

CITY OF BAY MINETTE
PLANNING COMMISSION

AGENDA

February 10, 2022

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 December 9, 2021 Regular Meeting (*January 13, 2022 cancelled*)
- 4.) Old Business
- 5.) New Business
 - a.) **Z-22001 Dempsey Property Rezoning – Public Hearing**
Disclosure of Prior Communications and/or Conflict of Interest
Request: Rezoning from B-1 to B-2 for storage buildings
Location: The subject property is located at the northwest corner of Jaycee Road and Hwy 59
 - b.) **ES-22001 Kelson Property Exempt Subdivision**
Disclosure of Prior Communications and/or Conflict of Interest
Request: Exempt Subdivision to divide one lot into two for single-family residential
Location: The subject property is located at 1210 Lower Street
 - c.) **ES-22002 Bayou Brothers Development Property Exempt Subdivision**
Disclosure of Prior Communications and/or Conflict of Interest
Request: Exempt Subdivision to divide one lot into two for single-family residential
Location: The subject property is located at the southwest corner of W 7th St and N Dobson Ave.
 - d.) **SP-22001 Snappy Oil and Tire Site Plan**
Disclosure of Prior Communications and/or Conflict of Interest
Request: Site Plan approval for automobile service station
Location: The subject property is located at the 1241 S US Hwy 31.
 - e.) **RA-2201 – Zoning Regulation Amendment – Public Hearing**
Request: Proposed Amendments to Section 8.10 Table of Permitted Uses
- 6.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 7.) Adjournment



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. Z-22001
 Dempsey Property
 Rezoning from B-1 to B-2
 February 10, 2022

Subject Property Information

Physical Location:	Vacant Lot	Applicant:	Ben White, Tensaw Engineering
Parcel No. // PPIN:	05-23-03-05-0-000-005.007 // 378519		15 Hand Avenue
Current Zoning:	B-1, Local Business District		Bay Minette, AL 36507
Proposed Zoning:	B-2, General Business District	Owner:	Vera Dempsey
Current Land Use:	Vacant		2341 Braxton Bragg Drive
Proposed Land Use:	Storage Buildings		Murfreesboro, TN 37130
Acreage:	10.1± acres		

	Adjacent Land Use	Adjacent Zoning
North	Undeveloped	B-1, Local Business District
South	Baldwin County High School	R-1, Low Density Single Family Residential // B-2, General Business District
East	Undeveloped // Crowe's Clippers	R-4, High Density Multi-Family Residential // B-2, General Business District // B-1, Local Business District // R-2, Medium Density Single Family Residential
West	Undeveloped	B-1, Local Business District

Summary

The subject property which consists of approximately 10.1± acres is currently zoned B-1, Local Business District. The applicant is requesting a rezoning to B-2, General Business District, to allow for storage buildings. Per the Table of Permitted Uses, Warehouse and Storage Facilities, both major or minor, are not allowed in the B-1 District but they are allowed in the B-2, General Business District with Planning Commission approval. In order to allow for the storage building use at this property, a successful Rezoning must occur. This rezoning request is the first step, and if successful, the applicant will be required to submit a Site Plan application to the Planning Commission for the construction of the storage units.

Current Zoning District

6.3.1 B-1, Local Business District. This district is intended to provide for limited retail convenience goods, personal service, and professional service establishments in residential neighborhoods and to encourage the concentration of these uses in one location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood.

Proposed 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.

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
Warehouse and storage facilities, major.								P	R	P
Warehouse and storage facilities, minor; mini-type do-it-yourself storage facilities.								P	P	

Staff Analysis and Findings

The following factors for reviewing zoning amendments are found in Article 15 - Amendment of 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

The subject property is designated as Agriculture/Timber on the Future Land Use Map in the Comprehensive Plan. It is adjacent to other Agriculture/Timber designated areas to the North and West with Single Family to the East and Institutional to the South. The Comprehensive Plan’s recommendations to preserve agricultural land and rural character were primarily intended for the large-tract properties used for the timber industry, particularly in the area surrounding city limits. In the plan, 63.35 percent (approximately 45, 505 acres) were designated as Agriculture/Timber in an effort to preserve the agricultural and forestry land uses, together with their large-tract, open and rural character. Within city limits, there are only five parcels zoned R-A Rural Residential and Agricultural. This property’s

The Plan also recommends to “rezone portions of land along Hwy 59 North and Hwy 59/31 South to industrial land use to encourage more industrial development with the City, in appropriate areas.” These two recommendations show the Plan’s intent is to preserve the larger-tract properties in the Planning Area for forestry uses, while still designating more intense uses along major corridors for future development. This property is not used for agricultural/forestry purposes, is zoned commercially and the location at the intersection of Hwy 59 and Jaycee Road, is more appropriate for development than timber.

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

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 property’s location at the intersection of Hwy 59 and Jaycee Road is fitting for a more intense zoning designation. The B-1, Local Business District is intended for limited intensity commercial uses in or near residential neighborhoods. The B-2, General Business District is intended for more intense uses that serve a regional market and ‘require location in proximity to major transportation routes.’ Due to the location at an intersection along the City’s Principal Arteria, the proposed zoning change appears to be more compatible with the intent of the Zoning Ordinance. While the adjacent properties are zoned B-1, there is B-2 zoning at all three corners of the same intersection with a 3.4-acre, undeveloped parcel zoned as R-4 High-Density Multifamily. The requested B-2 designation is a natural progression of development and transition from surrounding zoning. If the rezoning is approved, the applicant will be required to submit a Site Plan application to the Planning Commission for approval prior to the construction of the storage units.

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

The property fronts a highly travelled Principal Arterial with access from Hwy 59 and Jaycee Road. The site is currently undeveloped, but was part of a 30-acre tract that was subdivided into three 10-acre lots in May 2018 for development of a hotel and commercial park. There is no known development pending in the immediate vicinity of the subject property.

Baldwin County High School is located south of the parcel across Jaycee Road with areas outside of municipal limits nearby to the West. To the North at the end of Charlie Kraker Road is North Baldwin Utilities' West Side sewer facilities. Across Hwy 59 to the East is a corner property zoned B-2 that has been used as a barbershop for many years. There is also undeveloped property zoned B-1 and R-4 High Density MultiFamily. At the Southeast corner of the intersection is a group of B-2 zoned properties that are used for a variety of purposes. One is undeveloped, two appear to be mature planted pines, with two smaller parcels used as a veterinarian's office and a cleared parcel marketed for sale.

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

Since the property fronts Hwy 59 near an existing traffic light, ALDOT will be the managing agency for access if the applicant decides to access the development onto 59, with the City working closely with the agency if the access point is chosen to from Jaycee Road. At the time of Site Plan approval, a concurrence letter from ALDOT will be required. The Bay Minette Police Department and North Baldwin Utilities did not have any comments on the application and no comments were received from Bay Minette Fire Department.

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

No major impacts are expected due to the site's location, however, drainage will be addressed at the time of Site Plan approval and the applicant will be responsible for increased runoff resulting from the development that would cause flood damage to neighboring property.

6.) Compliance with other laws and regulations of the city

Not Applicable

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

The subject property sits within the city limits of Bay Minette and falls under the city's jurisdiction. The applicant will be required to work with ALDOT on access concurrence/approval.

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

The property's location on the highly-travelled Hwy 59 and adjacent to the High School with student traffic along Jaycee Road, any impacts are anticipated to be minimal negative impacts. If the proposed storage units are planned as metal buildings, they will be subject to Section 8.6 of the Zoning Ordinance which will include exterior facades on at least 50% of the front and side walls facing Hwy 59, exterior architectural features and landscaping for aesthetics. This will be reviewed at the time of Site Plan application, and as such, the proposal is not expected to have a detrimental effect on the surrounding property. Having the property developed may actually increase the value of surrounding property.

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

The property's location on the highly-travelled Hwy 59 and adjacent to the High School with student traffic along Jaycee Road, any impacts are anticipated to be minimal negative impacts. If the proposed storage units are planned as metal buildings, they will be subject to Section 8.6 of the Zoning Ordinance which will include exterior facades on at least 50% of the front and side walls facing Hwy 59, exterior architectural features and landscaping for aesthetics. This will be reviewed at the time of Site Plan application, and as such, the proposal is not expected to have a detrimental effect on the surrounding property. Having the property developed may actually increase the value of surrounding property.

10.) Other matters which may be appropriate

Not Applicable

Staff Recommendation

Staff Recommendation: Based on the submitted information and the analysis above, staff recommends that the proposed rezoning for the Dempsey Property from B-1, Local Business District to B-2, General Business be Approved.

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:

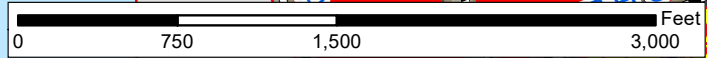
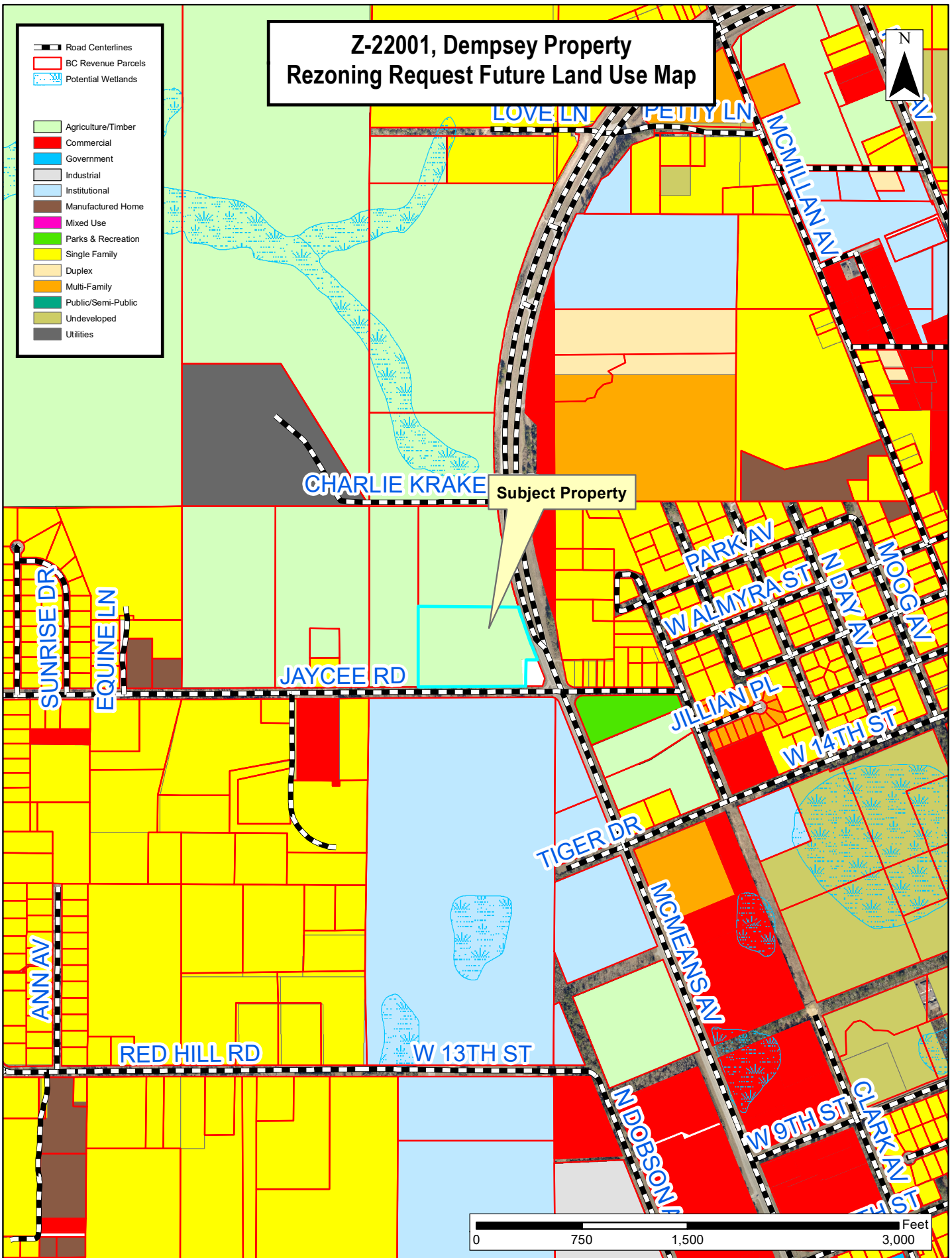
- Make a recommendation for approval to the City Council
- Make a recommendation for approval with conditions to the City Council
- Make a recommendation for denial to the City Council, with stated factors for the denial.
- Table the request due to a lack of information.

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.
















Z-22001, Dempsey Property Rezoning Request Future Land Use Map

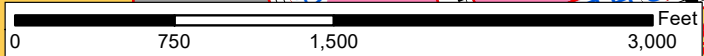
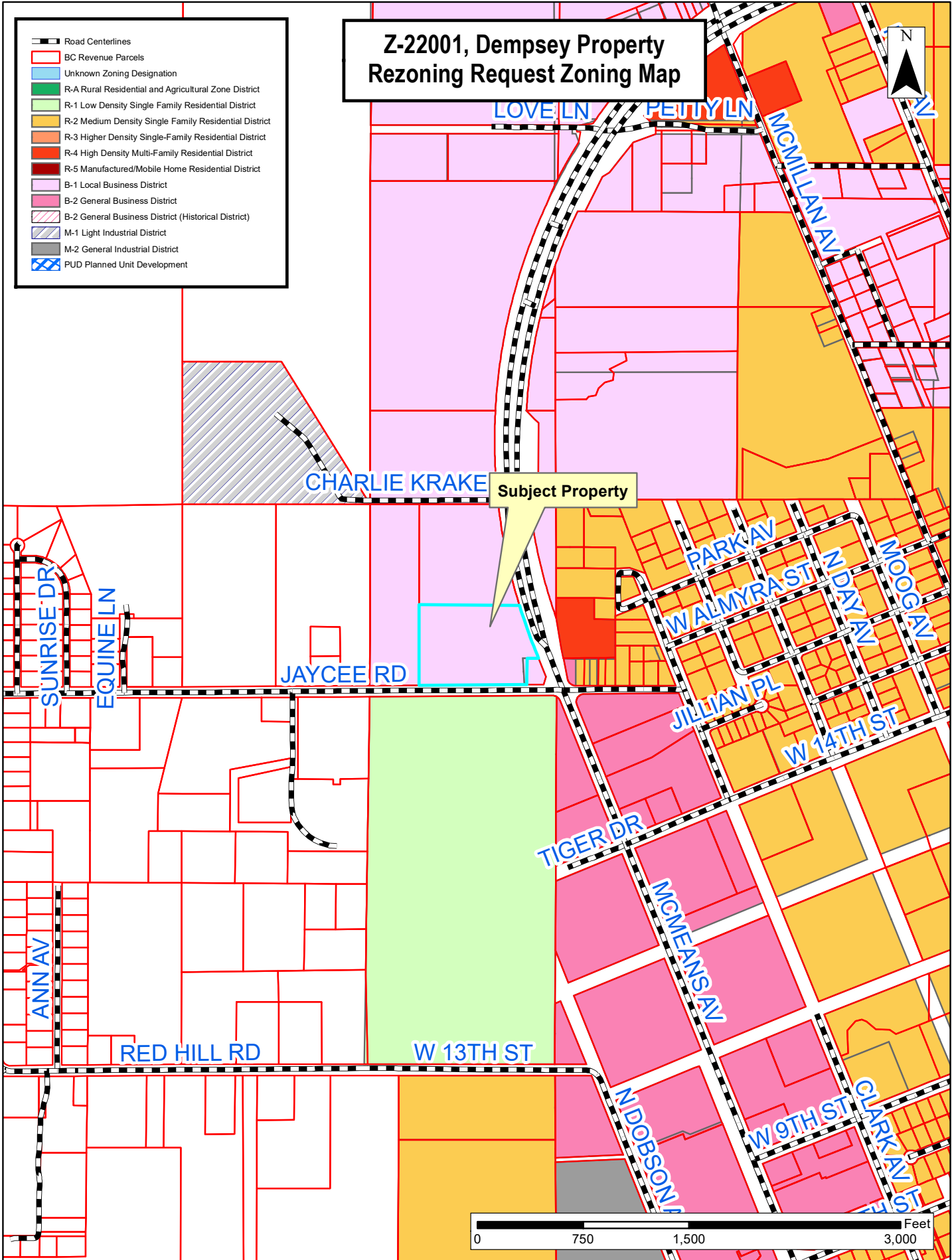
-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands

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



Z-22001, Dempsey Property Rezoning Request Zoning Map

-  Road Centerlines
-  BC Revenue Parcels
-  Unknown Zoning Designation
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development





**Z-22001, Dempsey Property
Rezoning Request Site Map**

- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands



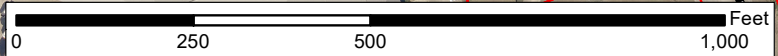
CHARLIE KRAKER RD

Subject Property

CLARKAY

JAYCEE RD

MCMEANS AV





City of Bay Minette

Re-zoning Application

Case No.:	<u>Z-22001</u>
Fee-	\$300.00
Date Paid:	<u>1/18/22</u>
Paid:	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
	<input checked="" type="checkbox"/> Check- No. <u>1050</u>

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@ci.bay-minette.al.us

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: BEN WHITE Date: 1/18/2022

Mailing Address: 15 HAND AVE

City: Bay Minette State: AL Zip Code: 36507

Telephone Number: 251-331-1711 Email: BWHITE@TENSAWENGINEERING.COM

Site Information

Property Owner Name: Vera Dempsey Phone Number: 615-631-5811

Property Address: _____

Parcel/PPIN #: 378519

Area of Property, Sq. Ft., or Acres: 10.15

Present Zoning: B-1 Requested Zoning: B-2

Reason for Request/ Intended use of property: Storage Buildings

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: Ben White Date: 1-25-22

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 – 7/22/2020

www.cityofbayminette.org



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: 7-22001

I/We hereby appoint and designate Ben White ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 378519. 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)

Vera Dempsey

Name(s) - Printed

2341 BRAXTON BRAGG DRIVE

Mailing Address

Murfreesboro, TN 37130

City/State

615-631-5811

veradempsey564@gmail.com

Ph

Vera Dempsey

dotloop verified
01/14/22 4:59 PM CST
S2NR-NFZK-NA42-OK4F

Email

01/14/2022

Signature(s)

Date

AUTHORIZED AGENT

Ben White

Name(s) - Printed

15 Hand Ave, Suite 158

Mailing Address

Bay Minette, AL

City/State

251-331-1711

BWhite@Tensawengineering.com

Phone

Email

Ben White

1-18-22

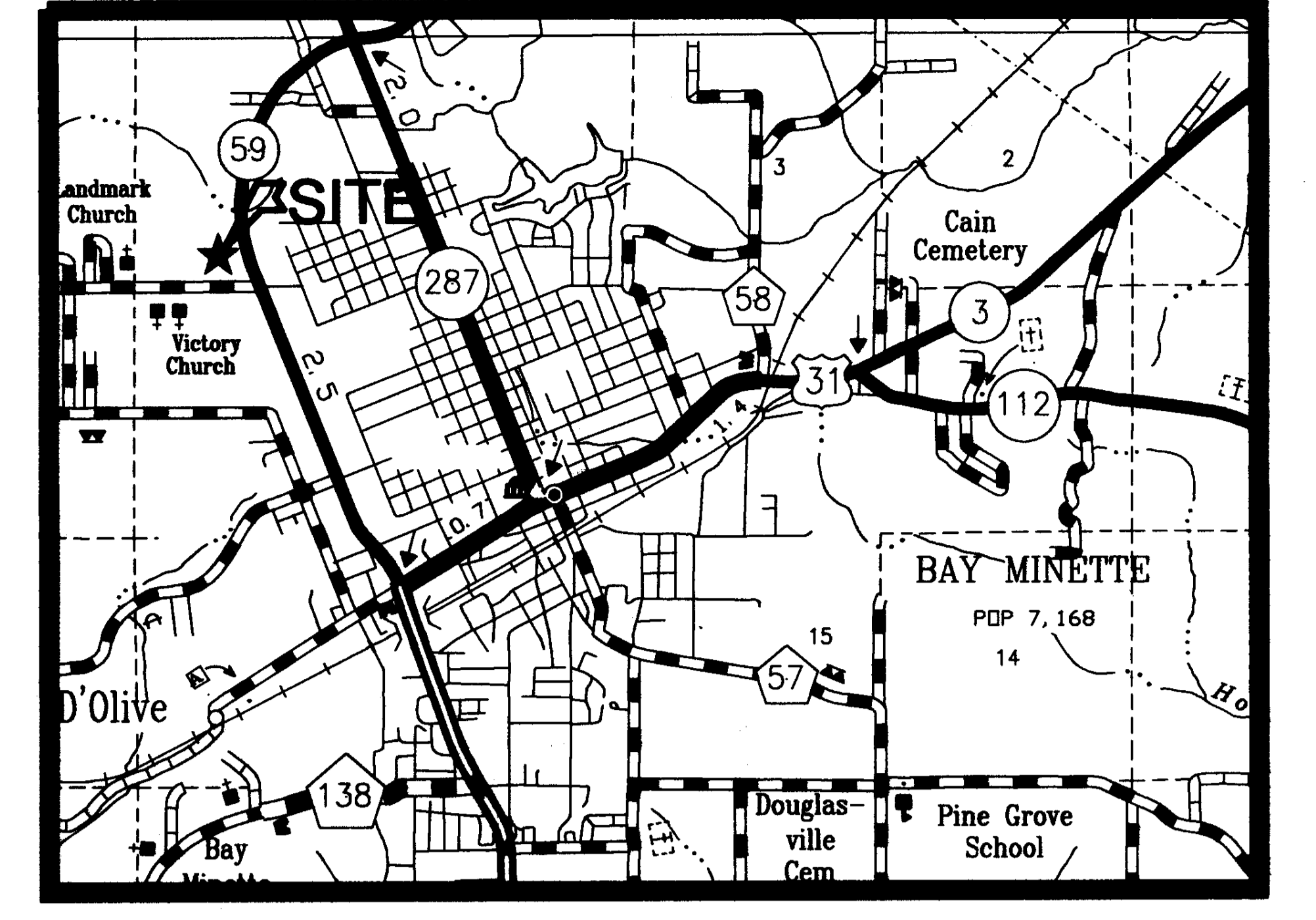
Signature(s)

