



City of Bay Minette

Planning Commission

301 D'Olive Street · Bay Minette, Alabama 36507
Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

AGENDA

August 11, 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 July 14, 2022 Regular Meeting
- 5.) Disclosure of Prior Communications and/or Conflicts of Interest
- 6.) Old Business
 - a.) RA-2202 & RA-2203 Proposed Amendments ***Discussion Only***
 - b.) SP-22003, Honey's Kitchen *Tabled from July 14, 2022 Meeting*
- 7.) New Business
 - a.) Z-22005, Cowser Property by Crystal Parks, LLC Rezoning Request ***PUBLIC HEARING***
Disclosure of Prior Communications and/or Conflict of Interest
Request: Rezoning from M-2, General Industrial District to M-1, Light Industrial District, for a proposed RV park
Location: The subject property is located on the West side of S White Avenue, approximately 600 feet north of Brady Road Ext
 - b.) Z-22006, Thompson Commercial Properties, LLC Property Rezoning Request ***PUBLIC HEARING***
Disclosure of Prior Communications and/or Conflict of Interest
Request: Rezoning from R-2, Medium Density Single Family District to B-2, General Business District
Location: The subject property is located on the North side of D'Olive St., approximately .2 miles East of McMeans/US Hwy 31
 - c.) Upcoming Case Briefing
- 8.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 9.) Adjournment

Worksession – August 17, 2022

Next Regular Meeting – September 8, 2022

Bay Minette Planning Commission Regular Meeting Minutes

Minutes July 14, 2022

Monthly Meeting No. 6

The Bay Minette Planning Commission met in Regular Session on Thursday, July 14, 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
Neal Covington, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official
Earl Emmons, Commission Member
William Taylor, Commission Member
Scotty Langham, Commission Member
Ray Clark, Commission Member

Commission Members absent:

Commission Members late:

Other persons in regular attendance:
Clair Dorough, City Planner
Jessica Peed, Planning Coordinator
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Lauren Collinsworth, Attorney
Steven Stewart, Fire Inspector
Jason Padgett, NBU General Manger/CEO

GUESTS

Rick & Lori Lender
Thomas Ward
Diann Peavy
Angela Greenlee
Dorothy Moody
Brandon Peed
Mike Phillips
Ann Hester

INVOCATION Scotty Langham gave the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to Address the Commission

ITEM 4. Approval of the Minutes of the June 9, 2022, Regular meeting. Commission Member Emmons made a motion to approve the June minutes as written. The motion was seconded by Councilman Taylor and was unanimously carried.

ITEM 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***

Chairman Stewart asks Mrs. Dorough to give an update to the proposed amendments that were discussed at the previous meeting. Mrs. Dorough states that the Commission will need to schedule a work session prior to the next meeting, as Staff has not had adequate time to organize materials to distribute for review. Chairman Stewart states the Commission can discuss at the August meeting and will have a work session between the August and September Planning Commission meetings. Commission Member Clark states he will not be in attendance for the August meeting.

ITEM 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, 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.

Chairman Stewart introduces the Site Plan request for Honey's Kitchen and inquires if the applicant is in attendance to which Mrs. Dorough states she is not currently in attendance and Mrs. Peed just attempted to call Ms. Law. Chairman Stewart states to table this request until the next meeting, to ensure the applicant is in attendance to answer any questions that Commission may have.

- 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.

Chairman Stewart introduces the Rezoning request and asks if the applicant is in attendance to which Thomas Ward states he is in attendance and is the developer with CRN Development. Mrs. Dorough states the request is to go from a B-1 to a R-4 zoning designation and reviews the property including the dilapidated structure that is currently located on the site. She states Petty Lane was involved in a Right-of-Way vacation and the current configuration runs into private property, but there are plans to reconfigure the road to be on City property. She states that current plans will not resurface the road from dirt to asphalt. Mr. Ward states that they have agreed to assist the City with the cost of paving the roadway, specifically for the portion that is adjacent to their property. Mrs. Dorough reviews the surrounding properties including Rotary Village, Bartlett Place VOA housing, and other single family residential. Chairman Stewart states the review for the Commission regarding this proposal is for rezoning consideration only and is only a recommendation to the City Council. Mayor Wills inquires on the requested zoning designation of B-1 and what that will allow. Mrs. Dorough reviews the definition for B-1 and states the Future Land Use Map, which was adopted in 2013, has the area intended for institutional use. There is a review of the access points for the development, with the primary access to remain McMillan Ave with the secondary to become Petty Ln. There is a brief discussion on the generally required width of pavement to which Mrs. Dorough explains, giving an example of the current width of Moran St is 18 ft and ALDOT recommends a

12 ft. lane, with some of our other local roads having an acceptable width of 20 ft. Chairman Stewart asks the applicants if there is anything they would like to present. Thomas Ward, with CRN Development, states he came before Planning Commission when he developed Cypress Trace. He includes he has been looking for more property for housing, especially with the aluminum plant development, and the 1,200 sq. ft 3 bed/ 2 bath townhouses with pool and a dog park is like nothing that has been developed in Bay Minette within the past 30 years, with rent being approximately \$1,500 per month. There is a brief discussion and clarification on appropriate zoning for the property..

Chairman Stewart and Mayor Wills inquire on sewer and gas availability to which Mr. Padgett states that by closing the loop from the bypass with large water flow and natural gas, that it will strengthen the utility system which is a good thing for the City. He also includes that although there is currently not sewer availability on Petty Ln, there is a lift station on the corner of the Rotary Village property and it has plenty of capacity for sewer. Mayor Wills states Rotary Village mentioned having issues with overflow of the lift station to which Mr. Padgett explains the residents have been discarding baby wipes through system which caused issues and adds that there is a permanent mounted generator on order now for emergencies. Mr. Padgett also states that Baldwin EMC has a line there so there will be the power provider. Vice-Chairman Covington stated he has had no prior discussions on the case but has involvement with one of the owners. Chairman Stewart inquires if there were any other prior communications or conflicts to which there were none. Mrs. Dorough reviews the staff report including that Petty Lane is to be realigned but not resurfaced, character and potential impacts on surrounding properties, compatibility with City plans, and finishes with a recommendation for approval that the project is compatible with the surrounding area and will not negatively impact quality of life. She also includes some of the items being discussed in this rezoning meeting will be more appropriately discussed at Site Plan approval, if a successful rezoning occurs. Topics including height regulations and significant tree protection, buffer requirements, road paving and that City engineering consultants will be more involved in the review process.

Chairman Stewart opens the public hearing at 8:35am.

Rick Lender asks Mrs. Dorough to pull the zoning map as he lives adjacent to the property proposed for rezoning and questioned the zoning designation. Mrs. Dorough states that the Planning Department is currently undergoing a massive project to verify the correct zonings so the Public Hearing notice map that was previously sent out had an incorrect zoning designation. Mr. Lender discusses the R-4, High Density Multi-Family Residential zoning designation definition and discusses the surrounding properties, including Rotary Village and the VOA housing. He states he is not opposed to this type of development, but rather the proposed location. He gives examples of his request to not allow a development of this type at this location stating it is not the best use of the land; there are mentally handicapped residents that live in the VOA; the development will affect hospital expansion and private doctor offices; residential density; and that the sidewalks are extremely close to the road. He also states he offered the developer a chance to purchase his property. There is a brief discussion on the location and density of green trees.

Angela Greenlee states she is representing on two capacities. Her family owns property on Petty Lane and this was how they were notified of the proposal, and her family owns the 13 acres of farmland located close to the entryway that they are actively trying to sell for development that would be beneficial to Bay Minette. She includes that the family has been very cautious in allowing development on their land as they take their responsibility of preserving the area and land seriously. Ms. Greenlee states her concerns with the current proposal and includes the potential increased noise issue, traffic congestion, attracting businesses in that area that could possibly deter aesthetics as the family wants the area to be attractive for businesses and churches, and has reservations of the townhomes becoming rundown after a few years. She states there is no guarantee if the development will affect the area positively or negatively. She also submits for the record a letter she has written and one from Dorothy Moody.

With no other comments or questions, Chairman Stewart closes the Public Hearing at 8:48am.

Chairman Stewart asks the developer about long term income, maintenance, and post-development aesthetics. Mr. Ward states he was previously a banker prior to developing properties for the past 25 years, and both owners are local. They will hire professional management to run the development and landscapers to maintain property; will include ways to put up a nice fence or landscape buffers; and believes this development will be good for the development of the City as it will attract more people downtown to use shops, restaurants, etc. if/when the bypass

to the beaches are built. Mr. Ward states the townhomes will not be income-based, and pools will not be or become green. Mr. Lender interjects and states the current proposal is for rezoning and is this the best use of the property. Commission Member Clark asked Mr. Ward why he chose this location to which Mr. Ward states the property was for sale and the location was close to the hospital, which is in dire need of residential housing for doctors. He believes the location is great as it is also close to the bypass that allows for residents to get to the new aluminum plant quickly. With no further questions or comments, Commission Member Clark makes a motion to recommend approval of the rezoning to the City Council. Commission Member Emmons seconds, and the motion passes with Vice-Chairman Covington abstaining.

c.) 2022-2023 Planning Commission Regular Meeting and Application Deadline Schedule

Mrs. Dorough states the deadline submission schedule is changing and is now requiring applicants to submit applications for the upcoming meeting on the same date as the previous Planning Commission meeting. Chairman Stewart asks if this is just an administrative procedure or is action required to which Legal Counsel confirms that a motion is needed. Mayor Wills makes a motion to approve the 2022-2023 schedule as presented. Commission Member Langham seconds and it is unanimously carried.

d.) Upcoming Case Briefing

Mrs. Dorough states there is currently one application submitted for a rezoning from the M-2 to M-1 zoning designation on S White Ave for a potential, maximum of 30-lot, RV Park development. She also states there is a possibility of an additional rezoning application coming up for the Taxi Office property on D'Olive to be rezoned from residential to commercial.

ITEM 7. Reports:

a.) Mayor/Council Report

- Mayor Wills states the bid opening for the Justice Center will be July 26, 2022, and will soon finalize agreements for the Novelis project. Chairman Stewart stated they are expecting to break ground before the end of the year. Mayor Wills states that Mr. Padgett traveled to Montgomery this week to speak with ADECA regarding funding for infrastructure projects.

b.) Attorney- None

c.) Commissioner – None

d.) Planning Staff – None

ITEM 8. With no further business Chairman Stewart adjourns the meeting at 9:02 a.m.

DONE THIS THE 14th DAY OF JULY 2022

Chairman, Todd Stewart

ATTEST:

Jessica Peed, Planning Coordinator



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: August 11, 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 Sejo 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.

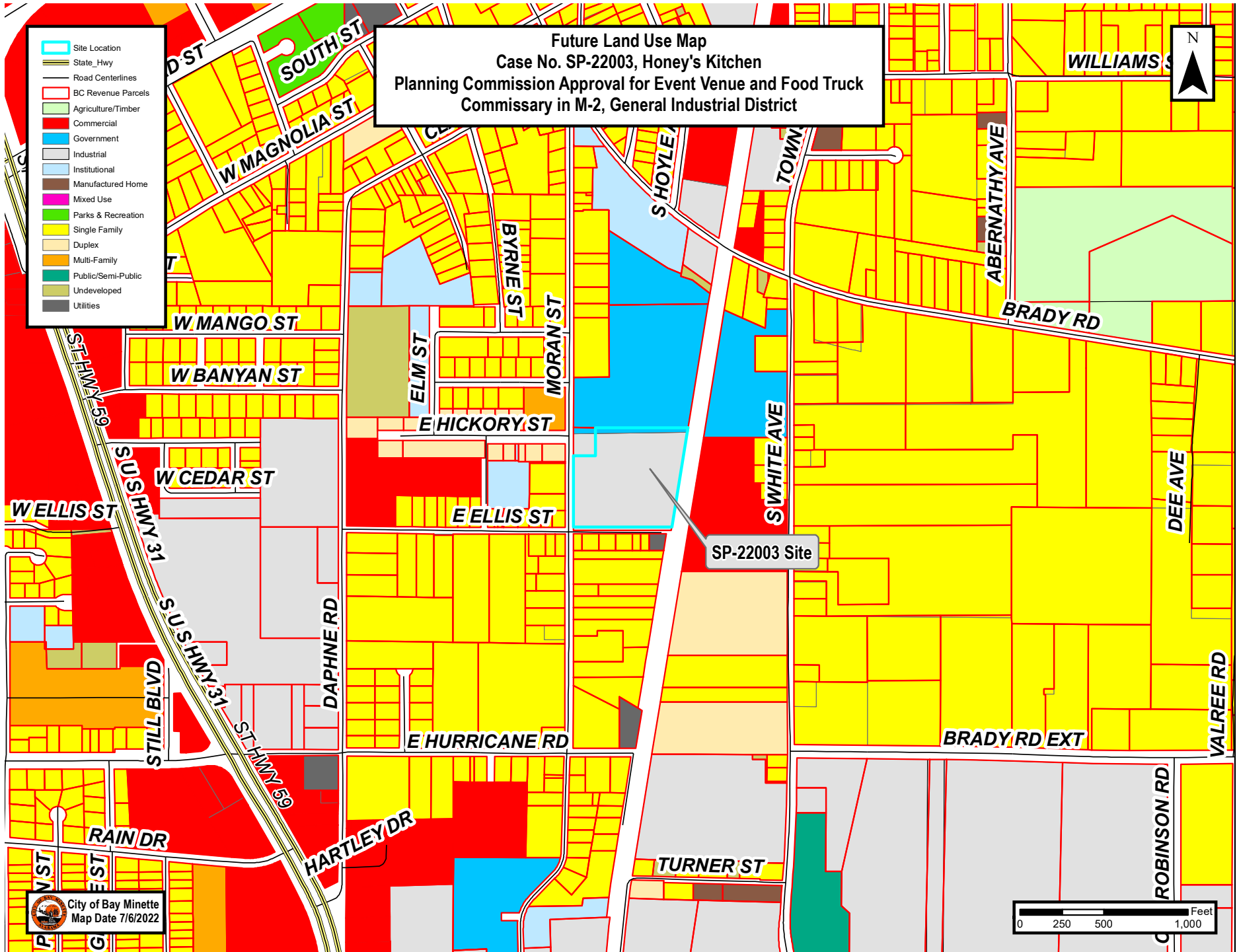
Recommendations: Based on the information submitted by the applicant, City Staff and Consultant input and the analysis above, staff recommends that the request for Planning Commission approval to allow an entertainment/event venue be **Approved with the following conditions:**

