



City of Bay Minette

Planning Commission

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

AGENDA

March 13, 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, notate they wish to speak and follow the Procedures for Addressing the Planning Commission.*
- 4.) **Approval of Minutes for the February 13, 2025, Regular Meeting**
- 5.) **Disclosure of Prior Communications and/or Conflicts of Interest**
- 6.) **Old Business**
- 7.) **New Business**
 - a.) **Guest Speakers from the Baldwin County Commission**

Discussion only from District 1 Commissioner and Vice-Chairman, James E. (Jeb) Ball & Director of Facilities & Maintenance, J. Buford King
 - b.) **Z-25001, Sellers Property Rezoning**

Disclosure of Prior Communications and/or Conflict of Interest

Request: Rezoning from R-2, Medium Density Single Family to B-2, General Business District for future expansion of existing daycare facility.

Location: Two (2) parcels totaling 6.06± acres on the west side of N Dobson Ave, appx 600 feet north of D'Olive St

PINs: 49942 and 35843
 - c.) **SP-25002, Bay Minette Hotel Group, LLC Property Site Plan**

Disclosure of Prior Communications and/or Conflict of Interest

Request: Site Plan Approval for New Construction of 4-story, 54-room Cobblestone Hotel & Suites

Location: One (1) parcel totaling .60± acres at the southeast corner of D'Olive St and McMillan Ave

PIN: 94061
 - d.) **SP-25003, Autry Greer & Sons, Inc. Property Site Plan**

Disclosure of Prior Communications and/or Conflict of Interest

Request: Site Plan Approval for Expansion of Greer's Supermarket for Rental Equipment with 28'x70' Canopy, concrete pad and fencing.

Location: One (1) parcel totaling 5.44± acres at the northeast corner of McMeans Ave and W 7th St

PIN: 202632

e.) RA-25002, Proposed Stormwater Regulation Amendments

Discussion only of Stormwater Regulation Amendments to the Zoning Ordinance and Subdivision Regulations.

f.) 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 – April 10, 2025****



Bay Minette Planning Commission Regular Meeting Minutes

Minutes February 13, 2025

Monthly Meeting No. 2

The City of Bay Minette Planning Commission met in Regular Session on Thursday, February 13, 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
Neal Covington, Vice-Chairman
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent

William Taylor, City Council/Commission Member
Hiram Templeton, Commission Member

Commission Members late

Ray Clark, Commission Member

Other persons in regular attendance

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

GUESTS John Byrd, Representative for A&B Investments & Development, LLC
Mack Byrd, Owner of A&B Investments & Development, LLC

INVOCATION Chairman Todd Stewart presented the invitation, followed by the pledge.

ITEM 3. **Announcements/Registration to address the Commission**
None

ITEM 4. **Approval of the January 9, 2025, Regular Meeting Minutes**
Vice-Chairman Covington made a motion to approve the January 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. New Business

a.) **SP-25001, A&B Investment and Development, LLC Site Plan Approval Request**

Mrs. Dorough disclosed that she is related to the applicant's representative; therefore, Mrs. Bonner reviewed and presented the application. The Site Plan Approval Request for the construction of a metal warehouse/storage building on A&B Investment and Development, LLC property which consists of two (2) parcels, totaling approximately 1.41± acres, located between S. Hoyle Avenue and Stanmeyer Street zoned R-3, Higher Density Single Family Residential District. Mrs. Bonner reported the Staff Recommendation for Case SP-25001, be Approved, followed by discussion of:

- The recent administrative approval of a common lot line reconfiguration combining the two (2) parcels into a single parcel.
- The old Station Street right-of-way, which previously ran through the parcels, was vacated in 2016.
- The discrepancy between the online Revenue map and the submitted site plan is due to a Revenue mapping error, which has since been corrected.
- The warehouse/storage use holds Grandfather status, along with the existing building, which was constructed around 1965 according to Baldwin County Revenue Commission records.
- The Non-Conformance and Grandfather Clause in the Zoning Ordinance which permits the new structure.
- The existing various property uses in the area and the required buffer and screening options for adjacent residential properties.
- The current and proposed open space and employee parking area.

With no further comments or questions Commission Member Clark made a motion to Approve Case SP-25001, A&B Investment and Development, LLC Site Plan Approval Request for new construction of a metal warehouse/storage building. The motion was seconded by Commission Member Emmons and carried unanimously.

b.) **RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment**

Mrs. Dorough presented a proposed amendment to Section 16.03.17 of the Zoning Ordinance, which addresses political signs. The amendment is to correct an incorrect reference number for the Code of Alabama in Section 16.03.17.04. Additionally, clarifications were added regarding political signs on public rights-of-way and public property, as well as clarifications for provisions applicable to Baldwin County.

Chairman Stewart opened the Public Hearing for Item 6(b) Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment at 8:21 a.m.

There were no public comments; however, a discussion occurred regarding the enforcement of the political sign ordinance.

Chairman Stewart closed the Public Hearing for Item 6(b) Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment at 8:23 a.m.

With no further comments or questions Vice-Chairman Covington made a motion to Recommend Approval to City Council for Case RA-25001, Section 16.03.17 Political Signs Proposed Zoning Ordinance Amendment. The motion was seconded by Mayor Wills and carried unanimously.

c.) **Updates & Upcoming Cases**

- Proposed canopy addition for Autry Greer & Sons Inc. property on McMeans Avenue.
- Proposed new construction of Cobblestone Hotel and Suites on D'Olive Street and McMeans Avenue.

- Proposed rezoning request for Seller's property on North Dobson Avenue to expand daycare.
- Pre-Application meeting for reconfiguration and minor 4-lot subdivision for Wright property on Townsend Avenue.
- Status of Big Mike's Steakhouse on North Hoyle Avenue.
- Representatives from Baldwin County, including Commissioner Jeb Ball and the new Director of Facilities Buford King, will attend the March Planning Commission meeting to provide an update on ongoing renovations and expansions of Baldwin County facilities.

ITEM 7. Old Business

Chairman Stewart adjusted the agenda, moving Old Business to follow New Business for efficiency.

a.) Comprehensive Plan Draft Review Discussion Only

Mrs. Dorough informed the Commission that a representative from Volkert was expected to attend but was not present. She then provided an update on the status of the draft comprehensive plan, followed by discussion.

ITEM 8. Reports

a.) Mayor/Council Report – Mayor Wills provided an update on the status of Big Mike's Steakhouse, noted recent interest in the purchase of the old bowling alley shopping center owned by the City, and announced the first upcoming high school baseball game. Additionally, there was discussion regarding the car on the pole in front of HHH Autocare, 2307-C S US Hwy 31.

b.) Attorney – None

c.) City Engineer Consultant Report – Mr. Granger expressed concern about the absence of standardized requirements for application submittals, noting that other regulatory bodies, such as Baldwin County and the City of Foley, enforce more stringent guidelines. He gave examples such as stormwater regulations, boundary surveys, topographic maps, grading plans, and off-site drainage calculations, among other criteria. Mr. Granger acknowledged that adopting higher standards might increase costs for developers but emphasized that similar requirements are already in place in other jurisdictions, where developers are accustomed to complying with them. After discussion, it was agreed that Mr. Granger would draft a proposed stormwater regulation for the Planning Commission's review. Mrs. Smith added that if the Planning Commission adopts stricter regulations, they must support staff in addressing any complaints.

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 8:54 a.m.

DONE THIS THE 13TH DAY OF FEBRYARY 2025

Chairman, Todd Stewart

ATTEST:

Paula Bonner, Planner Associate

Motion Summary:

Item 4.) Approval of the January 9, 2025, Regular Meeting Minutes:

Vice-Chairman Covington made a motion to approve the January minutes as written. The motion was seconded by Commission Member Emmons and carried unanimously.

Item 6.) a.) SP-25001, A&B Investment and Development, LLC Site Plan Approval Request

Commission Member Clark made a motion to Approve Case SP-25001, A&B Investment and Development, LLC Site Plan Approval Request for new construction of a metal warehouse/storage building. The motion was seconded by Commission Member Emmons and carried unanimously.

Item 6.) b.) RA-25001, Section 6.03.17 Political Signs Proposed Zoning Ordinance Amendment

Vice-Chairman Covington made a motion to Recommend Approval to City Council for Case RA-25001, Section 6.03.17 Political Signs Proposed Zoning Ordinance Amendment. The motion was seconded by Mayor Wills and carried unanimously.



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS – REZONING REQUEST

Planning Commission Meeting Date: March 13, 2025

Case Number: Z-25001

APPLICATION SUMMARY

<p>Project Name: Susan Sellers Property Property Location: West side of N Dobson Ave, north of D'Olive St Property PID/PPIN: 05-23-04-17-1-000-023.000 // 49942 Property PID/PPIN: 05-23-04-17-1-000-027.000 // 35843 Property Size: 0.66± acres // 5.4± acres</p>	<p>Proposed Action: Rezoning from R-2, Medium Density Single Family Residential District to B-2, General Business District Applicant: Jo Williams Property Owner: Susan Sellers // Kinder-Kastle, LLC</p>
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Subject Property	Zoning	Existing Land Use
Z-25001	R-2	Daycare / Vacant
Adjacent Property	Zoning	Existing Land Use
North	R-2 & B-2	Residential / Apartment Complex
South	R-2 & B-2	Single Family Residential / Vacant Commercial
East	R-4	Telephone Office / Residential / Vacant
West	R-2	Single Family Residential / Vacant

SITE AND REQUEST SYNOPSIS

The subject property consists of two parcels, PIN 49942 containing approximately 0.66± with an existing daycare facility on the site and PIN 35843, the adjacent vacant parcel containing approximately 5.4± acres. Both parcels are zoned R-2, Medium Density Single Family Residential District and are located on the west side of N Dobson Avenue approximately 600 feet north of D'Olive Street. The request is to rezone the two parcels from R-2, Medium Density Single Family Residential District to B-2, General Business District. The applicant is purchasing the legal nonconforming daycare and would like to purchase the adjacent vacant parcel for future expansion of the daycare.

ZONING DISTRICTS AND TABLE OF PERMITTED USES

CURRENT ZONING

6.02.03 R-2, Medium Density Single Family Residential District. This district is intended as a medium density single family urban residential district, with lots of moderate size.

PROPOSED ZONING

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.

TABLE OF PERMITTED USES

The current and proposed uses from Section 8.10 Table of Permitted Uses are listed below. Opposite each land use, in the appropriate district column or columns, the letter "R" identifies those districts in which a particular land use is permitted by right and the letters "S" identifies those districts in which a particular land use is permitted only by special exception. The letter "P", identifies those uses that must be reviewed and approved by the Planning Commission.

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
Kindergarten, playschool or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met					S		P	P		

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.

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.

#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.

#4 The City of Bay Minette should define and clarify desired areas of industrial development and establish an Industrial Park. This will attract and hold industrial development potential and associated future land use in the designated area. The Highway 59 corridor north of the City has access to I-65 and would be a desirable location for an industrial park. However, Highway 59 south of the City currently has industrial land uses. 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. As funds become available, efforts should also be taken by the City to ensure parcels zoned for business and industrial development possess all necessary infrastructure to attract potential developers.

Housing

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

Statements: "City requires a diversity of housing types and densities to accommodate all socioeconomic groups of a community. The housing supply of a community must support existing and forecasted housing demands to ensure the resident's quality of life and the vitality and growth of the City. 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."

#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.

#2 Preserve and maintain the rural, small town character of Bay Minette by implementing subdivision regulations that will not: result in environmental degradation; adversely affect rural/semi-rural areas; impair working agricultural and timberland operations.

#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.

Transportation

Goal: "Provide a transportation network capable of moving people and goods efficiently and safely."

Statements: "The type, quality, and location of these transportation networks are key components that influence quality of life and sustainable local economy. An adequate transportation system that provides for safe and expeditious movement of persons and goods is vital to the growth of a community."

"There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether incremental or sudden, directly affect the safety and functionality of roadways and the demand for additional transportation facilities. On the other hand, creating new or improving existing transportation corridors can have a significant distribution effect on the type and timing of development within a community and/or region. Therefore, it is essential that communities exercise sound and innovative transportation planning solutions to accommodate growth and development."

“The existing transportation network for the City of Bay Minette currently provides adequate means of transportation and linkage throughout the City and to adjacent municipalities for its residents with only minimal traffic congestion, delays, and safety concerns. However, the current network will not accommodate the pressures of the ongoing growth and development of Bay Minette and Baldwin County for much longer, without significant traffic and safety problems.”

#6 Provide local traffic with alternatives to HWY 59. This can be achieved by improving local streets that serve schools and residential traffic and alleviate access management problems along the congested portion of HWY 59.

Land Use

Goal: To ensure the orderly growth and development of the City of Bay Minette through the wise allocation of land to various uses based on the anticipated needs of future populations, with attention in planning and implementation to protect the quality of life and safety of the residents, conserve natural resources, promote compatible land uses and transportation accessibility, and provide availability of utilities and public facilities.