Date

rev. 10/21/2019

BALDWIN COUNTY, ALABAMA
 TIM RUSSELL PROBATE JUDGE
 Filed: 05/27/2018 9:12 PM
 TOTAL \$ 25.00
 1 Page
 SLIDE 0002646-D
 1704650

LONGLEAF LAND CO., INC.
 RP 490 PG 13



VICINITY MAP
 1 INCH = 1 MILE

FLOOD STATEMENT
 PROPERTY LIES IN FLOOD ZONE "X" AS
 SCALED FROM FLOOD INSURANCE RATE
 MAP NUMBER 0100300295L, COMMUNITY
 NUMBER 015000, PANEL 0295, SUFFIX
 "L", DATED JULY 17, 2007.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON APRIL 21, 2018 AND IS RECORDED IN AN ELECTRONIC FILE.
5. BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, USING GPS OBSERVATIONS.
6. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

LEGEND:

- B.S.L. = BUILDING SETBACK LINE
- (R) = DEED RECORD BEARING/DISTANCE
- CMF = CONCRETE MONUMENT FOUND
- CTIF = CRIMP TOP IRON FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (26014)
- CP = CONCRETE PILE
- OP = OVERHEAD POWER
- OE = OVERHEAD ELECTRIC TRANSMISSION LINE
- G = GUARDRAIL
- P & W = POST & WIRE FENCE

DEMPESE, FREDDIE ETAL
 INS 1593720

ALABAMA DEPARTMENT OF
 TRANSPORTATION (ALDOT)
 SHALL BE CONSULTED FOR
 ACCESS PERMIT PRIOR TO ANY
 DEVELOPMENT ACTIVITY.
 APPROVAL OF THIS PLAT BY
 THE CITY OF BAY MINETTE
 DOES NOT CONSTITUTE A
 GUARANTEE OF ACCESS.

CERTIFICATION OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS
 BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND
 DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE
 RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 10th DAY OF MAY 2018
 [Signature] Todd F. Sturtevant
 PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

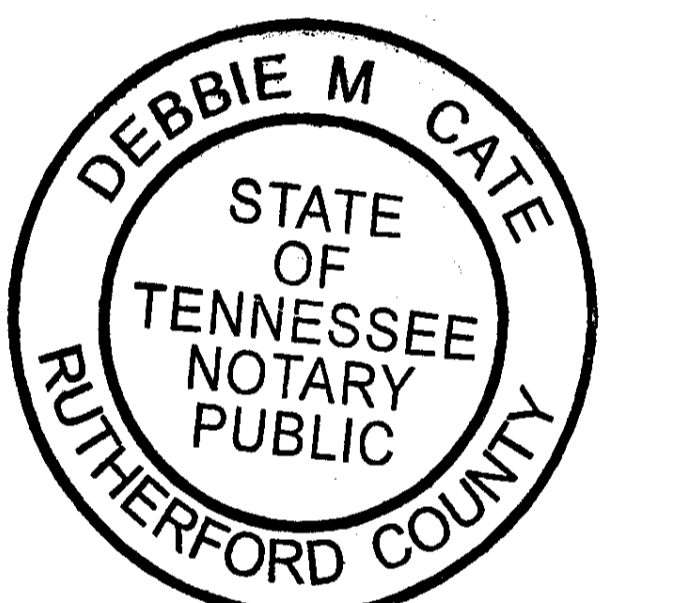
CERTIFICATION BY OWNERSHIP AND DEDICATION:
 THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF
 THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE)
 CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR
 THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND
 ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS 21st DAY OF June 2018
 [Signature] Hampton Eugene Dempsey Vera H. Dempsey
 OWNER OF LEGAL REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC:
 STATE OF Tennessee
 COUNTY OF Rutherford

I, Debbie M. Cate, A NOTARY PUBLIC IN AND FOR THE COUNTY
 OF Rutherford IN THE STATE OF Tennessee
 DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF
 OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND
 ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS
 PLAT IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND
 DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE
 USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
 THIS 21st DAY OF June 2018
 [Signature] Debbie M. Cate
 MY COMMISSION EXPIRES: 1-28-19
 NOTARY PUBLIC



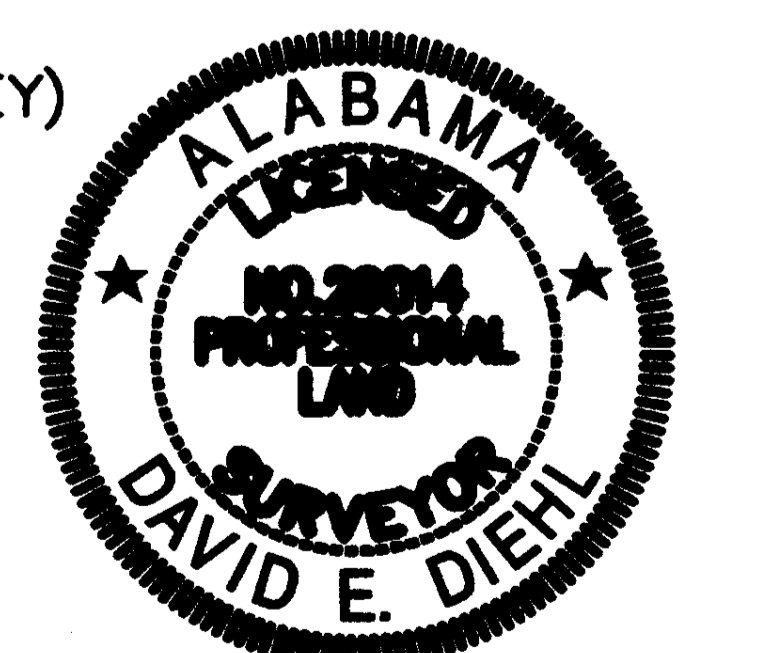
SURVEYOR'S CERTIFICATE

I HEREBY STATE 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.

COMMENCE AT A CAPPED IRON PIN IN THE CENTER OF PAVEMENT OF JAYCEE ROAD AT THE
 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00
 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 40.22 FEET TO A CAPPED IRON PIN
 (GARSED) ON THE NORTH MARGIN OF JAYCEE ROAD FOR THE POINT OF BEGINNING; THENCE RUN
 NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 1285.81 FEET TO A CAPPED IRON
 PIN (26014); THENCE RUN NORTH 89 DEGREES 43 MINUTES 04 SECONDS EAST, A DISTANCE OF 916.07
 FEET TO A CAPPED IRON PIN (26014) ON THE WEST MARGIN OF ALABAMA HIGHWAY 59; THENCE
 SOUTHEASTERLY ALONG SAID WEST MARGIN, AND A CURVE TO THE LEFT, HAVING A RADIUS OF
 4520.00 FEET, AN ARC LENGTH OF 1141.68 FEET, (CHORD BEARS SOUTH 12 DEGREES 08 MINUTES 12
 SECONDS EAST, A DISTANCE OF 1138.65 FEET) TO A CAPPED IRON PIN (26014); THENCE DEPARTING
 SAID WEST MARGIN, RUN SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST, A DISTANCE OF 76.65
 FEET TO A CAPPED IRON PIN (26014); THENCE RUN SOUTH 00 DEGREES 00 MINUTES 41 SECONDS
 WEST, A DISTANCE OF 169.79 FEET TO A CAPPED IRON PIN (26014) ON THE AFOREMENTIONED NORTH
 MARGIN OF JAYCEE ROAD; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 10 SECONDS WEST, ALONG
 SAID NORTH MARGIN, A DISTANCE OF 1079.05 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS
 30.10 ACRES, MORE OR LESS, AND LIES IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN
 COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

[Signature] 04-23-2018
 DAVID E DIEHL AL. P.L.S. NO. 26014 DATE
 607 RACHEL CT BAY MINETTE, AL. 251-510-2792
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4520.00'	1141.68'	1138.65'	S12°08'12"E
C2	4520.00'	141.36'	141.35'	S20°16'07"E
C3	4520.00'	79.99'	79.99'	S04°23'37"E
C4	4520.00'	708.50'	707.77'	S09°23'28"E
C5	4520.00'	433.19'	433.02'	S16°37'38"E

SITE DATA
 TOTAL AREA 30.10 AC.
 NO. OF LOTS 3
 CURRENT ZONING B-1
 BUILDING SETBACKS:
 FRONT 30 FT.
 REAR 0 FT. (5 FT. ABUTTING ALLEY)
 SIDE 0 FT.

