

City of Bay Minette

Planning Commission

****REVISED****

AGENDA

July 14, 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 June 9, 2022 Regular Meeting
- 5.) Old Business
 - a.) RA-2202 Proposed Amendments to the Subdivision Regulations ****Discussion Only****
 - b.) RA-2203 Proposed Amendments to the Zoning Ordinance ****Discussion Only****
- 6.) New Business
 - a.) SP-22003, Honey's Kitchen
Disclosure of Prior Communications and/or Conflict of Interest
Request: Planning Commission Approval for an Entertainment Venue and Food Truck Commissary 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.) Z-22003, Peavy Property Rezoning Request ****PUBLIC HEARING****
Disclosure of Prior Communications and/or Conflict of Interest
Request: Rezoning from B-1, Local Business District to R-4, High Density Multi-Family Residential District, for a proposed 96-unit townhouse development
Location: The subject property is located on the West side of McMillan Avenue, South of Petty Lane.
 - c.) 2022-2023 Planning Commission Regular Meeting and Application Deadline Schedule
 - d.) Upcoming Case Briefing
- 7.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 8.) Adjournment

Bay Minette Planning Commission Regular Meeting Minutes

Minutes June 9, 2022

Monthly Meeting No. 5

The Bay Minette Planning Commission met in Regular Session on Thursday, June 9, 2022. The meeting was called to order at 8:00 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 8:00 a.m. the following members were present, and a quorum established:

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

Commission Members absent:
Neal Covington, Vice-Chairman
Scotty Langham, Commission Member
Ray Clark, Commission Member

Commission Members late:

Other persons in regular attendance:
Clair Dorrough, City Planner
Jessica Peed, Planning Coordinator
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Lauren Collinsworth, Attorney

GUESTS None

INVOCATION Councilman Taylor gave the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to Address the Commission
No person(s) in attendance

ITEM 4. Approval of the Minutes of the May 19, 2022, Special Called meeting. Mayor Wills made a motion to approve the May minutes as written. The motion was seconded by Councilman Taylor and was unanimously carried.

ITEM 5. Old Business

None

ITEM 6.

New Business:

Chairman Stewart states Agenda Items 6(a) and (d) will be reviewed at the same time.

a.) SP- 22003, Honey's Kitchen ****Tabled Per Applicant's 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.

d.) Upcoming Cases

Mrs. Dorough states Agenda Item 6(a), Honey's Kitchen will also fall into the category for Agenda Item 6(d) Upcoming Cases, since the applicant requested to table her proposal. Mrs. Dorough states that moving forward, this will become an agenda item so Commission Members are aware of upcoming cases so they have the opportunity for site visits to better understand and foresee any potential impacts, prior to the case being presented. She begins briefly reviewing the upcoming proposal, 6(a) SP-22003, Honey's Kitchen, showing the surrounding areas and properties on the slideshow. She states the primary concern from Fire, Police, and the traffic engineer, at this point and reason for tabling the request, is regarding potential traffic issues that proposed entertainment venue will create. There is a brief discussion on all of the proposed uses for the site to which Mrs. Dorough explains. Councilman Taylor inquires if the residents will be made aware, to which Mrs. Dorough states that as of now, the regulations for Site Plan review do not require Public Hearing Notices, but that is one item she would like to change so adjacent property owners are made aware of the possible upcoming construction that could potentially directly impact them. There is a brief discussion on how to proceed with this particular case in regard to public notice to which Legal Counsel Scotty Lewis states since there is no authority in the Zoning Ordinance at this time to require formal notification, he would recommend the best course of action is to let the Commission members communicate the information to the surrounding property owners so they are then able to determine if they want to attend the meeting. Mrs. Dorough states another upcoming case will be a rezoning for a potential 96-unit townhouse development, which will require Public Hearing notices be mailed and a sign erected at the property. She reviews the surrounding areas including the hospital and Rotary Village, the proposed townhouse layout, access from McMillan Ave and Petty Lane, and the reasoning for the rezoning request is to allow this proposed use. She asks that the Commission members take time to visit the area to familiarize themselves before the next meeting. Chairman Stewart also advises the Commission to be cautious in stating opinions if approached by a public citizen, to avoid any potential ethical conflict(s).

b.) RA-22002, Proposed Amendments to the Subdivision Regulations ****Discussion Only****

Chairman Stewart introduces the proposed Subdivision Regulation amendment discussion. Mrs. Dorough states the foundation for the proposed revisions come from a combination of State Code, local and other planning resources available in order to ensure compliance with State and Federal laws. Chairman Stewart states these revisions are to also update some of the outdated language that is currently in the Ordinance. Mrs. Dorough reviews some of the proposed revisions including various definitions, formatting changes, Major/Minor/Exempt Subdivision changes including street drainage, lot allowance with and without public improvement, water lines, fire hydrants, improvement expense(s), previous zoning revisions and legal procedures or Ordinance revision approvals, consistent terminology between the City and County, procedure updates, clarification on submittal requirements including sketch plans, advertisement fees, covenant restrictions addition to plat when needed, clarification on tabling or withdrawing applications with resubmission timeframe allowance, and post approval recording requirements. Chairman Stewart interjects stating for the Commission to review the remaining proposed revisions on their own time as to not take up any more time at

the current meeting. Mrs. Dorough states she also has some additional changes for the Subdivision Regulation Design Standards but needs input from the City's traffic and civil engineers before proposing those revisions. Chairman Stewart states the Commission and Planning staff will target August as the deadline for modifications to be presented.

c.) RA-22003, Proposed Amendments to the Zoning Ordinance **Discussion Only**

Mrs. Dorough introduces the proposed revisions to the Zoning Ordinance and states that there are comments that are noted with some being for legal consideration. Revisions include Right-of-Way lines, fencing and screening requirements, subdivision privacy fences, commercial property maintenance requirements to help in code enforcement and nuisance issues with an example being the shopping cart that is currently located within a pothole in the Piggly Wiggly parking lot, percentage of bare metal façade exposure on certain roadways, structure coverage specified to sides or front that is visible from the Right-of-Way, prefabricated accessory structures and carport fee, Home Occupations including legal non-conforming occupations, Site Plan Review regulations including potentially adding Conditional Uses as a "use" review that is based on criteria including compatibility with the surrounding area and traffic considerations, including pre-application plan reviews prior to Site Plan Applications and adding Public Notice requirements, and the landscape ordinance. There is brief discussion on procedure to adopt the proposed revisions to the Zoning Ordinance and the Subdivision Regulations. Chairman Stewart asks that Mrs. Dorough send a version to all Commission members so they are all aware as there were absent members at the meeting. Mr. Lewis states he will double check on legal procedure for approval.

ITEM 7.

Reports:

a.) Mayor/Council Report

- Mayor Wills thanks the Planning Staff for the monumental work that went into the proposed revisions of the Zoning Ordinance and Subdivision Regulations. He also states the City is currently in discussions with the Economic Development Alliance for Novelis incentives but hopes to get that to the Council soon.

b.) Attorney- None

c.) Commissioner – Chairman Stewart inquired to the pre-zoning request at the previous meeting for the properties for proposed annexations along I-65 to which Mayor Wills states the pre-zoning was approved at first reading at the last City Council meeting. He also stated the owners at the gas station were in attendance and made a presentation including the potential financial losses they thought they might incur. Mr. Lewis states they were focusing on the annexation and not the Zoning, and the Council's objective was reviewing the zoning proposal. The City Council's second reading for the Pre-zoning will be June 20, 2022.

d.) Planning Staff – Mrs. Dorough states the next regularly planned meeting will be July 14, 2022 and she will try to send out the agendas earlier than she was able to send out the previous agenda as it has been an incredibly busy time for the department. She also states she will send out the version of the proposed revisions with a clean copy and also a red/blue line copy so it is easier to compare the changes.

Chairman Stewart states the pre-bid meeting on the Justice Center is being held today, and it will identify all bid holders and will go through all procedures, as the timeline was previously extended due to access control for the building. Tammy Smith gives a brief update regarding the new Splash Pad that will be constructed at Ulmer Park.

ITEM 8. With no further business Chairman Stewart adjourns the meeting at 9:16 a.m.

DONE THIS THE 9th DAY OF JUNE 2022

Chairman, Todd Stewart

ATTEST:

Jessica Peed, Planning Coordinator



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: July 14, 2022

Case Number: SP-22003

SUMMARY INFORMATION

Project Name: Honey's Kitchen

Property Location: 807 Moran Street

Property PID/PPIN: 05-23-05-16-4-000-003.004 // 377260

Property Size: 8.1± acres

Requested Action: Planning Commission Approval for an Entertainment/Event Venue

Applicant/Owner: Marian Law

Subject Property	Zoning	Existing Land Use
SP-22003	M-2	Vacant, former pipe yard
Adjacent Property	Zoning	Existing Land Use
North	M-2	Vacant and Welding Shop
South	M-2	Residential, Utility station, vacant
East	M-2	Railroad, Residential, former Radio Station
West	R-3	Residential, Church/Daycare

SITE AND REQUEST SYNOPSIS

The subject property, which consists of approximately 8.1± total acres is zoned M-2, General Industrial District. The property is located at 807 Moran Street, on the East side of Moran between E Hickory Street and E Ellis Street. The property is currently vacant/undeveloped, but was formerly used as the office, maintenance barn and laydown yard for a pipe company. The property was divided in 2018 into two lots as part of the Ram Subdivision (recorded as Slide 2639-C). Lot 1 is a .5± acre lot to the Northwest where a mobile home used as the pipeyard office is located, and Lot 2 is the 8.1± acre subject property. This request is for Planning Commission approval for an Entertainment/Event Venue, that is also proposed to be used for a Restaurant and Food Truck Commissary. The Entertainment Venue use is only allowed with Planning Commission approval; the food truck commissary use is allowed by right in the M-2 district and restaurants (not as an entertainment venue) are not allowed in the M-2 district.

CURRENT ZONING DISTRICT AND TABLE OF PERMITTED USES

6.4.2 M-2, General Industrial District. It is the intent of this district to provide opportunity for the location of industrial, manufacturing, processing, warehousing, or research and testing operations that, due to employment of heavy equipment or machinery or to the nature of the materials and processes employed, require special location and development safeguards to prevent pollution of the environment by noise, vibration, odors or other factors, and may also require extensive sites for storage and parking, may require extensive community facilities or generate heavy motor traffic. Access to major transportation facilities is usually needed. Locations should be in accordance with comprehensive plans and special review is required for some.

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
Catering shop or service, including commercial kitchens and food truck commissaries							R	R	R	R
Entertainment Venue							P	P	P	P
Restaurant (not as an entertainment venue)							R	R		

RELATED COMPREHENSIVE PLAN STATEMENTS & STRATEGIES

The City's Comprehensive Plan is a policy document that functions as the long-range plan for future growth and development. It identifies the goals, objectives, and strategies of the community, determined by its residents and property owners. City officials can use the document to make policies that effectively provide a coordinated approach for future growth. Though adopted by the City Planning Commission, the Plan is intended to provide guidance for future legal and policy decisions as determined by City Council and through analysis of existing and predicted conditions. The Plan also serves as the statutory basis for many of the City's land use and subdivision regulations as well as the application of zoning districts, as zoning and future land use must be in accordance with the Comprehensive Plan. The Goals, Objectives, Statements and Strategies below are pulled from the Plan as they are deemed relevant to this specific application by Planning Staff.

Housing

#3 Protect the quality of life in existing and new neighborhoods by implementing subdivision regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#10 Maintain the public infrastructure at a level needed to continue adequate service to existing and new residential dwellings. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments. Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the City's existing public water and sewer lines at the developer's expense.

Transportation

Goal: Provide a transportation network capable of moving people and goods efficiently and safely.

Statements: "New development or changes in existing land uses, whether incremental or sudden, directly affect the safety and functionality of roadways and the demand for additional transportations facilities."

"It is essential that communities exercise sound and innovative transportation planning solutions to accommodate growth and development."

Land Use

#3 Protect the quality of life of existing and new developments by implementing land use regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas with each new development; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#6 Ensure, through site plan review and/or subdivision plat review, that all types of land use developments have a design and scale compatible to adjoining properties and are buffered from different incompatible land uses and adverse impact due to encroachment.

#8 Maintain the public infrastructure at a level needed to continue adequate service to existing and new developments. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments.

Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the existing water and sewer lines at the developer's expense.

Natural Resources

#1 Consider water quality management when making City decisions. Utilize natural drainage patterns and take preventative measures to minimize surface and groundwater pollution.

#2 Coordinate with North Baldwin Utilities to consider an aquifer study to determine current and future service capabilities, especially with projected population growth. Densities, land uses, and future development should be regulated to permit maximum recharge and protect the water quality.

DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities - No issues for gas or wastewater services and noted that the existing waterline can handle the installation of a hydrant if needed. However, NBU will require that the dumpster be covered to ensure the dumpster does not overflow from rainfall and deposit wastes onto the site or into the City's drainage system.

Bay Minette Public Works – Moran Street is scheduled to be re-striped in the near future, there are no immediate plans to resurface the roadway.

Bay Minette Police Department - Stated concerns with the entertainment/event venue, particularly in regard to loud music and traffic numbers as the department already fields numerous noise and traffic complaints from neighborhood residents. Noted that if approved, the facility would be required to follow Ordinance #865 Prohibiting Unreasonable Noise (Note: The applicant has stated that there will be no outdoor events, all activities will take place indoors)

Bay Minette Fire Department – Submitted the following comments:

ALL ingress / egress areas to and around the venue must have and maintain a minimum of 20 feet right of way and 28 feet turn in / out and around the corners of the building etc.. Note the following areas: Driveway, the site plan indicates 15 feet on each side of what looks to be a divider. On either side (north and south) of the facility is 20 feet but with the parking spaces being tight to that 20 feet I have concern that vehicles improperly parked could easily restrict that right of way.

The right of way must be rated to accommodate a minimum of 75,000 lb. Gravel is an acceptable surface but may require a thicker layer or some sort of sub surface work to meet this requirement, have an engineer confirm.

Not a fire code requirement, but we do have concern that the increased traffic before and after an event could restrict access to the neighborhood and this facility, especially if the event center is emptying quickly due to an emergency such as a fire / explosion / shooting at the facility.

For due diligence we want to ensure the applicant knows that this facility will require that an architect to provide a life safety plan prior to issuing any permits. With the information provided we suspect the building is going to require fire sprinkler / fire alarm systems, the life safety plan will dictate these and other requirements.

Baldwin County E-911 – Stated no concerns

Tensaw Engineering, Benjamin White, P.E. – City Consultant as Civil Engineer - Stated concerns with drainage and stormwater runoff as the proposed development will directly affect two drainage basins. Recommends requiring the applicant to provide a drainage plan prepared by an engineer to determine the development's effect on stormwater runoff and plan to offset those impacts, with potential consideration for on-site detention, as the City's existing drainage system is limited.

Neel-Schaffer, Shane Bergin, PE, PTOE, PTP, RSP1 – *City Consultant as Transportation Engineer* - Based on the Citywide Traffic Analysis done by Neel-Schaffer in 2018, the current Level-of-Service of Moran Street is a “C” indicating that Moran St. is operating at an acceptable level-of-service during peak hours. Stated that since the use is a combination of multiple uses, a trip generation projection is undetermined, but when comparing to the number of parking spaces, the City can anticipate significant volumes from the site. This potential volume would downgrade the level-of-service to a “D,” however, from a volume standpoint, the roadway should be able to handle the additional traffic without exceeding capacity or downgrading to a failing level-of-service. His primary concern is the roadway asphalt width. The road is relatively narrow, with each lane around 9-feet wide, which could potentially increase the number of collisions, sideswipes, and vehicle accidents where the vehicle leaves the roadway and ends up in a ditch. A recommendation was made to widen Moran Street from 18 feet to 20 feet in width. Due to the narrowness of the roadway, it was also recommended for the applicant to widen the site’s access to Moran Street so the entrance and exit lanes have a 30-foot radius to allow for emergency vehicle, commercial/delivery vehicle, and food truck/trailer access; and allow sufficient area for guest vehicles to maneuver to and from the site.

Traffic Counts – 2018 Citywide Traffic Analysis			
Roadway	Peak Hour	Volume	Level-of-Service
Moran Street	PM	171	C
Proposed Development - Potential Impact			
Roadway	Peak Hour	Appx Volume	Level-of-Service
Moran Street	PM	321	D

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 Planning Commission 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; and in harmony with the orderly and appropriate development of the district in which the use is located?

The property is located on a roadway classified as a Major Collector in an existing M-2, General Industrial District. Moran Street is effectively a dividing line between an industrial district and residential districts/uses. The area to the West of Moran Street is R-3 and contains a significant amount of residential development. Based on the comments above, the site has adequate utilities available and is located along a Major Collector. On its face, the proposed use is consistent with, if not less intense, than its historical use as a pipe yard, especially considering aesthetics. However, the proposed facility is more intense and could potentially cause more impact to the surrounding neighborhood than the previous use as it relates to the volume of traffic and timing of its occupancy. The pipeyard would have been occupied typically during weekdays and daytime hours while residents along Moran Street would not have been home or as affected by traffic volumes/noise/lights. As an event venue, peak hours of occupancy are typically weekends and evening hours. An Entertainment Venue/Event Facility is intended for large assembly groups to arrive at a designated time and this structure is proposed for an occupancy of 300, which can be averaged to around 150 vehicles. Potentially, a single event can have 150 vehicles accessing the site within 30-45 minutes; 150 vehicles requiring a parking space at the same time; potentially late hours of operation, and a significant number of vehicles leaving within a short time frame causing vehicle noise and lights reaching the residential uses across from the development and along Moran Street. The Bay Minette Police Department has stated concerns with noise, particularly with outdoor events. Outdoor events in this area would be highly disruptive to the surrounding neighborhoods, especially frequent events in the evening/night hours. The applicant has stated that there would be no outdoor events and all activity would occur within the enclosed structure. Section 8.3.3 of the Zoning Ordinance states that for Non-Residential

Districts, “No primary entrances or exits shall direct traffic into adjacent residential districts.” The applicant will be responsible for ensuring that traffic to/from the site does not unreasonably disrupt the residential neighborhoods along Ellis Street, Hickory, Elm, Banyan and Mango. The preferred route would be to access and exit the site using the Principal Arterial and Major Collectors – S US Hwy 31 to E Hurricane then Moran Street.

While the property is located in a zoning district appropriate for the intensity and potential of the use, the specific location of the development and current conditions of the roadway necessitate additional review and requirements to ensure the project does not cause undue traffic congestion or create a traffic hazard; and is in harmony with the orderly and appropriate development of the district. This development could potentially double the traffic volume of Moran Street during peak hours, and while the roadway can accommodate the increased volume, the condition of the roadway will degrade faster especially due to the narrow width. City Staff and Engineers have concerns that due to the narrowness of Moran Street and the site’s single access point, the increased traffic before and after an event could significantly restrict access to the neighborhood and this facility, especially if the event center is emptying quickly due to an emergency. Looking at the existing neighborhood in the immediate vicinity and the area along Moran Street from E Hurricane to Brady Road, this project could have a significant impact due to the increased volume of traffic; the condensed timing of the traffic; the quality of life for immediate neighbors in relation to the exiting vehicles/lights after nighttime events; potential for increased traffic accidents and slower response times for emergency personnel; and the increased pace of degradation of current infrastructure.

2.) 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.*

Subject Property Site Totals		352,836± ft ²	8.1± acres		
Site Use/Type Area	±Square Footage	% Lot Coverage	Requirement	Note	
Proposed Building	6,912±ft ²	1.96%			
Asphalt Impervious Surface	8,965±ft ²	2.54%			
Gravel Impervious Surface	103,267±ft ²	29.26%			
Total Impervious Surface	119,144±ft ²	33.76%	N/A		
Landscaped	9,480±ft ²	2.68%			
Vegetative Screening Buffer	4,250±ft ²	1.20%			
Total Landscaped/Buffer in Plan	13,730±ft ²	3.89%	≥15%	Does not include natural open space	

The above calculations are estimations made by staff using the applicant’s submitted information and are not exact calculations provided by a licensed professional. Drainage/Stormwater information was not submitted, but the development is required to comply with the Zoning Ordinance regulation below:

8.3.4 Noise, air pollutants including dust emissions, and surface runoff shall not exceed background levels by more than 10%.

The City’s Civil Engineering Consultant has reviewed the application and provided the included map showing the site in relation to two drainage basins and ditches that discharge from the property. The City had a Drainage Study done by Volkert in 2013 that identified Moran Street as the top priority for improvements along with E Ellis Street, E Hurricane and E Hickory Street all as a top 5 priorities. The City has worked with NBU and grant funding agencies to invest significant resources to improve drainage in the area. Due to the existing drainage infrastructure on-site, and in the immediate vicinity, the City’s Engineering Consultant is recommending that the Planning Commission require the applicant to provide a drainage plan prepared by an engineer to determine the development’s effect on stormwater runoff and plan to offset those impacts, with potential consideration for on-site detention, as the City’s existing drainage system is limited.

7.13 Surface Drainage Owners, particularly developers of larger paved areas such as those in connection with apartment complexes, shopping centers, etc., shall be responsible for increased runoff resulting from these developments which cause flood damage to neighboring property. The Building Official shall, in consultation with a certified Engineer, determine that reasonable provisions for properly handling surface drainage have been made in the applicant's design and report these findings for the Planning Commission's consideration in acting on building applications. If such reasonable provisions are not made in the applicant's design, the Planning Commission shall make such remedies as may be available to the applicant as a condition of the building permit issuance.

9.2.8 *Drainage.* Off-street parking facilities shall be drained to prevent damage to abutting property and streets and to prevent pollutants from draining onto the adjacent lots. Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.

12.1 Erosion and Sediment Control: Persons engaged in land-disturbing activities shall take all reasonable measures to protect all public and private property, including roadways, from damage by such activities. In addition, owners shall comply with all applicable laws, rules and regulations, including federal and state regulations regarding the discharge of storm water. For all projects required by the Alabama Department of Environmental Management ("ADEM") to obtain a national pollutant discharge elimination system ("NPDES") permit, a copy of said permit shall be provided to the City Planner and Building Official prior to the land disturbance activities. For projects requiring a NPDES permit, owners shall prepare a Construction Best Management Practices Plan ("CBMPP") in accordance with ADEM requirements. It shall be the responsibility of the owner to design, install and maintain an ADEM approved CBNPP. Where required by ADEM, owners shall provide the City Planner and Building Official with a copy of its CBMPP prior to land disturbance activities.

