



City of Bay Minette

Site Plan Review Application

301 D'Olive Street · Bay Minette, Alabama 36507

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

Office Use Only

Case No.: _____

Fee: \$500.00

Paid: Cash Check
 Credit Card

Are you the property owner? Yes No

(If you are not the property owner, you must submit an Agent Authorization Form signed by the property owner)

Applicant Name: Southeastern Erectors Date: 08/29/2024

Mailing Address: 4300A Poppo Ferry Rd

City: D'Iberville State: MS Zip Code: 39540

Phone Number: 228-297-8403 Email: kevin@southeasternerectors.com

Site Information

Property Address: 1101 N Us Highway 31

or Property Location: _____

*Parcel No.: 05-23-02-10-1-000-002.00 *PPIN No.: 68149

**Parcel or PPIN information must be completed*

Request: Cover existing concrete structure with roof system to help with water containment and epa guidelines for treatment storage tanks

This is to prevent runoff that is required to be treated if not contained. This allows Stella-Jones to be better at containing possible contaminated runoff water.

I, the undersigned, do hereby request the City of Bay Minette Planning Commission to grant a Site Plan Review for the location to determine if it meets the regulations of the **Zoning Ordinance** for the reason(s) stated above. I understand and authorize City Staff to conduct site visits, as needed in relation to this request.

[Signature] Date: 08/29/2024
Signature of Applicant (Owner of Property of Authorized Agent)

Submittal Requirements

- Application
- Fee paid in full
- Agent Authorization Form (if applicant is not the owner)
- Complete Legal Description of Property
- Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines
- Submittal Requirements listed in 8.9 Site Plan, as applicable

Paula Bonner

From: John Byrd <jbyrd@tensawengineering.com>
Sent: Monday, October 21, 2024 3:51 PM
To: Paula Bonner
Subject: Stella Jones - Site Plan Application
Attachments: EXST CONDITIONS - aerial.pdf; EXST CONDITIONS.pdf; Site Plan.pdf; Site Plan-ZOOMED.pdf

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

Good afternoon Paula,

I have attached existing conditions and Proposed site plans for the Stella Jones site.

The applicant wishes to cover existing concrete areas with metal roof coverings to further reduce potential contamination from their chemical tanks during rain events. I am putting together a narrative for the site regarding the ADEM guidelines that the site already adheres to along with our explanation that the small impervious surface addition is of no significant drainage impact to the overall site. Please let me know if you have any questions or would like any additional information.

Thank you,
John Byrd
Tensaw Engineering, LLC
15 Hand Ave., Suite 158
Bay Minette, AL 36507
Cell: 251-377-6225



October 30, 2024

City of Bay Minette Planning & Zoning

Subject: SP-24003 Stella-Jones Site Plan Approval

Planning Commission members,

The applicant, Stella-Jones, is requesting approval to add a new metal roof covering over existing tanks located at 1101 N US Hwy 31. The existing site is approximately 22 acres which is primarily a dirt laydown yard with natural trees and vegetative cover. The break down of the total parcel area into permeable and impervious surfaces is below for reference.

Parcel Total Area (sq. ft.)	958513.68
Permeable Surface	908134.59
Impervious Surface	50379.09

Permeable Surface	Area (sq. ft.)
Existing Dirt Laydown Yard	395676.33
Natural Vegetative Cover	504623.48
Pond	7834.78
Total:	908134.59

Impervious Surface	Area (sq. ft.)
Ex. Buildings, concrete, etc	50379.09

The proposed metal roof covering will increase the total impervious surface of the site by 925.5 sq. ft. (0.018 %). The permeable surface of the site will decrease from 908134.59 sq. ft. to 907209.09 sq. ft. (0.001 %)

The applicant’s intent of this project is to further limit potential contamination of stormwater by covering the existing chemical tanks. The site is permitted through ADEM’s Water Division under Permit # AL0059943. Currently the tanks are contained by a concrete retaining wall designed to hold 110% of the largest tanks capacity for spill prevention. The retaining wall has valves which remain closed so all stormwater is caught inside. Per the ADEM permit, the applicant must visually inspect the water inside the wall after rain events and may only discharge according to the following conditions: **THE DISCHARGE SHALL HAVE NO SHEEN, AND THERE SHALL BE NO DISCHARGE OF VISIBLE OIL, FLOATING SOLIDS OR VISIBLE FOAM IN OTHER THAN TRACE AMOUNTS.**

