

CITY OF BAY MINETTE  
PLANNING COMMISSION

AGENDA

September 9, 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 August 12, 2021 Regular Meeting and July 8, 2021 revision
- 4.) Old Business
  - a.) Code Enforcement Procedures Discussion
- 5.) New Business
  - a.) ES-2105 McDill Family Subdivision

*Disclosure of Prior Communications and/or Conflict of Interest*  
*Request:* Family Exemption for a 2-lot subdivision  
*Location:* The subject property is located at 11990 Jaycee Road
  - b.) SE-2103 North Mobile Towing

*Disclosure of Prior Communications and/or Conflict of Interest*  
*Request:* Special Exception for an automobile wrecking service  
*Location:* The subject property is located at 2513 S US Hwy 31
  - c.) SP-2104 Southern Visions Site Plan Approval

*Disclosure of Prior Communications and/or Conflict of Interest*  
*Request:* Site Plan Approval for additional building  
*Location:* The subject property is located at 2109 S US Hwy 31
  - d.) City/County Planning Jurisdiction Agreement
  - e.) RA-2102 Subdivision Regulation Amendments Discussion
- Reports
  - a.) Mayor/Council
  - b.) Attorney
  - c.) Commissioner's Comments
  - d.) Planning Staff
- 6.) Adjournment

# Bay Minette Planning Commission Regular Meeting Minutes

Minutes August 12, 2021

Monthly Meeting No. 8

The Bay Minette Planning Commission met in Regular Session on Thursday, August 12, 2021. The meeting was called to order at 8:01 a.m., by Vice-Chairman Covington, 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 8:01 a.m. the following members were present:

Robert A. "Bob" Wills, Mayor  
William Taylor, Commission Member  
Neal Covington, Commission Member  
Ray Clark, Commission Member  
Rob Madison, Building Official  
Earl Emmons, Commission Member  
Scotty Langham, Commission Member

Commission Members absent:

Wynter Crook, Commission Member  
Todd Stewart, Chairman

Commission Members late:

Other persons in regular attendance:

Clair Dorough, City Planner  
Jessica Peed, Planning Assistant  
Tammy Smith, City Administrator  
Steven Stewart, Fire Inspector

**GUESTS** None

**INVOCATION** Commission Member "Mayor" Wills gave the invocation, followed by the pledge.

**ITEM 3.** Approval of Minutes of the July 8, 2021 meeting. Councilman Taylor made a motion to approve the July minutes as written. The motion was seconded by Commission Member Emmons and was unanimously carried.

**ITEM 4.** Old Business

a.) COPA Murals

Mrs. Dorough states that at the last Planning Commission, the maintenance of murals was brought up to which she states there is an agreement between the City and the owner that allows the City a 15' ingress and egress easement to maintain the City Murals.

b.) Ordinance 994 for RA-2003, Mobile Vending Unit Pilot Program

Mrs. Dorough introduces the topic of the Mobile Vending Unit Pilot Program Ordinance, and quickly reviews the previously adopted ordinance to allow the newest members an opportunity to become familiar with the process requirements. She states the Ordinances Pilot Program is set to expire in October allowing the Planning Commission time to review and make any necessary changes. She also states that the way the Ordinance is worded, if there are no changes requested then no further action is needed by the Planning Commission.

**ITEM 5.** New Business:

a.) Planning Commission 2021-2022 Meeting Schedule

Mrs. Dorough states the new Planning Commission meeting schedule for 2021-2022 is included in the packet. She states the Planning Commission is set to meet on the second Thursday of every month, with the exception of November 10<sup>th</sup> and November 22<sup>nd</sup> as those are holidays. The other change she would like to make is the Planning Commission submittal deadline be on the Tuesday after the prior meeting, to allow staff to have adequate time to collect and review all required submittal documents. With no further questions or comments, Commission Member Clark made a motion to adopt the 2021-2022 meeting schedule. Commission Member Emmons seconded and it was unanimously carried.

**ITEM 6.** Reports:

a.) Mayor/Council Report

Mayor Wills mentions the Bowling Alley reopening soon, to which Mrs. Smith stated it would be reopening next week due to internet service issues. Mayor Wills also states Popeyes will be open starting today. Mrs. Dorough mentions the car line for Popeyes was extremely long into the main thoroughfare and if a second location comes to Bay Minette, the Commission will possibly need to think of a secondary access to help facilitate the drive through lines. There is a brief discussion on the possibility of another access from Popeyes, and a brief discussion on the Wendy's project. Mayor Wills states there will be a Code

Enforcement meeting immediately following the Planning Commission meeting. Commission Member Clark inquires if this is an open meeting to which Mayor Wills states anyone is welcome to attend. Mrs. Smith interjects that this is only a procedural meeting. Commission Member Emmons broached the subject of tiny homes, in which began a discussion on their habitable use, potential aesthetic issues, and appropriate Building, Zoning and Fire codes that must be considered. Mrs. Dorrough states she will add the Code Enforcement procedure to the next Planning Commission agenda.

b.) Attorney – Not present

c.) Commissioner – None

d.) Planning Staff

Mrs. Dorrough states there is an upcoming UNA CAPZO class on August 23<sup>rd</sup> and August 25<sup>th</sup> that will be available for anyone who is interested and not currently certified. She also states the next Planning Commission meeting will be September 9, 2021.

**ITEM 8.** With no further business Vice Chairman Covington adjourned the meeting at 8:32 a.m.

DONE THIS THE 12<sup>th</sup> DAY OF AUGUST, 2021

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Neal Covington, Vice-Chairman

ATTEST:

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Jessica Peed, Planning Assistant

# Bay Minette Planning Commission Regular Meeting Minutes

Minutes July 8, 2021

Monthly Meeting No. 7

The Bay Minette Planning Commission met in Regular Session on Thursday, July 8, 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  
William Taylor, Commission Member  
Neal Covington, Commission Member  
Ray Clark, Commission Member  
Rob Madison, Building Official  
Earl Emmons, Commission Member

Commission Members absent:

Wynter Crook, Commission Member  
Scotty Langham, Commission Member

Commission Members late:

Other persons in regular attendance:

Scotty Lewis, Attorney  
Clair Dorough, City Planner  
Tammy Smith, City Administrator  
Jason Padgett, North Baldwin Utilities  
Steven Stewart, Fire Inspector  
Jessica Peed, Planning Assistant

**GUESTS**

Cindy Moye  
Robert Branum  
Chris Branum  
Andre Cox

**INVOCATION** Commission Member "Mayor" Wills gave the invocation, followed by the pledge.

*Jason Padgett enters the meeting at 8:05am*

**ITEM 3.** Approval of Minutes of the June 10, 2021 meeting. Councilman Taylor made a motion to approve the June minutes as written. The motion was seconded by Commission Member Clark and was unanimously carried.

**ITEM 4.** Old Business

**ITEM 5.** New Business:

a.) S-2121 COPA / COBM Mural

Request: City's Committee on Public Arts Mural

b.) S-2122 COPA / COBM Mural

Request: City's Committee on Public Arts Mural

Chairman Stewart states the next two items for New Business will consist of the City's Committee on Public Arts request for two (2) new murals to be painted within City limits. He then asks Mrs. Dorrough to summarize both requests. Mrs. Dorrough states the first mural will be located on the Faulkner Building on US Hwy 31 across from Edward Jones, and is located within a public parking area. The second request will be located on the alley wall on the backside of the Pearl and Addie's building that will face Blackburn Park. Chairman Stewart inquires on last meeting's reviews to which Mrs. Dorrough states that mural request was located behind Beans on Hand Coffee Shop. Mrs. Dorrough also states these murals are being painted by two local artists with one being Jessica Merchant. Chairman Stewart states these murals are well placed and inquired on the maintenance going forward and offers up the example of the Statue of Liberty on US Hwy 31 not being maintained. Mrs. Dorrough states these murals are within the realm of the City, and the Statue of Liberty mural was a private endeavor painted on a privately owned building, but that going forward maintenance will need to be considered when applicants apply for murals. Commission Member Clark inquired if the City would be allowed to maintain to which Mr. Lewis states the City would need to get permission. Mrs. Dorrough states Tina Covington works with the owners and has agreements in place.

With no further questions or comments, Chairman Stewart asked for a motion for S-2121. Commission Members Emmons made a motion to approve the butterfly mural located on the storage garage building facing US 31 North. Commission Member Clark seconded, and it was unanimously carried, with the exception of Commission Member Covington abstaining due to his spouse being the applicant.

Commission Member Clark commented that the first proposal's parking lot, S-2121 is not being maintained. Chairman Stewart stated this will be a great catalyst for improvement.

With no further comments or questions, Chairman Stewart asked for a motion for S-2122. Commission Member "Mayor" Wills made a motion to approve the proposed mural located on the alley wall of the Pearl and Addie's property facing Blackburn Avenue. Councilman Taylor seconded, and it was unanimously carried with the exception of Commission Member Covington abstaining due to his spouse being the applicant.

c.) ES-2103, Moye Family Division

Disclosure of Prior Communications and/or Conflict of Interest

Request: Family Exemption for a 2-lot Subdivision

Location: The subject property is located at 9640 Green Jordan Road, east of State Hwy 225

Mrs. Dorough states the property is County Zoned, District 4, and that the property owner is present at the meeting today. She states there is a residential structure where the split would take place to construct a new home, but since it is County zoned there cannot be two (2) residences on one (1) lot. She also states there is a 30 ft easement that will access the back lot, and the County has already reviewed and approved the proposed division. Chairman Stewart inquires if the property owner has the Certificate of Subdivision Affidavit, to which Mrs. Dorough states the property owner has it with her at present, and it will be going in her name. Councilman Taylor inquires about the Staff Recommendation conditions to which Chairman Stewart and Mr. Lewis clarifies that the staff recommendations are there if a problem arises at the meeting and the Planning Commission finds they need to impose conditions on approvals or deny an application. Commission Member Emmons made a motion to approve and authorize the Chairman to sign the plat. Councilman Taylor seconds and it is unanimously carried. Chairman Stewart asks the applicant to see Mrs. Dorough so she would not have to drive to multiple places unnecessarily. Mrs. Dorough states she will issue a Letter of Notice, and Chairman Stewart signed the plat.

d.) ES-2104, Branum Family Division

Disclosure of Prior Communications and/or Conflict of Interest

Request: Family Exemption for a 2-lot Subdivision

Location: The subject property is located on West 7<sup>th</sup> Street, just east of Hutchinson Avenue

Chairman Stewart introduces the case for a Family Exemption for a 2-lot subdivision. He then inquires if anyone has had any prior communication or has a conflict of interest, to which Mrs. Dorough states she is related to Robert Branum. The Chairman clarifies to the Commission that her statement is more of an informational note as she does not vote on the cases. Chairman Stewart states that at the last Planning Commission, the front property was ratified and in process of getting recorded, but that Revenue is extremely behind on recordings. Mayor Wills inquires on what has been platted and approved to which Mrs. Dorough states this is the revised plat, but the prior portion was approved. There is a discussion on driveway access, easements, utility, and sewer requirements. Chairman Stewart states that there will need to be research on sewer requirements and the Commission will need more information in order to proceed. Mr. Lewis states that the 9-lot subdivision actually consists of 10 lots, and the platted subdivision is actually considered a re-subdivision of lot 10; therefore, it would need to be a replat. Mrs. Dorough states there is a one-year timeframe from the date of approval because it is a family division, unless the applicant would like to change it to a Major Subdivision. Mr. Branum, the applicant, states he acknowledges the one-year time limit to subdivide and there are no issues. With no further comments or questions, Chairman Stewart tables the application at the applicant's request until more information can be obtained, particularly regarding access and easement to the back parcel.

**ITEM 6.**

Reports:

a.) Mayor/Council Report

Mayor Wills states that Mrs. Smith and Mr. Lewis have done a good job discussing the lease agreement to the applicant who will be leasing the bowling alley, and states the lease agreement is very close to being finalized. He states Mr. Nolan, the potential person to leave the bowling alley, is going to improve the facility and activity, and it will be the 1<sup>st</sup> of August before it is opened. Mayor Wills also states the agreement for the Justice Center is almost completed as well.

Commission Member Emmons inquires on the property owners at the "old Baggett property". Mayor Wills comments that Bay Minette had State Champions for 12 and under, and they were coached by Councilman Sellers. He also states the fireworks production were great.

Councilman Taylor inquired if the Church's Chicken building could be maintained or torn down. Mrs. Dorough explains the process for declaring a building an unsafe structure and that the City will assume the responsibility of the obligation to tear down if there is no response from the owner within 45 days. Mayor Wills states there must be an attempt made to contact the owners to have properties cleaned. Commission Member Clark discusses the unappealing structures coming into the City, and states the City must weigh

the actual cost of tearing down vs. not tearing down in regards to the environment Bay Minette displays by allowing these types of structures to remain visible to incoming and outgoing passerby's. Jason Padgett states people in the community have offered to donate money in order to have some of the buildings torn down on the main thoroughfare. He also states Eugene Overstreet is wanting to put in a new seafood market close to the Church's structure. Commission Member Clark inquires on potentially placing liens on the property to which Mr. Lewis states he is not prepared to answer that question at this moment in time. Commission Member Emmons inquires if unsafe structures also include residential homes to which Mrs. Dorough states there is currently a list of with unsafe structures which includes residential homes. Tammy Smith states the City is currently pursuing the property next to Church's Chicken for farmers to sell their goods.

b.) Attorney - NONE

c.) Commissioner- NONE

d.) Planning Staff

- Mrs. Dorough states she recently attended a webinar and that there was a Supreme Court case that determined some municipal sign ordinances to be unconstitutional. She briefly discusses the highlights of the seminar including off premise, political, real estate, reviewing signs regarding what the sign displays, and the legal cases she learned about while attending the webinar. She states she will be submitting an overhaul of our current Sign Ordinance soon. She states the next Planning Commission meeting will be August 12, 2021.

