

COMPREHENSIVE PLAN BAY MINETTE, ALABAMA

ADOPTED BY PLANNING COMMISSION OCTOBER 9, 2025

RATIFIED BY CITY COUNCIL OCTOBER 20, 2025



Great Place,
GREATER FUTURE



Volkert, Inc.
1110 Montlimar Drive, Suite 1050
Mobile, Alabama 36609
PH 251.342.1070

Prepared By:

VOLKERT

ADOPTION RESOLUTION

RESOLUTION NUMBER PC1025-01

CITY OF BAY MINETTE, ALABAMA PLANNING COMMISSION

A RESOLUTION ADOPTING THE CITY OF BAY MINETTE COMPREHENSIVE PLAN AND RECOMMENDING RATIFICATION OF SAME TO THE CITY COUNCIL OF THE CITY OF BAY MINETTE, ALABAMA

WHEREAS, pursuant to *Sections 11-52-8 through 11-52-11 of the Code of Alabama (1975)*, as amended, it is the function and duty of the City of Bay Minette Planning Commission to make and adopt a master plan for the physical development of the municipality and any areas related to it; and

WHEREAS, the City of Bay Minette Planning Commission has engaged in a comprehensive planning process to prepare an updated Comprehensive Plan to guide growth and development through the year 2035; and

WHEREAS, the Comprehensive Plan has been developed through a public process that included workshops, surveys, stakeholder engagement, and input from citizens, businesses, property owners, and partner agencies; and

WHEREAS, in the preparation of the Comprehensive Plan, the Planning Commission has made careful and comprehensive surveys and studies of present conditions and future growth of the City of Bay Minette and its environs, with due regard to their relation to neighboring territory, as required by *Section 11-52-9 of the Code of Alabama (1975)*, as amended; and

WHEREAS, the Comprehensive Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City and its environs, which will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the public, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Comprehensive Plan updates and supersedes the previously adopted 2013 Comprehensive Plan and sets forth a vision for the future physical development of the City of Bay Minette, including all maps, descriptive materials, and the major chapters addressing population and economy, housing, transportation, land use, natural resources, parks and recreation, downtown and historic resources, community facilities and services, and community design; and

WHEREAS, the Comprehensive Plan provides a framework to guide land use decisions, public investments, and community initiatives over the next ten years and beyond.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Bay Minette hereby adopts the City of Bay Minette Comprehensive Plan, including without limitation each of the maps and descriptive matters contained therein, as presented to the Planning Commission at its regular meeting of October 9, 2025, and as shall be attached to the Minutes of said meeting. Upon adoption by the Planning Commission, this

ADOPTION RESOLUTION (CONT)

document will become the official Comprehensive Plan for the City of Bay Minette and will intend to serve as a guide for land use developments, and used as a basis for the Commission's review and approval of proposed projects; and

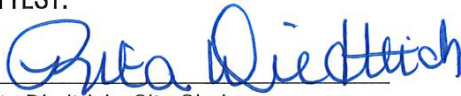
BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council of the City of Bay Minette ratify the Comprehensive Plan as adopted.

DONE, this the 9th day of October, 2025.



Todd Stewart, Planning Commission Chairman
City of Bay Minette, Alabama

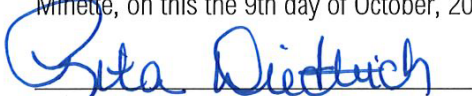
ATTEST:



Rita Diedrich, City Clerk

I, the undersigned qualified and acting Clerk of the City of Bay Minette, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City of Bay Minette Planning Commission at a regular meeting of such commission, held on the 9th day of October, 2025, and that said Resolution is on file in the office of the Bay Minette City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Bay Minette, on this the 9th day of October, 2025,



Rita Diedrich
City Clerk



RATIFICATION RESOLUTION

RESOLUTION NUMBER 1025-13

CITY OF BAY MINETTE, ALABAMA

A RESOLUTION RATIFYING THE CITY OF BAY MINETTE PLANNING COMMISSION'S ADOPTION OF THE CITY OF BAY MINETTE COMPREHENSIVE PLAN

WHEREAS, pursuant to *Sections 11-52-8 through 11-52-11 of the Code of Alabama (1975)*, as amended, it is the function and duty of the City of Bay Minette Planning Commission (the "Planning Commission") to make and adopt a master plan for the physical development of the municipality and any areas related to it; and

WHEREAS, the City of Bay Minette Planning Commission has engaged in a comprehensive planning process to prepare an updated Comprehensive Plan to guide growth and development through the year 2035; and

WHEREAS, the Comprehensive Plan has been developed through a public process that included workshops, surveys, stakeholder engagement, and input from citizens, businesses, property owners, and partner agencies; and

WHEREAS, in the preparation of the Comprehensive Plan, the Planning Commission has made careful and comprehensive surveys and studies of present conditions and future growth of the City of Bay Minette and its environs, with due regard to their relation to neighboring territory, as required by *Section 11-52-9 of the Code of Alabama (1975)*, as amended; and

WHEREAS, the Comprehensive Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City and its environs, which will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the public, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Comprehensive Plan sets forth a vision for the future physical development of the City of Bay Minette and a framework for achieving that vision, including all maps, descriptive materials, and major chapters addressing population and economy, housing, transportation, land use, natural resources, parks and recreation, downtown and historic resources, community facilities and services, and community design; and

WHEREAS, prior to adopting the Comprehensive Plan, the Planning Commission held a duly noticed public hearing pursuant to *Section 11-52-10 of the Code of Alabama (1975)*, as amended; and

WHEREAS, at its regular meeting of October 9, 2025, following a public hearing, the Planning Commission approved Resolution No. PC1025-01 adopting the City of Bay Minette Comprehensive Plan and recommending ratification of same to the City Council of the City of Bay Minette.

RATIFICATION RESOLUTION (CONT)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAY MINETTE, ALABAMA, WHILE IN REGULAR SESSION ON OCTOBER 20th, 2025, that the City Council of the City of Bay Minette, hereby ratifies the Planning Commission's adoption of the City of Bay Minette Comprehensive Plan, including without limitation each of the maps and descriptive matters contained therein, as adopted by the Planning Commission at its regular meeting of October 9, 2025, and as shall be attached to the Minutes of said meeting.

DONE, this the 20th day of October, 2025.