DEMPESE SUBDIVISION

DRAWN: D.E.D.	DATE: 04-23-2018	BOUNDARY SURVEY & DIVISION	SCALE: 1"=100'
CHKD: S.H.D.	TR: SEC 5, T2S, R3E	HAMPTON DEMPESE	SHT NO: 1 OF 1



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. ES-22001
 Brenda Kelson
 Family Exempt Subdivision Request
 February 10, 2022

Subject Property Information

Physical Location: 1210 Lower St Parcel Number//PPIN: 05-23-05-21-2-002-023.000 // 6471 Current Zoning: R-3, Higher Density Single Family Residential Current Land Use: Single Family Residential Proposed Land Use: Single Family Residential Acreage/Square Feet: .65± acres // 28,159 sq ft	Applicant: Brenda Kelson 1210 Lower St Bay Minette, AL 36507 Owner: Brenda Kelson, Earlene Kelson and Dorthea Kelson
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	Adjacent Land Use	Adjacent Zoning
North	Residential	R-3, Higher Density Single Family Residential
South	Residential	R-3, Higher Density Single Family Residential
East	Residential	R-3, Higher Density Single Family Residential
West	Residential	R-3, Higher Density Single Family Residential

Summary

The subject property, which consists of approximately 28,159 sq ft // .65± acres, has a zoning designation of R-3, Higher Density Single Family Residential. It is surrounded by residential property zoned R-3. The property (PIN 6471) fronts Lower Street and contains an existing single family residence, a shed and garage. The request is to subdivide the property from one (1) parcel to two (2) parcels, for the purpose of a family division for single-family residential construction. Lot 1 will contain 10,754± sq ft // .25± acres with approximately 100 feet of frontage on Grove Street. Lot 2, which contains the existing structures, will contain 17,405± sq ft // .4± acres with approximately 101 feet of frontage on Lower Street. Both lots meet or exceed the the dimensional requirements for an R-3 zoned lot. The building envelopes are shown with setbacks compliant with the R-3 zone, including the side yards along Freeview Avenue with a 20-foot setback for corner lots along local streets.

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
- Table the request due to lack of information or applicant(s) in attendance

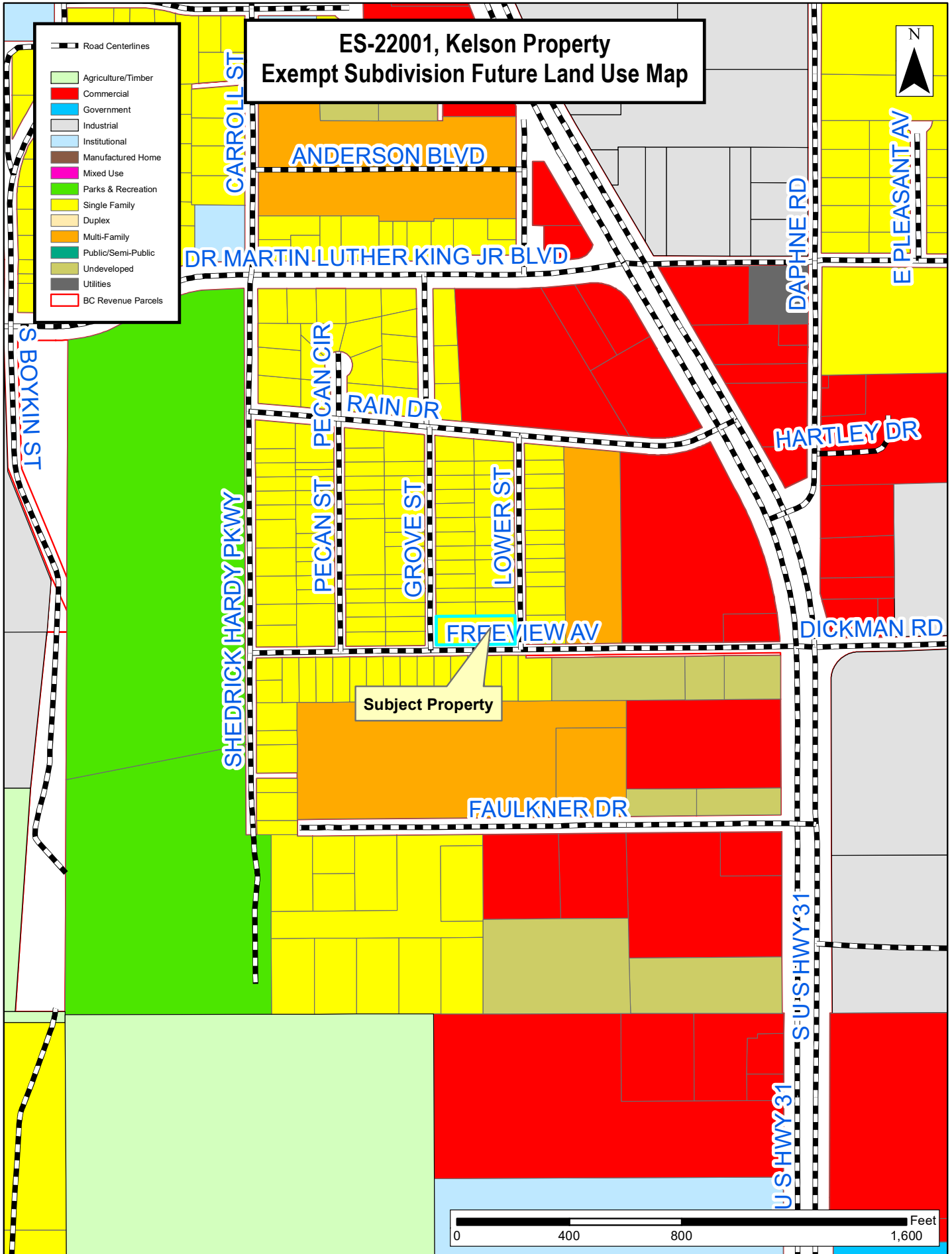
Certified Plat: The property owner shall be responsible for the preparation of a certified plat, in form as approved by the Planning Commission, to be filed in the Baldwin County Probate records upon receiving approval hereunder. In the event the property to be divided is an existing lot (or lots) of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

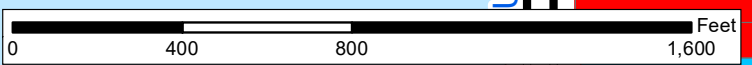
**ES-22001, Kelson Property
Exempt Subdivision Future Land Use Map**



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

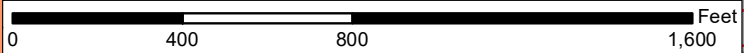
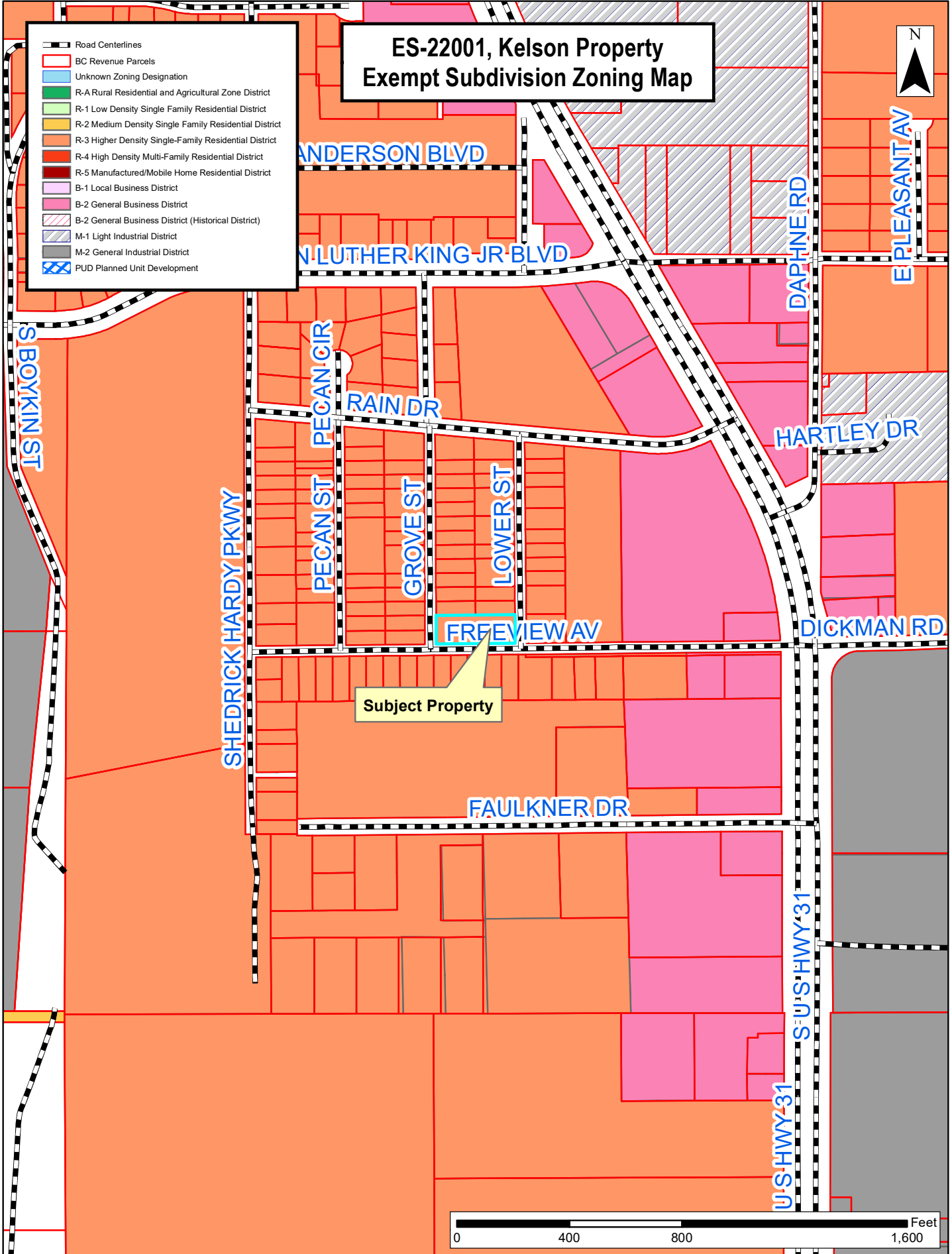