Statement: If the City continues to demonstrate this household average into future population projections, then over 425 new housing units will be needed in Bay Minette to accommodate the influx of new residents. When conducting a future build out analysis for future development, population projections and housing projections must be assessed to ensure enough land is allocated to accommodate the range of projected growth. It was estimated that an additional 143 to 281 acres will be needed to accommodate this potential residential growth pattern.”

“If the City continues this same trend, twice as much acreage will be required to accommodate future residential population projections. Care will have to be taken to preserve the agricultural and timberland land uses that define Bay Minette’s small town rural character that so many residents value as an asset to their community.”

#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.

#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.

#8 Maintain the public infrastructure at a level needed to continue adequate service to existing and new developments. 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 existing water and sewer lines at the developer’s expense.

DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities – No comments received.

Bay Minette Public Works – No comments received.

Bay Minette Police Department – No comments received.

Bay Minette Fire Department – No comments.

City Administration – No comments.

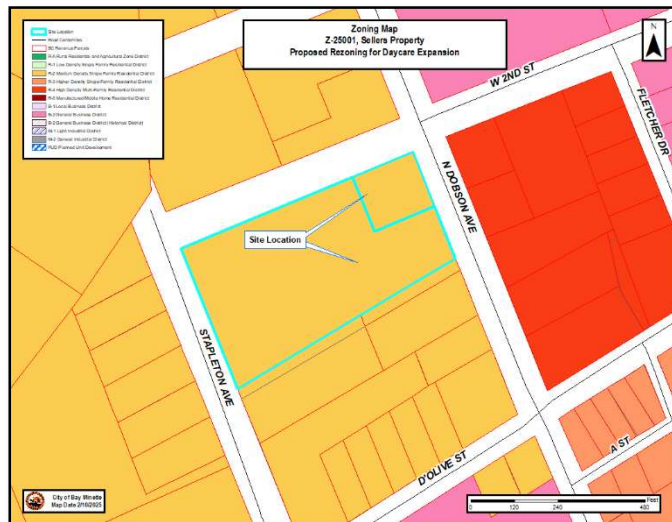
Baldwin County E-911 – No comments received.

ALDOT – N/A

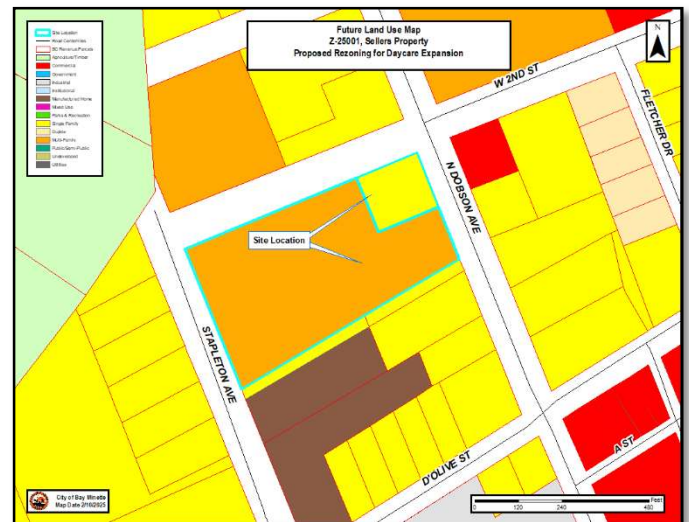
City Engineering Consultant Tom Granger – N/A

MAPPING

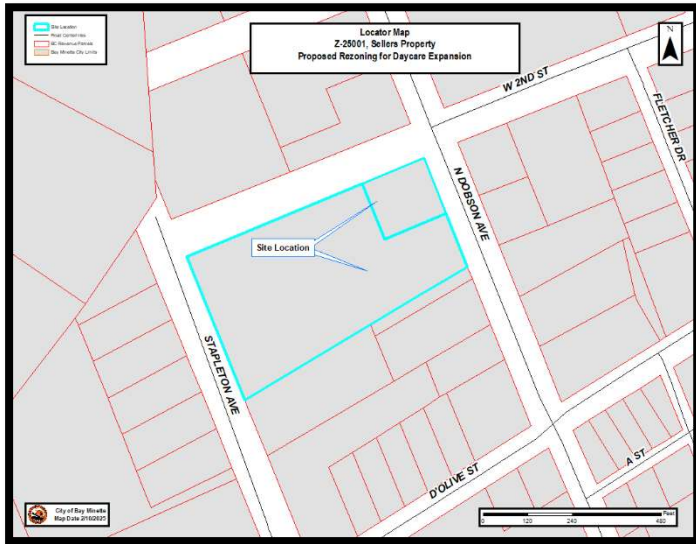
Existing Zoning Map



Future Land Use Map



Locator Map



Site Map



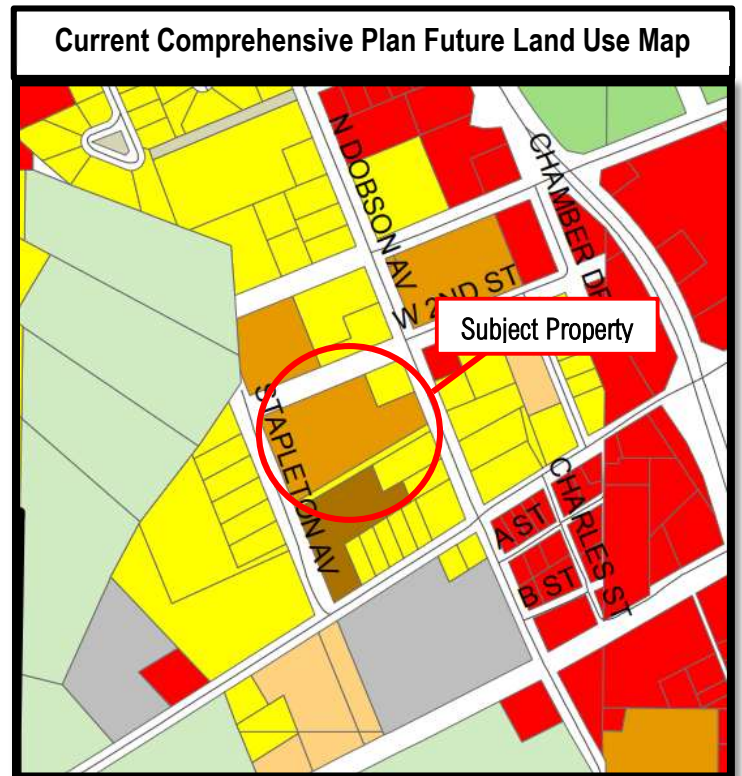
STAFF ANALYSIS

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.

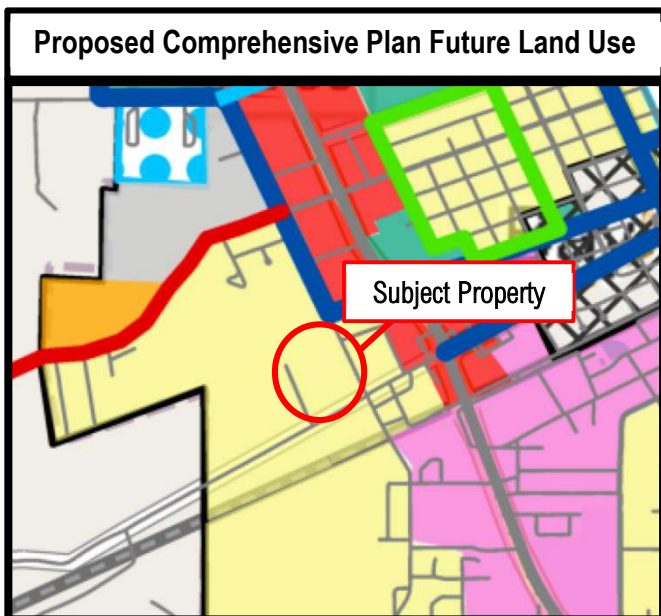
1.) Compliance with the Comprehensive Plan COMPLIANT

In the current Comprehensive Plan map, PIN 49942 is designated for single-family use, while PIN 35843 is designated as multi-family use. Adjacent properties to the north include single-family, multi-family, and commercial designations, while those across N Dobson Avenue to the east are designated for commercial and single-family use. To the south, properties are designated for single-family and manufactured homes, while to the west they are designated for single-family and agriculture/timber. The proposed commercial rezoning will align the existing daycare with zoning regulations and complement the surrounding designations and land uses.

Current Comprehensive Plan Future Land Use Map



Proposed Comprehensive Plan Future Land Use



Although both the current and proposed Comprehensive Plan map designate the subject properties for future residential use, the extensive commercial and high-density residential zones abutting the east side of N Dobson Avenue, along with the long-established daycare, suggest compatibility with the proposed commercial rezoning.

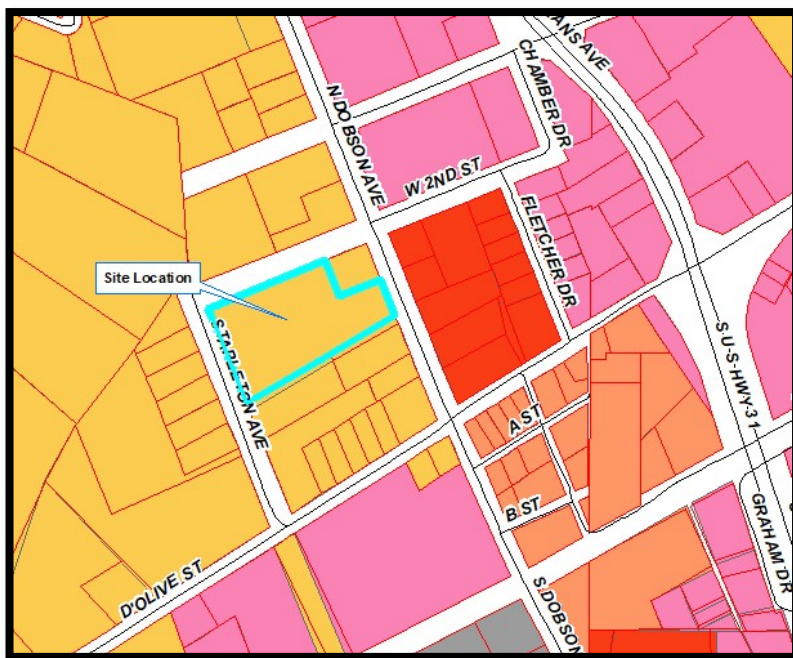
2.) Compliance with the standards, goals and intent of this ordinance **COMPLIANT**

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.

The proposed rezoning supports efforts to promote the health, safety, convenience, order, prosperity, and general welfare of residents by establishing the appropriate zoning for the long-standing daycare, ensuring conformity with its existing use and allowing for potential future expansion. Additionally, N Dobson Avenue is classified as a Local Street maintained by the City, providing adequate width for police and fire protection.

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

Per Baldwin County Revenue and Probate Judge records, the subject properties were originally part of Lots 1 and 2, Block 210 of the Hand Land Company's Addition to Bay Minette survey, filed in the the Office of the Probate Judge of Baldwin County in 1901. Both parcels now have metes and bounds legal descriptions. The smaller parcel, approximately 0.66± acres, is a 160'x180' lot which was separated form the northeast corner of lot 2, while the larger 5.4± acre vacant parcel includes the remaining portion of Lot 2 and all of Lot 3. The original structure, estimated to have been built in 1956, was presumably a residence but has long been used as a daycare. Around 1999, a mobile home was added to the site, followed by fencing in 2000, and a shed in approximately 2017, all of which are currently part of the daycare facility. While the exact date the daycare was established is unknown, tax records indicate its presence since at least 1994.



The surrounding area consists of a mix of single-family homes, multi-family residences, and commercial properties. Directly to the south and west of the subject property are single-family homes. There are also single-family homes and an apartment complex to the north. To the east, across N Dobson, there is a telephone office/yard and more single-family residences. The proposed rezoning aligns with the character of the surrounding properties.

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

Adequate utilities are available. The Bay Minette Fire Department had no comments on the application, and no comments were received from Bay Minette Police Department or North Baldwin Utilities regarding the rezoning request. Second Street, a 100-foot plated right-of-way that remains undeveloped, runs along the northern property lines of both parcels, extending from Stapleton Avenue to North Dobson Avenue. According to the Citywide Traffic Analysis conducted by Neel-Schaffer in 2018, North Dobson Avenue currently operates at a Level-of-Service "D", which indicates acceptable traffic conditions during peak hours. Given that the subject property fronts on this two-lane Local Street and is surrounded by a mix of residential and commercial uses, the proposed rezoning from residential to commercial is not expected to cause significant impacts.