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.*

Not applicable to this development.

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

A site plan is included. The proposed site plan shows a building footprint of 54'x128' (6,912 sq ft) and submitted structure plans are for a 58'x100' (5,800 sq ft) metal building with a maximum height of 15.88 feet. No additional structures are proposed. The Fire Inspector and Building Official have noted that this building will require a Life Safety plan and due to the 5,800+ sq ft size and occupancy plans, it will likely be required to include a sprinkler system.

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.*

Landscape Provisions // Off-Street Parking: The design and appearance of parking areas are intended to be compatible with the character of the community, and as this development requires the construction of off-street parking areas accommodating six (6) or more parking spaces, the parking areas will require additional landscaping to meet the following regulations:

- 10.10.1 Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding placement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.
- 10.10.2 At least ten (10) percent of the total interior area intended for off-street parking shall be suitably landscaped.
- 10.10.3 A maximum of twelve (12) parking spaces in a row will be permitted without a landscaped island.
- 10.10.4 Interior portions of the parking area shall be broken by provision of landscaped islands. Such landscaped area shall include the placement of shade or flowering trees at intervals of twelve (12) parking spaces; such trees shall be at least three and one half (3 ½) inches or greater in caliper and twelve (12) feet in height in planting.
- 10.10.5 Each separate landscaped area must be a minimum of ninety (90) square feet if it is to be counted toward the minimum landscaped area requirements.
- 10.10.6 Landscaped area shall be protected from vehicular encroachment by the use of curbing or wheel stops.
- 10.10.7 The owner, tenant and/or agent, if any, shall be jointly and severally responsible for watering and maintaining all landscaping in a healthy, neat and orderly condition, replacing it when necessary, and keeping it free of refuse and debris.
- 10.10.8 A minimum of five (5) feet side and rear landscaping may be required in the landscape plan depending on the topography and arrangement of packing facilities. If required, such areas shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the City Planner. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors in interest, heirs, and their assigns.
 - 10.10.8.1 Innovative landscape designs using “natural cluster of trees” rather than the required one (1) tree for every twelve (12) parking spaces may be approved by the Planning Commission if it is compatible with the character of the community and shown not to be a safety hazard.

Buffering: The property is zoned M-2, Industrial with R-3, Residential zoning to the West, which, per Section 8.3.2, will require a 20-foot buffer zone along the abutting lot line along Moran Street to account for the industrial/residential zone proximity. The applicant’s site plan shows a 10-foot screen planting along Moran, which meets the Screen Planting Strip requirement and is allowed within the buffer but no structures will be allowed within the 20-foot buffer zone. The applicant has the option to choose fencing or a screen planting buffer. The tree plantings will provide a greater benefit in mitigating any nuisance effects resulting from noise and glare generated by the project, minimizing potential conflict between incompatible uses and softening visual impacts of parking areas for area residents. The plantings will be required to meet the minimums below:

8.3.2.2 Screen Planting Strip. If a screen planting strip is provided as a protection buffer, it shall be at least ten (10) feet in width, shall be planted with materials in sufficient density and of sufficient height (but in no case less than six (6) high at the time of planting) to afford protection to the residential or business district from the glare of lights, from blowing papers, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition and in such manner as to accomplish its purpose continually.

Open Space & Landscape Provisions // General: Based on the submitted plans, the percentage of landscaped area, including buffer, is approximately 3.88%. That amount will increase based on required landscaping of off-street parking areas. The remainder of the site will remain as natural green space, which should easily exceed the 15% requirement. For this property, approximately 52,925ft²//1.21 acres, will be required to be landscaped or remain open space.

The Landscape Plan shows Sego Palms, Boxwood Shrubs and Gardenias around the building with Thuja Green Giant trees for the buffer along Moran Street, however Section 10.9, requires a minimum of 3 different species per site. Sizes are unclear, but the applicant will be required to install shrubs at a 5-gallon minimum and trees at a 15-gallon minimum.

10.9 Planting Requirements. Trees that are planted in accordance with this Article must be a minimum of three (3) different species per site and meet the following requirements:

- 10.9.1** At least one (1) species must be a medium (understory) tree in order to promote species richness. Medium (understory) trees must have at least three (3) inches in caliper and eight (8) feet in height at planting.
- 10.9.2** At least one (1) shall be a large (overstory) tree must have at least three and one half (3 ½) inches or greater in caliper and twelve (12) feet in height in planting.
- 10.9.3** At least one (1) shall be a multi-stemmed understory trees must be a minimum of eight (8) feet in height and must have at least three (3) stems; each with a minimum caliper of three-fourths (3/4) inches.
- 10.9.4** Shrubs that can be pruned into tree form variations will not be approved toward tree planting requirements. These include but are not limited to tree forms of the following: Ligustrum; Indian Hawthorn; Tree Yaupon; and Camelia.

Tree Protection: A tree survey was not submitted; however, the applicant has stated that no existing trees will be removed from the property. The property is not located within the Greenbelt Zone, but since a buffer is required along Moran Street, the development will have tree plantings 10-foot wide along the property line bordering the roadway.

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.* This development has access from Moran Street, a municipal roadway, and does not require ALDOT approval.

h) *Front and side architectural elevations.*

Included in the following attachments. As this is new construction, the following section will apply:

8.3.6 All business structures shall be so designed as to present an aesthetically pleasing appearance, as determined by Planning Commission, that is generally compatible with existing buildings in the district, except those less desirable in appearance that have been grandfathered under *Article 7* of this Ordinance.

The applicant will be required to submit engineered plans and a Life Safety Plan prior to the issuance of a Building Permit. The proposed structure is metal but is not located on a roadway designated in the Zoning Ordinance to require a minimum façade covering of 50% of the bare metal. *Section 8.6 Metal Buildings* does require "two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials, on the front elevation and any other elevation that is adjacent to or visible from a public street or right-of-way. Landscaping shrubs and/or trees shall be planted and maintained in front of bare metal siding portions of the building, facing the roadway or right-of-way, to improve the aesthetics of the building and lot." The applicant has submitted a landscaping plan and stated that a portion of the building front will be bricked, and wainscoting added to the sides to break up the side walls. Prior to the issuance of a Building Permit, the plans will be reviewed for full compliance with Section 8.6.

The location of the dumpster is not noted on the Site Plan, however the applicant has stated that the dumpster will be located behind the building, near the northeast corner of the structure. Documents do not note any proposed screening of the dumpster, but per North Baldwin Utilities, the dumpster will be required to have a cover.

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.*

See Item (e) above.

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.*

Lighting: Plans for lighting have not been submitted, but to prevent any disturbance to surrounding properties, outdoor lighting of all types shall be directed so as to reflect away from all adjacent properties and shall be so situated as not to reflect directly into any public right-of-way.

Off-Street Parking: Four 45'x15' parking spaces are shown for food trucks at the rear of the building. The event facility use would be classified under "Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements," which requires 1 space for each 200 square feet of floor area. Approximately 35 parking spaces would be required. Approximately 215 parking spaces, 9'x19', are shown on the site plan, however only about 160 are shown to scale and appear attainable. There are 12 accessible parking spaces indicated on the plan but are not to scale and the actual number of attainable accessible spaces is unknown. The City's Transportation Engineer noted that the angle of the parking spaces is backward based on the direction of site access, this would require correction during the Building Permit review phase.

The Site Plan shows a 4.5'x6' gravel parking space for loading/unloading to the rear of the building, this will require correction to meet the following provisions:

9.3 Off-Street Loading and Unloading Space Off-street loading/unloading spaces shall be provided as hereinafter required by this Ordinance.

9.3.1 Size of Spaces. Each off-street loading/ unloading space shall have minimum dimensions of 14 feet in height, 12 feet in width, and 55 feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Planning Commission may reduce the minimum length accordingly to as little as 35 feet.

9.3.2 Connection to Street or Alley. Each required off-street loading/unloading space shall have direct access to a street or alley or have a driveway which offers satisfactory ingress and egress for trucks.

The applicant has revised the original site plan to include the minimum required width of 24-feet for two-way access driveways within parking areas, however, the Bay Minette Fire Department and the City's Transportation Engineer have both expressed concern with the width of access around the building, particularly for emergency vehicles, commercial delivery vehicles and the food trucks/trailers. The Zoning Ordinance (Sec 9.2.1) states that off-street parking spaces are required to be connected to a street by an all-weather surfaced driveway which affords unobstructed ingress and egress to each space, as well as Sec 8.3.3.

8.3.3 No primary entrances or exits shall direct traffic into adjacent residential districts. Adequate parking as required in Article 9 shall be provided. Adequate space for service and supply vehicles to get in and out or turn around shall also be provided.

To that end, the site plan must be corrected to meet the recommendations and minimum requirements of the BMFD and City Transportation Engineer:

- All ingress / egress driveways to and around the structure must have and maintain a minimum of 20 feet right of way and 28-foot radius around the corners of the building, including the consideration of space for dividers, parking areas and parked vehicles. Per the recommendation of the Transportation Engineer, the applicant must also widen the site's access at Moran Street so the entrance and exit lanes have a 30-foot radius to allow for emergency vehicle, commercial/delivery vehicle, and food truck/trailer access; and allow sufficient area for guest vehicles to maneuver to and from the site.

- The on-site right-of-way must be rated to accommodate a minimum of 75,000 lb. Gravel is an acceptable surface, but it is the applicant's responsibility to have a professional determine if additional layers or sub surface work will be required.

STAFF RECOMMENDATION

While the property is located in a zoning district appropriate for the intensity and potential of the use, the specific location of the development and current conditions of the roadway necessitate additional review and requirements to ensure the project does not cause undue traffic congestion or create a traffic hazard; and is in harmony with the orderly and appropriate development of the district. The Zoning Ordinance requires that the Planning Commission consider how the proposed use can exist in harmony with the existing development without causing too much disruption, or that at minimum, the proposed use has conditions in place to offset any disruption. Outdoor events and potential noise from the site in the evening/night hours would be incompatible with surrounding neighborhood. The applicant has stated that no outdoor events would take place, but to ensure the area residents are not negatively impacted by such noise, staff is recommending a condition be put in place to prevent it. This development could also potentially double the traffic volume of Moran Street during peak hours, and while the roadway can accommodate the increased volume, the narrow width of the road will specifically cause the roadway condition to degrade faster and negatively impact neighborhoods in the area. City Staff and Engineers have concerns that due to the narrowness of Moran Street and the site's single access point, the increased traffic before and after an event could significantly restrict access to the neighborhood and this facility, especially if the event center is emptying quickly due to an emergency. Looking at the existing neighborhood in the immediate vicinity and the area along Moran Street from E Hurricane to Brady Road, this project could have a significant impact due to the increased volume of traffic; the condensed timing of the traffic; the quality of life for immediate neighbors in relation to the exiting vehicles/lights after nighttime events; potential for increased traffic accidents and slower response times for emergency personnel; and the increased pace of degradation of current infrastructure. Various City Staff, Police & Fire Departments, North Baldwin Utilities and Engineering Consultants, have put in extensive time and effort to determine potential issues, recommendations and impacts the development would have on City infrastructure, services and budgets. A summary is below:

- 1) Moran Street is scheduled to be re-striped in the immediate future. To offset the increased traffic and increased risk of accidents at the Moran St and Brady Road intersection, the City will increase the budget and scope of work for the striping project to include the reconfiguration of the intersection with a design provided by the Transportation Engineer.
- 2) Based on the current level-of-service, Moran Street is not in the budget for resurfacing. In anticipation of this project's impact, to offset the increased traffic, increased risk of accidents, and impact on Moran Street surfacing, the City will budget for the following improvements of Moran Street from Brady Rd to E Hurricane (appx .75 miles/4,000 linear ft)
 - a) Repaving, including repairs and modifications necessary due to existing drainage infrastructure conditions
 - b) Widening Moran St from 18 feet to 20 feet, with approximately 600 linear feet to be attributed to development.
 - c) Budget consideration for improvements along Dr. Martin Luther King/E Hurricane from Hwy 59 to railroad (appx 2,300 linear feet) to facilitate the preferred route to the proposed development.
- 3) Provide a drainage study prepared by an engineer to determine the development's effect on stormwater runoff, with potential consideration for on-site detention as the City's existing drainage system is limited.
- 4) Widen the site access to include a 30-foot radius at entrance and exit turnouts.
- 5) Widen on-site access lanes adjacent to structure to accommodate fire trucks.

Recommendations: Based on the information submitted by the applicant, City Staff and Consultant input and the analysis above, staff recommends that the request for Planning Commission approval to allow an entertainment/event venue be Approved with the following conditions:

- 1) Outdoor events, including, but not limited to outdoor weddings, receptions, music/bands, or other such gatherings are prohibited.
- 2) Assist with the cost of widening Moran Street from 18 feet to 20 feet in width, approximately 600 linear feet from E Ellis to E Hickory Streets to be attributed to the development.
- 3) Provide a drainage study prepared by an engineer to determine the development's effect on stormwater runoff, with potential consideration for on-site detention as the City's existing drainage system is limited.
- 4) Widen the site access to include a 30-foot radius at entrance and exit turnouts.
- 5) Widen on-site access lanes adjacent to structure in accordance with BMFD and Transportation Engineer recommendations to accommodate fire apparatus and emergency equipment.
- 6) Correct deficiencies as noted in the staff report, including Landscaping and Off-Street Parking requirements.

PLANNING COMMISSION ACTION

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

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



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.:	<u>SP-22003</u>
Fee:	\$300.00
Paid:	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <u>1099</u>
	<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: Marian Law Date: 01/12/2022

Mailing Address: 25456 Overlook Drive

City: Loxley State: Alabama Zip Code: 36551

Phone Number: (251)767-3855 Email: mlaw809@gmail.com

Site Information

Property Address: 807 Moran Street, Bay Minette, Alabama 36507

or Property Location: _____

*Parcel No.: 23-05-16-4-000-003.004 *PPIN No.: 377260

**Parcel or PPIN information must be completed*

Request: constructing a metal building for the purpose of event hosting, commissary for mobile food truck unit, and restaurant.

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.

Marian Law 01/12/2022
 Signature of Applicant (Owner of Property of Authorized Agent) Date

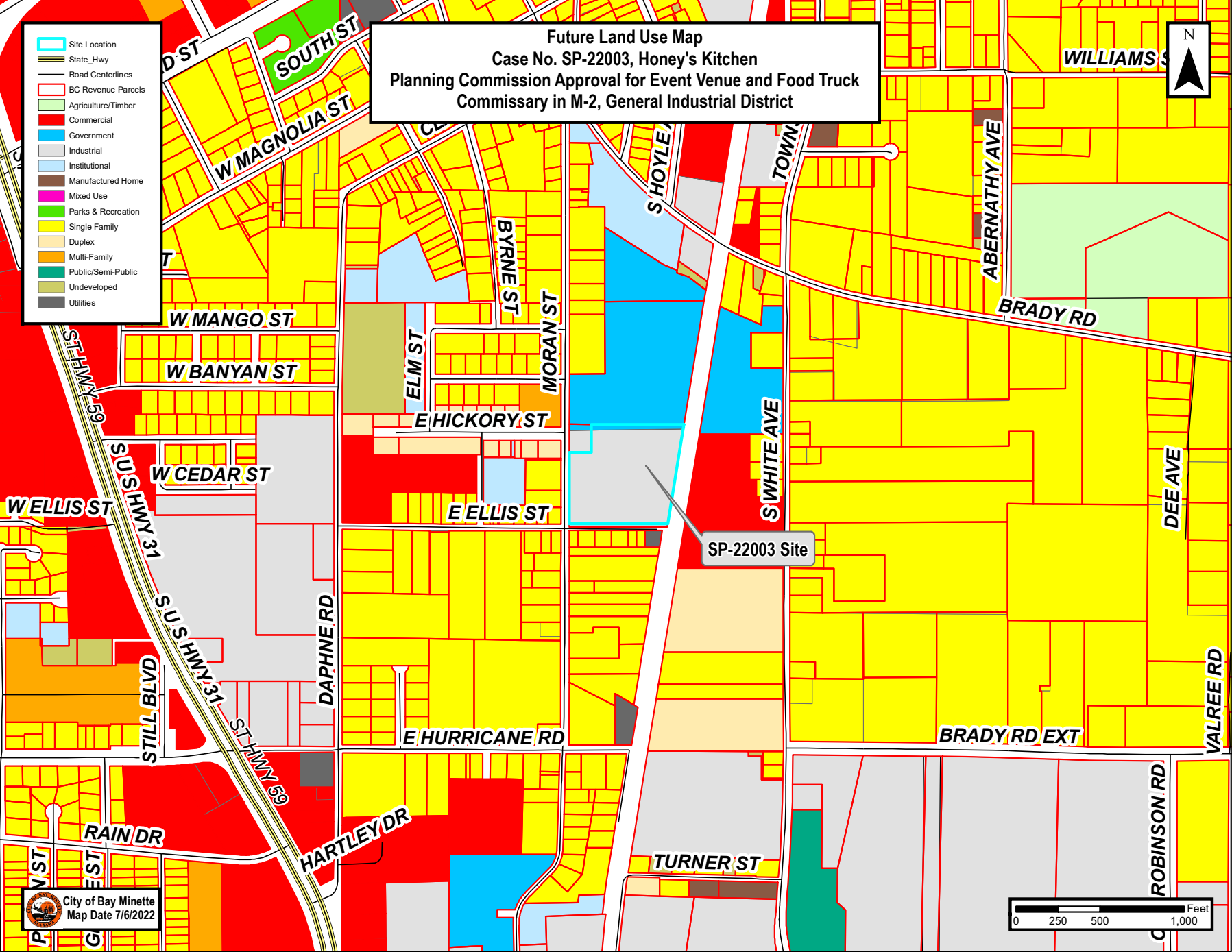
Submittal Requirements

- _____ Application
- _____ Fee paid in full
- _____ Agent Authorization Form (if applicant is not the owner)
- _____ Complete Legal Description of Property
- _____ Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines
- _____ Submittal Requirements listed in 8.9 Site Plan, as applicable

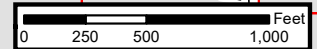
Future Land Use Map
Case No. SP-22003, Honey's Kitchen
Planning Commission Approval for Event Venue and Food Truck
Commissary in M-2, General Industrial District



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



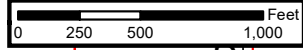
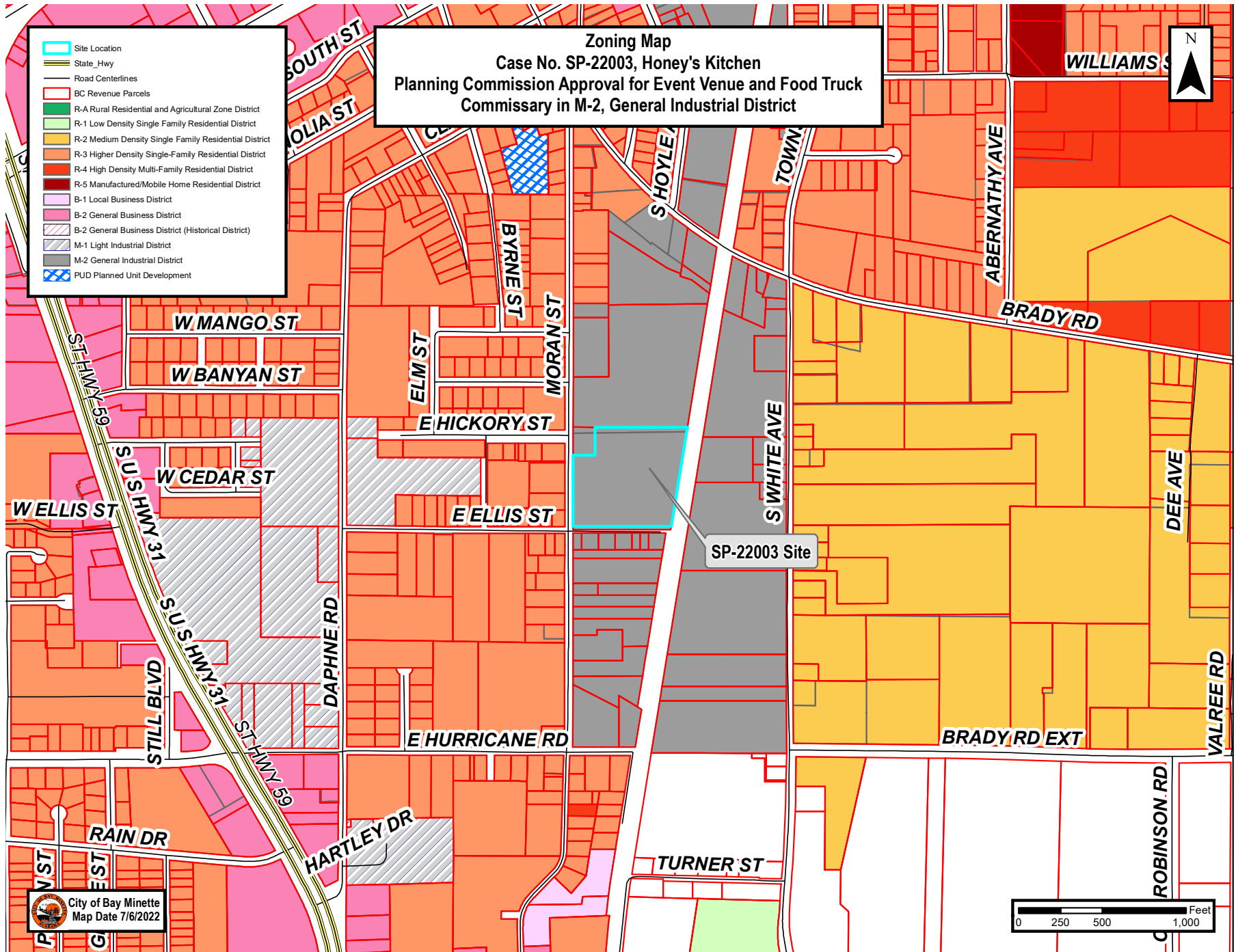
SP-22003 Site