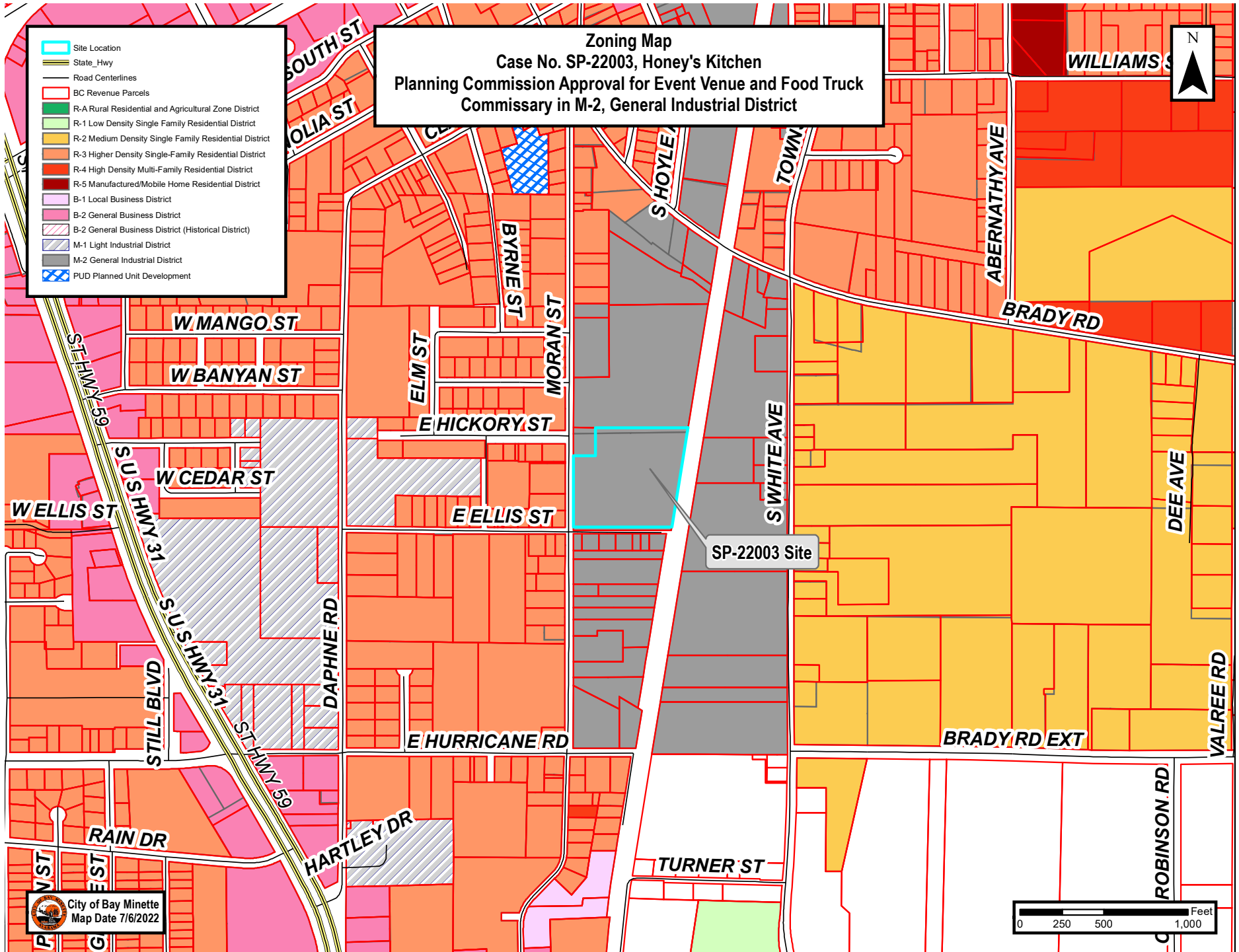
- 1) Outdoor events, including, but not limited to outdoor weddings, receptions, music/bands, or other such gatherings are prohibited.
- 2) Assist with the cost of widening Moran Street from 18 feet to 20 feet in width, approximately 600 linear feet from E Ellis to E Hickory Streets to be attributed 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.

