



City of Bay Minette

Planning Commission

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

AGENDA

January 9, 2025

Regular Meeting

8:00 a.m.

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

- 1.) Call to Order
- 2.) Invocation and Pledge
- 3.) **Announcements & Registration to Address the Commission** *Before the meeting begins, Citizens wishing to speak must be signed in, note they wish to speak and follow the Procedures for Addressing the Planning Commission.*
- 4.) **Approval of Minutes for the December 12, 2024, Regular Meeting**
- 5.) **Disclosure of Prior Communications and/or Conflicts of Interest**
- 6.) **Old Business**
- 7.) **New Business**
 - a.) **SD-25001, Old Towne Commons Master Plan Amendment 1**
Disclosure of Prior Communications and/or Conflict of Interest
Request: Master Plan Amendment Request for Z-24001//SD-24001 Old Towne Commons
Location: Five (5) parcels totaling 413.4± acres located along State Hwy 59
PINs: 92518, 222473, 31532, 83618, 62828
 - b.) **Comprehensive Plan Draft Review**
 - c.) **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 – February 13, 2025****



Bay Minette Planning Commission Regular Meeting Minutes

Minutes December 12, 2024

Monthly Meeting No. 12

The City of Bay Minette Planning Commission met in Regular Session on Thursday, December 12, 2024. The meeting was called to order at 8:03 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
Hiram Templeton, Commission Member
Neal Covington, Vice-Chairman
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent

William Taylor, City Council/Commission Member

Commission Members late

None

Other persons in regular attendance

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

GUESTS

Jason Miller, SD-24012 property owner

INVOCATION

Commission Member Templeton presented the invocation, followed by the pledge.

ITEM 3.

Announcements/Registration to address the Commission

ITEM 4.

Approval of the November 14, 2024, Regular Meeting Minutes

Mayor Wills made a motion to approve the November minutes as written. The motion was seconded by Commission Member Emmons 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-24012, Lot 7 & 8 of The Pines Minor Subdivision

Mrs. Bonner presented the Minor Subdivision request for approximately 0.79± acres zoned R-1, Low Density Single Family Residential District located on the east side of Marks Avenue, approximately 600 feet north of E 12th Street to be split back into the original two (2) lots of The Pines Subdivision followed by discussion of:

- The presumption that the original two (2) lots may have been combined into one parcel for tax purposes.
- The R-1 minimum lot size requirement of 15,000 square feet which both lots meet.
- The R-1 setback requirements which both lots meet.

Mrs. Bonner reported the Staff Recommendation for Case SD-24012, Lot 7 & 8 of The Pines Minor Subdivision request be Approved.

Chairman Stewart opened the Public Hearing for Item 7(a) Case SD-24012, Lot 7 & 8 of The Pines Minor Subdivision at 8:11 a.m.

There were no public comments

Chairman Stewart closed the Public Hearing for Item 7(a) Case SD-24012, Lot 7 & 8 of The Pines Minor Subdivision at 8:12 a.m.

Commission member Clark made a motion to approval Case SD-24012, Minor Subdivision Request. The motion was seconded by Vice-Chairman Covington and carried unanimously.

b.) Updates & Upcoming Cases

- Applicant withdrawal of Z-24003, Higher Ground Ventures, LLC Property withdrawal.
- Old Towne Commons Upcoming Master Plan Amendment request.
- Upcoming Renovations to Baldwin County District Attorney building.

ITEM 8.

Reports

- a.) Mayor/Council Report – Mayor Wills shared updates on Big Mike’s Steakhouse, the proposed Hotel, and Novelis. Mrs. Smith provided an update on the ongoing redistricting meetings.
- b.) Attorney – None
- c.) Commissioners – None
- d.) Planning Staff – None
- e.) Public Comment – Mrs. Pittman reported on recent and upcoming Chamber events.

ITEM 9.

With no further business, Chairman Stewart adjourned the meeting at 8:41 am.

DONE THIS THE 12TH DAY OF DECEMBER 2024

Chairman, Todd Stewart

ATTEST:

Paula Bonner, Planner Associate

Motion Summary:

Item 4.) Approval of the November 14, 2024, Regular Meeting Minutes:

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

Item 7.) a.) SD-24012, Lot 7 & 8 of The Pines Minor Subdivision

Commission member Clark made a motion to approval Case SD-24012, Minor Subdivision Request. The motion was seconded by Vice-Chairman Covington and carried unanimously.