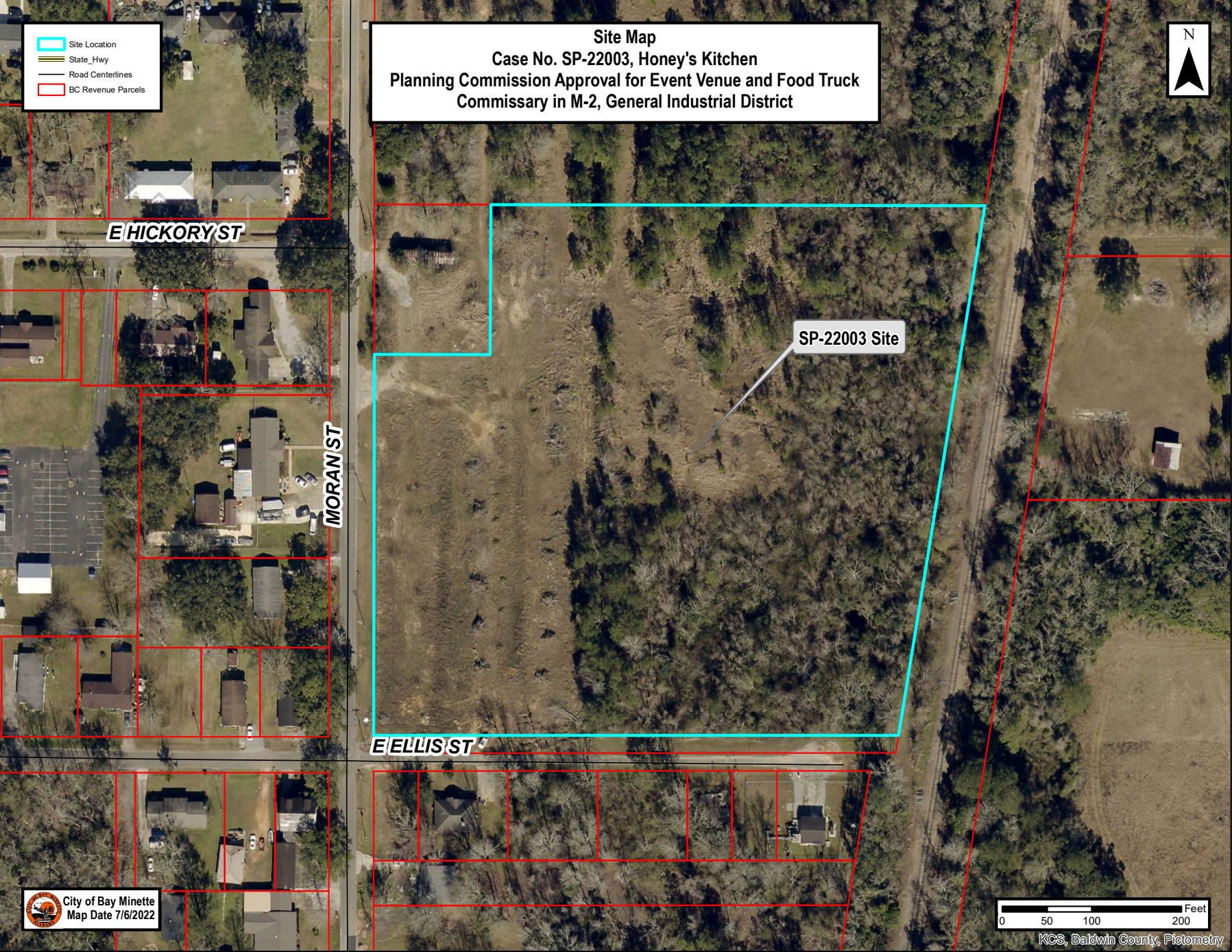


Zoning Map
Case No. SP-22003, Honey's Kitchen
Planning Commission Approval for Event Venue and Food Truck
Commissary in M-2, General Industrial District



- Site Location
- State Hwy
- Road Centerlines
- BC Revenue Parcels
- 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





Site Map
Case No. SP-22003, Honey's Kitchen
Planning Commission Approval for Event Venue and Food Truck
Commissary in M-2, General Industrial District

- Site Location
- State Hwy
- Road Centerlines
- BC Revenue Parcels



E HICKORY ST

MORAN ST

E ELLIS ST

SP-22003 Site

City of Bay Minette
Map Date 7/6/2022

0 50 100 200 Feet

KCS, Baldwin County, Plotometry

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed: 05/10/2018 10:45 AM
TOTAL \$ 25.00
1 Pages

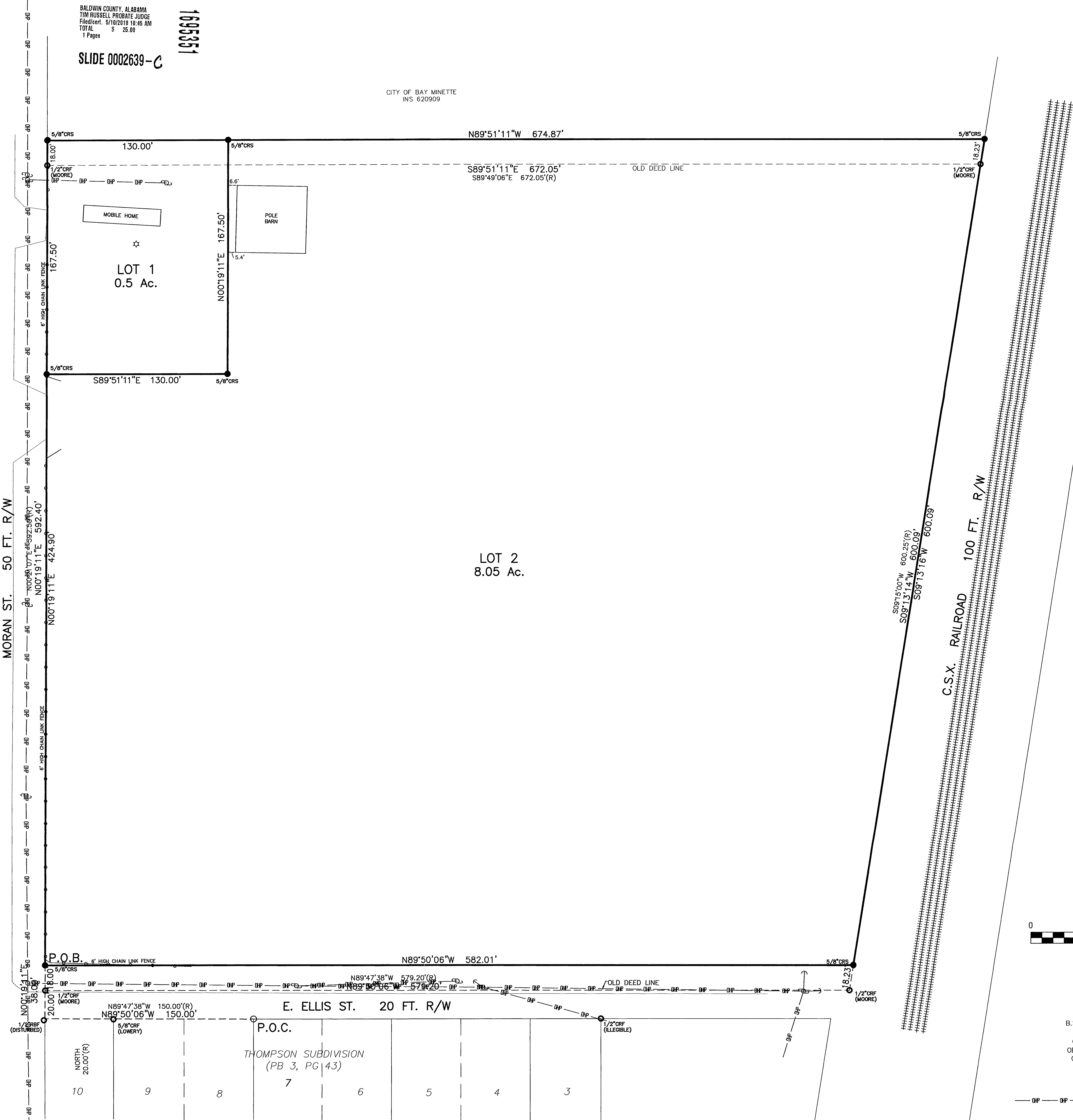
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SLIDE 0002639-C

CITY OF BAY MINETTE
INS 620909

E. HICKORY ST.

MORAN ST. 50 FT. R/W

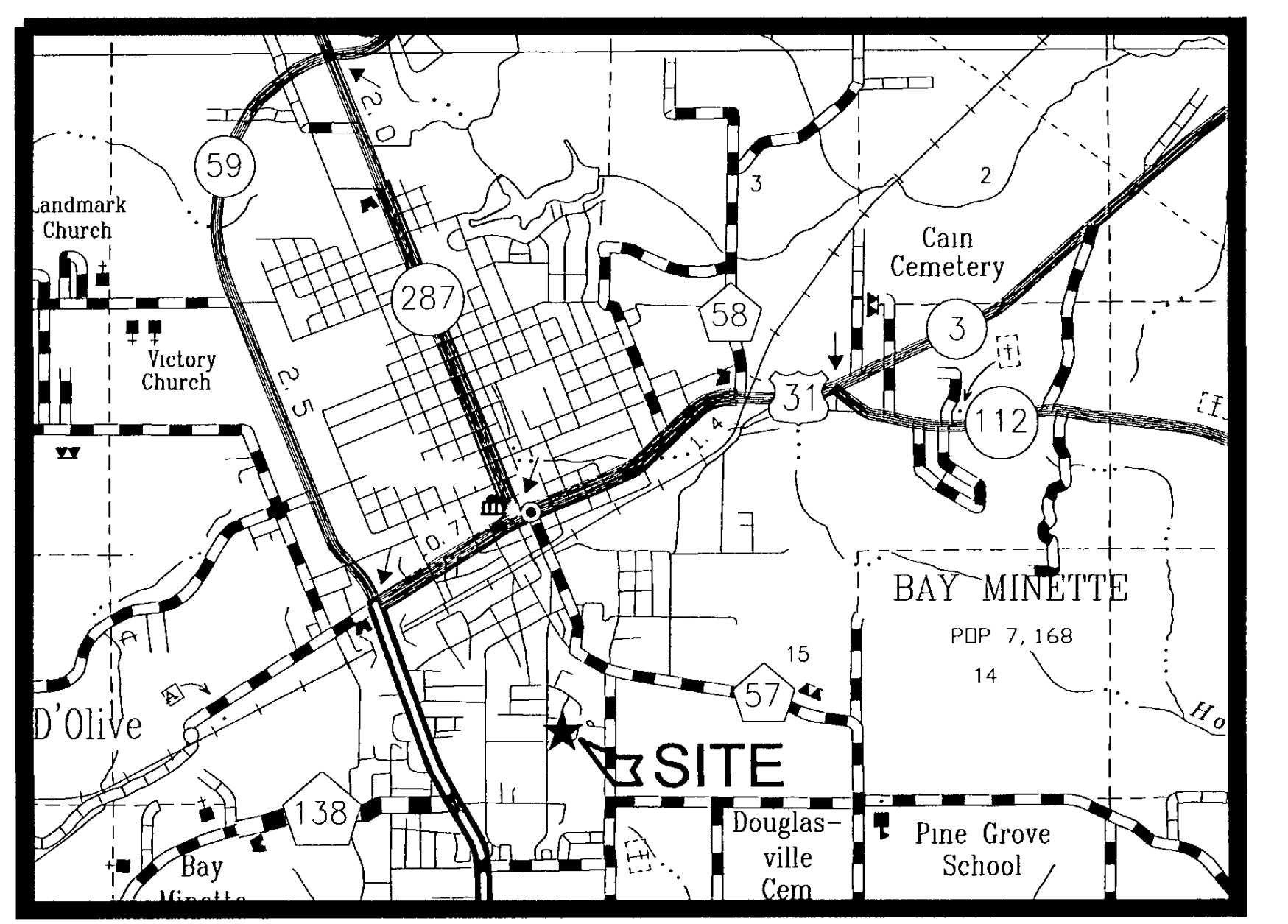


SURVEYOR'S NOTES:

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 MARCH 17, 2018 AND IS RECORDED IN FIELD BOOK #0004, AT PAGE 32.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. 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.

FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0425L, COMMUNITY NUMBER 015000, PANEL 0425, SUFFIX "L", DATED JULY 17, 2007.

*BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, USING GPS OBSERVATIONS



VICINITY MAP
1 INCH = 1 MILE

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 13th DAY OF MAY 2018

[Signature]
PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATION OF 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 10th DAY OF MAY 2018

[Signature] for Ram Trading
OWNER OF LEGAL REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
CITY OF BAY MINETTE
COUNTY OF BALDWIN
[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA 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 DAY 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 10th DAY OF MAY 2018

[Signature] MY COMMISSION EXPIRES: 8/24/2019
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 THE NORTHWEST CORNER OF LOT 7, THOMPSON'S SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST, AS PER MAP OR PLAT THEREOF RECORDED AT MABBOOK 3, PAGE 43 (SLIDE 121-A), BALDWIN COUNTY PROBATE RECORDS AND RUN THENCE RUN NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, ALONG THE SOUTH MARGIN OF EAST ELLIS STREET, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00 DEGREES 19 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A CAPPED IRON PIN (LS26014) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG THE EAST MARGIN OF MORAN STREET, A DISTANCE OF 592.40 FEET TO A CAPPED IRON PIN (LS26014); THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 674.87 FEET TO A CAPPED IRON PIN (LS26014) ON THE WEST MARGIN OF A 100 FOOT RAILROAD R/W; THENCE RUN SOUTH 09 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 600.09 FEET TO A CAPPED IRON PIN (LS26014); THENCE RUN NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 582.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 8.55 ACRES, MORE OR LESS, AND LIES IN SECTION 16, TOWNSHIP 2 SOUTH RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

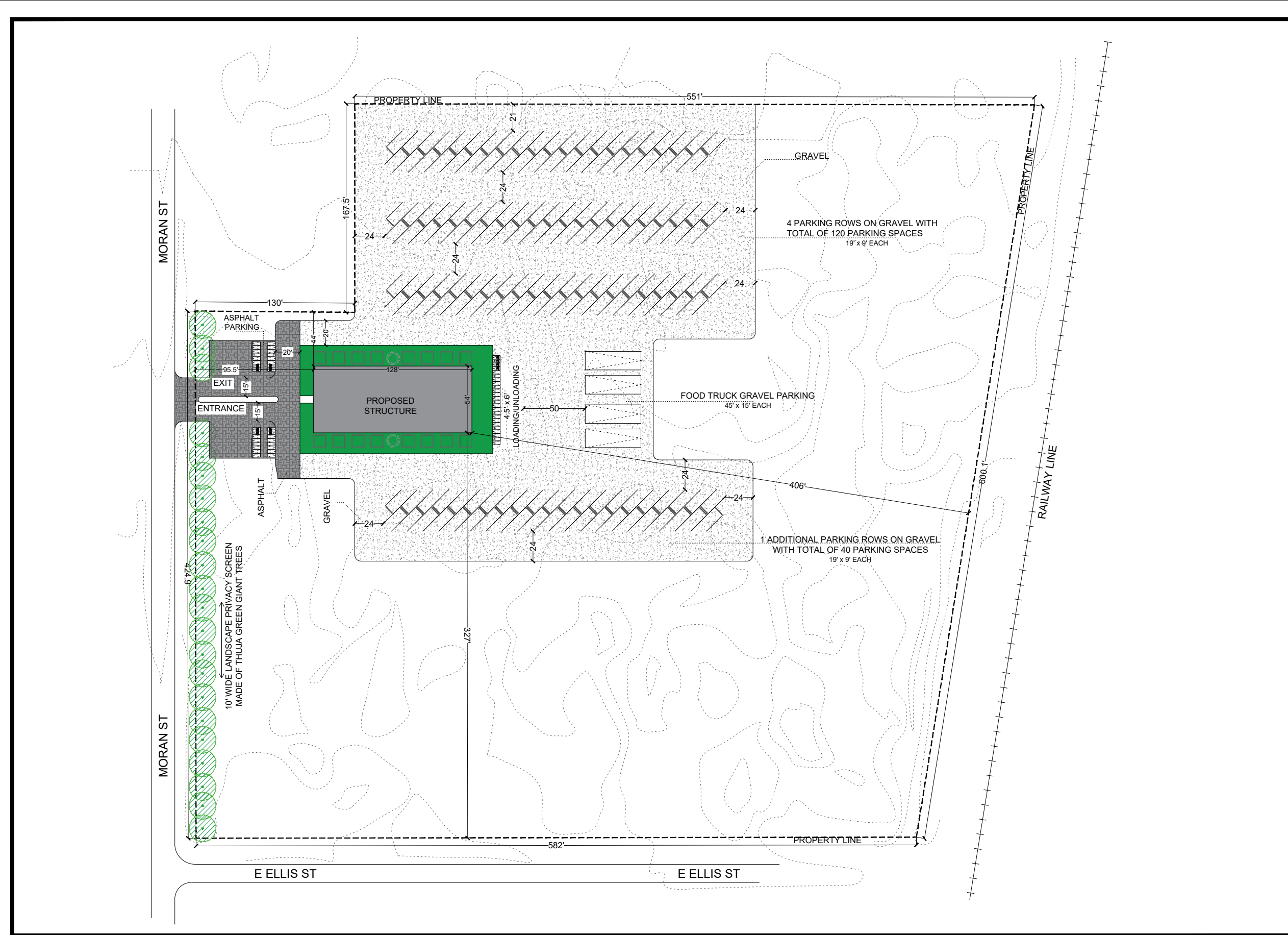
[Signature] 04-21-2018
DAVID E DIEHL AL. P.L.S. NO. 26014 DATE
607 RACHEL CT BAY MINETTE, AL. 251-510-2792



SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

RAM SUBDIVISION

DRAWN: D.E.D.	DATE: 03-19-2018	BOUNDARY SURVEY & DIVISION	SCALE: 1"=40'
CHKD: S.H.D.	TRS: SEC 16, T2S, R3E	HAROLD DENSMORE	SHT NO: 1 OF 1



REMARKS:

REMARKS:

SITE PLAN

**807 MORAN STREET
BAY MINETTE, AL 36507**

LAW, MARIAN

PARCEL NO.: 23-05-16-4-000-003.004

LOT AREA: 8.05 ACRES

STAMP: _____

DATE: 05.18.2022

SCALE: 1"=70'

PLOT SIZE: 11" x 17"

N
W — | — E
S


0' 35' 70'

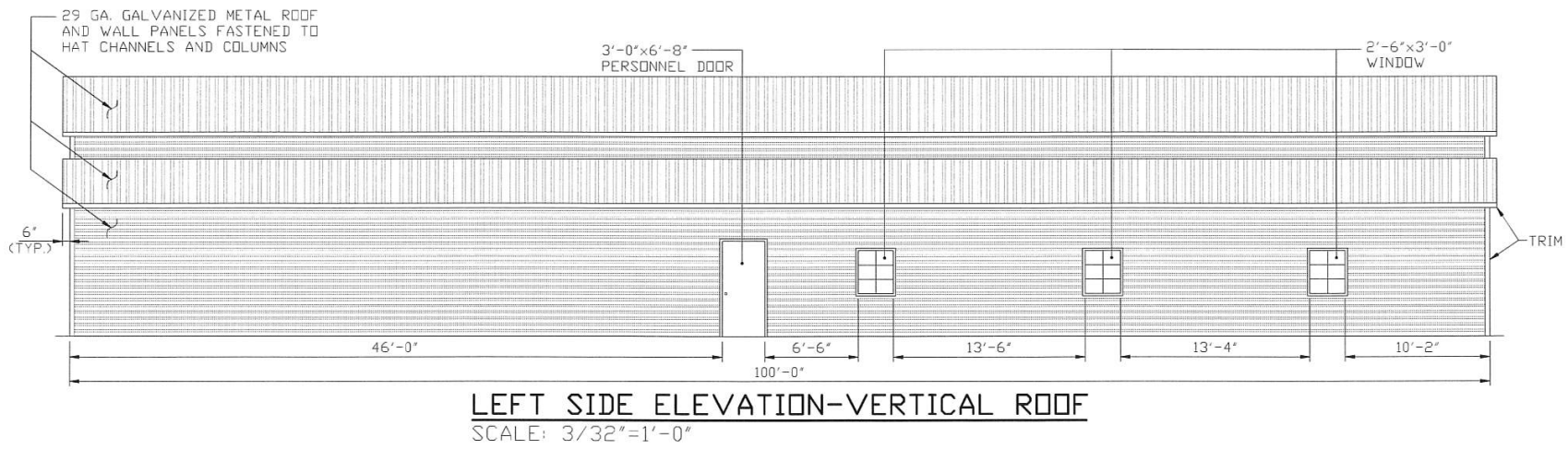
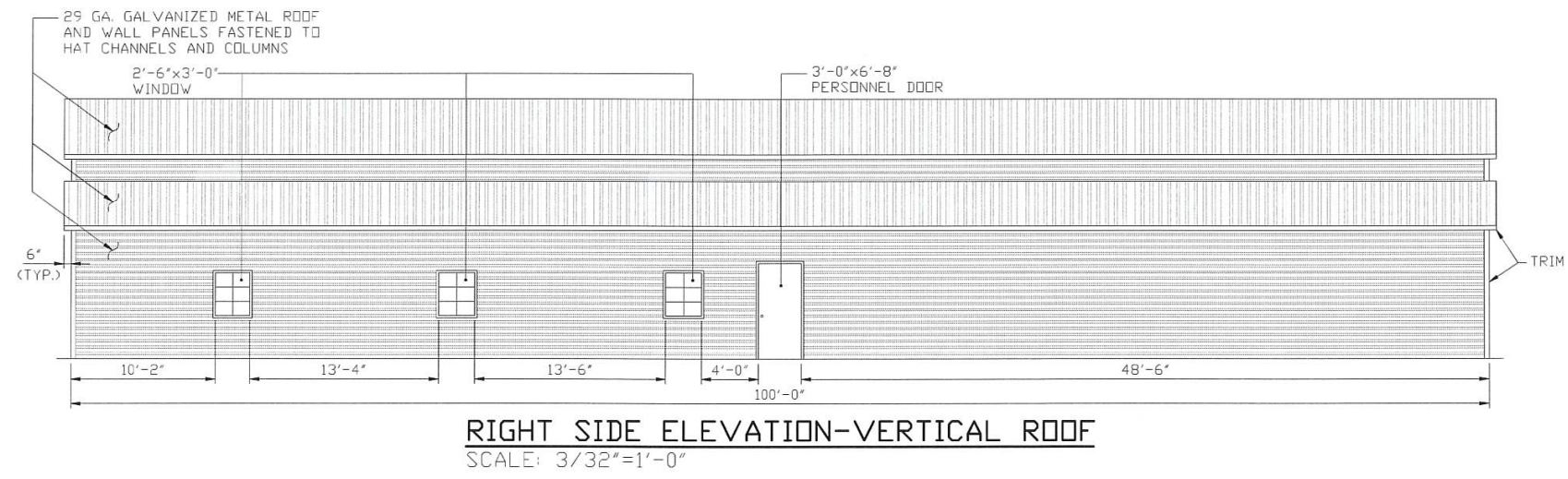
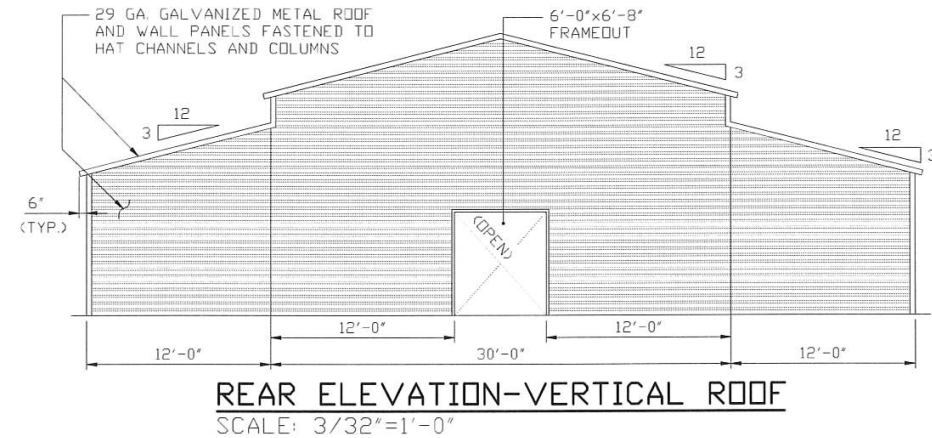
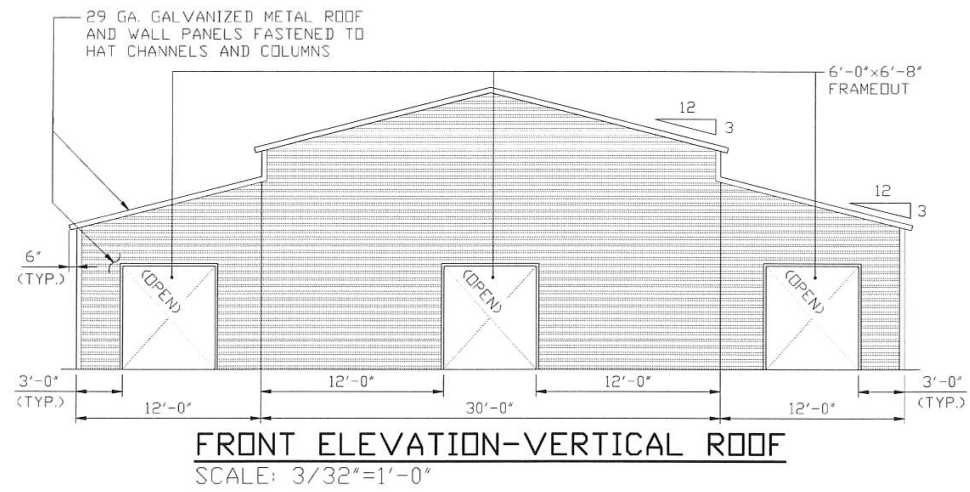
SHEET NO.: 01