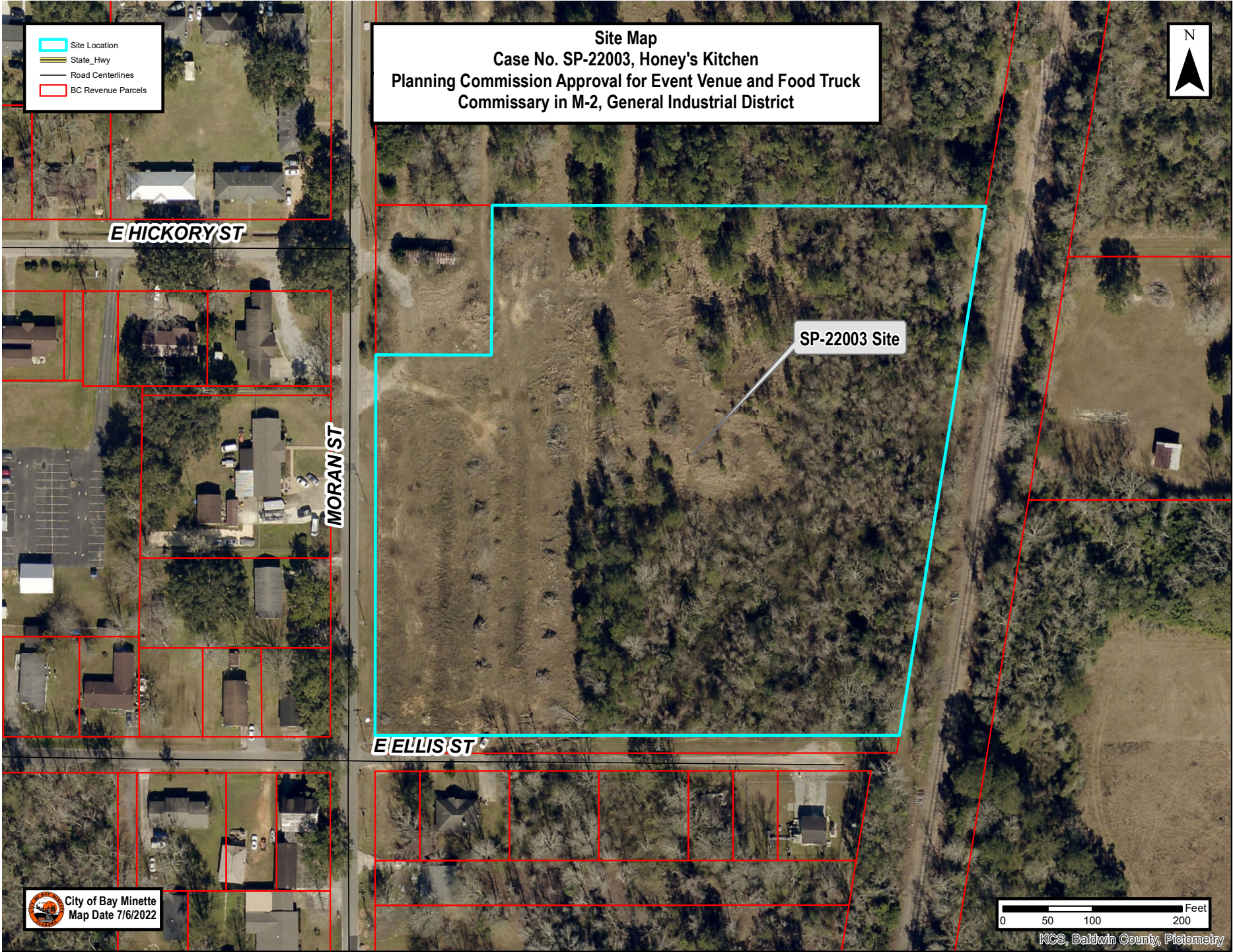
PLANNING COMMISSION ACTION

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







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

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




HICKORY ST

MORAN ST

SP-22003 Site

ELLIS ST

 City of Bay Minette
Map Date 7/6/2022

0 50 100 200 Feet

KCS, Baldwin County, Platometry

807 MORAN STREET, BAY MINETTE, AL

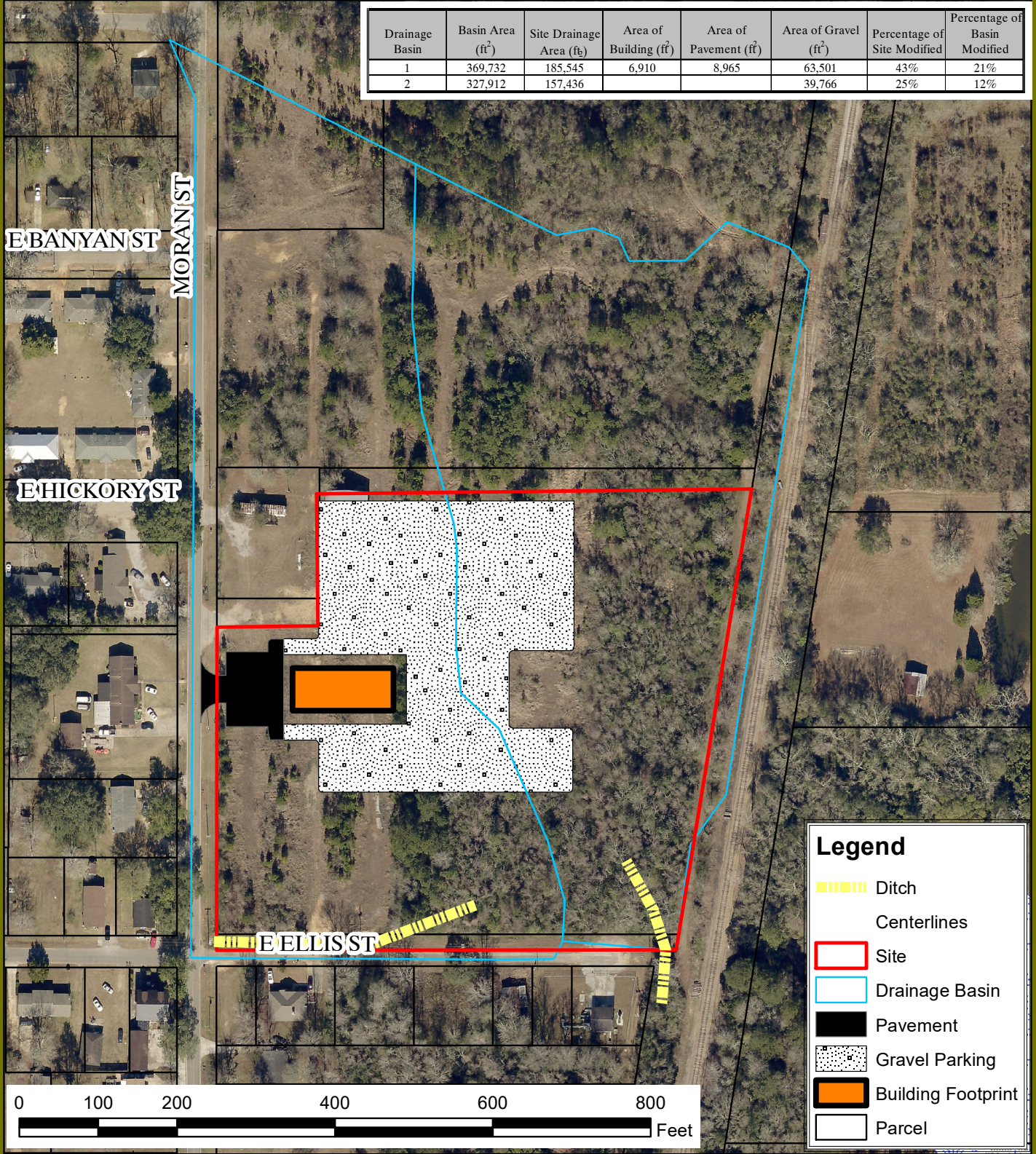


Figure 1





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

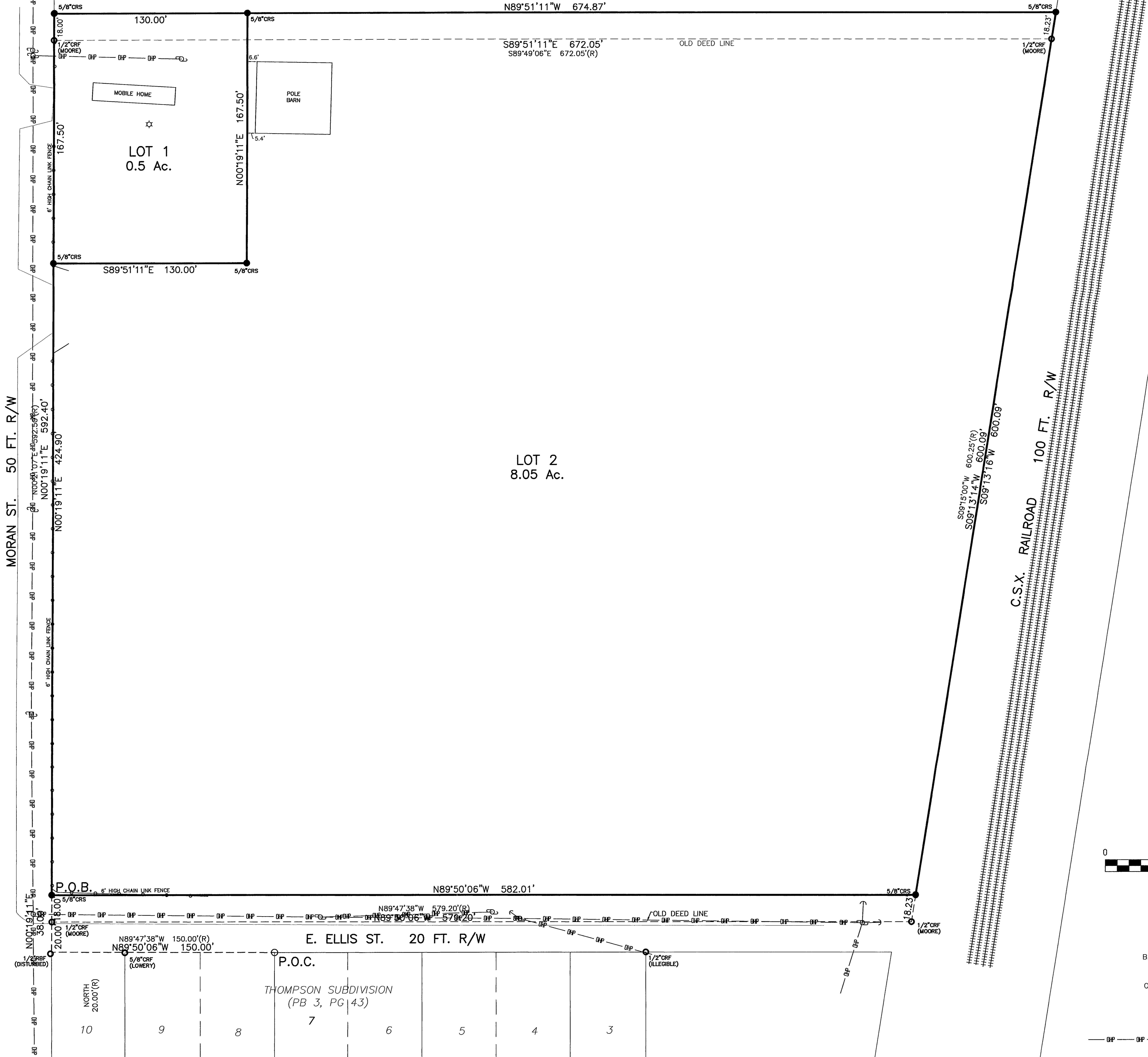
Submittal Requirements

- _____ 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

CITY OF BAY MINETTE
INS 620909

E. HICKORY ST.

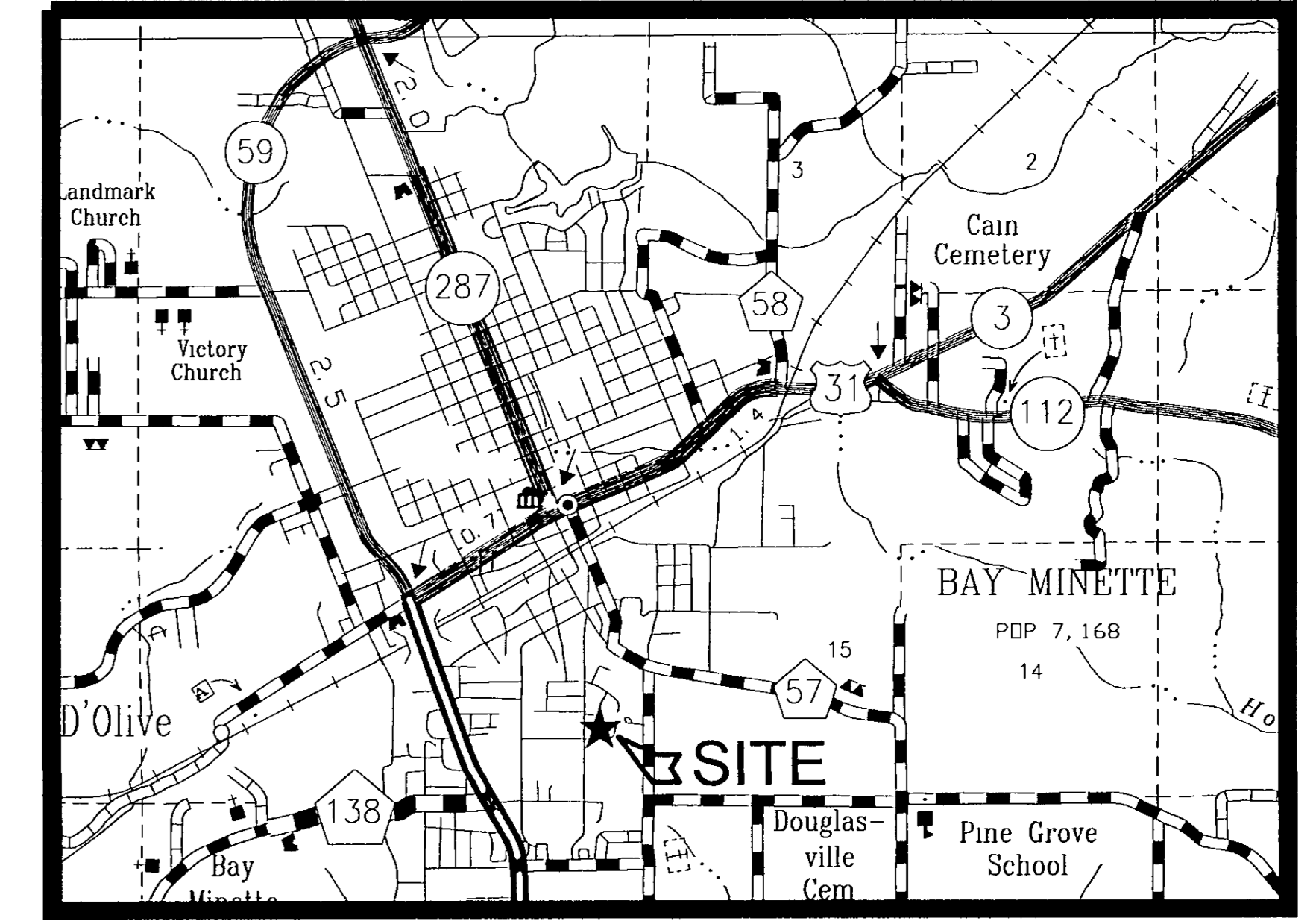
MORAN ST. 50 FT. R/W



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 16th 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]
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 MABOOK 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.

- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - (R) = RECORD BEARING/DISTANCE
 - = CAPPED IRON SET (LS 26014)
 - = OPEN END PIPE FOUND
 - CRF = CAPPED REBAR FOUND
 - = TELEPHONE PEDESTAL
 - ⊕ = WATER METER
 - ⊙ = POWER POLE
 - ⊙ = GUY WIRE ANCHOR
 - — — = OVERHEAD POWER

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.

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




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

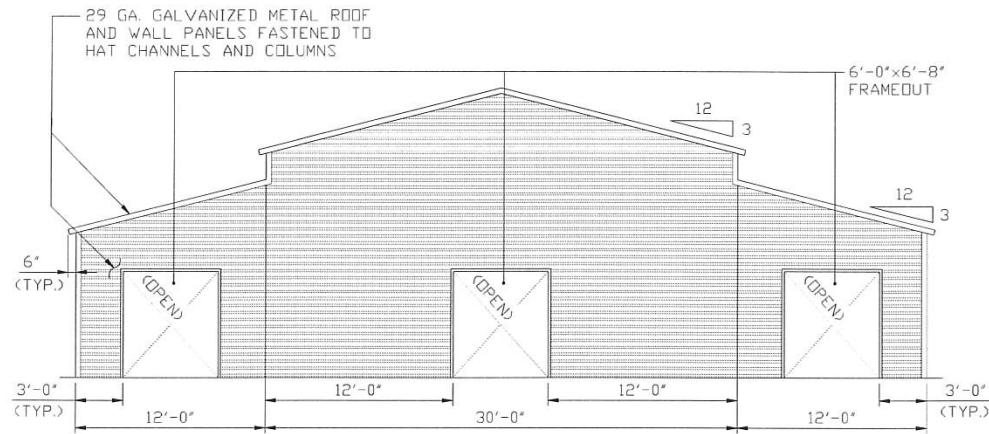
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

INSTALLATION NOTES AND SPECIFICATIONS

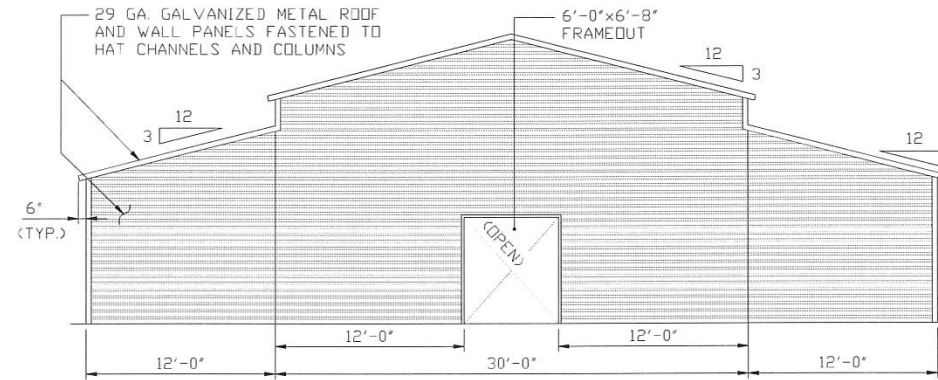
1. DESIGN IS FOR A MAXIMUM 30'-0" WIDE x 100'-0" LONG x 14'-0" EAVE HEIGHT ENCLOSED STRUCTURE WITH (2) 12'-0" WIDE x 100'-0" LONG x 9'-0" EAVE HEIGHT ENCLOSED LEAN-TO STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
3. DESIGN LOADS ARE AS FOLLOWS:
 - A) ROOF 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_{DI}= 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.



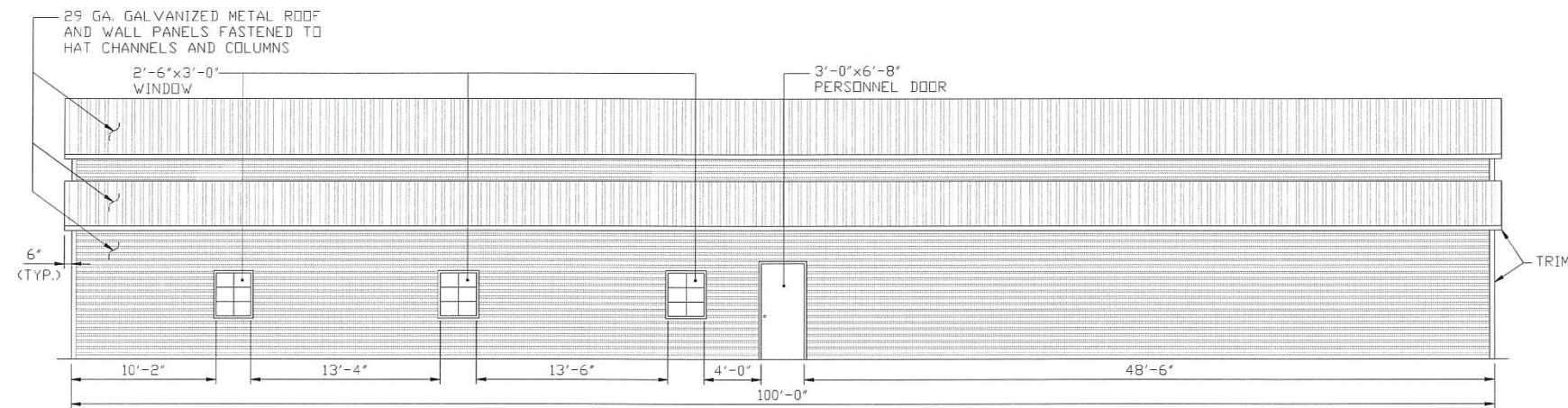
MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC. 1009 East Avenue North Augusta, South Carolina 29841 (803) 279-7799 / FAX (803) 279-3848 www.MooreA-inc.com	REVISION	BY	CK.	APVD.
	ISSUED FOR CONSTRUCTION	JG	PDH	VSM
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	0	5-10-22		
EAGLE CARPORT,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



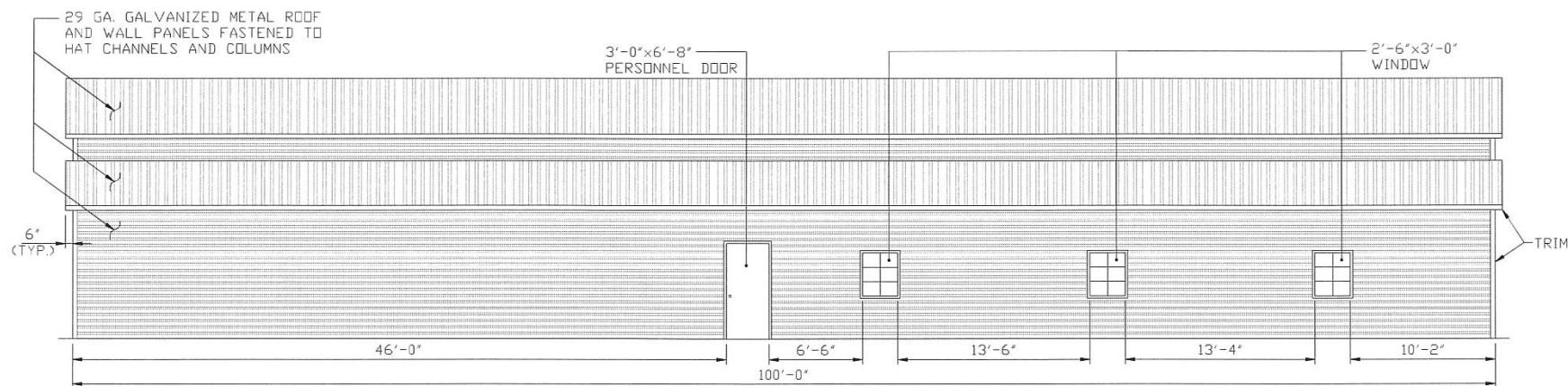
FRONT ELEVATION-VERTICAL ROOF
SCALE: 3/32"=1'-0"



REAR ELEVATION-VERTICAL ROOF
SCALE: 3/32"=1'-0"



RIGHT SIDE ELEVATION-VERTICAL ROOF
SCALE: 3/32"=1'-0"



LEFT SIDE ELEVATION-VERTICAL ROOF
SCALE: 3/32"=1'-0"



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0	5-10-22	ISSUED FOR CONSTRUCTION	JG	WSM



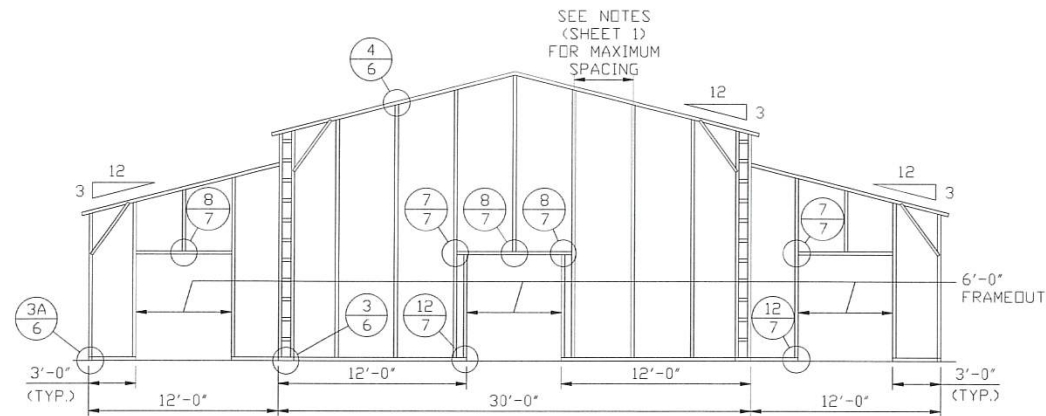
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807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

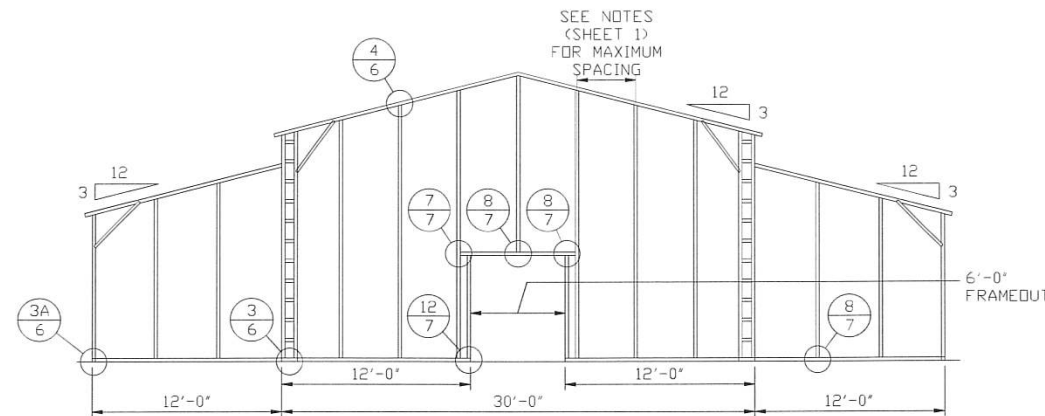
SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
DRAWN BY: JG		

SHEET NO.
SK-2

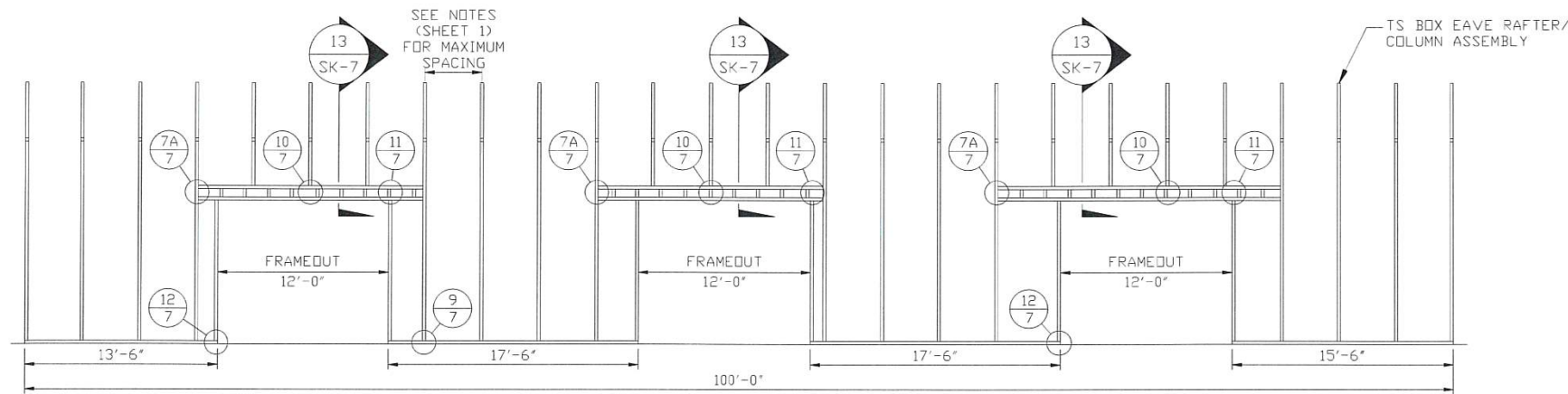
REV. 0	DATE: 3-8-22
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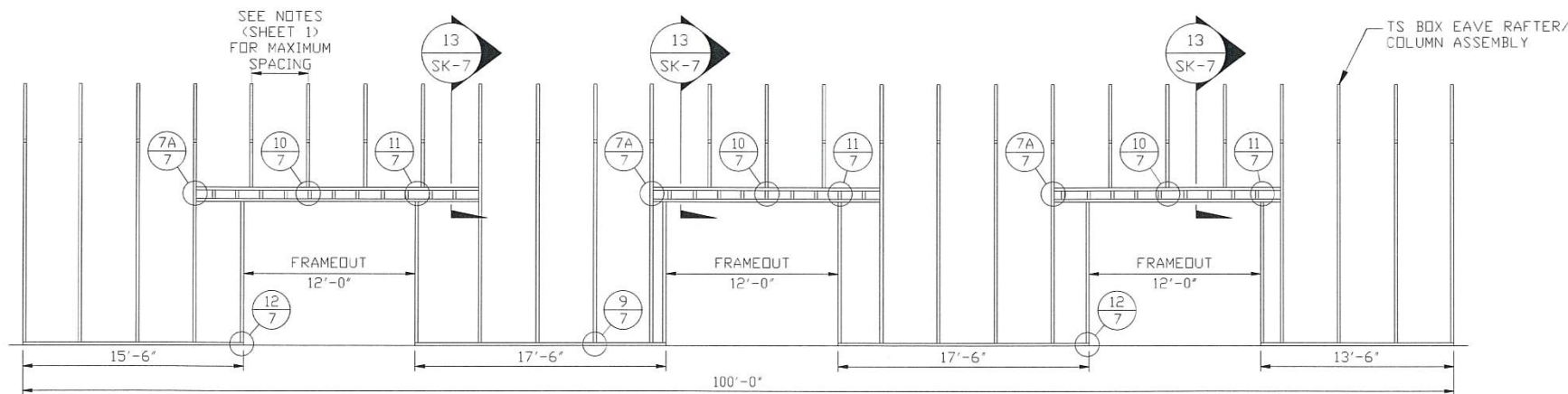
FRONT WALL FRAMING SECTION
SCALE: 3/32"=1'-0"