**ITEM 8.** With no further business Chairman Stewart adjourned the meeting at 8:55 a.m.

DONE THIS THE 8<sup>th</sup> DAY OF JULY, 2021

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Todd Stewart, Chairman

ATTEST:

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Jessica Peed, Planning Assistant



# City of Bay Minette

## Planning & Development Services

### Planning Commission Staff Analysis

Case No. ES-2105  
 Keith McDill & Marcia Ward  
 Family Exempt Subdivision Request  
 September 9, 2021

### Subject Property Information

Physical Location:	11990 Jaycee Road	Applicant:	Keith McDill & Marcia Ward
Parcel Number:	0523-03-07-0-000-006.001		47120 McMillan Ave
Current Zoning:	Unzoned, ETJ		Bay Minette, AL 36507
Current Land Use:	Vacant	Owner:	Same
Proposed Land Use:	Residential		
Acreage:	20.00± acres		

	Adjacent Land Use	Adjacent Zoning
North	Undeveloped / Timberland & Residential	County Zoned District 4
South	Undeveloped / Timberland & Residential	R-2, Single Family Residential
East	Undeveloped / Timberland	County Zoned District 4
West	Undeveloped / Timberland	County Zoned District 4

### Summary

The subject property, which consists of approximately 20.00± acres, is outside of municipal limits and within the City's subdivision ETJ. The property is located in the County's unzoned Planning District 5. The request is to subdivide the property (PIN 389868) into two parcels, for the purpose of a family division to construct a house. The home will be built on Parcel A, the 5.32 acre parcel, leaving Parcel B with 14.35 acres. Both lots will have road frontage on county-maintained Jaycee Road: 489.16 feet for Parcel A and 169.39 feet for Parcel B.

**The request meets the requirements for item (c) of Section 8.1 relating to Exempt Subdivisions**

### Exempt Subdivision Review Criteria

The following Exempt Subdivision types are found in Section 8 of the *Subdivision Regulations of the City of Bay Minette*.

- a) *The resubdivision of land into six (6) or less lots, tracts, or parcels where each of the lots, tracts, or parcels established by the resubdivision fronts on an existing public road.*
- b) *Subdivision wherein the size of each and every resulting lot equals or exceeds ten (10) acres including existing public rights-of-way. Each parcel shall have frontage on publicly maintained road.*
- c) *The subdivision of property for the limited purpose of sale, deed or transfer of land by the owner to a person or persons, all of whom are members of the owner's immediate family. Each parcel which is subdivided pursuant to this subparagraph shall have deeded ingress/egress and utility access or easement that runs with the land of not less than 30 feet in width. A qualifying division hereunder is limited to a division among the following designated*

*legally related immediate family members: spouse, children, siblings, parents, grandparents, grandchildren, nieces, nephews, or step-related individuals of the same status.*

In addition to the requirements set forth above, the following requirements must be satisfied:

- a) *Each lot created hereunder shall comply with all minimum lot size and setback requirements otherwise specified by the provisions herein or by provisions of the Zoning Ordinance;*

*Maintenance of any easements, together with all improvements thereto, shall be the responsibility of all parties to which it is granted by (1) written agreement or (2) deed reference, and shall be noted on a recorded certified plat. Neither the City nor the County shall be responsible for any easement or improvements thereto.*

### Planning Commission Action

For exempt subdivisions, no public hearing shall be required, but shall be subject to review and approval of the Planning Commission for compliance with the requirements contained in Section 8. Upon consideration and approval by the Planning Commission, the Chairman shall be authorized to sign the plat on behalf of the Planning Commission.

The Planning Commission has the option to:

- Authorize the Chairman to sign the plat
- Authorize the Chairman to sign the plat with conditions
- Deny signatory authorization, with stated factors for the denial

*Certified Plat:* The property owner shall be responsible for the preparation of a certified plat, in form as approved by the Planning Commission, to be filed in the Baldwin County Probate records upon receiving approval hereunder. In the event the property to be divided is an existing lot (or lots) of record in a recorded subdivision, the applicant shall be required to cause a certified plat, in form as approved by the Planning Commission, to be recorded in the Baldwin County Probate records upon receiving an exemption hereunder.

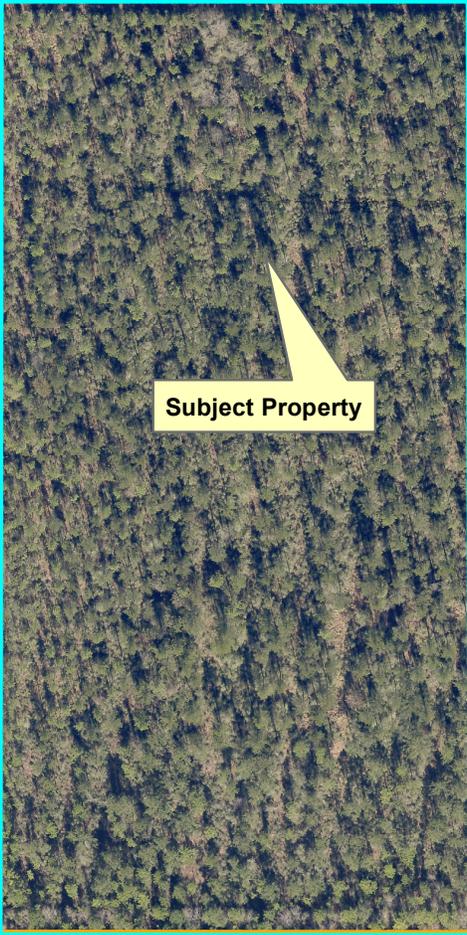
*Limitation on resubmittal.* Any property included as part of an exempt or administrative subdivision shall not be eligible for consideration for further subdivision as an exempt or administrative subdivision for a period of one (1) year from the date of the last exempt or administrative subdivision.

- Road Centerlines
- ▭ BC Revenue Parcels
- ▭ Potential Wetlands
- ▭ Bay Minette

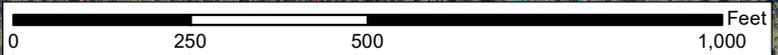
**ES-2105 McDill Family Division**



**JAYCEE RD**



**Subject Property**

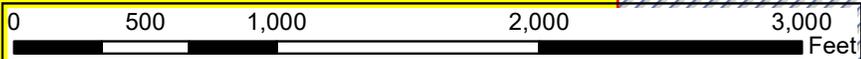
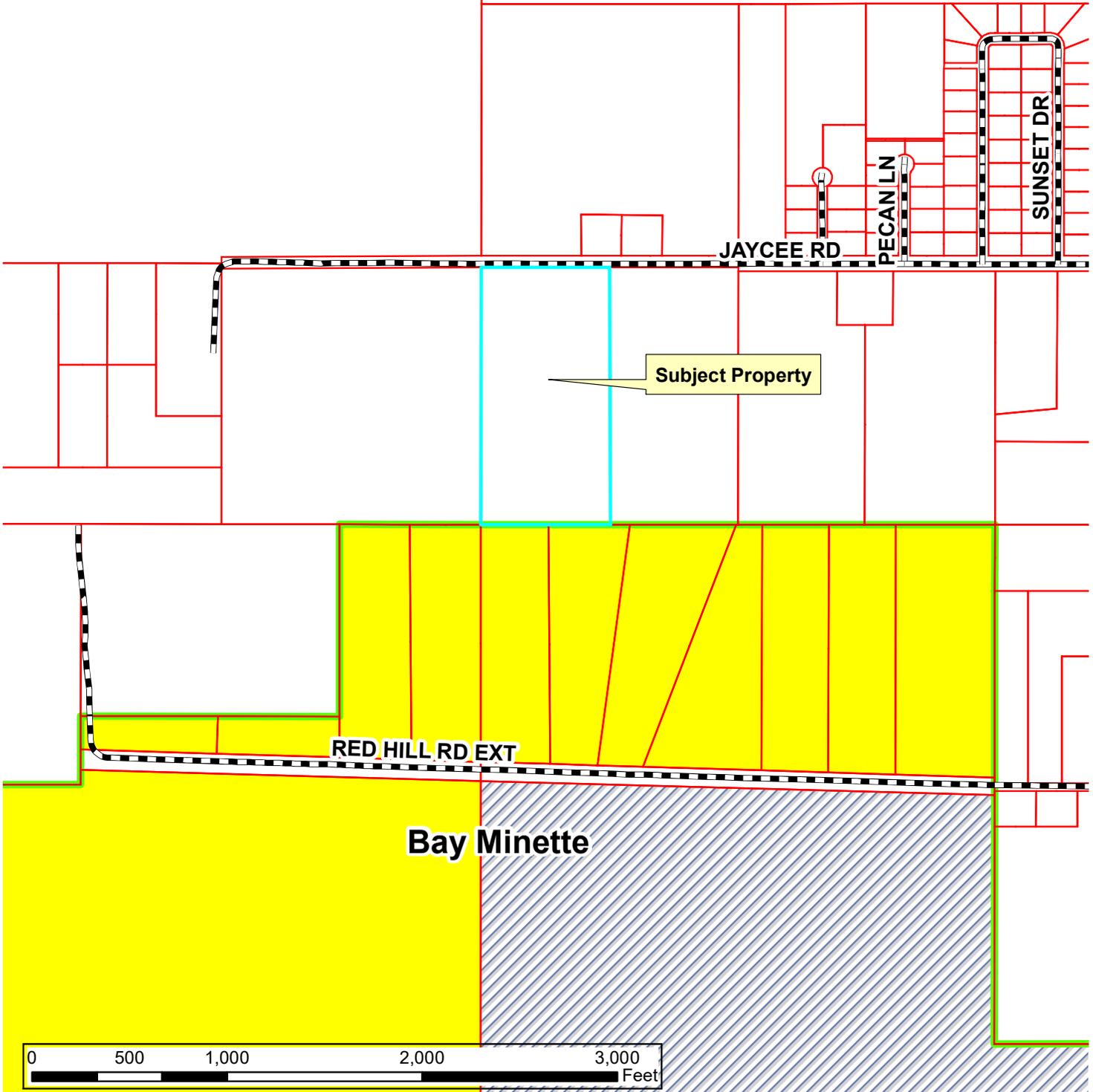


# ES-2105 McDill Family Division



**Legend**

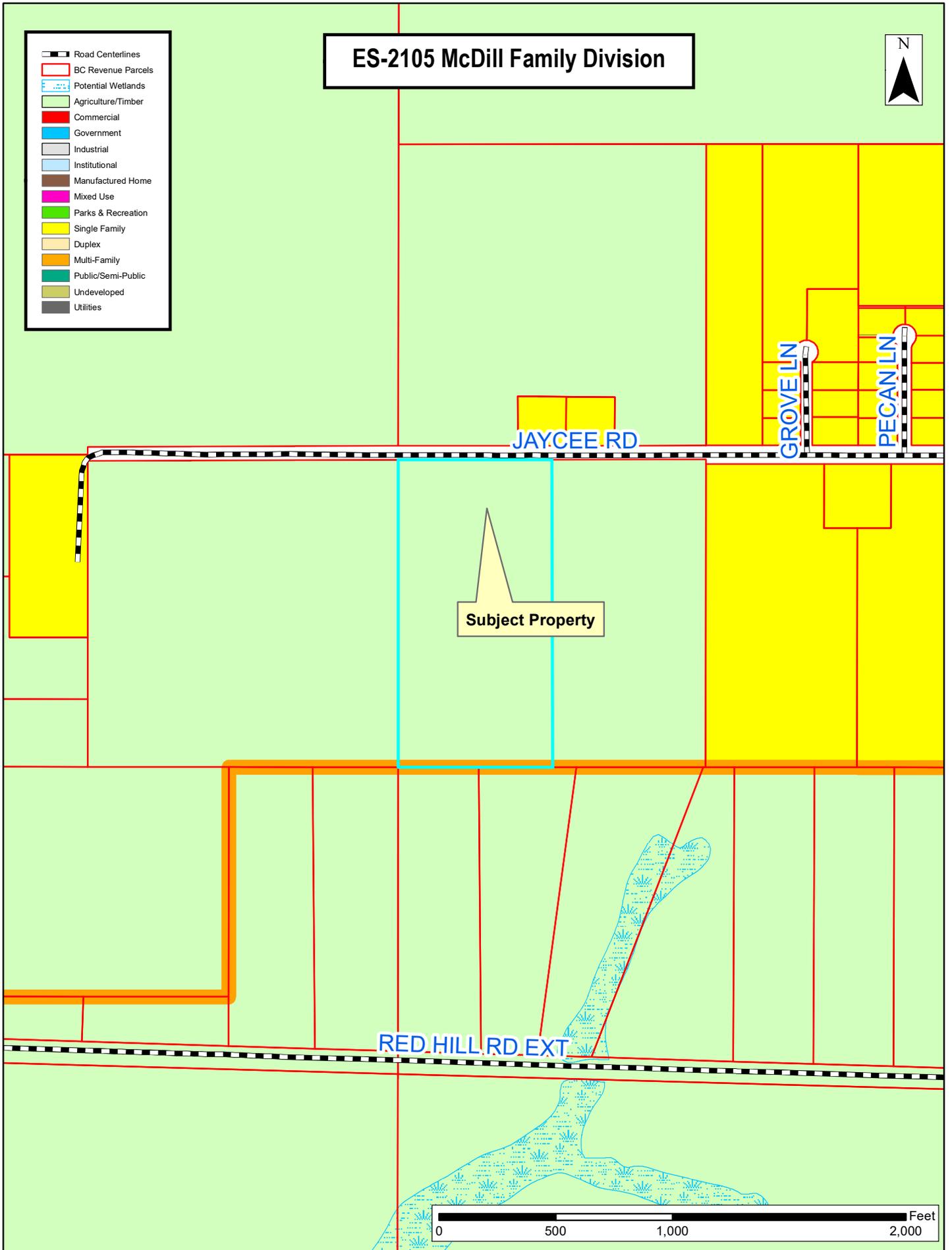
- Road Centerlines
- Railroad Centerline
- Parcels
- City Limits
- RA
- R1
- R2
- R3
- R4
- R5
- B1
- B2
- B2H
- M1
- M2
- PUD