Robert A. "Bob" Wills, Mayor
City of Bay Minette, Alabama

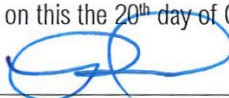
ATTEST:



Rita Diedtrich, City Clerk

I, the undersigned qualified and acting Clerk of the City of Bay Minette, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City of Bay Minette at a regular meeting of such council, held on the 20th day of October, 2025, and that said Resolution is on file in the office of the Bay Minette City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Bay Minette, on this the 20th day of October, 2025,



Rita Diedtrich
City Clerk



ACKNOWLEDGEMENTS

Mayor Council Members Staff	Planning Commission
Mayor – Robert Wills	Chairman – Todd Stewart
Council Member – Pete Sellers	Vice Chairman – Neal Covington
Council Member – Mike Phillips	Mayor – Robert Wills
Council Member – Matt Franklin	City Council/Commission Member – William Taylor
Council Member – William Taylor	Building Official/Commission Member – Rob Madison
Council Member – Shannon Clemmons	Commission Member – Ray Clark
City Administrator – Tammy Smith	Commission Member – Earl Emmons
City Planner – Clair Dorough	Commission Member – Hiram Templeton
Community Relations – Tina Covington	Commission Member – Jim Faulkner

Stakeholder Committee
Mayor – Robert Wills
City Administrator – Tammy Smith
City Planner – Clair Dorough
Community Relations – Tina Covington
Police Chief – Al Tolbert
Fire Chief - Mike Minchew
North Baldwin Chamber of Commerce – Kristina Pittman

Planning Team Key Members
Principal in Charge - Harold Z. Eubanks, PE
Project Manager - James E. Thomas, PE
Team Member - James D. New, PE, RSP1
Team Member - Zihe (Coral) Zhang, PhD
Team Member – Lauren Mitchell



Funding for this project provided by the Alabama Department of Conservation and Natural Resources (ADCNR), State Lands Division, Coastal Section, in part, by a grant from the National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, Award #CZM-306-24-1.

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COMPREHENSIVE PLAN PURPOSE

The Comprehensive Plan is the City of Bay Minette's official policy guide for future growth, development and public investment. It establishes a long-term vision for the community and sets forth measurable goals, objectives and strategies to provide guidance on how to best utilize city resources. The plan serves as the legal foundation for zoning, subdivision regulations, capital improvement programming and other local policies that shape the built and natural environment.

Comprehensive plans, as vision and policy documents, must remain advisory and conceptual. The Comprehensive Plan is designed as a flexible document to be updated as conditions change over time.

ROLE IN LOCAL GOVERNMENT

This plan provides a framework for consistent and defensible decisions by elected officials, appointed boards and City staff. It ensures that actions related to land use, infrastructure, housing, transportation and economic development are coordinated and aligned with community priorities. The Comprehensive Plan also strengthens the City's position when seeking state and federal funding by demonstrating a clear, adopted vision.

PLANNING PROCESS

The 2025 update reflects an extensive process of research, public engagement and intergovernmental coordination. The plan is based on demographic and economic analysis, mapping of environmental and infrastructure conditions and the input of residents, business leaders and regional partners. It is intended to be a realistic, data-driven roadmap that balances community aspirations with practical implementation.

City of Bay Minette Comprehensive Plan 2025

This plan was initiated in 2024 and adopted by the City of Bay Minette in 2025 and is its most recent Comprehensive Plan.

City of Bay Minette Comprehensive Plan 2013

The plan was created by the City of Bay Minette with the assistance of South Alabama Regional Planning Commission and discussed natural resources, land use, population, recreation, transportation and economic development. This is the past comprehensive plan for the City of Bay Minette.

Legal Basis for Comprehensive Plans

2020 Alabama Code Section 11-52-8 requires municipalities to develop and adopt a comprehensive plan.

- a) It shall be the function and duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgement, bear relation to the planning of such municipality.
- b) The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of said territory, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, parkways, playgrounds, squares, parks, aviation fields and other public ways, grounds and open spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing ways, grounds, open spaces, buildings, military installations, property, utilities, or terminals; as well as a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.
- c) As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part or parts thereof, any such part to cover one of more major sections or divisions of the municipality or one or more of the aforesaid or other functional matters to be included in the plan.
- d) The commission may from time to time amend, extend, or add to the plan.

City of Bay Minette Zoning Ordinance

This ordinance was recommended by the Bay Minette Planning Commission and adopted by the Bay Minette City Council in 2020 with the most recent amendments in 2025. The adopted ordinance provides an update and is the recent guidance for the City.

City of Bay Minette Citywide Traffic Analysis

This study identified priority intersections and roadway segments in need of improvement and provided recommendations to mitigate those identified concerns. The study was completed in September of 2018.

STRUCTURE OF THE PLAN

The Comprehensive Plan is organized into chapters that address major community systems, including land use, housing, transportation, utilities, public services, parks and recreation and economic development. Each chapter identifies existing conditions, challenges and opportunities, followed by goals, policies and recommended actions. The Implementation and Action Plan consolidates these strategies into a prioritized framework with measurable benchmarks.

LIVING DOCUMENT

This plan is not static. It must be actively used, monitored and periodically updated to remain effective. Progress should be reviewed annually in coordination with the City's budget and capital improvements program. Formal updates should occur at least every five years or as significant changes in conditions or priorities arise.

COMPREHENSIVE PLAN USERS

The Comprehensive Plan represents the shared vision of the Bay Minette community, incorporating diverse perspectives into a single framework for action. It sets a clear course for the City's future, balancing ambitious long-term goals with practical strategies that can be implemented in the near term. Some recommendations are transformative and may take decades to achieve, while others are more immediate and readily attainable. The plan should not be viewed as a static report, but as a living, practical tool to guide decision-making, shape regulations, direct investments and measure consistency with community objectives. Users should apply the plan as follows:

Elected and Appointed Officials

City Council and Mayor: Use the plan to evaluate rezoning requests, annexation petitions, capital improvement programming and budget priorities. Decisions should be tested against the plan's goals, policies and growth framework.

Planning Commission and Board of Adjustment: Apply the plan when reviewing rezoning requests, site plan applications, variance requests and subdivision plats. All applications should be consistent with the Preferred Plan Land Use Map and categories with appropriate City and public input.

City Staff

Planning & Development Services: Use the plan when preparing staff reports, reviewing applications, drafting ordinance amendments and making recommendations for facilities, services and capital improvement projects.

Building, Fire, Engineering and Public Works: Reference the plan's infrastructure, transportation and public safety policies when reviewing development proposals, maintaining current infrastructure and planning future facilities.

Administration and Other Department Heads: Use the plan as the basis for preparing departmental work programs, annual budgets, staffing levels and capital improvement priorities. Park planning, land dedication requirements and facility investments should follow the recreation and open space policies outlined in the plan. Relevant decisions made by all levels of staff should be consistent with the plan's guiding principles and specific recommended actions.

Development Community

Developers, Builders and Property Owners: Use the plan to design projects and site plans that reflect community expectations and advance sustainable development—both environmentally and economically. Consult the Preferred Plan Land Use Map and related policies early in project planning to understand expectations for density, design and infrastructure. Proposals should be evaluated within the broader citywide context and tailored to align with the community vision, which will also facilitate a more efficient approval process.

City of Bay Minette Residents and Civic Organizations

Residents and Neighborhood Groups: Use the plan to understand how growth will affect your community and to participate effectively in public hearings. The Comprehensive Plan serves as a point of reference to stimulate productive conversations about growth, development and the future of Bay Minette.