REAR WALL FRAMING SECTION
SCALE: 3/32"=1'-0"



RIGHT SIDE WALL OPENING FRAMING SECTION
SCALE: 3/32"=1'-0"



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



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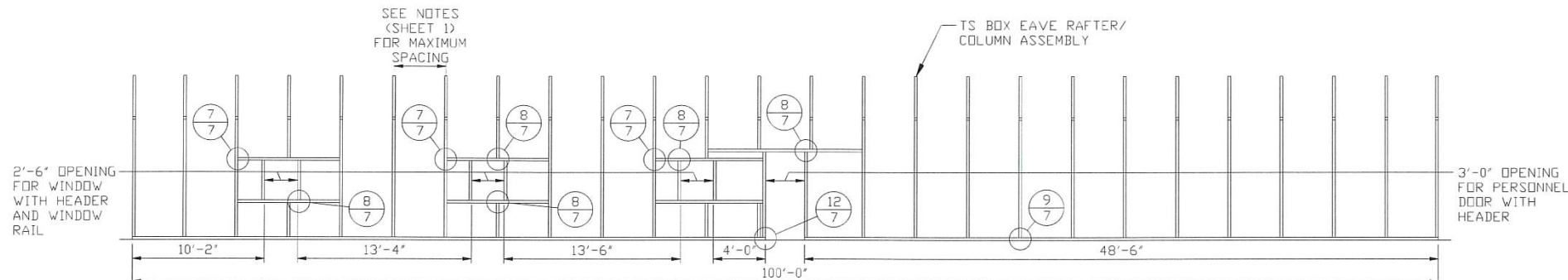
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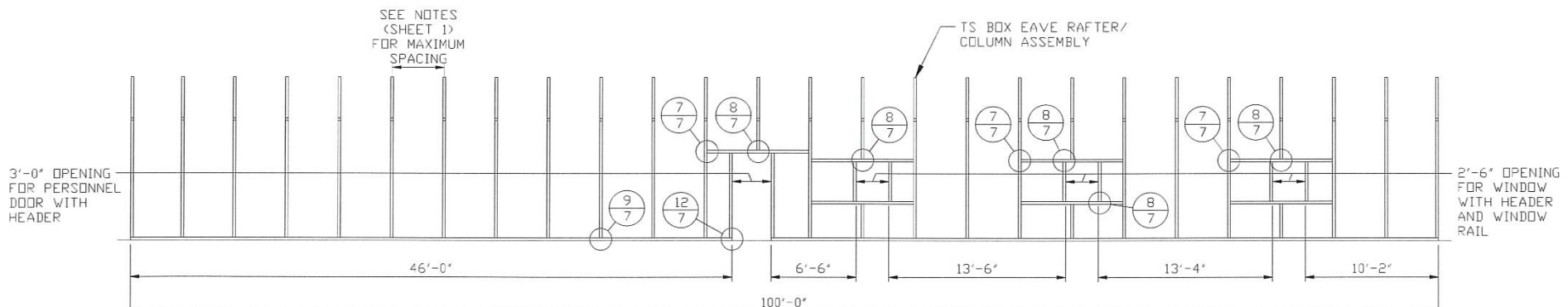
SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
DRAWN BY: JG		

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"



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ENGINEERING AND CONSULTING

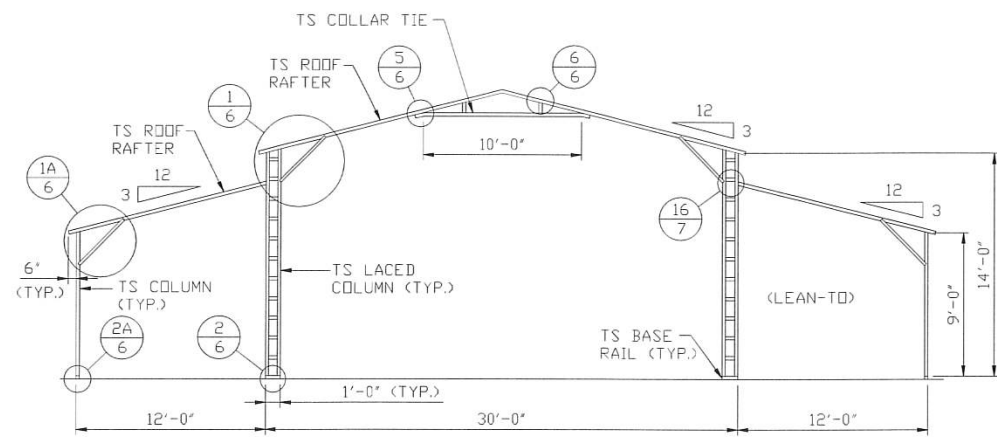
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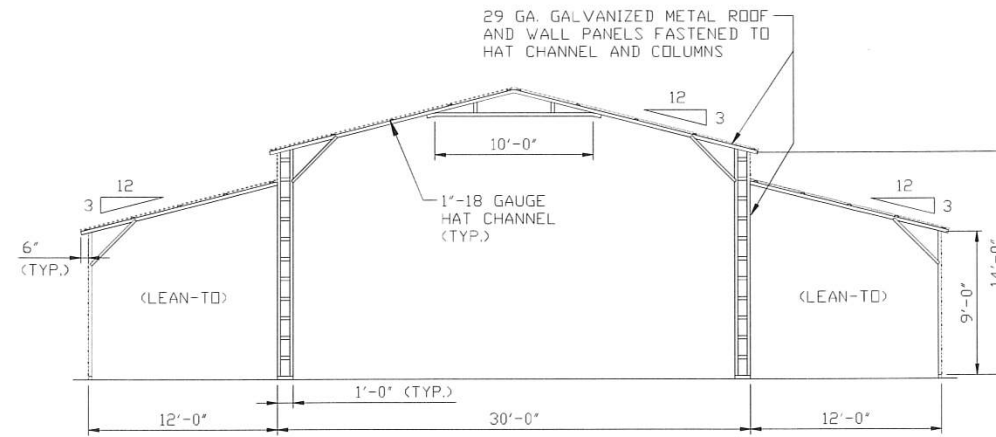
SHEET NO.
SK-4

REV. 0	DATE: 3-8-22
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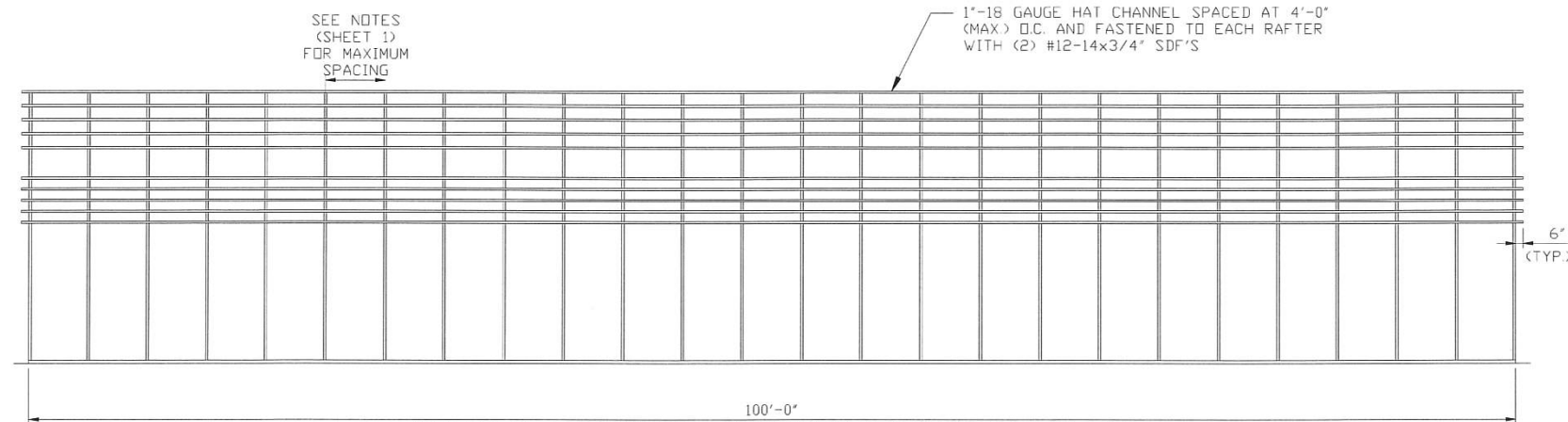
RAFTER/COLUMN INTERIOR FRAME SECTION

SCALE: 3/32"=1'-0"



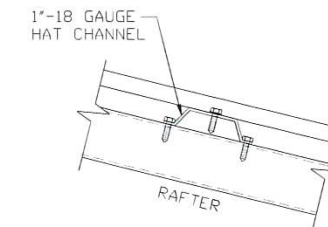
TYPICAL FRAMING SECTION VERTICAL ROOF

SCALE: 3/32"=1'-0"



TYPICAL FRAMING SECTION VERTICAL ROOF

SCALE: 3/32"=1'-0"



ROOF PANEL ATTACHMENT

SCALE: NTS



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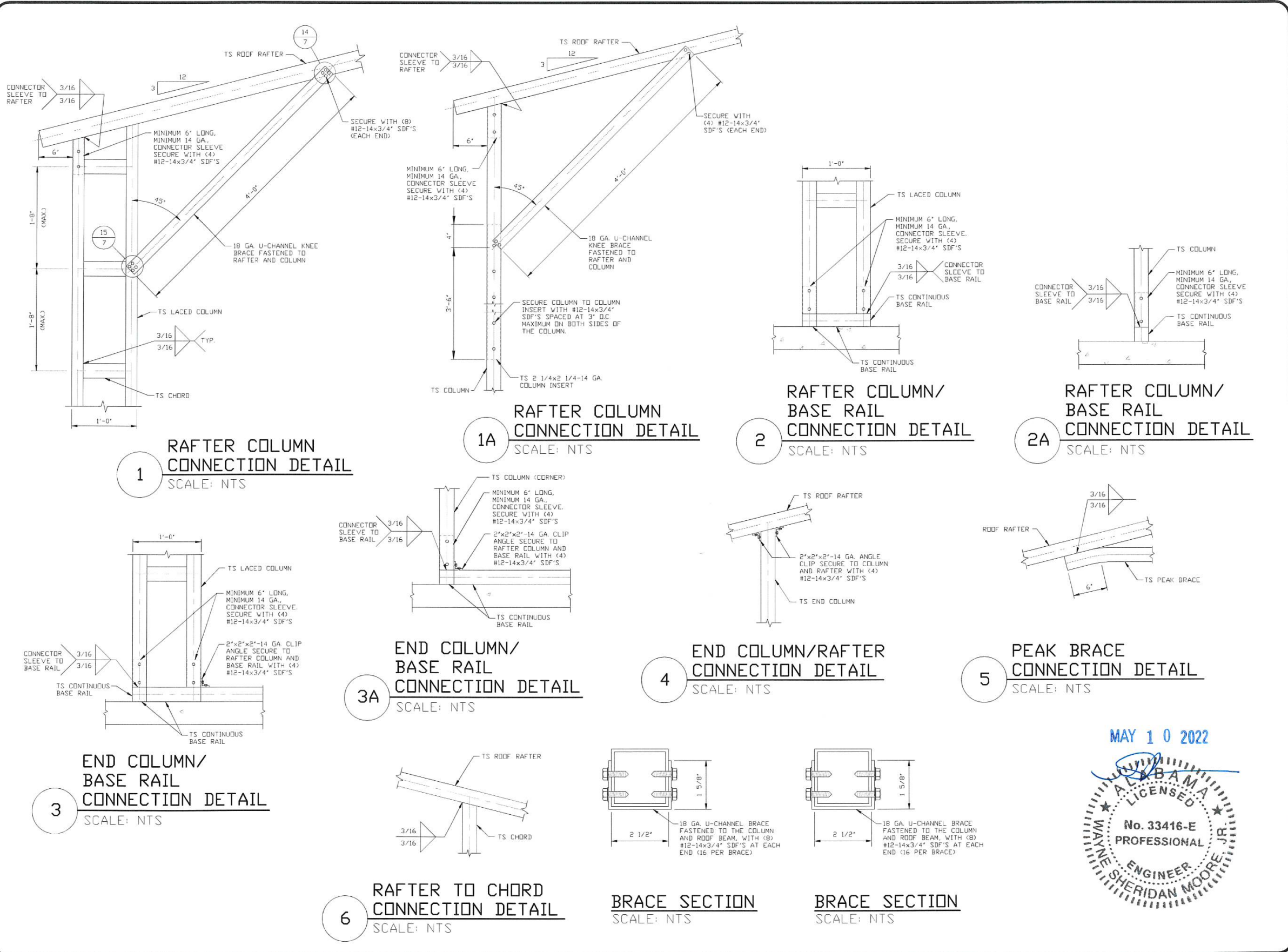
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SCALE: AS NOTED	M&A JOB NO. 22078S	CHECKED BY: PDH
REV. 0	DRAWN BY: JG	

SHEET NO.
SK-5

DATE: 3-8-22	
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BALDWIN COUNTY