# ES-2105 McDill Family Division



- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities





# City of Bay Minette

## Exempt Subdivision Application

**OFFICE USE ONLY**  
ES- 2105  
Fee- \$200 + \$10/per Lot

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@ci.bay-minette.al.us

Owner Name: McDill, Alton Keith etal Ward, Marcia W.  
Phone Number: 251-269-1223 Email: marciaw518@gmail.com  
Address: 47120 McMillan Ave / PO Box 202 Bay Minette, AL 36507  
Street / PO Box City State Zip

Name of Applicant / Agent / Professional Land Surveyor, if other than owner:

X N/A DAVID LOWERY

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

X Name of Subdivision: MCDILL PROPERTY

X Subdivision Location: 11990 JAYCEE RD

Parcel/PPIN #: 05-23-03-07-0-000-006.001 / 389868

Total Acreage: 20 # of Parcels Existing: 1

Lot Sizes: @ 15 + 5 14.35 + 5.32 # of Lots Proposed: 2

X Reason for request: Build house

X Signature: Alton Keith McDill

Date: 7/27/21

Fees

Application Fee: \$200.00  
No. of Parcels: 2 X \$10 = \$ 20  
Total \$ 220.00

Paid:  Cash  Credit Card  
 Check # \_\_\_\_\_

### Submittal Requirements

- \_\_\_\_\_ Application
- \_\_\_\_\_ Fee
- \_\_\_\_\_ Survey/Plat showing existing parcel(s)
- \_\_\_\_\_ Survey showing proposed subdivision in accordance with Administrative Subdivision Regulations
- \_\_\_\_\_ Agent Authorization Form (if applicant is not the owner)
- \_\_\_\_\_ Certification for Family Administrative Form (if applicable)

\*Exempt Subdivision Regulations are included with packet

- 2 Hard Copies; 1 with the original seal
- Electronic Copy sent to [COBM\\_Planning@ci.bay-minette.al.us](mailto:COBM_Planning@ci.bay-minette.al.us)

Version 1.2 7/22/2020

**CERTIFICATION FOR FAMILY ADMINISTRATIVE SUBDIVISION**

X I, \_\_\_\_\_, the undersigned, do hereby certify and attest to the City of Bay Minette, Alabama and the Bay Minette Planning Commission that the attached administrative subdivision request is in compliance with Section 8 of the Bay Minette Subdivision Regulations. Specifically, the undersigned certifies and attests that the requested subdivision is for the limited purpose of sale, deed, or transfer of land to a person or persons, all of whom are members of the undersigned's immediate family. For purposes of this certification, I understand that immediate family members are limited to the following individuals: spouse, children, siblings, parents, grandparents, grandchildren, nieces, nephews or step-related individuals of the same status.

If approved, subdivided parcels will only be conveyed to a qualifying immediate family member as defined herein and in Section 8 of the Bay Minette Subdivision Regulations.

**APPLICANT:**

X Alton Keith McGill  
Signature

X 7/27/21  
Date

J ALTON KEITH MCGILL  
Print Name

**WITNESS:**

Clair Dorough  
Signature

7/27/21  
Date

Clair Dorough  
Print Name

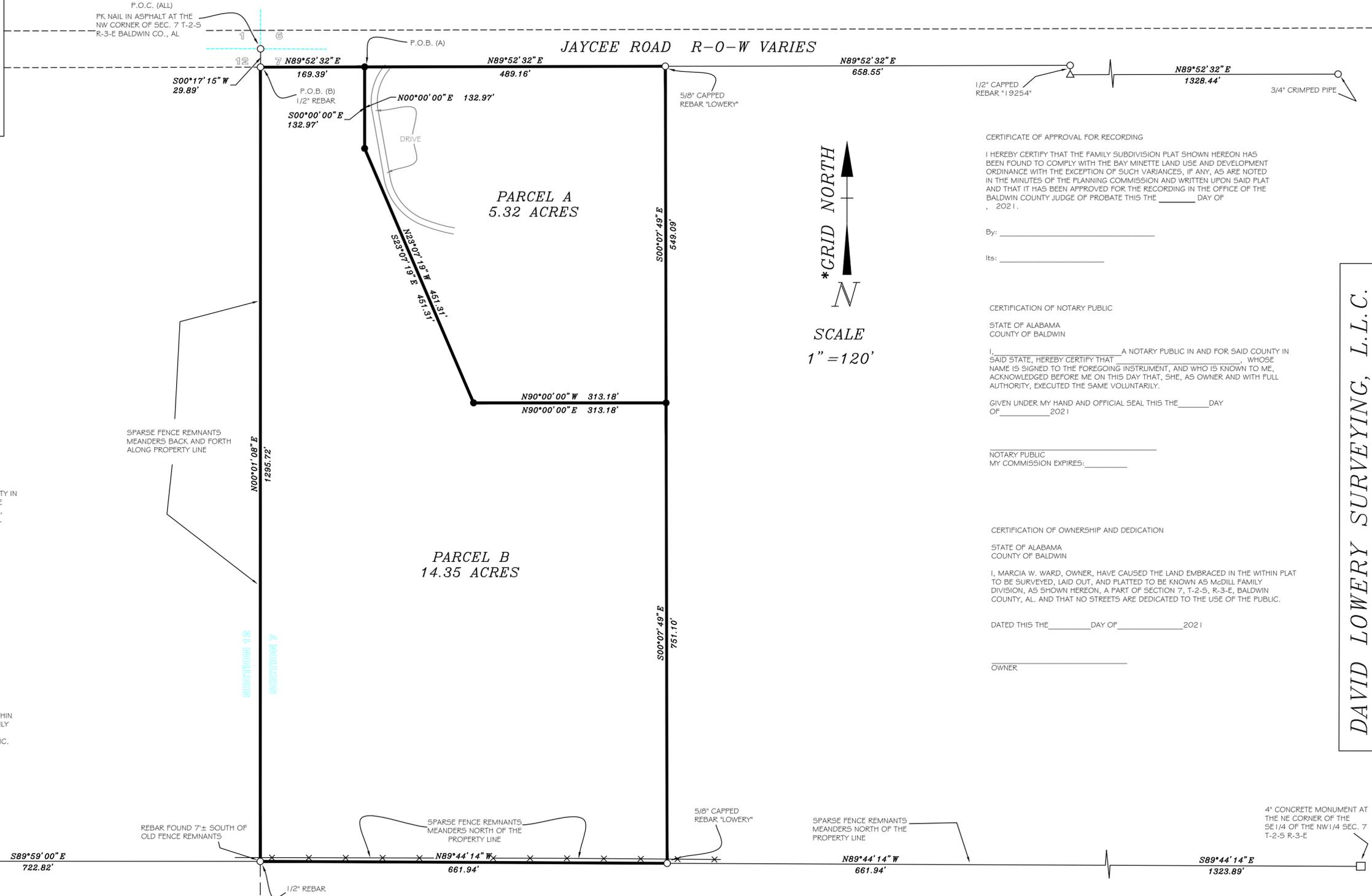
Jodi Robison  
Signature

7/27/21  
Date

Jodi Robison  
Print Name

# McDILL FAMILY SUBDIVISION

- NOTES**
- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
  - Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
  - Only Select Fixed Interior Improvements shown hereon.
  - This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
  - No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
  - No underground installations or improvements have been located, except as shown or noted.
  - This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
  - Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.



Planning Director  
The undersigned, as Planning Director of the County of Baldwin of Alabama, hereby certifies on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the City of Bay Minette Planning Commission approved the within plat for the recording of same in the Probate Office of Baldwin County, Alabama."

Planning Director \_\_\_\_\_

County Engineer  
The undersigned, as County Engineer of the County of Baldwin of Alabama, hereby certifies on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the City of Bay Minette Planning Commission approved the within plat for the recording of same in the Probate Office of Baldwin County, Alabama.

County Engineer \_\_\_\_\_

**CERTIFICATION OF NOTARY PUBLIC**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, HE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, ALTON KEITH McDILL, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS McDILL FAMILY DIVISION, AS SHOWN HEREON, A PART OF SECTION 7, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT NO STREETS ARE DEDICATED TO THE USE OF THE PUBLIC.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

OWNER \_\_\_\_\_

**PARCEL A**  
Commencing at a PK NAIL IN ASPHALT AT THE NW CORNER OF SEC. 7 T-2-S R-3-E BALDWIN CO., AL; thence 500°17'15"W, a distance of 29.89 feet to a 1/2" REBAR on the South R-O-W of Jaycee Road; thence N89°52'32"E, along said R-O-W a distance of 169.39 feet to a SET 5/8" CAPPED REBAR TO THE POINT OF BEGINNING; thence continue Easterly along said R-O-W, a distance of 489.16 feet to a SET 5/8" CAPPED REBAR "LOWERY"; thence South, leaving said R-O-W a distance of 549.09 feet to a SET 5/8" CAPPED REBAR; thence West, a distance of 313.18 feet to a SET 5/8" CAPPED REBAR; thence N23°07'19"W, a distance of 451.31 feet to a SET 5/8" CAPPED REBAR; thence North, a distance of 132.97 feet to the POINT OF BEGINNING, said parcel containing 5.32 acres, more or less.

**PARCEL B**  
Commencing at a PK NAIL IN ASPHALT AT THE NW CORNER OF SEC. 7 T-2-S R-3-E BALDWIN CO., AL; thence 500°17'15"W, a distance of 29.89 feet to a 1/2" REBAR on the South R-O-W of Jaycee Road to the POINT OF BEGINNING; thence N89°52'32"E, along said R-O-W a distance of 169.39 feet to a SET 5/8" CAPPED REBAR; thence South, leaving said R-O-W a distance of 132.97 feet to a SET 5/8" CAPPED REBAR; thence S23°07'19"E, a distance of 451.31 feet to a SET 5/8" CAPPED REBAR; thence East, a distance of 313.18 feet to a SET 5/8" CAPPED REBAR; thence S00°07'49"E, a distance of 751.10 feet to a 5/8" CAPPED REBAR "LOWERY"; thence N89°44'14"W, a distance of 661.94 feet to a 1/2" REBAR; thence N00°01'08"E, a distance of 1,295.72 feet to the POINT OF BEGINNING, said parcel containing 14.35 acres, more or less.

D.L.L.

David Lowery  
Al Lic No 26623  
55284 Martin Ln.  
Stockton, AL 36579  
251-937-2757

**CERTIFICATION**  
I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plat or map of a survey performed by me or under my supervision, containing the acreage and being situate as both shown and stated herein. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE FAMILY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**CERTIFICATION OF NOTARY PUBLIC**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, SHE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, MARCIA W. WARD, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS McDILL FAMILY DIVISION, AS SHOWN HEREON, A PART OF SECTION 7, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT NO STREETS ARE DEDICATED TO THE USE OF THE PUBLIC.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

OWNER \_\_\_\_\_

PLAT OF A FAMILY DIVISION SURVEY PREPARED FOR		
<b>KEITH McDILL BALDWIN COUNTY, AL.</b>		
DWG. NO.	SURVEY DATE	SCALE
21-08-008	JULY 2021	1"=120'
DRAWN BY:	DBL	CHECKED BY: D. LOWERY

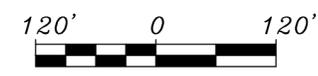
**DAVID LOWERY  
SURVEYING, L.L.C.**

55284 MARTIN LN.  
STOCKTON, AL 36579  
251-937-2757 ph. 251-937-2756 fax  
dlsurvey25@hotmail.com

- LEGEND AND SYMBOLS**
- (- - -) RECORD BEARING/DISTANCE
  - OE OVERHEAD ELECTRIC
  - SET IRON PIN
  - FOUND IRON PIN
  - △ PIN NOT SET OR FOUND
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - ~ NOT TO SCALE
  - x- FENCE
  - FENCE CORNER POST
  - CONCRETE MONUMENT



**DAVID LOWERY SURVEYING, L.L.C.**





# City of Bay Minette

## Planning & Development Services

### Planning Commission Staff Analysis

Case No. SE-2103  
 John Gentry  
 Special Exception Request for North Mobile Towing in a Commercial District  
 September 9, 2021

### Subject Property Information

Physical Location:	2513 US Highway 31 South	Applicant:	John Gentry
PID Number:	05-23-08-28-4-000-029.001		16725 U.S. Hwy 45
Current Zoning:	B-2, General Commercial District		Citronelle, AL 36522
Current Land Use:	Vacant Commercial	Owner:	S&L Properties, LLC
Proposed Land Use:	Automobile Wrecking & Salvage		PO Box 1715
Acreage:	.56± acres		Bay Minette, AL 36507

	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2, General Business District
South	Commercial	B-2, General Business District
East	Residential	B-2, General Business District
West	Industrial	M-1, Light Industrial District

### Summary

The subject property, which consists of approximately 3.5± acres is located on US Highway 31 South, at the intersection of Old Daphne Road, and is currently zoned B-2, General Commercial. The Special Exception request is to allow automobile wrecking and salvage in a commercial zone on approximately .5± acres of the parcel. The property has two existing businesses to the north and south of the proposed location – Equipment Sales and Bay Minette Towing. The proposed location is the site of the former Taylor’s Towing and has been vacant since 2013.

