



Bay Minette Planning Commission Regular Meeting Minutes

Minutes January 9, 2025

Monthly Meeting No. 1

The City of Bay Minette Planning Commission met in Regular Session on Thursday, January 9, 2025. The meeting was called to order at 8:02 a.m. by Chairman Todd Stewart, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present, and a quorum established

Todd Stewart, Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official/Commission Member
Ray Clark, Commission Member
William Taylor, City Council/Commission Member
Hiram Templeton, Commission Member
Neal Covington, Vice-Chairman
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent

None

Commission Members late

None

Other persons in regular attendance

Lauren Collinsworth, Attorney
Tammy Smith, City Administrator
Clair Dorough, City Planner
Steven Stewart, Fire Inspector
Tom Granger, City Engineer Consultant
Kristina Pittman, North Baldwin Chamber of Commerce
Paula Bonner, Planner Associate

GUESTS Cathy Barnette, Representative for Old Towne Commons with Dewberry
Martha Ryan, The First Bank

INVOCATION Commission Member Templeton presented the invitation, followed by the pledge led by Councilman Taylor.

ITEM 3. Announcements/Registration to address the Commission
Mrs. Dorough introduced the new City Engineer Consultant, Tom Granger.

ITEM 4. Approval of the December 12, 2024, Regular Meeting Minutes
Commission Member Emmons made a motion to approve the December minutes as written. The motion was seconded by Commission Member Templeton and carried unanimously.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest

None

ITEM 6. **Old Business**
None

ITEM 7. **New Business**

a.) **SD-25001, Old Towne Commons Master Plan Amendment 1**

Mrs. Dorough presented the Master Plan Amendment Request for Z-24001//SD-24001, Old Towne Commons Planned Unit Development consisting of Five (5) parcels, PINs 92518, 222473, 31532, 83618, and 62828 totaling approximately 413.4± acres located along State Highway 59 with base zoning of R-3, Higher Density Single Family Residential District, R-4, High Density Multi-Family Residential District, and B-2, General Business District, followed by discussion of:

- The proposed addition of a third (3rd) access on State Highway 59.
- The reduction of proposed single-family lots from 827 lots to 764 lots.
- The proposed changes to the PUD Phases.
- The proposed amendment to the Master Plan, not to the Ordinance or PUD as the developer retains the right to the full development potential listed in the PUD even if the amendment request is approved.
- The density for the property zoned R-3, single-family residential which can be modified as long as the density does not deviate greater than 10% from the amount authorized in the original Master Plan and PUD.
- A public hearing is not required for a master plan amendment nor does it go before City Council.
- The proposed amendment is a result of the lot sizes preferred by potential builders.
- USPS Postmaster regulates the postal delivery types/locations, ALDOT regulates access to State Highway 59 and the Board of Education determines bus stops.
- The PUD documents specify that the developer will fully comply with Bay Minette Subdivision Regulations for multi-family units without any deviations or exceptions.

Mrs. Dorough reported the Staff Recommendation for Case SD-25001, Old Towne Commons Master Plan Amendment request be Approved.

With no further comments or questions Vice-Chairman Covington made a motion to Approve Case SD-25001, Master Plan Amendment Request, Commission Member Emmons seconded the motion. Commission Member Clark opposed; all other members voted aye. The motion for approval carried by a vote of seven (7) in favor to one (1) in opposition.

b.) **Comprehensive Plan Draft Review**

Mrs. Dorough presented the Comprehensive Plan Draft Version 1 followed by discussion between Planning Commission Members and Staff.

c.) **Updates & Upcoming Cases**

- A&B Investment and Development, LLC Property proposed lot combination and site plan review for T and M Heating and Air new commercial structure on Hoyle Avenue.
- Upcoming pre-application meeting for Blackfin Partners potential commercial subdivision and site plan for a convenience store/fuel pump/car wash at Rabun Road and Willie Cooper Road.
- Potential rezoning for daycare expansion on N. Dobson.

ITEM 8. **Reports**

- a.) Mayor/Council Report – Mayor Wills shared updates and construction timelines for Big Mike's Steakhouse and Cobblestone Hotel. There was discussion regarding upcoming construction around the square which includes renovations of the Courthouse, the District Attorney's Office and road closures

and conditions in the area. Mayor Wills also reported developer interest in the semi-vacant shopping center on D'Olive Street and the old skating rink on McMeans Avenue.

b.) Attorney – None

c.) Planning Staff – None

d.) Public Comment – Mrs. Pittman reported on recent and upcoming Chamber events.

ITEM 9. With no further business, Chairman Stewart adjourned the meeting at 9:17 am.

DONE THIS THE 9TH DAY OF JANUARY 2025



Chairman, Todd Stewart

ATTEST:



Paula Bonner, Planner Associate

Motion Summary:

Item 4.) Approval of the December 12, 2024, Regular Meeting Minutes:

Commission Member Emmons made a motion to approve the December minutes as written. The motion was seconded by Commission Member Templeton and carried unanimously.

Item 7.) a.) SD-25001, Old Towne Commons Master Plan Amendment 1 Request

Vice-Chairman Covington made a motion to Approve Case SD-25001 Master Plan Amendment Request, Commission Member Emmons seconded the motion. Commission Member Clark opposed; all other members voted aye. The motion for approval carried by a vote of seven (7) in favor and one (1) in opposition.