M&A JOB NO. 22078S

SCALE: AS NOTED

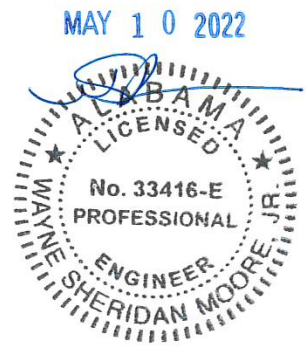
DRAWN BY: JG

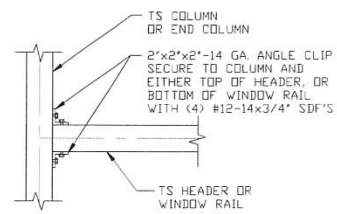
CHECKED BY: PDH

SHEET NO. **SK-6**

REV. 0

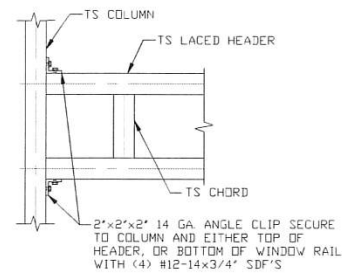
DATE: 3-8-22





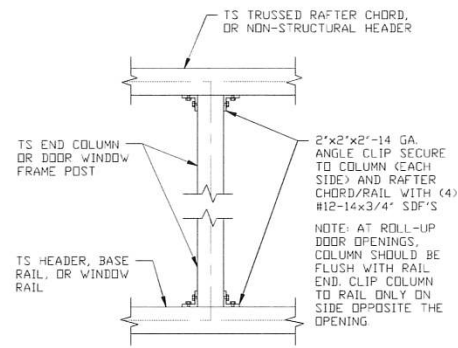
7 COLUMN OR WINDOW RAIL TO POST CONNECTION DETAIL

SCALE: NTS



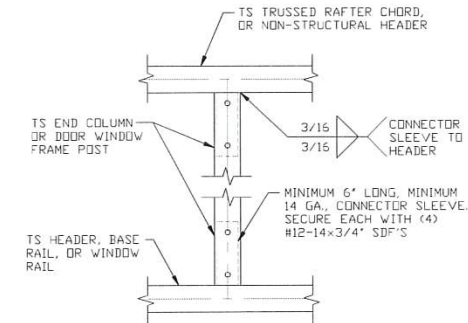
7A LACED HEADER TO COLUMN CONNECTION DETAIL

SCALE: NTS



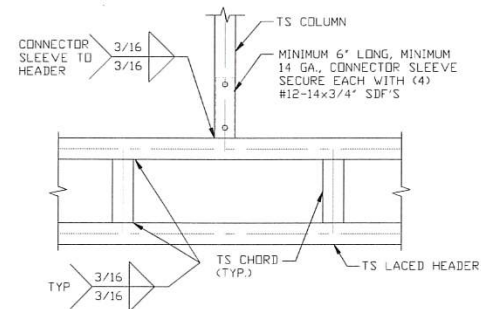
8 COLUMN TO WINDOW RAIL CONNECTION DETAIL

SCALE: NTS



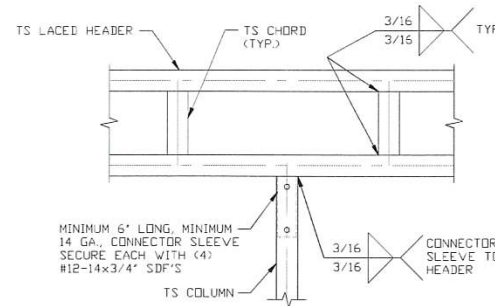
9 COLUMN TO HEADER OR BASE RAIL CONNECTION DETAIL

SCALE: NTS



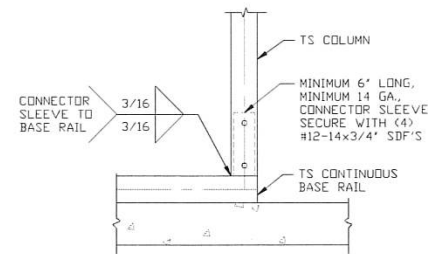
10 COLUMN/LACED HEADER CONNECTION DETAIL

SCALE: NTS



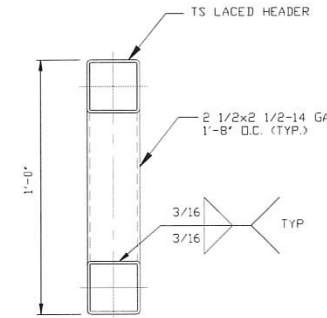
11 LACED HEADER/COLUMN CONNECTION DETAIL

SCALE: NTS



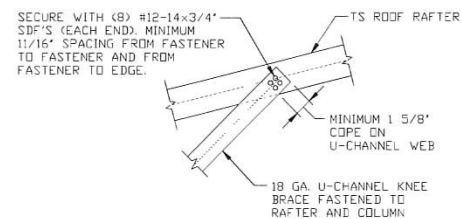
12 COLUMN/LACED HEADER CONNECTION DETAIL

SCALE: NTS



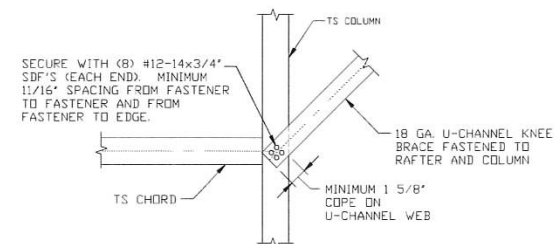
13 SECTION

SCALE: NTS



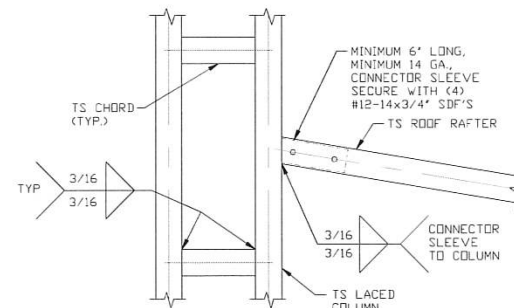
14 U-CHANNEL TO RAFTER CONNECTION DETAIL

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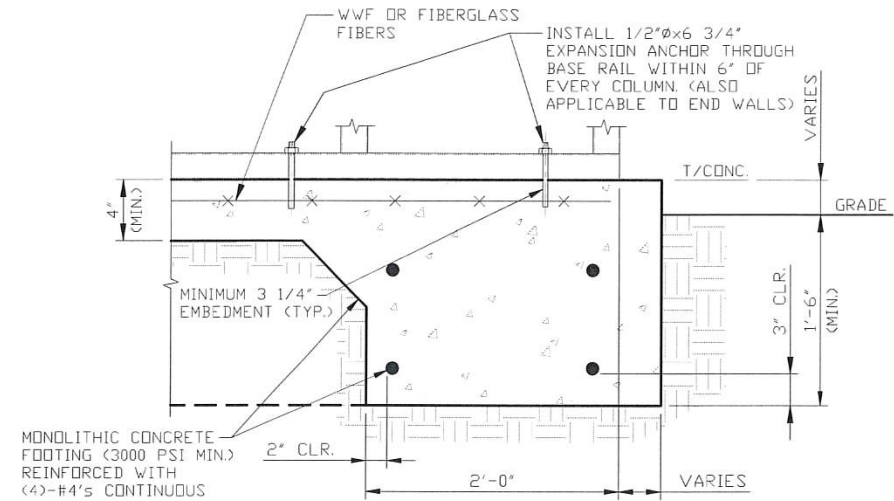
EAGLE CARPORT, INC.
HONEY'S KITCHEN (MARIAN LAW)
807 MORAN STREET
BAY MINETTE, AL 36507
BALDWIN COUNTY

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

SHEET NO. **SK-7**

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:

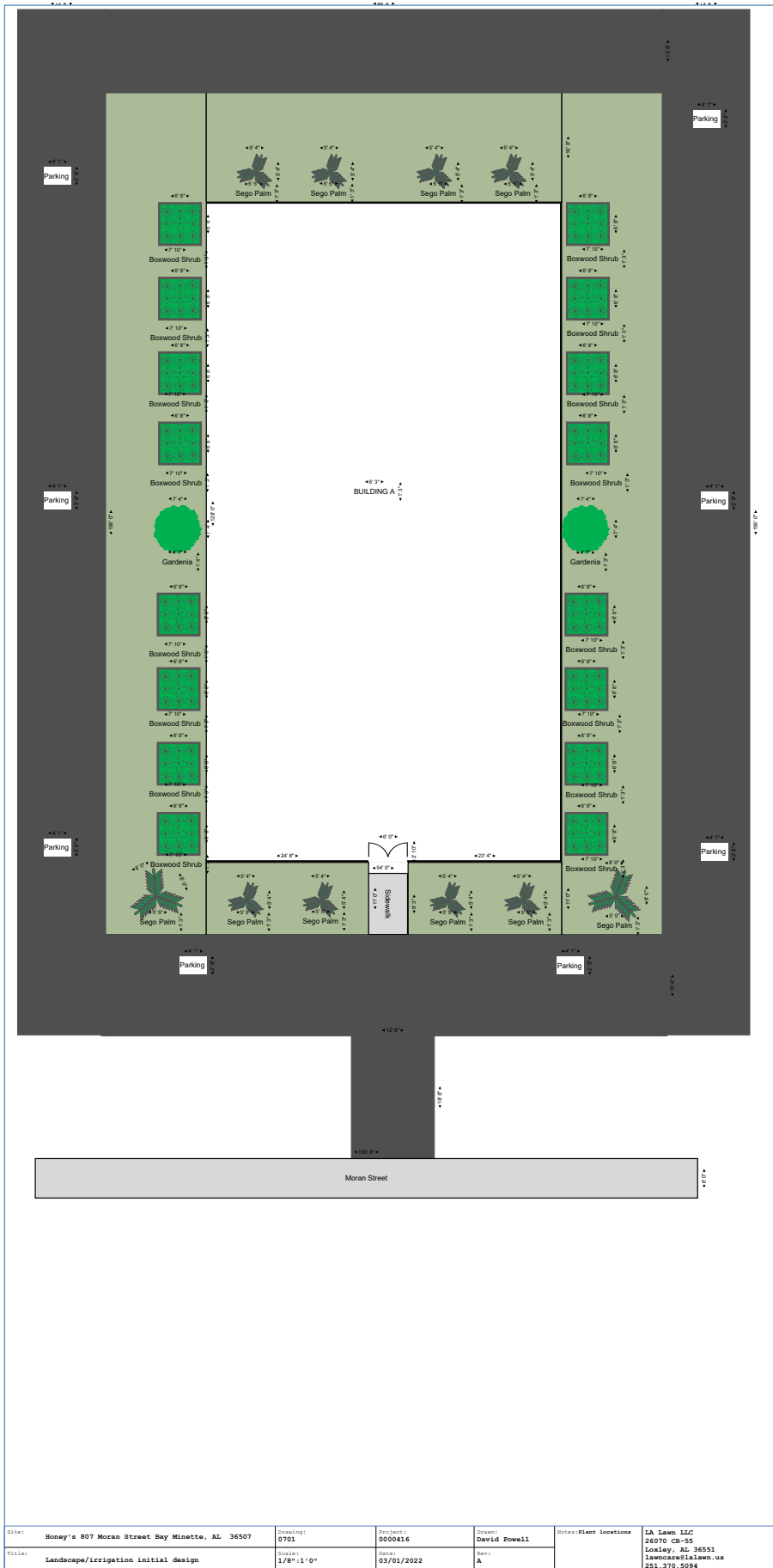
THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

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

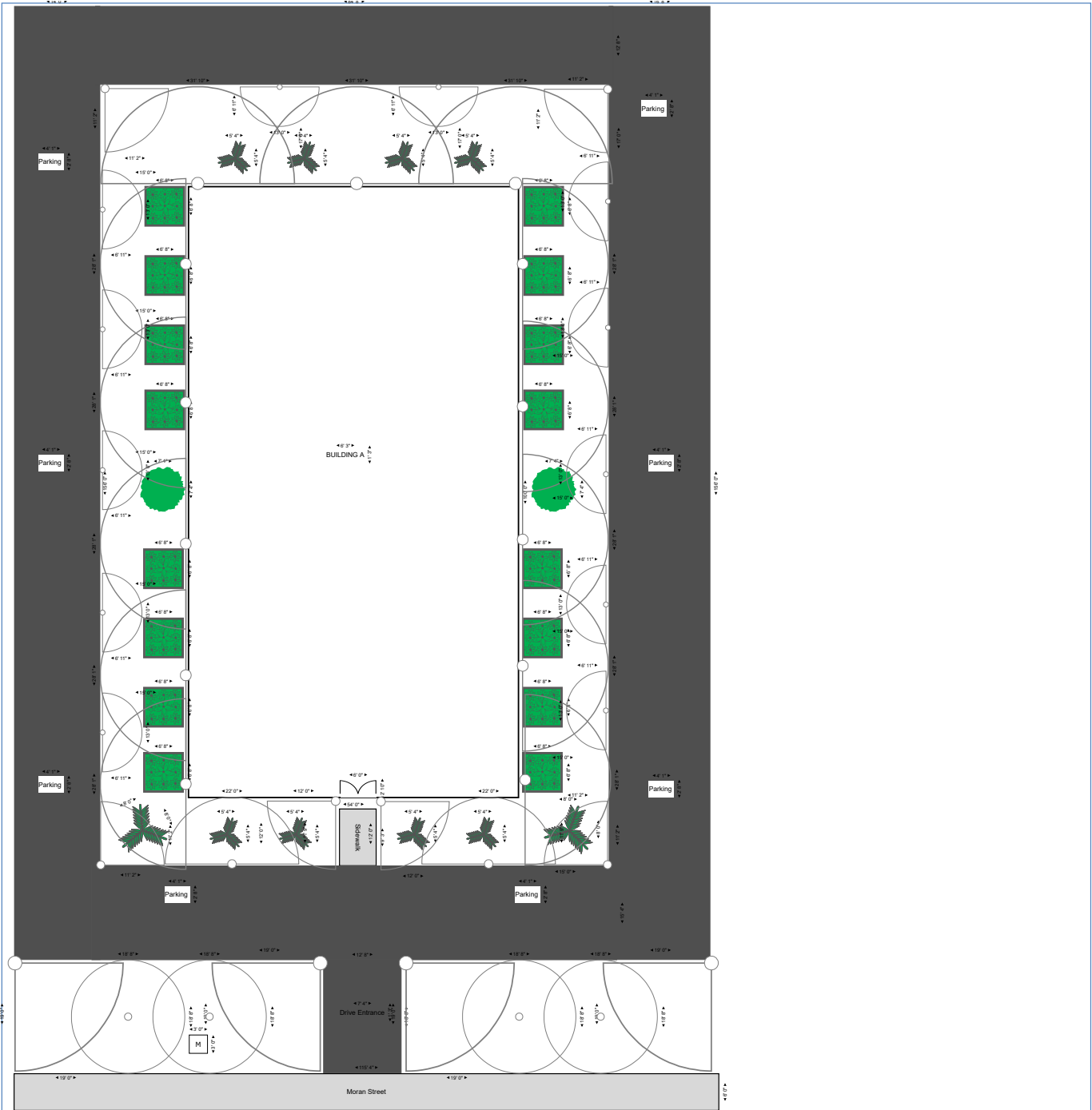
1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.