INSTALLATION NOTES AND SPECIFICATIONS

1. DESIGN IS FOR A MAXIMUM 30'-0" WIDE x 100'-0" LONG x 14'-0" EAVE HEIGHT ENCLOSED STRUCTURE WITH (2) 12'-0" WIDE x 100'-0" LONG x 9'-0" EAVE HEIGHT ENCLOSED LEAN-TO STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
3. DESIGN LOADS ARE AS FOLLOWS:
 - A) ROOF DEAD LOAD:
 - SELF-WEIGHT = 1.5 PSF
 - MEP = 10 PSF
 - COLLATERAL = 0 PSF
 - B) ROOF LIVE LOAD = 20 PSF
 - C) GROUND SNOW LOAD = 0 PSF
4. 3-SECOND GUST ULTIMATE WIND SPEED = 150 MPH (NOMINAL WIND SPEED = 116 MPH)
5. MAXIMUM RAFTER/POST AND END POST SPACING = 4.0 FEET (UNLESS NOTED OTHERWISE).
6. END WALL COLUMNS (POSTS) ARE EQUIVALENT TO SIDE WALL COLUMNS IN SIZE AND SPACING (UNLESS NOTED OTHERWISE).
7. RISK CATEGORY II.
8. WIND EXPOSURE CATEGORY B/C.
9. STRUCTURAL ANALYSIS/DESIGN IS BASED ON ITS MEETING THE REQUIREMENTS OF ASTM A653 GRADE 50 WITH MINIMUM YIELD STRENGTH (FY) OF 54 KSI AND GALVANIZING MEETING THE REQUIREMENTS OF G60.
10. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2"x2 1/2"-14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS. (UNLESS NOTED OTHERWISE)
11. CONNECTOR SLEEVES ARE MINIMUM 6" LONG, 2 1/4"x2 1/4"-14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
12. AVERAGE FASTENER SPACING ON-CENTERS = 10" O.C. (MAX.).
13. FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14° (3:12 PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY. ROOF SLOPES LESS THAN 3:12 REQUIRE USE OF LAP JOINT SEALANT.
14. ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL AT OR WITHIN 6" OF EVERY COLUMN.
15. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
 - SOIL SITE CLASS = D
 - RISK CATEGORY II
 - R = 3.25 I_E = 1.0
 - S_{DS} = 0.102 g V = C_SW
 - S_{D1} = 0.098 g
16. CONTRACTOR TO PROVIDE ADEQUATE BRACING FOR STRUCTURE SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND, THEREFORE, REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.
17. MAXIMUM THRESHOLD HEIGHT IS 1/2" FOR PERSONNEL DOORS UTILIZED AS MEANS OF EGRESS.
18. THIS STRUCTURE HAS NOT BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND/OR LOCAL CODES/ORDINANCES TO MEET ALL OF THE REQUIREMENTS FOR USE AS A RESIDENCE.



MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC. 1009 East Avenue North Augusta, South Carolina 29841 (803) 279-7799 / FAX (803) 279-3848 www.MooreA-inc.com	REVISION	BY	CK.	APVD.
	ISSUED FOR CONSTRUCTION	JG	PDH	WSM
NO.	DATE			
0	5-10-22			
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EAGLE CARPORT, INC. HONEY'S KITCHEN (MARIAN LAW) 807 MORAN STREET BAY MINETTE, AL 36507 BALDWIN COUNTY	SCALE: AS NOTED	M&A JOB NO. 22078S		
	DRAWN BY: JG	CHECKED BY: PDH		
SHEET NO. SK-1	REV. 0	DATE: 3-8-22		



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North Augusta, South Carolina 29841
(803) 279-7799 / FAX (803) 279-3848
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NO.	DATE	REVISION	BY	CK. / APVD.
0	5-10-22	ISSUED FOR CONSTRUCTION	JG	VSM



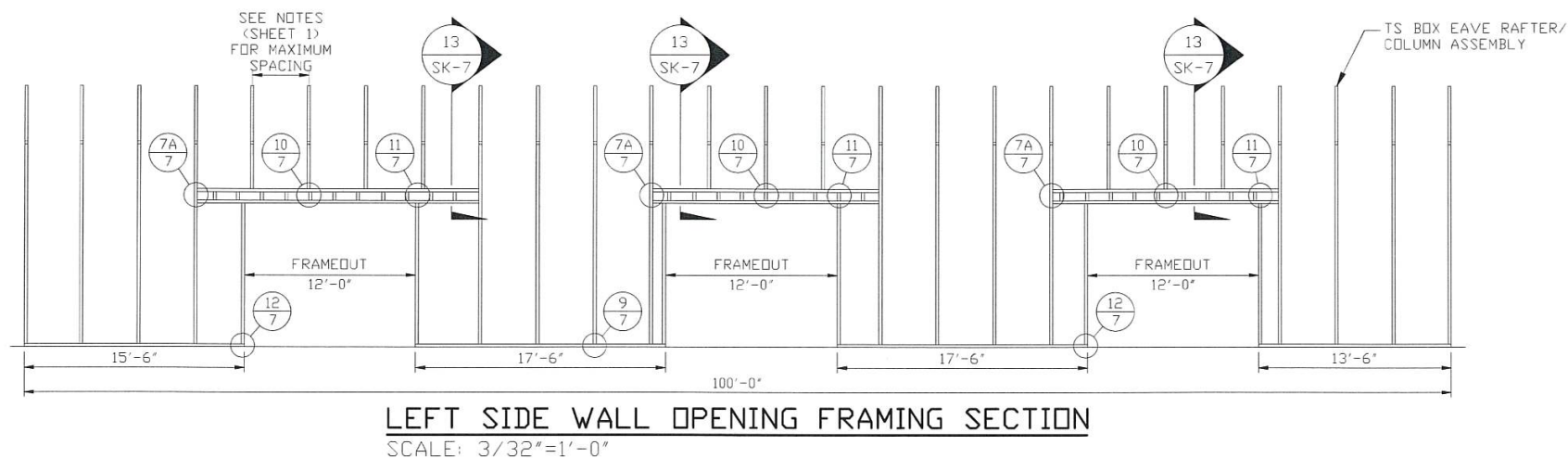
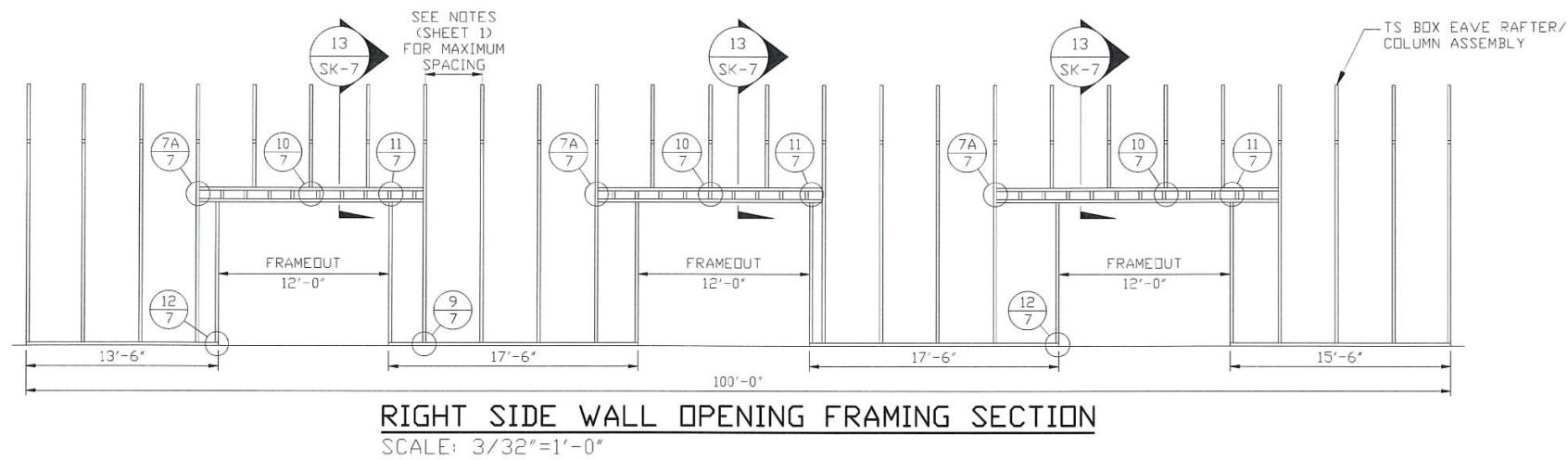
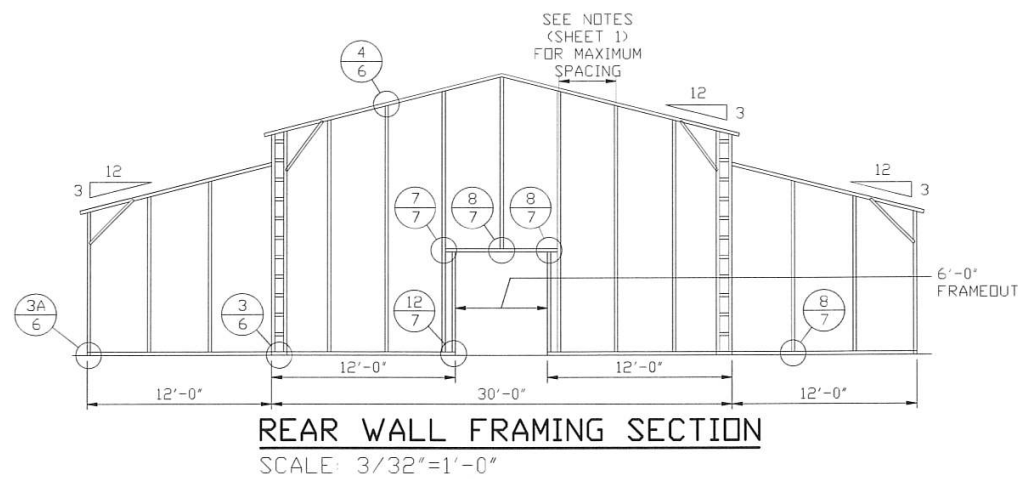
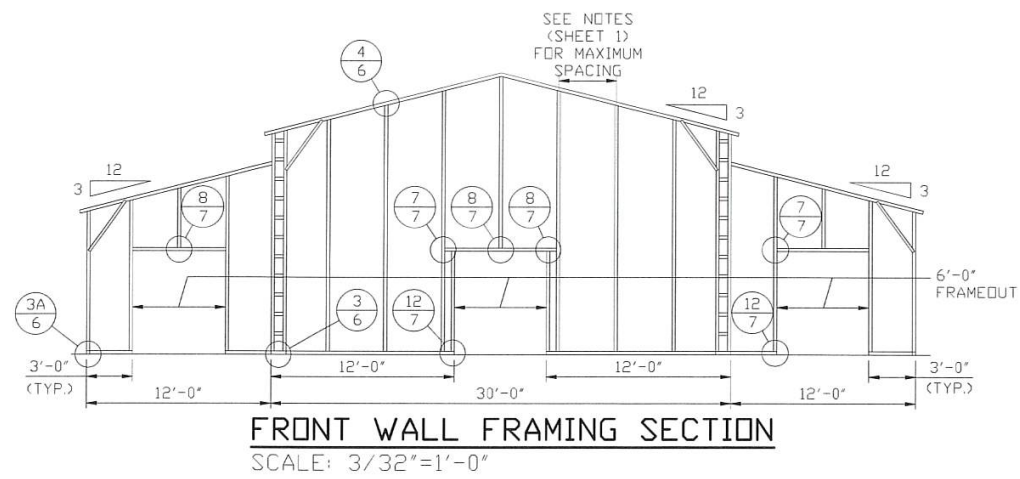
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HONEY'S KITCHEN (MARIAN LAW)
807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
REV. 0	DRAWN BY: JG	

SHEET NO.
SK-2

DATE: 3-8-22



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NO.	DATE	REVISION	BY	CK.	APVD.
0	5-10-22	ISSUED FOR CONSTRUCTION	JG	PDH	WSM



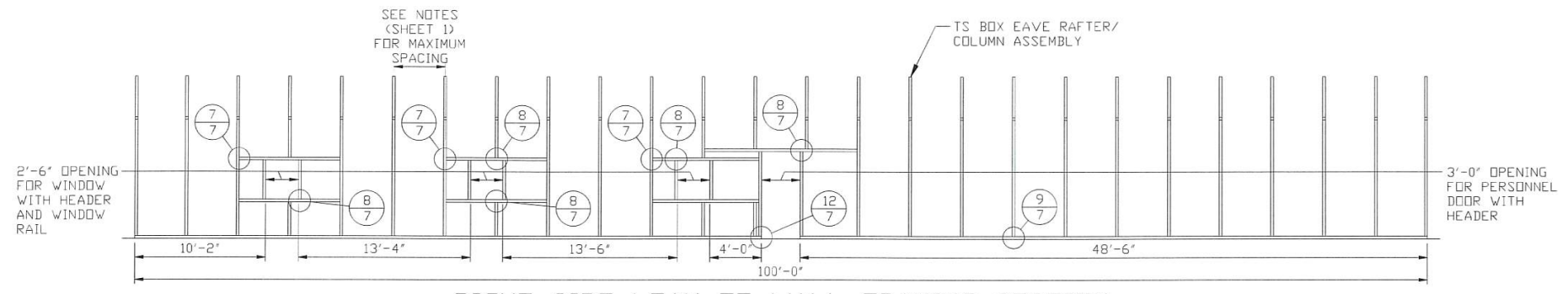
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HONEY'S KITCHEN (MARIAN LAW)
807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

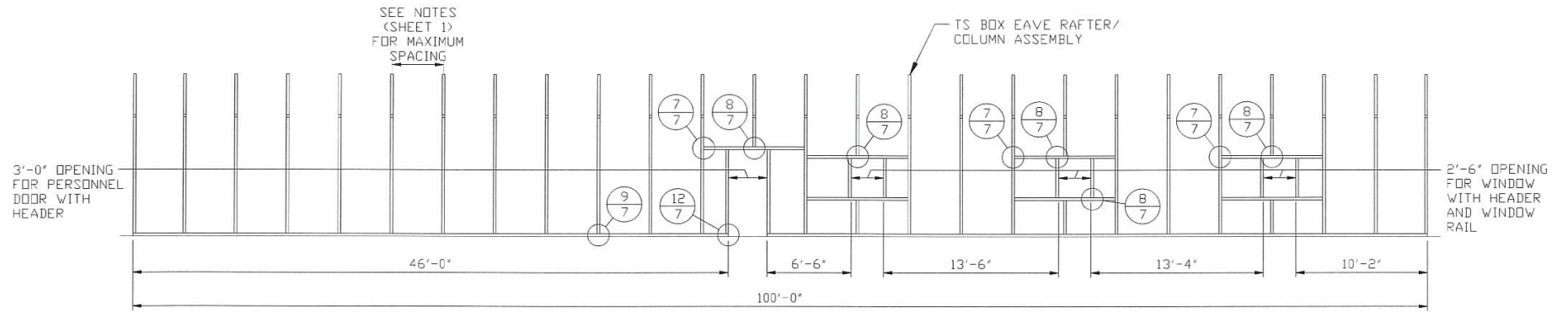
SCALE: AS NOTED	M&A JOB NO. 22078S
DRAWN BY: JG	CHECKED BY: PDH

SHEET NO.
SK-3

REV. 0	DATE: 3-8-22
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RIGHT SIDE LEAN-TO WALL FRAMING SECTION
SCALE: 3/32"=1'-0"



LEFT SIDE LEAN-TO WALL FRAMING SECTION
SCALE: 3/32"=1'-0"



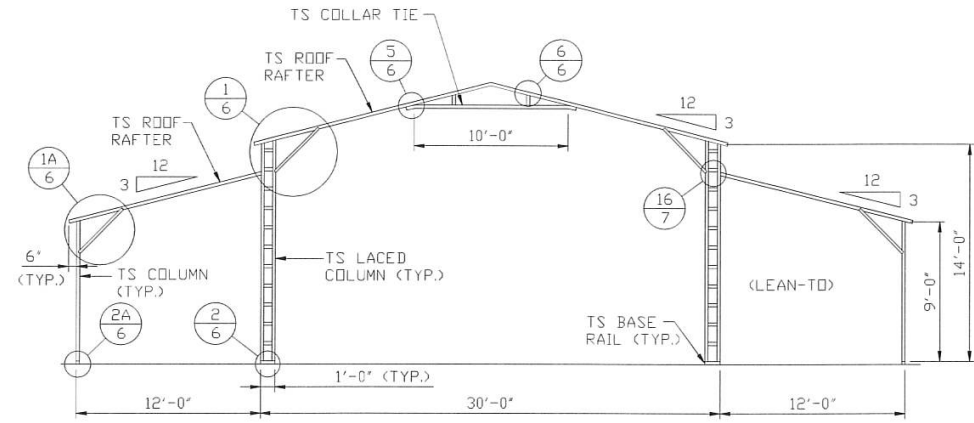
MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC. 1009 East Avenue North Augusta, South Carolina 29841 (803) 279-7799 / FAX (803) 279-3848 www.MooreA-inc.com		REVISION	BY	CK.	APVD.
		ISSUED FOR CONSTRUCTION	JG	PDH	WSM
NO.	DATE				
0	5-10-22				

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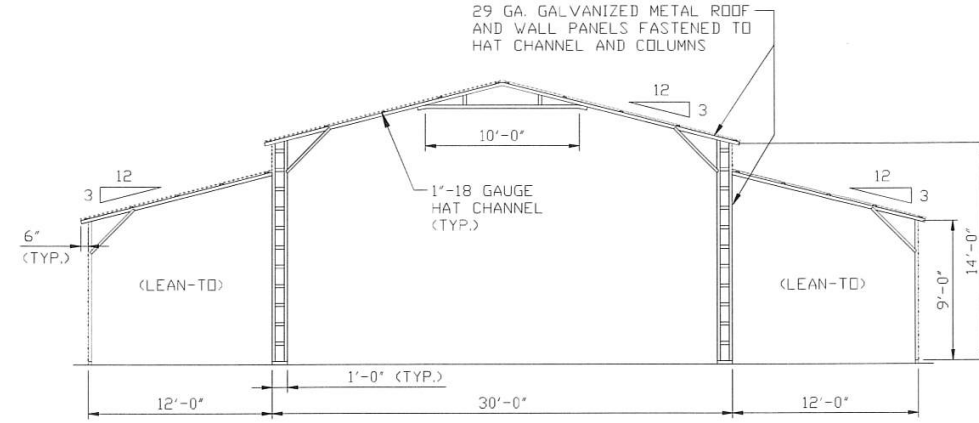
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EAGLE CARPORT, INC. HONEY'S KITCHEN (MARIAN LAW) 807 MORAN STREET BAY MINETTE, AL 36507 BALDWIN COUNTY	SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
	DRAWN BY: JG		