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

The subject properties are both located in FEMA Flood Zone X. The Baldwin County Parcel Viewer map suggests the possibility of potential wetlands on the vacant 5.4± acre parcel, which is currently wooded. There are no plans to disturb or develop this parcel at this stage, however, any future development will require further evaluation. At this time, no major impacts are anticipated from the proposed rezoning.

6.) Compliance with other laws and regulations of the city **NOT APPLICABLE**

Not Applicable at this point of the development process.

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

The subject property falls within the municipal limits of Bay Minette and under the City's jurisdiction.

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

Based on the existing mix of residential and commercial uses in the area, no major impacts are anticipated.

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

No major impacts are anticipated due to the existing mix of residential and commercial uses in the area.

10.) Other matters which may be appropriate **COMPLIANT**

The rezoning application is an independent request that is not contingent upon any additional zoning approvals. The applicant is acquiring the legally nonconforming daycare and wants to purchase the adjacent vacant parcel for future expansion. To facilitate this expansion, both properties must be rezoned from R-2, Medium Density Single Family Residential District to B-2, General Business District.

STAFF RECOMMENDATION

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

The Planning Commission submit a Recommendation of Approval to the City Council for the rezoning request from the R-2, Medium Density Single Family Residential District to the B-2, General Business 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

Rezoning Application

Case No.:	_____
Fee- \$500 + \$10/Certified Letter	
Date Paid:	_____
Paid:	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
	<input type="checkbox"/> Check- No. _____

301 D'Olive Street · Bay Minette, Alabama 36507

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

Are you the property owner? YES NO

If you are not the property owner, you must submit an Owner Authorization Form signed by the property owner

Applicant Name: Jo Williams Date: 02/03/2025

Mailing Address: 12978 Ibis Blvd

City: Spanish Fort State: Al Zip Code: 36527

Telephone Number: 985-703-1294 Email: learningadventure115@gmail.com

Site Information

Property Owner Name: Sellers Phone Number: _____

Property Address: _____

Parcel/PPIN #: 35843

Area of Property, Sq. Ft., or Acres: _____

Present Zoning: _____ Requested Zoning: _____

Reason for Request/ Intended use of property: rezoning

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this rezoning and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature: *Jo Williams* Date: 2-3-2025

Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Survey or boundary map showing exact dimensions of the property to be rezoned
- Legal description of property

Version 1.2 – 9/18/2024

ARTICLE 15. AMENDMENT

15.01 PROCEDURE

The regulations and the number, area and boundaries of districts established by this Ordinance may be amended, supplemented, changed, modified or repealed by the municipal governing body, but no amendment shall become effective unless it is first submitted to the City Planning Commission for its recommendation. The City Planning Commission, upon its own initiative, shall hold public hearings, public notice of which shall be given, for the consideration of any proposed amendment to the provisions of this Ordinance or to the Zoning Map and report its recommendation to the municipal governing body. The provisions of *Title 11, Chapter 52, Article 4, Sections 77 and 78, Code of Alabama, 1975*, as the same may be amended, shall apply to all changes and amendments.

15.02 PROCEDURE FOR REQUESTING A ZONING AMENDMENT

Any request for rezoning shall be treated in accordance with the following procedures:

- 15.02.01 An application must be submitted in writing to the zoning enforcement office at thirty (30) days prior to the regularly scheduled meeting of the Bay Minette Planning Commission and a site plan of the proposed use included in any petition for a zoning amendment. The use shown on the site plan shall be binding to the application for rezoning. Any deviation from the use shown on the Site Plan shall require approval by the Planning Commission and City Council. Such Site Plan shall include the existing land use on adjacent and surrounding properties. Payment of all necessary fees is due at this time. (*See Section 15.06 for fee schedule*)
- 15.02.02 The application shall be reviewed by the Planning Commission at its next regular meeting. The Planning Commission shall take action and forward an advisory recommendation to the City Council.
- 15.02.03 Before enacting any amendment to this Ordinance, a public hearing thereon shall be held by the City Council with proper notice as required by law. Said notice stating the date, time and location of the public hearing shall be published in full for one (1) insertion and an additional insertion of a synopsis of the proposed amendment one (1) week after the first insertion in a newspaper of general circulation published in the municipality, both insertions shall be at least fifteen (15) days prior to the said public hearing; or, if no newspaper is published in the municipality, then said notice shall be posted in four (4) conspicuous places within the municipality at least fifteen (15) days prior to the said public hearing. The applicant shall furnish the City the names and mailing addresses of all persons owning property within 100 feet of any specific property that is the subject of the application. Names and addresses shall be from the latest records of the Baldwin County Revenue Office and accuracy of the list shall be the applicant's responsibility. Where land within 100 feet involves leasehold property, the names and addresses of the landowner and the leasehold improvements shall be provided to the City. Said notices shall be mailed at least fifteen (15) days prior to the public hearing. Due notice shall also be posted on the property which is the subject of the application and given to the parties in interest of the date, time and place of said hearing.
- 15.02.04 Said public hearing shall be held at the earliest possible time to consider the proposed zoning amendment, and the Council shall take action on said proposed zoning amendment within forty-five (45) days from the date of the public hearing except in the case where the tentative action is not in accordance with the Planning Commission's certified recommendation. In such case, the Council shall not make any change in or departure from the text or maps, as recommended for approval and certified by the Planning Commission, unless such change or departure be first resubmitted to the Commission for an additional review and recommendation.
- 15.02.05 **Criteria**
The application shall be reviewed based on the following criteria:
- Compliance with the Comprehensive Plan;
 - Compliance with the standards, goals, and intent of this Ordinance;
 - The character of the surrounding property, including any pending development activity;
 - Adequacy of public infrastructure to support the proposed development;

- e. Impacts on natural resources, including existing conditions and ongoing post-development conditions;
- f. Compliance with other laws and regulations of the City;
- g. Compliance with other applicable laws and regulations of other jurisdictions;
- h. Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and,
- i. Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

15.02.06 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 opened by the City Council. A request to withdraw an application shall be made in writing.

15.03 CONTINUANCE OF PREVIOUSLY ISSUED PERMITS

All permits which were previously issued shall not be affected by the provisions of this Ordinance, except as otherwise provided herein.

15.04 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

Any unzoned land annexed to the City of Bay Minette hereafter shall automatically be classified R-1, Low Density Single Family District; except that, the City Council may consider, after due process of publication and hearing as required by law, specific applications to zone newly annexed land into one (1) or more existing or proposed new zoning classifications.

15.05 PENALTIES AND REMEDIES

15.05.01 Penalties

Any person violating any provision of this Ordinance shall be fined upon conviction, not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) and costs of court for each offense. Each day such violation continues shall constitute a separate offense.

15.05.02 Remedies

In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure or land is or is proposed to be used in violation of this Ordinance, the Building Official, Legal Officer, or other appropriate authority or any adjacent or neighboring property owner who would be specially damaged by such violation may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate such violation; or to prevent the occupancy of said building, structure, or land. Each and every day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues shall be deemed as separate offense and shall be subject to the fines and penalties specified.

15.06 FEES

Fees for applications to the Planning Commission and Board of Adjustment are in accordance with the current schedule of fees established by the City Council of Bay Minette. These fees shall be nonrefundable irrespective of the final outcome of the application.



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: _____

I/We hereby appoint and designate Jo Williams ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 35843. I/We understand 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)

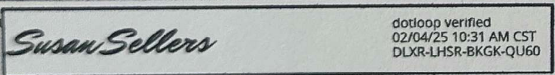
Susan Sellers
Name(s) - Printed

1102 Northshore Dr
Mailing Address

Bay Minette, Al.
City/State

251-605-0034 Phone Jpsellers2@gmail.com Email

Signature(s) _____ Date _____



AUTHORIZED AGENT

Jo Williams
Name(s) - Printed

12978 Ibis Blvd
Mailing Address

Bay minette Al.
City/State

985-703-201294 Phone learningsadventure@gmail.com Email

Signature(s) _____ Date 2/17/2025



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-25001, Sellers Property Rezoning Request from R-2, Medium Density Single Family Residential District to B-2, General Business District

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-25001, the Sellers Property, related to a request to rezone property from the R-2, Medium Density Single Family Residential District to the B-2, General Business District for a proposed expansion of an existing daycare facility. The subject property, consisting of two parcels, specifically identified as Parcel I.D. 05-23-04-17-1-000-023.000 // PIN 49942 at 0.66± acres, and Parcel I.D. 05-23-04-17-1-000-027.000 // PIN 35843 at 5.4± acres, totaling approximately 6.06± acres and located on the west side of N Dobson Avenue approximately 600 feet north of D'Olive Street. 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, March 13, 2025** 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 and first reading during its regularly scheduled meeting on **Monday, April 7, 2025** 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 second reading of the rezoning ordinance is scheduled during its regularly scheduled meeting on **Monday, April 21, 2025** beginning at 6:00 p.m., also in the Council Chambers of Bay Minette City Hall.

The application materials will be available for public review at Bay Minette City Hall and on the Planning & Development Department website. 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:

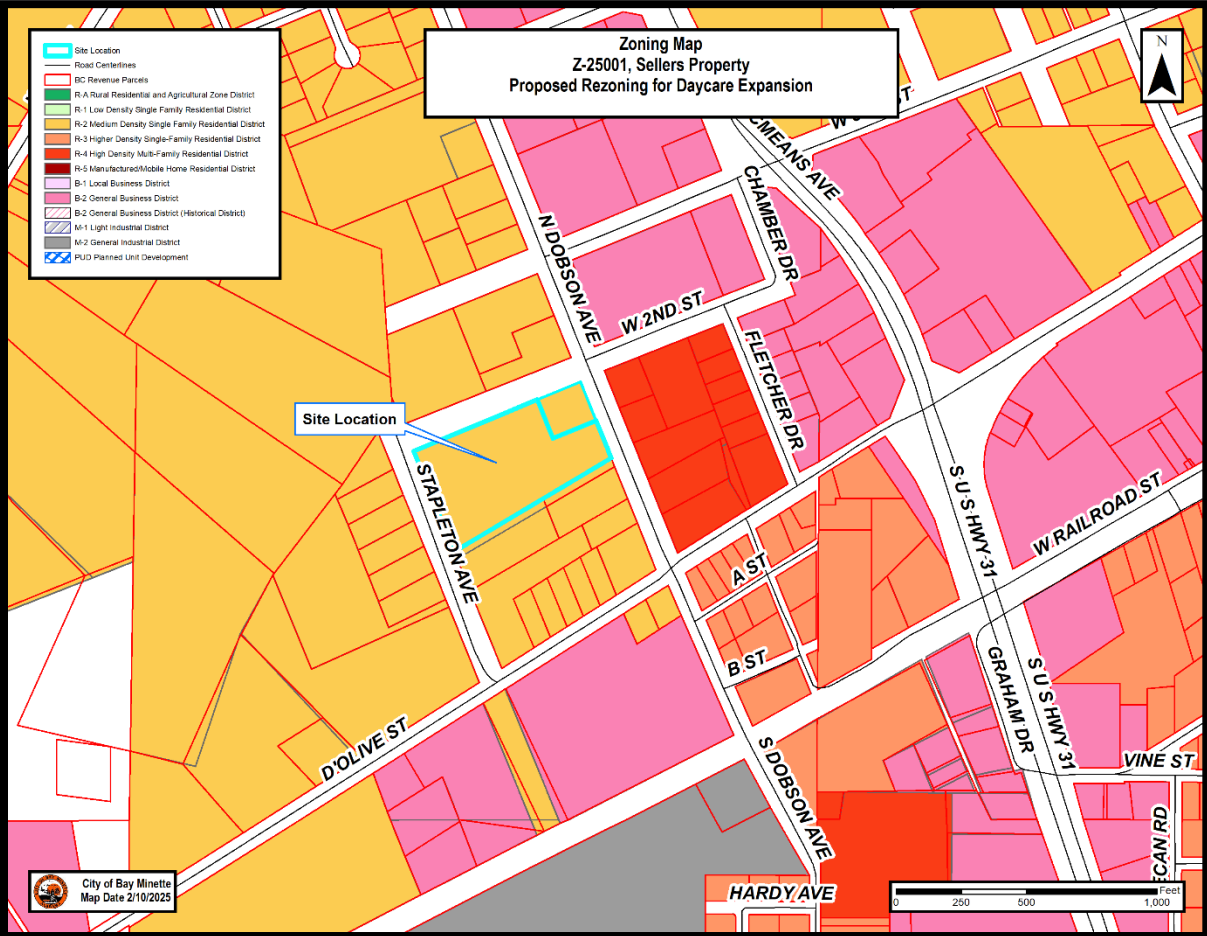
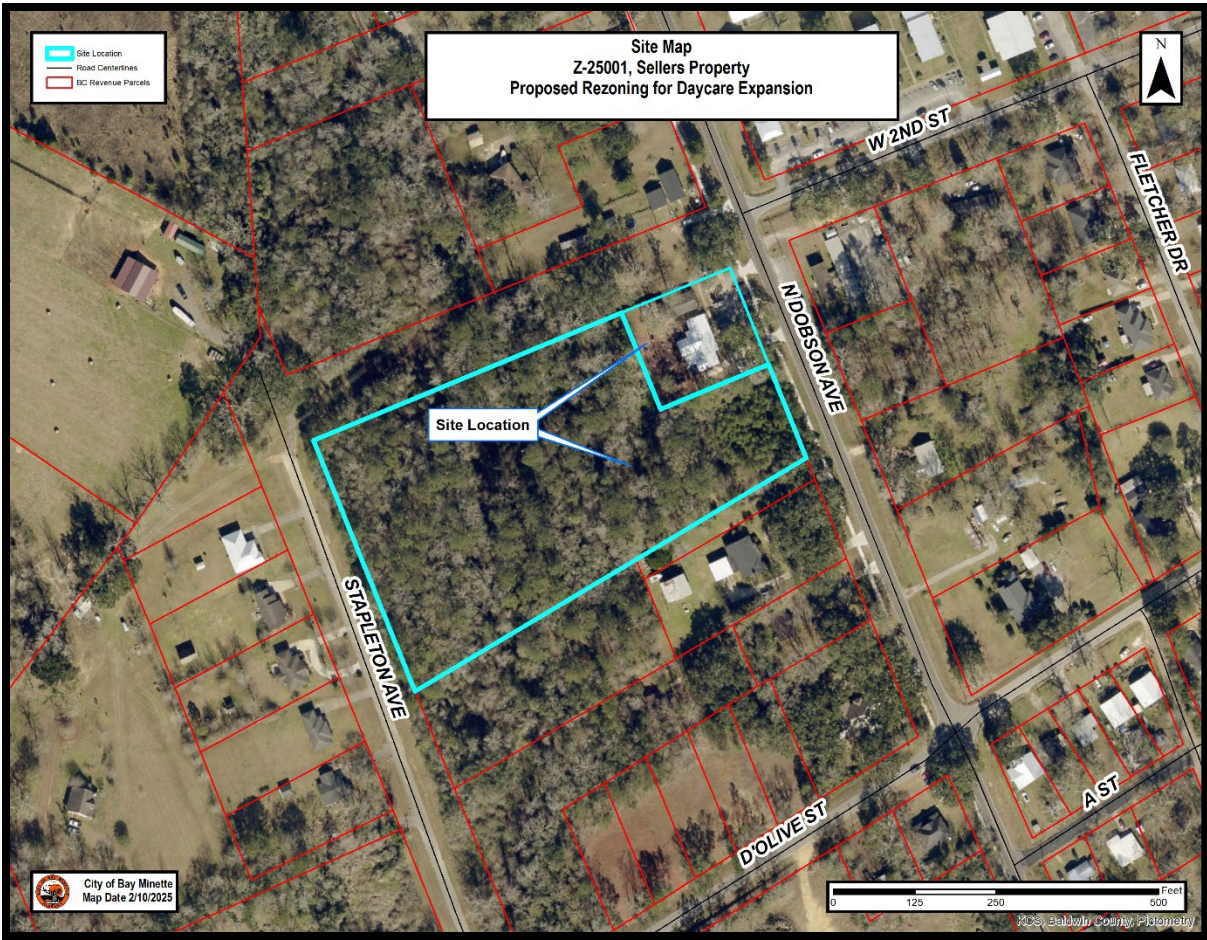
City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