Business and Civic Leaders: Review the economic development and corridor strategies to support local investment and community initiatives while implementing mutually beneficial projects.

Use by Other Agencies and Partners

County, State and Utility Providers: Reference the plan to coordinate infrastructure extensions, transportation improvements and service delivery within the City's growth boundaries to ensure investments are efficient, reduce duplication of effort and support growth in areas the community has identified as priorities.

PLAN UPDATES AND MONITORING

The Comprehensive Plan should be actively monitored and updated at regular intervals. The Implementation and Action Plan provides the framework for measuring progress, assigning responsibilities and identifying priority projects. Amendments may be considered as conditions change, but all modifications must remain consistent with the City's long-term vision.

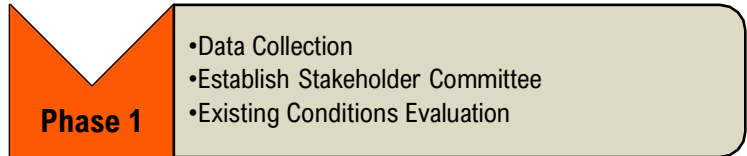
PLANNING PROCESS

A thorough planning process was established to ensure this Comprehensive Plan reflects the needs of the community. Residents and stakeholders provided a wealth of information to be incorporated within the Plan. Below are the focuses of the process to demonstrate the different aspects of the process from start to finish.

COMPREHENSIVE PLAN DEVELOPMENT PROCESS

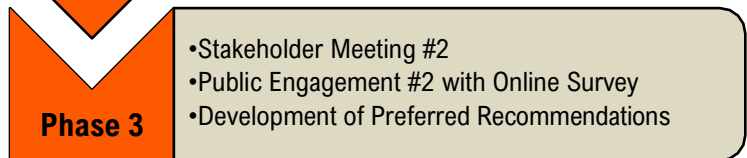
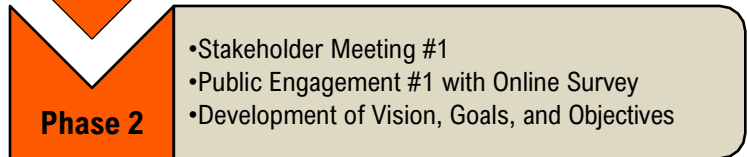
Phase 1

- Data Collection
 - ▼ Socio-Economic Data
 - ▼ Land Use Data
 - ▼ Transportation
 - ▼ Planning and Policy Documentation
- Establish Stakeholder Committee
- Existing Conditions Evaluation



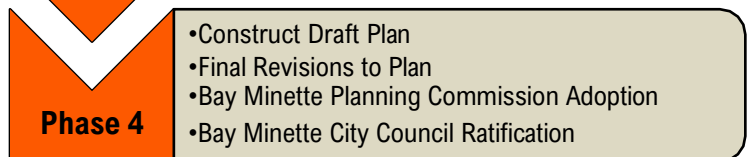
Phase 2

- Stakeholder Meeting #1
 - ▼ Existing Conditions Evaluation
- Public Engagement #1 – In-Person and Online Survey
 - ▼ Existing Conditions Evaluation
- Development of Vision, Goals and Objectives
- Development and Evaluation of Initial Recommendations



Phase 3

- Stakeholder Meeting #2
 - ▼ Public Engagement #1 Review
 - ▼ Initial Recommendation Review
- Public Engagement #2 – In-Person and Online Survey
 - ▼ Initial Recommendation Review
- Development of Preferred Recommendations



Phase 4

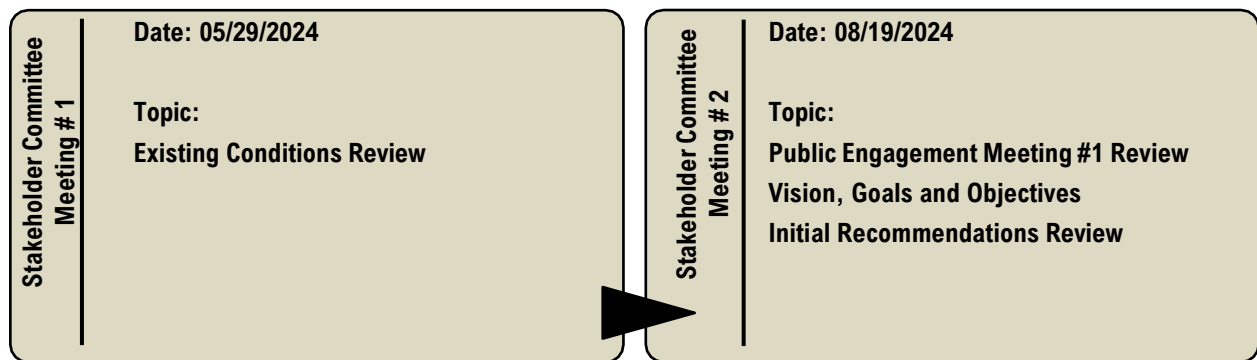
- Construct Draft Plan
- Final Revisions to Plan
- Bay Minette Planning Commission Adoption
- Bay Minette City Council Ratification

PUBLIC ENGAGEMENT

Public outreach is an integral part of the planning process. Community leaders and key stakeholders were also engaged throughout the entire process of developing the Comprehensive Plan. Each group was provided the opportunity to participate in the process and actively consider concerns, desires and vision for the future of Bay Minette. Both in-person and online participation options were provided.

Stakeholder Committee Meetings

The Stakeholder Committee was established to provide guidance throughout the development of the Comprehensive Plan. The Stakeholder Committee was made up of a diverse group of City officials, staff, active community advisors and members of the consultant team. The Stakeholder Committee supplied direction and feedback to the planning team at milestones throughout the planning process. Two meetings were held and included a presentation from the planning team.



Public Engagement Meetings

Two series of Public Engagement Meetings were held, the first on June 25, 2024, and the second on September 12, 2024, at the City of Bay Minette City Hall.

An online survey was developed to include the public engagement materials for each public engagement meeting, allowing the opportunity for those not attending in-person to be able to provide feedback.



Source: Volkert, Inc.



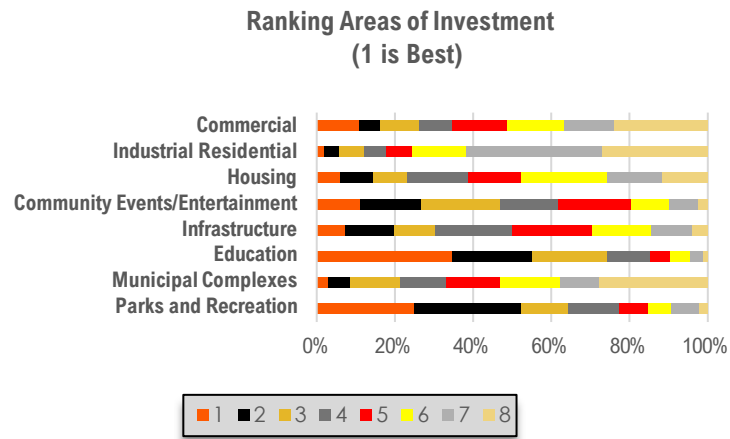
Source: Volkert, Inc.