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Planning Commission Meeting Date: January 9, 2025

Case Number: SD-25001

APPLICATION SUMMARY

Project Name: Old Towne Commons Master Plan Amendment
Property Location: State Hwy 31, Appx .75 miles south of Holly Hills
Property PID/PPIN: 05-28-05-21-0-000-009.001 // 92518
Property PID/PPIN: 05-28-05-21-0-000-002.001 // 222473
Property PID/PPIN: 05-28-05-21-0-000-002.000 // 31532
Property PID/PPIN: 05-28-05-21-0-000-009.000 // 83618
Property PID/PPIN: 05-28-05-21-0-000-001.000 // 62828

Property Size: 413.40± acres
Proposed Action: Amend Master Plan for PUD with base zoning:
 R-3, Higher Density Single Family Residential District 316.8± acres
 R-4, High Density Multi-Family Residential District 50.2± acres
 B-2, General Business District 46.4± acres
Applicant: Baldwin Ventures, LLC
Property Owner: Baldwin Ventures, LLC

Subject Property	Zoning	Existing Land Use
SD-25001	PUD (R-3, R-4, B-2)	Undeveloped and Residential – Approved PUD & Master Plan
Adjacent Property	Zoning	Existing Land Use
North	Unzoned, County Planning District 7	Undeveloped
South	Unzoned, County Planning District 7	Undeveloped
East	Unzoned, County Planning District 7	Undeveloped
West	Unzoned, County Planning District 7	Residential and Undeveloped

SITE AND REQUEST SYNOPSIS

The subject property, which consists of five parcels containing 413.40± acres, is located on the East side of State Highway 59, approximately .75 miles south of the northern entrance of Country Club Drive and Holly Hills Municipal Golf Course. The property is currently zoned as a PUD with underlying base zoning of R-3 Single Family, R-4 Multi-Family and B-2, General Commercial. It has an estimated .68 miles of frontage on Highway 59. Three of the parcels are undeveloped with the exception of a power transmission line and internal, dirt roadways; and two parcels contain residential dwellings that front Highway 59. The property was annexed by Act 2023-145 and pre-zoned to R-3, R-4 and B-2 designations during the same timeframe. The PUD zoning was approved by Ordinance 1044 (Case Z-24001) in March of 2024 and the original Master Plan was approved in February 2024. This property is owned by Baldwin Ventures, LLC, which requested the annexation by the City and proposed the configuration of the pre-zoning designations as the base zoning to allow the progression of future development as a Planned Unit Development (PUD). This application is for SD-25001, Master Plan Amendment.



ZONING DISTRICTS

CURRENT ZONING (Case Z-24001)

6.02.07 PUD, Planned Unit Development. This zoning district is to provide an opportunity for the best use of land, protection of valuable natural features in the community, provide for larger areas of recreational open space, more economical public services and opportunity for mixed use. The

purpose of this provision is to encourage the unified development of tracts of land, much more creative and flexible concepts in site planning. The criteria for this zoning district can be found in Article 11 of this Ordinance.

UNDERLYING ZONING

6.02.04 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.