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
Automobile wrecking and salvage: need not be enclosed within a structure but must be enclosed within a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided.								S	S	S

---

## Current Zoning District

**6.3.2 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.*

## Staff Analysis and Findings

The following standards for reviewing special exception requests are found in *Section 14.4 Establishment and Membership of the Board of Adjustment of the Zoning Ordinance of the City of Bay Minette*. The Planning Commission will review the request against the criteria below and will submit an advisory recommendation to the Board of Adjustment. The BOA shall review request against the criteria below and, after a public hearing, will make the final decision only upon the concurring vote of four Board members.

### 1.) Compliance with the Comprehensive Plan

The property is designated as Commercial on the Future Land Use Map. To the north is commercial, to the south is Industrial and to the east is single family, however those residential uses are separated by Old Daphne Road. To the west, across US Highway 31 is designated governmental as is it owned by the Industrial Development Board, but current use is industrial.

### 2.) Compliance with any other approved planning document

N/A

### 3.) Compliance with the standards, goals, and intent of this ordinance

The intent of this ordinance, among others, is to provide for the orderly development of the city, in order to promote the health, safety, convenience, order, prosperity and general welfare of the residents. This proposed use is compatible with the surrounding property and based on the previous uses and existing adjacent uses, this is an orderly progression of development.

### 4.) The character of the surrounding property, including any pending development activity

The parcel contains several structures, two of which are active businesses: Equipment Sales to the north and Bay Minette Trailer to the south. The particular location the Special Exception is requested for is the site of the former Taylor's Towing that ceased operation in 2013. Across US Highway 31 is Dental Ez and Hardwoods Unlimited, both industrial uses. To the south is outside city limits, but used as by natural gas pipeline company and a propane company. To the east, across Old Daphne Road, is partially zoned B-2 and partially outside city limits, but is used as single family residential and farm land. To the North is also B-2 and is the location of a Dollar General and Chuck Stevens Chevrolet.

### 5.) Adequacy of public infrastructure to support the proposed development

Impacts on public infrastructure are expected to be nominal. The parcel fronts US Highway 31, adjacent to a crossover, with existing access. NBU has no concerns with the site.

### 6.) Impacts on natural resources, including existing conditions and ongoing post-development conditions

Impacts on natural resources are expected to be nominal. This parcel is actively used for commercial purposes and is the former location of a towing/wrecking business.

### 7.) Compliance with other laws and regulations of the city

The applicant will be required to submit a Land Use application and Building Permit application (if renovations are planned), Prior to approval of a business license.

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

N/A

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

Negative impacts are expected to be minimal as this property is adjacent to an existing commercial and industrial uses along a principal arterial. Part of the requirements of the Zoning Ordinance, this use is not required to be enclosed within a structure but must it be enclosed within a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided.

**10.) Overall benefit to the community**

A currently vacant building would be occupied with business revenue coming in to the city. The applicant is requesting to be on the City's Police Department Wrecker Rotation Service.

**11.) Compliance with sound planning principles**

The intent of this ordinance, among others, is to provide for the orderly development of the city, in order to promote the health, safety, convenience, order, prosperity and general welfare of the residents. This proposed use is compatible with the surrounding property and based on the existing adjacent property and previous use, is an orderly progression of development.

**12.) Compliance with the terms and conditions of any zoning approval**

N/A

**13.) Any other matter relating to the health, safety, and welfare of the community.**

N/A

**14.) Other matters which may be appropriate**

N/A

**Staff Recommendation**

Staff recommends that the Special Exception request for Automobile Wrecking & Salvage in a Commercial District be recommended for approval to the Board of Adjustment.

**Planning Commission Action**

The Planning Commission does not hold a public hearing on Special Exceptions, but makes an advisory recommendation to the Board of Adjustment and has the option to:

- Recommend Approval to the Board of Adjustment
- Recommend Approval with Conditions to the Board of Adjustment
- Recommend Denial to the Board of Adjustment, with stated factors for the denial



# SE-2103 North Mobile Towing Special Exception

- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands
- Bay Minette

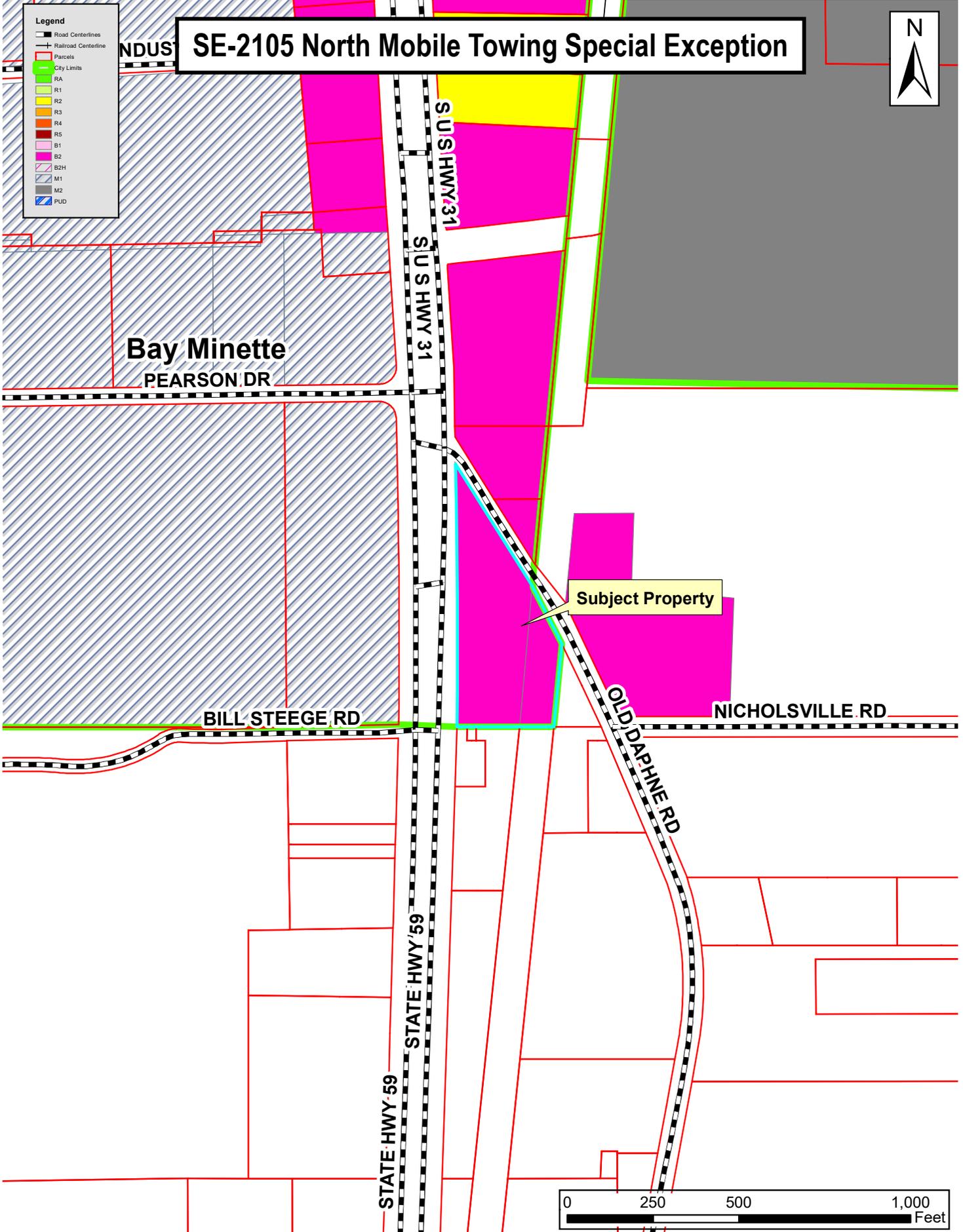


# SE-2105 North Mobile Towing Special Exception



**Legend**

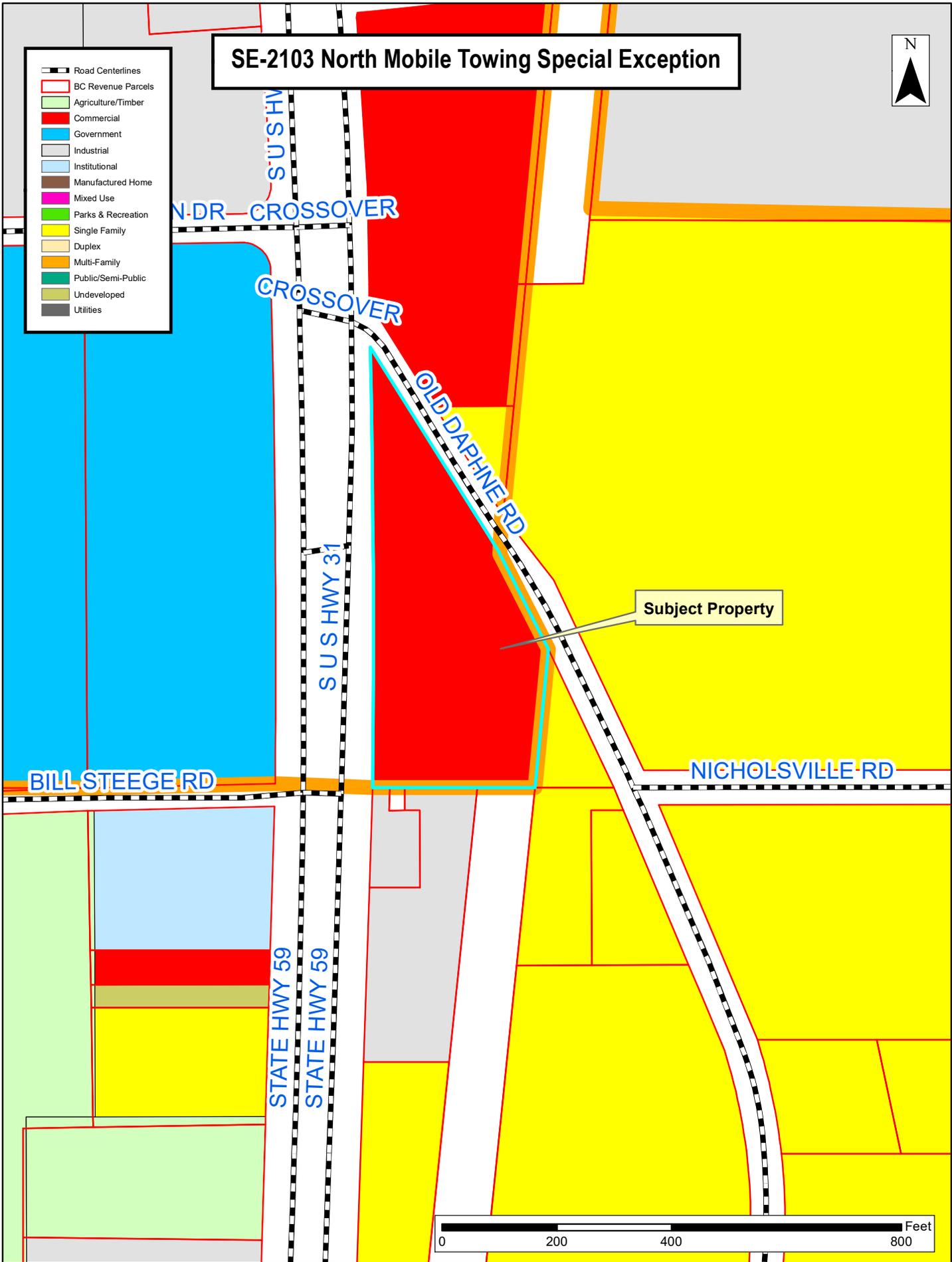
- Road Centerlines
- Railroad Centerline
- Parcels
- City Limits
- RA
- R1
- R2
- R3
- R4
- R5
- B1
- B2
- B2H
- M1
- M2
- PUD



# SE-2103 North Mobile Towing Special Exception



- +—+—+— Road Centerlines
- ▭ BC Revenue Parcels
- ▭ Agriculture/Timber
- ▭ Commercial
- ▭ Government
- ▭ Industrial
- ▭ Institutional
- ▭ Manufactured Home
- ▭ Mixed Use
- ▭ Parks & Recreation
- ▭ Single Family
- ▭ Duplex
- ▭ Multi-Family
- ▭ Public/Semi-Public
- ▭ Undeveloped
- ▭ Utilities





# City of Bay Minette

## Planning & Development Services

### Planning Commission Staff Analysis

Case No. SP-2104  
 Bay Minette 59, LLP  
 Site Plan Revision Request for Southern Visions/Sweet Brew  
 September 9, 2021

### Subject Property Information

Physical Location:	2109 S US Highway 31	Applicant:	Bay Minette 59, LLP
Parcel Number:	05-23-08-28-1-000-030.000		P.O. Box 87
Current Zoning:	M-2, General Industrial District		Loxley, AL 36551
Current Land Use:	Industrial - Under Construction	Owner:	Same
Proposed Land Use:	Industrial – Addition to Current		
Acreage:	17.62± acres		

	Adjacent Land Use	Adjacent Zoning
North	Burleson Chiropractic	M-2, General Industrial District
South	Bay Minette Marketplace Shopping Center	M-2, General Industrial District
East	Railroad, Undeveloped/Vacant	Outside Municipal Limits
West	Coastal College, Coastal Bay Nutrition, Undeveloped	R-2, B-2 & M-1 Districts

### Summary

The subject property, which consists of approximately 17.62± acres, is currently zoned M-2, General Industrial District. The property is the location of the Southern Visions/Sweet Brew site that is under construction. This Site Plan request is to revise the original plan submittals for a structure in the rear of the primary structure, on the east side of the property. The Planning Commission reviewed this property on January 17, 2019, and the Site Plan was approved “contingent upon staff approval of building elevation and materials as well as landscape plans.”