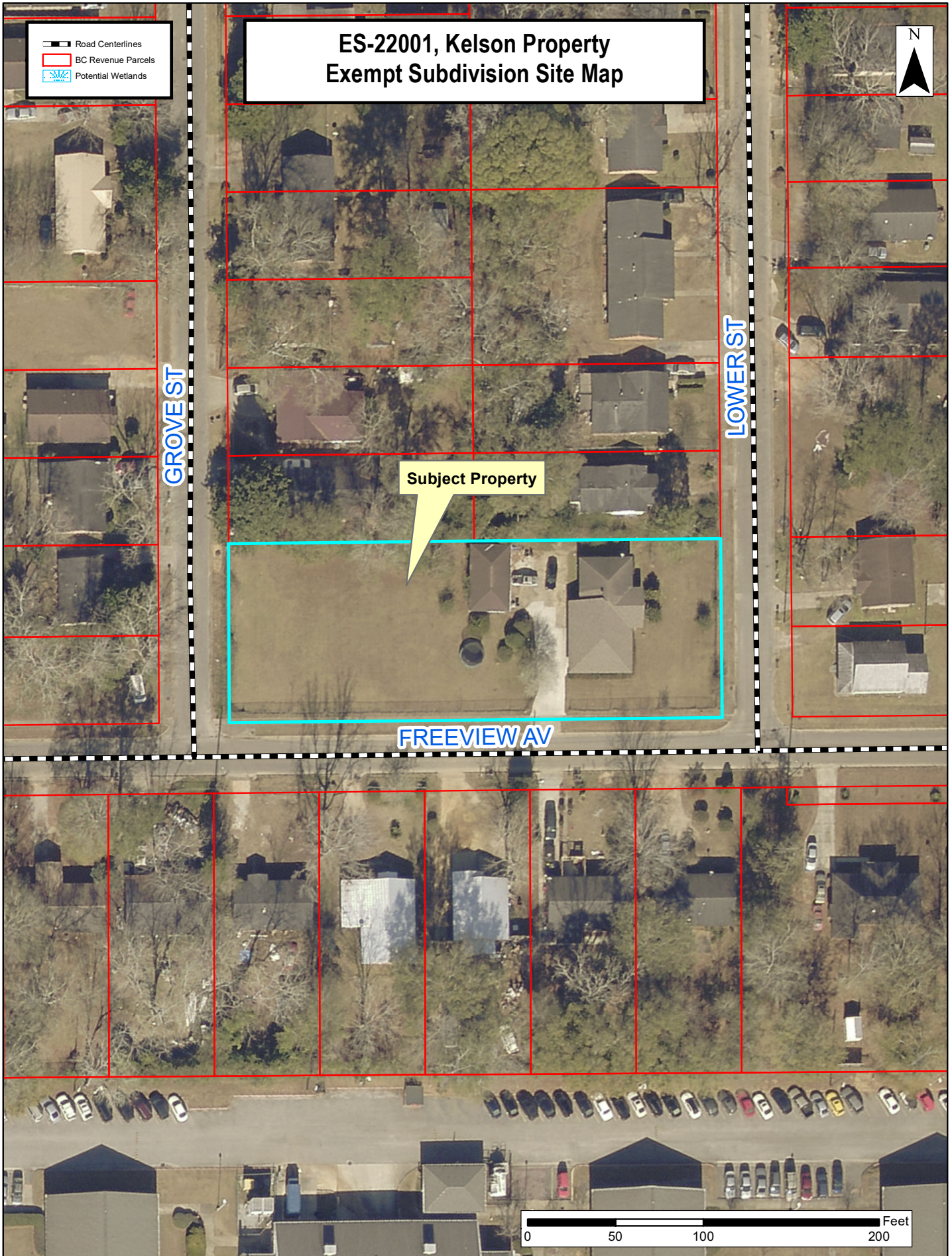
Subject Property



ES-22001, Kelson Property Exempt Subdivision Zoning Map

- Road Centerlines
- BC Revenue Parcels
- Unknown Zoning Designation
- R-A Rural Residential and Agricultural Zone District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Higher Density Single-Family Residential District
- R-4 High Density Multi-Family Residential District
- R-5 Manufactured/Mobile Home Residential District
- B-1 Local Business District
- B-2 General Business District
- B-2 General Business District (Historical District)
- M-1 Light Industrial District
- M-2 General Industrial District
- PUD Planned Unit Development







City of Bay Minette

Exempt Subdivision Application

OFFICE USE ONLY
ES- 22001
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: Brenda Kelson
Phone Number: (203) 435-5654 Email: Missbeson.bk@gmail.com
Address: 1210 Lower St Bay Minette AL 36507
Street / PO Box City State Zip

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

Phone Number: _____ Email: _____

Name of Subdivision: Replat & Family Division of Lot 1, 2, 27, & 28, Block 3, 1st Addition to South Douglas
Subdivision Location: 1210 Lower St Bay Minette, AL 36507

Parcel/PPIN #: 6471

Total Acreage: ~~0.64~~ ± 0.64 acres # of Parcels Existing: 1

Lot Sizes: Lot 1 = ± 0.24 acres Lot 2 = ± 0.4 acres # of Lots Proposed: 2

Reason for request: family division

Signature: Brenda Kelson Date: 1/14/2022

Fees

Application Fee: \$200.00
No. of Parcels: 2 X \$10 = \$ 20 Paid: Cash Credit Card
Total \$ 220.00 Check # _____

Submittal Requirements

- _____ Application
- _____ Fee
- _____ Survey/ Certified Plat showing existing parcel(s)
- _____ Survey showing proposed subdivision in accordance with Exempt 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

Version 1.3 10/26/2021

CERTIFICATION FOR FAMILY EXEMPT SUBDIVISION

I, Brenda Kelson, 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:

Brenda Kelson
Signature

1/14/2022
Date

Brenda Kelson
Print Name

WITNESS:

Jodi L. Robison
Signature

1-14-2022
Date

Jodi L. Robison
Print Name

Dyrica Reed
Signature

1/14/22
Date

Jessica Reed
Print Name

CERTIFICATION FOR FAMILY EXEMPT SUBDIVISION

I, Carlene Kelson, 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:

Carlene Kelson
Signature

9/23/21
Date

Carlene Kelson
Print Name

WITNESS:

Brenda Kelson
Signature

9/23/21
Date

Brenda Kelson
Print Name

Clair Dorough
Signature

9/23/21
Date

Clair Dorough
Print Name



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. ES-22002
 Bayou Brothers Development, LLC Property
 Exempt Subdivision Request
 February 10, 2022

Subject Property Information

Physical Location:	Vacant // Formerly known as 605 N Dobson Ave	Applicant:	Bayou Brothers Development, LLC
Parcel Number//PPIN:	05-23-03-08-4-000-011.000 // 33773		P.O. Box 81686
Current Zoning:	R-2, Medium Density Single Family Residential		Mobile, AL 36689
Current Land Use:	Single Family Residential/Vacant	Owner:	Same
Proposed Land Use:	Single Family Residential		
Acreage/Square Feet:	.52± acres // 22,543 sq ft		

	Adjacent Land Use	Adjacent Zoning
North	Quincy Compressor	M-2, General Industrial District
South	Residential	R-2, Medium Density Single Family Residential
East	City of Bay Minette // Retail Center	B-2, General Business District
West	Residential	R-2, Medium Density Single Family Residential

Summary

The subject property, which consists of approximately .52± acres (22,543 sq ft), has a zoning designation of R-2, Medium Density Single Family Residential. The request is to subdivide the property (PIN# 33773) from one (1) parcel to two (2) parcels, for the purpose of building single-family residential homes. The current lot was configured to front on Dobson Avenue, the proposed configuration will have both lots fronting W 7th Street. Lot 1 will contain 10,504 sq ft with 70 feet of frontage on W 7th Street and Lot 2 will contain approximately 12,039 sq ft with 80 feet of frontage on W 7th Street. Both proposed lots meet the minimum dimensional requirements for R-2 zoned lots and are sized in a manner to allow for compliance with R-2 building setbacks, including Lot 2 as a corner lot.

The request meets the requirements for item (a) 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
- Table the request due to lack of information or applicant(s) in attendance

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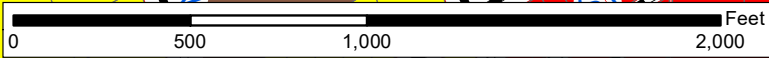
Limitation on resubmittal. Any property included as part of an exempt or administrative subdivision shall not be eligible for consideration for further subdivision as an exempt or administrative subdivision for a period of one (1) year from the date of the last exempt or administrative subdivision.

ES-22002, Bayou Brothers Property Exempt Subdivision Future Land Use Map



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

Subject Property

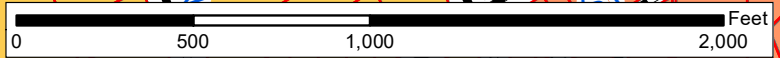


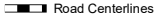

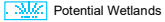
ES-22002, Bayou Brothers Property Exempt Subdivision Zoning Map



-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands
-  Unknown Zoning Designation
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development

Subject Property



-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands

ES-22002, Bayou Brothers Property Exempt Subdivision Site Map



RHODES 7TH STREET WEST 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 Final 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.

DESCRIPTION OF SURVEY
 Beginning at a 3/4" OPEN TOP PIPE AT THE INTERSECTION OF THE SOUTH R.O.W. OF WEST 7TH ST AND THE WEST R.O.W. OF NORTH DOBSON AVE IN THE TOWN OF BAY MINETTE AS SHOWN IN MAP BOOK 4 ON PAGE 158 IN THE PROBATE RECORDS OF BALDWIN CO., AL.; thence S21°50'24"E, along the West R.O.W. of North Dobson Ave, a distance of 150.12 feet to a AXLE; thence S67°25'16"W, leaving said R.O.W. a distance of 150.35 feet to a AXLE; thence N21°44'39"W, a distance of 150.05 feet to a POINT OF BEGINNING CUT IN CONCRETE on the South R.O.W. of West 7th Street; thence N67°23'45"E, along said South R.O.W. a distance of 150.10 feet to the POINT OF BEGINNING, said parcel containing 0.52 acres, more or less.

