

City of Bay Minette

Planning Commission

AGENDA

May 19, 2022

Special Called Meeting

8:00 a.m.

City Hall Council Chambers
301 D'Olive Street, Bay Minette

- 1.) Call to Order
- 2.) Invocation and Pledge
- 3.) Announcements / Registration to Address the Commission
- 4.) Approval of Minutes for the April 14, 2022 Regular Meeting
- 5.) Old Business
 - Continuation of Subdivision Regulation Discussion
- 6.) New Business
 - Z-22002 Pre-Zoning of Property Proposed for Annexation – *Public Hearing*
Disclosure of Prior Communications and/or Conflict of Interest
Request: Pre-Zoning of 8 Parcels Proposed for Annexation to B-2, General Commercial
Location: The subject properties are located at/near the Northeast, Northwest and Southeast corners of the Rabun Road exits at I-65.
- 7.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 8.) Adjournment

Bay Minette Planning Commission

Regular Meeting Minutes

Minutes April 14, 2022

Monthly Meeting No. 3

The Bay Minette Planning Commission met in Regular Session on Thursday, April 14, 2022. Both the Chairman and Vice Chairman were absent; therefore, the meeting was called to order at 8:02 a.m. by Clair Dorough, City Planner, 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 8:02 a.m. the following members were present and a quorum established:

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

Commission Members absent:

Todd Stewart, Chairman
Neal Covington, Vice-Chairman

Commission Members late:

Ray Clark, Commission Member

Other persons in regular attendance:

Clair Dorough, City Planner
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Steven Stewart, Fire Department
Kristina Pittman, Chamber of Commerce

GUESTS

Archie McMillan
Albert Crane
James Crane
Clayton Crane
Stephanie Bertagnolli
William F. Green
Brenda Kelson
Earlene Kelson

INVOCATION

Mrs. Dorough states that since both the Chairman and Vice Chairman are absent, the Commission must elect an Acting Chairman for the April 14, 2022 meeting. Commission Member Langham nominated Mayor Wills. The motion was seconded by Commission Member Emmons and was unanimously carried.

Councilman Taylor gave the invocation, followed by the pledge by Commission Member Langham.

ITEM 3. Approval of the Minutes of the March 10, 2022 meeting. Commission Member Langham made a motion to approve the March minutes as written. The motion was seconded by Commission Member Taylor and was unanimously carried.

Ray Clark enters the Planning Commission meeting at 8:05 am.

ITEM 4. Mrs. Dorough states there was a minor typo error that was overlooked on the previously approved minutes for both the December 9, 2021 and February 10, 2022 meetings that will require another motion to approve the corrected minutes as shown in the Planning Commission packet. Councilman Taylor made a motion to approve the corrected December 9, 2021 as newly written, with Commission Member Emmons seconding and unanimously carrying. Councilman Taylor made a motion to approve the corrected February 10, 2022 minutes as newly written, with Commission Member Clark seconding and unanimously carrying as well.

ITEM 5. Old Business

a.) SE-22001, Taylor/Calloway Property Special Exception

Mrs. Dorough gives a status update on the recently reviewed Towing Special Exception request, stating that the Planning Commission made a recommendation for approval to the Board of Adjustment with the condition of a screening plan submitted prior to the BOA meeting. Mrs. Dorough states that screening plan has been submitted that meets the requirements and the Board of Adjustment meeting has been scheduled for April 28, 2022. There were no questions or comments from the Planning Commission.

b.) ES-22001, Kelson Family Exempt Subdivision

Mrs. Dorough introduces the previously tabled request for a Family Exempt Subdivision, stating the plat has been amended to the correct number of owners going from 4 owners to 3 owners due to quit claim revisions. She reviews the information located in the Planning Commission staff report regarding location, existing structures, and the requirements that have been met. Councilman Taylor inquired on location to which Mrs. Dorough shows on the slideshow and a brief discussion ensues. Mayor Wills inquires if all criteria has been met to which Mrs. Dorough states that they have. Commission Member Emmons makes a motion to authorize the Chairman to sign the plat, as presented. Commission Member Langham seconds the motion and it was unanimously carried. There is a brief discussion on authorized signatory since the Chairman and Vice Chairman are absent, to which was concluded that it best for Chairman Stewart to sign the plat, and not Acting Chairman "Mayor" Wills. Mrs. Dorough tells the applicant she will contact them as soon as Chairman Stewart signs the plat, and the Notice of Action is complete.

ITEM 6. New Business:

a.) SD-22001, Forestry Equipment Subdivision – Public Hearing

Disclosure of Prior Communications and/or Conflict of Interest

Request: 2- lot Minor Subdivision of 562± acres for commercial use

Location: The subject property is located on the East side of State Hwy 59, approximately 1.5 miles North of the intersection of State Hwy 59 and State Hwy 287