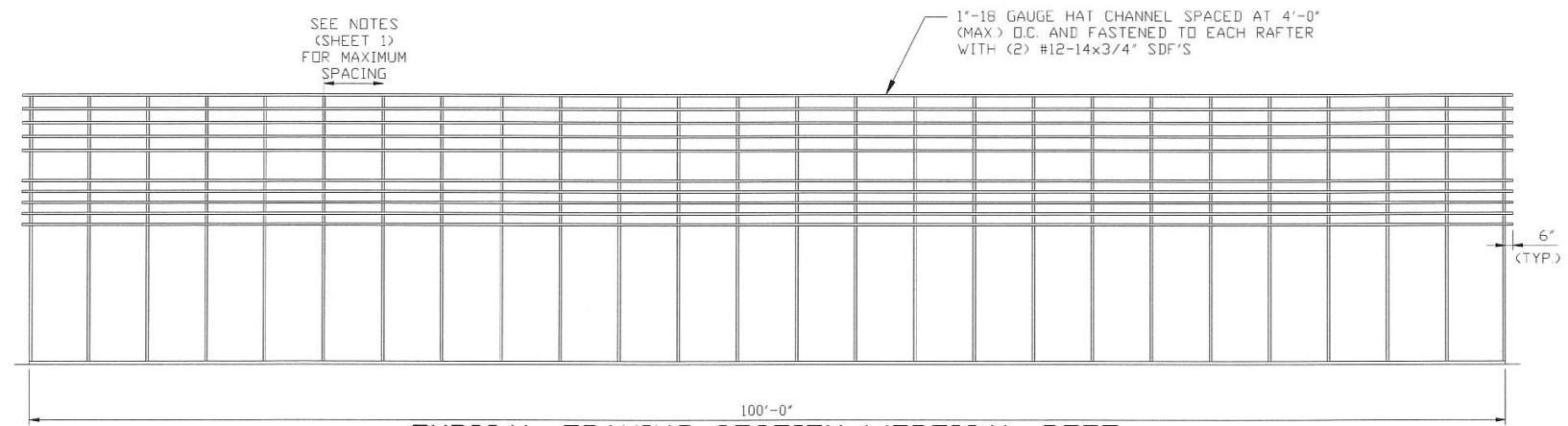
SHEET NO SK-4	REV. 0	DATE: 3-8-22
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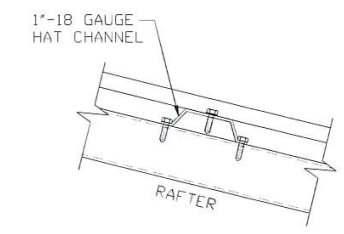
RAFTER/COLUMN INTERIOR FRAME SECTION
SCALE: 3/32"=1'-0"



TYPICAL FRAMING SECTION VERTICAL ROOF
SCALE: 3/32"=1'-0"



TYPICAL FRAMING SECTION VERTICAL ROOF
SCALE: 3/32"=1'-0"



ROOF PANEL ATTACHMENT
SCALE: NTS



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BALDWIN COUNTY

SCALE: AS NOTED	M&A JOB NO. 22078S
DRAWN BY: JG	CHECKED BY: PDH

SHEET NO.
SK-5

REV. 0	DATE: 3-8-22
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807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

M&A JOB NO. 22078S

SCALE: AS NOTED

DRAWN BY: JG

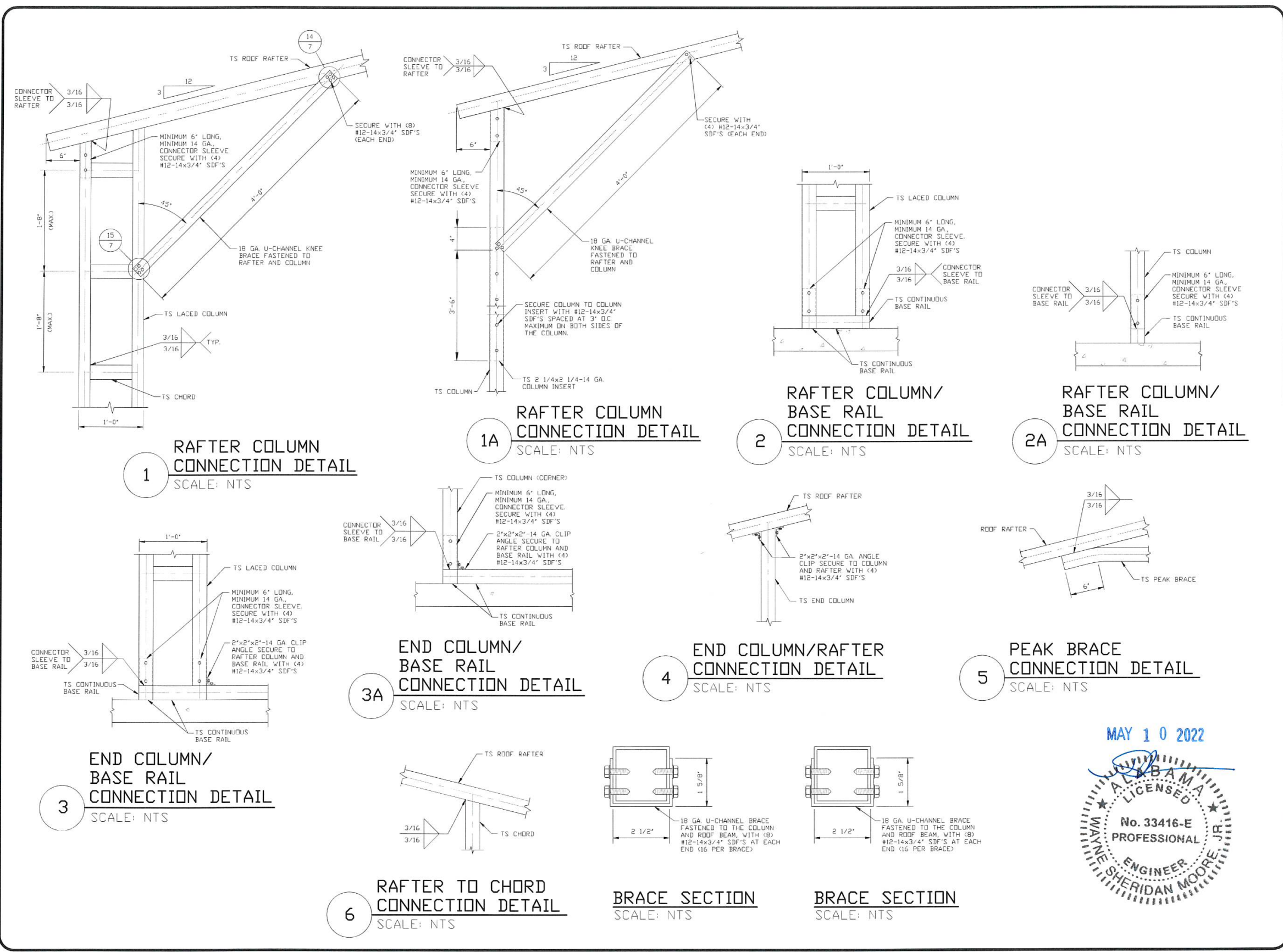
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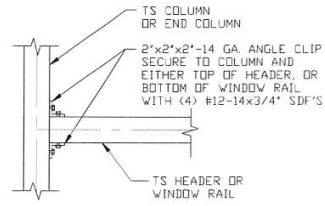
SHEET NO
SK-6

REV. 0

DATE:
3-8-22

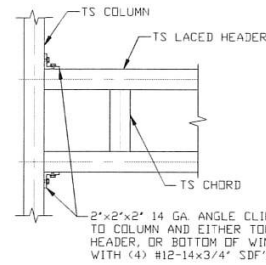
NO.	DATE	REVISION	BY	CK.	APVD.
0	5-10-22	ISSUED FOR CONSTRUCTION	JG	PDH	WSM





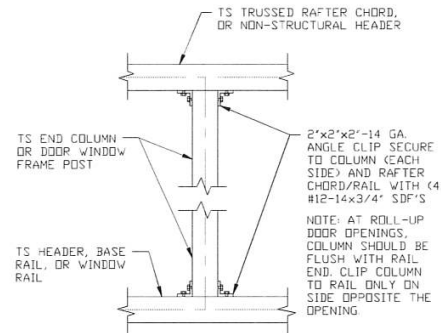
7 COLUMN OR WINDOW RAIL TO POST CONNECTION DETAIL

SCALE: NTS



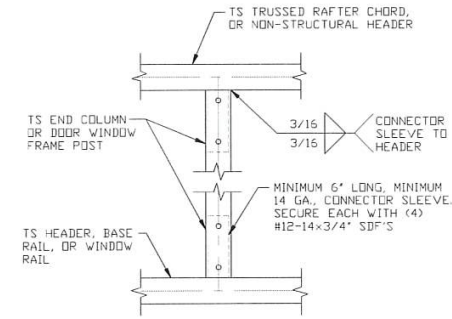
7A LACED HEADER TO COLUMN CONNECTION DETAIL

SCALE: NTS



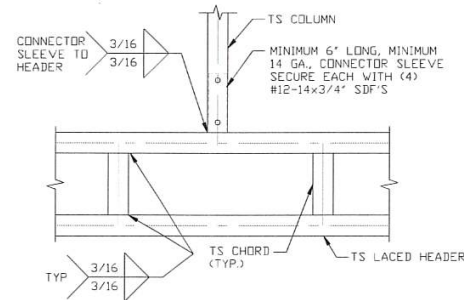
8 COLUMN TO WINDOW RAIL CONNECTION DETAIL

SCALE: NTS



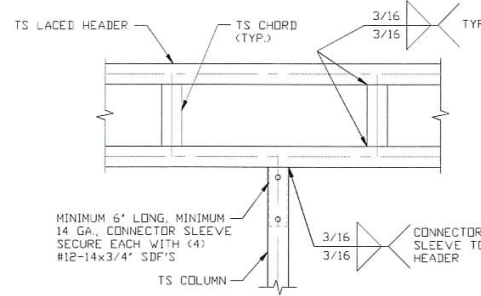
9 COLUMN TO HEADER OR BASE RAIL CONNECTION DETAIL

SCALE: NTS



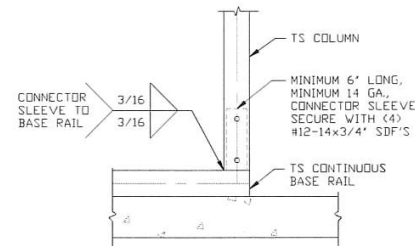
10 COLUMN/LACED HEADER CONNECTION DETAIL

SCALE: NTS



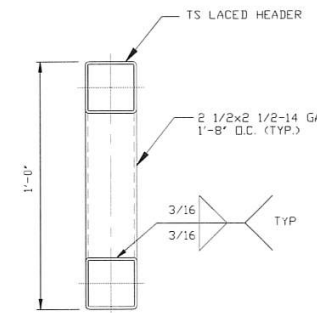
11 LACED HEADER/COLUMN CONNECTION DETAIL

SCALE: NTS



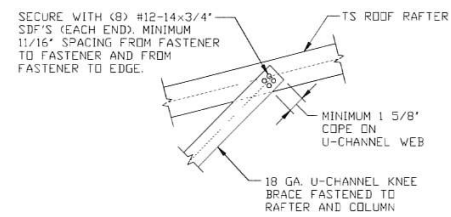
12 COLUMN/LACED HEADER CONNECTION DETAIL

SCALE: NTS



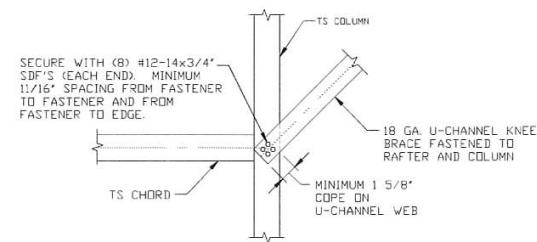
13 SECTION

SCALE: NTS



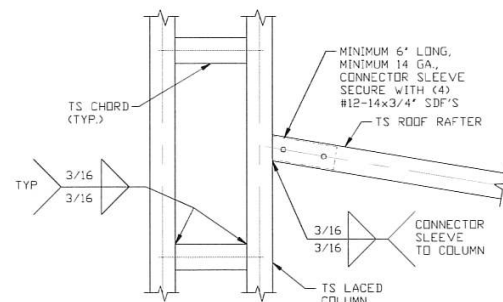
14 U-CHANNEL TO RAFTER CONNECTION DETAIL

SCALE: NTS



15 U-CHANNEL TO COLUMN CONNECTION DETAIL

SCALE: NTS



16 LEAN-TO RAFTER TO COLUMN CONNECTION DETAIL

SCALE: NTS



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 BALDWIN COUNTY

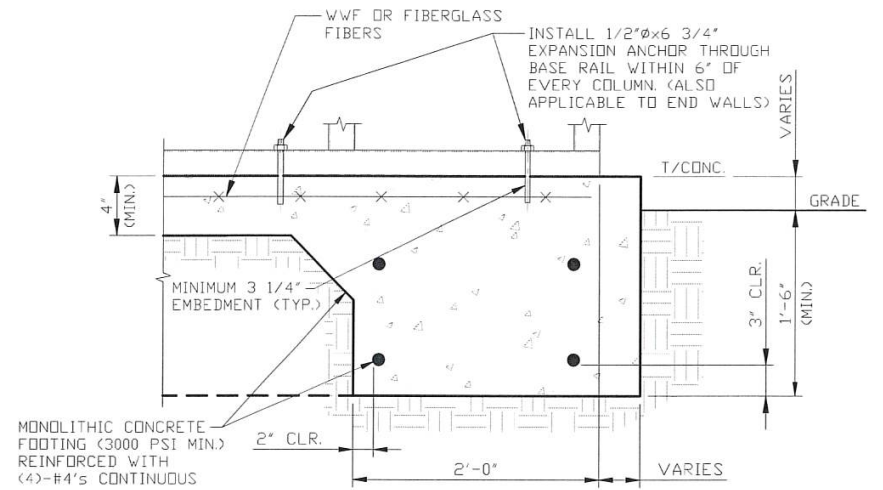
SHEET NO.
SK-7

NO.	DATE	REVISION	BY	CK.	APVD.
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REV. 0	DATE: 3-8-22
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BASE RAIL FOUNDATION ANCHORAGE



CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: 3/4"=1'-0"

(MINIMUM ANCHOR EDGE DISTANCE IS 4")

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318. 3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.



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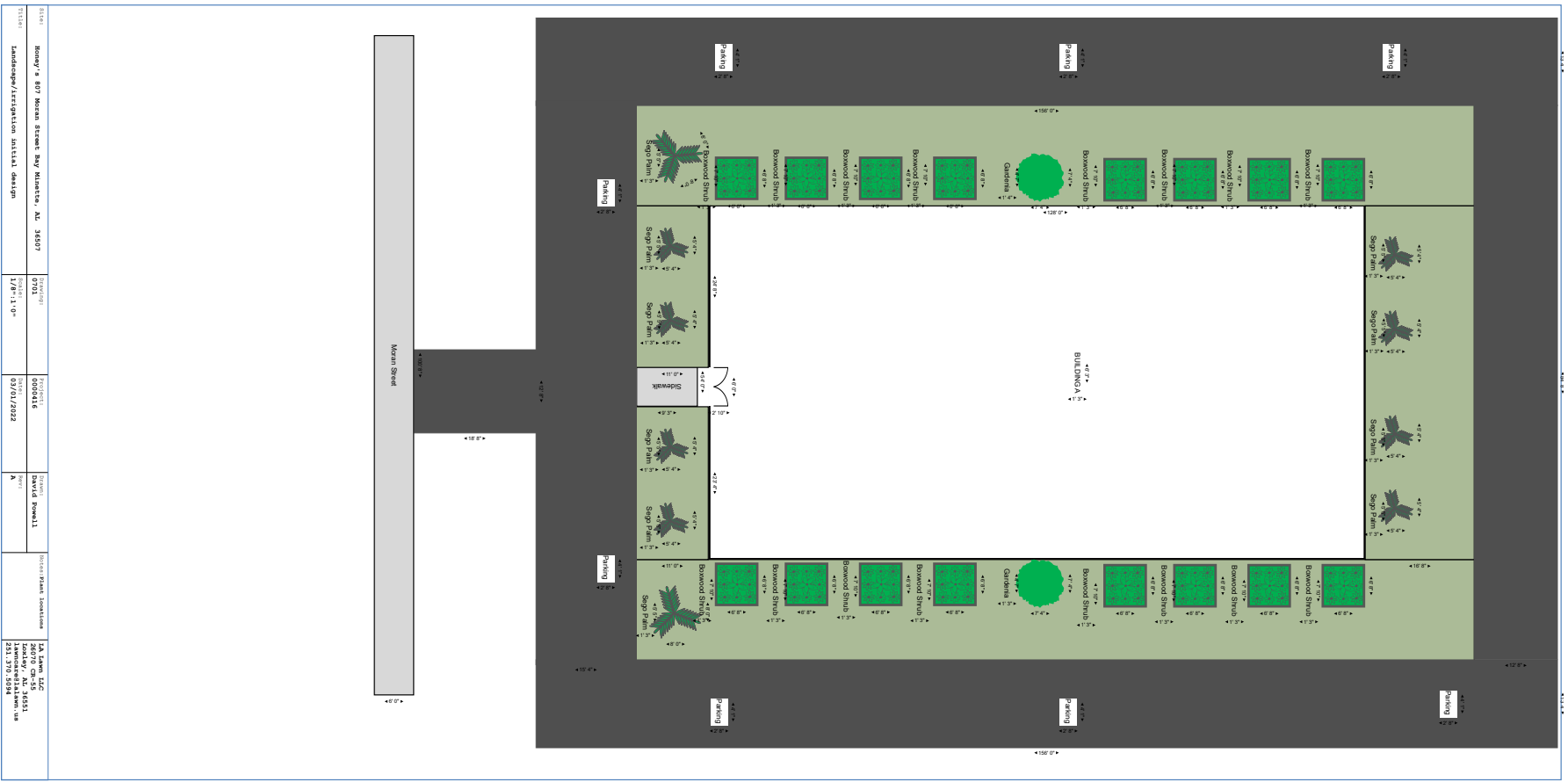
EAGLE CARPORT, INC.
HONEY'S KITCHEN (MARIAN LAW)
807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

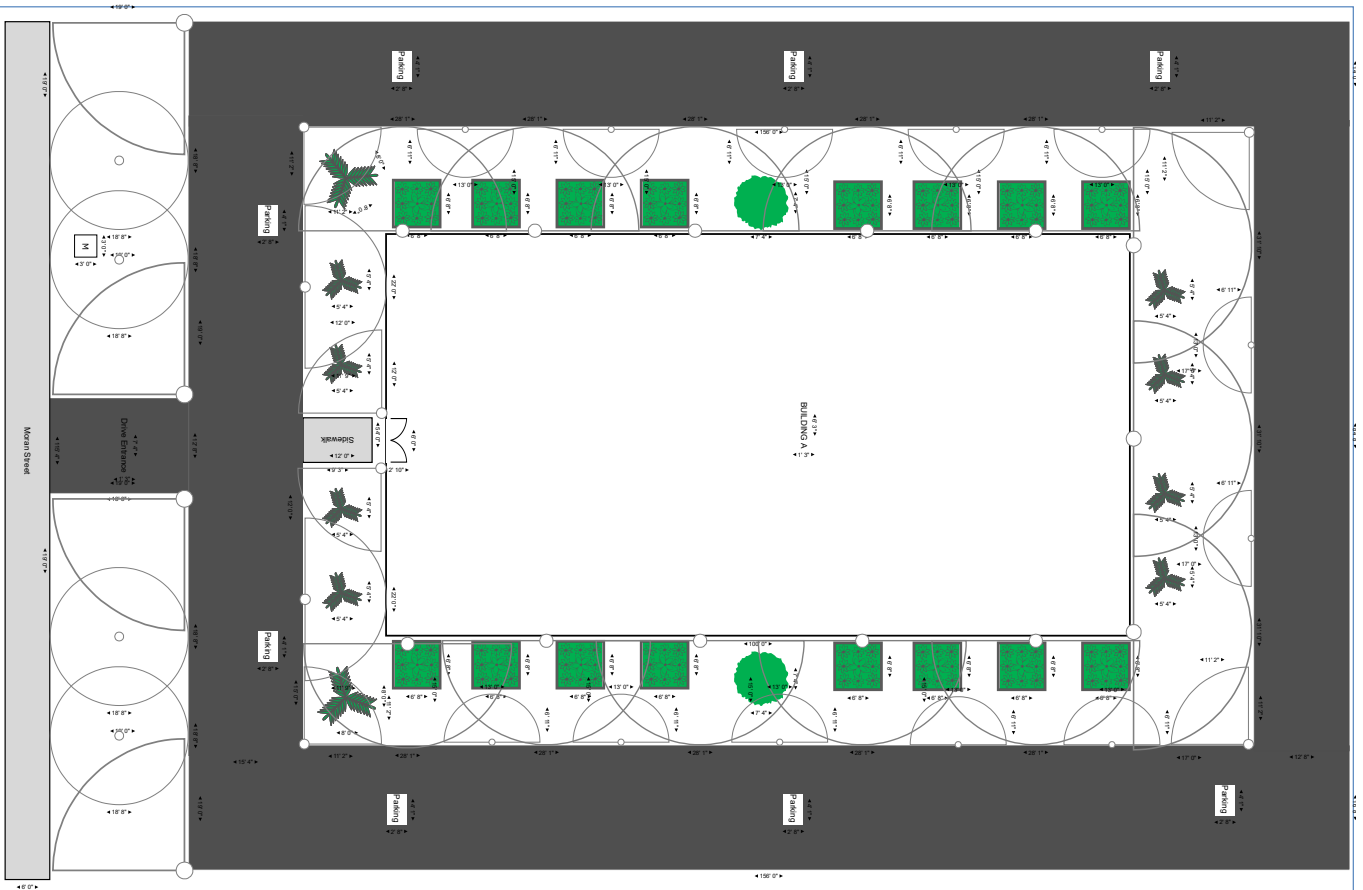
SHEET NO.
SK-8

NO.	DATE	REVISION	BY	CK.	APVD.
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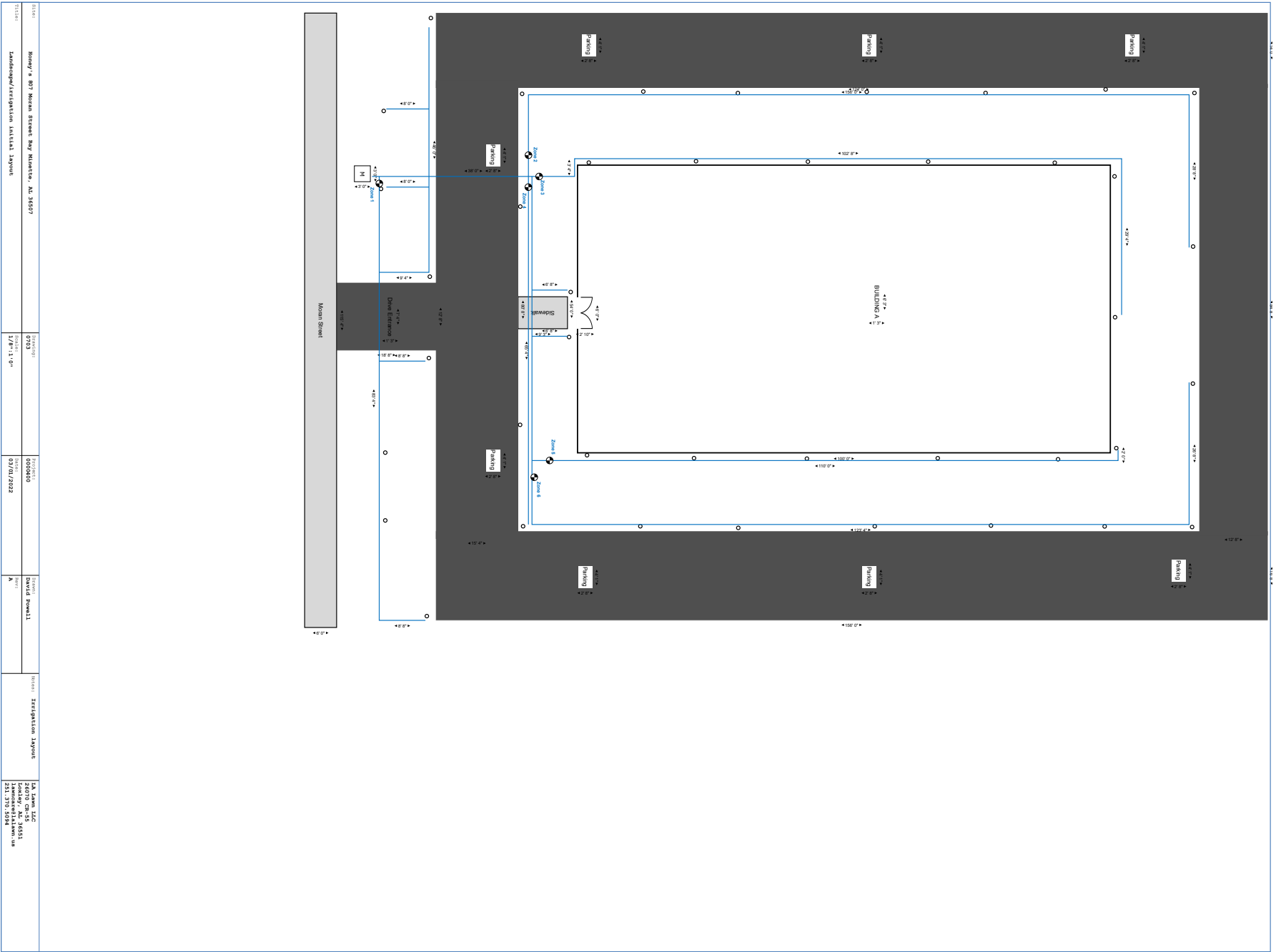
SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
DRAWN BY: JG		