Key Findings of Public Engagement #1

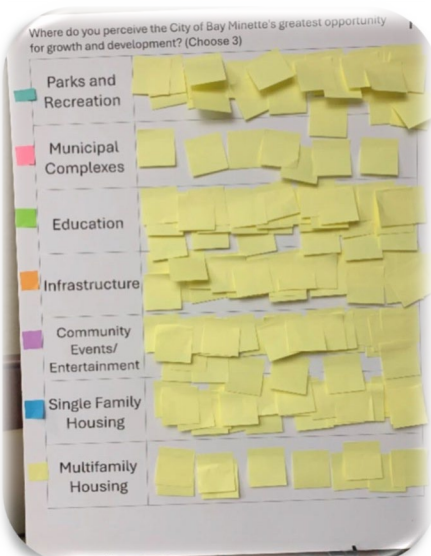
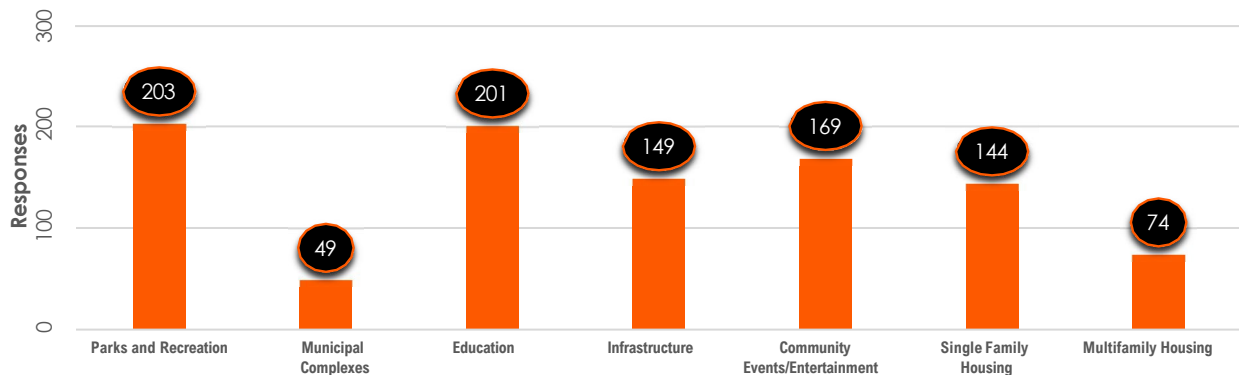
The first public engagement meeting was held on June 25, 2024, and the online survey was open for feedback from June 11, 2024, to June 25, 2024. All results from the in-person meeting and online survey are summarized in the following sections.

Ranking Areas of Investment

- **Top 3 Areas**
 - Education – 35%
 - Parks and Recreation – 25%
 - Community Events/Entertainment – 11%
- **Bottom 3 Areas**
 - Municipal Complexes – 28%
 - Industrial – 27%
 - Commercial – 24%



Greatest Opportunity for Growth and Development



Source: Volkert, Inc.

Greatest Opportunity for Growth

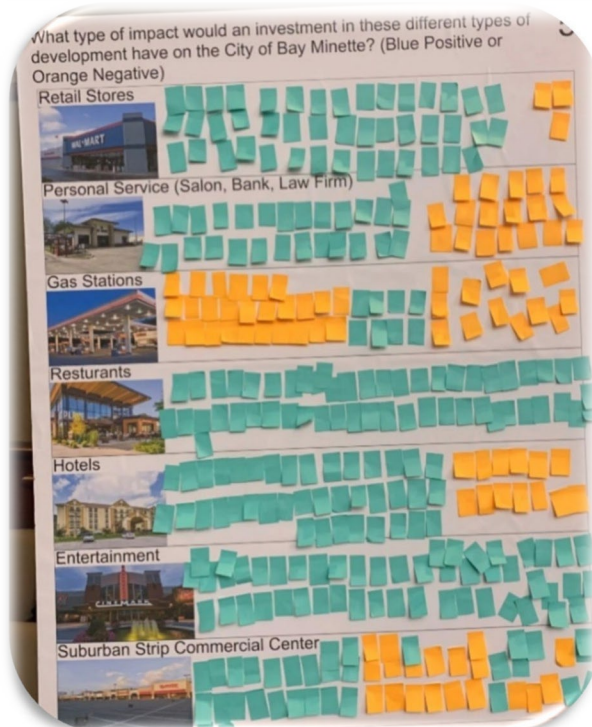
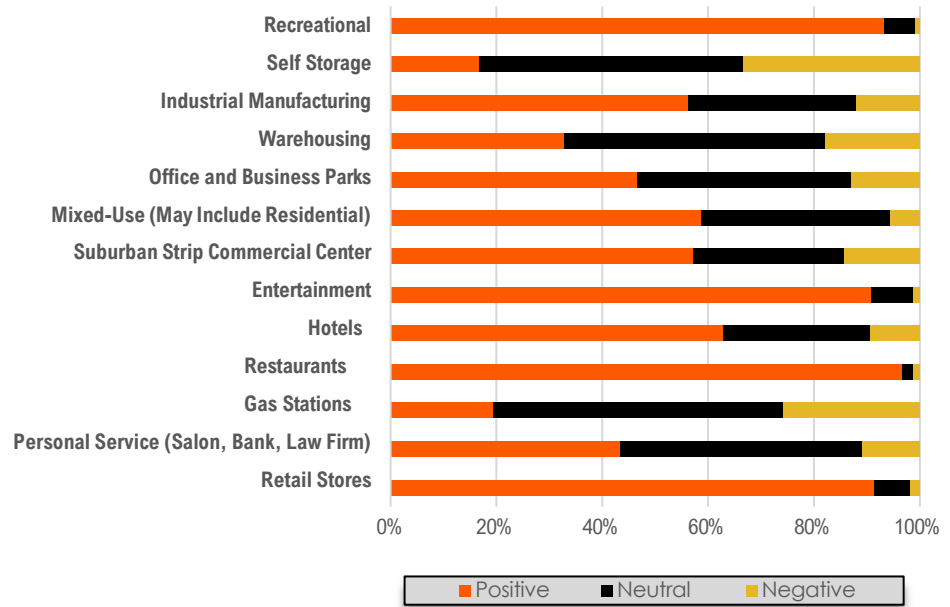
- **Top 3 Opportunities**
 - Parks and Recreation
 - Education
 - Community Events/Entertainment



