

CITY OF BAY MINETTE
PLANNING COMMISSION

AGENDA

March 11, 2021

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.) Approval of Minutes for the January 14, 2021 Regular Meeting
- 4.) **Old Business**
 - AS-2015 C. Wayne Scott Exempt Subdivision at E. Hurricane and Old Daphne Road
- 5.) **New Business**
 - Discussion on "Tiny Homes" and other non-conventional dwellings
- 6.) **Reports**
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 7.) **Adjournment**

Bay Minette Planning Commission Regular Meeting Minutes

Minutes January 14, 2021

Monthly Meeting No. 1

The Bay Minette Planning Commission met in Regular Session on Thursday, January 14, 2021. The meeting was called to order at 8:03 a.m., by Chairman Stewart, in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:03 a.m. the following members were present:

Todd Stewart, Chairman
Robert A. "Bob" Wills, Mayor
Scotty Langham, Commission Member
Neal Covington, Commission Member
William Taylor, Commission Member
Wynter Crook, Commission Member

Commission Members absent:

Jessica Davis, Commission Member
Patrick Robinson, Building Official

Commission Members late:

Earl Emmons, Commission Member

Other persons in regular attendance:

Scotty Lewis, Attorney
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Leslie Johnston, SARPC
Jeremy Sasser, NBU

GUESTS Larry Smith

INVOCATION Commission Member Langham gave the invocation, followed by the pledge.

ITEM 3. Approval of Minutes of the December 10, 2020 meeting. Commission Member "Mayor" Wills made a motion to approve the December minutes as written. The motion was seconded by Commission Member Langham and was unanimously carried.

ITEM 4. Old Business

a.) Z-2002 and SD-2001 – JRC Properties, Red Hill Creek Estates Subdivision

Chairman Stewart stated the City Council approved, and also had their second reading, for the Rezoning request contingent upon an approved subdivision. Scotty Lewis stated the plat needed to include the requirements of water and sewage, to which Chairman Stewart states Jeremy Sasser has been helping to make sure all of those requirements are met.

ITEM 5. New Business:

a.) SP-2101 – Out of the Box Ventures, LLC

Request: Site Plan Approval for Popeye’s Restaurant

Location: The subject property is located at 201 McMeans Avenue, approximately 600 feet north of the intersection of McMeans Avenue/S US Hwy 31 and D’Olive Street

Chairman Stewart stated there were large formats available to view, if needed. He also stated the combining of lots were done in house as an administrative subdivision, and “Lot 1” is the lot that is being discussed at the present meeting. Larry Smith, Popeye’s representative, stated Popeye’s will be a typical, drive-through restaurant, and that he received comments from Jeremy Sasser with North Baldwin Utilities to which he has reviewed and resubmitted to him. There was a discussion on the right of way and access to and from Popeye’s to which Chairman Stewart stated Popeye’s will turn in the final ALDOT submittal to the Commission, after ALDOT has approved since they control the access, but inquired for clarification purposes. Chairman Stewart mentioned the property is in the Greenbelt Zone and that there were a couple of issues related to caliper sizes of the proposed landscape plans.

Commission member Emmons joined the meeting at 8:18 a.m.

Mayor Wills inquired on the “green belt area” to which Chairman Stewart clarifies it is a buffer zone for new development and protects that area with a certain percentage of “green” area. Chairman Stewart stated signage will be a separate submittal and can be submitted at the same time the Building permit application is submitted. Tammy Smith stated Chief Tolbert, Police Chief, stated there may be traffic issues during peak months but there may be a separate exit on Chamber Drive. Chairman Stewart stated the Building Department may need to request an approval letter from ALDOT for left side access. Leslie Johnston stated the landscape requirements were mentioned in the staff report that states shrubs

have a minimum size of 3 gallons and trees have a minimum size of 5 gallons. Leading to a brief discussion regarding the landscape, and the vacated area near Sonic and possibility of an access on Chamber Drive in the future. Chairman Stewart inquired about the dumpster screening on the back end of site and inquired whether there about cooler boxes on outside. With no other comments, Commission Member Covington made a motion to approve the site plan request, contingent upon the compliance with the landscape ordinance. Commission Member Emmons seconded, and it was unanimously carried.

ITEM 6.

Reports:

a.) Mayor/Council Report

- Mayor Wills stated the City is fighting COVID, and recently closed on the Ballard property that will become the Justice Center. He also stated there will be a City Council meeting on the upcoming Tuesday.
- Commission Members Emmons stated the property behind Sonic has a fallen tree that is laying in the parking lot and asked for the Code Enforcement Officer to address.

b.) Attorney - NONE

c.) Commissioner

- Chairman Stewart stated the Mega Site is wrapping up for the concrete pad.

d.) Planning Staff

- Jeremy Sasser stated the Dobson Avenue sidewalk is going well and most of the concrete work will be completed soon.

ITEM 8.

With no further business Chairman Stewart adjourned the meeting at 8:35 a.m.

DONE THIS THE 14TH DAY of JANUARY 2021

Todd Stewart, Chairman

ATTEST:

Jessica Peed, Planning Assistant