REV. 0	DATE: 3-8-22
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PROJECT	NOVY'S 807 MAIN STREET Bay Market, NJ 08027	PROPOSED	0000400	DATE	DAVID POWELL	PROVIDER/OPERATOR	LA SAMP, LLC
TITLE	Landscaping/Restroom Initial Layout	DATE	07/11/2022	BY	DAVID POWELL	PROJECT NO.	2022-08-15
		SCALE	1/8" = 1'-0"				2022-08-15
							LA SAMP, LLC
							251.370.3094



Project: 11144 Landscaping/Investigation Initial Layout	Project: 5703 3/1/2011:10	Project: 000000 01/20/2022	Project: DAVID BOWALL A	Project: Investigation Layout 2/6/2022 Landscaping/Investigation Initial Layout	Project: SA LAMM LLC 2/6/2022 Landscaping/Investigation Initial Layout 251.370.5094
---	---------------------------------	----------------------------------	-------------------------------	--	---

From: [AL Tolbert](#)
To: [COBM_Planning](#)
Cc: [Steven W. Stewart](#); [Mike Minchew](#); [Jason Padgett](#); [Murray Stewart](#); [Rob Madison](#); [Tammy S. Smith](#); [Todd Stewart \(tstewart@adamstewart.com\)](#); [Scott Warner](#); [Clair Dorough](#)
Subject: Re: Site Plan Review- 807 Moran St
Date: Wednesday, May 18, 2022 10:43:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[807 Moran St SITE PLAN.pdf](#)
[Honey's Kitchen \(Marian Law\) Site Specific Rev 0.pdf](#)
[Appendix.pdf](#)
[chrome-extension://mbifmndcxfkhhooiofahofaichjai_index.pdf](#)

The event/entertainment venue I would have some concerns about. I'm sure some residents would also regarding loud music.

Chief Al Tolbert
Bay Minette Police Department
300 North Hoyle Ave
Bay Minette, AL 36507
Office: 251-580-1682/ 251-580-2559
Cell Phone: 251-239-0554
Email: al.tolbert@ci.bay-minette.al.us



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On May 18, 2022, at 10:24 AM, COBM_Planning
<COBM_Planning@cityofbayminetteal.gov> wrote:

Good morning,

We received a Site Plan Application for a restaurant, mobile vending unit commissary, and entertainment/event venue for the property located at 807 Moran St. I've attached the submitted site and landscape plan, application and building elevations. We have requested significant changes but need your additional comments specifically regarding access, utilities, and requirement for waste disposal.

If you have any questions, please let me know.

Thank you,

Jessica Peed
Planning Coordinator

City of Bay Minette
Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1650, Ext. 7065

From: [Jason Padgett](#)
To: [Clair Dorough](#)
Subject: Re: Site Plan Review- 807 Moran St
Date: Saturday, May 21, 2022 7:45:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Yes - cover over it.

Yes the waterline can handle installing a fire hydrant on it.

Jason M. Padgett
General Manager/CEO
North Baldwin Utilities

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On May 20, 2022, at 12:10 PM, Clair Dorough
<Clair.Dorough@cityofbayminetteal.gov> wrote:

Two questions for you:

1. They don't have a dumpster shown on there, but they are going to have to have one. Since they won't be running into a storm drain, will you require a cover on the dumpster?
2. IF the Fire Department requires a hydrant, would the existing waterline be able to handle that?

Thank you,
Clair Dorough
City Planner

City of Bay Minette
Planning & Development Services Department
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1650
www.cityofbayminette.org
[Planning & Development Services Department Site](#)

From: Jason Padgett <JPadgett@NBUMAIL.COM>
Sent: Friday, May 20, 2022 8:17 AM
To: COBM_Planning <COBM_Planning@CITYOFBAYMINETTEAL.GOV>; AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>; Todd Stewart (tstewart@adamsstewart.com) <tstewart@adamsstewart.com>; Scott Warner <swarner@baldwin911.org>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: RE: Site Plan Review- 807 Moran St

I see not issues with Water, Gas, and Wastewater.

JASON M. PADGETT

General Manager / CEO

NORTH BALDWIN UTILITIES

25 Hand Avenue | Bay Minette, Alabama 36507

251.580.1626 *phone / 7055 extension*

251.937.0345 *fax*

251.423.3000 *cell*

jpadgett@nbumail.com

www.northbaldwinutilities.com

From: COBM_Planning <COBM_Planning@CITYOFBAYMINETTEAL.GOV>
Sent: Wednesday, May 18, 2022 9:25 AM
To: AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>; Todd Stewart (tstewart@adamsstewart.com) <tstewart@adamsstewart.com>; Scott Warner <swarner@baldwin911.org>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: Site Plan Review- 807 Moran St

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From: [Tammy S. Smith](#)
To: [COBM_Planning](#)
Subject: RE: Site Plan Review- 807 Moran St
Date: Wednesday, May 18, 2022 11:03:48 AM
Attachments: [image002.png](#)
[image003.png](#)

Clair

If you don't hear back from Murry, I would just say that the health department will require a dumpster for the restaurant.

Tammy S. Smith, CPA

City Administrator/Finance Director

City of Bay Minette

301 D'Olive Street

Bay Minette, AL 36507

251-580-1619 Main Office

251-580-1692 Direct

251-401-1170 Cell

www.cityofbayminette.org

From: COBM_Planning <COBM_Planning@CITYOFBAYMINETTEAL.GOV>

Sent: Wednesday, May 18, 2022 10:25 AM

To: AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>; Todd Stewart (tstewart@adamsstewart.com) <tstewart@adamsstewart.com>; Scott Warner <swarner@baldwin911.org>

Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>

Subject: Site Plan Review- 807 Moran St

Good morning,

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From: [Shane Bergin](#)
To: [Clair Dorrough](#)
Subject: RE: Traffic Question
Date: Monday, June 13, 2022 4:37:54 PM

This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Clair,

I left you a message last week I believe it was. This development is a little tough to gauge what it is exactly. I couldn't get a good trip generation number when comparing to the number of parking spaces. With the number of parking spaces, they would be anticipating some decent volumes coming and going. From a volume standpoint, the roadway should be able to handle the additional traffic. I am a little concerned with the roadway asphalt width. The road is relatively narrow and you could see an increase in crashes. I don't know if there is much that could be done other than widening the roadway, but were would you stop. You would also be going from residential traffic to half residential and half commercial more than likely with the commercial coming during the time the venue is open.

We can talk a little more about it on the phone if you would like.

Shane

Shane Bergin, PE, PTOE, PTP, RSP1
Project Manager
Neel-Schaffer, Inc.
851 East I-65 Service Road South, Suite 1000
Mobile, AL 36606
Phone: 251.471.2000
FAX: 251.471.5997
Cell: 251.545.1219
Website: www.neel-schaffer.com

-----Original Message-----
From: Clair Dorrough <Clair.Dorrough@CITYOFBAYMINETTEAL.GOV>
Sent: Thursday, June 9, 2022 10:43 AM
To: Shane Bergin <shane.bergin@neel-schaffer.com>
Subject: Re: Traffic Question

Hi Shane,
Just checking in to see if you have had a chance to review this.

Thanks!

Clair Dorrough
City Planner
City of Bay Minette
Planning & Development Department
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1632 office
(251) 689-1837 cell
www.cityofbayminette.org <<http://www.cityofbayminette.org>>

On Jun 2, 2022, at 2:34 PM, Shane Bergin <shane.bergin@neel-schaffer.com> wrote:

This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Can I give you some thoughts first of next week? I am at a conference and want to make sure that I look at it with proper thoughts.

Shane

Shane Bergin, PE, PTOE, PTP, RSP1
Project Manager
Neel-Schaffer, Inc.
851 East I-65 Service Road South, Suite 1000 Mobile, AL 36606
Phone: 251.471.2000
FAX: 251.471.5997
Cell: 251.545.1219
Website: www.neel-schaffer.com <<http://www.neel-schaffer.com>>

From: Clair Dorrough <Clair.Dorrough@CITYOFBAYMINETTEAL.GOV>
Sent: Wednesday, June 1, 2022 12:08 PM
To: Shane Bergin <shane.bergin@neel-schaffer.com>
Subject: Traffic Question

Shane,

We've had a request to build an entertainment/event venue at PIN 377260 / 807 Moran Street (east side of Moran between E Hickory and E Ellis Streets) They are also proposing the 5,400sq ft facility be used for a restaurant and food truck commissary. Moran is (section 3.7 of our Traffic Plan) already listed as one of our 11 high traffic streets and is operating at a C level of service with peak volume of 171 in the evening. The proposal includes a capacity of 300 and she is showing 160 parking spaces. Do you have any comments or concerns with this proposal?

Thank you,
Clair Dorrough
City Planner

City of Bay Minette
Planning & Development Services Department
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1650
www.cityofbayminette.org <<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofbayminette.org%2F&data=02%7C01%7C%7C901e964b17d34c24b0de08d81deb7d3a%7Ca18bb3c47f84206932cbb4942e61768%7C0%7C637292244542595428&data=EOITTKM%9H%k%q%U%l%N%J%w%BB%p%2%CG%2FT%q%z%5%2Bw%6%3D&reserved=0>>
Planning & Development Services Department Site <<http://www.cityofbayminette.org/Planning-Development-Services-Department>>

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From: [Scott Warner](#)
To: [COBM_Planning](#)
Subject: RE: Site Plan Review- 807 Moran St
Date: Thursday, May 19, 2022 4:35:54 PM
Attachments: [image002.png](#)
[image002.png](#)

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If this is just 1 building, 1 business it only needs 1 address.

If I am misunderstanding the application just let me know. Looks like the address is good as I believe we recently reviewed this or issued this with you all. Looks familiar.

Scott

From: COBM_Planning <COBM_Planning@CITYOFBAYMINETTEAL.GOV>
Sent: Wednesday, May 18, 2022 10:25 AM
To: AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>; Todd Stewart (tstewart@adamsstewart.com) <tstewart@adamsstewart.com>; Scott Warner <swarner@baldwin911.org>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: Site Plan Review- 807 Moran St

Good morning,

We received a Site Plan Application for a restaurant, mobile vending unit commissary, and entertainment/event venue for the property located at 807 Moran St. I've attached the submitted site and landscape plan, application and building elevations. We have requested significant changes but need your additional comments specifically regarding access, utilities, and requirement for waste disposal.



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: July 14, 2022

Case Number: Z-22003

SUMMARY INFORMATION

Project Name: Peavy Property Rezoning
 Property Location: 2109 McMillan Avenue
 Property PID/PPIN: 05-23-03-05-1-000-018.000 // 33264
 Property Size: 8.19± acres
 Requested Action: Rezoning from B-1 Local Business District to R-4 High Density Multi-Family Residential
 Applicant: CRN Development / Thomas Ward
 Owner: Agnes Peavy, etal, c/o Annette Hester

Subject Property	Zoning	Existing Land Use
Z-22003	B-1	Vacant, Undeveloped
Adjacent Property	Zoning	Existing Land Use
North	R-2, R-4	Petty Lane and Rotary Village Community Residential, Undeveloped Bartlett Place VOA, Agriculture, Vacant, Greentree Apt, Oakwood Facility Residential, McMeans/State Hwy 59
South	B-1, R-2	
East	R-4, B-2, B-1	
West	B-1	

SITE AND REQUEST SYNOPSIS

The subject property, which consists of approximately 8.19± total acres is zoned B-1, Local Business District. The property is located at 2109 McMillan Avenue, on the West side of McMillan and South side of the unpaved portion of Petty Lane. The property is currently vacant/undeveloped but appears to be the site of a former residence. The property was part of a right-of-way vacation procedure involving the property owners along Petty Lane and the City of Bay Minette to correct property lines in relation to the location of Petty Lane in 2010. This request is to rezone the property from B-1, Local Business to R-4, High Density Multi-Family for a potential townhouse development.

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 AND TABLE OF PERMITTED USES

6.2.5 R-4, High Density Multi-Family Residential District. The intent of this district is to provide opportunity for high density single-family, duplex, and multi-family residential development in specified areas. Within this district it is also considered suitable to include other uses of a type deemed to be compatible with a good high-density living environment by providing for needed community services. Public or community water and sewer facilities are required.

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
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		

RELATED COMPREHENSIVE PLAN STATEMENTS & STRATEGIES

The City's Comprehensive Plan is a policy document that functions as the long-range plan for future growth and development. It identifies the goals, objectives, and strategies of the community, determined by its residents and property owners. City officials can use the document to make policies that effectively provide a coordinated approach for future growth. Though adopted by the City Planning Commission, the Plan is intended to provide guidance for future legal and policy decisions as determined by City Council and through analysis of existing and predicted conditions. The Plan also serves as the statutory basis for many of the City's land use and subdivision regulations as well as the application of zoning districts, as zoning and future land use must be in accordance with the Comprehensive Plan. The Goals, Objectives, Statements and Strategies below are pulled from the Plan as they are deemed relevant to this specific application by Planning Staff.

Housing

Goal: Provide a wide variety of safe and attractive living environments for all socioeconomic groups.

Statements: "City requires a diversity of housing types and densities to accommodate all socioeconomic groups of a community. The housing supply of a community must support existing and forecasted housing demands to ensure the resident's quality of life and the vitality and growth of the City. A community must foster continued maintenance, rehabilitation, and new construction of their housing stock to maintain the City's sustainability."

"Future residential growth should utilize infill development techniques where possible to prevent residential sprawl away from the community's core of commercial areas, schools, and pedestrian/public transit access. Creating isolated residential neighborhoods only adds stress to the public infrastructure including roads, water and sewer, and City services."

#1 Promote a choice of rural, suburban, and urban living environments and housing types to accommodate all household incomes. This includes anticipating and planning for future land requirements associated with future population projections and projected housing types.

#3 Protect the quality of life in existing and new neighborhoods by implementing subdivision regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#7 Ensure, through site plan review and/or subdivision plat review, that high-density developments have a design and scale compatible to adjoining residential developments and are buffered from different residential densities.

#10 Maintain the public infrastructure at a level needed to continue adequate service to existing and new residential dwellings. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments. Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the City's existing public water and sewer lines at the developer's expense.

#11 Develop a Capital Improvements Plan to provide the required improvements and extensions to support future residential development projected in this Chapter with public infrastructure.

#12 Identify undeveloped lots within existing residential neighborhoods that would be suitable for residential infill of single family and multifamily developments. Encourage developers to consider these target areas for future residential development.

Transportation

Goal: Provide a transportation network capable of moving people and goods efficiently and safely.

Statements: "New development or changes in existing land uses, whether incremental or sudden, directly affect the safety and functionality of roadways and the demand for additional transportation facilities."

"It is essential that communities exercise sound and innovative transportation planning solutions to accommodate growth and development."

#5 Accomplish a connected street network by amending subdivision regulations to require that all new streets connect with existing streets instead of the installation of cul-de-sacs and dead-end roads. The connectivity of the existing network can be achieved through the extensions proposed in the future land use map.

#6 Provide local traffic with alternatives to HWY 59. This can be achieved by improving local streets that serve schools and residential traffic and alleviate access management problems along the congested portion of HWY 59.

Land Use

#3 Protect the quality of life of existing and new developments by implementing land use regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas with each new development; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.

#4 Encourage through land use regulations infill development of undeveloped lots as opposed to urban sprawl to support the conservation of rural lands within Bay Minette's planning area.

#5 Increase the diversity of residential land uses by encouraging multi-family residential land uses to locate in the more densely populated center of the City. Discourage multi-family development in the more rural, less dense planning area where agricultural land uses and rural character can be encroached upon. This also decreases the strain of public infrastructure and public service cost.

#6 Ensure, through site plan review and/or subdivision plat review, that all types of land use developments have a design and scale compatible to adjoining properties and are buffered from different incompatible land uses and adverse impact due to encroachment.

#8 Maintain the public infrastructure at a level needed to continue adequate service to existing and new developments. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments. Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the existing water and sewer lines at the developer's expense.

DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities - No issues.

Bay Minette Public Works – Petty Lane is scheduled to be realigned in the near future to be consistent with the 2010 right-of-way vacation and subsequent property line moves, there are no plans to resurface the roadway.

Bay Minette Police Department – No issues, but requested the developer clean up, pave and widen the intersection of McMillan and Petty Lane proposed for access along the north property line.

Bay Minette Fire Department – No comments for the rezoning, the BMFD will be heavily involved in the Site Plan approval process to review items such as access length/width, site access and path of travel widths/radius for emergency vehicles, location of hydrants and water connections.

Tensaw Engineering, Benjamin White, P.E. – *City Consultant as Civil Engineer* – No comments at this time.

Neel-Schaffer, Shane Bergin, PE, PTOE, PTP, RSP1 – *City Consultant as Transportation Engineer* – No comments at this time.

STAFF ANALYSIS AND FINDINGS

The following guidelines for reviewing zoning amendments are found in Article 15 – Amendment in 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 Single Family on the Future Land Use Map in the Comprehensive Plan. It is adjacent to Multi-Family designated areas to the North and Northeast, Agriculture/Timber to the East with Single Family and Institutional to the West and South. The Comprehensive Plan goals, recommendations and strategies listed above include

providing a wide variety of safe and attractive living environments for all socioeconomic groups with diversity of housing types and densities, specifically stating that:

“The housing supply of a community must support existing and forecasted housing demands to ensure the resident’s quality of life and the vitality and growth of the City. A community must foster continued maintenance, rehabilitation, and new construction of their housing stock to maintain the City’s sustainability.”

This proposed development is on a vacant/undeveloped parcel immediately adjacent to the multi-family Rotary Village community, and is within 500 feet or less of the multi-family Bartlett Place VOA Housing development, Greentree Apartments and the Oakwood Center for Living Nursing facility. It is also within .25 miles of the North Baldwin Wellness Center, North Baldwin Infirmary, various doctor’s offices, a church and the new Dollar General store. The use of this vacant land as multi-family residential will easily connect to existing developments, services and community amenities, which is compliant with multiple aspects of the Comprehensive Plan. It specifically states that *“Future residential growth should utilize infill development techniques where possible to prevent residential sprawl away from the community’s core of commercial areas, schools, and pedestrian/public transit access. Creating isolated residential neighborhoods only adds stress to the public infrastructure including roads, water and sewer, and City services.”*

The proposed rezoning and potential development is compatible with several additional recommendations and strategies from the Plan that are listed above. There are other recommendations that will be followed if the development progresses into Site Plan approval, including:

- Protect the quality of life in existing and new neighborhoods by implementing subdivision regulations that will: ensure the separation of incompatible land uses; preserve and/or create open spaces and landscaped areas; promote the connectivity of roads, schools, parks, and open spaces; require, where feasible, the installation of sidewalks throughout the development; and prevent stress on the existing public infrastructure and public services.
- Ensure, through site plan review and/or subdivision plat review, that high-density developments have a design and scale compatible to adjoining residential developments and are buffered from different residential densities.
- Maintain the public infrastructure at a level needed to continue adequate service to existing and new residential dwellings. This includes correcting existing deficiencies in infrastructure and upgrading or constructing new infrastructure to accommodate new developments. Deny new development if the infrastructure is not in place to support it without compromising the service to existing housing. Require that all new development be connected to the City’s existing public water and sewer lines at the developer’s expense.