If any of these conditions apply the water cannot be discharged. The permit further states the steps to properly dispose of any contaminated water. Additionally, the applicant must submit monthly Discharge



Monitoring Reports (DMR) to ADEM for compliance. A search of the ADEM eFile records site shows no enforcement actions for this site under the current or prior owner. The only records returned are DMR's and permit renewals. In conversations with the Plant Manager, Ray Long, there have been no ADEM enforcement actions at this site.

Regardless of the stellar track record of this site and no water contamination issues, the applicant would like to further protect the site and environment with the installation of the proposed roof covering. The new roof would prevent stormwater from contacting the storage tanks and greatly reduce the accumulation of water inside the retaining wall. The risk of spilling any potential contaminated water while transporting to disposal is also minimized vs leaving the tanks uncovered.

The proposed roof covering will be approximately 3,584 sq. ft. total with 925.5 sq. ft. of that being new impervious surface area. The roof will have gutters to direct stormwater. If we count the entire proposed new roof area for impervious calculations the increase of 0.06 % is less than the margin of error of drainage calculations. With the large permeable area of this site we do not recommend any drainage improvements be required as no significant increases in runoff will result from this roof addition.

Sincerely,

John C. Byrd



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 MEETING

Case No. SP-24003, Stella-Jones Corporation Property Site Plan Approval Request for a Metal Roof to Cover Existing Tank Area

Notice is hereby given that the City of Bay Minette Planning Commission will conduct a public meeting for Case No. SP-24003, Stella-Jones Corporation property related to a Site Plan Approval request for a metal roof to cover an existing tank area. The subject property, located at 1101 N US Highway 31, is approximately 22± acres in total and identified as Parcel I.D. 05-23-02-10-1-000-002.000, PIN 61849. A map can be found on the back of this notice.

The Bay Minette **Planning Commission** will review the request during its regularly scheduled meeting on **Thursday, November 14, 2024** 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 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 in person about this application, please attend the public meeting at the time and location listed above.