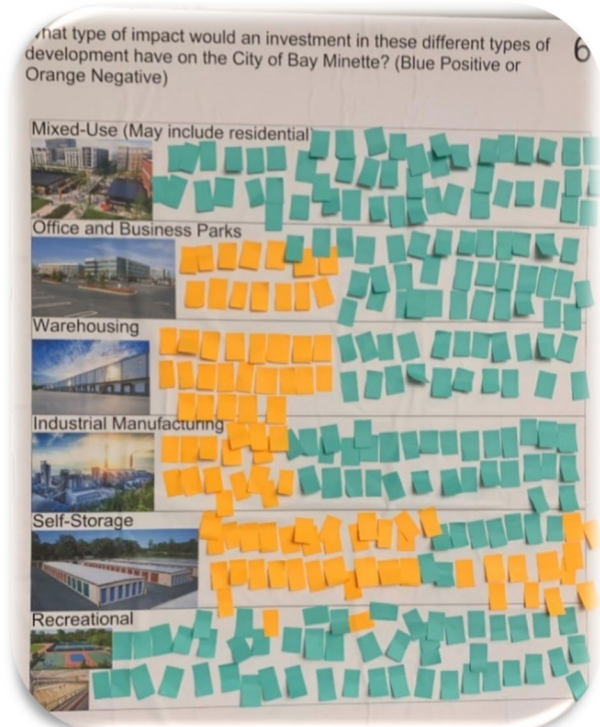
Perceived Impact on Bay Minette by Type of Development

- **Top 4 (Positive)**
 - Restaurants
 - Entertainment
 - Retail Stores
 - Recreational
- **Bottom 2 (Negative)**
 - Gas Stations
 - Warehousing

Perceived Impact on City of Bay Minette



Source: Volkert, Inc.

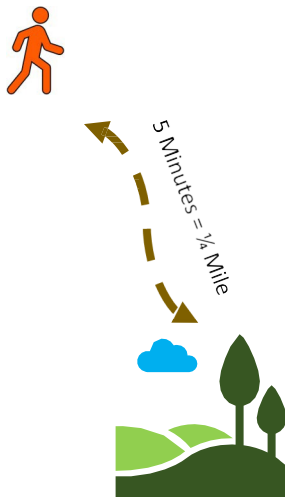


Source: Volkert, Inc.

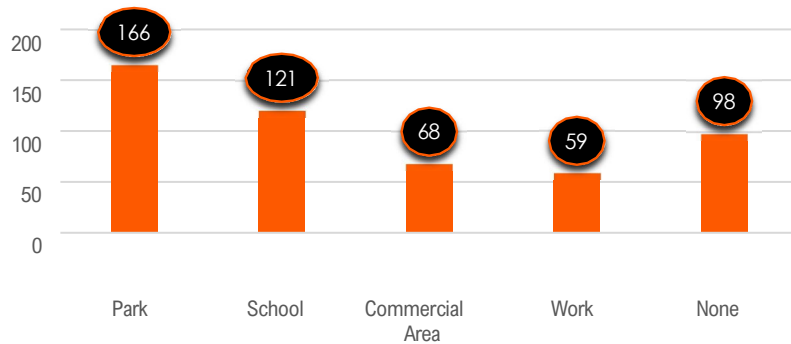
Non-Motorized Mobility

- Destination and Distance**

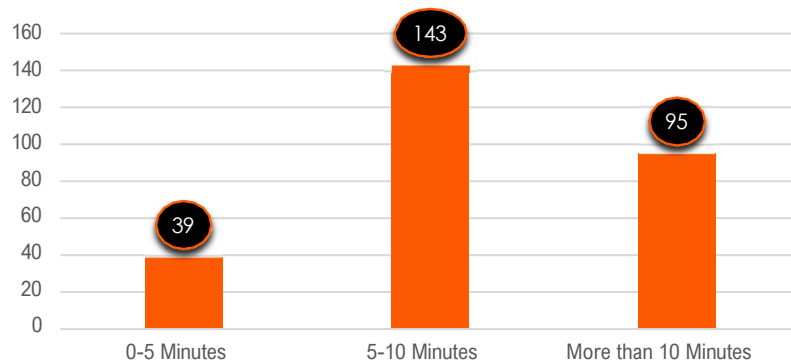
- Parks are the top destination for pedestrians according to participants.
- Participants are willing to walk to a destination 5 to 10 minutes away.



Pedestrian Destinations

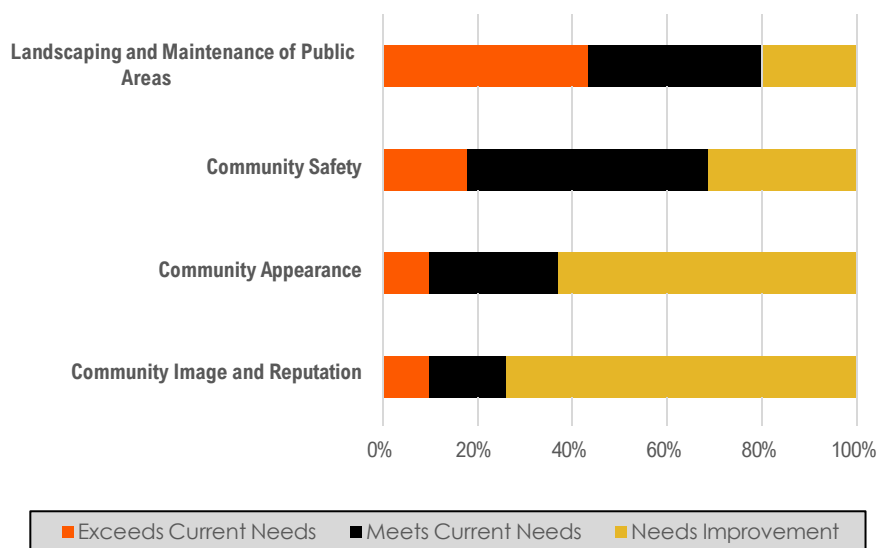


How Far Are You Willing to Walk?



