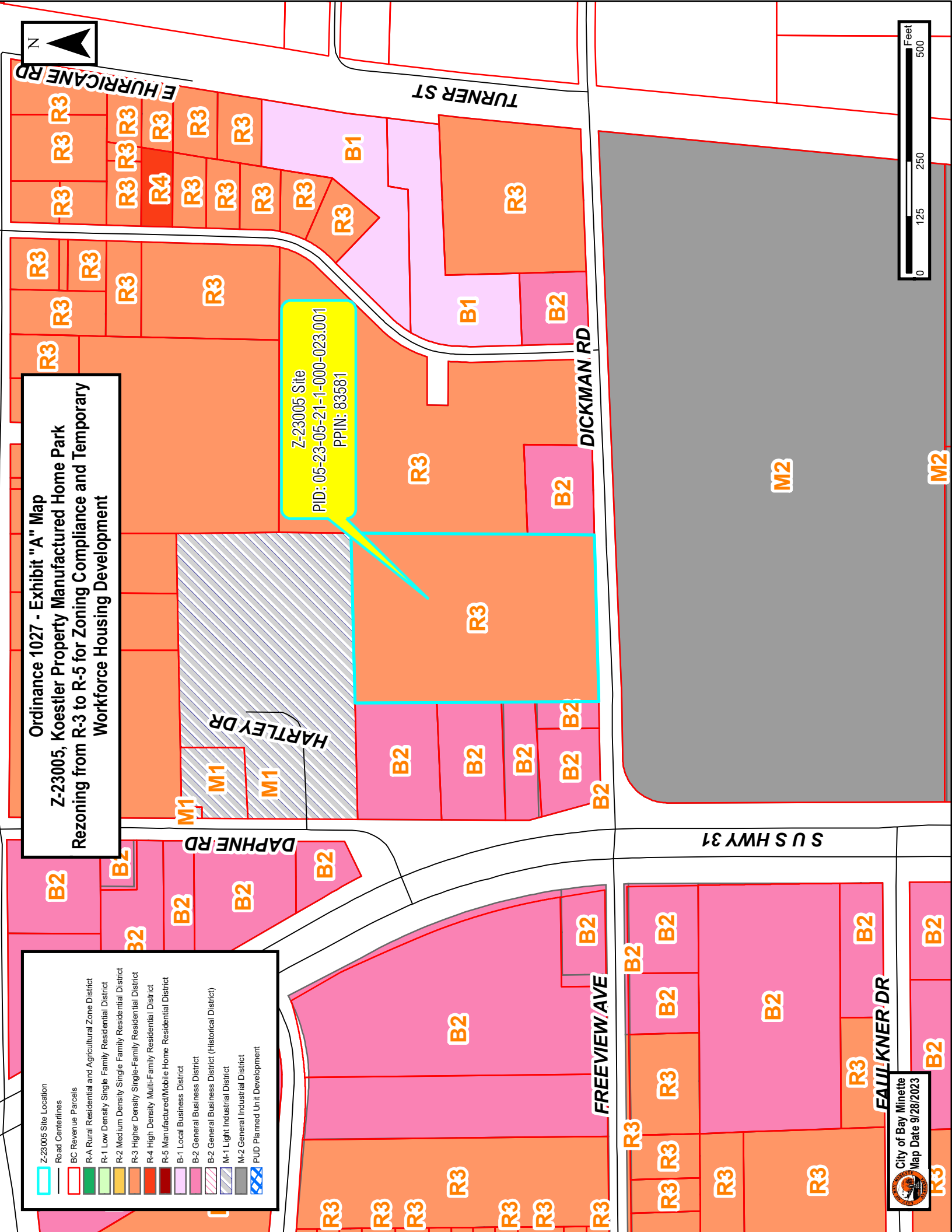
Z-23005, Koestler Property Manufactured Home Park

Rezoning from R-3 to R-5 for Zoning Compliance and Temporary Workforce Housing Development

Z-23005 Site

PID: 05-23-05-21-1-000-023.001

PPIN: 83581





City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Pre-Application Conference Meeting: August 15, 2023