Mayor Wills inquires on any prior Communications or Conflicts of Interest to which Scotty Lewis, City Attorney, states that while he is not staff, he will recuse himself from the discussion due to potential conflict stemming from his professional involvement with the applicant, but he will remain in the meeting. Mayor Wills introduces the request for a 2-lot Minor Subdivision. Mrs. Dorough reviews the staff report

and maps including that while one parcel is County Unzoned, per the Jurisdiction agreement that took effect in 2021, it would still be reviewed by the City since part of the subdivision involves property within municipal limits. She explains the basis for a Minor Subdivision review instead of administrative review including that the request is essentially a lot line reconfiguration, but since it is not residential it would not qualify as an Administrative Subdivision. She states there were no concerns from the Fire Department or North Baldwin Utilities, and states there is no sewer provided at this location, only septic. Mrs. Dorough clarifies that since the property is located on State Hwy 59, the City would not be controlling access but if any changes or expansions were to occur, ALDOT would be required to be involved. Mayor Wills verifies the lot change reconfigurations, and Commission Member Clark asks if the city limits were changing to which Mrs. Dorough states that only parcel lines are reconfiguring, City limits can only be changed through annexation or de-annexation, not through Subdivision Regulations. With no further questions, Mayor Wills opens the Public Hearing at 8:21am for public participation. James Crane inquires on the intentions for the property. Mrs. Dorough states the property has existing commercial uses, but much of the property is undeveloped. She states that the applicant is in attendance and can speak on the issue. Mr. McMillan states the property will be left the same and they are strictly cutting out 6.9 acres to sell and the remaining property will remain in its current undeveloped state. James Crane states they were concerned about what would be facing their property and what would be taking place. With no further questions or comments, Mayor Wills closes the Public Hearing at 8:23am. Commission Member Emmons made a motion to approve the Minor Subdivision. Commission Member Clark seconded and it was unanimously carried.

b.) Proposed Fee Schedule

Mrs. Dorough reviews the proposed revision of the fee schedule for the Planning and Zoning Department. She states the proposed changes primarily include the clarification of forms for the convenience of the public, but some items are proposed for increases including the Commercial and Industrial application fees for Fencing/Screening and Land Use Certificates; the addition of a separate fee for Planning Commission Approval of use location per the Table of Permitted Uses instead of the Site Plan approval process for new construction; annexation and de-annexation fees; Right-of-Way Request fees; and large format printing fees. Commission Member Clark inquired as to how these fees compare to other municipalities fees to which Mrs. Dorough states when they were established in 2020-2021, a comparison was done that showed the City's fees were lower than surrounding municipalities but at that time the City did not have the volume to justify increasing the cost of services. There is a discussion on costs incurred by the Planning Department to determine whether the proposed fees are "fair" for the work being handled. Tammy Smith states the Planning Department does not have express authority to generate revenue from Planning services, and instead the fees are only intended to offset costs of services provided. Both she and Mrs. Dorough were concerned about increasing the fees any more than the proposed fee schedule. There is brief overview of prior fees vs currently established fees since the department grew to include Planning staff. With no further questions or comments, Commission Member Clark made a motion to recommend approval for the currently proposed fee schedule. Councilman Taylor seconded and it was unanimously carried. Mayor Wills states that since the new fee schedule will have to be presented as an Ordinance, it will take effect after public notice and two City Council readings.

ITEM 6.

Reports:

a.) Mayor/Council Report

- Councilman Taylor states the mechanic shop, known as 225 Automotive, has moved out and the property appearance has greatly improved. Mrs. Dorough comments that Novus Glass has been approved and is now moving into that site. Commission Member Clark gave a public appreciation for the City Staff's follow up to remedy the situation since the applicant did not do what they said or intended when they received Planning Commission Site Plan approval. Mrs. Dorough states the Fire Department is primarily to thank as they were the responsible party that submitted issues to ADEM, which "got the ball rolling." There is a brief discussion on the status of Piggly Wiggly's new ownership and potential ventures operating from the site. Mrs. Smith speaks on the Justice Center plans that should be ready within 1-2 weeks for construction bids. There is a brief discussion on the Sheriff's office relocating into the renovated building, downtown sidewalk reconfiguration and the Bay Minette water tower. Mayor Wills states there was hope that some remnants could be saved to potentially create a model and place in a site with signage that details the historic nature of the tower.

b.) Attorney – None

c.) Commissioner – None

d.) Planning Staff

- Mrs. Dorough states she removed the lot discussion since the Chairman and Vice Chairman are not in attendance, but states she gave out selected readings from 2020 League of Municipalities which is a plain language summary of state codes, authorities, and other related information. She includes that she will be meeting with other municipalities and entities throughout the County to discuss exempt subdivisions and hopes to bring information to the next Planning Commission meeting. Commission Member Clark states he will not be in attendance at the next meeting, to which Mrs. Dorough includes that no decisions will be made that day, only general discussion will ensue.

ITEM 7. With no further business Acting Chairman "Mayor" Wills adjourned the meeting at 8:54 a.m.