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 on the dates, times 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 – February 11, 2025





City of Bay Minette

Planning & Development Services

Planning Commission - Site Plan Staff Report

Planning Commission Meeting Date: March 13, 2025

Case Number: SP-25002

APPLICATION SUMMARY

<p>Project Name: Cobblestone Hotel and Suites Property Location: SE corner of D'Olive St and McMillan Ave Property PID/PPIN: 05-23-02-09-4-000-120.001 // 94061 Property Size: 0.60± acres (25,991 sq ft)</p>	<p>Requested Action: Site Plan Approval 4-story, 54-room hotel Applicant: BriMark Builders, LLC Owner: Bay Minette Hotel Group, LLC Engineer: Excel Engineering</p>
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Subject Property	Zoning	Existing Land Use
SP-25002	B-2 (DHB)	Vacant – former Hinote's Service Station
Adjacent Property	Zoning	Existing Land Use
North	B-2 (DHB)	D'Olive Street and Bay Minette Public Library
South	B-2 (DHB)	W 1 st Street, The First Bank and local retail
East	B-2 (DHB)	Dry cleaners, loan office, Franklin Primary Health office
West	B-2	McMillan Ave & City Hall

SITE AND REQUEST SYNOPSIS

The subject property consists of one (1) parcel totaling .60± acres (25,991 sq ft) and is zoned B-2, General Commercial District and is located within the Downtown Historic Business District Overlay Zone (DHB). The property is located on the southeast corner of D'Olive Street and McMillan Ave with the southern property line abutting W 1st Street. Across D'Olive Street to the north is the Bay Minette Public Library, across McMillan Avenue directly to the west is Bay Minette City Hall. To the south across W 1st Street is The First Bank and a local retail beauty supply store. Adjacent to the east is a multi-tenant commercial building containing a dry cleaner, loan office and Franklin Primary Health. The property is the site of the former Hinote's Service Station – no structures are present, but the site is almost entirely covered in asphalt or concrete. The site is within the jurisdiction area and is part of a Cooperative District organized through the City of Bay Minette Redevelopment Authority. Per the Zoning Ordinance, hotels and motels are only allowed in the B-1 and B-2 zoning districts with Planning Commission Use approval. Since the project is related to the capital improvement district as authorized by State law, the functions of the Authority (specifically the hotel use) is considered to be a function of the local government and is exempt from the Zoning Ordinance. This is similar to the North Hoyle steakhouse restaurant project, however, as the site and hotel will be privately owned and operated, the hotel construction is required to receive Planning Commission Site Plan approval for the new construction of the 4-story, 54-unit Cobblestone Hotel and Suites.

ZONING DISTRICT AND TABLE OF PERMITTED USES

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.

6.03.03 DHB, Downtown Historic Business Overlay Zone

This Overlay Zone is established to provide opportunity for business development in the central business district. This overlay zone is not intended to impact use restrictions that are imposed by the underlying zoning district, but rather imposed or relaxed certain requirements to encourage business development. The Downtown Historic Business District Overlay Zone is shown on the current Zoning Map. Residential uses are considered an allowable secondary use that is intended to promote mixed use. Where mixed uses are approved, residential uses must locate above or behind the commercial use.

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
Hotel or Motel							P	P		

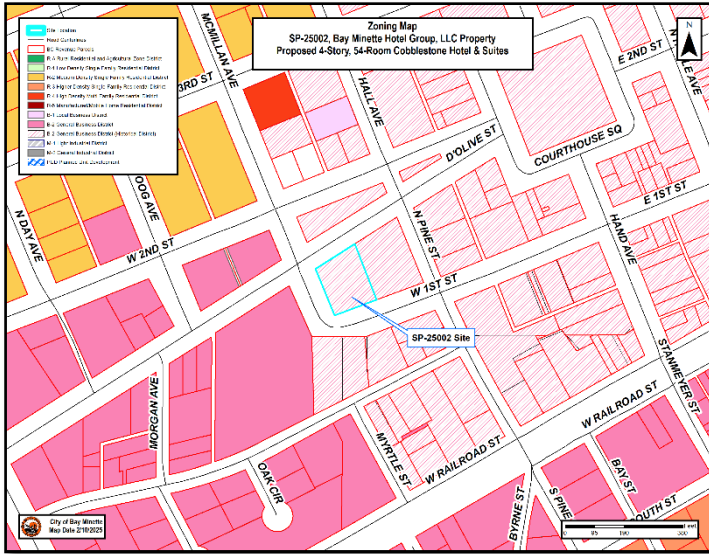
DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities – No comments.
 Bay Minette Public Works – No comments.
 Bay Minette Police Department – No comments received.
 Bay Minette Fire Department – No comments.
 Bay Minette Building Official – Will require plan review approval from the State prior to the issuance of any Building Permits

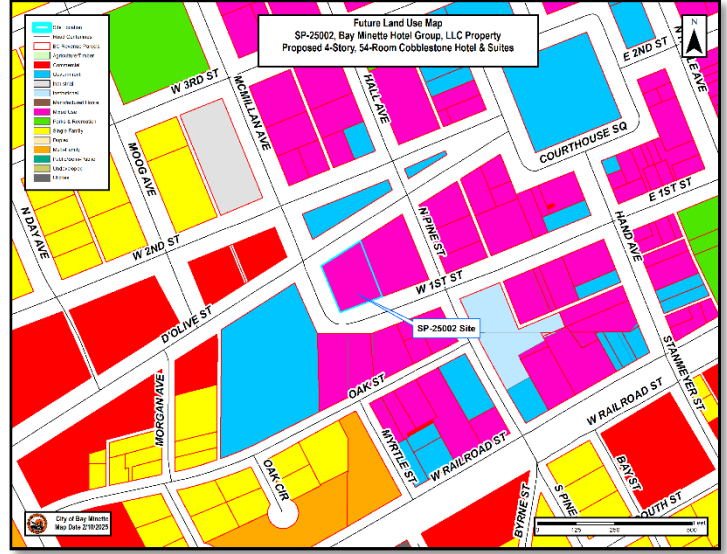
Baldwin County E-911 – No comments received; New Address has been assigned: 212 W 1st Street
 ALDOT – N/A
 Bay Minette Engineering Consultant: Tom Granger with Pillar, LLC – No significant concerns, full comments Included in staff report.

MAPPING

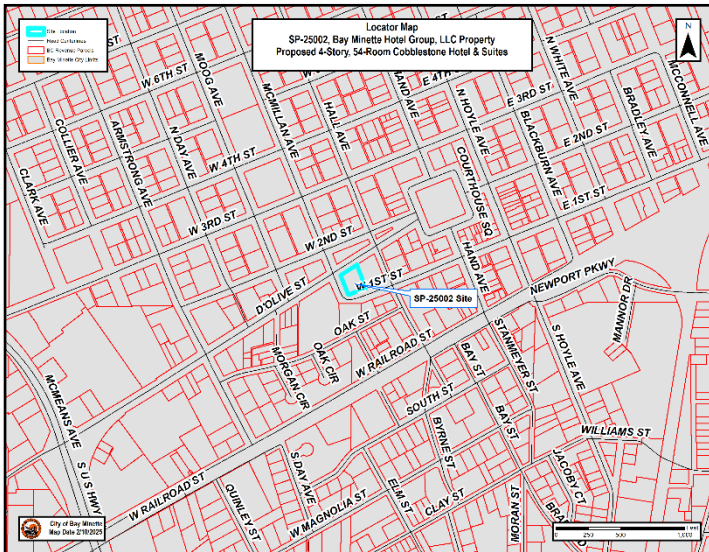
Zoning Map



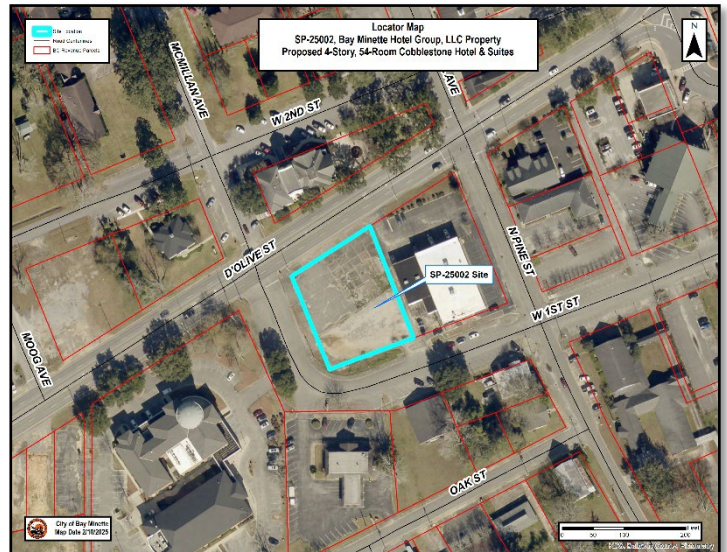
Future Land Use Map



Locator Map



Site Map



STAFF ANALYSIS

Site plan reviews shall be accomplished by the Planning Commission to assure compliance with the provisions of the *Zoning Ordinance* to ensure conformity with its purpose. The proposed project has been evaluated by staff against the criteria in accordance with *Section 8.09 Site Plan Approval*. It shall be the responsibility of the owner/developer to show (prove) compliance with the requirements of this Ordinance.

1.) The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.

Site calculations with detailed information on the parcel surface areas and proposed improvements have been submitted by the applicant's engineering firm and included in the Submitted Calculations below, followed by Staff's standard Site Calculation table.

