



# City of Bay Minette

## Planning Commission

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@cityofbayminetteal.gov

### AGENDA

August 14, 2025

Regular Meeting

8:00 a.m.

City Hall Council Chambers  
301 D'Olive Street, Bay Minette

**1.) Call to Order**

**2.) Invocation & Pledge**

**3.) Announcements & Registration to Address the Commission**

*Before the meeting begins, Citizens wishing to speak must be signed in, indicate they wish to speak and follow the Procedures for Addressing the Planning Commission.*

**4.) Approval of Minutes for the July 10, 2025, Regular Meeting**

**5.) Disclosure of Prior Communications and/or Conflicts of Interest**

**6.) Old Business**

**a.) SD-25005, S&W Adventures Property/Bay Subdivision Preliminary Plat for 8-Lot Major Subdivision**

**7.) New Business**

**a.) V-25001, S&W Adventures Property/Bay Subdivision Variance**

Disclosure of Prior Communications and/or Conflicts of Interest

**Request:** Lot width and Lot Area Variance Requests related to an 8-lot Major Subdivision

**Location:** Four (4) parcels totaling 1.84± acres fronting W 14<sup>th</sup> and W 15<sup>th</sup> Streets located between McMillian Avenue and Hand Avenue

**PINs:** 41198, 71731, 106373, and 113933

**b.) Z-25002, Tensaw Engineering, LLC Property Rezoning from B-1 to B-2**

Disclosure of Prior Communications and/or Conflicts of Interest

**Request:** Rezone one (1) parcel from B-1, Local Business District to B-2 General Business District for consistency with adjacent commercial subdivision.

**Location:** One (1) parcel containing 0.40± acres located at the northwest intersection of Jaycee Road and McMeans Ave

**PIN:** 78216

**c.) SD-25003, Old Towne Commons Phase 1A Preliminary Plat for 77-lot Major Subdivision**

Disclosure of Prior Communications and/or Conflicts of Interest

**Request:** Preliminary Plat Approval for Phase 1A of Old Towne Commons PUD containing 77 single family residential lots and related infrastructure.

**Location:** Five (5) parcels totaling 413.4± acres located along State Hwy 59

**PINs:** 92518, 83618, 222473, 31532, 62828

**d.) SD-25007, Old Towne Commons Phase 1B Preliminary Plat for 115-lot Major Subdivision**

*Disclosure of Prior Communications and/or Conflicts of Interest*

**Request:** Preliminary Plat Approval for Phase 1B of Old Towne Commons PUD containing 115 single family residential lots and related infrastructure.

**Location:** Five (5) parcels totaling 413.4± acres located along State Hwy 59

**PINs:** 92518, 83618, 222473, 31532, 62828

**e.) Updates & Upcoming Cases**

**8.) Reports & Comments**

a.) Mayor/Council/Administration

b.) Attorney

c.) Commissioners

d.) Planning Staff

e.) Citizen Comments

**9.) Adjournment**

**\*\*Next Regular Meeting – September 11, 2025\*\***