Case Number: Z-23005

Planning Commission Meeting Date: September 14, 2023

APPLICATION SUMMARY

Project Name: Kevin Koestler Property Rezoning

Property Location: 169 & 175 Dickman Road

Property PID/PPIN: 05-23-05-21-1-000-023.007 // 219507

Property PID/PPIN: 05-23-05-21-1-000-023.001 // 83581

Property Size: 4.89± acres

Requested Action: Rezoning from B-2, General Business District and R-3, Higher Density Single Family Residential to R-5, Manufactured Home Residential District

Applicant / Owner: Kevin M. Koestler

Property Owner: Kevin M. Koestler

Subject Properties	Zoning	Existing Land Use
Z-23005	B-2, R-3	Manufactured Home Park & Office
Adjacent Property	Zoning	Existing Land Use
North	B-2, M-1	Commercial – Vacant Commercial, Bay Tires, Elite Technician Mgmt
South	M-2	Industrial - International Paper
East	B-2, R-3	Public Use – Baldwin County Highway Dept Area 100 Facilities
West	B-2	Commercial – Vacant car wash, Cockrell's

SITE AND REQUEST SYNOPSIS

The subject property, which consists of two parcels containing a total of 4.89± acres, is located on the North side of Dickman Road approximately 275 feet East of the Hwy 59/S US Hwy 31 intersection. The applicant is the property owner: Kevin M. Koestler, who is requesting to rezone the parcels from B-2, General Business District and R-3, Higher Density Single Family Residential to R-5, Manufactured Home Residential District. The properties contain an existing Manufactured Home Park (MHP) that has been in place for decades and is considered a legal non-conforming use. The rezoning request has been submitted in an effort to increase the zoning compliance of the existing MHP and is related to a concurrent application for a Temporary Use Permit to allow a Temporary Workforce Housing Development on the site.

ZONING DISTRICTS AND TABLE OF PERMITTED USES

CURRENT ZONING DISTRICT

6.2.4 *R-3, Higher Density Single Family Residential District.* This district is intended to provide for a higher density of single-family structures on smaller lots than those allowed in the R-1 and R-2 districts. Duplexes will be allowed as a special exception.

6.3.2 *B-2, General Business District.* This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

PROPOSED ZONING DISTRICT

6.2.6 *R-5, Manufactured Home Residential District.* The intent of this district is to provide space at appropriate locations consistent with community objectives for the establishment of permanent manufactured home parks or subdivisions and for the amenities conducive to an adequate living environment. Public or private community water and sewer facilities are required except where lots are equal to Health Department requirements for private wells and septic systems.

TABLE OF PERMITTED USES

The current and proposed uses are listed below, however, the full Table in the Zoning Ordinance details all uses and their permissions.

Table of Permitted Uses and Conditions	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Manufactured home						R				
Manufactured home park						R				
Manufactured home subdivision						R				
Temporary Workforce Housing Development	TUP						TUP	TUP	TUP	TUP
Temporary Workforce Housing Development in existing Manufactured Home Park or RV Park						TUP		TUP	TUP	

RELATED COMPREHENSIVE PLAN STATEMENTS & STRATEGIES

The City's Comprehensive Plan is a policy document that functions as the long-range plan for future growth and development. It identifies the goals, objectives, and strategies of the community, determined by its residents and property owners. City officials can use the document to make policies that effectively provide a coordinated approach for future growth. Though adopted by the City Planning Commission, the Plan is intended to provide guidance for future legal and policy decisions as determined by City Council and through analysis of existing and predicted conditions. The Plan also serves as the statutory basis for many of the City's land use and subdivision regulations as well as the application of zoning districts, as zoning and future land use must be in accordance with the Comprehensive Plan. The Goals, Objectives, Statements and Strategies below are pulled from the Plan as they are deemed relevant to this specific application by Planning Staff.

Introduction

Challenges of Growth: An important challenge facing the City of Bay Minette is to determine how to effectively and equitably accommodate growth and development without adversely affecting the small town, rural character of the community. To aid in accomplishing this, development should be not only more compact and contiguous the closer to the center of the City, but it should also maximize the use of existing infrastructure and resources through redevelopment of the existing community whenever possible. This will help preserve the larger tracts of agricultural land that have been part of the City's history and are associated with Bay Minette's beauty.

Population and Economy

Goal: Create an atmosphere that will foster educational attainment to attract new industries and encourage the retention and expansion of existing industries.

Objective: Preserve the quality of life established to ensure that Bay Minette remains an attractive residential community and promote sound commercial development.