DONE THIS THE 14th DAY OF APRIL 2022

Todd Stewart, Chairman

ATTEST:

Jessica Peed, Planning Coordinator



City of Bay Minette

Planning & Development Services

Planning Commission Staff Analysis

Case No. Z-22002

Property Proposed for Annexation
Pre-Zoning to B-2, General Business District
May 19, 2022

Subject Property Information

Physical Location:	I-65 at Rabun Road Exit	Applicant:	City of Bay Minette
PPIN's:	378519, 383554, 10401, 21458 35903, 7239, 93592, 234806	Owner:	Various, see attached
Current Zoning:	Unzoned, County Jurisdiction		
Proposed Zoning:	B-2, General Business District		
Current Land Use:	Vacant/Undeveloped and Commercial		
Proposed Land Use:	N/A		
Acreage:	119.2± acres		

Summary

The subject properties, which include 8 parcels containing approximately 119.2± total acres is currently unzoned as part of the County's Unzoned District 2 and District 5. Five of the parcels are undeveloped; one has an existing gas station/convenience store; one is vacant commercial property with no structure; and one contains a pre-fabricated metal carport used as a fruit stand and a burned structure. Contingent upon a finalized annexation of all properties, the City is proposing all parcels be pre-zoned with a B-2, General Business District, zoning designation.

Site	Size	Current Use	Revenue Class/Use	Notes
1	.4 ac	Vacant	Vacant Commercial	Vacant land, no structures
2	.6 ac	Fruit Stand	Other – Auto repair	Metal carport used as fruit stand, burned building
3	1.8 ac	Gas Station	Convenience Store	Marathon gas station
4	23 ac	Undeveloped	Agricultural/Timber	Fronts Old Jack Springs Rd (E), borders I-65 (N),undeveloped (S,W)
5	33.4 ac	Undeveloped	Agricultural/Timber	Fronts Pine Treat Rd (N), borders I-65 (S),undeveloped (W)
6	2 ac	Undeveloped	Residential/Timber/Ag	Fronts Pine Treat Rd (N), undeveloped (S,E,W)
7	3.2 ac	Undeveloped	Residential	Fronts Pine Treat Rd (N),borders Rabun Rd (E), undeveloped (S,W)
8	56 ac	Undeveloped	Agricultural	Borders I-65 (S), fronts Rabun Rd (W), residential (NW), undev (N, E)

Annexation Automatic Zoning District

6.2.2 R-1, Low Density Single Family Residential District. This district is provided to afford opportunity for choice of low density suburban residential environment consisting of single-family homes on large parcels of land.

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.

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 zoning amendments.

1.) Compliance with the Comprehensive Plan

The subject properties are designated as Agriculture/Timber on the Future Land Use Map in the Comprehensive Plan. They are adjacent to other Agriculture/Timber designated areas as well as Industrial designations and areas to the North beyond the consideration of the Comprehensive Plan. These properties appear as more passive timber use as they are undeveloped, naturally forested areas and do not appear to be actively planted for agricultural or timber uses. The location of these properties at the I-65, State Road 287/Rabun Road exit, will be more appropriate for future development as commercial rather than timber. In particular, the properties south of I-65 fronting State Road 287/Rabun Road, currently contain active commercial uses or are vacant property previously used as commercial property.

The Comprehensive Plan is the master plan required by state law, for the purpose of guiding the future growth of the municipality both inside and outside the current municipal limits. The Planning Commission is required to conduct careful and comprehensive surveys and studies of the present conditions and future growth of the municipality and with due regard to its relation to neighboring territory. The current Comprehensive Plan was researched and written in 2010, prior to the establishment of the County's Mega-Site which is approximately one mile from the I-65 exits. Specifically in light of the recent developments at the County's Mega-Site, the existing plan does not consider actual significant development occurring in the area. The intent of the plan is for guiding and accomplishing...

"a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements."

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.

Zoning Ordinance Section 14.2.4 (c) states that the Planning Commission shall hear and recommend to the City Council on all matters of zoning of newly annexed land when R-1 is determined not to be the proper zone. Zoning Ordinance 15.4 states that any unzoned land annexed into the City shall be automatically classified as R-1, Low Density Single Family, except that the City Council may consider, after publication and hearing process required by law, specific applications to zone newly annexed land into other zoning categories.

6.2.2 R-1, Low Density Single Family Residential District. This district is provided to afford opportunity for choice of low density suburban residential environment consisting of singlefamily homes on large parcels of land.

Due to the properties' proximity to the County's Mega-Site, especially in light of the recent announcement at the site, the potential for commercial development at the four corners of I-65 has increased significantly. An R-1 low

density single family designation would not be compatible with the location and future development of the area, nor with the existing commercial uses at some of the sites. The likelihood of these properties being developed as residential is minimal compared to the possibility of commercial development.

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

There is no development proposed for any of these sites. The majority of the subject properties are currently undeveloped, as well as the surrounding properties with the exception of the existing gas station and prior commercial uses. There are two residential uses adjacent to the properties to the north of I-65 and the former Camp Pine Treat Boy Scout recreational facility. Also to the north, at the Northwest intersection of Co. Rd 47/Rabun Road and Pine Treat Road, is the location of Southeastern Environmental Services, which is a trucking/freight company that hauls waste oil materials for disposal. Other than the property on the southeast corner of I-65, the surrounding property is County Unzoned jurisdiction. As previously stated, the County's Mega-Site is approximately one mile from the I-65 exit. This site is a leading cause for development potential in this area, especially in light of the recent announcement of the \$2.5B facility with 1,000 jobs. As County Unzoned area, there is no guide for growth beyond the County's Subdivision Regulations.

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

N/A, there is no development currently proposed for the subject properties. North Baldwin Utilities offers water service in the area. Bay Minette Police Department and Bay Minette Fire Department will service these properties when the annexation is finalized.