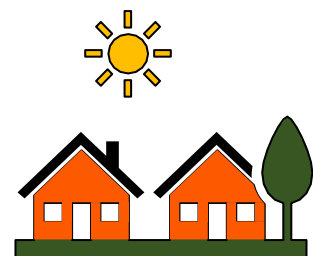
Community Image

Community Perception



- Public Image Concerns**

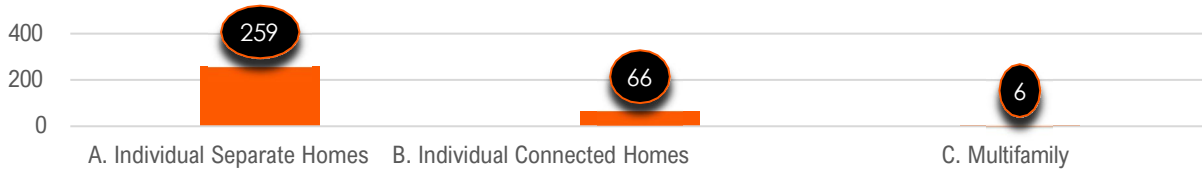
- Aesthetics
 - Downtown area
- Maintenance
 - Public areas such as the Courthouse Square



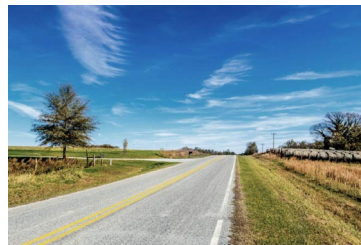
Housing – Participants chose between the housing types depicted to determine the most visually appealing.
Option A Option B Option C



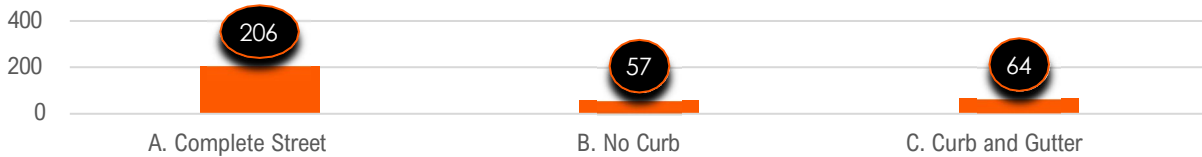
Which Type of Housing is the Most Visually Pleasing?



Streets – Participants chose between the street types depicted to determine the most visually appealing.
Option A Option B Option C



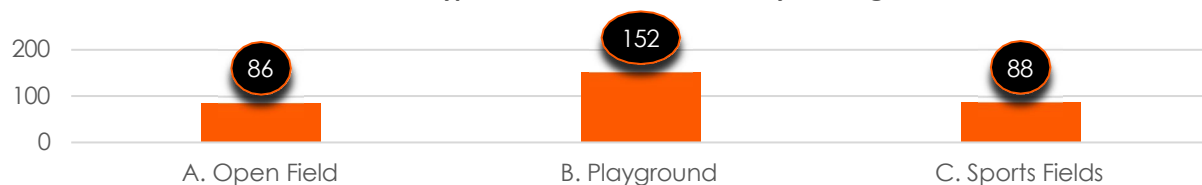
Which Type of Street is the Most Visually Pleasing?



Parks & Recreation – Participants chose between the parks depicted to determine the most visually appealing.
Option A Option B Option C



Which Type of Park is the Most Visually Pleasing?

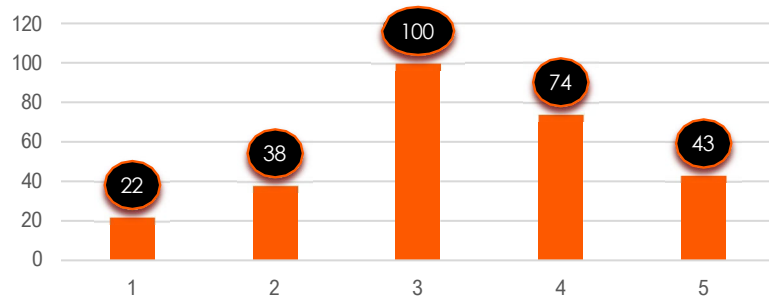


Quality of Life

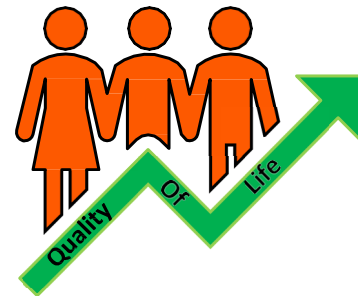
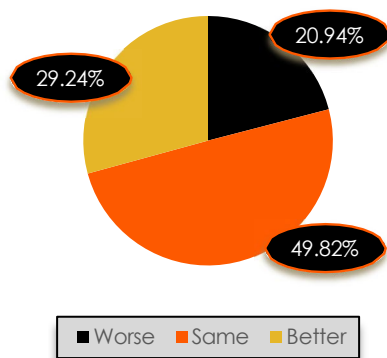
- Rating and Comparative**

- Average Overall Rating of 3.28
- 49.82% Better Now Than 10 Years Ago

**Rating Quality of Life
(5 is Best)**

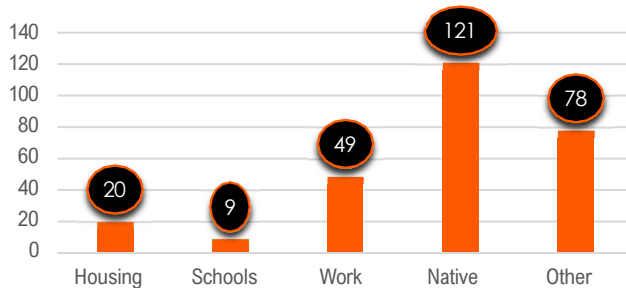


Quality of Life Compared to 10 Years Ago



Public Engagement Participant Demographics

What Brought You to Bay Minette?



- Commitment to Community**

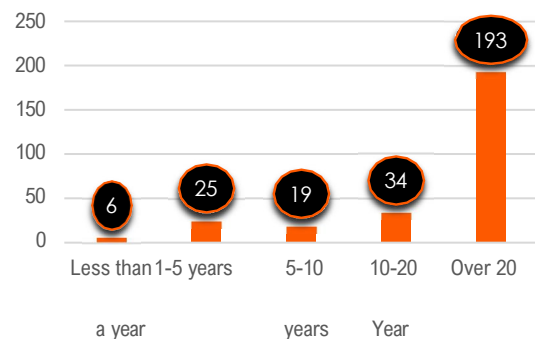
- Above average tenure



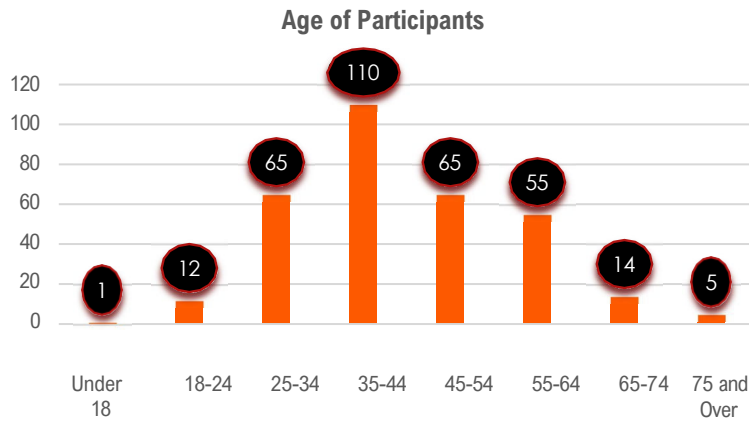
- Residents**

- Bay Minette provides a place where residents want to live and raise families across multiple generations.