Submitted Calculations

<u>EXISTING SITE DATA</u>			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.60	25,967	99.9%
TOTAL IMPERVIOUS	0.60	25,967	99.9%
LANDSCAPE/ OPEN SPACE	0.00	27	0.1%
PROJECT SITE	0.60	25,994	100.0%

<u>PROPOSED SITE DATA</u>			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.19	8,446	32.5%
PAVEMENT (ASP. & CONC.)	0.24	10,458	40.2%
TOTAL IMPERVIOUS	0.43	18,904	72.7%
LANDSCAPE/ OPEN SPACE	0.16	7,090	27.3%
PROJECT SITE	0.60	25,994	100.0%

Staff Site Calculations

SP-25002, Cobblestone Hotel Site Calculations				
Subject Property Site Totals		25,994 ±ft ²	0.60 ± acres	
Site Use/Type	±Square Footage	Lot Coverage		Notes
Existing Structure(s)	0 ±ft ²	0.00%	No Existing Structures on site	
Proposed Structure(s)	8,446 ±ft ²	32.49%	Proposed building floor area	
Total Building Coverage	8,446 ±ft²	32.49%		
Existing Impervious Surface	25,967 ±ft ²	99.90%	Asphalt/Concrete from Existing Cond. Survey	
Proposed Impervious Surface	10,458 ±ft ²	40.23%	Proposed Asphalt/Concrete	
Total Impervious Surface	18,904 ±ft²	72.72%	Proposed Building w/ Asphalt/Concrete	
Change in Impervious Surface	-7,063 ±ft²	-27.17%	Decrease in Impervious Surfacing	
<i>TOTAL Required Landscaped Minimum</i>	<i>3,899 ±ft²</i>	<i>15.00%</i>		
TOTAL Existing Landscaped Area	0 ±ft ²	0.00%		
TOTAL Proposed Landscaped Area	7,090 ±ft ²	27.28%	Landscaped and Seeded Lawn Areas	
<i>Required Front/Side Yard Landscaping</i>	<i>194.96 ±ft²</i>	<i>5.00%</i>	Not including parking areas	
Existing Front/Side Yard Landscaping	- ±ft ²	0.00%		
Proposed Front/Side Yard Landscaping	7,090 ±ft ²	27.28%		
<i>Required Parking Landscaped Minimum</i>	<i>1,046 ±ft²</i>	<i>10.00%</i>		
Increase of Landscaped/Open Space	3,191 ±ft²	12.28%	Landscaped Area provided beyond min. reqs.	

Provided submittals as shown meet the minimum requirements.

e.) Landscape Provisions // Off-Street Parking:

Due to the property size and property layout, the majority/all of the proposed impervious surfacing other than the building area is related to the off-street parking. The provided landscaping/open space can also be reasonably attributed to the interior off-street parking area. At least 10% of the interior area intended for off-street parking shall be suitably landscaped, which would be 1,046 sq ft for this site. The provided submittals as shown meet the minimum requirements. The requirement for landscaped islands does not apply to this location as there are no plans for a section of 12 parking space in a row, however, the applicant has voluntarily provided two additional trees to the site based on the provided 26 parking spaces.

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
GREENBELT	1 TREE PER 25' OF FRONTAGE 146.7/25 = 5.96 TREES	6 TREES
PARKING	1 TREE PER 12 PARKING SPACES 26/12 = 2.17 TREES	2 TREES

6.) *In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.*
Not applicable to this development.

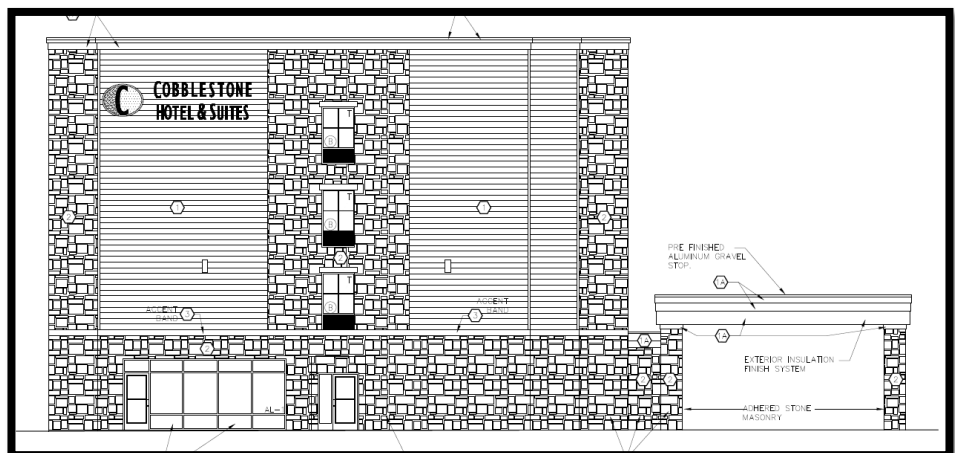
7.) *Where required by the Alabama Department of Transportation ("ALDOT"), the Building Official shall be provided proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the Building Official.*
Not applicable to this development, no new or additional access points will be located in ALDOT's right-of-way.

8.) *Front and side architectural elevations.*
While this is not a metal building, the elevations and material lists provided meet the minimum requirements for commercial structures as related to Section 8.06 for exterior facades. (See Exhibit A for Large Format Architectural Elevations).

EXTERIOR COLORS		
HARDIE BOARD SIDING	①	TO MATCH NAVAJO BEIGE
EIFS COLOR #2	②	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
STONE	③	ADHERED STONE VENEER CENTURION 'CATHEDRAL' COLOR: ROSEWOOD
HARDIE TRIM BOARD	④	TO MATCH ARTIC WHITE
METAL COPING COLOR	⑤	MIDNIGHT BRONZE BY MULE-HIDE OR SIMILAR TO MATCH EIFS TRIM COLOR

9.) *The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.*

Hotel branding is shown on the north and west elevations, but current submittals do not include detailed proposals for new signage. Signage will require a Sign Permit prior to construction/installation and staff will review for compliance with the full sign ordinance at that time.



10.) *Landscape plans.*
As noted above, provided submittals meet the minimum requirements.

11.) Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

a.) Structure Location/Setbacks:

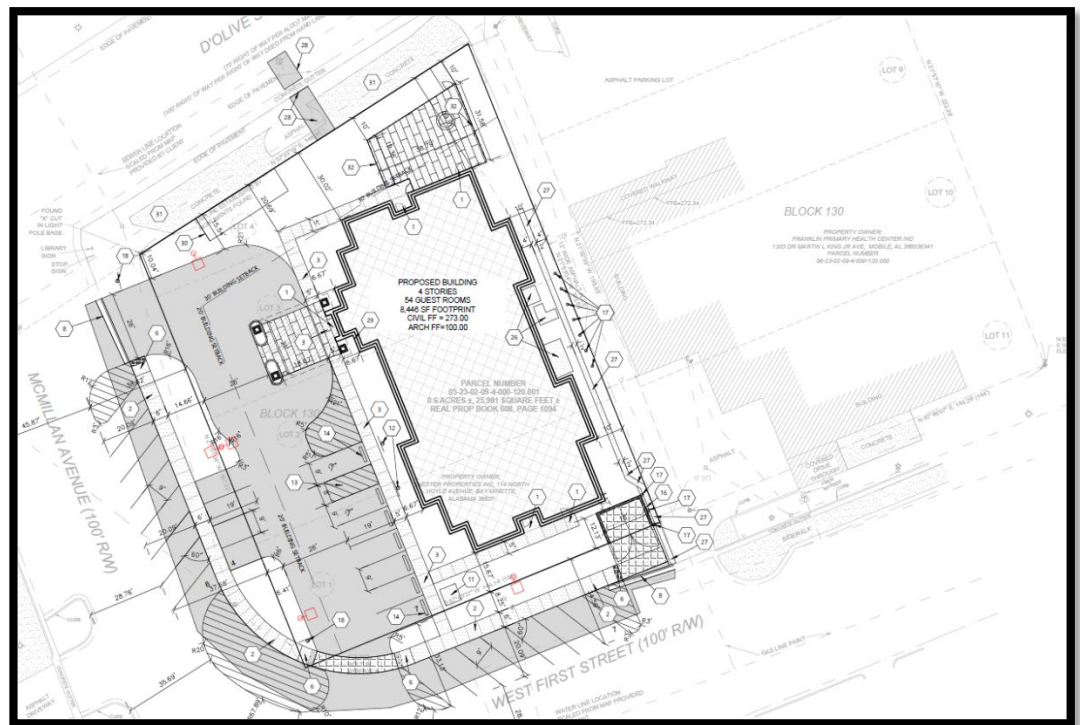
The site is somewhat atypical in relation to setbacks as it has three property lines with roadway frontage, giving multiple options for determining a 'front,' rear,' and side. The northern property line facing D'Olive Street (arterial) meets both the front and side/corner setbacks of 30 ft. The structure is set back approximately 62.5± feet from the western property line facing McMillan (local), exceeding minimum requirements for front and side. The building is setback 15.67 feet from the southern line and 10 feet from the eastern property line, which

Setback	B-2 District	DHB
Front – Arterial/Collector	30'	Similar and consistent
Front – Local/Service	20'	Similar and consistent
Rear	None, except 5' if abutting alley or 20' if abutting residential	Similar and consistent
Side	None, except 5' if abutting alley or 20' if abutting residential	Similar and consistent
Side/Corner – Arterial/Collector	30'	Similar and consistent
Side/Corner – Local/Service	25'	Similar and consistent

exceeds the rear/side setback provisions for B-2. As the property is within the DHB, there is an additional provision stating that setbacks within the overlay district be 'similar and consistent with what is existing on the same side of the street within the same block.' Based on the submittals, the proposed building setbacks are similar and consistent with the existing development.

b.) Off-Street Parking:

Per Section 9.02.03, Hotels require 1.25 off-street parking spaces for each guest bedroom (54 rooms x 1.25 = 67.5 required spaces.) However, Section 9.02.01.06 allows for the Planning Commission to modify the parking requirements within the DHB overlay zone.



The design shows 11 off-street parking spaces and 15 new on-street parking spaces immediately adjacent to the site for a total of 26. There is also an additional 32 on-street parking spaces available on the opposite side of McMillan and W 1st Street. This totals 58 available parking spaces in the immediate vicinity, only 9 short of the required 67. This is not including the public parking available at City Hall. With the overnight stay and transient nature of hotels, the parking demand will be highest in the evenings/night, after the typical daytime demand for City Hall and adjacent commercial parking spaces. The proposed project has met or voluntarily exceeded all other zoning requirements, with 9 parking spaces within the existing downtown area being the only shortfall. As this is also an economic development project for the Redevelopment Authority, the benefit and impact of the project far outweighs the strict compliance with the parking requirements.

9.02.01.06 *The Planning Commission may modify the parking requirements provided in this Section for the DHB overlay zone. Consideration will be given when an applicant is unable to adhere to the strict application of these requirements for public parking and demonstrates good and sufficient reason for relief.*

As this project is part of the Redevelopment Authority, the City and Authority will be responsible for the design and construction of any new on-street parking spaces and sidewalks.

c.) Other:

Comments from the City's Engineering Consultant Thomas Granger are provided below. His comments indicate the project's design to reduce impervious surfacing will also decrease the stormwater runoff of the site. His comments related to parking are addressed above, however, the statement regarding the crosswalk will be incorporated into the City's plans for on-street parking and sidewalks.

"I have reviewed the plans presented for the Proposed Cobblestone Hotel Project as well as my walkthrough with Murray to review the existing drainage system. Murray indicated that there is not an existing issue with the drainage from this Lot which is nearly 100% covered with concrete. The Developers have indicated that the Project will actually reduce the area of impervious surface as landscaping will be added reducing the impervious surface currently covered by concrete. This indicates that less stormwater runoff will be expected following construction of the Hotel.

One concern I have is the parking planned for the Hotel. It appears that there will be 24 regular spaces (9 off-street and 15 on-street spaces) and 2 Handicap spaces (On-site) dedicated to Hotel. It was my understanding that additional parking is considered the existing parking spaces along the south side of West First Street. 1. Do you think this will be a problem for the business that these spaces currently serve and 2. Should a painted crosswalk be installed across West First Street at some location for a dedicated pedestrian crossing?

These may be questions which have long since been addressed before I got involved so I'm just checking."

STAFF RECOMMENDATION

Overall, the proposed project is compatible and compliant with the Zoning Ordinance. Staff feels the project's design and benefits justify the Planning Commission's allowance for a modification to the parking requirements to allow the site plan as submitted. Based on the submitted information and the analysis above, Staff recommends that the proposed site plan approval request for a new hotel be ***Approved as Submitted.***

PLANNING COMMISSION ACTION

For Site Plan Approval, no public hearing is required.

The Planning Commission makes the final decision and has the option to:

- Approve the Site Plan as presented
- Approve the Site Plan with conditions, stating the conditions required
- Deny the Site Plan, with stated factors for the denial
- Table the Site Plan Request, due to lack of information

Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Official may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.