Parcel Number: 05-23-03-08-4-000-006.000
 PIN: 61951
 Owner Name: WALMART REAL ESTATE BUSINESS TRUST
 Address: GEO PROPERTY TAX DEPT
 City: BENTONVILLE
 State: AR
 Zip: 72712

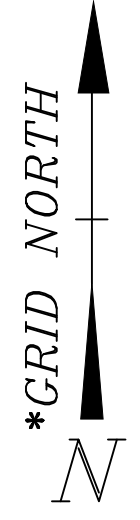
Parcel Number: 05-23-03-08-4-000-010.000
 PIN: 21493
 Owner Name: PULCRUM ACQUISITION L.L.C
 Address: 701 NORTH DOBSON AVE
 City: BAY MINETTE
 State: AL
 Zip: 36507

Parcel Number: 05-23-03-08-4-000-044.006
 PIN: 247630
 Owner Name: DOBBINS COMMERCIAL PROPERTIES L.L.C
 Address: P O BOX 369
 City: BAY MINETTE
 State: AL
 Zip: 36507

Parcel Number: 05-23-03-08-4-000-044.005
 PIN: 203302
 Owner Name: CITY OF BAY MINETTE ALABAMA, THE
 Address: 301 D'OLIVE ST
 City: BAY MINETTE
 State: AL
 Zip: 36507

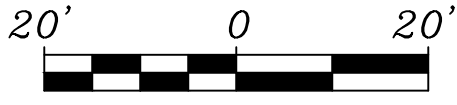
Parcel Number: 05-23-03-08-4-000-012.000
 PIN: 49426
 Owner Name: TAYLOR, JAMES DAVID ETUX KAREN V
 Address: 41150 ST HWY 225
 City: BAY MINETTE
 State: AL
 Zip: 36507

Parcel Number: 05-23-03-08-4-000-013.000
 PIN: 48152
 Owner Name: GUSTAFSON, CARL ETAL GUSTAFSON, JENNIFER
 Address: 32470 WHIMBRET WAY
 City: SPANISH FORT
 State: AL
 Zip: 36527



SCALE

1" = 20'



WEST 7th STREET 100' R-O-W

N. DOBSON AVE. 100' R-O-W

ZONING: R-2

SETBACKS:

FRONT:	30'
REAR:	30'
SIDE:	10'
STREET SIDE:	30'

SITE DATA:

SMALLEST LOT:	10,504 SF
LARGEST LOT:	12,039 SF
TOTAL # OF LOTS:	2
TOTAL AREA:	22,543 SF
LINEAR FT. STREETS:	0

Parcel Number: 05-23-03-08-4-000-011.001
 PIN: 69281
 Owner Name: HICKS, DOUGLAS R SR ETUX REBECCA B
 Address: P O BOX 728
 City: BAY MINETTE
 State: AL
 Zip: 36507

OWNER & DEVELOPER
 Bayou Brothers Development, LLC
 P.O. Box 81646
 Mobile, AL 36689

SURVEYOR
 DAVID LOWERY SURVEYING LLC
 55284 MARTIN LN
 STOCKTON, AL 36579
 DAVID LOWERY, PLS LIC. NO 26623

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 _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
 STATE OF ALABAMA
 COUNTY OF BALDWIN

I, _____ FOR BAYOU BROTHERS DEVELOPMENT LLC, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS RHODES 7TH STREET WEST SUBDIVISION, AS SHOWN HEREON, A PART OF SECTION 8, 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 _____ 20____.

OWNER

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION CHAIRMAN

THE UNDERSIGNED, AS CHAIRMAN OF THE BAY MINETTE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL.

THIS THE _____ DAY OF _____, 2021.

PLANNING COMMISSION CHAIRMAN

CERTIFICATION OF BALDWIN COUNTY E-91 ADDRESSING BOARD

I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-91 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE _____ DAY OF _____ 20____.

BALDWIN COUNTY E-91 ADDRESSING

PLAT OF A FINAL PLAT PREPARED FOR
BAYOU BROTHERS DEVELOPMENT LLC
 BALDWIN COUNTY, AL.

DAVID LOWERY SURVEYING, L.L.C.
 55284 MARTIN LN
 STOCKTON, AL 36579
 251-937-2757 ph, 251-937-2756 fax
 dlowery25@hotmail.com

LEGEND AND SYMBOLS

○	RECORD BEARING/DISTANCE
○	OVERHEAD ELECTRIC
●	SET IRON PIN
○	FOUND IRON PIN
△	PIN/NOT SET
○	P.O.C. POINT OF COMMENCEMENT
○	P.O.B. POINT OF BEGINNING
—	NOT TO SCALE
—	FENCE
—	FENCE CORNER POST
—	CONCRETE MONUMENT



DLW

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 plot of 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.





City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. SP-22001
 Oil and Tire Shop Site Plan Request
 February 10, 2022

Subject Property Information

Physical Location:	1241 S US Hwy 31	Applicant:	Terry Linam
Parcel No. // PPIN:	05-23-05-21-1-000-023.005 // 213972		645 Chapman Road
Current Zoning:	B-2, General Business District		Atmore, AL 36502
Current Land Use:	Vacant, Abandoned Car Wash	Owner:	Same
Proposed Land Use:	Oil and Tire Shop		
Acreage:	.57± acres		

	Adjacent Land Use	Adjacent Zoning
North	Vacant and Cockrell's Body Shop	B-2, General Business District
South	International Paper	M-2, General Industrial District
East	Koestler Mobile Home Park & Office	B-2, General Business District
West	Extreme Fireworks & Griffin's Car Wash	B-2, General Business District

Summary

The subject property, which consists of approximately .57± total acres is currently zoned B-2, General Business District. The property is located at 1241 S US Hwy 31. This Site Plan request is to open an Oil and Tire Shop in the existing structure, which was formerly used as a self-serve car wash. The structure will remain the same with the exception of adding roll up doors to the existing bays and construct a pit for the oil changes.

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.

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 and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary functions retail sale of gasoline, oil, grease, tires batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling, or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.							P	P		

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.

As this is an existing structure with no expansion of the structure's footprint, the proposed use should have a nominal impact on public infrastructure. The BMPD had no concerns with the application and no comments were BMFD, Public Works or North Baldwin Utilities regarding the application. The Building Official did note that the applicant will be required to submit engineered plans for the proposed renovations to the structure.

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 historical use, surrounding uses and the current zoning designation of B-2, General Business District. The property is located on the City's Principal Arterial at a major intersection that transitions from commercial to industrial uses.

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: 24,800±sq ft // .57± acres
- Existing Building Area: 2,800±sq ft // 11.29% lot coverage
- Other Impervious Surface Area: 15,600±sq ft // 62.90% lot coverage
- Total Impervious Surface Area: 18,400± sq ft // 74.19% lot coverage
- Landscaped Area: 4,800± sq ft // 19.35% 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

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

The footprint of the existing structure will remain, the only proposed renovations are adding roll up doors to the individual bays and constructing a pit for changing oil. No additional structures are proposed.

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

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

This use falls under the classification of an automobile and truck service station. Section 9.6 regulates such uses, and requires that a "solid fence or wall not less than six (6) feet nor more than eight (8) feet in height, plus a hedge or shrubbery screen, shall be erected along all adjacent property lines facing any adjacent residential lot." This will not apply in this case, as it is not adjacent to any residential lots.

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.*

There is existing access to Highway 31, with no changes proposed.

h) *Front and side architectural elevations.*

Not applicable - This is an existing structure with only minor renovations proposed. The applicant will be required to submit engineered plans prior to the approval of a Building Permit.

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.*

Signage will require a Sign Permit prior to construction/installation.

j) *Landscape plans.*

This use falls under the classification of an automobile and truck service station. Section 9.6 regulates such uses, and requires that a "solid fence or wall not less than six (6) feet nor more than eight (8) feet in height, plus a hedge or shrubbery screen, shall be erected along all adjacent property lines facing any adjacent residential lot." This will not apply in this case, as it is not adjacent to any residential lots.

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.*

This use falls under the classification of an automobile and truck service station and will fall under the specific requirements of Section 9.6. The existing site meets the Land and Site requirements. The ordinance section is intended to regulate the typical 'gas station' and many of the requirements do not apply in this particular application. The requirements that will apply either at the time of Building Permit application or Sign application will include:

9.6.5 Off-Street Parking. A minimum of two (2) off-street parking spaces is required with an additional off-street parking space for each lubrication or wash bay.

9.6.6.2 Exterior lighting shall be arranged so that it is deflected away from adjacent properties.

9.6.6.3 Signs, whether permanent or temporary, shall not be placed within any public right-of-way within the corporate limits of the City of Bay Minette. Signs permitted for display on private property shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

9.6.6.4 All driving, parking storage, and service areas shall be paved and a good stand of grass shall be maintained on the remainder of the lot.

9.6.6.5 A raised curb of at least six (6) inches in height shall be erected along the street property lines, except for driveway openings.

Staff Recommendation // Planning Commission Action

Staff Recommendation: Based on the submitted information and the analysis above, staff recommends that the proposed Site Plan Request for an Oil and Tire Shop be **Approved**.

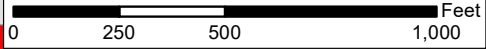
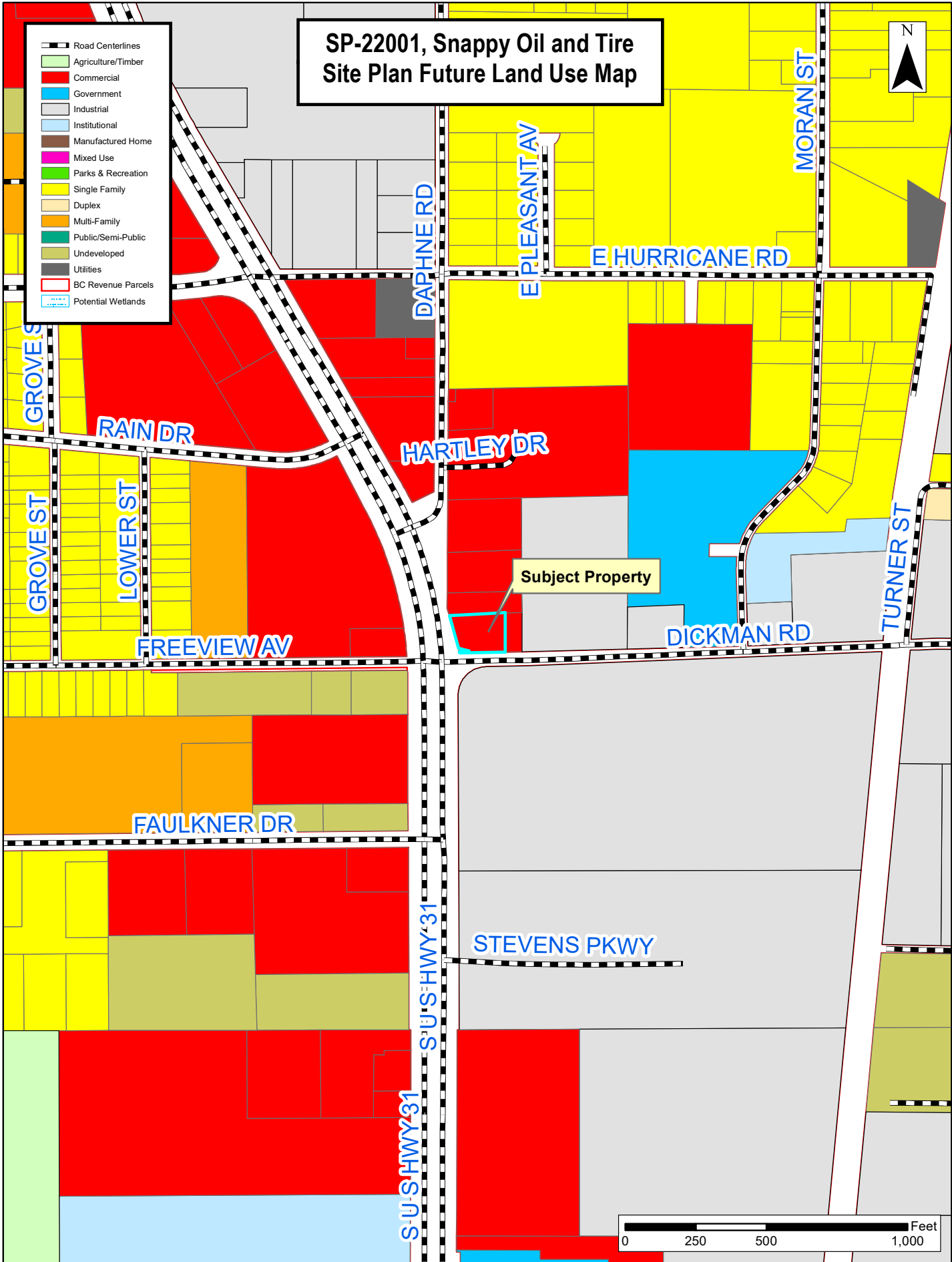
For Site Plan Approval, the Planning Commission makes the final decision and has the option to:

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

SP-22001, Snappy Oil and Tire Site Plan Future Land Use Map

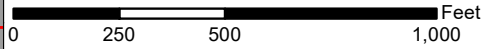
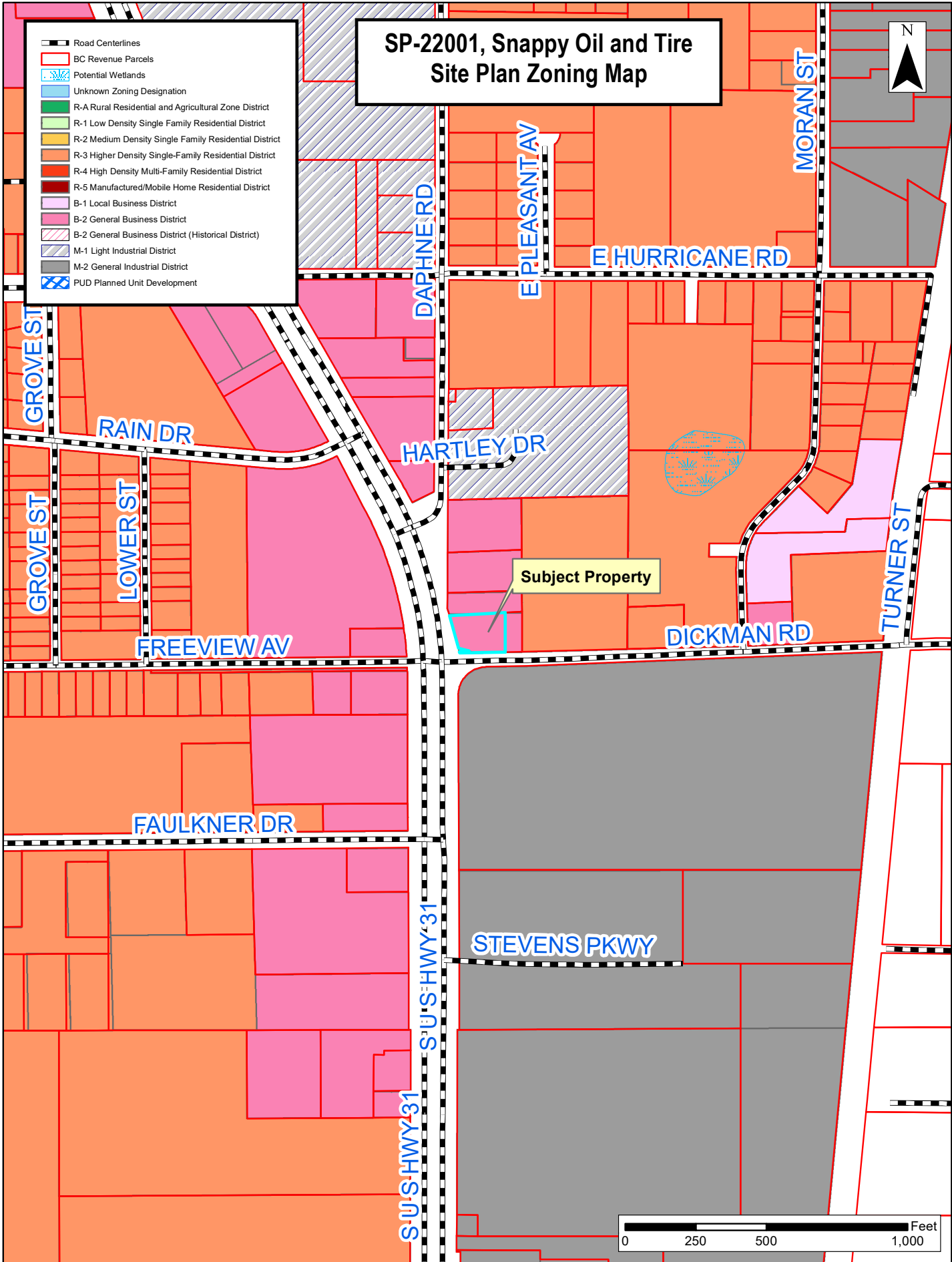


- Road Centerlines
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities
- BC Revenue Parcels
- Potential Wetlands



SP-22001, Snappy Oil and Tire Site Plan Zoning Map

-  Road Centerlines
-  BC Revenue Parcels
-  Potential Wetlands
-  Unknown Zoning Designation
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development







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

Office Use Only	
Case No.:	SP-22001
Fee:	\$300.00
Paid:	<input checked="" 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: Terry Ryan Linam Date: 1-17-22
Mailing Address: 645 Chapman Road
City: Atmore State: Alabama Zip Code: 36502
Phone Number: 251-294-1313 Email: ryanlinam@gmail.com

Site Information

Property Address: 1241 S U.S Highway 31 Bay Minette, AL
or Property Location: _____

*Parcel No.: 05-23-05-21-1-000-023.005 *PPIN No.: 213972
**Parcel or PPIN information must be completed*

Request: We will be opening an Oil & Tire Shop. It will
fully function 6 days a week 8am - 5pm. WE
will be adding roll up doors and dig a pit.

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.

[Signature] Date: 1-17-22
Signature of Applicant (Owner or Property of Authorized Agent)

Submittal Requirements

- _____ Application - 1/18/22
- _____ Fee paid in full - 1/18/22
- _____ 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

NOTICE OF PUBLIC HEARING

Case No. RA-2201

Proposed Zoning Ordinance Amendment related to Section 8.10 Table of Permitted Uses

Notice is hereby given that the City of Bay Minette Planning Commission will conduct a public hearing concerning RA-2201, Proposed Zoning Ordinance Amendment for Section 8.10 Table of Permitted Uses.

The public hearing will be conducted during the next regularly scheduled meeting of the City of Bay Minette Planning Commission, which is scheduled for **Thursday, February 10, 2022** beginning at 8:00 a.m. in the Council Chambers at Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The proposed amendment materials are available for public review at Bay Minette City Hall or on the City of Bay Minette's website [Planning & Development Services Department \(cityofbayminette.org\)](http://cityofbayminette.org). If you desire to speak with someone by telephone about this public hearing, please contact the Bay Minette Planning Department at (251) 580-1650. If you desire to submit written comments, please address your correspondence to:

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

You may email your comments to: COBM_Planning@ci.bay-minette.al.us. 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 hearing 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 the City of Bay Minette Planning & Zoning Department at 251-580-1650.

Posted January 26, 2022

8.10 Table of Permitted Uses

The following Table contains a list of land uses permitted in each district. 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.

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Accessory buildings and uses, home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this ordinance are met.	R	R	R	R	R	R	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>
Agriculture and related farming operations, including horticulture, market gardening for off premise sale, field crops, orchards and home gardens.	R	R	R	R	R	R	P	P	P	P
Air conditioning sales and service.							R	R	P	P
Ambulance/EMS service.							R	R		
Amusement and recreation services: must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened, or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:										
Amusement park							S	S	S	S
Amusement arcade, kiddieland							S	S		
Archery range							S	S		
Baseball batting range							S	S		
Billiard or pool hall							S	R		
Bowling alley							S	R		
Fairground, circus or carnival							S	S		
Golf course		S	S	S	S	S	S	S		
Golf course, miniature							S	R		
Golf driving range							S	S		
Racquet ball or tennis courts, indoor							P	P		
Indoor skating rink							S	R		
Tennis courts, outdoor: need not be enclosed within a structure		S	S	S	S	S	P	P		
Theater, indoor							S	R		
Theater, outdoor/drive-in: need not be enclosed within a structure								P		
Animal clinic/kennels for small animals: need not be enclosed within a structure	S						S	S	S	S
Antique store, not including repairing and refinishing.							R	R		
Antique store, including repairing, restoration and refinishing.							R	R		
Apparel and accessory store.							R	R		
Appliance store							R	R		
Armory							R	R		
Art gallery or museum.							R	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Art supplies.							R	R		
Auditoriums (large), stadiums, coliseums, dance halls and other such places of public assembly.							R	R		
Auditoriums (small) for public assembly. Typically reuse of historic home for weddings.				S	R		R	R		
Automobile laundry, where the primary function is washing automobiles but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer.								R		
Automobile parts sales, except used parts.								R		
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
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used): need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district.								R	S	S
Automobile and truck laundry, including steam cleaning								P	R	R
Automobile and truck repair garage, mechanical and body: must be conducted in a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste materials outside such structures.								P	S	S
Automobile and truck sales and service: but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.								R	S	S