Economic Analysis: The City of Bay Minette has a strong and diversified economy. The City's favorable economy derives largely from its strategic location and accessibility from the I-65 corridor and its geographical location along the State's busiest tourist transportation corridor, Highway 59, the main route to the Gulf Coast beaches of Alabama. The City is the County Seat and this provides many employment opportunities through local government. The City is also host to numerous industrial and manufacturing employers, including Standard Furniture, Quincy Compressors, and Dental EZ, Inc. The following sections provide an overview of local economic indicators that guide future economic development.

Objective: Create an atmosphere in Bay Minette that fosters new industries and encourages the retention and expansion of existing industries.

#1 Continue to actively seek a diversified local economy with an employment base that surpasses the needs of the local labor force in order to provide employment for the surrounding areas and stimulate local economic growth.

#2 City leaders and officials should partner and coordinate with other regional agencies and governments to foster an increase in commercial and industrial development in Bay Minette that will create a diversified local economy to bring more jobs to the community.

#3 The Board should also inventory industrial and commercial properties available for sale or lease within the City and aggressively promote their development and use.

#4 The City should establish areas to focus future industrial development to prevent this land use from being scattered throughout the community. The same should also be done for areas of the City with high concentrations of business and commercial land uses to implement appropriate future developments in type and scale. With commercial land uses, traditional clustered development with multiple types of land uses should be encouraged over more recent strip/sprawl patterns.

#11 Update Bay Minette's regulatory documents to encourage commercial infill of existing commercial lots by offering incentives as opposed to continued new commercial development along the Highway 59 corridor creating urban sprawl. Also require that all new developments and substantial rehabilitations submit landscaping plans in compliance with the local regulatory documents.

Housing

Goal: Provide a wide variety of safe and attractive living environments for all socioeconomic groups.

Statements: "A community must foster continued maintenance, rehabilitation, and new construction of their housing stock to maintain the City's sustainability."

"With new growth and development comes the additional responsibility of protecting existing residential areas from encroachment of incompatible land uses, increased traffic congestion, and increased stress and damage to utility and storm water drainage systems. This Chapter emphasizes the importance of planning for future growth and development without compromising the character that makes Bay Minette unique."

"Bay Minette has shown significant population growth over the past two decades and if that trend continues, it is important to plan for the future residents, specifically with regard to housing."

"Future residential growth should utilize infill development techniques where possible to prevent residential sprawl away from the community's core of commercial areas, schools, and pedestrian/public transit access. Creating isolated residential neighborhoods only adds stress to the public infrastructure including roads, water and sewer, and City services."

"In order to maintain the rural, small-town character, new housing should be directed toward the center, more dense part of the City. The City should also try to avoid further subdivision of large agricultural/forested parcels on the outskirts and fringe area. These parcels should be reserved for very low density agricultural and timber uses."

"(...) future residential development should include housing opportunities to serve this low to moderate income population within the community."

"The City should continue to allocate sites for manufactured homes, as they are one type of affordable home for low to moderate income residents. The City should also consider design standards associated with the installation of manufactured homes to encourage their compatibility with stick-built homes in the area."

"Duplex and Multifamily dwellings provide housing options for low to moderate income households in addition to young singles and couples. They also provide housing for temporary populations associated with temporary employment, such as construction or tourism industries."

#1 Promote a choice of rural, suburban, and urban living environments and housing types to accommodate all household incomes. This includes anticipating and planning for future land requirements associated with future population projections and projected housing types.

#3 Protect the quality of life in existing and new neighborhoods by implementing subdivision regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#8 Rehabilitate existing substandard housing areas by encouraging rehabilitation of deteriorated properties and demolition of dilapidated structures.

#10 Maintain the public infrastructure at a level needed to continue adequate service to existing and new residential dwellings. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments. Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the City's existing public water and sewer lines at the developer's expense.

#12 Identify undeveloped lots within existing residential neighborhoods that would be suitable for residential infill of single family and multifamily developments. Encourage developers to consider these target areas for future residential development.

Land Use

#1 Promote a choice of rural, suburban, and urban living environments through density regulations associated with residential land uses. Encourage conservation of large tracts of land through subdivision regulations. This includes anticipating and planning for future land requirements associated with future population projections, projected housing types, and the need for additional commercial land uses.

#3 Protect the quality of life of existing and new developments by implementing land use regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas with each new development; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#4 Encourage through land use regulations infill development of undeveloped lots as opposed to urban sprawl to support the conservation of rural lands within Bay Minette's planning area.