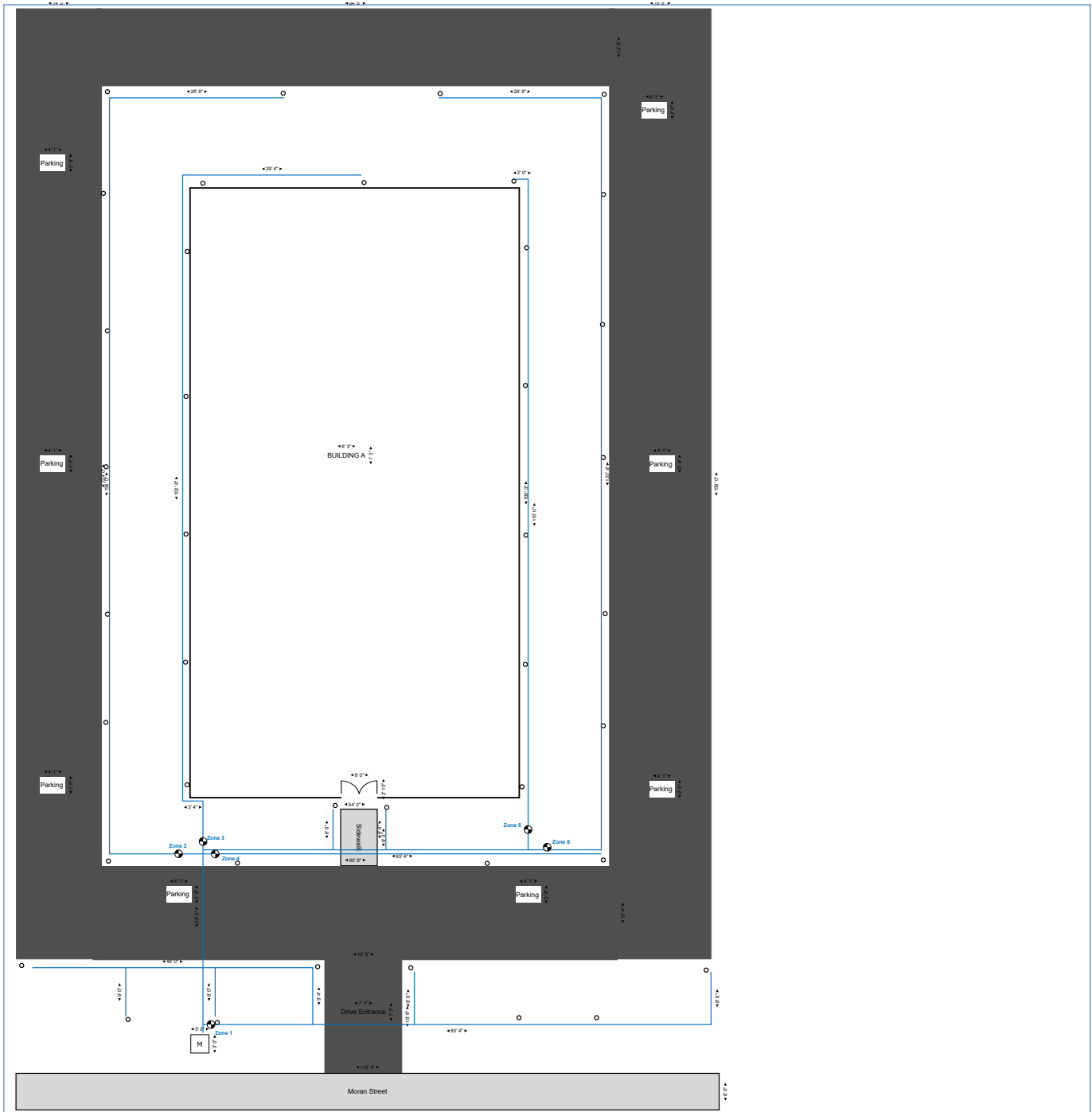
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NO. 0	DATE 5-10-22	ISSUED FOR CONSTRUCTION	
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EAGLE CARPORT, INC. HONEY'S KITCHEN (MARIAN LAW) 807 MORAN STREET BAY MINETTE, AL 36507 BALDWIN COUNTY		M&A JOB NO. 22078S	CHECKED BY: PDH
SHEET NO. SK-8	REV. 0	SCALE: AS NOTED	DRAWN BY: JG
DATE: 3-8-22			



Site#:	Honey's 807 Moran Street Bay Minette, AL 36507	Subdivision:	0703	Parcel#:	0000416	Client:	David Powell	Notes:	Plant Locations	LA Lawn LLC 26070 CR-55 Lowley, AL 36551 lawncare@lawn.us 251.370.5094
Title:	Landscape/irrigation initial design	Scale:	1/8" = 1'-0"	Date:	03/01/2022	Rev:	A			



Site: Honey's 807 Moran Street Bay Minette, AL 36507	Sheet: 0702	Project: 0000400	Drawn: David Powell	Notes: Speaker Locations	LA Lawn LLC 26070 CA-55 Lowley, AL 36551 lawncare@lawn.us 251.370.5094
Title: Landscape/irrigation initial layout	Scale: 1/8"=1'-0"	Date: 03/01/2022	Drawn: A		

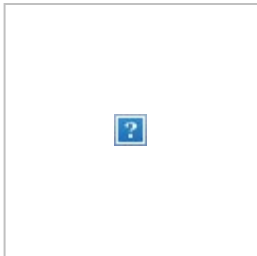


Site: Honey's 807 Moran Street Bay Minette, AL 36507	Drawn by: 0703	Project: 000400	Drawn: David Powell	Notes: Irrigation layout	IA Lawn LLC 26070 CB-55 Loxley, AL 36551 lawncare@ialawn.us 251.370.5094
Title: Landscape/irrigation initial layout	Scale: 1/8"=1'0"	Date: 03/01/2022	Rev: A		

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: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[807 Moran St - E.A.N.pdf](#)
[Honey's Kitchen \(Name\) - Site Specific Rev 0.pdf](#)
[App...pdf](#)
[chrome-extension-...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:

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

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.

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:

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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%7C901e964b17d34e24b0de08d81deb7d3a%7Ca1d8bb3c47f8420e932cbb4942e61768%7C0%7C637292244542595428&data=EOTTCKM69H8ykiqSUlmNjwsBBdp2CG%2FTjjsi%5Bw6f%3D&reserved=0) <<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofbayminette.org%2F&data=02%7C01%7C901e964b17d34e24b0de08d81deb7d3a%7Ca1d8bb3c47f8420e932cbb4942e61768%7C0%7C637292244542595428&data=EOTTCKM69H8ykiqSUlmNjwsBBdp2CG%2FTjjsi%5Bw6f%3D&reserved=0>>
Planning & Development Services Department Site <<http://www.cityofbayminette.org/Planning-Development-Services-Department>>

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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,

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.

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

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City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: August 11, 2022

Case Number: Z-22005

SUMMARY INFORMATION

Project Name: Cowser Property Rezoning
Property Location: West side of S White Avenue, just North of Brady Rd Ext
Property PID/PPIN: 05-23-05-16-4-000-091.000 // 65481
Property Size: 7.5± acres
Requested Action: Rezoning from M-2, General Industrial District to M-1, Light Industrial District
Applicant: Crystal Parks, LLC / Shelby Lauritsen, P.E.
Owner: John E. Cowser Estate c/o Vinson Cowser

Subject Property	Zoning	Existing Land Use
Z-22005	M-2	Vacant, Undeveloped
Adjacent Property	Zoning	Existing Land Use
North	M-2	Commercial – Water Oak Coastal Catering
South	M-2	Residential/Agriculture
East	R-2	Residential/Agriculture
West	M-2	Railroad/Residential/Undeveloped

SITE AND REQUEST SYNOPSIS

The subject property, which consists of approximately 7.5± total acres is zoned M-2, General Industrial District. The property is located on the West side of S White Avenue, approximately 600 ft North of the intersection of S White and Brady Road Ext. The property is currently vacant/undeveloped but appears to have been used for agricultural purposes as it is relatively clear of trees except along the property lines. Based on aerial imagery of the site vegetation and the County's Potential Wetlands – Hydric Soils mapping layer, the property appears to contain possible wetlands. This property is owned by the John E. Cowser Estate and the application has been submitted by Crystal Parks, LLC with permission from the Estate's Personal Representative. The request is to rezone the property from M-2, General Industrial District to M-1, Light Industrial District for a potential RV Park development of 30 or less RV sites.

CURRENT ZONING DISTRICT

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

PROPOSED ZONING DISTRICT AND TABLE OF PERMITTED USES

6.4.1 M-1 Light Industrial District. The purpose of this Light Industrial District is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Industrial parks should be encouraged. Locations should be in accordance with comprehensive plans.

Table of Permitted Uses and Conditions	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Recreational Vehicle Parks						P		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: "With new growth and development comes the additional responsibility of protecting existing residential areas from encroachment of incompatible land uses, increased traffic congestion, and increased stress and damage to utility and storm water drainage systems. This Chapter emphasizes the importance of planning for future growth and development without compromising the character that makes Bay Minette unique."

"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."

"In order to maintain the rural, small-town character, new housing should be directed toward the center, more dense part of the City. The City should also try to avoid further subdivision of large agricultural/forested parcels on the outskirts and fringe area. These parcels should be reserved for very low density agricultural and timber uses."

#2 Preserve and maintain the rural, small town character of Bay Minette by implementing subdivision regulations that will not: result in environmental degradation; adversely affect rural/semi-rural areas; impair working agricultural and timberland operations.

#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.

#9 Prevent, through subdivision regulation enforcement, the development of land that is topographically not suitable for residential development such as floodplains and wetlands.

#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.

#7 Establish Rural/Scenic Route corridors for preservation and enhancement that have significance to the character of the community. Standards for protection could include preservation of old trees and their canopy, increased setbacks for development surrounded by natural vegetation, and limiting overall development to prevent the need for future road widening.

Land Use

#2 Preserve and maintain the rural, small-town character of Bay Minette by implementing subdivision regulations that will not: result in environmental degradation; adversely affect rural/semi-rural areas; or impair working agricultural or forestry operations. Provide tax incentives to local farmers, foresters, and landowners that lease to farmers or timber growers to keep the agricultural/forestry industry in Bay Minette strong. Encourage local farmers to be active with local agri-tourism initiatives to increase support to this industry.

#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.

#7 Prevent, through land use regulation enforcement, the development of land that is topographically not suitable for development such as floodplains and wetlands.

#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 at this time

Bay Minette Public Works – No issues at this time

Bay Minette Police Department – No issues at this stage

Bay Minette Fire Department – No comments for the rezoning, the BMFD will be involved in the Site Plan approval process.

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 Duplex on the Future Land Use Map in the Comprehensive Plan. It is adjacent to Single-Family designated areas to the East, South and West, with Commercial designated property adjacent to the North. The Comprehensive Plan goals, recommendations and strategies listed above include encouraging development closer to the City Center for protection of the rural, less dense areas, specifically stating that:

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.

This proposed development is on a vacant/undeveloped parcel on the fringes of the City limits. The surrounding properties are used for agricultural purposes like horses and crops. Sewer is currently unavailable at this site and it contains potential wetlands, leading to concerns on the handling wastes at this site, especially if septic systems will be required. Connectivity to existing developments, services and community amenities would be difficult to attain, which is not compliant with multiple aspects of the Comprehensive Plan. It specifically states to

“Preserve and maintain the rural, small-town character of Bay Minette by implementing subdivision regulations that will not: result in environmental degradation; adversely affect rural/semi-rural areas; impair working agricultural and timberland operations.”

The proposed rezoning and potential development is not 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:

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 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 request from M-2 to M-1 is a 'down zone' from a more intense industrial zoning district to a less intense district. Due to the location adjacent to and near existing rural and large-parcel residential development, the proposed zoning change to decrease intensity appears to be compatible with existing development. However, the development of a recreational vehicle park would provide a much more intense use at this location. RV Parks are not for permanent dwellings, but for transient occupancy, which will mean an increase traffic and density of the development. Taken as a whole, the development of a 30-site RV park on a 7.5-acre site is essentially a density of 4 units per acre. That is not taking into account the area that may be unusable due to potential wetlands, which will lead to increased density on the area of actual development.

If the rezoning is approved, the applicant will be required to submit an application for Planning Commission approval of use as an RV Park per the Table of Permitted Uses. A Site Plan application will then be required for full in-depth review and approval prior to the construction of the development.

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

The property is currently vacant/undeveloped but appears to have been used for agricultural purposes as it is relatively clear of trees except along the property lines. Based on aerial imagery of the site vegetation and the County's Potential Wetlands – Hydric Soils mapping layer, the property appears to contain possible wetlands. The property fronts S. White

Avenue, which is classified as a local road. There is no known development pending in the immediate vicinity of the subject property.

The surrounding area is primarily large-parcel single family residential uses with many being used for agricultural purposes. The property on the West side of S. White, from Brady Road to Brady Road Ext is zoned M-2 due to its location near the railroad. Every property with the exception of PIN 77282, is either single family residential, agricultural or undeveloped. PIN 77282 is the former radio station that contains a tower and a 2,500 square foot block building in the middle of a 6.7 acre parcel that is now being used for a small catering operation.

On the East side of S. White from Brady to Brady Ext, the property is all zoned R-2, Medium Density Single Family Residential. All of those properties being used as either single family residential, agricultural or undeveloped.

The vast majority of those properties exceeding the 15,000sq ft minimum lot size requirement of the City's least intense R-1 single family district, and currently being used at an average density of less than .4 units per acre.

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, will review the application to anticipate any potential issues, recommendations and impacts the development's direct impact to the roadway and the area residences, along with utilities, will be reviewed.

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

The property is currently vacant/undeveloped but appears to have been used for agricultural purposes as it is relatively clear of trees except along the property lines. Based on aerial imagery of the site vegetation and the County's Potential Wetlands – Hydric Soils mapping layer, the property appears to contain possible wetlands. Sewer is currently unavailable at this site and as it contains potential wetlands, the handling of wastes will be a significant concern, especially if septic systems will be required.

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 as well as submit documentation related to the wetland development.

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

As previously stated, surrounding area is primarily large-parcel single family residential uses with many being used for agricultural purposes. The development of a recreational vehicle park would provide a much more intense use at this location. RV Parks are not for permanent dwellings, but for transient occupancy, which will mean an increase traffic and density of the development. The development of a 30-site RV park on a 7.5-acre site is essentially a density of 4 units per acre in an area with an average density of .4 units per acre. The development would at a minimum require the construction of internal roadways, site pads and off-street parking for 30 RV locations, toilets, showers, laundry facilities, lighting and an office location. That does include any amenities offered such as recreational facilities, or other uses and structures customarily incidental to the operation of a recreational vehicle park.

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

As previously stated, surrounding area is primarily large-parcel single family residential uses with many being used for agricultural purposes. The development of a recreational vehicle park would provide a much more intense use at this location. RV Parks are not for permanent dwellings, but for transient occupancy, which will mean an increase traffic and density of the development. The development of a 30-site RV park on a 7.5-acre site is essentially a density of 4 units per acre in an area with an average density of .4 units per acre. The development would at a minimum require the construction of internal roadways, site pads and off-street parking for 30 RV locations, toilets, showers, laundry facilities, lighting and an office location. That does include any amenities offered such as recreational facilities, or other uses and structures customarily incidental to the operation of a recreational vehicle park.

10.) Other matters which may be appropriate

The rezoning to M-1 is proposed for a 30-lot RV Park development. Per the Zoning Ordinance, there are setbacks for the M-1 district, but there are no maximum density requirements. In the current regulations, RV Parks are allowed only with Planning Commission approval of the use, but there are no specific regulations or minimum design standards to follow. There are amendments to the Zoning Ordinance and Subdivision Regulations in the works, but they would only apply to development applications submitted after the enactment of the amendments.

STAFF RECOMMENDATION

The request from M-2 to M-1 is a 'down zone' from a more intense industrial zoning district to a less intense district. Typically, those 'downgrades' are considered favorably due to the potential for decreased intensity. However, a less intense district designation may not be the most appropriate or compatible decision based on the surrounding area. For example, a downzone from M-2 to R-2 for a single-family dwelling in an area of existing heavy industry would not be the most appropriate or compatible zoning designation. That is the case for this request - due to its location adjacent to and near existing rural and large-parcel residential development, the proposed zoning change for the development of a recreational vehicle park would provide a much more intense and incompatible use at this location.