How Long Have You Lived in Bay Minette?



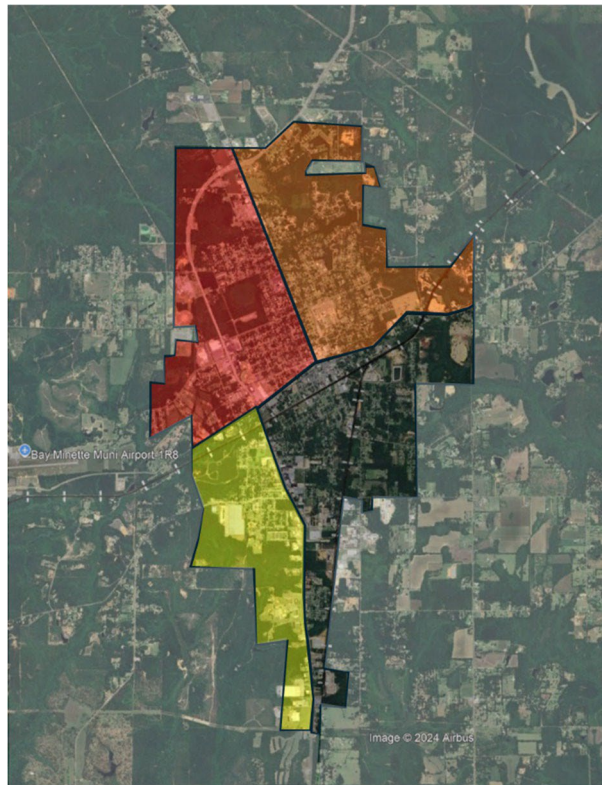
Public Engagement Participant Demographics (Continued)



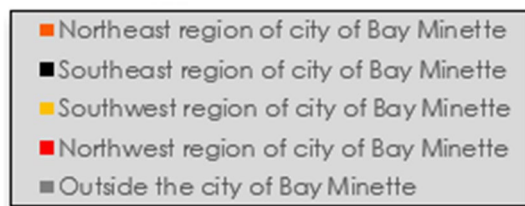
• **Top 3 Age Groups (of Participants)**

- 35 to 44
- 25 to 34
- 45 to 54

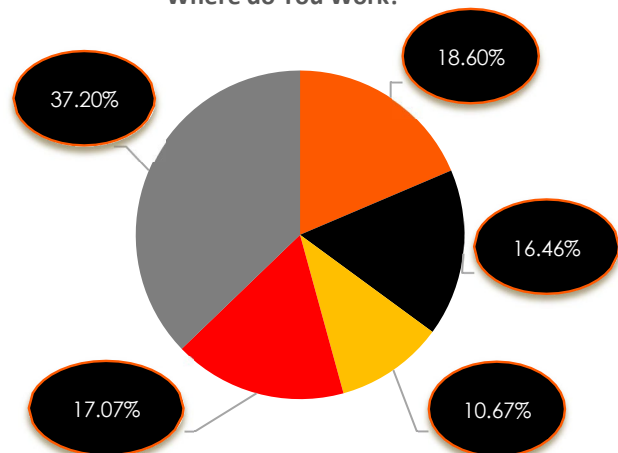
Home and Work of Public Engagement Participants



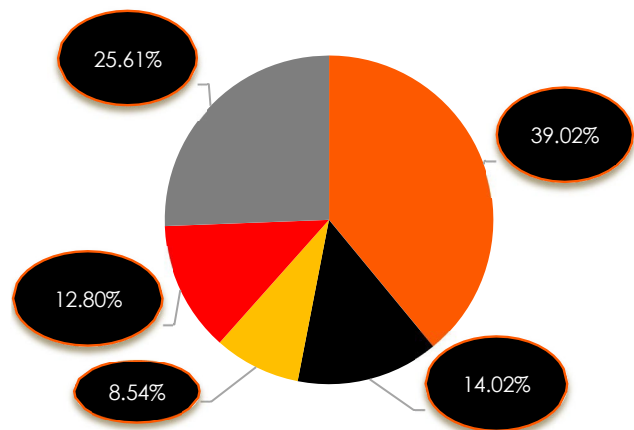
Source: Google Earth Pro



Where do You Work?



Where do You Live?



Restaurants

Entertainment

Shopping

Parks

Youth

Activities

Housing

Jobs

Facelifts

Green

Downtown

Revitalize

Clean

Life

Recreation

Single

Of

Space

System

Build

Traffic

Walkability

Space

Housing

System

Build

Traffic

Walkability

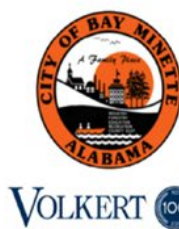
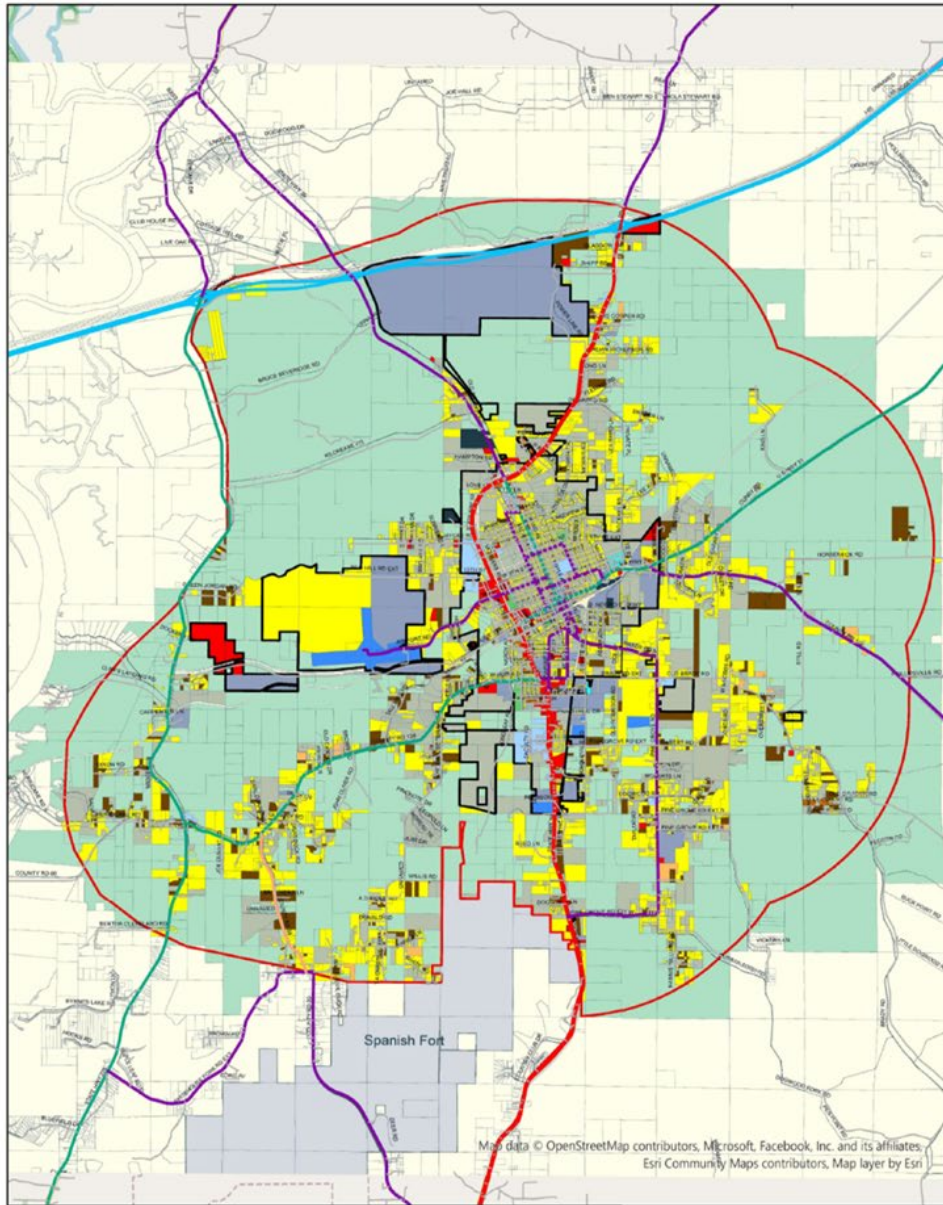
Space