#5 Increase the diversity of residential land uses by encouraging multi-family residential land uses to locate in the more densely populated center of the City. Discourage multi-family development in the more rural, less dense planning area where agricultural land uses and rural character can be encroached upon. This also decreases the strain of public infrastructure and public service cost.

#6 Ensure, through site plan review and/or subdivision plat review, that all types of land use developments have a design and scale compatible to adjoining properties and are buffered from different incompatible land uses and adverse impact due to encroachment.

DEPARTMENT AND AGENCY COMMENTS

Due to the nature of the rezoning and lack of future use details, additional department/agency review may be required when developed.

North Baldwin Utilities – No comments received.

ALDOT – N/A

Bay Minette Public Works – No comments.

City Engineering Consultants

Bay Minette Police Department - No comments received.

Civil: Tensaw Engineering, Benjamin White, P.E. – N/A

Bay Minette Fire Department – No comments.

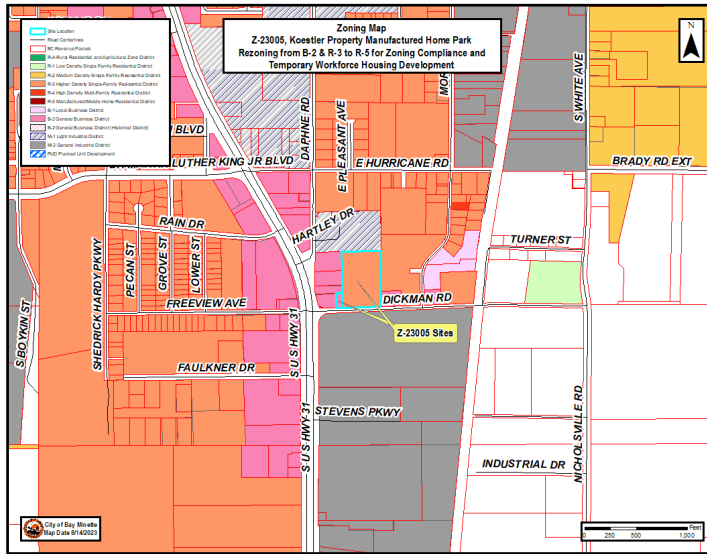
Transportation: Neel-Schaffer, Shane Bergin, PE, PTOE, PTP,