Rabun Road is a split-jurisdiction roadway. The State maintains Rabun Road/State Hwy 287 from the interstate exits south, which is a 4-lane roadway classified as a Principle Arterial. The County Highway Department maintains Rabun Road/Co. Road 47 north of the interstate, which is a 2-lane roadway classified as a Major Collector Rural. Pine Treat Road is a County-maintained single lane roadway which is partially paved approximately 1,000 feet from Rabun Road/Co. Road 47.

Any development proposed for surrounding areas will not fall within the the City's jurisdiction as they are located in County Unzoned districts and along State or County-maintained roadways. If any property in the surrounding areas are proposed for division, the County's Subdivision Regulations will apply.

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

N/A, there is no development currently proposed for the subject properties. Any development proposed for surrounding areas will not fall within the the City's jurisdiction as they area located in County Unzoned districts and along State or County-maintained roadways. If any property in the surrounding areas are proposed for division, the County's Subdivision Regulations will apply.

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

N/A, there is no development currently proposed for the subject properties.

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

If a successful annexation occurs, all subject properties will fall within the municipal limits of Bay Minette and under the City's jurisdiction. As for development, any future businesses or entities will be required to work with ALDOT

or the County Highway Department on access concurrence/approval and follow Bay Minette's Zoning Ordinance and Subdivision Regulations and requirements. Currently, the area is already under the Building Permitting and Business Licensing jurisdiction of the City.

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

There is no development currently proposed for the subject properties. The annexation and zoning designation as commercial will not affect nor change the current use of the properties. The designation as commercial zoning will only come into play once development, construction or change in use is proposed in the future. For the future, the B-2 zoning designation gives the adjacent property owners an idea of what the property may be used for – General Commercial Development. Prior to the annexation, as part of a County Unzoned district, the future use of the property is an unknown – any type of development or use would be allowed at any time subject to the County's Subdivision Regulations and the City's Building Code, neither of which govern the use of the property.

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

There is no development currently proposed for the subject properties. The annexation and zoning designation as commercial will not affect nor change the current use of the properties. The designation as commercial zoning will only come into play once development, construction or change in use is proposed in the future. For the future, the B-2 zoning designation gives the surrounding property owners an idea of what the property may be used for – General Commercial Development. Prior to the annexation, as part of a County Unzoned district, the future use of the property is an unknown – any type of development or use would be allowed at any time subject to the County's Subdivision Regulations and the City's Building Code, neither of which govern the use of the property.

10.) *Other matters which may be appropriate*

The annexation procedures for these properties began in 2021, and was presented in the 2022 legislative session for approval. The annexation proposal has already passed through the House and Senate, and is awaiting the final signature from the Governor. If approved, the zoning designation will become effective upon the date the territory is annexed or the date the zoning process is completed, whichever is later.

The City's ability to 'pre-zone' property stems from specific authority in the *Code of Alabama 1975* (Section 11-52-85) and from the *City of Bay Minette Zoning Ordinance* (Section 15.4). State Code 11-52-85 authorizes the City to zone property in the process of being annexed prior to the effective date of the annexation with proper public notification as required by law. Pre-Zoning public notice is the same as required for Rezoning applications - State Code requires that notice of the public hearing be posted in three public places within the City. The City Zoning Ordinance requires that the notice be posted in four conspicuous places in the City and notices mailed to surrounding property owners at least 15 days prior to the public hearing, which was set for May 19th at Planning Commission and June 6th for City Council. Signage must also be posted on the subject property.

- Public Hearing Notices and Property Maps were posted May 2, 2022 at City Hall on the 1st and 2nd Floors, North Baldwin Utilities, the Chamber of Commerce and the Bay Minette Public Library. The Public Hearing Notice and Map was also made available on the department's website.
- Public Hearing Notices and Property Maps were sent by certified mailings on May 4, 2022 to the owners of record for 28 surrounding properties and to the owners of the 8 subject properties.
- Public Hearing Notice Signs were posted on the properties on May 5, 2022.

Planning Commission Action

For pre-zoning 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-22002 Pre-Zoning Property Owners

Site	PIN	PID	NAME	MAILING ADDRESS	CITY	STATE	ZIP	APPX ACRES		
2	93592	05-18-05-15-0-000-019.002	COUGAR OIL INC	14748 US HWY 98	FOLEY	AL	36535	0.6		
1	234806	05-18-05-15-0-000-019.005	GRAHAM, GEORGE DENNY SR A/K/A GRAHAM, GE	2401 BRADLEY AVE	BAY MINETTE	AL	36507	0.4		
6	21967	05-18-05-15-0-000-004.000	JAYE, THOMAS D ETAL JAYE, SARAH D; JAYE, C/O THOMAS JAYE	92 BLUEBERRY LN	CRAWFORDVILLE	FL	32327	2		
5	383554	05-18-05-15-0-000-005.001	JAYE, THOMAS D ETAL JAYE, SARAH D; JAYE, C/O THOMAS JAYE	92 BLUEBERRY LN	CRAWFORDVILLE	FL	32327	33.4		
3	7239	05-18-05-15-0-000-007.000	MCKENZIE REALTY COMPANY LLP C/O WILLIAM HINESLEY	PO BOX 220	EUFULA	AL	36072	1.8		
7	10401	05-18-05-15-0-000-003.000	PIERCE, BETH ANNE ETAL ENGLISH, LEROY T	1000E I-65 SERVICE RD NORTH	MOBILE	AL	36617	2		
4	35903	05-18-05-15-0-000-006.000	RICHARDS, THOMAS R JR	701 S LEE STREET	AMERICUS	GA	31709	23		
8	21458	05-18-05-15-0-000-001.000	WISE, JEFF O	3629 WESTCHESTER CIRCLE	MOUNTAIN BROOK	AL	35223	56		
							<i>Owner Information gathered 11-30-2021</i>	<i>Verified per Revenue Records 5-2-2022</i>	TOTAL	119.2