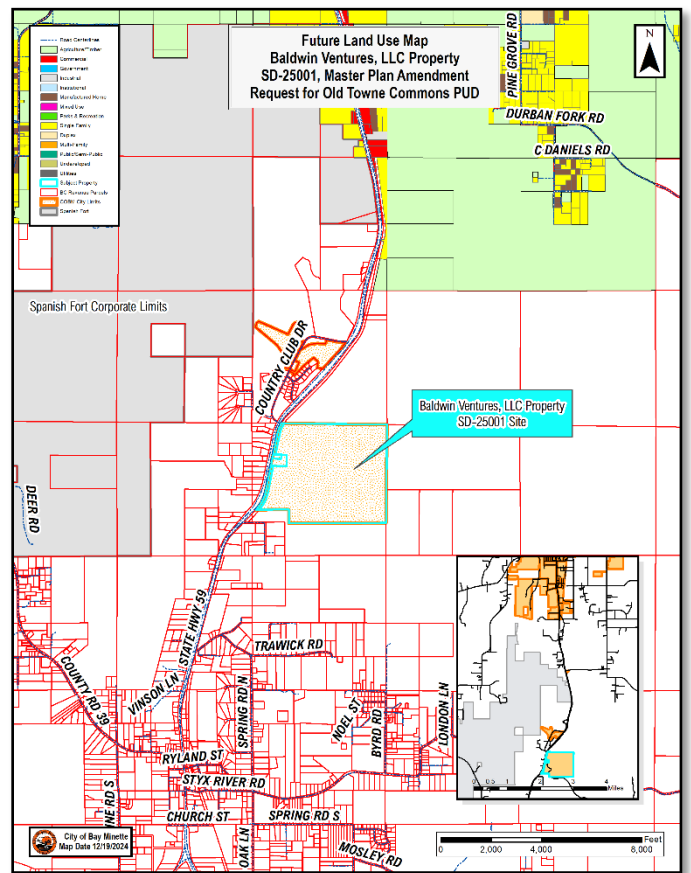
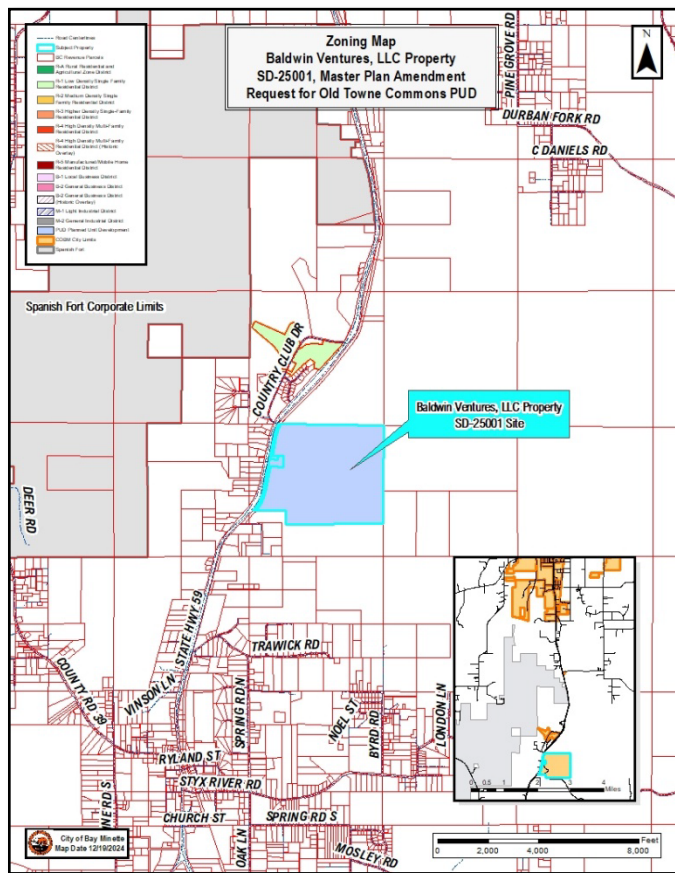
6.02.05 R-4, High Density Multi-Family Residential District. The intent of this district is to provide opportunity for high density single-family, duplex, and multi-family residential development in specified areas. Within this district it is also considered suitable to include other uses of a type deemed to be compatible with a good high-density living environment by providing for needed community services. Public or community water and sewer facilities are required.

6.03.02 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.