Baldwin County E-911 – N/A

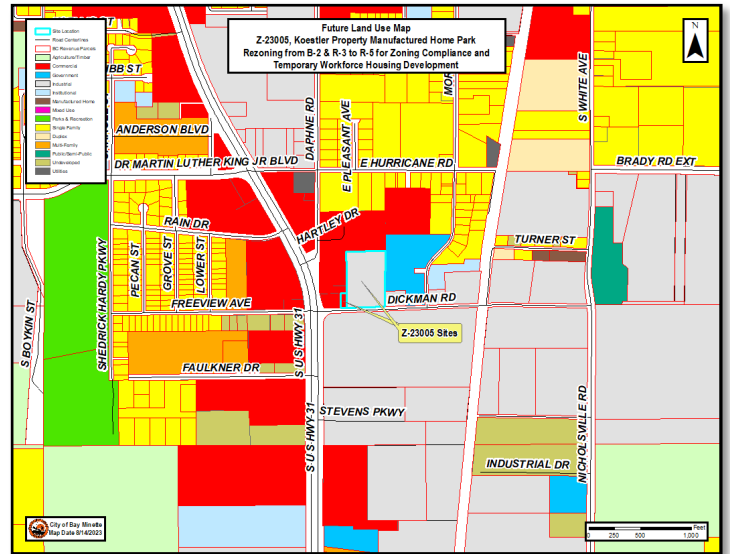
RSP1 – N/A

MAPPING

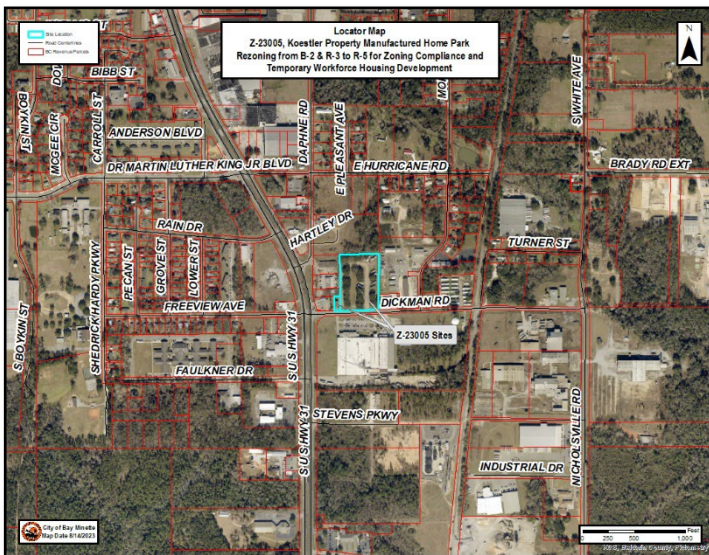
Zoning Map



Future Land Use Map



Locator Map



Site Map



STAFF ANALYSIS

The following guidelines for reviewing zoning amendments are found in **Article 15 – Amendment** in the *Zoning Ordinance of the City of Bay Minette*. These factors are to be considered when an application is being reviewed for rezoning.

1.) Compliance with the Comprehensive Plan

The subject property is designated as Industrial and Commercial on the Future Land Use Map in the Comprehensive Plan. It is surrounded by Industrial and Commercial designated areas to the North, West and South with Government designated property to the East. As a result of the location merely 250 feet from the City's Principal Arterial, approximately 1,000 feet from the railroad right-of-way and the heavy commercial and industrial nature of the area, these properties lend themselves to more intense classifications, especially the R-3 Single Family Residential zone. The manufactured home park has been established for decades and the single-family zoning designation is inconsistent with that use or the area. Similarly, the Beason property 1.25 miles to the North was rezoned from R-2 to B-2 in December of 2021 (Ordinance #999), and then received Special

Exception approval in January of 2022 for a Lodging/Boarding/Rooming House to match the existing use as a sober living facility (Case #SE-2105). Two parcels North of the Beason property, the Hoover property was also rezoned from R-2 to B-2 for commercial use in January 2023 (Ordinance #1022). This progression from low density single family residential to more intense zoning/uses is a natural transition that is guiding the establishment/development of uses that are more compatible with the existing commercial and industrial uses.

The Comprehensive Plan goals, recommendations and strategies listed above include the promotion of infill development and providing a wide variety of living environments for all socioeconomic groups. The current single family residential zoning designation in a highly commercial and industrial area that prohibits the expansion of the long-established use is inconsistent with the intent of the Comprehensive Plan. The proposed rezoning to the R-5 district is compatible with recommendations and strategies from the Plan that are listed above.

2.) Compliance with the standards, goals and intent of this ordinance

The Zoning Ordinance was intended to promote the health, safety, convenience, order, prosperity, and general welfare of the residents; to lessen congestion in the street; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, and parks; to facilitate initiation of the comprehensive plan, and other public requirements.

Due to the property's proximity to Highway 31, together with the long-established commercial & industrial facilities in the immediate vicinity, the potential for the successful re-development of the manufactured home park at these sites is significantly greater than the benefit and compatibility of a single-family development. Based on the lot size of PIN 83581 (4.7± acres), it is actually more compatible with the R-5, Manufactured Home District Special Provisions (Section 9.1) that requires a minimum area of 3 acres rather than the R-3 minimum lot size of 7,200sq ft. At nearly 205,000sq ft, PIN 83581 equals the lot area of more than 28 R-3 lots. To account for the highest and best use of the property, the single-family designation is not compatible with the location, existing uses and future development of the area.

3.) The character of the surrounding property, including any pending development activity

PIN 83581 contains a long-established manufactured home park and PIN 219507 contains an office building currently used as the management office of the park.

Adjacent to the North is a large industrial-zoned property containing multiple commercial uses (Bay Tire and Elite Technician Management). The property owner has communicated plans for a potential industrial or commercial subdivision. To the East is the Baldwin County Highway Department Area 100 facility that was recently expanded and to the South across Dickman Road is International Paper – both long-established uses. To the West is a vacant commercial property; Cockrell's Body Shop that recently received Site Use Approval to expand into a second building; and a vacant car wash building that received approval but never completed renovations for conversion into an oil/tire changing business.