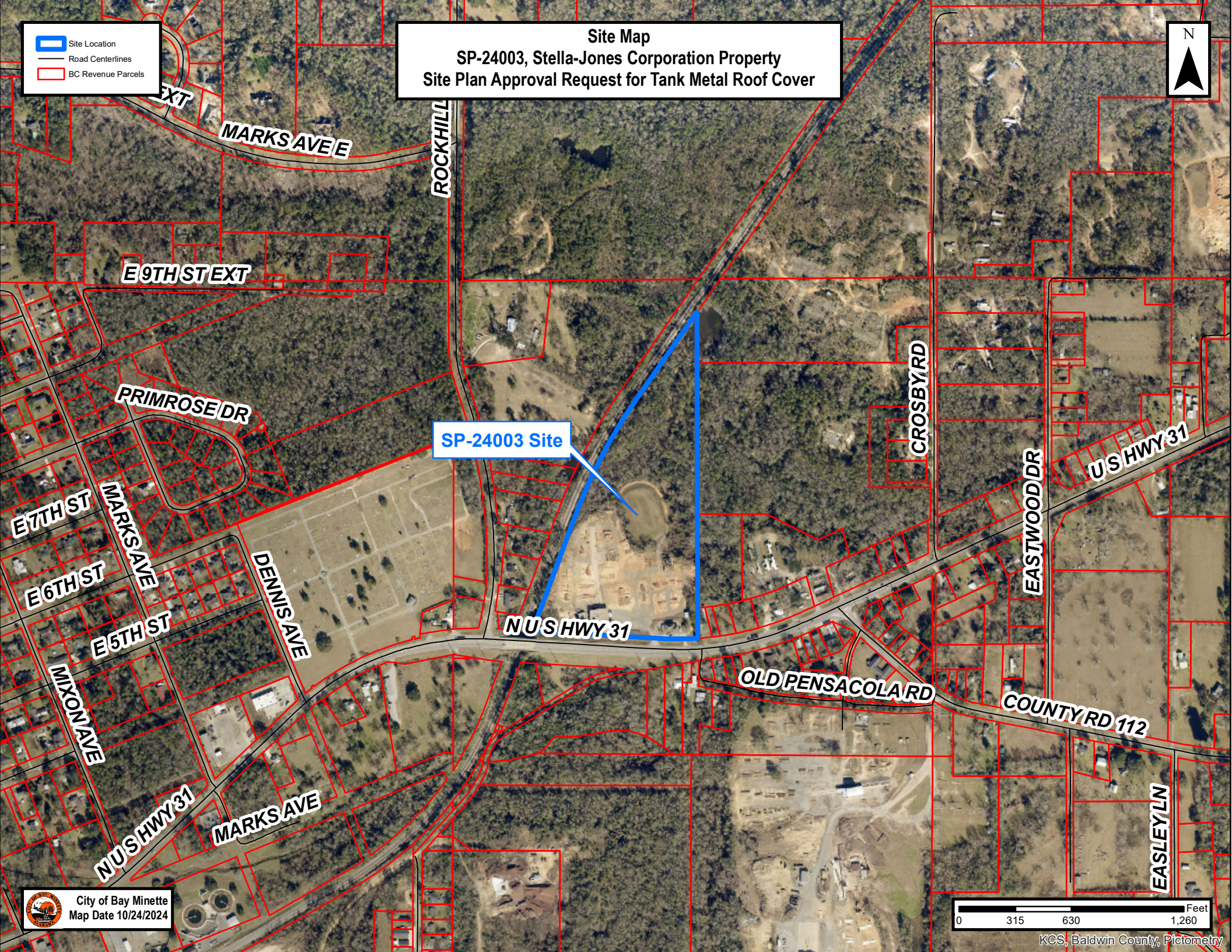
Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact Planning & Development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