City of Bay Minette

Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507

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

NOTICE OF PUBLIC HEARINGS

Case No. Z-22002

Pre-Zoning of Property Proposed for Annexation From Unzoned to B-2, General Business District

Notice is hereby given that the City of Bay Minette Planning Commission and City Council will each conduct a public hearing concerning the Pre-Zoning of property proposed for annexation to the B-2, General Business District zoning designation. The properties proposed for annexation and pre-zoning are located in and around Interstate 65 at the Rabun Road exit as shown on the attached map and identified as PINs 35903, 7239, 93592, 234806, 21458, 10401, 21967 and 383554.

The Bay Minette Planning Commission will conduct the first public hearing during a special called meeting which is scheduled for Thursday, May 19, 2022 beginning at 8:00 a.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The Bay Minette City Council will conduct a second public hearing during the regularly scheduled meeting on Monday, June 6, 2022 beginning at 6:00 p.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The application materials will be available for public review at Bay Minette City Hall. If you desire to speak with someone by telephone about this application, please contact 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 & Development Services
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 or City Council in person about this application, please attend the public hearings at the time and location listed above.

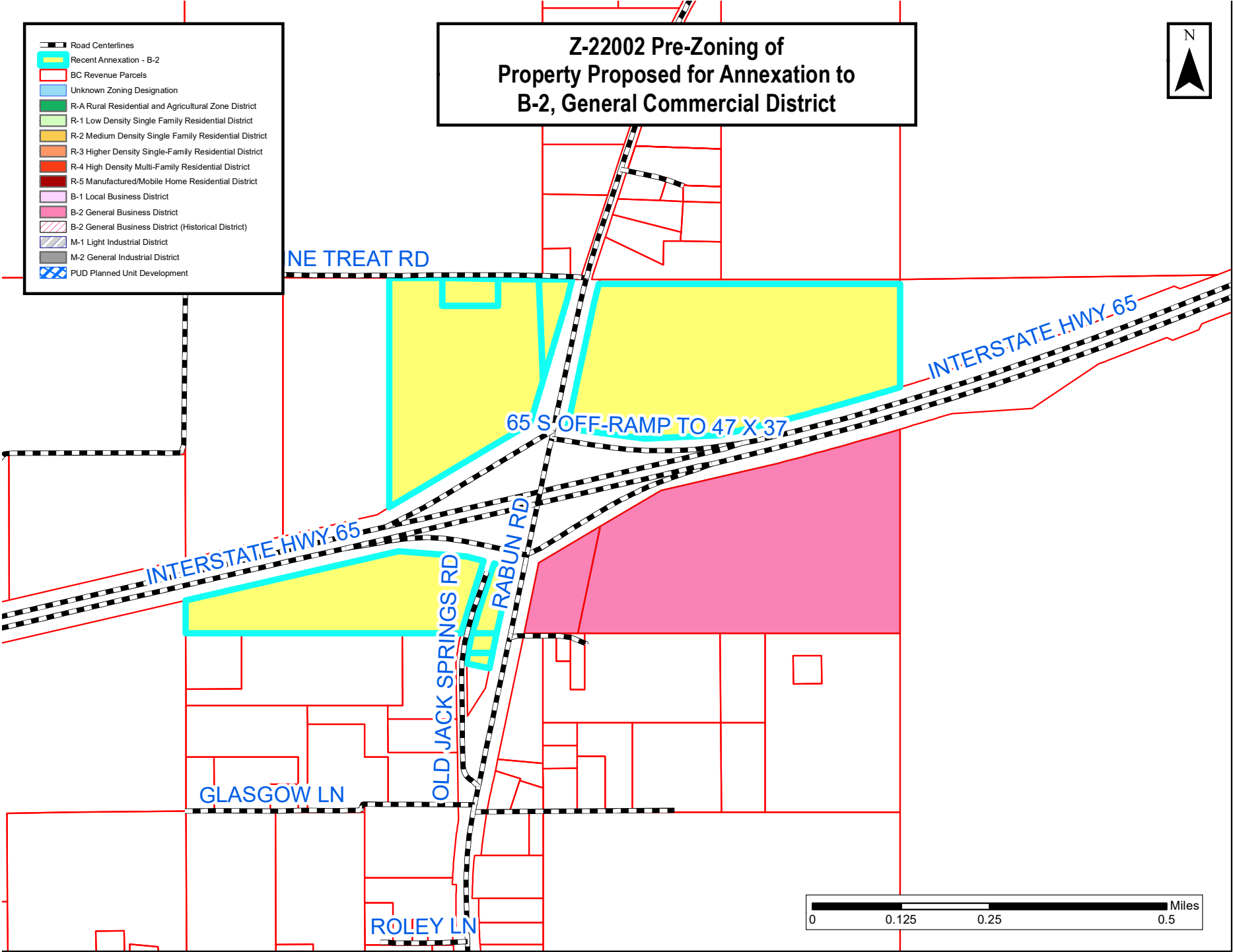
Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the City of Bay Minette Planning & Zoning Department at 251-580-1650.