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 recommendation of denial to the City Council for the rezoning request from M-2, General Industrial District to M-1, Light Industrial 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:

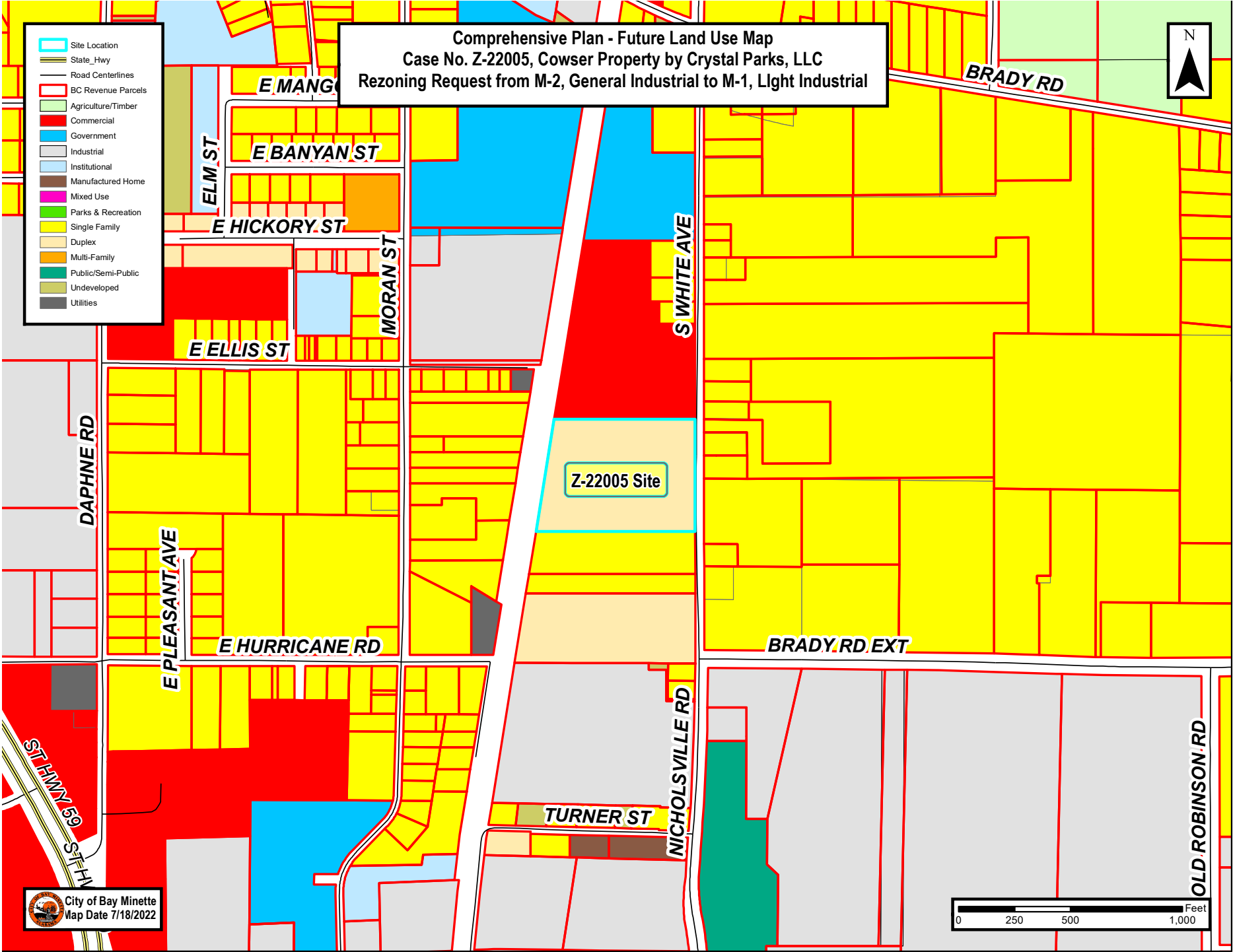
- Make a recommendation for approval to the City Council
- Make a recommendation for approval with conditions to the City Council
- Make a recommendation for denial to the City Council, with stated factors for the denial.
- Table the request due to a lack of information.

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.

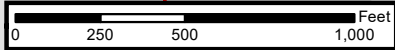
Comprehensive Plan - Future Land Use Map
Case No. Z-22005, Cowser Property by Crystal Parks, LLC
Rezoning Request from M-2, General Industrial to M-1, Light Industrial

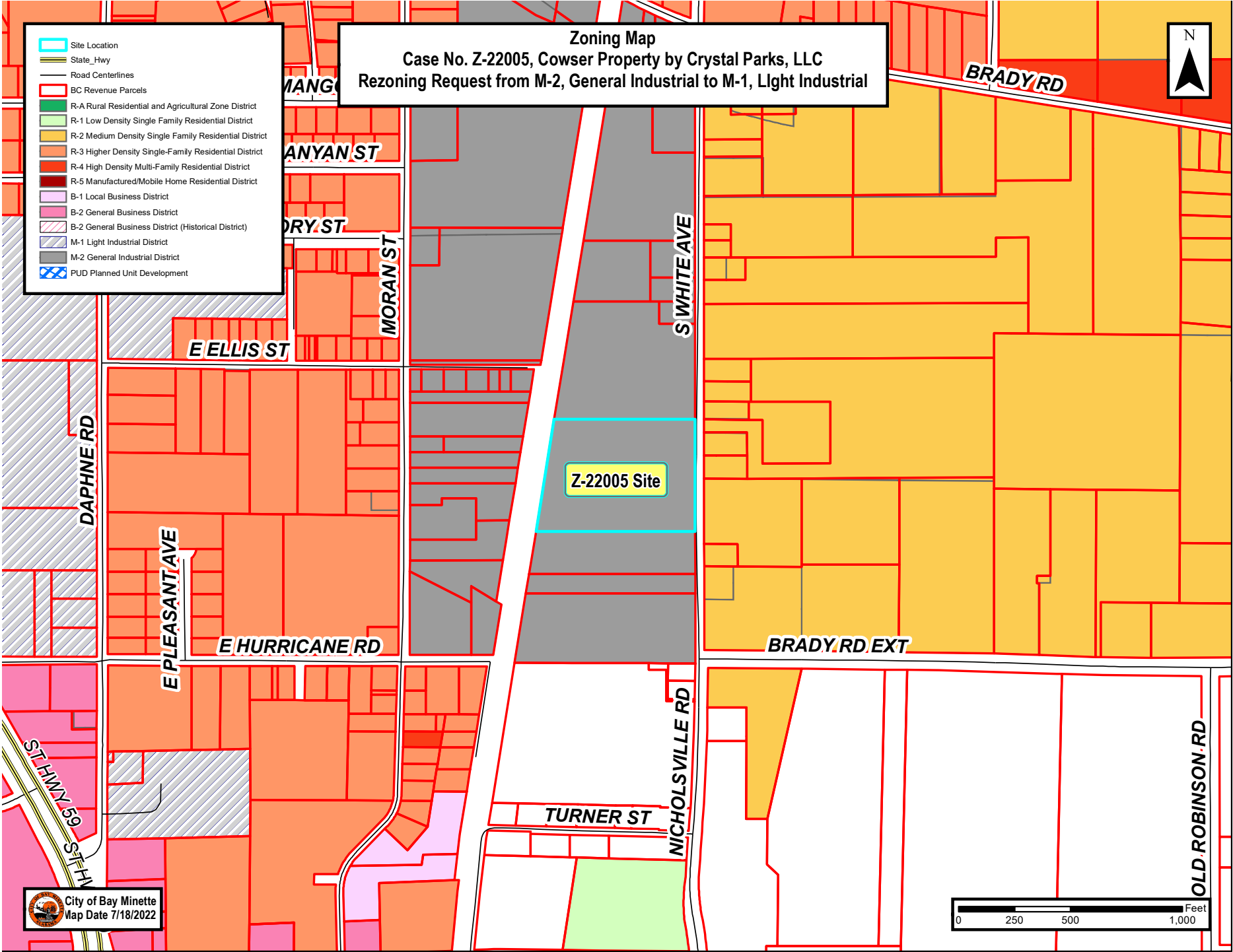


- Site Location
- State Hwy
- Road Centerlines
- BC Revenue Parcels
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities



City of Bay Minette
 Map Date 7/18/2022



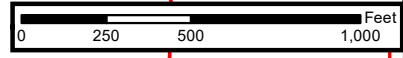


Zoning Map
Case No. Z-22005, Cowser Property by Crystal Parks, LLC
Rezoning Request from M-2, General Industrial to M-1, Light Industrial

- 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



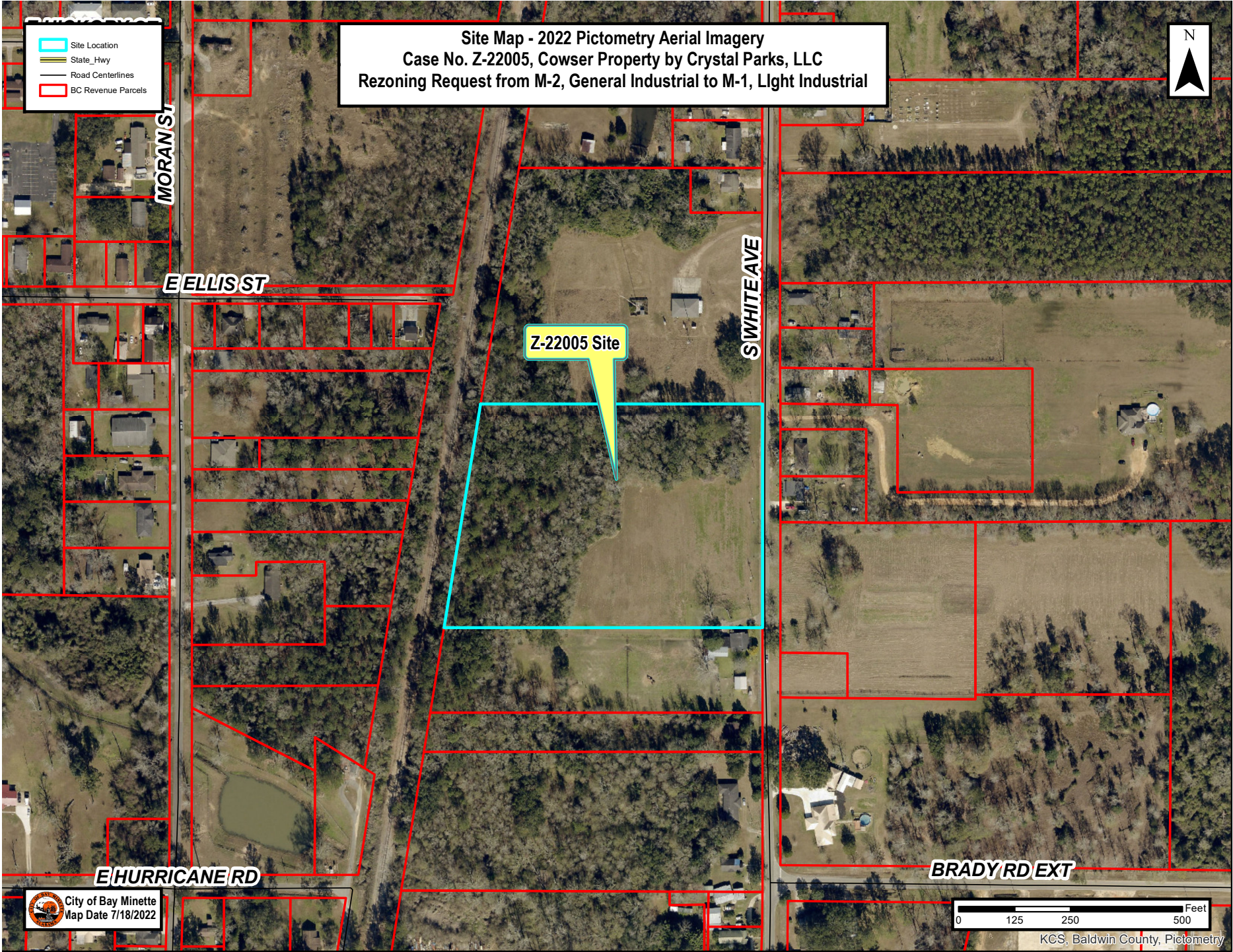
Z-22005 Site



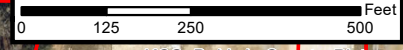
Site Map - 2022 Pictometry Aerial Imagery
Case No. Z-22005, Cowser Property by Crystal Parks, LLC
Rezoning Request from M-2, General Industrial to M-1, Light Industrial



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



City of Bay Minette
Map Date 7/18/2022



KCS, Baldwin County, Pictometry

Legend

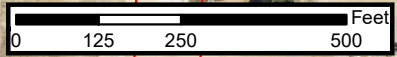
- Potential Wetlands
- Road Centerlines
- BC Revenue Parcels

Potential Wetlands Map
Case No. Z-22005, Cowser Property by Crystal Parks, LLC
Rezoning Request from M-2, General Industrial to M-1, Light Industrial



Z-22005 Site

City of Bay Minette
 Map Date 8/2/2022



KCS, Baldwin County, Pictometry



City of Bay Minette

Re-zoning Application

Case No.:	_____
Fee-	\$300.00
Date Paid:	_____
Paid:	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
	<input type="checkbox"/> Check- No. _____

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: CrystalParksLLC Date: 6/23/22

Mailing Address: 304 S. Broad Street, Apt 107

City: Mobile State: AL Zip Code: 36603

Telephone Number: 402-239-5460 Email: crystalparkslc@gmail.com

Site Information

Property Owner Name: ~~XXXXXXXXXXXX~~ Vinson Cowser Phone Number: 251-349-0255

Property Address: 813 S. White Avenue, Bay Minette, AL 36507

Parcel/PPIN #: 05-23-05-16-4-000-091.000/65481

Area of Property, Sq. Ft., or Acres: 7.5 acres

Present Zoning: M-2BM Requested Zoning: M-1

Reason for Request/ Intended use of property: Crystal Parks LLC, in conjunction with property owner John Cowser, would like to re-zone the subject property from M-2BM to M-1 (both Light Industrial) for the development of an RV Park for the area. We wish to keep the park small and under 30 lots, taking care to be good neighbors and allowing people from out of town to find their long- or short-term home in Bay Minette.

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: 6/23/22

Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Survey or boundary map showing exact dimensions of the property to be rezoned
- Legal description of property

Version 1.2 – 7/22/2020



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: _____

I/We hereby appoint and designate Crystal Parks LLC ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 65481. 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)

~~John Cowser~~ Vinson Cowser (son of John E Cowser, deceased)

Name(s) - Printed
813 South White Avenue

Mailing Address
Bay Minette, AL 36507

City/State
251-349-0255 eagle466@outlook.com

Phone - DocuSigned by: <u>Vinson Cowser</u>	Email	6/23/2022
------------------------------------------------	-------	-----------

Signature(s)	Date
--------------	------

AUTHORIZED AGENT

Crystal Parks LLC

Name(s) - Printed
304 S. Broad St. Apt 107

Mailing Address
Mobile, AL 36603

City/State
402-239-5460 crystalparkslc@gmail.com

Phone	Email	
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Signature(s) <u>Shelly Rawls</u>	Date <u>6/23/22</u>
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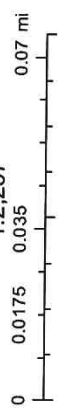
S. White Ave. Re-Zoning



June 23, 2022

- polylineLayer**
- Override 1
 - Misc
 - Parcels
 - Centerlines
 - Coastal Control Line
 - Lot Lines
 - Conflicts
 - County Boundary

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Copyright 2019

DESCRIPTION

7.5 AC (C) BEG 567' N OF 27' W OF SE COR OF SE1/4 SEC 16 RUN
TH W 723', TH N'LY ALG RR R/W 505', TH E 645', TH S 495' TO
POB IN THE CITY OF BAY MINETTE SEC 16-T2S-R3E (DEATH CERTIFICATES)



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-22005 Date: 07-29-2022

Name: Don Jackson

Address: 701 South White Avenue, Bay Minette, AL

Phone Number: 251-391-2498 Email: _____

What does he need to do about getting this blocked?

Wants to get a petition up.

He was told it was going to be an apartment complex. He stated that there was enough traffic already on this road.



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-22005 Date: 07-28-2022

Name: Elvenia Latson

Address: 717 South White Street, Bay Minette, AL

Phone Number: 912-602-1176 Email: _____

What kind of park will it be?