The recommendations and strategies listed and detailed above, show the Plan’s intent is to provide a wide variety of housing types and densities, and promote connectivity and infill development; while still protecting the quality of life in existing and new neighborhoods.

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 on McMillan Avenue and Petty Lane offers multiple opportunities for connectivity and access – which is a significant benefit for multi-family developments. Due to the location adjacent to and near existing multi-family developments, the proposed zoning change appears to be compatible with existing development. The requested R-4 designation is a natural progression of development and transition from surrounding zoning and existing uses, which is compatible with the intent of the Zoning Ordinance. If the rezoning is approved, the applicant will be required to submit a Site Plan application to the Planning Commission for full review and approval prior to the construction of the development.

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

The site is currently undeveloped, but it fronts McMillan, which is classified as a Collector, with immediate access to McMeans/Hwy 59 and Hand Avenue. It also borders Petty Lane, which can offer future access to McMeans/Hwy 59. There is no known development pending in the immediate vicinity of the subject property but Planning staff has discussed several speculative opportunities in the surrounding area. To the East at Hand Avenue, a new Dollar General was constructed within the past year.

The property to the south is occupied by a single-family residence on approximately 2 acres and approximately 28 acres of undeveloped property. To the west, along Petty Lane, are three single family residences on approximately 4 acres. Immediately adjacent to the North, across Petty Lane, is the 6-acre Bay Minette Rotary Village community built in 1996. Across McMillan Avenue to the East, is a vacant 12.5-acre parcel being used for agriculture and to the Northeast is the Bartlett Place Volunteers of America multi-family housing development built in 2011. To the Southeast along McMillan, is Oakwood nursing facility and the campus for North Baldwin Infirmary Hospital with numerous doctor's offices. To the Southeast along Petty Lane is Greentree Apartments, the North Baldwin Wellness Center, a church and the new Dollar General near the Petty Lane/Hand Avenue intersection.

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

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 in regards to the rezoning request. If the rezoning is approved, Site Plan application will trigger a full review. Various City Staff, Police & Fire Departments, North Baldwin Utilities and Engineering Consultants, have reviewed the application to anticipate any potential issues, recommendations and impacts the development would have on City infrastructure, services and budgets. Pending outcome of the rezoning request, the developer must assist with the cost of resurfacing Petty Lane with asphalt, with the portion adjacent to the northern property line (appx. 375 feet), being attributed to the development. Petty Lane is scheduled to be realigned in the near future to be consistent with the 2010 right-of-way vacation and subsequent property line moves, but there are no plans to resurface the roadway. The development's direct impact to the roadway and the area residences, along with the proposed access to Petty Lane, will cause unplanned and unbudgeted maintenance to the roadway as well as potential safety concerns to existing and new residents.

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. Drainage/Stormwater information is not required for a rezoning, but at the time of Site Plan review, the development is required to comply with the Zoning Ordinance's various stormwater and drainage regulations, including:

7.13 Surface Drainage Owners, particularly developers of larger paved areas such as those in connection with apartment complexes, shopping centers, etc., shall be responsible for increased runoff resulting from these developments which cause flood damage to neighboring property. The Building Official shall, in consultation with a certified Engineer, determine that reasonable provisions for properly handling surface drainage have been made in the applicant's design and report these findings for the Planning Commission's consideration in acting on building applications. If such reasonable provisions are not made in the applicant's design, the Planning Commission shall make such remedies as may be available to the applicant as a condition of the building permit issuance.

8.3.4 Noise, air pollutants including dust emissions, and surface runoff shall not exceed background levels by more than 10%.

9.2.8 *Drainage*. Off-street parking facilities shall be drained to prevent damage to abutting property and streets and to prevent pollutants from draining onto the adjacent lots. Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.

12.1 Erosion and Sediment Control: Persons engaged in land-disturbing activities shall take all reasonable measures to protect all public and private property, including roadways, from damage by such activities. In addition, owners

shall comply with all applicable laws, rules and regulations, including federal and state regulations regarding the discharge of storm water. For all projects required by the Alabama Department of Environmental Management (“ADEM”) to obtain a national pollutant discharge elimination system (“NPDES”) permit, a copy of said permit shall be provided to the City Planner and Building Official prior to the land disturbance activities. For projects requiring a NPDES permit, owners shall prepare a Construction Best Management Practices Plan (“CBMPP”) in accordance with ADEM requirements. It shall be the responsibility of the owner to design, install and maintain an ADEM approved CBNPP. Where required by ADEM, owners shall provide the City Planner and Building Official with a copy of its CBMPP prior to land disturbance activities.

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.

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

The site’s location on McMillan, which is classified as a Collector, at two intersections of Petty Lane with immediate access to McMeans/Hwy 59 and Hand Avenue, will allow traffic from the development to easily access major throughfares with minimal intrusion on adjacent residential properties. Due to its proximity to Bay Minette Rotary Village community, the Bartlett Place Volunteers of America multi-family housing development, Oakwood nursing facility and the campus for North Baldwin Infirmary Hospital, and Greentree Apartments, the project is not expected to have a detrimental effect on the surrounding property. Having the planned community developed and Petty Lane resurfaced 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

Due to the property’s location and adjacent existing commercial and multi-family developments noted above, any impacts are anticipated to be minimal negative impacts. If the development progresses, design standards for landscaping, buffers, off-street parking, drainage, architectural elevations, tree protection and open space will be reviewed at the time of Site Plan application. Those items are zoning regulations intended to ensure compatibility with the character of the community, mitigate any nuisance effects resulting from noise and glare generated by the project, minimize potential conflict between incompatible uses and soften visual impacts for area residents. As such, the current 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

The rezoning is proposed in order to allow a potential 96-unit townhome development. This will be a project in between a duplex and an apartment complex as townhouses are single family attached dwelling units that have a separate ground floor entrance and separate private yard space, with common side walls on one or both sides of the dwelling unit. Per the Zoning Ordinance, townhomes cannot exceed two and one-half (2 ½) stories or thirty-five (35) feet in height. Based on the preliminary site plan submitted with the rezoning application, this development will also include a Clubhouse, Kids Park and Dog Park on site.

STAFF RECOMMENDATION

Various City Staff, Police & Fire Departments, North Baldwin Utilities and Engineering Consultants, have reviewed the application to anticipate any potential issues, recommendations and impacts the development would have on City

infrastructure, services and budgets. Pending outcome of the rezoning request, the developer must assist with the cost of resurfacing Petty Lane with asphalt, with the portion adjacent to the northern property line (appx. 375 feet), being attributed to the development. This is not a requirement or condition of approval for the rezoning request. It will be considered at the time of Site Plan application when a final plan has been determined.

Recommendation: Based on the information submitted by the applicant, City Staff and Consultant input and the analysis above, staff recommends that the ***Planning Commission submit a positive recommendation to the City Council for the rezoning request from B-1, Local Business District to R-4, High Density Multi-Family Residential District.***

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.



City of Bay Minette

Re-zoning Application

Case No.	<u>222003</u>
Fee-	\$300.00
Date Paid:	<u>5/25/22</u>
Paid:	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
	<input checked="" type="checkbox"/> Check- No. <u>1579</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: Thomas Ward - CRN Development

Received 5/25/22
Date: 5/10/22

Mailing Address: 10386 May Tower Road

City: Stockton State: AL Zip Code: 36579

Telephone Number: 256-335-3990 Email: tward@crndevelopment.com

Site Information

Property Owner Name: PEAVY, AGNES I ETAL WEAVER, ELOISE; BROO Phone Number: 251-401-1270

Property Address: 2109 McMillan Ave, Bay Minette, AL 36507

Parcel/PPIN #: 23-03-05-1-000-018.000

Area of Property, Sq. Ft., or Acres: 7.93

Present Zoning: RA - Agricultural Requested Zoning: R-4 High Density Multi-Family

Reason for Request/ Intended use of property: Develop townhomes

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:  Date: 5/10/22

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



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: Z-22003

I/We hereby appoint and designate Thomas Ward - CRN Development ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 23-03-05-1-000-018.000. 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)

W A Peavy Estate

Name(s) - Printed

Annett P Hester

Mailing Address

10100 McMillan Rd

City/State

Stockton AL. 36579

ann-hester@att.net

Email

05/24/2022

Phone

Annett Hester

5/24/2022 5:19:16 PM CDT

Signature(s)

Date

AUTHORIZED AGENT

Thomas Ward - CRN Development

Name(s) - Printed

10386 May Tower Road

Mailing Address

Stockton, AL 36579

City/State

256-335-3990

tward@crndevelopment.com

Email

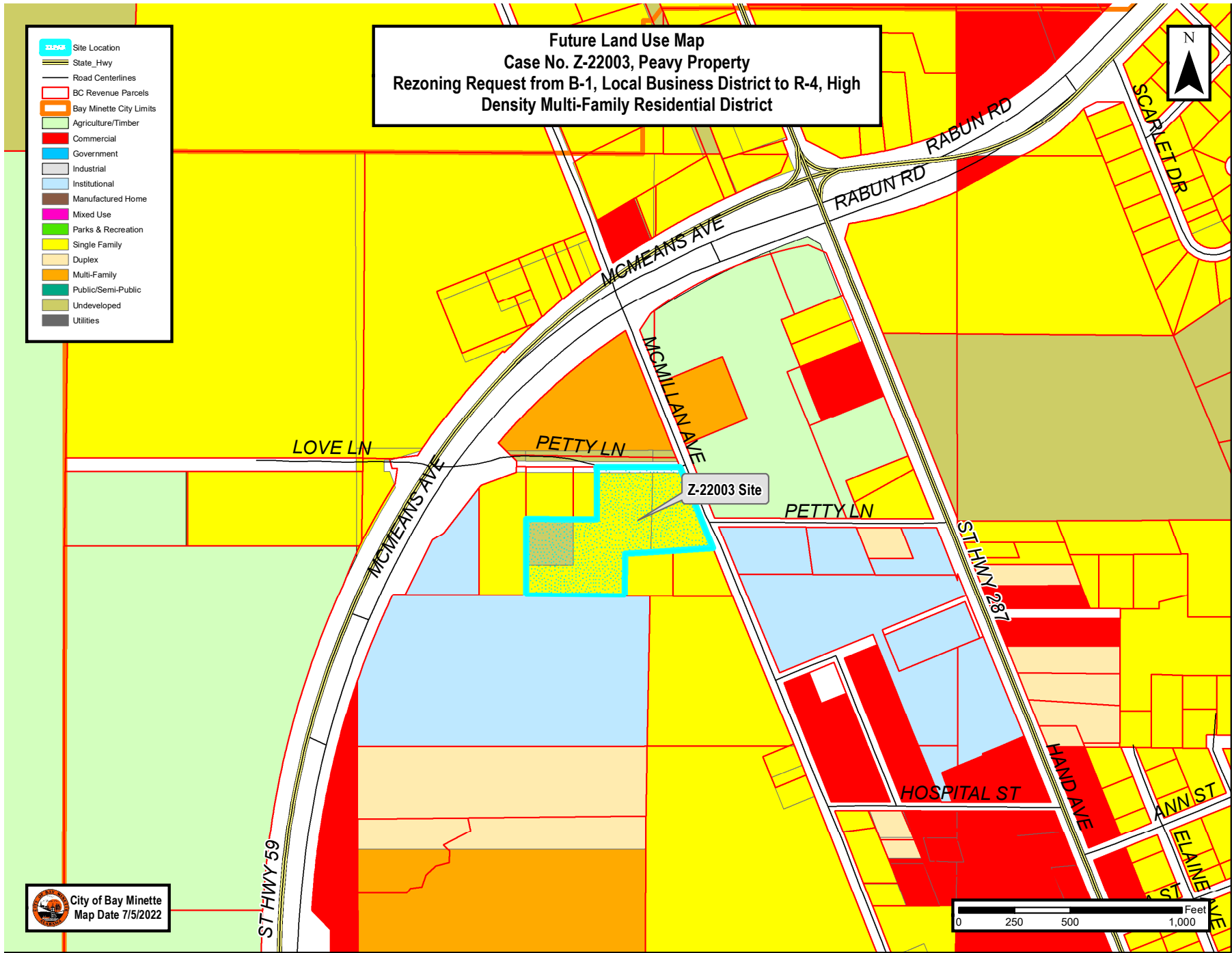
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














[Signature]

5/10/22

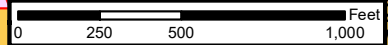
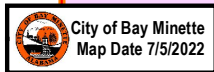
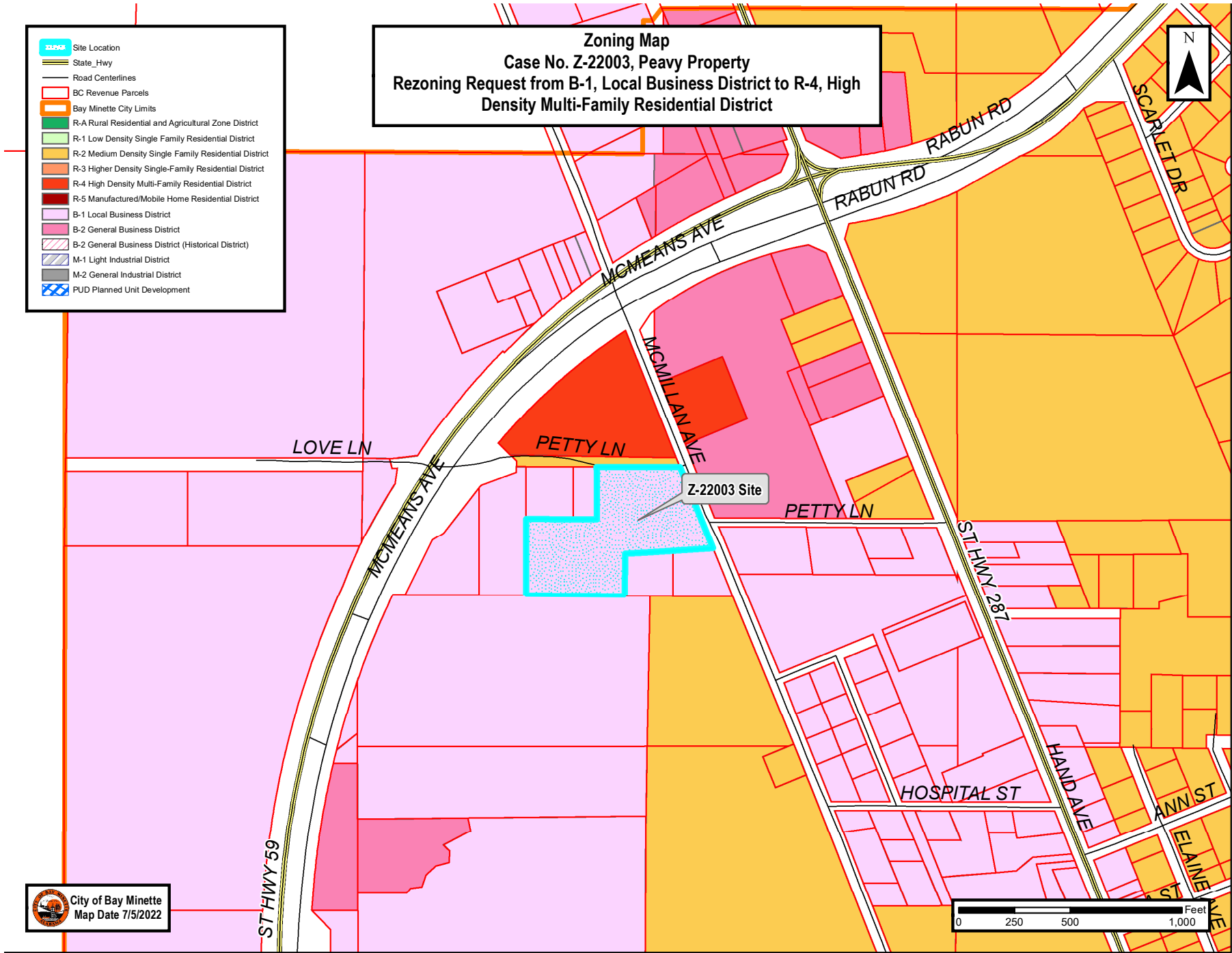
Signature(s)

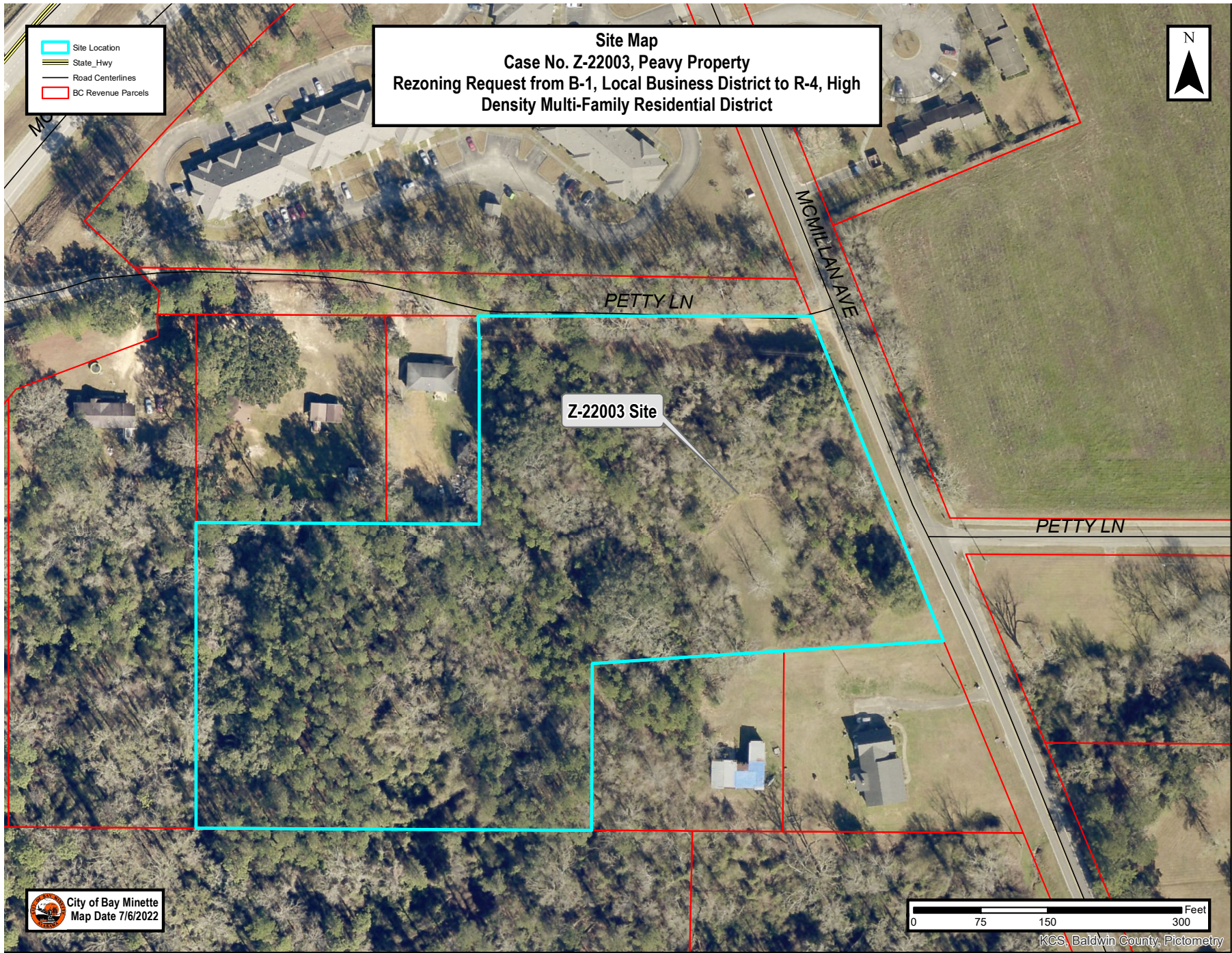
Date



-  Site Location
-  State Hwy
-  Road Centerlines
-  BC Revenue Parcels
-  Bay Minette City Limits
-  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

Zoning Map
Case No. Z-22003, Peavy Property
Rezoning Request from B-1, Local Business District to R-4, High Density Multi-Family Residential District





Site Map
Case No. Z-22003, Peavy Property
Rezoning Request from B-1, Local Business District to R-4, High Density Multi-Family Residential District