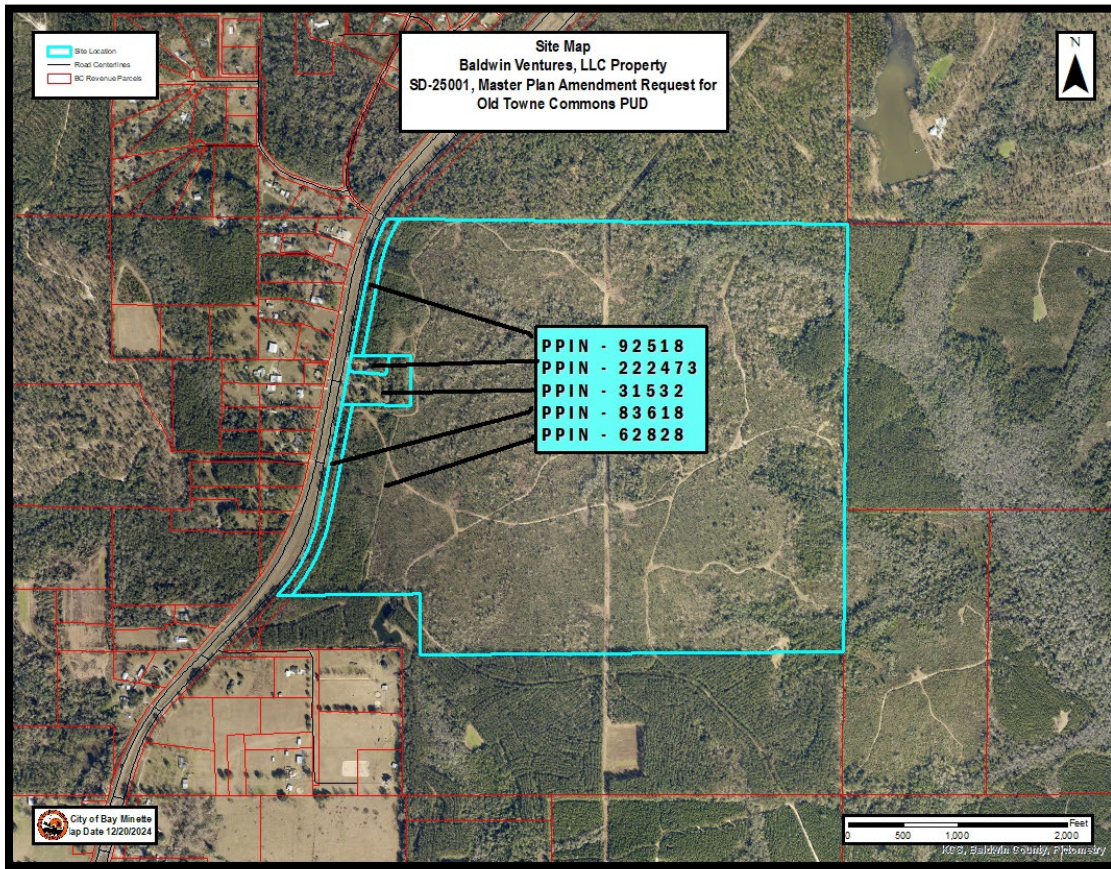
MAPPING

Existing Zoning Map

Future Land Use Map



Locator & Site Map



SUBDIVISION MASTER PLAN AMENDMENT

DESCRIPTION	ORIGINAL/APPROVED	AMENDMENT PROPOSED
Total Dwelling Units	1,219	1,156
Total Single Family Residential	827	764
40 FT Lots	278	241
50 FT Lots	260	156
60 FT Lots	135	212
70 FT Lots	154	155
Phases	5 (4 SF, 1 MF)	6 (5 SF, 1 MF)
Density	2.9 Units/Acre	Same
Multi-Family Units	392	Same
Commercial	46.8 Acres / 11%	Same
Impervious	82 Acres / 20%	Same
Linear Ft of Streets	38,835	38,714
Access from Hwy 59	2	3
Cul De-Sacs	5	6
Terminating/Dead End Streets	5 (1 SF, 4 MF)	Same
Loop/Circle Transitions	2	Same
Internal Intersections	51 (43 SF, 8 MF)	49 (41 SF, 8 MF)

Approximate Phasing as Proposed with Original Master Plan Approval



Approximate Phasing as Proposed with Master Plan Amendment



PUBLIC UTILITIES & SITE CONSIDERATIONS

Public Utilities Services:

Water: North Baldwin Utilities (*Service Availability Letter Provided*)
Gas: North Baldwin Utilities (*Service Availability Letter Provided*)
Sewer: Baldwin County Sewer Service (*Service Availability Letter Provided*)
Telephone/Internet: AT&T (*Service Availability Letter Provided*)
Electricity: Baldwin EMC (*Service Availability Letter Provided*)

Transportation:

The proposed development will front on State Hwy 59 a paved and state-maintained roadway. ALDOT would be the roadway authority for Hwy 59 and final design would be contingent upon their review. Internal roadways are proposed for construction by the developer and dedication to the City after Final Plat approval.

STANDARDS OF APPROVAL / APPLICABLE REGULATIONS

The following regulations for reviewing Subdivision requests are found in **Article 3 – Procedures for Subdivision Plat Approval** in the *Subdivision Regulations of the City of Bay Minette*.

SECTION 3.05 STANDARDS OF APPROVAL

The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

3.05.01 The proposed subdivision is not consistent with these Regulations;

3.05.02 The proposed subdivision is not consistent with the City's Comprehensive Plan, Zoning Ordinance and/or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Transportation Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or a Capital Improvements Program, where applicable;

3.05.03 The proposed subdivision is not consistent with other applicable Federal, State or County laws and regulations; or

3.05.04 Notwithstanding that the proposed subdivision may satisfy the technical, objective provisions of these Regulations, the Commission has discretion to deny a subdivision if there is any articulable, rational basis for a determination that the proposed subdivision otherwise endangers the health, safety, or welfare of persons or property.