** See Reverse for Map

Notice Date –October 24, 2024

-  Site Location
-  Road Centerlines
-  BC Revenue Parcels

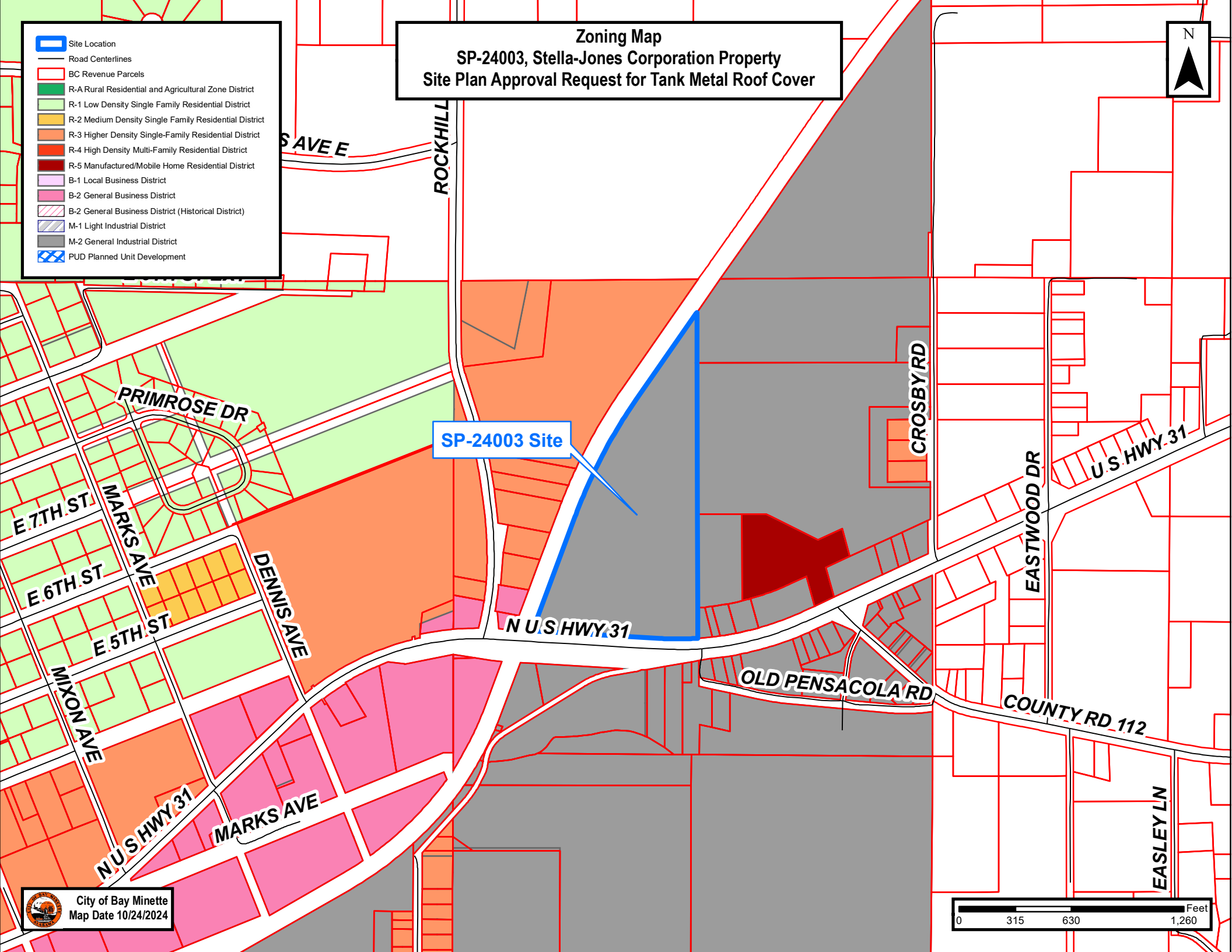
Site Map
SP-24003, Stella-Jones Corporation Property
Site Plan Approval Request for Tank Metal Roof Cover



SP-24003 Site

Zoning Map
SP-24003, Stella-Jones Corporation Property
Site Plan Approval Request for Tank Metal Roof Cover