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
Manufacturing, repair, assembly or processing establishments of a light industrial nature, including, but not limited to the following: Food products processing and packaging									R	R

### Current Zoning District

**6.4.2 M-2 General Industrial District.** It is the intent of this district to provide opportunity for the location of industrial, manufacturing, processing, warehousing, or research and testing operations that, due to employment of heavy equipment or machinery or to the nature of the materials and processes employed, require special location and development safeguards

to prevent pollution of the environment by noise, vibration, odors or other factors, and may also require extensive sites for storage and parking, may require extensive community facilities or generate heavy motor traffic. Access to major transportation facilities is usually needed. Locations should be in accordance with comprehensive plans and special review is required for some.

## Staff Analysis and Findings

The following guidelines for Uses Requiring Planning Approval are found in Article 8 – District Requirements in the *Zoning Ordinance of the City of Bay Minette* and are to be considered when an application is being reviewed for site plan approval.

1.) Is the Location and Site Plan appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection and other public facilities; not causing undue traffic congestion or creating a traffic hazard.

The proposed use should have a nominal impact on public infrastructure as it is in revision to the existing approved industrial facility. NBU has stated all utility lines are in and adequate and they have no objections to the addition. BMFD did have a question regarding the access road along the rear of the facility.

2.) Being in harmony with the orderly and appropriate development of the district in which the use is located.

The proposed use is consistent with its current zoning designation and the previously approved Site Plan reviewed by the Planning Commission on January 17, 2019.

3.) Other matters which may be appropriate in relation to *Section 8.9 Site Plan*

a) *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: 767,527.2±sq ft // 17.62± acres
- Existing Constructed Building Area: 114,670± sq ft // 14.94% lot coverage
- Original Proposed Area: 10,600 ±sq ft // 1.38% lot coverage
- Revised Building Area: 25,870 ±sq ft // 3.37% lot coverage
- Total Building Area: 140,540± sq ft // 18.31% lot coverage

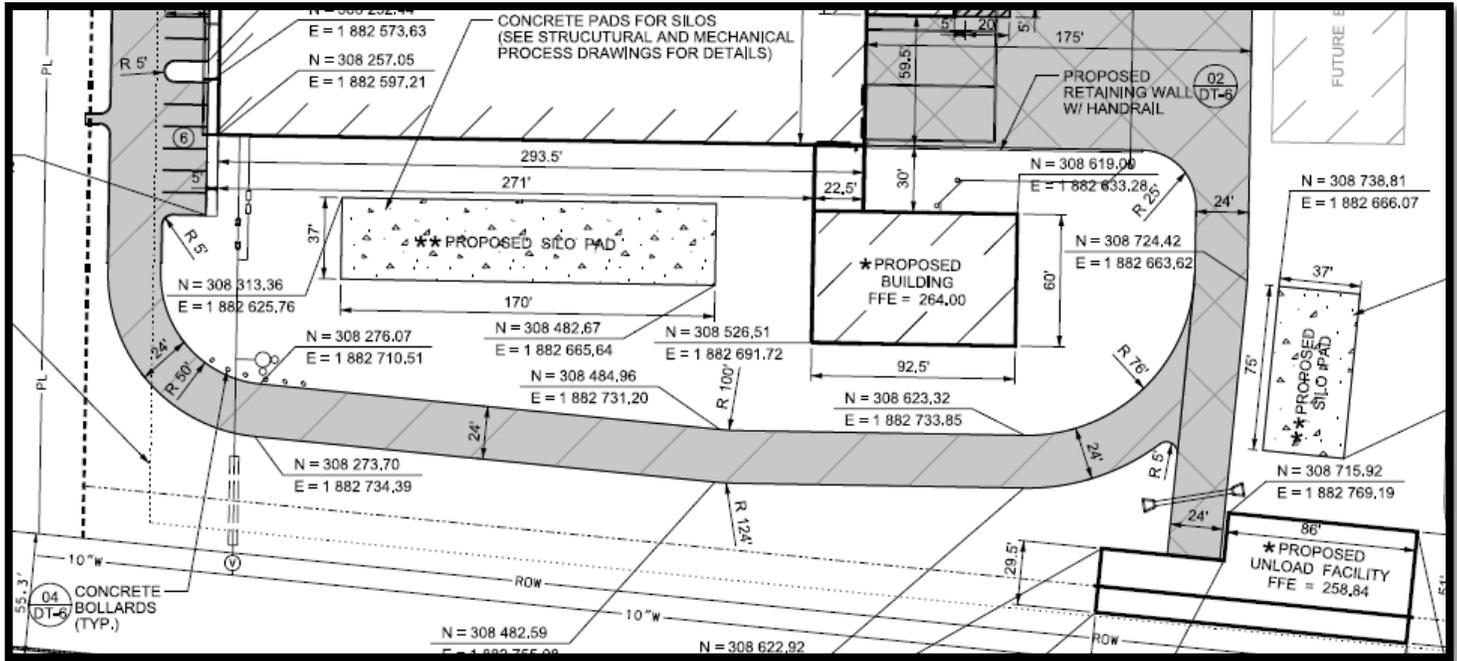
b) *The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities.*

N/A – located in an existing/approved industrial facility

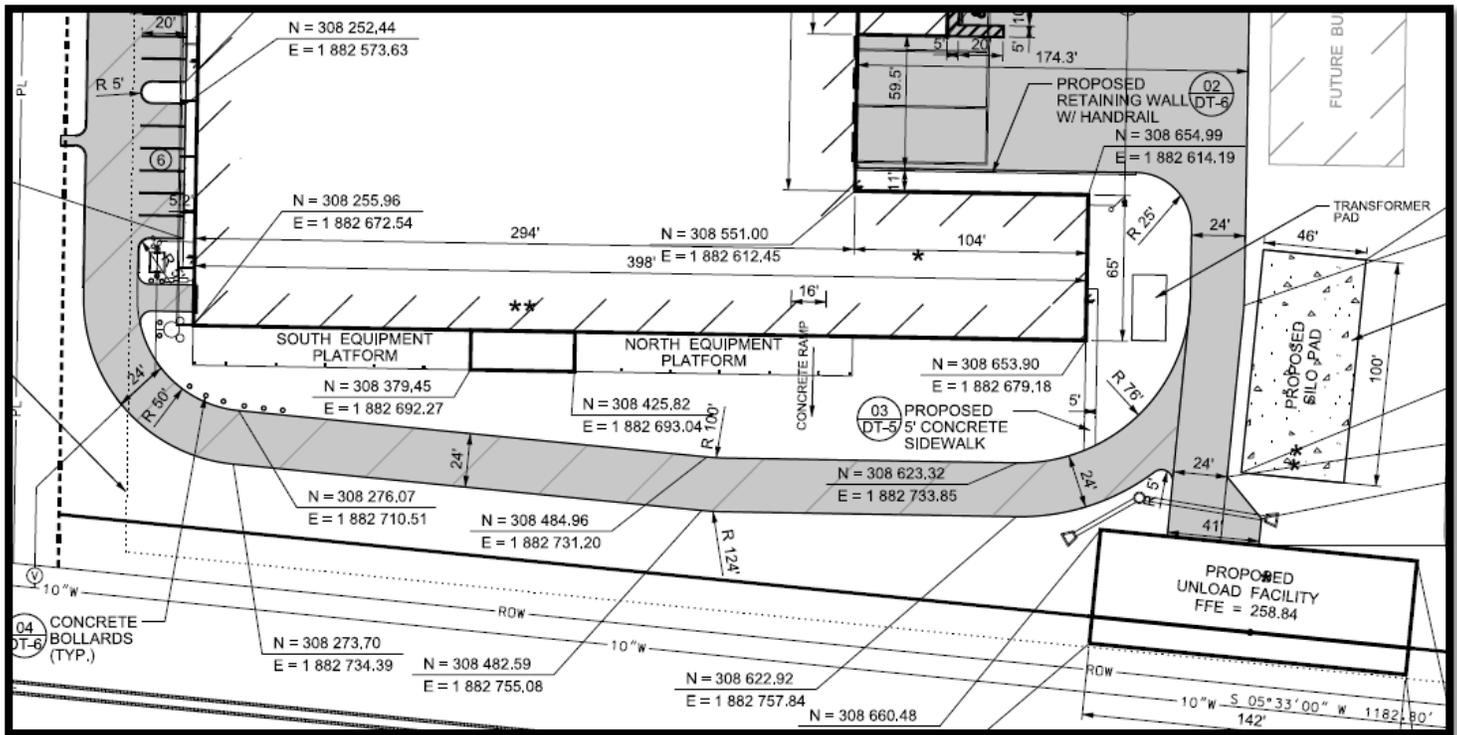
c) *The use and maximum height, bulk and location of all buildings and other structures to be located on the site.*

Elevations attached. Existing structure is 114,670±sq ft and the proposed structure is 25,870±sq ft. The applicant is proposing the new structure added to the rear of the existing structure on the east side of the property. There are three “parts” to the addition – Building A, B and C. In the original approved Site Plan application, a 60’x 92.5’ structure (5,500 sf) with a height of approximately 70 feet and a 37’x170’ silo pad (5,100 sf) was proposed for this location. According to the applicant, manufacturing processes have changed, causing the taller structure to essentially need to be constructed horizontally rather than vertically. While the revised structure will contain more square footage, the structure’s mean height has decreased.

## Original Site Plan Submittals



## Revised Site Plan Submittals



- d) *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.*  
N/A - located in an existing/approved industrial facility
- e) *The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.*  
N/A - located in an existing/approved industrial facility
- f) *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.*  
N/A
- g) *Where required by the Alabama Department of Transportation ("ALDOT"), the Building Official shall be proved 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.*  
N/A - located in an existing/approved industrial facility
- h) *Front and side architectural elevations.*  
Attached in packet
- i) *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.*  
N/A – signage will require a Sign Permit prior to construction/installation
- j) *Landscape plans.*  
N/A – submitted with previous site plan and under construction
- k) *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.*  
There are wetlands delineated on the site, that have been addressed at the previous submittals as well as detention ponds and other drainage structures. Those are largely remaining the same as the proposed changes appear to only effect Outfall No. 1. The submitted drainage plans (sheet DR-1) show the post-development flowrate for Outfall No. 1 remains lower than the pre-development rate.

**Staff Recommendation:** Based on the submitted information and the analysis above, staff recommends that the proposed Site Plan Revision for Southern Vision/Sweet Brew be Approved.

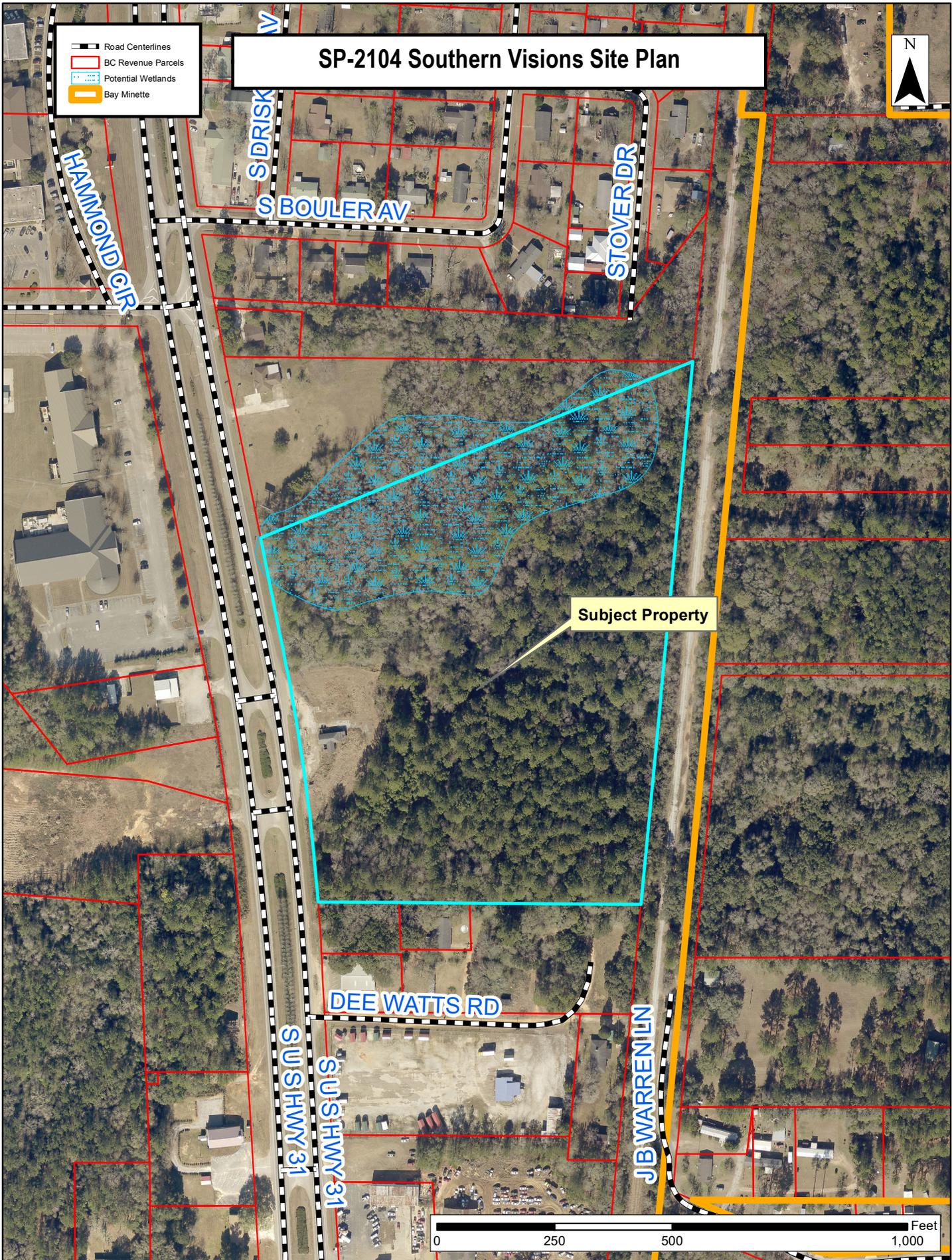
**Staff Recommendation // Planning Commission Action**

For Site Plan Approval, the Planning Commission makes the final decision and has the option to:

- Approve the Site Plan
- Approve the Site Plan with conditions
- Deny the Site Plan, with stated factors for the denial.