SECTION 3.12 MASTER PLAN

3.12.01 Where any subdivision or development site is to be developed in stages or phases, no preliminary plat for any fraction of the site shall be accepted for review unless a master plan is submitted or has been previously approved.

3.12.02 The master plan shall be a conceptual plan showing the entire development site and all component stages or phases, and shall express the overall development concept for the site at build-out.

3.12.03 The subdivider shall submit a written request for review and approval by the Planning Commission and a copy of said master plan. The master plan shall be of sufficient detail to show the proposed street, sidewalk and lot layout, drainage, utilities, detention, common, recreational, and landscaped areas.

3.12.04 If the City Planner finds that any proposed preliminary plat substantially deviates from the approved master plan, a revised master plan must be approved by the Planning Commission prior to approval of further plats within the development. Examples of a substantial deviation includes an increase in the overall lot density; change in number of entrances, connections, or stub outs; decrease in proposed open space or amenity areas.

STAFF COMMENTS

The proposal meets the criteria for Master Plan/Amendment submittals as detailed above. This amendment was submitted after more definitive surveying and engineering design was completed on the site. The proposed amendment complies with the previously approved Master Plan and PUD. The most significant revisions being the addition of the third access from Highway 31, and the reduction of the number of single family residential lots from 827 to 764. If the Master Plan Amendment is approved, the developer will still retain the right to develop the property as authorized in Ordinance 1044 (Case Z-24001, PUD Approval):

Although a Master Plan is attached to the PUD, the Master Plan can be amended with Planning Commission approval without constituting a re-zoning activity. Density for the property zoned as R-3 single-family residential can be modified as long as the density does not deviate greater than 10% from the amount authorized in the original approved Master Plan and PUD, which is still significantly less than the allowable base zoning of 5.0 units per acre in the R-3 single family district. Such density increase shall not constitute a substantial deviation requiring Planning Commission approval and the City Planner shall be authorized to approve the increase administratively.

Although base zoning authorizes 5.0 units per acre for single-family residential and 14.0 units per acre for multi-family residential areas, total PUD density cannot exceed 4.0 units per acre. No further residential subdivisions can be made of individual lots.

STAFF RECOMMENDATION

Based on the information submitted by the applicant and the analysis above, staff recommends:

Planning Commission APPROVE Case SD-25001, Old Towne Commons Master Plan Amendment

PLANNING COMMISSION ACTION

For Subdivision Master Plan Amendment applications, the Planning Commission makes the final decision and has the option to:

- Approve the Master Plan Amendment as presented.
- Approve the Master Plan Amendment with modifications, stating the nature of the required modifications
- Disapprove the Master Plan Amendment, reasons for denial and referencing the specific section(s) with which the plat does not comply
- Delay action on the Master Plan Amendment due to a lack of information

Zoning Map

Baldwin Ventures, LLC Property SD-25001, Master Plan Amendment Request for Old Towne Commons PUD



- Road Centerlines
- Subject Property
- 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-4 High Density Multi-Family Residential District (Historic Overlay)
- R-5 Manufactured/Mobile Home Residential District
- B-1 Local Business District
- B-2 General Business District
- B-2 General Business District (Historic Overlay)
- M-1 Light Industrial District
- M-2 General Industrial District
- PUD Planned Unit Development
- COBM City Limits
- Spanish Fort

