



## Bay Minette Planning Commission Regular Meeting Minutes

Minutes January 8, 2026

Monthly Meeting No. 1

The City of Bay Minette Planning Commission met in Regular Session on Thursday, January 8, 2026. 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  
Neal Covington, Vice-Chairman  
Josh Brown, Mayor  
Chris Norman, City Council/Commission Member  
Rob Madison, Building Official/Commission Member  
Jim Faulkner, Commission Member  
Hiram Templeton, Commission Member  
Kate Harrison, Commission Member

**Commission Members absent**

Earl Emmons, Commission Member  
Sara Davis, Commission Member  
Johnny (Ace) Franklin, Commission Member

**Commission Members late**

None

**Other persons in regular attendance**

Clair Dorough, City Planner  
Jessica Powers, Finance Director  
Steven Stewart, Fire Inspector  
Tom Granger, Pillar, LLC  
Scotty Lewis, Attorney  
Kristina Pittman, North Baldwin Chamber of Commerce

**Guests**

Chip Gillikin  
Mike Phillips  
Brandon Bailey  
Anthony Delafosse  
Myles "Bubba" Reed  
Haley Kern  
Karmen Still

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

**ITEM 3.** Announcements/Registration to address the Commission

**ITEM 4.** Approval of the December 11, 2025, Regular Meeting Minutes

Mr. Covington made a motion to approve the December minutes as written. The motion was seconded by Mr. Templeton and carried unanimously.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest  
Chairman Stewart explained the requirement for disclosure of any prior communications and/or conflicts of interest.

ITEM 6. Old Business

ITEM 7. New Business

a.) Chamber of Commerce Presentation

Mrs. Pittman, with the North Baldwin Chamber of Commerce, introduced Mr. Chip Gillikin, the writer and producer of the promotional video "Bay Minette, You're Forever Mine." Mr. Gillikin presented the video, which highlights Bay Minette and the North Baldwin area to help promote tourism

b.) SD-25012, TPQ, LLC - Quinley Oaks 14-Lot Major Subdivision Request for Final Plat Approval

Mr. Covington informed Chairman Stewart that the property owner is his client; therefore, he would not participate in the discussion and abstain from voting.

Mrs. Dorough presented the request for Final Plat Approval of a 14-lot major subdivision designated for single-family residential use on approximately 3.23± acres. The property is located on the east side of Quinley Street, south of the CSX Railroad/W. Railroad Street, and is zoned R-3, Higher Density Single-Family Residential District. The northern property line abuts the CSX railroad and W. Railroad Street, which is partially located on railroad right-of-way and private property. W. Railroad Street is not a city-owned or maintained street and is not considered public access. All lots will be accessed via two 50-foot private roads, Harlan Drive and Retha Drive, that connect to Quinley Street.

The Preliminary Plat (SD-24008) was approved with conditions on May 24, 2024. At the time of Preliminary Plat, the applicant requested "to contribute to City sidewalk fund instead of constructing sidewalks." The Planning Commission has the authority to modify the sidewalk requirements using the guidelines in *Sec 4.17.08*, however that section is related more to the locational requirements and not applicable in relation to the applicant's request. The *Subdivision Regulations* do not include provisions that specifically allow or prohibit payment in lieu of construction, so there was not a specific waiver that the Planning Commission had to approve at the time of Preliminary Plat. The 'payment in lieu of construction' request was discussed in the meeting and the former City Administrator stated payment in lieu of construction could be deposited into the capital fund and held on deposit for Sidewalk Construction/Improvements. The developer has submitted a cost estimate of \$10,000.00 that would be submitted in place of constructing the sidewalks.

Mrs. Dorough reported that staff recommendation for SD-25012, Quinley Oaks 14-lot Major Subdivision Final Plat Approval request, is Approval.

*Chairman Stewart opened the Public Hearing for Case Item 7 (b.) SD-25012, Quinley Oaks Final Plat Approval Request at 8:19 a.m.*

*Public Comments:*

There were no public comments.

*Chairman Stewart closed the Public Hearing for Case Item 7 (b.) SD-25012, Quinley Oaks Final Plat Approval Request at 8:20 a.m.*

With no further discussion, Mr. Templeton made a motion to Approve Case SD-25012, Quinley Oaks Final Plat Approval request for a 14-Lot Major Subdivision as presented. The motion was seconded by Mayor Brown and carried with six (6) affirmative votes and zero (0) opposing votes. Mr. Covington abstained from voting.

c.) RA-26001, Draft Stormwater Regulations

Mrs. Dorough presented the draft stormwater regulations, which were previously introduced in March 2025. This item was for discussion only, and no action was taken. Mrs. Dorough will email the draft to the Planning Commission Members.

d.) Updates & Upcoming Cases

Mrs. Dorough provided the following updates:

- Upcoming Special Exception Request for property located along the east side of Moran Street to allow Automobile Wrecking and Salvage Use in an M-2 District.
- A new State Act that took effect on January 1, 2026, which requires consumable hemp products to be licensed by the Alabama Alcoholic Beverage Control Board.

ITEM 8.

Reports & Comments

a.) Mayor/Council Report

Mayor Brown reported that discussions at City Council led to the initiation of a process to identify and formulate an action plan for residential and commercial nuisance structures in the City.

Attorney

None

b.) Commission Members

Chairman Stewart reported he has seen several inflatable figures ("wind signs") at businesses in town and referenced the sign regulations regarding them.

c.) City Engineer Consultant Report

None

d.) City Staff

None

e.) Public Comments

None

ITEM 9.

Adjournment

With no further business, Chairman Stewart adjourned the meeting at 8:36 a.m. The next regular Planning Commission Meeting is scheduled for February 12, 2026.

DONE THIS THE 8<sup>th</sup> DAY OF JANUARY 8, 2026

  
\_\_\_\_\_  
Chairman, Todd Stewart

ATTEST:

  
\_\_\_\_\_  
Paula Bonner, Planner Associate

Motion Summary:

Item 4.

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Item 7. (b)

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