8.09.10.04 Site Plan requests that are tabled, will not receive further review by the Planning Commission until all additional information requested has been received and reviewed for compliance by the Planning Department.

8.09.10.05 Site Plan requests that are denied will not receive further review by the Planning Commission until all noted deficiencies have been addressed and revised documentation received and reviewed for compliance by the Planning Department.

8.09.10.06 Any resubmittals, revisions, additional information or permit applications related to the application must be received within 180 days from the date of Planning Commission action, or a new Site Plan Application will be required. One request for Site Plan Approval Extension of up to 180 days will be reviewed administratively.

**SP-25002, Cobblestone Hotel &
Suites Site Plan
Large Format Plans Submitted
Under Separate Cover**

See Exhibit A



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.: <u>SP. 25002</u>
Fee: \$500.00
Paid: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> 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: BriMark Builders LA, LLC Date: 01/07/2024

Mailing Address: 980 American Drive

City: Neenah State: WI Zip Code: 54956

Phone Number: 920-955-3999 Email: ssell@brimarkbuilders.com

Site Information

Property Address: 0 D'Olive Street

or Property Location: Corner of West First Street, McMillan Avenue, and D'Olive Street (aka Hwy 31)

*Parcel No.: 94061 / 05-23-02-09-4-000-120.001 *PPIN No.: 94061
**Parcel or PPIN information must be completed*

Request: Proposed Cobblestone Hotel and Suites

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 of Applicant (Owner of Property of Authorized Agent) [Signature] Date 1-7-2025

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



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: _____

I/We hereby appoint and designate BriMark Builders LA, LLC ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 94061. 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)

Bay Minette Hotel Group LLC
 Name(s) - Printed
205 D'Olive Street
 Mailing Address
Bay Minette, AL
 City/State
251-689-3966 Phone myles@reedconstruct.com Email
 Signature(s) J. Myles Reed Date 1-7-2025

AUTHORIZED AGENT

BriMark Builders LA, LLC
 Name(s) - Printed
980 American Drive
 Mailing Address
Neenah, WI 54956
 City/State
920-955-3999 ext 142 Phone ssell@brimarkbuilders.com Email
 Signature(s) SSM Date 1-7-2025



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-25002, Bay Minette Hotel Group, LLC Property Site Plan Approval Request for New Construction of Cobblestone Hotel and Suites

Notice is hereby given that the City of Bay Minette Planning Commission will conduct a public meeting for Case No. SP-25002, Bay Minette Hotel Group, LLC property related to a Site Plan Approval request for the new construction of a four-story, 54-room Cobblestone Hotel and Suites. The subject property, located at the southeast corner of D'Olive Street and McMillan Avenue, consists of one parcel totaling approximately .60± acres and identified as Parcel I.D. 05-23-02-09-4-000-120.001, PIN 94061. 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, March 13, 2025** 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:

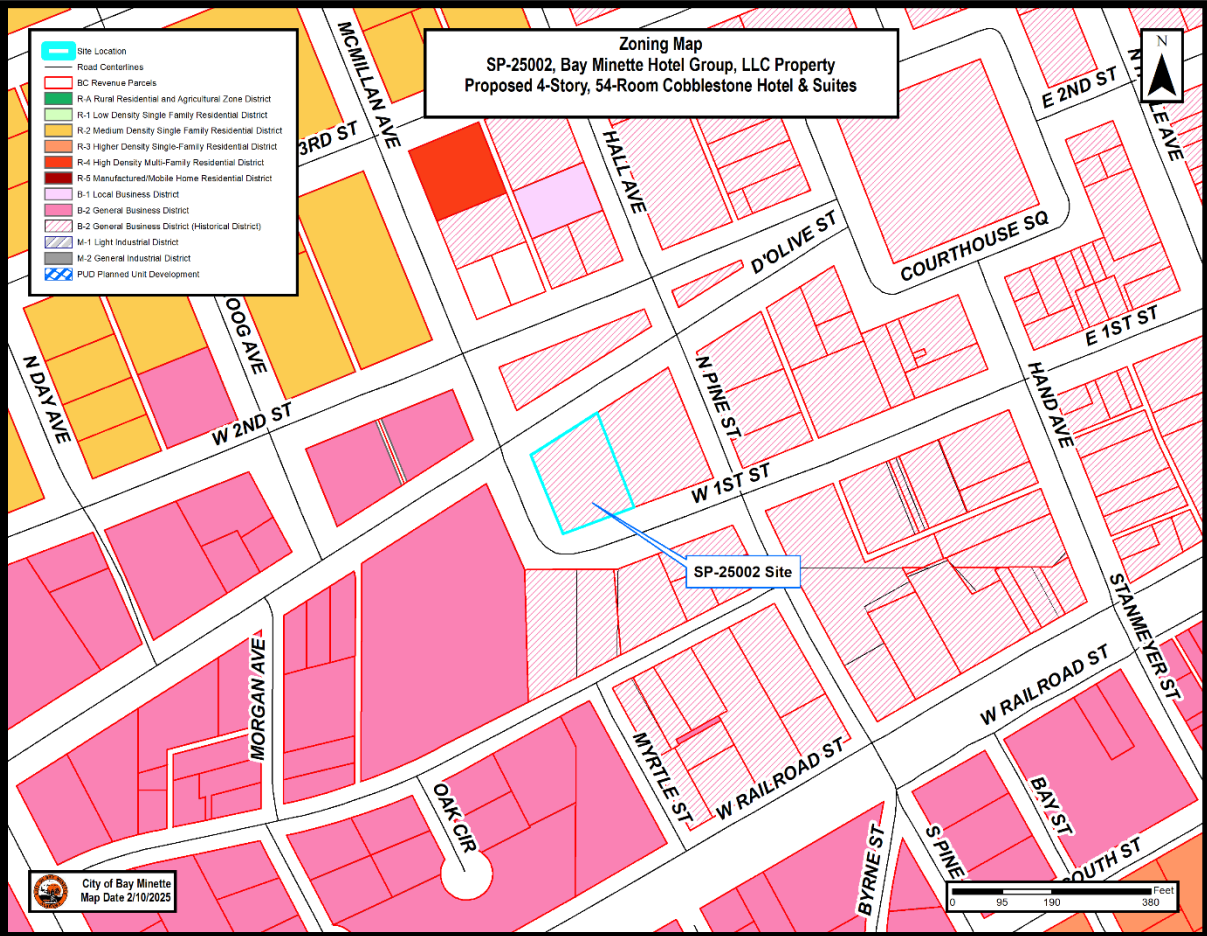
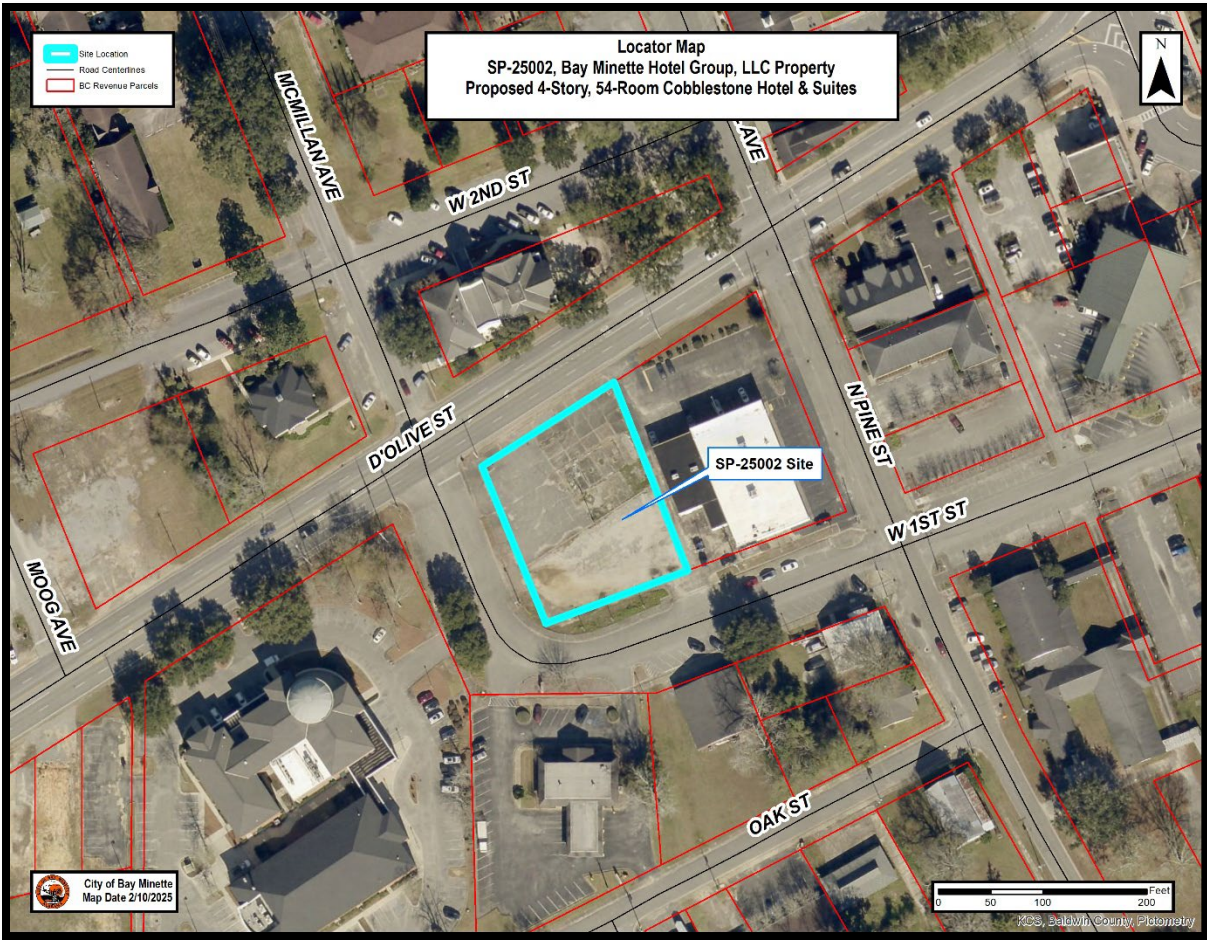
City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

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 – February 11, 2025





City of Bay Minette

Planning & Development Services

Planning Commission - Site Plan Staff Report

Planning Commission Meeting Date: March 13, 2025

Case Number: SP-25003

APPLICATION SUMMARY

Project Name: Greer's Canopy Addition
Property Location: 710 McMeans Avenue
Property PID/PPIN: 05-23-03-08-4-000-005.001 // 202632
Property Size: 5.44± acres

Requested Action: Site Plan Approval Request for the Addition of a 28'x70' Canopy on concrete, chain-link fence/gate and drive-through
Applicant: Autry Greer & Sons, Inc. / Matthew Finstad
Owner: PMG Land Associates LP

Subject Property	Zoning	Existing Land Use
SP-25003	B-2	Commercial - Greer's Market / ACE Hardware
Adjacent Property	Zoning	Existing Land Use
North	B-2	Commercial – Retail & Restaurants
South	B-2 & R-2	Commercial along McMeans / Residential along W 7 th St
East	R-2	Single Family Residential Subdivisions
West	B-2	Commercial - Walmart

SITE AND REQUEST SYNOPSIS

The subject property consists of approximately 5.44± acres zoned B-2, General Business District located at 710 McMeans Avenue within the Bay Minette Marketplace Shopping Center. Properties to the north and west are zoned B-2, General Business District with Walmart directly across McMeans Avenue. To the east are residential uses zoned R-2, Medium Density Single Family Residential District. Both commercial and residential uses are to the south of the subject property with B-2, General Business District zoning along McMeans Avenue and R-2, Medium Density Single Family Residential District zoning along the south side of W 7th Street. The request is for Planning Commission Site Plan approval for a 28'x70' canopy addition at the north end of the building on concrete with chain-link fence/gate and a drive-through for rental equipment and pine stall trucks. The existing wood fencing and landscaping in the proposed canopy location is proposed to be removed.

ZONING DISTRICT AND TABLE OF PERMITTED USES

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.

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
Grocery store, supermarket, where retail floor area exceeds 10,000 sq ft.							P	P	P	P
Hardware store, retail							R	R		

5.02 Words and Terms Defined

BUILDING, ALTERATIONS OF. Any change in the supporting members of a building (such as bearing walls, beams, columns, and girders) except such change as may be required for its safety; any addition to a building; any changes in use resulting from moving a building from one location to another.

CANOPY. A detachable, roof-like cover, supported from the ground, or deck or floor of a building, and from the walls of a building, for protection from sun or weather.