How much will it cost to apply for Re-Zoning?

How many RV's can be parked on an acre?



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-22005 Date: 08-01-2022

Name: Levi Lowry

Address: 808 South White Avenue, Bay Minette, AL

Phone Number: 251-424-5349 Email: _____

Wanted to know what he needed to do about stopping this. He stated that his property line was next to the property being rezoned.

I told him that he should attend the Planning Commission Meeting on Thursday, August 11, 2022 or City Council Meeting on Tuesday, September 6, 2022 and he would be able to address any concerns he had.



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: August 11, 2022

Case Number: Z-22006

SUMMARY INFORMATION

Project Name: Thompson Commercial Properties, LLC Rezoning
Property Location: 604 and 606 D'Olive Street near
Property PID/PPIN: Parcel A: 05-23-05-16-2-001-026.000 // 42693 Parcel B: 05-23-05-16-2-001-026.00 // 209978
Property Size: .44± acres total
Requested Action: Rezoning from R-2, Medium Density Single Family District to B-2, General Business District
Applicant: Kathy Bryars
Owner: Thompson Commercial Properties, LLC

Subject Property	Zoning	Existing Land Use
Z-22006	R-2	Commercial office / Residential dwelling
Adjacent Property	Zoning	Existing Land Use
North	R-2	Non-Conforming RV park / residential dwelling
South	B-2	Various Commercial
East	R-2	Commercial – Alabama Power
West	R-2	Bay Minette Fire Department

SITE AND REQUEST SYNOPSIS

The subject property, which consists of two parcels totaling .44 acres, is zoned R-2, Medium Density Single Family District. The property is located on the North side of D'Olive Street, just 225 feet West of Armstrong Avenue. Parcel A (PIN 42693) contains a small office building that is currently vacant. It has been used in a commercial capacity for the past 50 years as a non-conformity. Parcel B (PIN 209978) contains a small structure currently being rented as a residential tenant, but at the expiration of the lease, the owner is proposing commercial use for that structure as well. This property is owned by Thompson Commercial Properties, LLC and the application has been submitted by Kathy Bryars with permission from the owner. The request is to rezone the property from R-2, Medium Density Single Family District to B-2, General Business District to continue the historic commercial use of the property in a manner compliant with the Zoning Ordinance.

CURRENT ZONING DISTRICT

6.2.3 R-2, Medium Density Single Family Residential District. This district is intended as a medium density single family urban residential district, with lots of moderate size.

PROPOSED ZONING DISTRICT AND TABLE OF PERMITTED USES

6.3.2 B-2, General Business District. This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

Table of Permitted Uses and Conditions	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Dwelling, one-family	R	R	R	R	R	R	S	S	S	S
General retail							R	R	P	P
Office buildings, general							R	R		
Office buildings, professional							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

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

Statements: "With new growth and development comes the additional responsibility of protecting existing residential areas from encroachment of incompatible land uses, increased traffic congestion, and increased stress and damage to utility and storm water drainage systems. This Chapter emphasizes the importance of planning for future growth and development without compromising the character that makes Bay Minette unique."

"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."

"In order to maintain the rural, small-town character, new housing should be directed toward the center, more dense part of the City. The City should also try to avoid further subdivision of large agricultural/forested parcels on the outskirts and fringe area. These parcels should be reserved for very low density agricultural and timber uses."

#2 Preserve and maintain the rural, small town character of Bay Minette by implementing subdivision regulations that will not: result in environmental degradation; adversely affect rural/semi-rural areas; impair working agricultural and timberland operations.

#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.

Population and Economy

Goal: Create an atmosphere that will foster educational attainment to attract new industries and encourage the retention and expansion of existing industries.

Objective: Preserve the quality of life established to ensure that Bay Minette remains an attractive residential community and promote sound commercial development.

#2 City leaders and officials should partner and coordinate with other regional agencies and governments to foster an increase in commercial and industrial development in Bay Minette that will create a diversified local economy to bring more jobs to the community.

#4 The City should establish areas to focus future industrial development to prevent this land use from being scattered throughout the community. The same should also be done for areas of the City with high concentrations of business and commercial land uses to implement appropriate future developments in type and scale.

#11 Update Bay Minette's regulatory documents to encourage commercial infill of existing commercial lots by offering incentives as opposed to continued new commercial development along the Highway 59 corridor creating urban sprawl. Also require that all new developments and substantial rehabilitations submit landscaping plans in compliance with the local regulatory documents.

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.

DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities - No comments

Bay Minette Public Works – No comments

Bay Minette Police Department – No comments

Bay Minette Fire Department – No comments

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

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

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 properties are designated as Commercial on the Future Land Use Map in the Comprehensive Plan. It is adjacent to Commercially designated areas to the East, South and West, with Single Family designated property adjacent to the North. The Comprehensive Plan goals, recommendations and strategies listed above include the promotion of sound commercial development and foster an increase in commercial development.

#2 City leaders and officials should partner and coordinate with other regional agencies and governments to foster an increase in commercial and industrial development in Bay Minette that will create a diversified local economy to bring more jobs to the community.

The current residential zoning designation in a highly commercial area is hindering the development and increase of commercial uses. The proposed rezoning to a commercial district is compatible with recommendations and strategies from the Plan that are listed above.

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.

Due to the properties' location on D'Olive and proximity to the Highway 31/McMeans intersection, especially in light of the historic commercial use of the site, the potential for successful commercial development at these sites is significantly greater than the benefit and compatibility of medium-density single family development. The single family designation is not compatible with the location, existing commercial use and future development of the area.

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

Parcel A (PIN 42693) contains a small office building that is currently vacant. It has been used in a commercial capacity for the past 50 years as a non-conformity. The previous tenant was using the property as a non-conforming office and when that tenant moved, the applicant was informed that a commercial retail use would not be allowed under the same office non-conformity. Parcel B (PIN 209978) contains a small structure currently being rented as a residential tenant, but at the expiration of the lease, the owner is proposing commercial use for that structure as well.

To the West is the Bay Minette Fire Department, a shopping center and fast-food restaurant. To the East is the Alabama Power Office, automotive parts retailer and a convenience store. To the South is an office, barbershop, vacant car wash and convenience store, and another shopping center. To the North is a residential dwelling for the owner of the non-conforming recreational vehicle park on the same property.

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. The property has been used commercially for years with no major change in the intensity of commercial use. No impacts are anticipated.

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

No impacts are anticipated. The structures and parking areas are existing and the property has been used commercially for years with no major change in the intensity of commercial use nor any proposed structural changes.

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

No impacts are anticipated. As previously stated, surrounding area is primarily commercial located on a heavily travelled Arterial and is less than 1,000 feet from the City’s Principal Arterial. The structures and parking areas are existing and the property has been used commercially for years with no major change in the intensity of commercial use nor any proposed structural changes.

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

No impacts are anticipated. As previously stated, surrounding area is primarily commercial located on a heavily travelled Arterial and is less than 1,000 feet from the City’s Principal Arterial. The structures and parking areas are existing and the property has been used commercially for years with no major change in the intensity of commercial use nor any proposed structural changes.

10.) Other matters which may be appropriate

Not Applicable

STAFF RECOMMENDATION

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 recommendation of approval to the City Council for the rezoning request from R-2, Medium Density Single Family District to B-2, General Business 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:

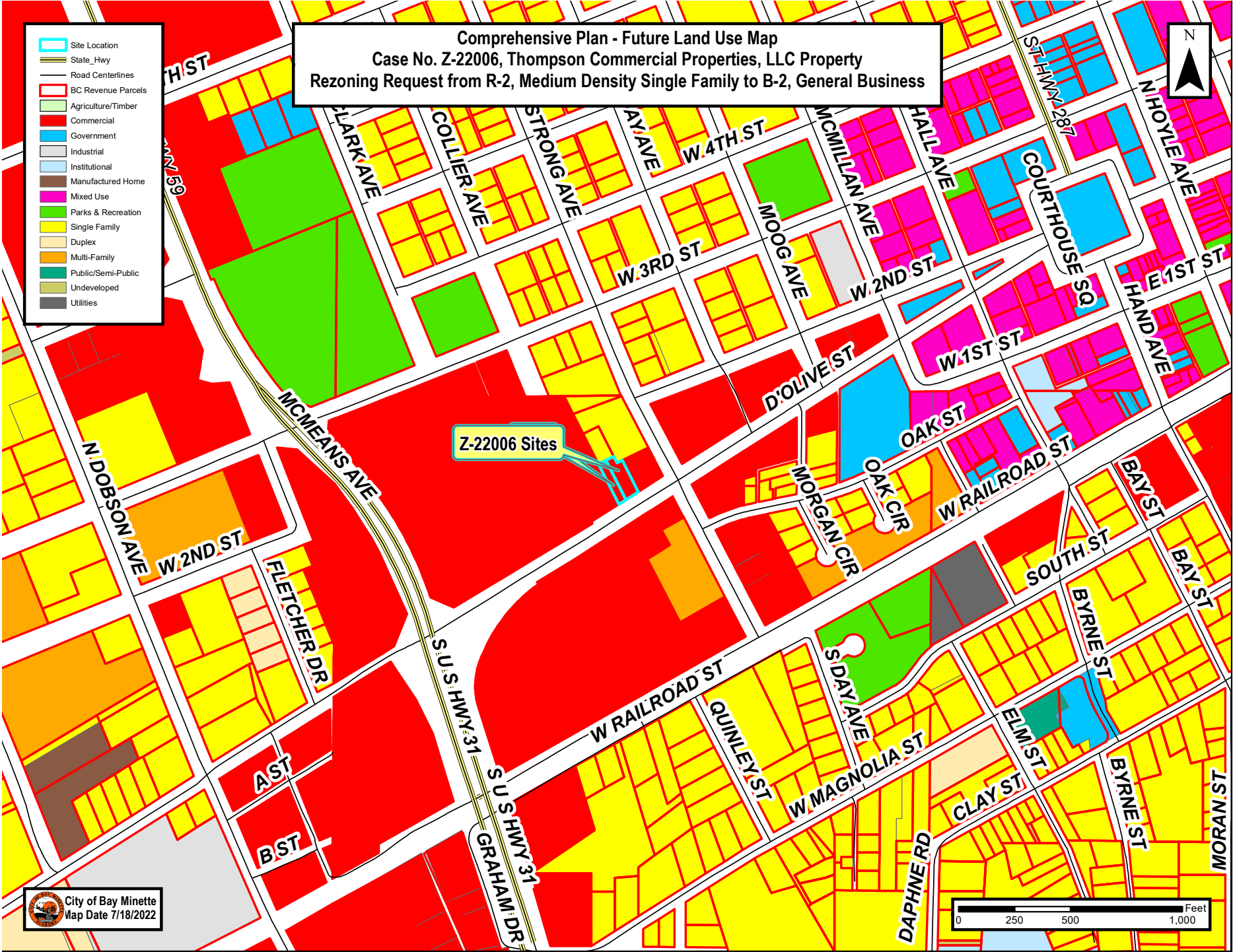
- Make a recommendation for approval to the City Council
- Make a recommendation for approval with conditions to the City Council
- Make a recommendation for denial to the City Council, with stated factors for the denial.
- Table the request due to a lack of information.

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.*

Comprehensive Plan - Future Land Use Map
Case No. Z-22006, Thompson Commercial Properties, LLC Property
Rezoning Request from R-2, Medium Density Single Family to B-2, General Business



- 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



City of Bay Minette
 Map Date 7/18/2022

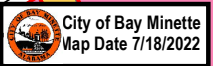
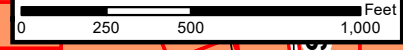






Zoning Map
Case No. Z-22006, Thompson Commercial Properties, LLC Property
Rezoning Request from R-2, Medium Density Single Family to B-2, General Business



- 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

Z-22006 Sites



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

Site Map - 2022 Pictometry Aerial Imagery
Case No. Z-22006, Thompson Commercial Properties, LLC Property
Rezoning Request from R-2, Medium Density Single Family to B-2, General Business



Z-22006 Sites

D'OLIVE ST

ARMSTRONG AVE
OAK ST



City of Bay Minette

Re-zoning Application

Case No.:	<u>8-22006</u>
Fee-	<u>\$300.00</u>
Date Paid:	<u>7/15/22</u>
Paid:	<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash
	<input checked="" type="checkbox"/> Check- No. <u>3075</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: Kathy L. Bryars Date: 07-05-2022

Mailing Address: P.O. Box 306

City: Bay Minette State: AL Zip Code: 36507

Telephone Number: 251-423-1416 Email: kathybryars@gmail.com

Site Information

Property Owner Name: Thompson Commercial Properties LLC Phone Number: 301-538-6065

Property Address: 604 and 606 D'Olive St., Bay Minette, AL

Parcel/PPIN #: 42693 and 209978

Area of Property, Sq. Ft., or Acres: 0.45 ac

Present Zoning: R-2 Requested Zoning: B-2

Reason for Request/ Intended use of property: This property has been used as B-2 for the past 50 years. We need to continue use as such. It is my understanding that this may have been a non-conforming use of the property so we would like to request a zoning change to be able to lease these two parcels as commercial businesses. One parcel is currently being rented as a residential home; however when that tenant moves, we would like to lease it as commercial as well.

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: Kathy Bryars Date: 7/11/22

Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Survey or boundary map showing exact dimensions of the property to be rezoned
- Legal description of property

Version 1.2 – 7/22/2020

www.cityofbayminette.org



City of Bay Minette Agent Authorization Form

Office Use Only
Case No.: _____

I/We hereby appoint and designate Kathy L. Bryars ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 42893 and 209978. 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)

Thompson Commercial Properties, LLC

Name(s) - Printed
9205 Dunbrown Way

Mailing Address
Ellicott City, MD 21042

City/State
301-538-6065

dianne.thompson_trustee@yahoo.com

Phone Email

Signature(s)
Dianne Thompson

Date
7-10-2022

AUTHORIZED AGENT

Kathy L. Bryars

Name(s) - Printed

P.O. Box 306

Mailing Address
Bay Minette, AL 36507

City/State
251-423-1416

kathybryars@gmail.com

Phone Email

Signature(s)
Kathy L. Bryars

Date
7/12/22

sewer Map



Viewer Map



PARCEL SEVEN:

The West 100 feet of Lot 22 and the South 25 feet of the West 100 feet of Lot 21 in the Dinwiddie Addition to the town of Bay Minette, as platted and recorded.

PARCEL EIGHT:

An easement and right-of-way described as follows: Beginning at a point on the West line of Lot 22, of Dinwiddie's Addition to the Town of Bay Minette as per plat recorded in Miscellaneous Book 1 at pages 10-11 in the Office of the Judge of Probate of Baldwin County, Alabama; which point is 79 feet North of the Southwest corner of said lot; run thence in a Southwesterly direction 121 feet to a point 7.5 feet North of the North right-of-way of D'Olive Street; run thence Westwardly and parallel to the North right-of-way of D'Olive Street 123 feet, more or less, to the intersection with the existing Bay Minette municipal sewer line.

PARCEL NINE:

Commencing at the Northwest corner of Lot 21 of Dinwiddie's Addition to the Town of Bay Minette as per plat recorded in Miscellaneous Book 1 at Pages 10-11 in the Office of the Judge of Probate of Baldwin County, Alabama, run thence Southwardly along the West line of said Lot 21 a distance of 50 feet to the point of beginning; continue thence Southwardly a distance of 25 feet, more or less, to the North line of property conveyed to W. A. Thompson in Deed Book 111 at Page 285; run thence Eastwardly and parallel to the North line of said Lot 21 a distance of 75 feet to a point; run thence Northwardly and parallel to the West line of Lot 21 a distance of 25 feet, more or less, to a point from the South line of property now owned by the National Guard; run thence Westwardly and parallel to the South line of Lot 21 a distance of 75 feet, more or less, to the point of beginning.