# SP-2104 Southern Visions Site Plan

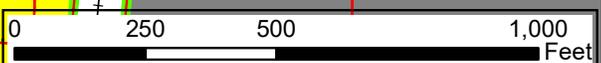
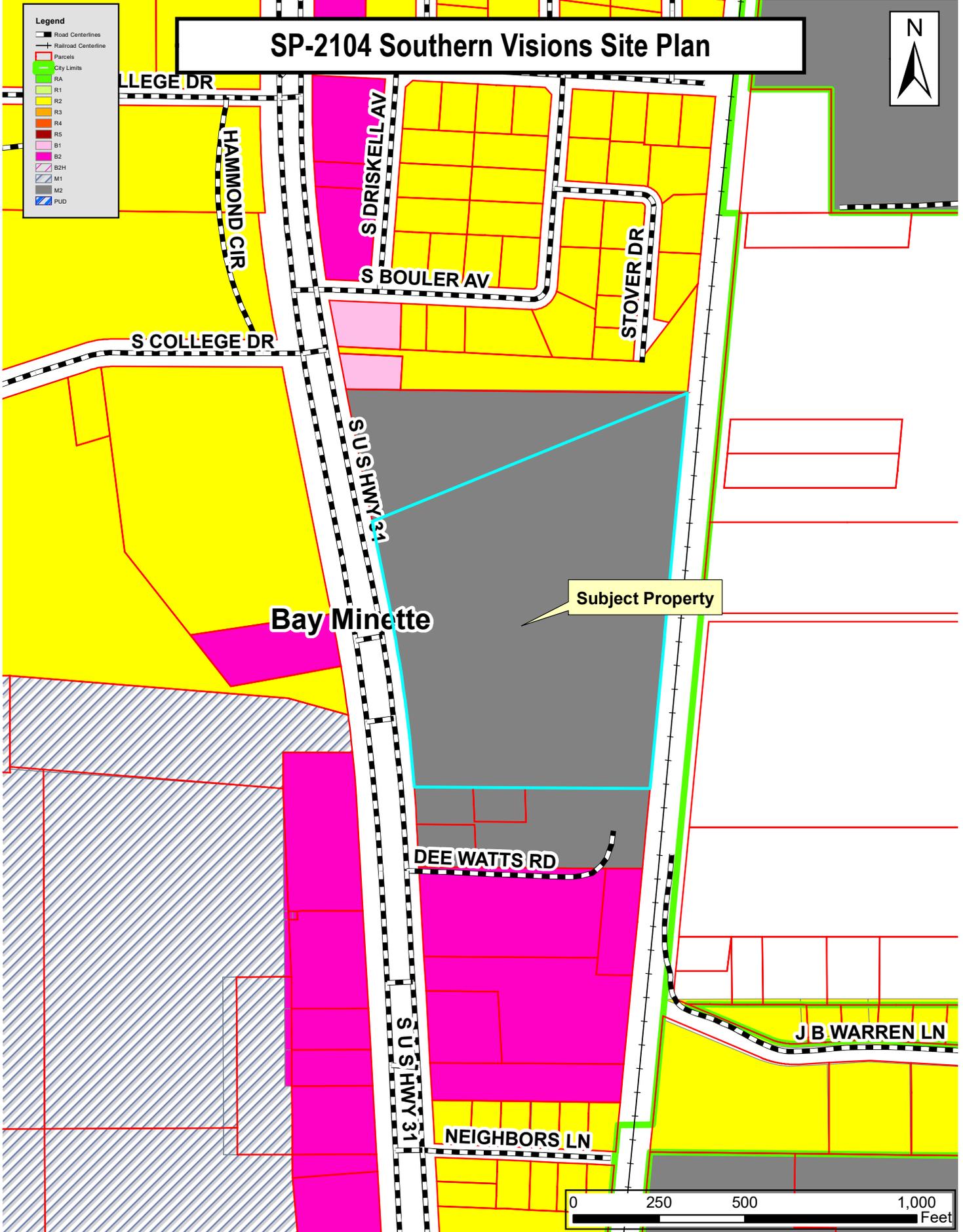
- Road Centerlines
- ▭ BC Revenue Parcels
- ▭ Potential Wetlands
- ▭ Bay Minette



# SP-2104 Southern Visions Site Plan



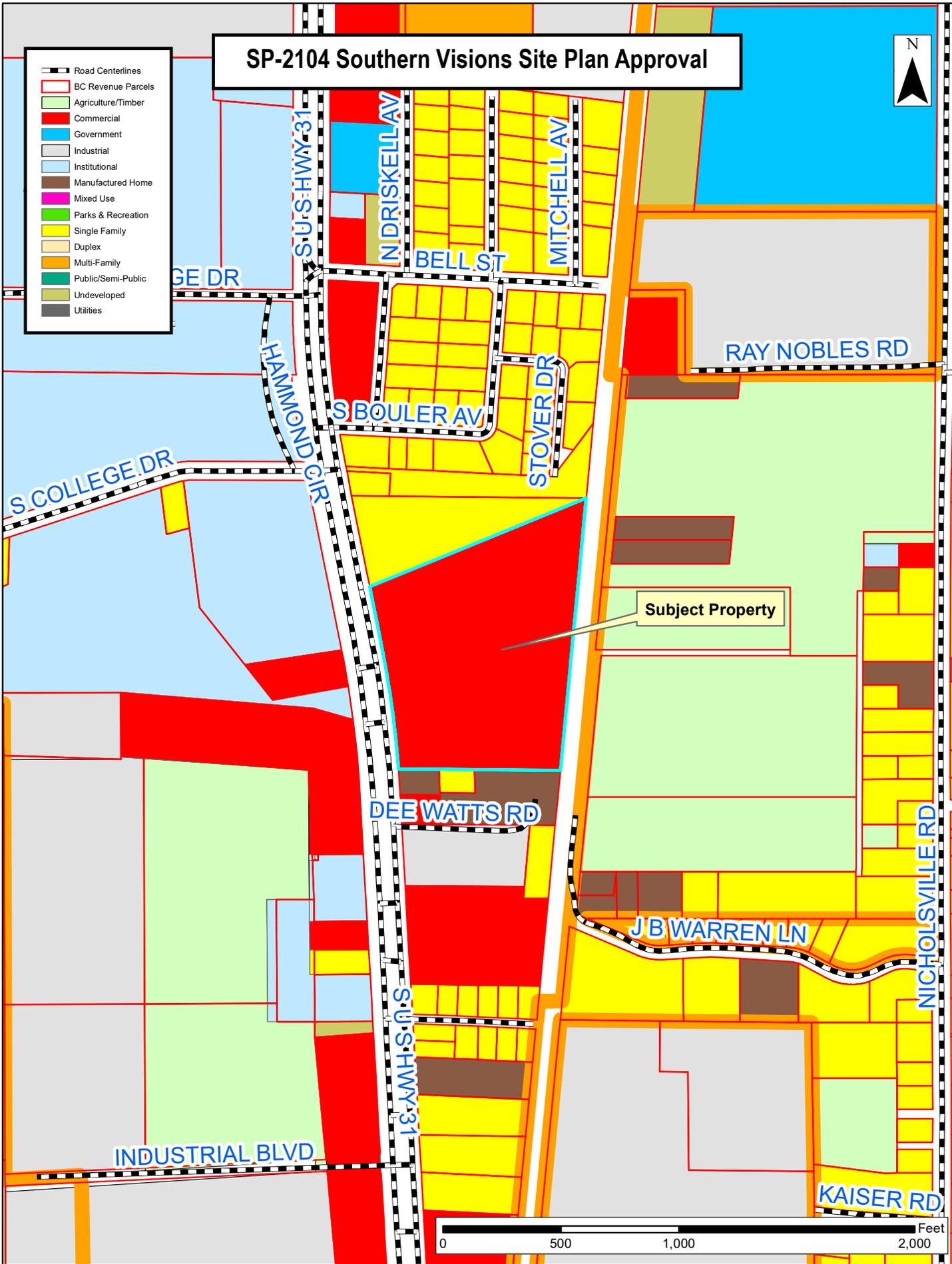
- Legend**
- Road Centerlines
  - Railroad Centerlines
  - Parcels
  - City Limits
  - RA
  - R1
  - R2
  - R3
  - R4
  - R5
  - B1
  - B2
  - B2H
  - M1
  - M2
  - PUD



# SP-2104 Southern Visions Site Plan Approval



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





# City of Bay Minette

## Site Plan Review Application

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@ci.bay-minette.al.us

<b>Office Use Only</b>	
Case No.:	_____
Fee: \$300.00	
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: Bay Minette 59, LLP Date: 08/17/2021

Mailing Address: P O Box 87

City: Loxley State: AL Zip Code: 36551

Phone Number: 251-300-3324 Email: ashley@sweetbrewtea.com

### Site Information

Property Address: 2100 US Hwy 31 N Bay Minette AL

or Property Location: \_\_\_\_\_

\*Parcel No.: 05-23-08-28-1-000-030.000 \*PPIN No.: 4824

*\*Parcel or PPIN information must be completed*

Request: Site plan approval based on addition of building added on to the existing East side of the structure;

as per provided site plan drawing.

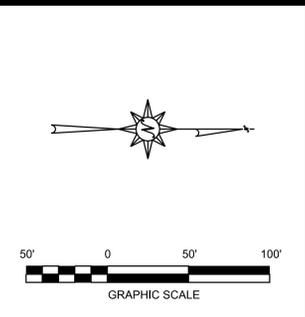
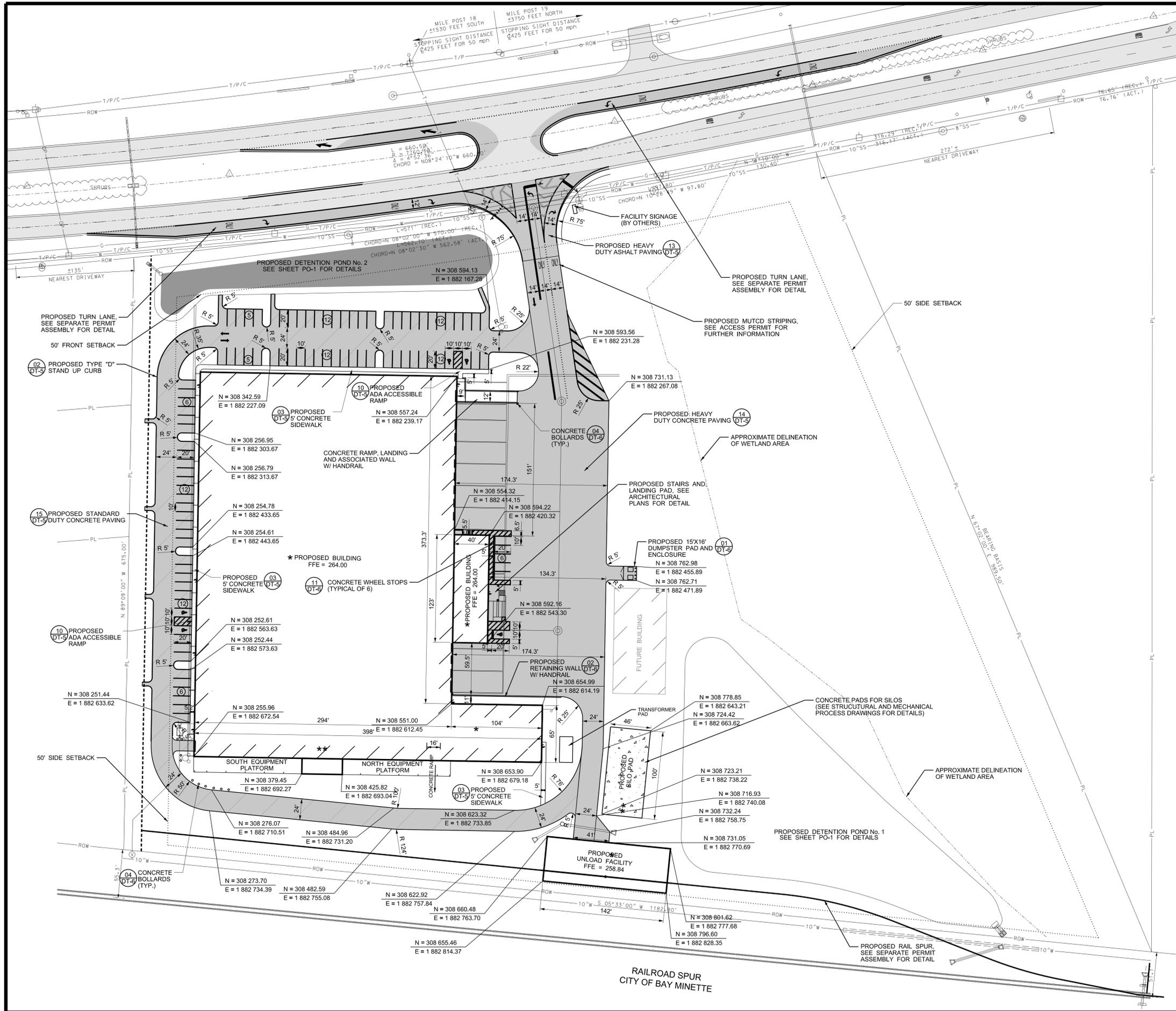
I, the undersigned, do hereby request the City of Bay Minette Planning Commission to grant a Site Plan Review for the location to determine if it meets the regulations of the **Zoning Ordinance** for the reason(s) stated above.