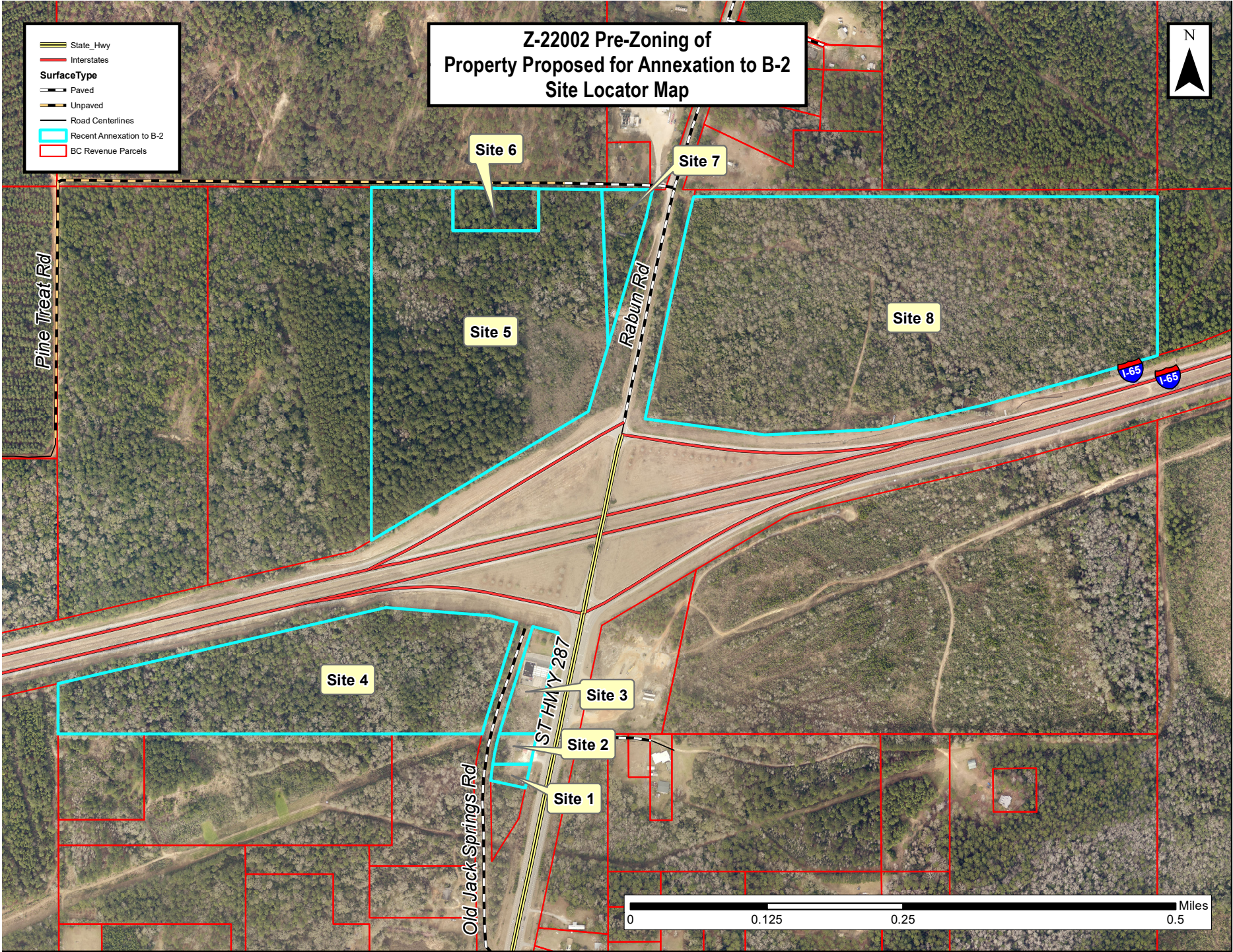
Notice Posted – May 2, 2022

Z-22002 Pre-Zoning of Property Proposed for Annexation to B-2, General Commercial District



- Road Centerlines
- Recent Annexation - B-2
- 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-22002 Pre-Zoning of
Property Proposed for Annexation to B-2
Site Locator Map**