Site Calculations

SP-25003, Greer's 28'x70' Metal Canopy Site Calculations			
Subject Property Site Totals	236,998 ±ft ²	5.44 ± acres	
Site Use/Type	±Square Footage	Lot Coverage	Notes
Existing Structure(s)	51,468 ±ft ²	21.72%	Existing Building (per BC Revenue)
Proposed Structure(s)	1,960 ±ft ²	0.83%	Proposed New Metal Canopy
Total Building Coverage	53,428 ±ft²	22.54%	
Existing Impervious Surface	0 ±ft ²	0.00%	Unknown/Not Submitted
Additional Impervious Surface	0 ±ft ²	0.00%	Unknown/Not Submitted
Total Impervious Surface	53,428 ±ft²	22.54%	
<i>TOTAL Required Landscaped Minimum</i>	<i>35,550 ±ft²</i>	<i>15.00%</i>	
TOTAL Existing Landscaped Area	0 ±ft ²	0.00%	Unknown/Not Submitted
TOTAL Proposed Landscaped Area	0 ±ft ²	0.00%	Unknown/Not Submitted
TOTAL Proposed Open Space/Natural Areas	0 ±ft ²	0.00%	Unknown/Not Submitted
<i>Required Front/Side Yard Landscaping</i>	<i>- ±ft²</i>	<i>5.00%</i>	Not including parking areas
Existing Front/Side Yard Landscaping	- ±ft ²	0.00%	Unknown/Not Submitted
Proposed Front/Side Yard Landscaping	0 ±ft ²	0.00%	Unknown/Not Submitted
Total Off-Street Parking Area	Unknown ±ft ²	0.00%	Unknown/Not Submitted
<i>Required Parking Landscaped Minimum</i>	<i>Unknown ±ft²</i>	<i>10.00%</i>	*10% of Total Off-Street Parking Area
Proposed Parking Landscaped Area*	0 ±ft ²	0.00%	*Only landscaped areas ≥ 90ft ²
Total Landscaped/Open Space Provided	0 ±ft²	0.00%	

1.) *The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.*

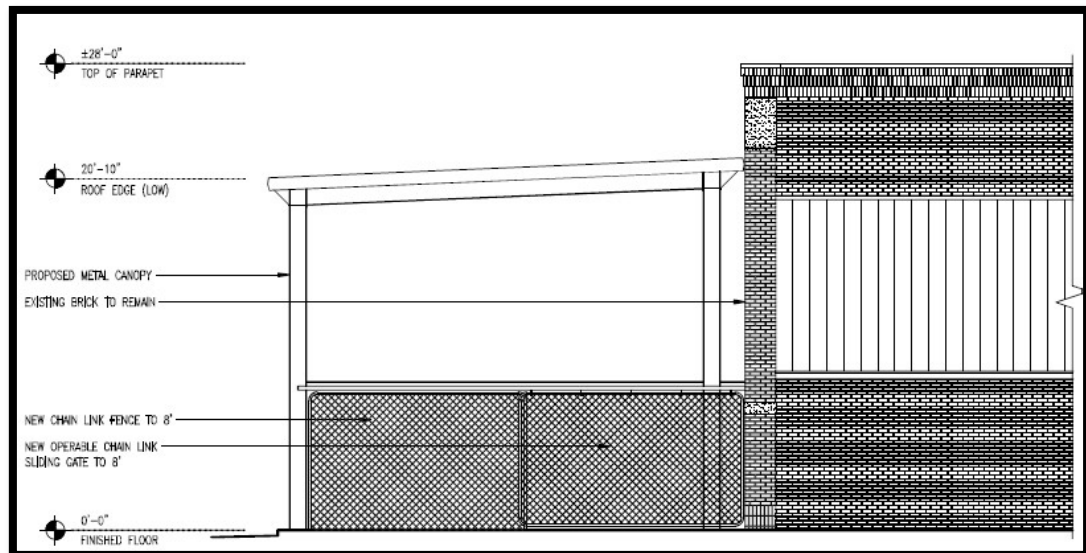
Per Baldwin County Revenue Commission records the subject property consists of one parcel totaling approximately 236,998± square feet (5.44± acres) with an approximately 51,468± square foot commercial building which houses a Greer's Markets Grocery Store and ACE Hardware. The proposal is for an approximately 1,960± square foot 28'x70' new metal canopy on concrete and chain-link fencing for rental equipment and pine straw trucks. Per staff calculations, the total building coverage for both structures are approximately 53,427± square feet with a total lot coverage of approximately 22.54%±. **Compliant**

2.) *The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities.*

Not Applicable

3.) *The use and maximum height, bulk and location of all buildings and other structures to be located on the site.*

Use, height and area of the proposed structure appear compliant. The proposed height of the structure is approximately 22± feet, which is under the required maximum height. **Compliant**



4.) *The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes.* **Not Applicable**

5.) **The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.**

Per Baldwin County Revenue Commission records the existing site, including its parking, landscaping and buffering was developed in 1995. No landscaping or buffering plans were submitted and no open space was proposed; however, the proposed canopy addition is not expected to negatively impact the existing site. **Appears to be Compliant**

According to *Section 8.09.05 and 8.09.06*, the Planning Commission has the option to waive the requirements for the submittal of certain information for Site Plan applications, including Landscape Plans.

The primary Landscaping requirements to consider for the site are detailed below:

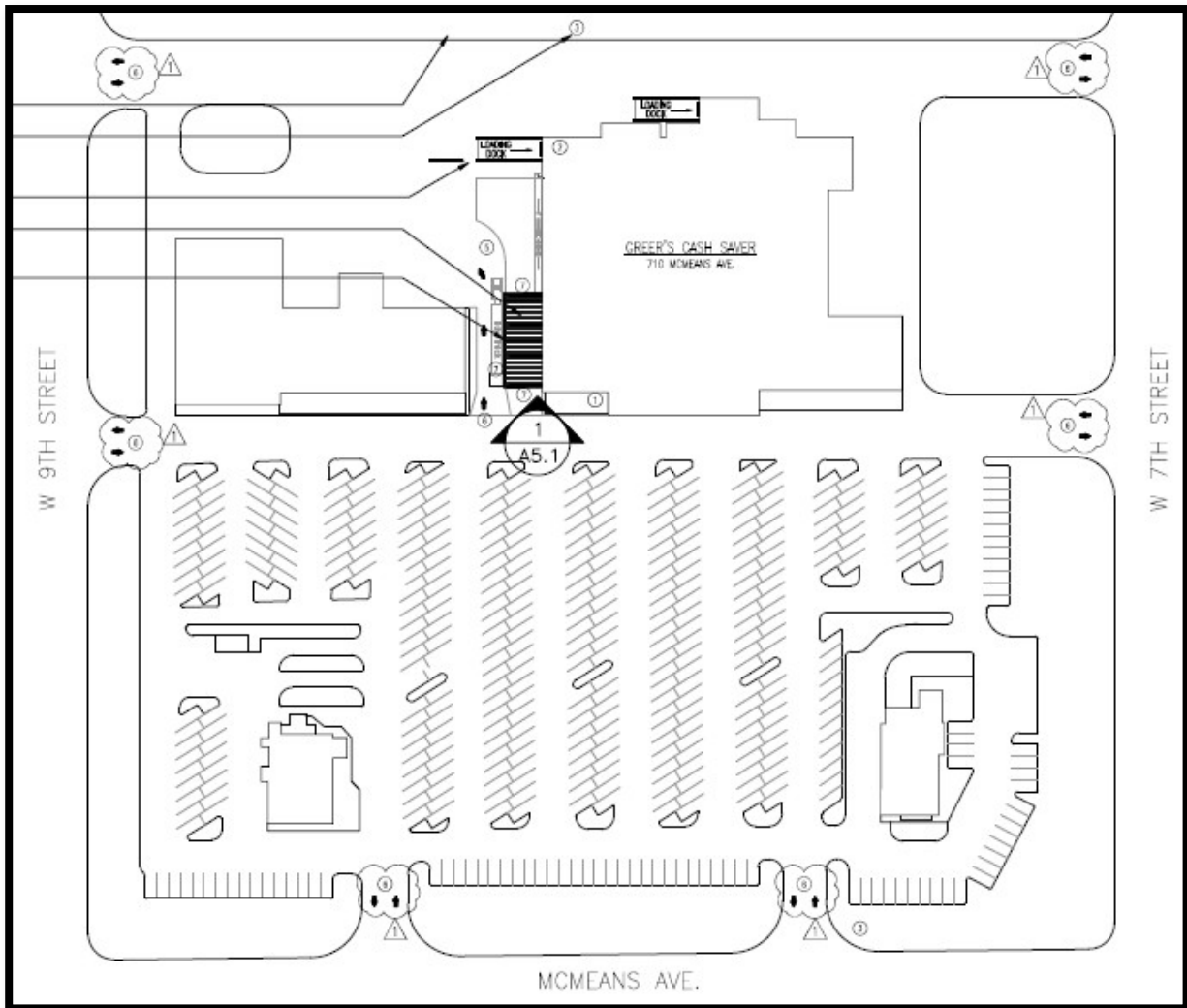
a.) **Buffering:**

Buffer zone requirements shall be based on the proposed developing use and the existing abutting use, regardless of current zoning districts:

10.11.01 (a) *Where a business district or use abuts any part of a residential district or use, a buffer zone 10 (ten) feet wide shall be required.*

10.11.01(e) *The buffer shall run the entire length of the abutting lot line(s) and shall be maintained in such a manner as to accomplish its purpose continually. Under no circumstances shall this buffer impair vehicular flow and shall be part of the yard requirements.*

The subject property is adjacent to residential single-family uses to the east across Clark Avenue zoned R-2, Medium Density Single Family Residential District. There are also residential uses zoned R-2 Medium Density Single Family Residential District to the south along the southern intersection of W 7th Street Clark Avenue. There is existing buffering along the property lines abutting both Clark Avenue and W 7th Street. **Appears to be Compliant**



b.) Open Space & Landscape Provisions // General:

A minimum of 15% total lot area must be landscaped or maintained as open green space. No calculations were submitted for landscaping/open space. **Appears to be Compliant**

c.) Tree Protection Zone / Removal / Replacement:

No trees are proposed for removal. **Not Applicable**

d.) Greenbelt Zone:

Although the subject property is located within the Greenbelt Zone, the proposed canopy does not appear to be an alteration which would require additional landscaping per Section 7.18.02.01. **Appears to be Compliant**

e.) Landscape Provisions // Off-Street Parking:

There was no information submitted regarding existing or proposed parking; however, the proposed canopy does not appear to be an alteration which would impact existing parking. **Appears to be Compliant**

6.) In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed. **Not Applicable**

7.) Where required by the Alabama Department of Transportation ("ALDOT"), the Building Official shall be provided proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the Building Official.

The subject site currently has access to McMeans Avenue, which is under ALDOT's jurisdiction, and no modifications or additions are proposed.

Not Applicable

8.) Front and side architectural elevations.

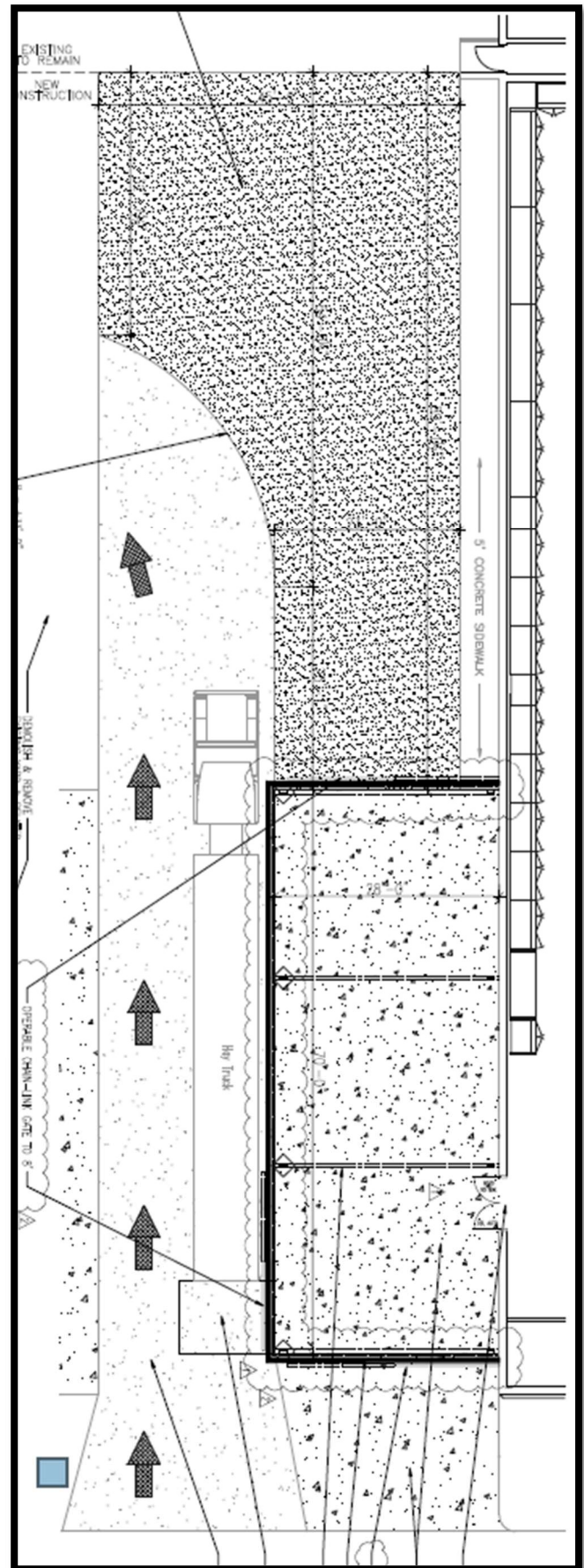
Section 8.06 Metal Buildings is not applicable to this development as the proposed structure is a canopy addition to an existing brick commercial building. **Not Applicable**

9.) The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations s set forth in the sign ordinance. Current submittals do not include proposals for new or altered signage, however, signage will require a Sign Permit prior to construction/installation and staff will review for compliance with the full sign ordinance at that time. **Not Applicable**

10.) Landscape plans.