Spanish Fort Corporate Limits

COUNTRY CLUB DR

Baldwin Ventures, LLC Property
SD-25001 Site

DEER RD

PINE GROVE RD

DURBAN FORK RD

C DANIELS RD

COUNTY RD 39

VINSON LN
STATE HWY 59

TRAWICK RD

SPRING RD N

NOEL ST

BYRD RD

LONDON LN

RYLAND ST

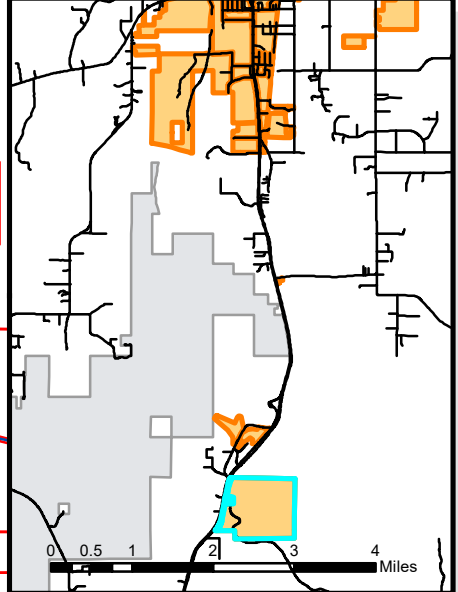
STYX RIVER RD

CHURCH ST

SPRING RD S

OAK LN

MOSLEY RD



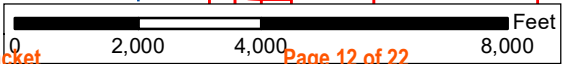
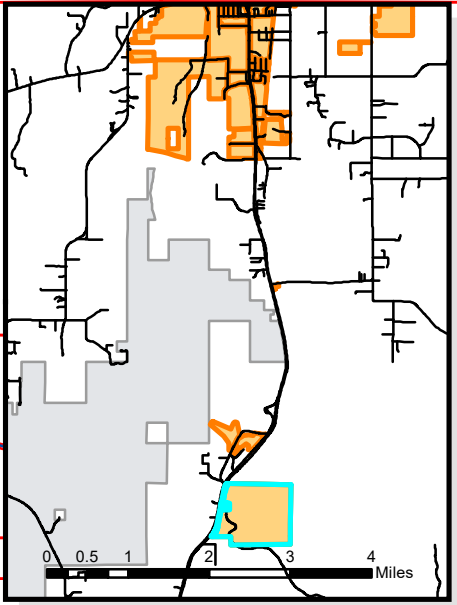
**Future Land Use Map
Baldwin Ventures, LLC Property
SD-25001, Master Plan Amendment
Request for Old Towne Commons PUD**



- Road Centerlines
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities
- Subject Property
- BC Revenue Parcels
- COBM City Limits
- Spanish Fort

Spanish Fort Corporate Limits

Baldwin Ventures, LLC Property
SD-25001 Site



Site Location
Road Centerlines
BC Revenue Parcels

Site Map
Baldwin Ventures, LLC Property
SD-25001, Master Plan Amendment Request for
Old Towne Commons PUD



- PPIN - 92518
- PPIN - 222473
- PPIN - 31532
- PPIN - 83618
- PPIN - 62828

December 11, 2024

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

**RE: Old Towne Commons
Master Plan Amendment Application**

To Whom It May Concern,

Please find enclosed our Master Plan Amendment Application for Old Towne Commons. The attached documents are summarized as follows:

- Check in amount of \$200.00
- Master Plan Application
- Master Plan – Four (4) sets of 24” x 36”
- Master Plan – Digital copy submitted to COBM_Planning@cityofbayminetteal.gov
- Agent Authorization
- Legal Description
- Access Authority Approval – N/A
- Covenants or Deed Restrictions – N/A
- Utility Letters – ATT, Baldwin EMC, NBU, BCSS
- APO Labels

If you have any questions, comments, or concerns regarding this submission, please contact us.

Sincerely,
Dewberry



Cathy S. Barnette
Associate



City of Bay Minette

Subdivision Plat Application

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

Office Use Only	
Case Number: SD-	_____
App Submittal Date:	_____
PC Meeting Date:	_____

Print or Type your responses below and attach additional pages as necessary. If an item is not applicable, mark "X" or "N/A" where appropriate.

APPLICATION TYPE

Exempt Pre-App Conference Sketch Plat Final - Minor Preliminary - Major Final - Major Master Plan

Pre-Application Conference Preferred Dates/Times: _____

PROJECT CONTACTS

Owner Name: Baldwin Ventures, LLC Phone: 407-474-8222

Developer: Wilkes Construction Company, Inc Phone: 205-863-0737

Authorized Agent/Application Contact: Dewberry / Cathy Barnette

Phone: 251-990-9950 Email: dewberry-daphneplanning@dewberry.com

Mailing Address: 25353 Friendship Road, Daphne, AL

Surveyor Name: Victor Germain APLS Lic#: _____

Surveying Firm Name: Dewberry City Business Lic#: _____

Phone: 251-990-9950 Email: Daphnesurvey@dewberry.com

Engineer Name: Jason Estes Registration #: 22714

Engineering Firm Name: Dewberry City Business Lic#: _____

Phone: 251-990-9950 Email: Dewberry-daphneplanning@dewberry.com

SITE INFORMATION

Subdivision Type: Single Family Two-Family Multi-Family Commercial Industrial Mixed-Use