4.) Adequacy of public infrastructure to support the proposed development

The Bay Minette Police Department and North Baldwin Utilities did not have any comments on the application and no comments were received from Bay Minette Fire Department in regards to the rezoning request. The site has been existing as a manufactured home park with the necessary infrastructure existing. With the location near a principal arterial and intensity of existing uses, no major impacts are anticipated.

5.) Impacts on natural resources, including existing conditions and ongoing post-development conditions

With the location near a principal arterial, the established use, and intensity of surrounding uses, no major impacts are anticipated. The MHP has been established for decades and at this time, expansion of permanent structures isn't planned. If a new fixed structure is proposed, post-development conditions would be reviewed for compliance at that time.

6.) Compliance with other laws and regulations of the city

The City Code, Ordinance 1027, prohibits the occupancy of manufactured homes within the City unless they are located within the confines of a legally established MHP. If rezoned, this property would be the only MHP within City Limits that is fully compliant with zoning regulations.

7.) Compliance with other applicable laws and regulations of other jurisdictions

N/A - The subject properties are located within the city limits of Bay Minette and falls under the city's jurisdiction.

8.) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values

No impacts are anticipated. As previously stated, the surrounding area is heavily commercial and industrial uses located on the City's Principal Arterial. The MHP is an existing non-conforming use with no major structural changes proposed at this time. The current owner has been working to remove dilapidated mobile homes and improve the site, with the R-3 zoning designation impeding full re-development. The development, active use and improvement to the subject property would likely increase surrounding property values.

9.) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values

No impacts are anticipated. As previously stated, the surrounding area is heavily commercial and industrial uses located on the City's Principal Arterial. The MHP is an existing non-conforming use with no major structural changes proposed at this time. The current owner has been working to remove dilapidated mobile homes and improve the site, with the R-3 zoning designation impeding full re-development. The development, active use and improvement to the subject property would likely increase surrounding property values.

10.) Other matters which may be appropriate

The rezoning application is a stand-alone request that is not dependent on any additional zoning approvals. The rezoning is being requested to increase the zoning compliance of the existing MHP. However, as previously stated, this rezoning request is also related to a concurrent application for a Temporary Use Permit to allow Temporary Workforce Housing Development on the site. The Temporary Use Permit application for workforce housing is dependent upon a successful rezoning since a TUP for existing MHPs is only allowed for legal, compliant MHPs in the R-5, B-2 and M-1 districts. The rezoning request is independent of the TUP request and the staff analysis and staff recommendation were reviewed as such. While the TUP application is related, and the impetus for the rezoning request, the TUP request should have little influence on the rezoning decision. Rezonings are permanent amendments to the ordinance and map, they are intended to be long-term designations. The TUP is a temporary use with a maximum life-span of less than four years and provisions that require and ensure the site is recovered to a condition equal or exceeding its current state.

STAFF RECOMMENDATION

Recommendation: Based on the information submitted by the applicant, City Staff and Consultant input and the analysis above, staff recommends that the *Planning Commission submit a recommendation of approval to the City Council for the rezoning request from the B-2, General Business District and R-3, Higher Density Single Family Residential District to the R-5, Manufactured Home Residential District.*

PLANNING COMMISSION ACTION

For rezoning applications, the Planning Commission holds a public hearing and sends an advisory recommendation to the City Council, who makes the final decision. The Planning Commission has the option to:

- Make a recommendation for approval of the request to the City Council as presented.
- Make a recommendation for approval of the request with conditions to the City Council.
- Make a recommendation for denial to the City Council, with stated factors for the denial.
- Table the request due to a lack of information.

15.2.6 Limitation on resubmittal. No application for a zoning map amendment shall be considered within 365 days from a final decision on a previous application for the same or similar parcel of land. An application may be withdrawn without prejudice prior to the public hearing being open by the city council. A request to withdraw an application shall be made in writing.

City of Bay Minette Planning Commission
Voting Sheet

Case # Z-23005, Koestler Property
Rezoning request from B-2, General Business District and
R-3, Higher Density Single Family Residential District
to R-5, Manufactured Home Residential District
Public Hearing

September 14, 2023

Public Hearing Opened: 8:33 a.m.

Comments: None

Public Hearing Closed: 8:33 a.m.

Motion: Recommend approval to the City Council for Rezoning PIN 83581 from R-3, Higher Density Single Family Residential District to R-5, Manufactured Home Residential District.