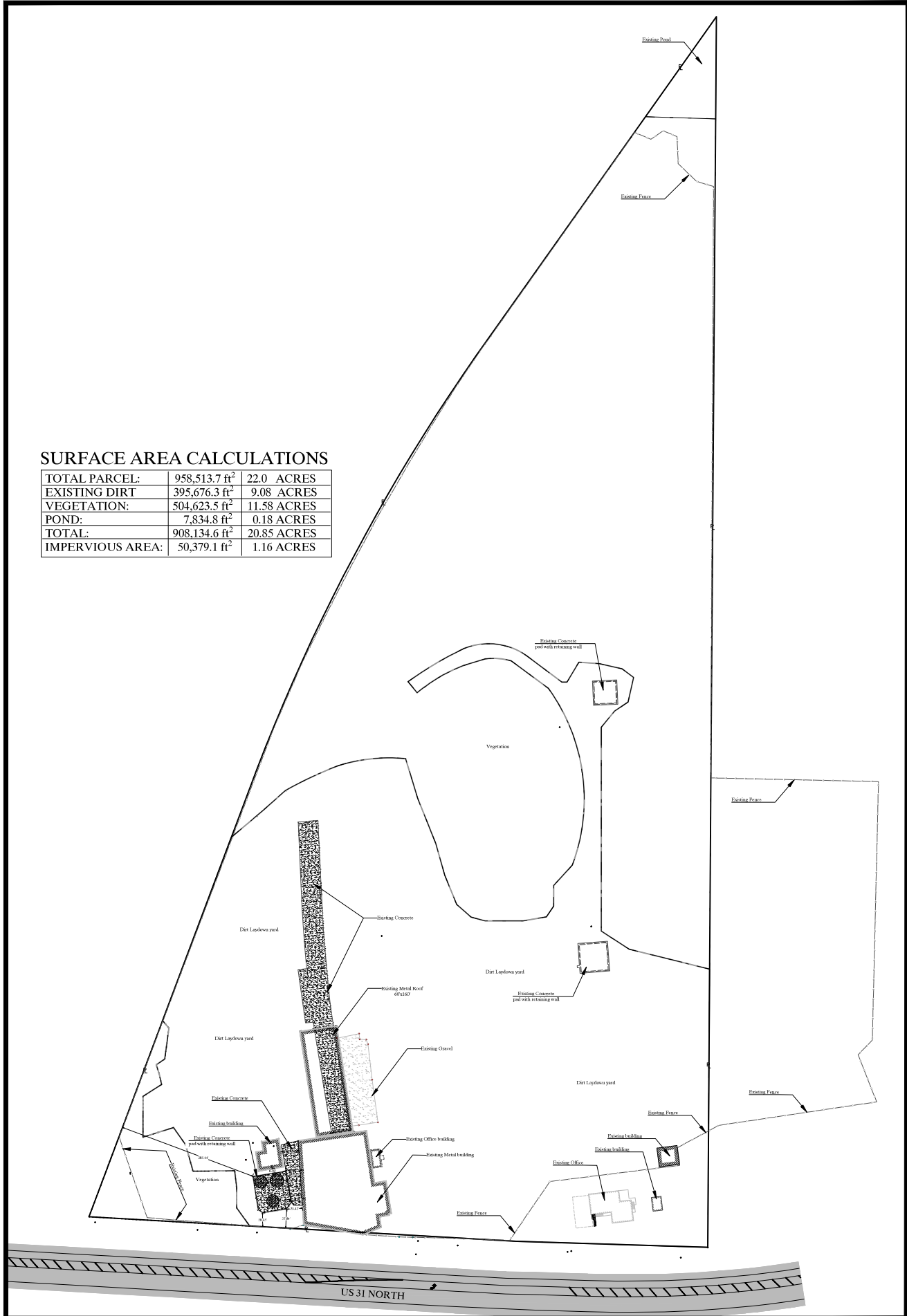
- Site Location
- Road Centerlines
- BC Revenue Parcels
- R-A Rural Residential and Agricultural Zone District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Higher Density Single-Family Residential District
- R-4 High Density Multi-Family 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



SP-24003 Site

SURFACE AREA CALCULATIONS

TOTAL PARCEL:	958,513.7 ft ²	22.0 ACRES
EXISTING DIRT	395,676.3 ft ²	9.08 ACRES
VEGETATION:	504,623.5 ft ²	11.58 ACRES
POND:	7,834.8 ft ²	0.18 ACRES
TOTAL:	908,134.6 ft ²	20.85 ACRES
IMPERVIOUS AREA:	50,379.1 ft ²	1.16 ACRES



PROJECT NUMBER: 24018
 DATE: OCTOBER 18, 2024
 REVISIONS:
 SCALE: 1" = 60'



BENJAMIN W. WHITE,
 PROFESSIONAL ENGINEER
 phone: (251)-331-1711
 TENSAW ENGINEERING, LLC
 15 HAND AVENUE, SUITE 158
 BAY MINETTE, AL 36507