Sandy Y Lamb, Controller  
Signature of Applicant (Owner of Property or Authorized Agent)

8/17/2021  
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



**PAVING LEGEND**

[Pattern]	EXISTING ASPHALT
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED STANDARD DUTY CONCRETE
[Pattern]	PROPOSED HEAVY DUTY CONCRETE
[Pattern]	PROPOSED SIDEWALK

**PROPERTY INFORMATION**

<b>LOCATION:</b>	<b>STANDARDS:</b>
SECTION - 33	ZONING - M-2
TOWNSHIP - 2 S	FRONT SETBACK - 50'
RANGE - 3 E	REAR SETBACK - 0'
BALDWIN COUNTY, AL	SIDE SETBACK - 50'

**REQUIRED OFF STREET PARKING**

INDUSTRIAL - ONE SPACE FOR EACH EMPLOYEE ON THE MAXIMUM WORKING SHIFT (70), PLUS ONE SPACE FOR EACH VEHICLE OPERATING FROM THE PREMISES (0).	
<b>REQUIRED:</b>	<b>PROVIDED:</b>
TOTAL - 70	TOTAL - 100
HANDICAP - 3	HANDICAP - 5
VAN - 1	VAN - 3

**BUILDING INFORMATION**

MAIN FACILITY	- 117,245 S.F.
UNLOAD FACILITY	- 6,012 S.F.

- \* SEE ARCHITECTURAL PLANS FOR DETAILS
- \*\* SEE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR DETAILS

5800 FELDSPAR WAY  
HOOVER, ALABAMA 35244  
OFFICE (205) 733-8696  
FAX (205) 733-8697

CIVIL / GIS  
INFRASTRUCTURE  
ENVIRONMENTAL  
PLANNING  
COMMERCIAL  
RESIDENTIAL

CONSTRUCTION PLANS FOR:

# SOUTHERN VISIONS BAY MINETTE FACILITY

BAY MINETTE, ALABAMA

**PROJECT INFO:**

INSITE JOB No. 21091.00  
PLOTTED: 08/10/21  
PERMIT SET - REVISION D

THIS SHEET CONTAINS:  
SITE GEOMETRY AND  
LAYOUT PLAN

SCALE: 1"= 50'  
SHEET 5 OF 17

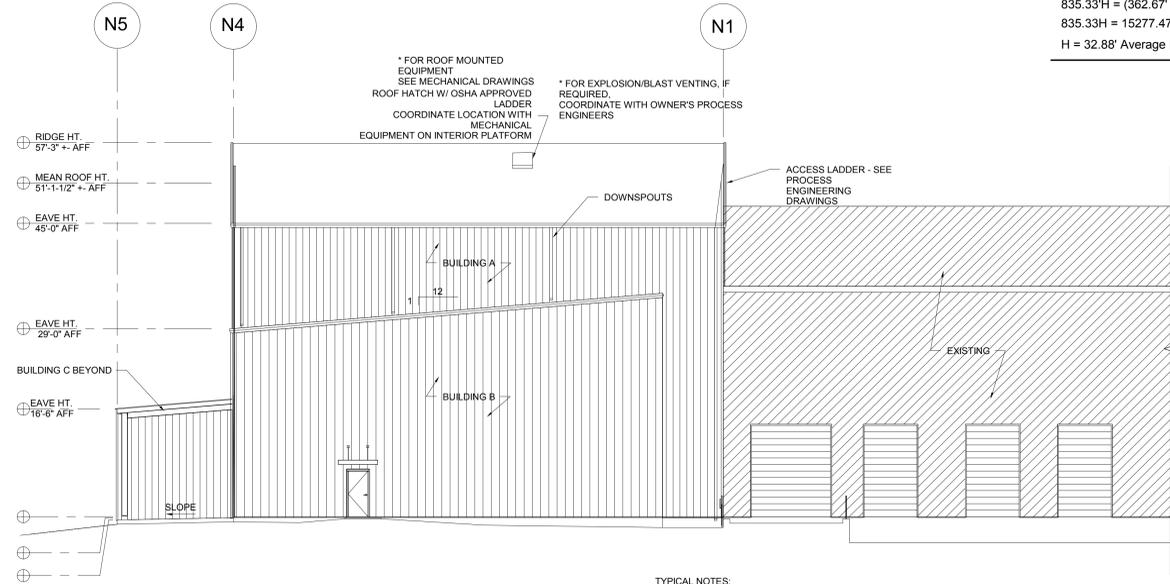
## SI-1

THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF INSITE ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF INSITE ENGINEERING, LLC IS STRICTLY PROHIBITED. © 2016, INSITE ENGINEERING, LLC

BUILDING PART	LENGTH @ LOWER EAVE LINE	*MEAN ROOF HEIGHT	PERCENT OF OVERALL EAVE LINE
EXISTING BUILDING	362'-8"	42'-1 1/2"	43%
ADDITION PART "A"	74'-4"	51'-1 1/2"	9%
ADDITION PART "B"	104'-2"	31'-9"	12%
ADDITION PART "C"	294'-2"	17'-3"	36%
<b>TOTAL:</b>	<b>835'-4"</b>	<b>*32'-10 1/2"</b>	<b>100%</b>

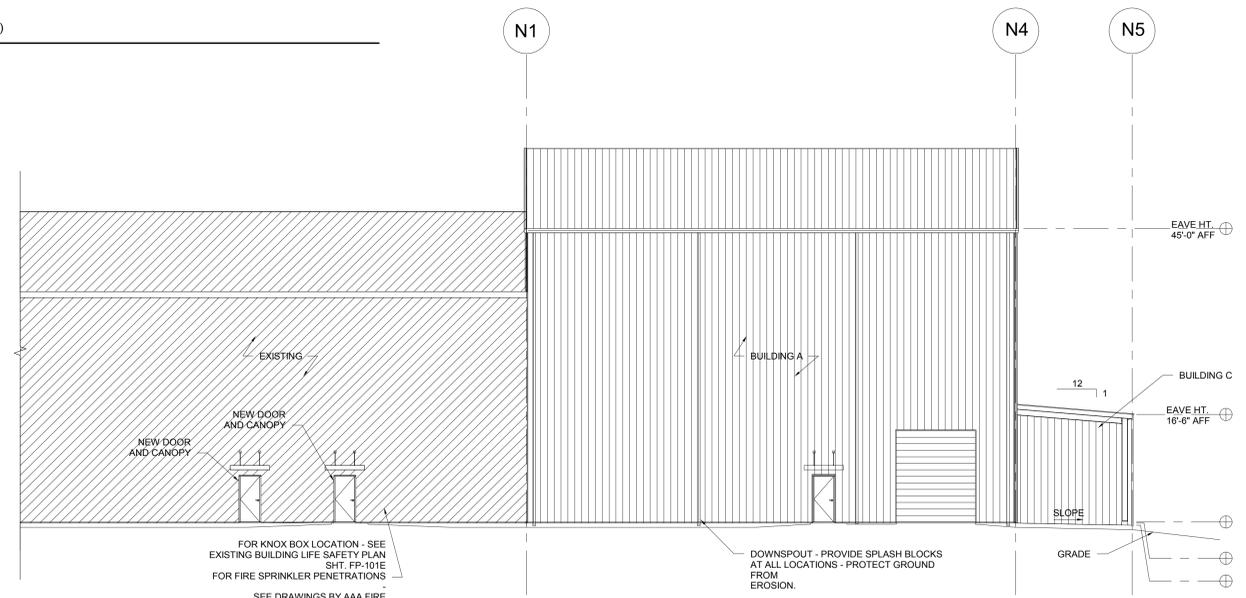
**\*AVERAGE MEAN ROOF HEIGHT CALCULATION**

**H = Average Mean Height of Roof**  
 $835.33H = (362.67' \times 42.125') + (74.33' \times 51.125') + (294.17' \times 17.25') + (104.17' \times 31.75')$   
 $835.33H = 15277.47 + 3800.12 + 5074.43 + 3307.4$   
 $H = 32.88'$  Average Mean height of roof (32'- 10 1/2")

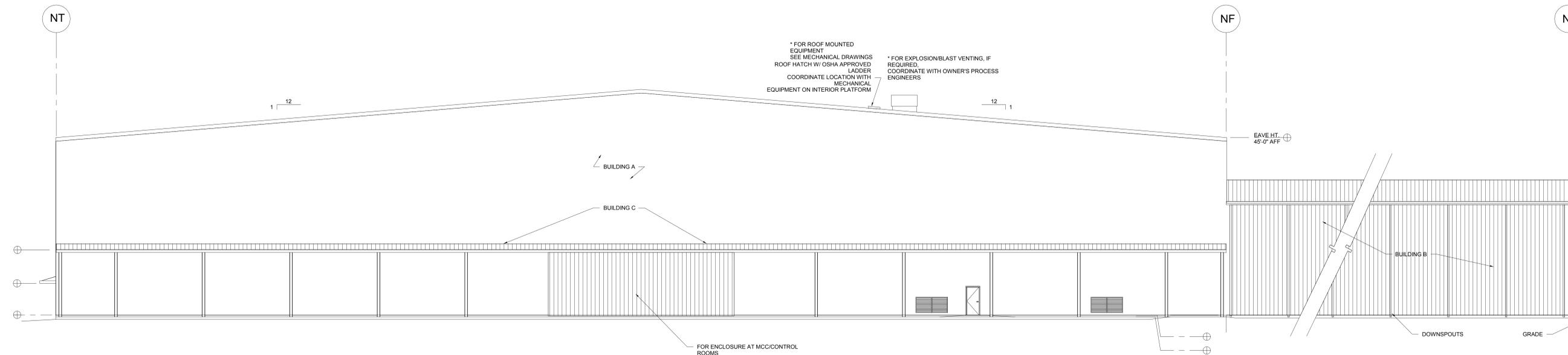


**1 NORTH BUILDING ELEVATION**  
 SCALE: 3/32" = 1' - 0"

**TYPICAL NOTES:**  
 BUILDING DESIGNATIONS (A, B, C) RELATE TO OWNER SUPPLIED METAL BUILDING DRAWINGS BY A.C.I. FOR ALL METAL BUILDING COMPONENTS SEE OWNER SUPPLIED METAL BUILDING DRAWINGS BY A.C.I.  
 COLUMN DESIGNATIONS ARE RELATED TO EXISTING BUILDING DRAWING COLUMN DESIGNATIONS.  
 FOR MECHANICAL EQUIPMENT LAYOUT - SEE OWNER SUPPLIED MEP DRAWINGS.  
 FOR PROCESS EQUIPMENT - SEE OWNER SUPPLIED PROCESS DRAWINGS.



**2 SOUTH BUILDING ELEVATION**  
 SCALE: 3/32" = 1' - 0"



**3 EAST BUILDING ELEVATION**  
 SCALE: 3/32" = 1' - 0"



ISSUE DATE:	08/03/2021	DATE:	08/10/2021	REV:	A	DESCRIPTION:	BIDDING SET
DRAWN BY:	KLT	CHECKED BY:	OLG	DISCIPLINE:	Architecture	PROJECT ARCHITECT:	OTK
PROJECT NO.:	19031	OTK PROJECT NO.:	19031				
Sheet Name:		<b>BUILDING ELEVATIONS</b>					
Sheet Number:		<b>A-201</b>					

**AGREEMENT BETWEEN  
THE BALDWIN COUNTY COMMISSION,  
THE CITY OF BAY MINETTE  
AND THE  
PLANNING COMMISSION OF THE CITY OF BAY MINETTE  
CONCERNING THE EXERCISE OF SUBDIVISION REGULATIONS  
WITHIN THE PLANNING JURISDICTION OF THE  
MUNICIPAL PLANNING COMMISSION**

The BALDWIN COUNTY COMMISSION, the governing body of Baldwin County, Alabama (hereinafter referred to as the “COMMISSION”), the CITY OF BAY MINETTE, an Alabama municipal corporation (hereinafter referred to as the “MUNICIPALITY”), and the PLANNING COMMISSION OF THE CITY OF BAY MINETTE (hereinafter referred to as the “MUNICIPAL PLANNING COMMISSION”), hereby enter into an agreement, the terms and conditions of which shall govern the regulation of subdivisions outside the MUNICIPALITY’s corporate limits but within the MUNICIPAL PLANNING COMMISSION’s planning jurisdiction for a period of time until July 25, 2023.

1. The COMMISSION, MUNICIPALITY, and MUNICIPAL PLANNING COMMISSION hereby agree that the planning jurisdiction of the MUNICIPALITY shall include all land located in the corporate limits of the MUNICIPALITY.
2. The COMMISSION, MUNICIPALITY, and MUNICIPAL PLANNING COMMISSION hereby agree that the COMMISSION shall be responsible for all regulation of subdivision planning outside the corporate limits of the MUNICIPALITY.
3. The COMMISSION agrees that it will notify the MUNICIPALITY if a subdivision is approved within the MUNICIPALITY’S police jurisdiction.
4. The COMMISSION, MUNICIPALITY, and MUNICIPAL PLANNING COMMISSION hereby agree that the boundaries for the land subject to the provisions of this Agreement may automatically change from time to time as permitted by state law, and such changes shall not affect the validity or enforceability of this Agreement, except as expressly limited herein.
5. The COMMISSION, MUNICIPALITY, and MUNICIPAL PLANNING COMMISSION hereby agree that if any portion of a proposed subdivision is located within the MUNICIPALITY’S CORPORATE LIMITS, the subdivision regulations of the MUNICIPALITY shall apply.
6. Except as provided in paragraph 3 regarding the automatic adjustment of planning jurisdiction boundaries as permitted by state law, it is expressly understood that this Agreement can be modified or amended only by mutual action of the COMMISSION, the MUNICIPALITY, and the MUNICIPAL PLANNING COMMISSION, whenever such modification is needed.