As noted above, no landscaping calculations were provided, and no new landscaping is proposed. A minimum of fifteen percent (15%) of the total lot area shall be landscaped or maintained as open green space.

Appears to be Compliant



11.) Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

a.) Structure Location/Setbacks:

The proposed structure is adjacent to the north side of the existing commercial building and well within the required setbacks for B-2, which are 30' front (McMeans Avenue is a Major Collector), 20' in the rear (abutting a residential district), 0' on the north property line, and 30' on the southern property line which abuts W 7th Street (A Future Major Collector). **Compliant**

b.) Off-Street Parking:

As previously mentioned, no information was provided regarding existing or proposed parking, and the proposed canopy does not seem to be a modification that would necessitate additional parking under Section 7.18.02.01. Currently, pine straw trucks are stationed in designated parking spaces within the lot. Relocating these trucks from the parking lot to the area beneath the proposed canopy will free up those designated spaces while also improving traffic flow with the addition of the proposed drive-through next to the canopy. **Appears to be Compliant**

STAFF RECOMMENDATION

Overall, the proposed structure aligns with the intent of the Zoning Ordinance and is expected to have minimal impact on the site. The new metal canopy, set on concrete with chain link fencing and gate, will replace the existing wooden fencing and landscaping on the north side of the commercial building to create a drive-through for equipment rentals and pine straw trucks. Moving the pine straw trucks from the parking lot to beneath the canopy and incorporating the drive-through will enhance the site's appearance, free up designated parking spaces, and improve both traffic flow and pedestrian safety.

Based on the information submitted by the applicant, City Staff input and the analysis above, Staff recommends Case SP-25003 Site Plan Approval Request for the Addition of a 28'x70' Canopy on concrete with chain link fencing and drive-through be **Approved**.

PLANNING COMMISSION ACTION

For Site Plan Approval, no public hearing is required.

The Planning Commission makes the final decision and has the option to:

- Approve the Site Plan as presented
- Approve the Site Plan with conditions, stating the conditions required
- Deny the Site Plan, with stated factors for the denial
- Table the Site Plan Request, due to lack of information

Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Official may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.

8.09.10.04 Site Plan requests that are tabled, will not receive further review by the Planning Commission until all additional information requested has been received and reviewed for compliance by the Planning Department.

8.09.10.05 Site Plan requests that are denied will not receive further review by the Planning Commission until all noted deficiencies have been addressed and revised documentation received and reviewed for compliance by the Planning Department.

8.09.10.06 Any resubmittals, revisions, additional information or permit applications related to the application must be received within 180 days from the date of Planning Commission action, or a new Site Plan Application will be required. One request for Site Plan Approval Extension of up to 180 days will be reviewed administratively.

**SP-25003, Greer's Expansion Site
Plan
Large Format Plans Submitted
Under Separate Cover**

See Exhibit B



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.:	<u>SP.24005</u>
Fee:	\$500.00
Paid:	<input type="checkbox"/> Cash <input type="checkbox"/> Check
	<input type="checkbox"/> 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: Autry Greer & Sons, Inc (Contact Matt Finstad) Date: 12/13/2023

Mailing Address: 2850 West Main St.

City: Prichard State: AL Zip Code: 36612

Phone Number: 504-909-7593 Email: mfinstad@greers.com

Site Information

Property Address: 710 Mc Means Avenue, Bay Minette, AL, 36507

or Property Location: _____

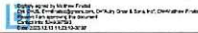
*Parcel No.: 05-23-03-08-4-000-005.001 *PPIN No.: 202632

**Parcel or PPIN information must be completed*

Request: Installing a 40 X 70 Canopy w/concrete & fencing

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.

Matthew Finstad



Signature of Applicant (Owner of Property of Authorized Agent) _____ Date _____

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



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-25003, Autry Greer & Sons, Inc., Property Site Plan Approval Request for the Addition of a 28'x70' Canopy for Rental Equipment

Notice is hereby given that the City of Bay Minette Planning Commission will conduct a public meeting for Case No. SP-25003, Autry Greer & Sons, Inc., property related to a Site Plan Approval request for the addition of a 28'x70' Canopy with concrete and fencing for Rental Equipment. The subject property, located at the northeast corner of McMeans Avenue and W 7th Street, consists of one parcel totaling approximately 5.44 ± acres and identified as Parcel I.D. 05-23-03-08-4-000-005.001, PIN 202632. 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, March 13, 2025** 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:

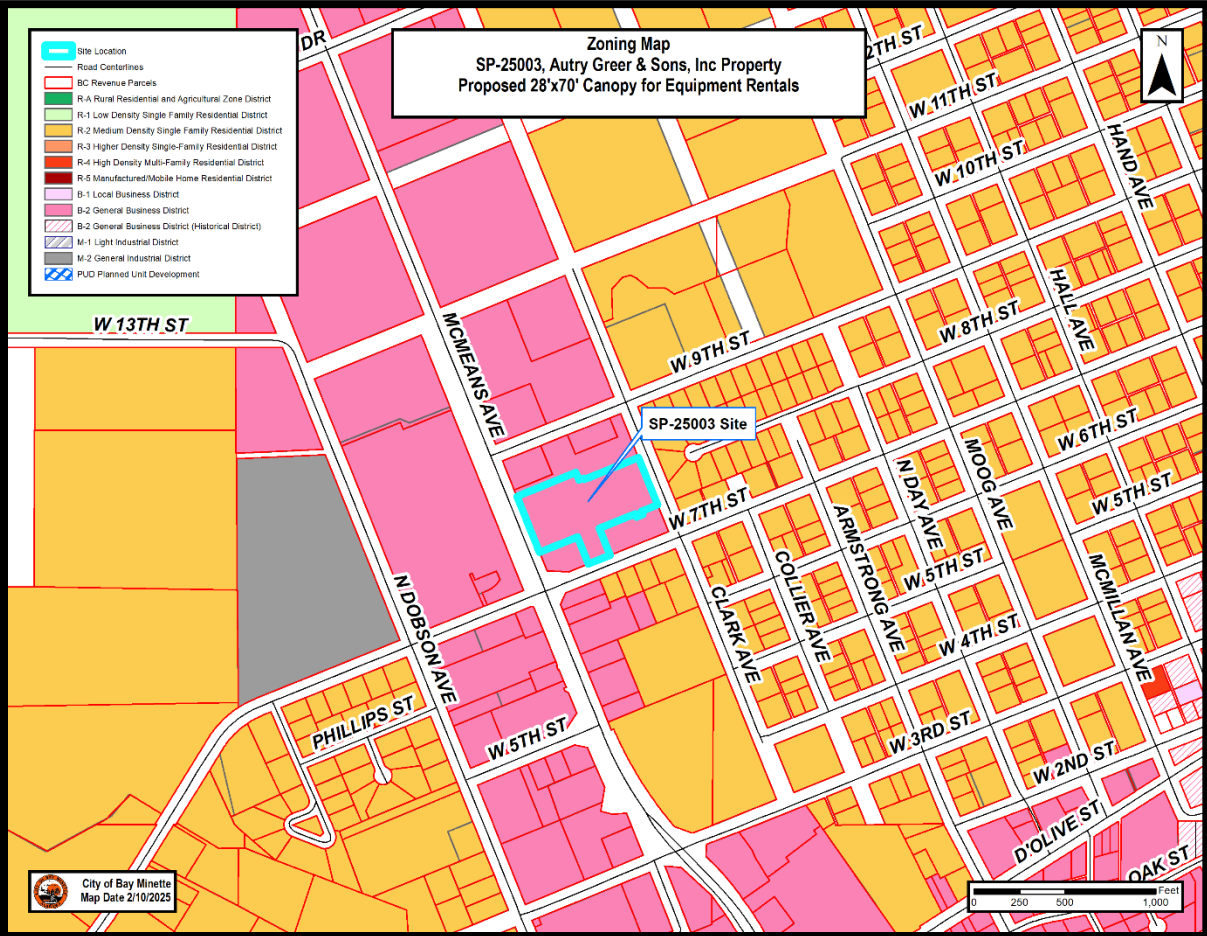
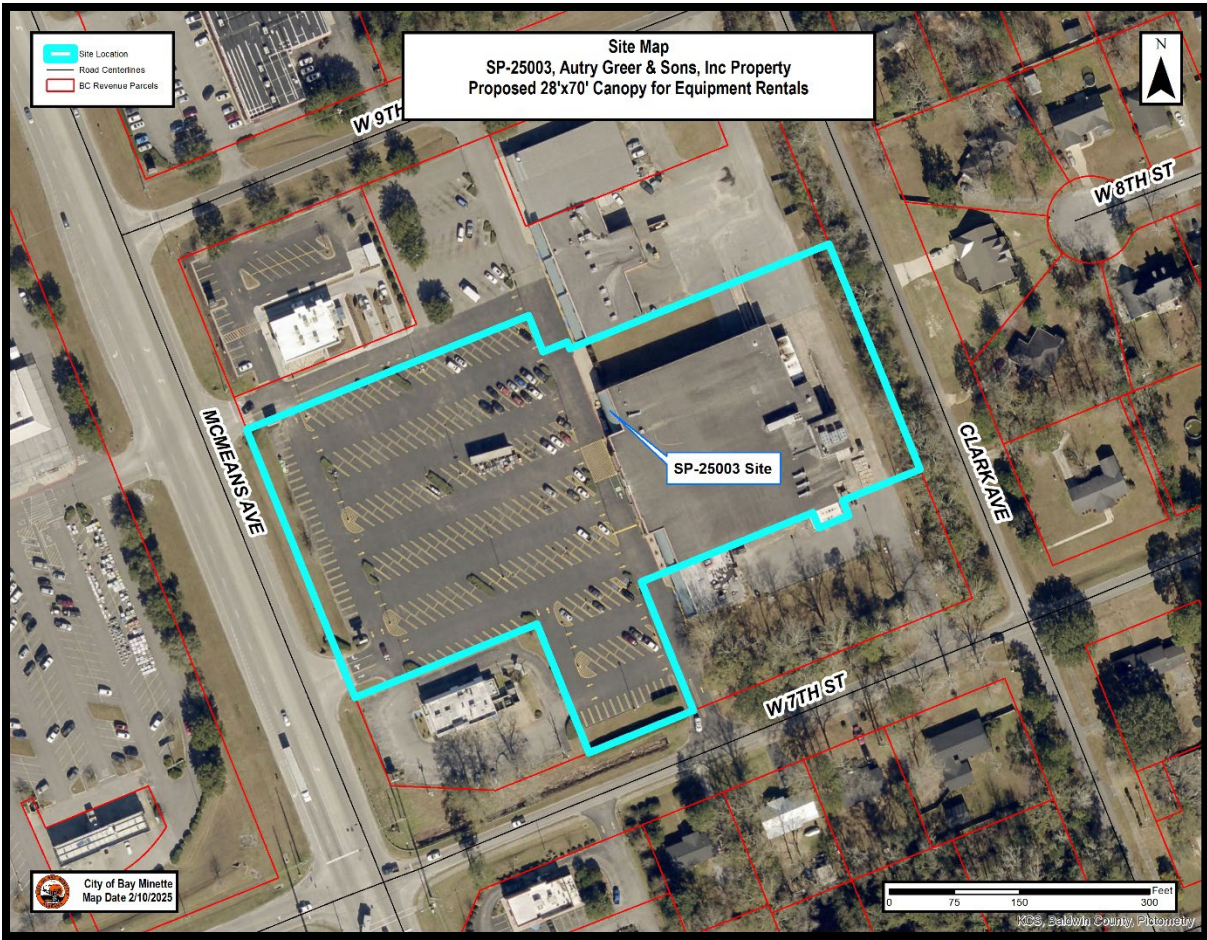
City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

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 – February 11, 2025



RA-25002, Stormwater Regulation Zoning Ordinance and Subdivision Regulation Amendments

**** *DRAFT* **** Amendment Submitted
Under Separate Cover

See Exhibit C