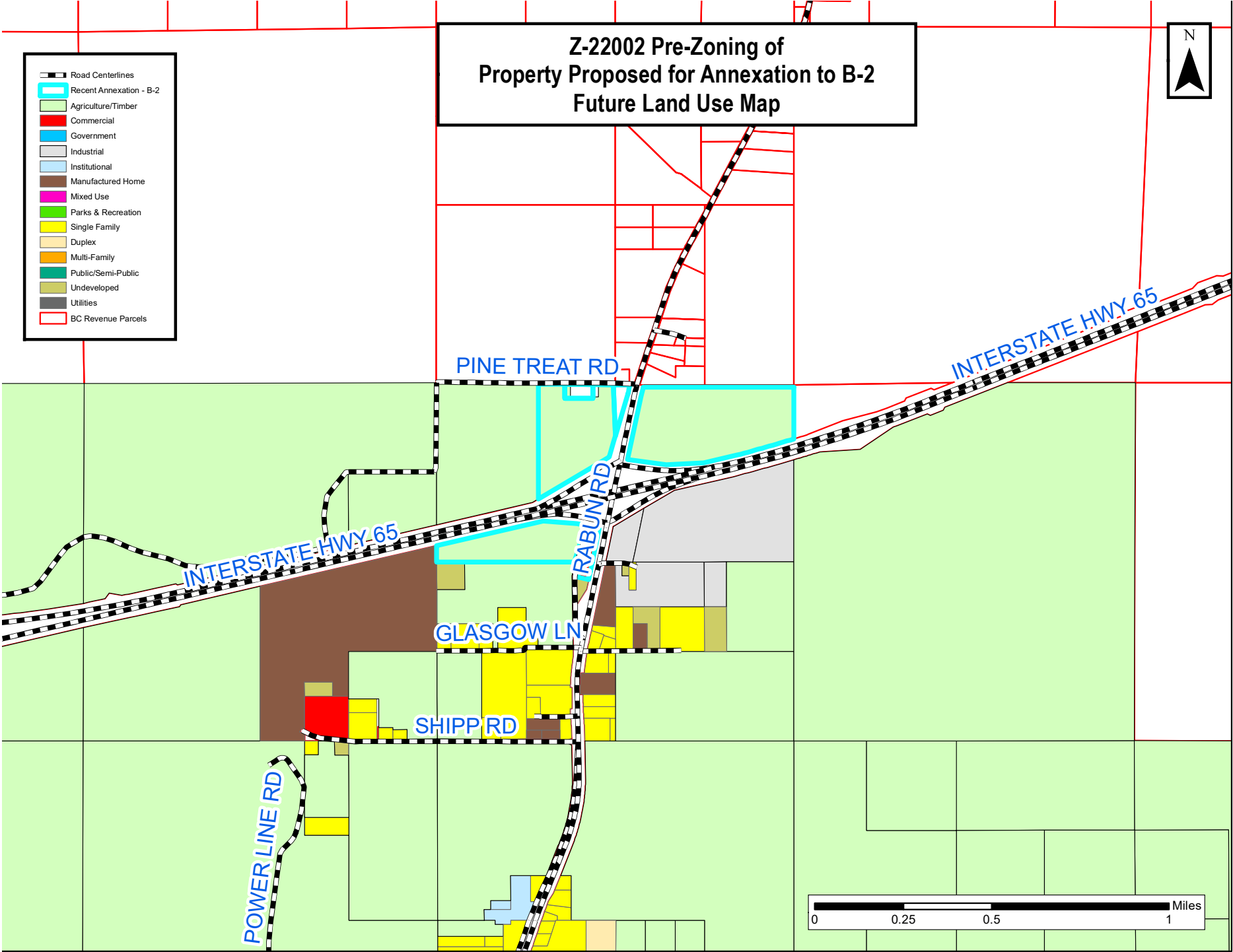
- State Hwy
- Interstates
- SurfaceType**
- Paved
- Unpaved
- Road Centerlines
- Recent Annexation to B-2
- BC Revenue Parcels



Z-22002 Pre-Zoning of Property Proposed for Annexation to B-2 Future Land Use Map