7. If any part, section, or subdivision of this Agreement shall be held to be illegal, invalid, or unenforceable for any reason, such holding shall not be held or construed to invalidate or impair the remaining provisions of this Agreement which shall continue in full force.

8. The COMMISSION, MUNICIPALITY, and MUNICIPAL PLANNING COMMISSION hereby agree that any previous Agreement entered into between the COMMISSION, MUNICIPALITY, and/or MUNICIPAL PLANNING COMMISSION regarding the regulation of subdivisions outside the MUNICIPALITY'S corporate limits but with the MUNICIPAL PLANNING COMMISSION'S planning jurisdiction, is hereby terminated and replaced by this Agreement.

9. This Agreement shall become effective on the date upon which the last of the following have been completed: a resolution adopted by the COMMISSION approving this Agreement, an ordinance adopted by the MUNICIPALITY approving this Agreement, and a resolution adopted by the MUNICIPAL PLANNING COMMISSION approving this Agreement.

10. This Agreement shall be published once a week for two consecutive weeks in a newspaper of general circulation in both the County and the MUNICIPALITY.

IN WITNESS WHEREOF, the parties have set their hands and seals, by and through their duly authorized representatives, on the dates indicated below with the full intent and authority to bind the parties hereto.

[SIGNATURES ON THE FOLLOWING PAGE]

COMMISSION:

BALDWIN COUNTY COMMISSION

ATTEST:

\_\_\_\_\_  
Wayne Dyess  
County Administrator

\_\_\_\_\_  
By: Joe Davis, III  
Its: Chairman

MUNICIPALITY:

BAY MINETTE,  
ALABAMA

ATTEST:

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: Robert Wills  
Its: Mayor

MUNICIPAL PLANNING COMMISSION:

PLANNING COMMISSION OF THE  
CITY OF BAY MINETTE, ALABAMA

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairman

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that JOE DAVIS, III, whose name as Chairman of the BALDWIN COUNTY COMMISSION, and WAYNE DYESS, whose name as County Administrator of the BALDWIN COUNTY COMMISSION, the governing body of Baldwin County, Alabama, a political subdivision of the State of Alabama, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said commission on the day the same bears date.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, Baldwin County, Alabama  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as Mayor of BAY MINETTE, ALABAMA, and \_\_\_\_\_, whose name as \_\_\_\_\_ of the CITY OF BAY MINETTE, ALABAMA, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, Baldwin County, Alabama  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as Chairman of the PLANNING COMMISSION OF THE CITY OF BAY MINETTE, ALABAMA, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Planning Commission on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, Baldwin County, Alabama  
My Commission Expires: \_\_\_\_\_

Exhibit A

This map represents the County's preliminary position regarding the police jurisdiction of each municipality as of January 1, 2021, based on the functional police jurisdictions provided by statute.



**Contiguous City Limits**

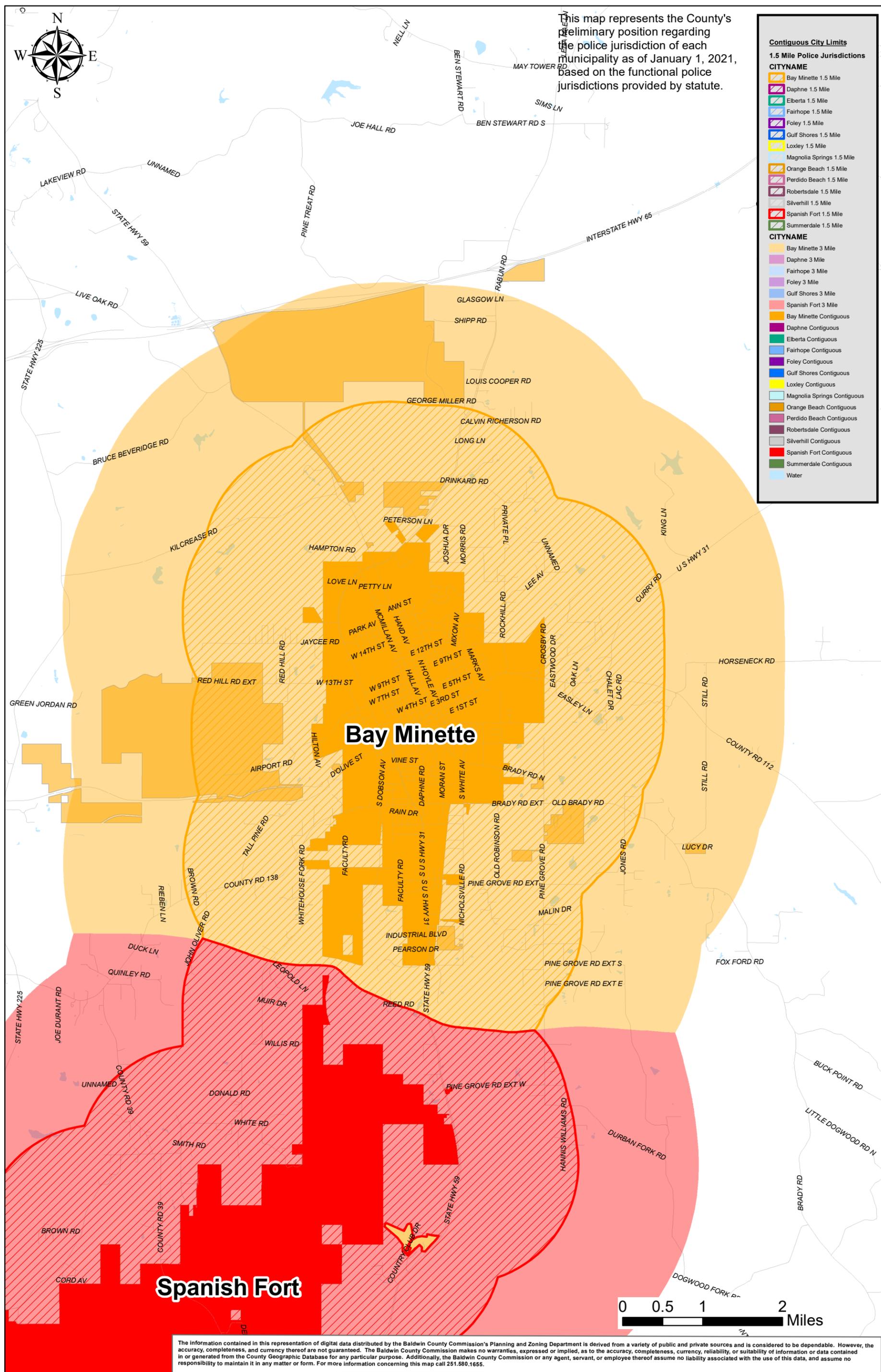
**1.5 Mile Police Jurisdictions**

**CITYNAME**

- Bay Minette 1.5 Mile
- Daphne 1.5 Mile
- Eiberta 1.5 Mile
- Fairhope 1.5 Mile
- Foley 1.5 Mile
- Gulf Shores 1.5 Mile
- Loxley 1.5 Mile
- Magnolia Springs 1.5 Mile
- Orange Beach 1.5 Mile
- Perdido Beach 1.5 Mile
- Robertsdale 1.5 Mile
- Silverhill 1.5 Mile
- Spanish Fort 1.5 Mile
- Summerdale 1.5 Mile

**CITYNAME**

- Bay Minette 3 Mile
- Daphne 3 Mile
- Fairhope 3 Mile
- Foley 3 Mile
- Gulf Shores 3 Mile
- Spanish Fort 3 Mile
- Bay Minette Contiguous
- Daphne Contiguous
- Eiberta Contiguous
- Fairhope Contiguous
- Foley Contiguous
- Gulf Shores Contiguous
- Loxley Contiguous
- Magnolia Springs Contiguous
- Orange Beach Contiguous
- Perdido Beach Contiguous
- Robertsdale Contiguous
- Silverhill Contiguous
- Spanish Fort Contiguous
- Summerdale Contiguous
- Water



The information contained in this representation of digital data distributed by the Baldwin County Commission's Planning and Zoning Department is derived from a variety of public and private sources and is considered to be dependable. However, the accuracy, completeness, and currency thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability of information or data contained in or generated from the County Geographic Database for any particular purpose. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form. For more information concerning this map call 251.580.1655.

# RA-2102 Proposed Regulation Amendment related to Sections 5, 7, 8 & 11

## Subdivision Regulations of the City of Bay Minette

Adopted  
February 14, 2006

Amended  
July 10, 2012  
January 9, 2020  
October 14, 2021

5.26 Minor Subdivision: A subdivision that creates not more than 5 lots, each lot fronting on an existing, paved public road and does not involve any new street or drainage improvements.

### 7.2.2 Filing and Advertising Fees

In order to defray the City's costs in the course of review and approval and costs of revisions to maps and regulations, there shall be paid to the City upon submission of application the following sums:

#### 7.2.2.1 Minor Subdivisions

a) The sum of ~~one~~two-hundred and fifty dollars plus ten dollars per lot (~~\$150.00~~ \$250.00+ \$10.00 per lot) shall accompany the preliminary/final plat to cover the administrative cost of the Planning Commission.

b) The total of all postage for certified letters (\$10.00 each) to adjacent property owners.

#### 7.2.2.2 Major Subdivisions

a) The sum of ~~two~~four-hundred dollars plus ten dollars per lot (~~\$200.00~~ \$400.00+ \$10.00 per lot) shall accompany the preliminary plat to cover the administrative cost of the Planning Commission.

b) The total of all postage for certified letters (\$10.00 each) to adjacent property owners.

c) In the case that the planning and zoning administrator determines that the plat should be reviewed by the City's Contracted Engineer, the applicant will be required to cover the cost of the review.

d) The sum of ~~one hundred~~ two hundred and fifty (\$250.00) dollars shall accompany the Final Plat to cover administrative cost of the Planning Commission.

7.2.2.3 Fees are not subject to refund or adjustment.

7.2.2.4 Applicants are responsible for recording their Approved Final Plat at the Baldwin County Probate and the cost that it incurs.

7.2.9 Preliminary/Final Plat Content: Minor Subdivisions  
(...)

12. Certifications showing:

- a. Notarized proof of ownership of the land.
- b. Surveyor's attest to the accuracy of the survey.
- c. Compliance with applicable Board of Health Codes and Ordinances.
- d. Granting of all easements included in the plat.
- e. ~~Space on the plat for approval of~~ Signatory block for approval by the City of Bay Minette Planning Commission.
- f. Provide lot restrictions or restrictive covenants when applicable.
- g. Signatory block for approval by E-911 GIS/Addressing

7.4.4 Final Plat Content.  
(...)

20. Certifications showing:

- a. Notarized proof of ownership of the land.
- b. Surveyor's attest to the accuracy of the survey.
- c. Lot restrictions, trusteeships and/or protective covenants.
- d. Dedication of streets, rights-of-way and other sites.
- e. Compliance with applicable Board of Health Codes and Ordinances.
- f. Granting of all easements included in the plat.
- g. Engineer's attest that all improvements have been installed in accordance with the requirements of the subdivision regulations or that a bond in sufficient amount to assure the proper installation of such improvements has been accepted by the City of Bay Minette.
- h. ~~Space on the plat for approval of~~ Signatory block for approval by the City of Bay Minette Planning Commission and authorization for the recording of said plat by the judge of probate.
- i.) Signatory block for approval by E-911 GIS/Addressing.

Sec. 8. - Subdivisions and resubdivisions not subject to the provisions of these regulations.

8.1 – Exempt Subdivisions. Except as set forth in this Section 8, the provisions of these regulations shall not otherwise apply to the following exempt subdivisions:

a) The resubdivision of land into ~~six (6)~~ three (3) or less lots, tracts, or parcels where each of the lots, tracts, or parcels established by the resubdivision fronts on an existing, paved public road.

b) Subdivisions of land into five (5) or less lots, tracts or parcels wherein the size of each and every resulting lot equals or exceeds ten (10) acres including existing public rights-of-way. Each parcel shall have frontage on publicly maintained road.

c) The subdivision of property into five (5) or less lots, tracts or parcels for the limited purpose of sale, deed or transfer of land by the owner to a person or persons, all of whom are members of the owner's immediate family. Each parcel which is subdivided pursuant to this subparagraph shall have deeded ingress/egress and utility access or easement that runs with the land of not less than 30 feet in width. A qualifying division hereunder is limited to a division among the following designated legally related immediate family members: spouse, children, siblings, parents, grandparents, grandchildren, nieces, nephews, or step-related individuals of the same status.

(...)

8.2 – Administrative Subdivisions. Except as set forth in this Section 8, the provisions of these regulations shall not otherwise apply to the following administrative subdivisions:

(...)

b) Subdivisions s of land into five (5) or less lots, tracts or parcels wherein the size of each and every resulting lot equals or exceeds twenty (20) acres including existing public rights-of-way. Each parcel shall have access from an ingress/egress and utility easement of a minimum of thirty (30) feet in width.

8.3 Except as otherwise provided herein, n~~No~~ exempt or administrative subdivision shall: consist of more than ~~six~~ five lots; contain any public improvements; or require the expenditure of any public funds.

8.5 Exemption from the requirement for approval to subdivide does not constitute exemption from the requirements of other applicable regulations including but not limited to state law, zoning regulations, other municipal ordinances, Health Department requirements or, ~~if located within the planning police jurisdiction of the City, where applicable,~~ the regulations of Baldwin County Planning Department or Highway Department.

11.2.1 To ~~insure~~ ensure proper development in flood-prone areas, the commission shall require the subdivider to provide elevation and flood profiles sufficient to demonstrate that the sites will be free from the danger of flooding.