- Site Location
- State Hwy
- Road Centerlines
- BC Revenue Parcels

Z-22003 Site

City of Bay Minette
Map Date 7/6/2022

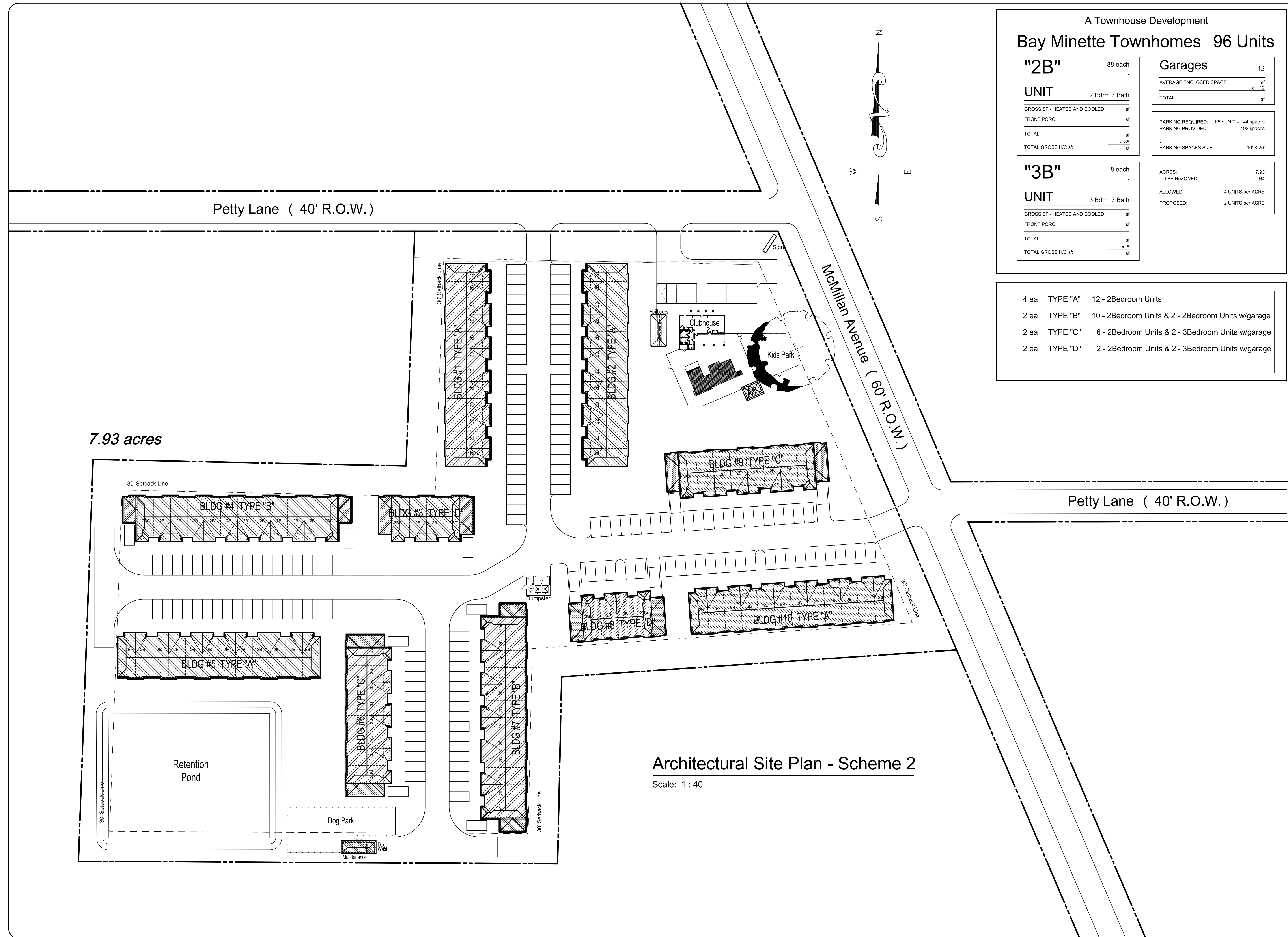
0 75 150 300 Feet

KCS, Baldwin County, Pictometry

LEGAL DESCRIPTION
BASED ON SURVEY

Commencing at the NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SEC.5 ,T-2-S, R-3-E, BALDWIN COUNTY, ALABAMA;; thence S.89°45'00"E., a distance of 643.38 feet to a POINT; thence N.00°15'00"E., a distance of 4.75 feet to a SET 5/8" CAPPED REBAR; thence S.89°55'06"E., a distance of 396.53 feet to a SET 5/8" CAPPED REBAR; thence S89°55'06"E a distance of 362.38 feet to a SET 5/8" CAPPED REBAR on the West R.O.W. of McMillan Ave.; thence S.23°01'11"E. along said R.O.W. , a distance of 454.30 feet to a CRIMPED PIPE; thence S.86°10'39"W. leaving said R.O.W., a distance of 394.97 feet to a CAPPED REBAR; thence S.01°19'23"W., a distance of 186.67 feet to a CAPPED REBAR; thence N.89°36'54"W., a distance of 478.12 feet to a SET 5/8" CAPPED REBAR; thence N.02°10'23"E., a distance of 196.39 feet to a OPEN TOP PIPE; thence N02°11'25"E a distance of 204.95 feet to a 5/8" CAPPED REBAR; thence S.88°42'51"E., a distance of 208.37 feet to a 5/8" CAPPED REBAR; thence S88°44'50"E a distance of 104.01 feet to a SET 5/8" CAPPED REBAR; thence N.02°11'25"E., a distance of 234.42 feet to the POINT OF BEGINNING. Said parcel containing 8.19 acres, more or less.

Correct description



A Townhouse Development
Bay Minette Townhomes 96 Units

"2B"	88 each	Garages	12
UNIT	2 Bdrm 3 Bath	AVERAGE ENCLOSED SPACE	x 12
GROSS SF - HEATED AND COOLED	sf	TOTAL:	sf
FRONT PORCH	sf		
TOTAL:	sf	PARKING REQUIRED: 1.5 / UNIT = 144 spaces	
TOTAL GROSS H/C sf:	x 88	PARKING PROVIDED:	192 spaces
	sf	PARKING SPACES SIZE:	10' X 20'

"3B"	8 each	ACRES:	7.93
UNIT	3 Bdrm 3 Bath	TO BE ReZONED:	R4
GROSS SF - HEATED AND COOLED	sf	ALLOWED:	14 UNITS per ACRE
FRONT PORCH	sf	PROPOSED:	12 UNITS per ACRE
TOTAL:	sf		
TOTAL GROSS H/C sf:	x 8		
	sf		

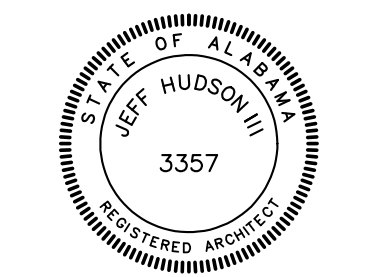
4 ea	TYPE "A"	12 - 2Bedroom Units
2 ea	TYPE "B"	10 - 2Bedroom Units & 2 - 2Bedroom Units w/garage
2 ea	TYPE "C"	6 - 2Bedroom Units & 2 - 3Bedroom Units w/garage
2 ea	TYPE "D"	2 - 2Bedroom Units & 2 - 3Bedroom Units w/garage

revision log:

no.	date	remarks

Bay Minette Townhomes
 McMILLAN AVENUE and PETTY LANE
 Bay Minette, Alabama

professional seal:



released for:

review:	<input checked="" type="checkbox"/>
permitting:	<input type="checkbox"/>
construction:	<input type="checkbox"/>

Architect

HRG

DESIGN
BUILD
SOLUTIONS

P.O. BOX 1436
FAIRHOPE, AL 36533
251.751.6383
jeffhudson@hrgdesignbuild.com

job number:

2206

date:

17 MAY 22

sheet title & no.

Sch2

Architectural Site Plan - Scheme 2
 Scale: 1 : 40

From: [Jason Padgett](#)
To: [Jessica Peed](#)
Subject: RE: Rezoning Request- Z-22003
Date: Thursday, May 26, 2022 2:51:16 PM
Attachments: [image002.png](#)
[image003.png](#)

We have no issues.

From: Jessica Peed <Jessica.Peed@CITYOFBAYMINETTEAL.GOV>
Sent: Thursday, May 26, 2022 10:36 AM
To: AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: Rezoning Request- Z-22003

Good morning,

Please see the attached Rezoning application and survey for the property located at PIN# 33264, for the purpose of 96 Townhome units. I've also attached the applicants PRELIMINARY proposed drawing of the Townhomes. If the applicant receives a successful rezoning, they will then go through Planning Commission Site Plan Review, which will include the proposed layout.

Please let me know if you have any questions or comments.



Thank you,

Jessica Peed
Planning Coordinator

City of Bay Minette
Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

From: [AL Tolbert](#)
To: [Jessica Peed](#); [Jason Padgett](#); [Steven W. Stewart](#); [Mike Minchew](#); [Murray Stewart](#); [Rob Madison](#); [Tammy S. Smith](#)
Cc: [Clair Dorough](#)
Subject: RE: Rezoning Request- Z-22003
Date: Thursday, May 26, 2022 10:50:53 AM
Attachments: [image004.png](#)
[image005.png](#)

I'm assuming they will clean up, pave and widen the intersection and portion of Petty Lane that they will use for access?? Other than that PD has no issues.

Thanks


Chief Al Tolbert
Bay Minette Police Department
300 North Hoyle Ave
Bay Minette, AL 36507
Office: 251-580-1682/ 251-580-2559
Cell Phone: 251-239-0554
Email: al.tolbert@ci.bay-minette.al.us



This message is confidential and is intended only for the named recipients, and may contain information that is privileged, or exempt from disclosure under applicable law. If you are not the intended recipients of the email, you are hereby notified that the dissemination, distribution, or copying of this email or its contents is strictly prohibited. If you receive this email in error, please notify the sender at either the email address or the phone number above and delete this email from your computer.

From: Jessica Peed <Jessica.Peed@CITYOFBAYMINETTEAL.GOV>
Sent: Thursday, May 26, 2022 10:36 AM
To: AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: Rezoning Request- Z-22003

Good morning,

From: [Steven W. Stewart](#)
To: [Clair Dorough](#); [Jessica Peed](#)
Subject: RE: Rezoning Request- Z-22003
Date: Thursday, May 26, 2022 11:42:21 AM
Attachments: [image001.png](#)


Yelp you got it, the access sizes, turn around space it looks like they have already planed the "T" type turn arounds. Hydrant placements, FDC locations.

Steven Stewart
Administrative Captain
Training / Fire Inspections
City of Bay Minette Fire Department
Office 251-580-1617
Cell 251-583-9435
Fax 251-580-2545

From: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Sent: Thursday, May 26, 2022 11:37 AM
To: Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>; Jessica Peed <Jessica.Peed@CITYOFBAYMINETTEAL.GOV>
Subject: RE: Rezoning Request- Z-22003

To make sure the applicant is prepared with what you need for Site Plan, can you please send me a quick list of what you will be looking for? I don't need all of the exact requirements, but I don't want them to submit plans and it not include the information you need. This will be used for any site plan in the future as well. This is not for Building Permit/Life Safety plans yet, but your requirements beyond the exterior of the building.

1. Access length/width?
2. Site access/travel path for first responders and delivery vehicles? With widths, radius?
3. Exit points and travel path to/from parking lot?
4. Location of hydrants, water connections?

Thank you,
Clair Dorough
City Planner

City of Bay Minette
Planning & Development Services Department
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1650
www.cityofbayminette.org
[Planning & Development Services Department Site](#)

From: Steven W. Stewart <SWStewart@CITYOFBAYMINETTEAL.GOV>
Sent: Thursday, May 26, 2022 11:12 AM
To: Jessica Peed <Jessica.Peed@CITYOFBAYMINETTEAL.GOV>; AL Tolbert <AL.Tolbert@CITYOFBAYMINETTEAL.GOV>; Jason Padgett <JPadgett@NBUMAIL.COM>; Mike Minchew <MMINCHEW@CITYOFBAYMINETTEAL.GOV>; Murray Stewart <Murray.Stewart@CITYOFBAYMINETTEAL.GOV>; Rob Madison <Rob.Madison@CITYOFBAYMINETTEAL.GOV>; Tammy S. Smith <TSmith@CITYOFBAYMINETTEAL.GOV>
Cc: Clair Dorough <Clair.Dorough@CITYOFBAYMINETTEAL.GOV>
Subject: RE: Rezoning Request- Z-22003

No comments for re-zoning, we will need additional information for site plan.

Steven Stewart
Administrative Captain
Training / Fire Inspections
City of Bay Minette Fire Department
Office 251-580-1617

NOTICE OF PUBLIC HEARINGS

Case No. Z-22003

Peavy Property Rezoning Request

From B-1, Local Business District to R-4, High Density Multi-Family Residential District

Notice is hereby given that the City of Bay Minette Planning Commission and City Council will each conduct a public hearing concerning a request from CRN Development to rezone property from B-1, Local Business District to R-4, High Density Multi-Family Residential District zoning designation for a proposed 96-unit townhouse development. The 7.93± acre parcel, the Peavy property, proposed for rezoning is identified as Parcel I.D. 05-23-05-1-000-018.000, PIN# 33264. A map can be found on the back of this notice.

The Bay Minette **Planning Commission** will conduct the first public hearing during its regularly scheduled meeting on **Thursday, July 14, 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 its regularly scheduled meeting on **Monday, July 18, 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 Planning & Development Services at (251) 580-1650. If you desire to submit comments, please email to COBM_Planning@ci.bay-minette.al.us or address your correspondence to:

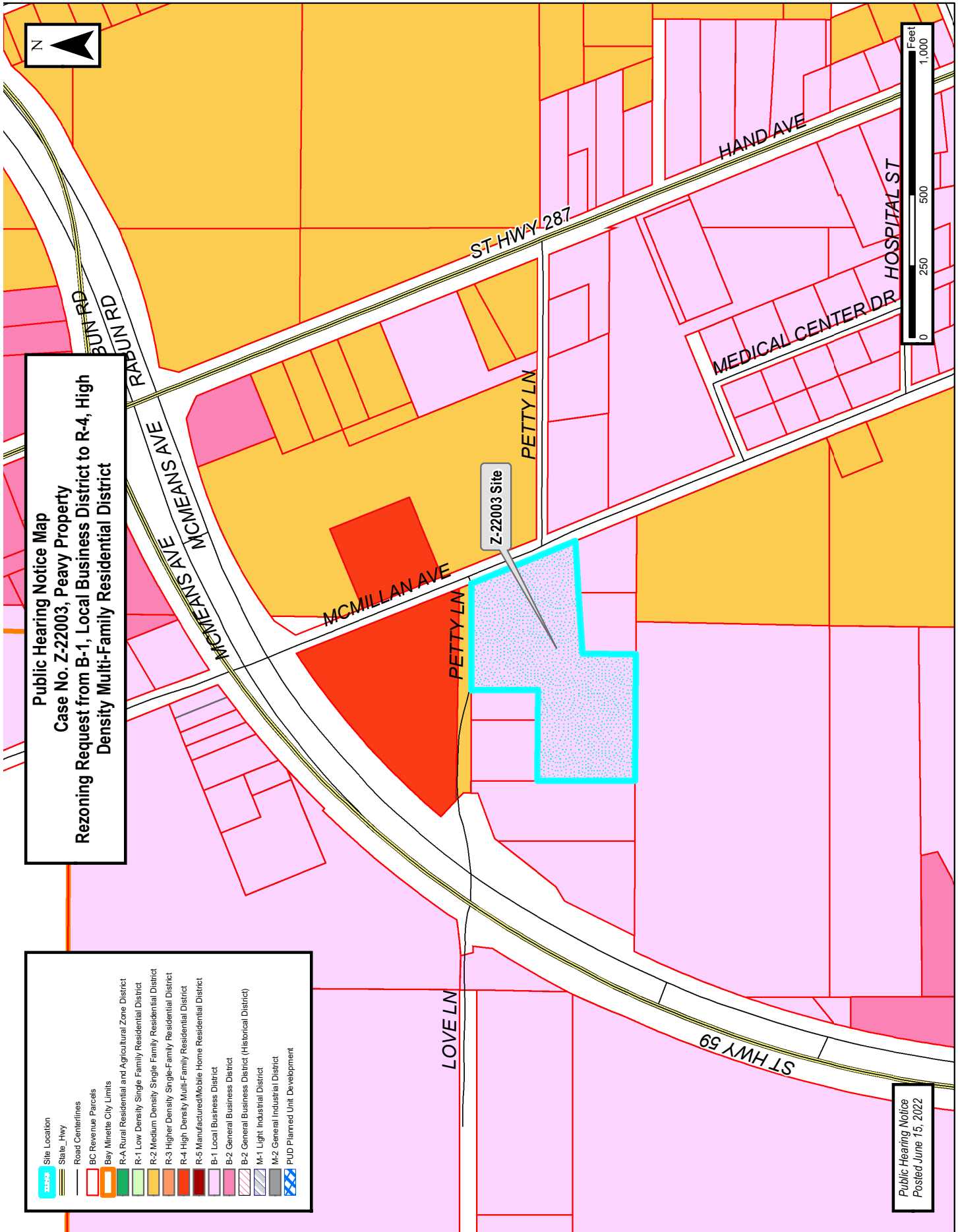
City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

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 Planning & Development Services at 251-580-1650.

*** See Reverse for Map*

Notice Date – June 17, 2022



Public Hearing Notice Map
Case No. Z-22003, Peavy Property
Rezoning Request from B-1, Local Business District to R-4, High Density Multi-Family Residential District

- Site Location
- State Hwy
- Road Centerlines
- BC Revenue Parcels
- Bay Minette City Limits
- 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 Manufacture/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

Public Hearing Notice
 Posted June 15, 2022

Parcel ID: 285162

Parcel Number: 05-23-03-05-1-000-018.005
PIN: 285162
Owner Name: LENDER, LORI
Address: 2107 MCMILLAN AVE
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 84019

Parcel Number: 05-23-03-05-1-000-018.001
PIN: 84019
Owner Name: LENDER, LORI
Address: 2107 MCMILLAN AVE
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 13652

Parcel Number: 05-23-03-05-1-000-025.000
PIN: 13652
Owner Name: FLOWERS, W D ETAL FLOWERS,
ADELENE C AS
Address: 1907 MCMILLAN AVE
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 86869

Parcel Number: 05-23-03-05-1-000-024.000
PIN: 86869
Owner Name: BUSH, A PEYTON III ETAL CLAY,
ETHEL BUSH
Address: FLORENCE BUSH TRUST
City: NEW ORLEANS
State: LA
Zip: 70115

Parcel ID: 9318

Parcel Number: 05-23-03-05-1-000-021.000
PIN: 9318
Owner Name: GREENLEE, DONALD RAMON JR
ETUX ANGELA M
Address: 7521 BLAKELEY OAKS DR N
City: DAPHNE
State: AL
Zip: 36526

Parcel ID: 33659

Parcel Number: 05-23-03-05-1-000-022.000
PIN: 33659
Owner Name: ALCON PROPERTIES
Address: 100 HAND AVE
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 14084

Parcel Number: 05-23-03-05-1-000-020.000
PIN: 14084
Owner Name: COOPER, CLYDE F ETAL COOPER,
BRENDA
Address: 315 PETTY LN
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 10083

Parcel Number: 05-23-03-05-1-000-019.000
PIN: 10083
Owner Name: DAVIS, KENNETH R ETAL DAVIS,
PATRICIA H
Address: 311 PETTY LN
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 63811

Parcel Number: 05-23-03-05-1-000-006.000
PIN: 63811
Owner Name: BAY MINETTE ROTARY VILLAGE
INC
Address: 2211 MCMILLAN AVE
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 291047

Parcel Number: 05-23-03-05-1-000-007.006
PIN: 291047
Owner Name: BAY MINETTE VOA HOUSING INC
Address: 600 AZALEA RD
City: MOBILE
State: AL
Zip: 36609

Parcel ID: 67848

Parcel Number: 05-23-03-05-1-000-007.000
PIN: 67848
Owner Name: MCDILL, L VERMELLE ETAL
GIBSON, MAXINE;
Address: C/O DORTHY N MOODY
City: BAY MINETTE
State: AL
Zip: 36507

Parcel ID: 103362

Parcel Number: 05-23-03-05-1-000-016.001
PIN: 103362
Owner Name: NORTH BALDWIN HOSPITAL
BOARD
Address: 1815 HAND AVE
City: BAY MINETTE
State: AL
Zip: 36507

From: [Bob Madison](#)
To: [Jessica Pease](#), [Clair Dorrough](#)
Subject: Z-22003
Date: Friday, June 24, 2022 1:24:43 PM
Attachments: [IMG_1448.PNG](#)









Sent from my iPhone



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-22003, Peavy Property- Townhomes Date: 7/6/2022

Name: Rick Lender

Address: _____

Phone Number: _____ Email: _____

Rick Lender text Jessica Peed on 7/5/2022 and asked for her to call him back. Mrs. Peed called him on her work phone. Mr Lender asked if the submitted application had an error would that hold or restart the rezoning process and indicated the current zoning on the submitted application was wrong. Mrs. Peed stated that would not stop the process. Mr. Lender asked if the townhomes proposal fell through would the rezoning revert back to its original zoning. Mrs. Peed stated the Rezoning request is separate from the Site Plan approval, and if the property receives a successful rezoning, that would be the new zoning designation for that property regardless of the outcome of the Townhomes proposal, as the next step for that project will be Site Plan review. Mr. Lender asked if he wanted to rezone his property to R-1, would what the process be. Mrs. Peed explained the process.

From: [Clair Dorough](#)
To: [Robert Wills](#); [Mike T. Phillips](#); [Pete Sellers](#); [Matt Franklin](#); [William Taylor](#); [Shannon Clemmons](#); [Scotty Lewis](#) (slewis@stonecrosby.com)
Cc: [Tammy S. Smith](#); [Rita Diedtrich](#)
Subject: Rezoning on McMillan Ave
Date: Wednesday, July 6, 2022 8:57:00 AM
Attachments: [Z-22003 Adjacent Owner Notice and Map.pdf](#)
[Bay Minette Scheme.pdf](#)
[Z-22003 ADJACENT OWNER NOTICE.pdf](#)

Council,

I've been updated on last night's meeting. Since there wasn't anything pertinent to my department/role on the agenda, I was not in attendance to address it so wanted to make sure you had the information that was discussed. The rezoning case that was brought up, is scheduled for a public hearing at the July 14th Planning Commission and a public hearing is also scheduled for City Council on July 18th. This case has not been presented to either the PC or City Council. I have attached the public hearing notice that was mailed out to 11 adjacent property owners stating the dates/times/locations of the scheduled public hearings. A similar notice has been posted at City Hall, the Library, Chamber and NBU.

Mr. Lender came by the office last week and was given a copy of the application materials, which has been attached for your convenience.

Planning Commission will be at 8:00AM, next Thursday if anyone would like to attend. Otherwise, I will present it to the Council at the July 18th City Council meeting. If you have any questions between now and then, please don't hesitate to reach out.

Thank you,

Clair Dorough
City Planner

City of Bay Minette
Planning & Development Services Department
301 D'Olive Street
Bay Minette, AL 36507
(251) 580-1650
www.cityofbayminette.org
[Planning & Development Services Department Site](#)



City of Bay Minette

Planning & Zoning Commission

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

Planning Commission 2022-2023 Regular Meeting and Application Deadline Schedule

The City of Bay Minette Planning Commission's regularly scheduled meetings are held on the 2nd Thursday of each month unless otherwise specified below. Application materials are due on the Thursday of the previous month's Planning Commission meeting.

MEETING LOCATION: City Hall
 301 D'Olive Street
 Bay Minette, AL 36507

MEETING TIME: 8:00 a.m.

MEETING DATE	APPLICATION DEADLINE DATE
August 11, 2022	July 14, 2022
September 8, 2022	August 11, 2022
October 13, 2022	September 8, 2022
November 10, 2022	October 13, 2022
December 8, 2022	November 10, 2022
January 12, 2023	December 8, 2022
February 9, 2023	January 12, 2023
March 9, 2023	February 9, 2023
April 13, 2023	March 9, 2023
May 11, 2023	April 13, 2023
June 8, 2023	May 11, 2023
July 13, 2023	June 8, 2023
August 10, 2023	July 13, 2023
September 14, 2023	August 10, 2023
October 12, 2023	September 14, 2023
November 9, 2023	October 12, 2023
December 14, 2023	November 9, 2023