EXISTING CONDITIONS
 STELLA-JONES CORPORATION
 TANK METAL ROOF COVER

SHEET
 2 of 4

SURFACE AREA CALCULATIONS

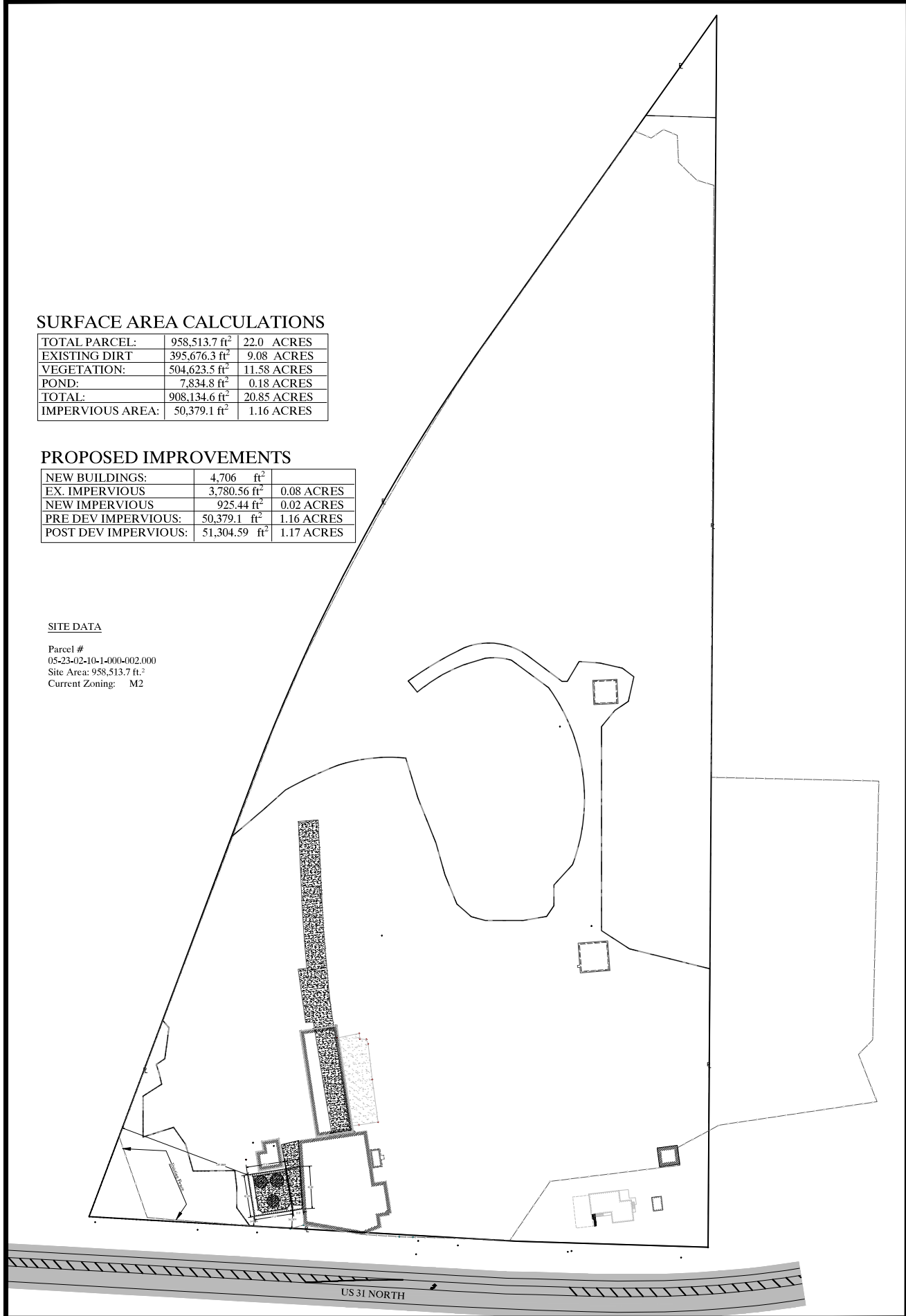
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PROPOSED IMPROVEMENTS

NEW BUILDINGS:	4,706 ft ²	
EX. IMPERVIOUS	3,780.56 ft ²	0.08 ACRES
NEW IMPERVIOUS	925.44 ft ²	0.02 ACRES
PRE DEV IMPERVIOUS:	50,379.1 ft ²	1.16 ACRES
POST DEV IMPERVIOUS:	51,304.59 ft ²	1.17 ACRES