Subdivision Name: Old Towne Commons

Location: State Hwy 59

Section: 21 Township: 3S Range: 3E Instrument# or Slide# of Existing Recorded Plat: _____

Parcel ID/PPIN(s): 28-05-21-0-000-001.000 / 62828

Total Acreage: 405 Total # Lots: _____ Average Lot Size (sq ft) : _____

Required Number of Certified Letters: 22 Adjacent Property Owner/Leaseholder Information Attached: Yes No

UTILITY PROVIDERS

Water: North Baldwin Utilities

Sewer: Baldwin County Sewer Service

Power: Baldwin EMC

Gas: North Baldwin Utilities

Telephone: ATT

Internet: ATT

ACCESS

Roadway Name: HWY 59 Total Frontage (linear feet): _____

Roadway Access Authority: City Baldwin County Highway Dept Alabama Dept of Transportation (ALDOT)

SUBMITTAL DOCUMENTATION

- Legal Description Attached: Yes No
- Recorded Warranty Deed(s) Attached: Yes No
- Access Authority Approval Attached Yes No
- Service Availability Letters Attached: Yes No
- Requesting Waivers: Yes No
- List and Description of Requested Waivers Attached: Yes No
- Covenants or Deed Restrictions: Yes No
- Copy of Covenants or Restrictions Attached: Yes No

Refer to the Subdivision Regulations for full submittal requirements and specifications. All plans and application materials are due by the application deadline date. Partial applications will not be processed. Submittal of incomplete applications may delay application review.

Application is hereby made for approval of the subdivision as described herein and shown in accompanying plans and documentation. The signature below constitutes acknowledgement that all information submitted is true and accurate and that the documentation noted above has been submitted. Further, it is hereby certified that the adjacent property owner list included with this application was obtained from the current records available from the Baldwin County Revenue Commissioner's Office and is a complete and accurate list of all property owners/leaseholders adjacent to the property submitted for subdivision approval. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans without the approval of the City Planner and/or Planning Commission, shall constitute sufficient grounds for the revocation of such approval.

Signature of Applicant/Authorized Agent: Cathy S. Barnette Digitally signed by Cathy S. Barnette
Date: 2024.12.11 13:26:21 -0600 Date: 12/11/2024

INTERNAL USE ONLY

<p>FEES & PAYMENT DETAILS</p> <p>Application Fee: \$ _____</p> <p>Total # of Lots _____ x \$20 = \$ _____</p> <p>Total # Certified Letters: _____ x \$10 = \$ _____</p> <p>TOTAL DUE \$ _____</p> <p><input type="checkbox"/> Cash <input type="checkbox"/> Card* 3.99% Fee</p> <p><input type="checkbox"/> Check #: _____</p> <p>Date Paid: _____</p>	<p>Zoning: _____ FEMA: _____ Potential Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Printed Set <input type="checkbox"/> Yes <input type="checkbox"/> No PDF Plat <input type="checkbox"/> Yes <input type="checkbox"/> No Digital .SHP or .DWG <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Owner Permission <input type="checkbox"/> Deed <input type="checkbox"/> Legal Description <input type="checkbox"/> Adjacent Property List</p> <p><input type="checkbox"/> Service Availability <input type="checkbox"/> Access <input type="checkbox"/> Waiver <input type="checkbox"/> Covenants</p> <p>Completeness Review Date: _____ <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete</p> <p>Deficiencies: _____</p> <p>_____</p> <p>_____</p> <p>PC Meeting Date: _____ Public Notice Deadline Date: _____</p>
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City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: _____

I/We hereby appoint and designate Dewberry ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 92518, 62828, 222473, 31532, & 83618. I/We understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Bay Minette harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Bay Minette that I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

**NOTE: All correspondence will be sent to the authorized Agent. It will be the Agent's responsibility to keep the owner(s) adequately informed as to the status of the application.*

PROPERTY OWNER(S)

Baldwin Ventures, LLC
Name(s) - Printed
14533 90th Ave
Mailing Address
Seminole FL 33776
City/State
407-474-8222 garyecap@gmail.com
Phone Email
[Signature] 12/11/2024
Signature(s) Date

AUTHORIZED AGENT

Dewberry / Cathy S. Barnette
Name(s) - Printed
25353 Friendship Road
Mailing Address
Daphne, AL 36526
City/State
251-929-9801 dewberry-daphneplanning@dewberry.com
Phone Email
[Signature] 12/11/2024
Signature(s) Date

PUD Legal Description:

BEGIN AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 01° 40' 31" WEST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 3980.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 21; THENCE DEPARTING SAID EAST LINE OF SECTION 21, RUN NORTH 87° 39' 11" WEST, ALONG THE NORTH LINE OF THE SOUTH ONE HALF OF THE SOUTH ONE HALF OF SAID SECTION 21, A DISTANCE OF 3832.87 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 01° 32' 45" EAST, A DISTANCE OF 535.00 FEET; THENCE RUN NORTH 87° 39' 11" WEST, A DISTANCE OF 1355.92 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31 (RIGHT-OF-WAY WIDTH VARIES), THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET FOR AN ARC LENGTH OF 822.10 FEET, (DELTA = 31° 59' 26", CHORD DISTANCE = 811.46 FEET, CHORD BEARING = NORTH 28° 53' 07" EAST); THENCE RUN NORTH 12° 53' 24" EAST, A DISTANCE OF 980.14 FEET; THENCE RUN NORTH 12° 53' 24" EAST, A DISTANCE OF 457.97 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 31; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 12° 53' 24" EAST, A DISTANCE OF 849.55 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.69 FEET FOR AN ARC LENGTH OF 504.47 FEET, (DELTA ANGLE = 20°45'15", CHORD DISTANCE = 501.72 FEET, CHORD BEARING = NORTH 23°16'01" EAST), TO A POINT ON THE NORTH LINE OF THE AFORESAID SECTION 21; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 87°40'10" EAST, ALONG SAID NORTH LINE OF SECTION 21, A DISTANCE OF 4189.23 FEET TO THE POINT OF BEGINNING.



November 27, 2024

Kiersten Cavender
Dewberry Engineering

RE: Service Availability – Old Towne Commons Master Plan – PIN 62828

Dear Ms. Cavender,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office



December 10, 2024

Kiersten Cavender
Dewberry
Re: PIN 62828, Old Towne Commons

Ms. Cavender,

At your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the above-referenced property. Sewer service may be connected to this property at the owner's expense and request, subject to all terms and conditions set forth below.

Baldwin County Sewer Service, LLC, is willing and able to provide sewer service to the proposed development, subject to the following: (1) BCSS's standard terms and conditions ; (2) performance by the owner/applicant of all terms and conditions within the required written agreement between the applicant/owner and BCSS regarding the provision of services; (3) the construction of all required sewer infrastructure within the proposed development; (4) the receipt of final subdivision plat approval for the proposed development from the appropriate governmental authority; and (5) the payment of all required fees, including, but not limited to, all required impact fees, tap fees and line extension costs. Satisfaction of all of the aforementioned conditions and the continued use of sewer service and payment of all user fees constitutes a commitment of BCSS to provide sewer service and treatment for the proposed development.

This letter is not to be used to obtain a building permit. A \$1,500* impact fee per lot will need to be paid to Baldwin County Service, LLC, if a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. Any customer who has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of the willing and able letter. BCSS will treat the wastewater at our Malbis wastewater treatment plant.

*Franchise fees apply in franchise areas.

Sincerely,

Lisa M. Burke

Lisa M. Burke
Baldwin County Sewer Service, LLC
251-971-3022



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November 27, 2024

Kiersten Cavender
Dewberry
25353 Friendship Road
Daphne, AL 36526
kcavender@Dewberry.com

Re: Letter of Water & Gas Service Availability
Old Towne Commons
Bay Minette, AL 36507

Dear Kiersten,

At your request, this letter is to confirm that the above referenced property is in North Baldwin Utilities' service territory for water and gas. We have received a copy of the Master Plat for Old Towne Commons.

North Baldwin Utilities (NBU) is willing and able to provide water and gas service to the above referenced location, subject to the applicant paying all fees required for this service.

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout the planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development.

Sincerely,


Jeffrey L. Donald
Chief Operations Officer

JLD/alr

HENRY C. CONNER JR. | HUGH M. DICKSON III | ROBERT J. JAYE | HAMILTON C. SMITH | MAYOR ROBERT A. WILLS
JASON M. PADGETT, *Chief Executive Officer (CEO)*



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December 14, 2023

Emily Phillips
Dewberry
25353 Friendship Road
Daphne, AL 36526-6278

Re: Proposed Plat Old Towne Commons PUD, PINS 62828, 31532 & 222473, 827 Lots

Dear Emily Phillips:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0151.

Sincerely,



Brian Seals
Manager of Engineering
BS/cl#