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary functions retail sale of gasoline, oil, grease, tires batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling, or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.							P	P		
Bakery, retail							R	R		
Bakery, wholesale								R	P	P
Bank, including drive-in bank							R	R		
Barber shop or beauty parlor							R	R		
Barber and beauty supplies and equipment sales								R		
Bicycle, lawnmower sales, service and repair							S	R		
Blueprinting and photostating shop							R	R		
Boat construction, storage, service and repair, wet and dry, major: need not be enclosed within a structure.								P	P	P
Boat docking only of pleasure boats as an accessory use to a permitted principal use; maximum of three (3) slips per unit. Boat service is prohibited.	P	P	P			P	R	R		
Boat dry storage: pleasure boats having lengths not greater than 31 feet.								P	P	P
Boat sales, accessories and service.								R		
Boat storage, service and repair, minor: a marina for docking pleasure boats and providing services thereto and the occupants thereof, including minor servicing and minor repair to boats while in the water, sale of fuel and supplies, and provision of lodging, food, beverages, and entertainment as accessory uses. May include dry storage in an enclosed structure.								P	P	P
Bookstore.							R	R		
Bottling works.								S	R	R
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.								R	P	
Bus and railroad terminal facilities, passenger.								R	P	P
Business machines sales and service.							R	R		
Business school or college, private.							P	P		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Butane or other liquefied petroleum gas products storage and sales: need not be enclosed within a structure.								S	S	S
Cabinet or carpenter shop.							S	S	R	R
Cafes, grills, lunch counter and restaurant, but not including nightclub, bar tavern, and drive-in restaurant.							R	R		
Camera and photographic supply store.							R	R		
Candy, nut and confectionary store.							R	R		
Canvas products manufacture.								S	R	R
Carting, express, crating, hauling, storage.								S	R	R
Catering shop or service, including commercial kitchens and food truck commissaries							R	R	<u>R</u>	<u>R</u>
Cemetery, subject to requirements of the Special Provisions.	S	S	S	S	S	S	S	S		
Churches and related accessory buildings.				S	S	S	R	R		
City hall, police station, fire station, courthouse, federal office building and similar public building.	R	R	R	R	R	R	R	R		
Clay and clay products manufacture: need not be enclosed within a structure.								S	R	R
Clinic, dental, medical or psychiatric for humans.							R	R		
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business.							R	R		
Club, country club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park, recreation area, arena and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.	S		S	S	S	S	P	P		
Cold storage plant.								S	R	R
College sorority or fraternity house							S	S		
Concrete and concrete products manufacture: need not be enclosed within a structure								S	R	R
Contractor's office, administrative headquarters. The storage of vehicles, equipment, materials and supplies must be enclosed within a structure.							<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Contractor's storage and yard for vehicles, equipment, materials and supplies: need not be enclosed within a structure but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.								R	R	R
Convenience store							R	R		
Correctional, detention or penal institution.								S	S	S
Dairy equipment sales.								P	R	R
Dairy products sales.							R	R		
Delicatessen.							R	R		
Department store.								R		
Discount/Variety store, not to exceed 8,000 sq ft							<u>P</u>	<u>R</u>	<u>R</u>	<u>P</u>
Discount/Variety store, exceeding 8,000 sq ft							<u>P</u>	<u>P</u>	<u>P</u>	<u>R</u>
Drive-in restaurant.							P	R		
Drug store.							R	R		
Dry cleaning shop, including self-service.							R	R		
Dry goods or fabric store.							P	R		
Dwelling, one-family.	R	R	R	R	R	R	S	S	S	S
Dwelling, two-family.				S	R	R	P	P		
Dwelling, multi-family.					R	R	P	P		
Electric power generating plant.								S	S	S
Electric power substation: need not be enclosed within a structure but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screening in most districts.	P	P	P	P	P	P	P	P	P	P
Electric repair shop.							P	R		
Electric supply store.							P	R		
Elevator maintenance service.								P		
Employee credit union office.							R	R		
Entertainment venue							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Exterminator service office.							P	R		
Farm and garden equipment and supply store.	P							R		
Farmers' markets.	P							P		
Fix-it shop, including small appliance repair.							R	R		
Fixture sales.							R	R		
Floor covering sales and service.							R	R		
Floral shop.							R	R		
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.								R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Food products processing plant.								S	R	R
Food products, wholesale storage and sales.								S		
Freight depot, railway or truck.								S	R	R
Fruit and produce, retail.							R	R		
Fruit store.							R	R		
Funeral home, mortuary or undertaking establishment.								R		
Furniture repair, including upholstering and refinishing.							P	R		
Gas regulator station.	P	P	P	P	P	P	P	P		
<u>General retail</u>							<u>R</u>	<u>R</u>	<u>P</u>	<u>P</u>
Gift shop.							R	R		
<u>Grocery store, neighborhood</u>							<u>R</u>	<u>R</u>	<u>P</u>	<u>P</u>
Grocery store, <u>supermarket, where retail floor area exceeds 10,000 sq ft.</u>							<u>RP</u>	<u>RP</u>	<u>P</u>	<u>P</u>
Gymnasium, commercial.							P	R		
Hardware store, retail.							R	R		
Hardware store, wholesale, storage and sale.	P							R		
Hatchery, poultry or fish.								S		
Heating and plumbing equipment, supplies and service.								R		
Hobby shop and supply store.							R	R		
Home occupation.	R	R	R	R	R	R	R	R	R	R
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans.					S		P	P		
Hotel or motel							P	P		
Ice cream parlor.							R	R		
Ice plant.								S	R	R
In-home Child or Day care Facility	P	P	P	P	P	P	P	P	P	P
Industrial park.								S	R	R
Interior decorating shop.							R	R		
Junk yard including storage, baling or sale of rags, paper, iron or junk: need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.								S		
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		
Laboratory, scientific.							S	S		
Laboratory, medical or dental.							P	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Marina, major: see boat construction, storage, service and repair, wet and dry, major; may also include boat sales, accessories and service.									R	R
Marine stores and supplies.								R		
Manufactured home.						R				
Manufactured home park.						R				
Manufactured home subdivision.						R				
Mobile Food Vending Vehicle							R	R	R	R
Mobile Merchandise Vending Vehicle							R	R	R	R
Modular structure.	P	P	P	P	P	P	P	P	P	P
Motorcycle sales, service and repair.								R		
Music store.							R	R		
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping sites and similar uses.	R	S	S	S	S	S				
Newsstand.							R	R		
Nightclub, bar, tavern and cocktail lounge when separate from restaurant.							S	S		
Office buildings, general.							R	R		
Office buildings, professional.							R	R		
Office equipment and supplies, retail.							P	R	R	
Oil and gas exploration and production activities.	S	S	S	S	S	S	S	S	S	S
Optician.							R	R		
Outdoor general advertising structure: need not be enclosed within a structure.							S	S		
Paint and wallpaper store.							R	R		
Painting and decorating contractor.								P		
Paper supplies, wholesale.								P	R	
Park or playground including recreation centers: need not be enclosed within a structure.	P	P	P	P	P	P	P	P		
Passenger depot, railway or bus.								S		
Pawn shop.							S	R		
Pet shop.							S	R		
Photographic studio and/or processing.							R	R		
Picture framing and/or mirror silvering.							R	R		
Planned Unit Development, fixed dwelling.	P	P	P	P	P	P	P	P		
Planned Unit Development, mobile home.						P				
Plastic fabrication.									R	R
Plumbing shop.								P	R	R
Police substation, including Highway Patrol.	P	P	P	P	P	P	P	P		
Post office.	P	P	P	P	P	P	P	P		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.							P	R		
Public utility production and maintenance buildings with proper screening.							P	P		
Public utility substation with proper screening.	P	P	P	P	P	P	P	P	P	P
Radio and television antenna (amateur).	P	P	P	P	P	P	P	P		
Radio and television station and transmitting tower (commercial).							P	P	P	
Radio and television sales, service and repair store.							R	R		
Railroad terminal facilities, non-passenger.								R	R	R
Recreational vehicle parks.						P		P	P	
Restaurant (not as an entertainment venue).							R	R		
Restaurant supplies and sales.								P		
Riding academy: need not be enclosed within a structure.	P							S		
Roofing and sheet metal shop.								S	R	R
Rug and/or drapery cleaning service.								P		
Sand and gravel storage yard: need not be enclosed within a structure.								S	R	R
Sawmill or planing mill.									R	R
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama.	P	P	P	P	P	P	P	P	P	P
Seafood store, retail.							P	R		
Sewage disposal plant: need not be enclosed within a structure.	P	P	P	P	P	P	P	P	P	P
Sexually oriented establishments, subject to the spacing and minimum distance requirements of 17.3							R	R		
Shoe repair shop.							R	R		
Shoe store, retail.							R	R		
Sign shop.							P	R		
Sporting goods store.							R	R		
Stone monument sales, retail: may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure.								S	P	P
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.							R	R		
Studio for dance or music.							R	R		
Surgical or dental supplies retail.								R		
Tailor shop.							R	R		

	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Taxi dispatching station.							R	R		
Taxi terminal: storage and repair of vehicles.								R		
Taxidermy shop.							R	R		
Teen club or youth center.							R	R		
Telecommunications towers and facilities									S	S
Telephone exchange.		P	P	P	P	P	P	P	P	P
Telephone equipment storage including shops and garage: need not be enclosed within a structure but must provide adequate screening.							S	P		
Tire, batteries and other automotive accessories sales establishments.								R		
Tobacco store.							R	R		
Toy store.							R	R		
Trade school or college.	S						P	P		
Transit vehicle storage and servicing: need not be enclosed within a structure.								P		
Utility company storage facility: need not be enclosed within a structure but must provide adequate screening.								P		
Variety store.							P	R		
Veterinary service.	P						P	P		
Warehouse and storage facilities, major.								P	R	P
Warehouse and storage facilities, minor: mini-type do-it-yourself storage facilities.								P	P	
Water storage: need not be enclosed within a structure.	P	P	P	P	P	P	P	P	P	P
Water or sewage pumping station.	P	P	P	P	P	P	P	P	P	P
Welding shop.								S	R	R
Well drilling company.								S	R	
Well, Irrigation	R	R	R	R	R	R	R	R	R	R
Well, Private										
YMCA, YWCA and similar institutions.	S	S	S	S	S	S	P	P		
Zoo: need not be enclosed within a structure.	P									

17.4 Permitted in Certain Areas

Subject to the spacing and minimum distance prohibitions contained in this Ordinance, a sexually oriented business is a permitted use only within those areas of the City zoned B-2 General Business District, and M-1 Light Industrial District.