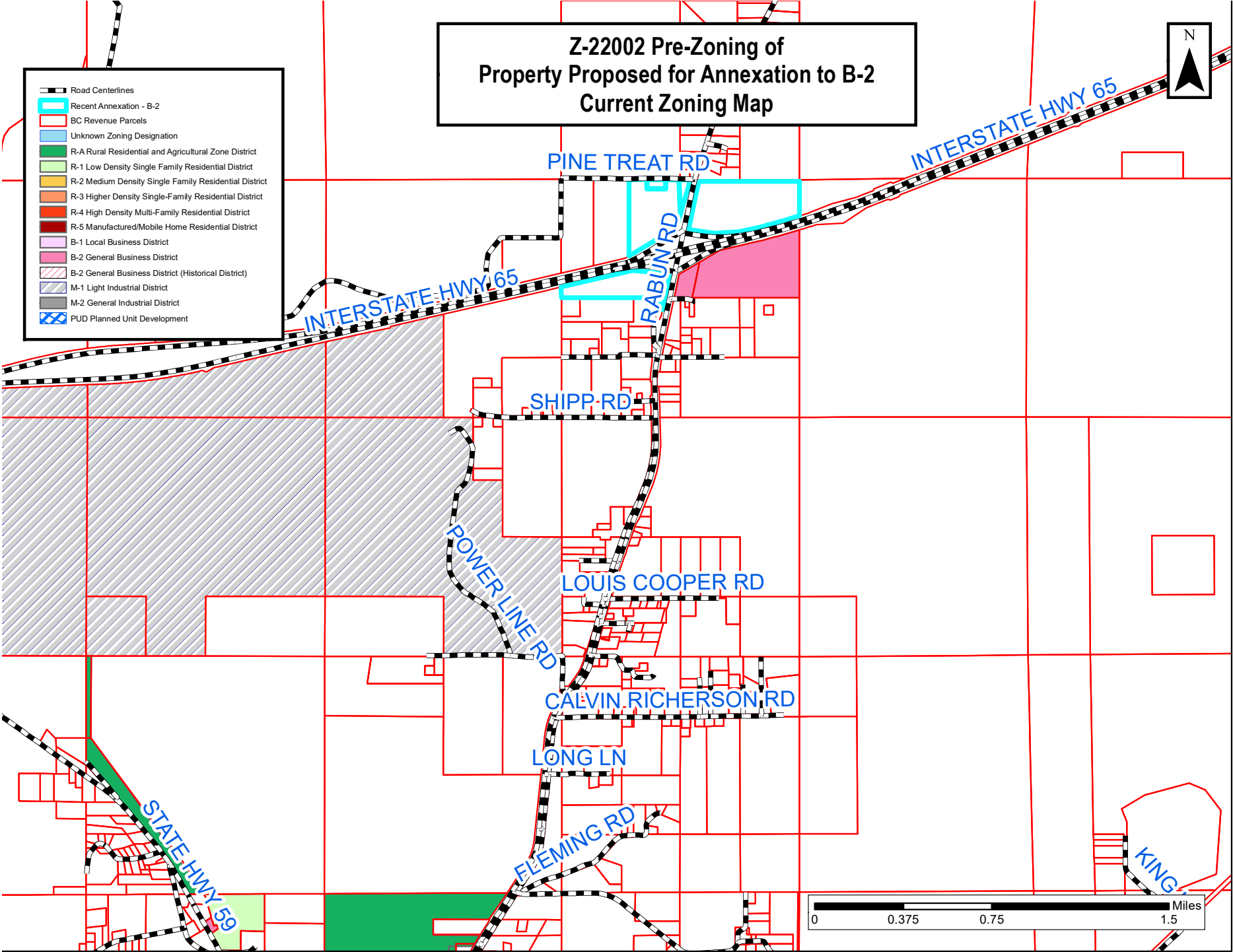
- Road Centerlines
- Recent Annexation - B-2
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities
- BC Revenue Parcels



Z-22002 Pre-Zoning of Property Proposed for Annexation to B-2 Current Zoning Map



- Road Centerlines
- Recent Annexation - B-2
- 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



Section 11-52-85

Pre-zoning of territory proposed for annexation by municipality.

(a) A municipality which exercises its authority to zone territory within its corporate limits may pre-zone territory proposed for annexation into the corporate limits of the municipality prior to the effective date of the annexation by complying with this article. If all the requirements, including all notice and public hearing requirements, of this article are met, the zoning shall become effective upon the date the territory is annexed into the corporate limits, or upon the date the zoning process is completed, whichever is later.

(b) A municipality which exercises its authority to zone territory within its corporate limits shall pre-zone territory as provided in subsection (a) and issue a statement of zoning classification to an affected property owner if the individual property owner residing in the area to be annexed requests in writing that a zoning determination be made pursuant to this section prior to being annexed.

(c) Any pre-zoning established by a municipality pursuant to this section for territory proposed for annexation shall be null and void as to any portion of the territory that is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law.

(d) Nothing contained in this section shall allow a municipality to zone territory outside the corporate limits of the municipality that is not in the process of being annexed into the corporate limits of a municipality as provided by law.

(e) Section 6-5-127 shall be applicable to any property pre-zoned pursuant to this section.

(Act 2009-629, p. 1926, §1.)



City of Bay Minette

Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507

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

Case #: Z-22002 Date: 5/9/2022

Name: Judy Hadley

Address: _____

Phone Number: 251-401-0148 Email: _____

Judy Hadley called 5/9/2022- She was inquiring about the signs she saw posted and the Public Hearing dates and times, stating she lives in Rabun.



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Case #: Z-22002 Date: 5/9/2022

Name: Pamela Ganey, Outdoor Addiction

Address: _____

Phone Number: 251-370-7184 Email: _____

Pamela Ganey, who works at Outdoor Addiction, called 5/9/2022. She stated she saw the signs posted and lives in that area. She inquired on the Public Hearings process, dates/times of Public Hearings.



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Case #: Z-22002 Date: 5/9/2022

Name: Steven Sexton

Address: _____

Phone Number: 406-2637 Email: _____

Stephen Sexton called 5/9/2022- Requested pre-zoning information. Stated there were gulleys on the north side of the property. No objection, just questioning.



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Case #: Z-22002 Date: 5/9/2022

Name: Thomas Richards

Address: _____

Phone Number: 808-721-3253, 229-380-4037 Email: tottoatol@gmail.com

Questioning if the timberland status will change/be affected by the new pre-zoning. Mrs. Dorrough stated it would not since farm and timberland are taxed on current use and not the market value. Jessica Peed emailed Mr. Richards with the answer and attached a link from revenue.

5/10/22 email - Mr. Richards stated they may attend the meeting next week, but if not, they were "comfortable with current plan."