

City of Bay Minette

Planning Commission

****REVISED****

AGENDA

June 9, 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.) Announcements/Registration to Address the Commission
- 4.) Approval of Minutes for the May 19, 2022 Special Called Meeting
- 5.) Old Business
- 6.) New Business
 - a.) SP-22003 Honey's Kitchen ****Tabled Per Applicant Request****
Disclosure of Prior Communications and/or Conflict of Interest
Request: Planning Commission Approval for an Entertainment Venue, Food Truck Commissary and Restaurant on 8.05 acres in the M-2, General Industrial District
Location: The subject property is located at 807 Moran Street, on the East side of Moran between the intersections of E Hickory Street and E Ellis Street.
 - b.) RA-2202 Proposed Amendments to the Subdivision Regulations ****Discussion Only****
 - c.) RA-2203 Proposed Amendments to the Zoning Ordinance ****Discussion Only****
 - d.) Upcoming Cases
- 7.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 8.) Adjournment

Bay Minette Planning Commission Special-Called Meeting Minutes

Minutes May 19, 2022

Monthly Meeting No. 4

The Bay Minette Planning Commission met in a Special-Called Session on Thursday, May 19, 2022. The meeting was called to order at 8:02 a.m. by Chairman, Todd Stewart, in the Council Chambers located in Bay Minette City Hall, 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:

Todd Stewart, Chairman
Neal Covington, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official
Earl Emmons, Commission Member
William Taylor, Commission Member

Commission Members absent:
Scotty Langham, Commission Member

Commission Members late:
Ray Clark, Commission Member

Other persons in regular attendance:
Clair Dorrough, City Planner
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Lauren Collinsworth, Attorney
Steven Stewart, Fire Department

GUESTS Lauren Collinsworth, StoneCrosby Attorney
Cindy Still

INVOCATION Chairman Stewart gave the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to Address the Commission

Chairman Stewart stated since there was only 1 visitor in attendance for the meeting, this was not necessary.

Ray Clark enters the Planning Commission meeting at 8:03 am.

ITEM 4. Approval of the Minutes of the April 14, 2022, meeting. Commission Member Emmons made a motion to approve the April minutes as written. The motion was seconded by Commission Member Clark and was unanimously carried.

ITEM 5. Old Business

Continuation of Subdivision Regulation Discussion

Chairman Stewart introduced the continued discussion of the subdivision regulation. Mrs. Dorough states she has recently met with other planners and various entities but requested to move the remainder of the discussion until after the Public Hearing for the Pre-Zoning of the Proposed Annexation Property case as there was an audience member in attendance for that case. Chairman Stewart agrees and moves into the next agenda item.

ITEM 6. New Business:

a.) 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 interchange at I-65.

Chairman Stewart introduces the proposed annexation that triggered the pre-zoning request. Mrs. Dorough states the last annexation occurred around 2016, and the current proposed annexation, House Bill 386, which has passed both the House and the Senate is now awaiting Governor Ivey's signature, and the only properties that will receive a pre-zoning will be the approved annexed parcels. She states that while normally a newly annexed property is designated as R-1, Low Density Single Family Residential, she believes B-2, General Business zoning designation would better fit the intent of the surrounding areas. She reviews the Staff Report including the base-line criteria for proposing the pre-zoning become B-2 instead of R-1, and states that the Comprehensive Plan, which is outdated, does not consider the Mega-Site as it currently shows the map as Agricultural Timber/Undeveloped, and states the Mega-Site is going to play a major factor in future infrastructure decisions. Chairman Stewart inquires to any proposed development to which Mrs. Dorough states there is nothing proposed for any other properties at this time. Mrs. Dorough reviews the slideshow that includes each site with the Public Hearing Notice signs that are posted, surrounding areas, County-maintained roads, current conditions of sites, and the former Jones Truck Stop. There is a brief discussion on the timeline on updating a Comprehensive Plan to which Mrs. Dorough includes that there is no time frame, but state code requires there be studies and research to include all potential development sites as it acts for a guide for future development. There is a brief discussion on the permitting jurisdiction line altering due to the bill that was passed, the current and potential future permitting jurisdiction lines with the County, the current Comprehensive Plan, and what prompted the pre-zoning of the proposed annexed properties. With no further questions, Chairman Stewart opened the Public Hearing at 8:27am and asks the audience if there's anyone that would like to speak. Cindy Still stated she didn't have any comments, she just received a Public Hearing letter and attended so she would know what was going on. As Ms. Still exits the Council Chambers, she asks that her property not be touched as "it's been in the family since 1851." With no other comments, Chairman Stewart closed the Public Hearing at 8:28am. With Scotty Lewis stating any motion to approve the pre-zoning has a provision built in that if the annexation does not go through, the pre-zoning will not go into effect, Commission Member Covington makes a motion to approve the pre-zoning for the properties proposed for annexation at the interchanges of I-65 at Rabun Road. Commission Member Emmons seconds, and it is unanimously carried.

Returning to ITEM 5.

Old Business - Continuation of Subdivision Regulation Discussion

Mrs. Dorough states she has been attending PLAN meetings, started by the City of Foley, Miriam Boutwell, that includes all Baldwin County municipalities, various County Departments, engineers/surveyors, and private individuals. She states the previous week's discussion was regarding Exempt Subdivisions in each municipality as they are all different. The goal is to standardize the language and process to make it more consistent through each municipality and ultimately the County. She begins explaining the various differences when recording deeds, slides or surveys with the Probate Department, our current processes and regulations for Administrative, Exempt, Minor and Major Subdivisions. After much discussion on which subdivisions allow for Public Notices, delayed recording issues once cases are finalized, potential avenues to take in order to correct issues such as removing all Exempt Subdivisions and only allowing Administrative, Minor and Major Subdivision with possible regulation adjustments to accommodate/correct all issues, possibility of overlay districts, and legally allowed dwelling size regulations, Chairman Stewart asks that Commission Member Clark and Mrs. Dorough collaborate together and return to the next Planning Commission meeting with any information and/or potential ways to ensure the appropriate and legal method of altering the regulations to accommodate and correct the current issues.

ITEM 7.

Reports:

a.) Mayor/Council Report

- Mayor Wills states the Baldwin County High Schools graduation will be tonight at 7pm. There is brief mention of the recent announcement for the 3,000-acre Mega-Site. Novelis has introduced plans to construct and operate a \$2.5B aluminum facility for the beverage and automotive industries.

b.) Attorney – Scotty Lewis introduces and welcomes his new partner, Lauren Collinsworth. Ms. Collinsworth will be providing legal assistance to Planning staff and the Planning Commission.

c.) Commissioner – None

d.) Planning Staff – None

ITEM 8.

With no further business Chairman Stewart adjourned the meeting at 9:29 a.m.

DONE THIS THE 19th DAY OF MAY 2022

Chairman, Todd Stewart

ATTEST:

Jessica Peed, Planning Coordinator