SITE DATA

Parcel #
05-23-02-10-1-000-002.000
Site Area: 958,513.7 ft.²
Current Zoning: M2



PROJECT NUMBER: 24018
DATE: OCTOBER 18, 2024
REVISIONS:
SCALE: 1" = 60'
0 60 120 Feet

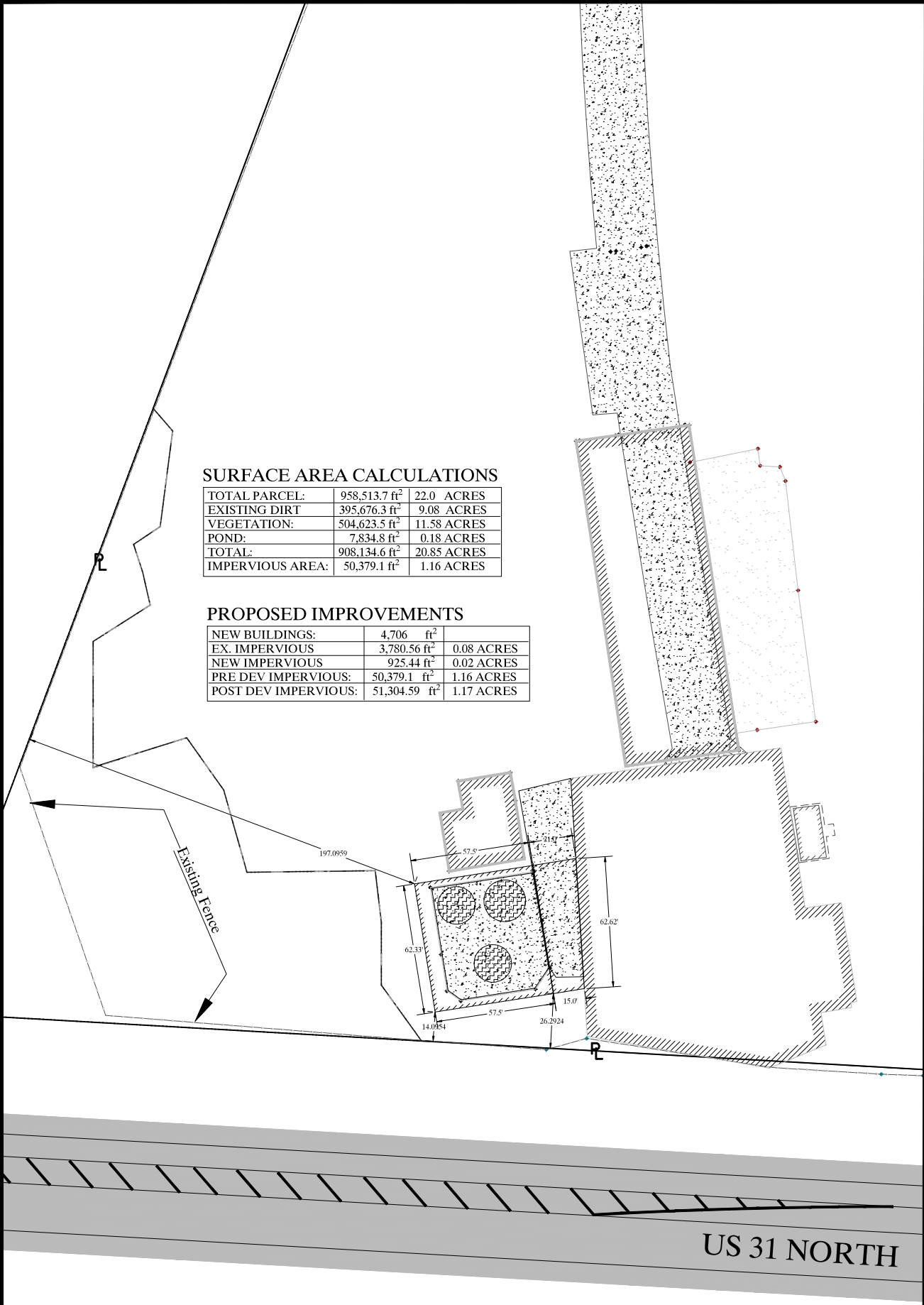


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SITE PLAN
STELLA-JONES CORPORATION
TANK METAL ROOF COVER

SHEET
3 of 4



SURFACE AREA CALCULATIONS

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Existing Fence

US 31 NORTH

PROJECT NUMBER: 24018
 DATE: OCTOBER 18, 2024
 REVISIONS:
 SCALE: 1" = 20'



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SITE PLAN
 STELLA-JONES CORPORATION
 TANK METAL ROOF COVER

SHEET
 4 of 4