Made by: Hiram Templeton

Motion Seconded by: Neal Covington

Result of the Vote: Motion carried with 6 affirmative votes, 0 opposed and 0 abstaining.

Note: *During deliberations on the applicant's proposals in conjunction with the current zoning and potential issues regarding the Manufactured Home Park, the applicant verbally withdrew his request to rezone the smaller parcel, PIN 219507, which is currently zoned B-2, General Business District. An official request to modify the original rezoning request and withdraw PIN 219507 from consideration was received September 15, 2023.*

MEMBERSHIP	NAME	MOTION	SECOND	AFFIRMATIVE	OPPOSITION	OTHER
Appointed – Chairman*	Todd Stewart*					*
Mayor – Ex-Officio	Bob Wills			X		
City Council Member – Ex-Officio	William Taylor			X		
Administrative Official – Ex-Officio	Rob Madison			X		
Appointed	Vacant					Vacant
Appointed	Ray Clark			X		
Appointed	Earl Emmons					Absent
Appointed	Neal Covington		X	X		
Appointed	Hiram Templeton	X		X		

*Chairman only votes in the event of a tie

From: [Koestler Parks](#)
To: [Jessica Peed](#)
Subject: Re: Rezoning Request Withdrawal
Date: Friday, September 15, 2023 1:54:14 PM
Attachments: [image001.png](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Jessica,

Thank you for your attention to this matter. Please, withdraw the rezoning request for PIN:219507.

Kevin Koestler

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jessica Peed <Jessica.Peed@CITYOFBAYMINETTEAL.GOV>
Sent: Friday, September 15, 2023 1:50:30 PM
To: Koestler Parks <contact@kparks.net>
Subject: Rezoning Request Withdrawal

Good afternoon Mr. Koestler,

Per your request to withdraw the rezoning request for the parcel, located at PIN 219507, at the Planning Commission meeting that was held yesterday, we will need some type of email or formal documentation in order to officially withdraw the request. If you can, please just respond back to this email with the request to withdraw the application. This withdrawal will only include the parcel referenced as PIN 219507 and will not include PIN 83581, as this application will move forward to City Council as publicized.

If you have any questions, please let me know.

Thank you,

Jessica Peed
Planning Coordinator

City of Bay Minette
Planning & Development Services Department
[301 D'Olive Street](#)
[Bay Minette, AL 36507](#)
(251) 580-1650, Ext. 7065
cityofbayminetteal.gov

Planning & Development Services Department Site





City of Bay Minette

Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

NOTICE OF PUBLIC HEARINGS

Case No. Z-23005, Koestler Properties

**Rezoning Request from R-3, Higher Density Single Family Residential and B-2, General Business District to R-5, Manufactured/Mobile Home Residential District
With a Concurrent Request for Temporary Workforce Housing Development**

Notice is hereby given that the City of Bay Minette Planning Commission and City Council will each conduct a public hearing for Case No. Z-23005, the Koestler Properties, related to a request to rezone two parcels from the R-3, Higher Density Single Family Residential District and the B-2, General Business District to the R-5, Manufactured/Mobile Home Residential District. The rezoning request will be reviewed concurrently with Temporary Use Permit application TUP-23001, requesting approval for a Temporary Workforce Housing Development in an existing Manufactured Home Park. Parcel A, identified as Parcel I.D. 05-23-05-21-1-000-023.007, PIN 219507, approximately .19± acres and Parcel B, identified as Parcel I.D. 05-23-05-21-1-000-023.001, PIN 83581, approximately 4.7± acres, are located at 169 and 175 Dickman Road. A map can be found on the back of this notice.

The Bay Minette **Planning Commission** will conduct the first public hearing during its regularly scheduled meeting on **Thursday, September 14, 2023** beginning at 8:00 a.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The Bay Minette **City Council** will conduct a second public hearing during its regularly scheduled meeting on **Monday, October 2, 2023** beginning at 6:00 p.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The application materials will be available for public review at Bay Minette City Hall. If you desire to speak with someone by telephone about this application, please contact Planning & Development Services at (251) 580-1650. If you desire to submit comments, please email to COBM_Planning@cityofbayminetteal.gov or address your correspondence to:

City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

Please include the case number noted above in all correspondence. If you desire to address the Planning Commission or City Council in person about this application, please attend the public hearings at the time and location listed above.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact Planning & Development Services.