- Transportation (Repair, Widen, Traffic, Etc.)
 - SR 59
 - Reduce speeding
 - D'Olive St
 - Beach Traffic
 - Update sidewalks and improve walkability
 - Add bike lanes
- Recreation and Entertainment
 - More youth activities
 - More activities in town
 - Use downtown area for events
- Restaurants and Shopping
 - More sit-down restaurants – less fast food
 - Additional grocery stores
 - More shopping options in town instead of 30 minutes away

- Visual Improvements
 - Remove crumbling buildings
 - Update or remove abandoned buildings
 - Continue the landscaping efforts
- Housing
 - Need single family and multifamily housing
 - Need affordable housing
 - Need additional housing so new Novelis employees do not live elsewhere
- Parks
 - Update current parks
 - Provide open space instead of the sports fields
 - Add dog park

The second public engagement meeting was held on September 12, 2024, and the online survey was open for feedback from September 12, 2024, to September 26, 2024. The City of Bay Minette's existing land use map was presented, and the planning team divided the City of Bay Minette's limits into eight separate areas of focus. All results from the in-person meeting and online survey are summarized in the following sections.

Bay Minette Existing Land Use



Legend

Road Functional Class

- Interstate
- Principle Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

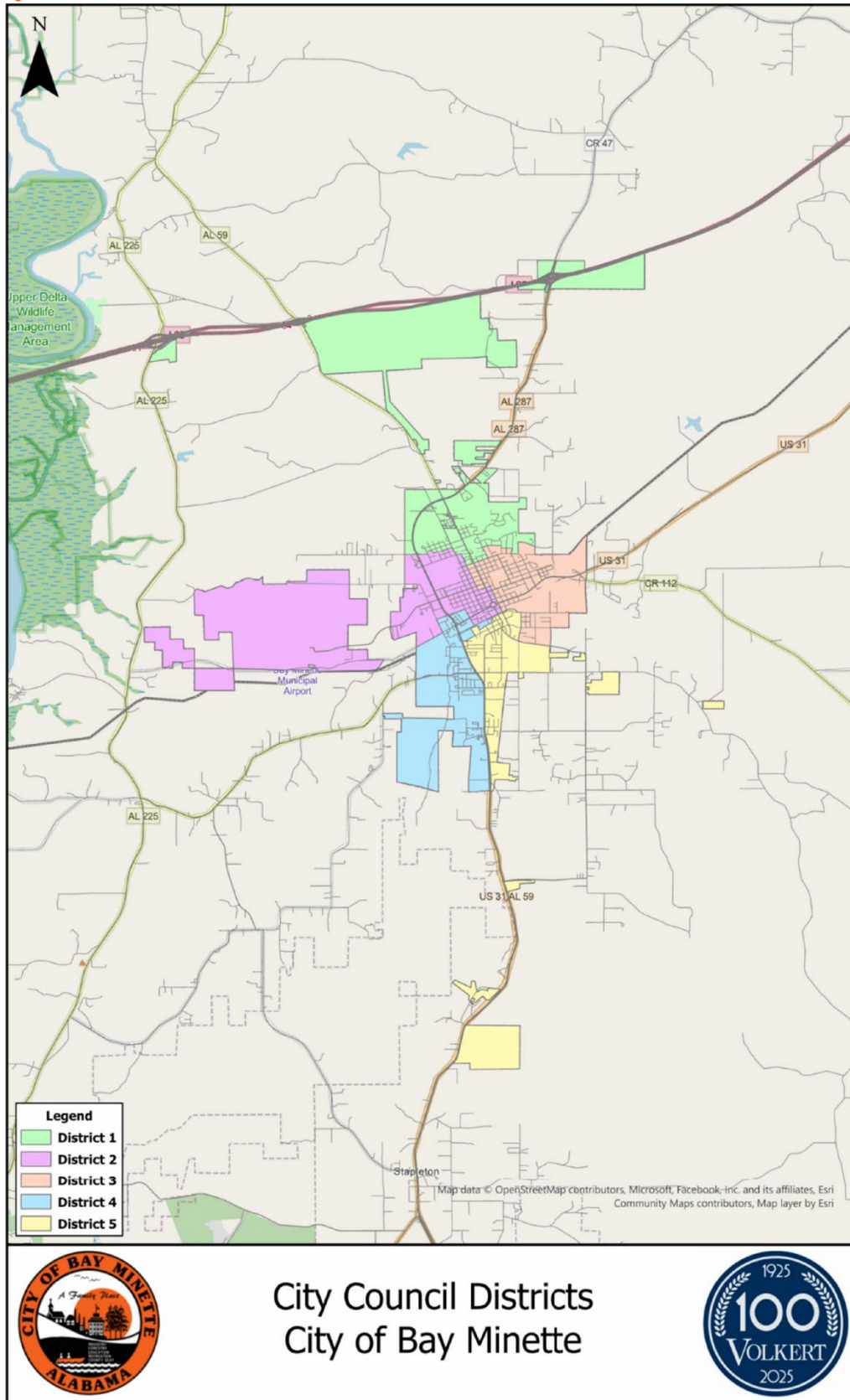
Land Use

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

- Municipal Limits
- Comprehensive Planning Area
- Parcels
- Agriculture/Timber
- Commercial

Great Place,
GREATER FUTURE

Existing City Council Districts

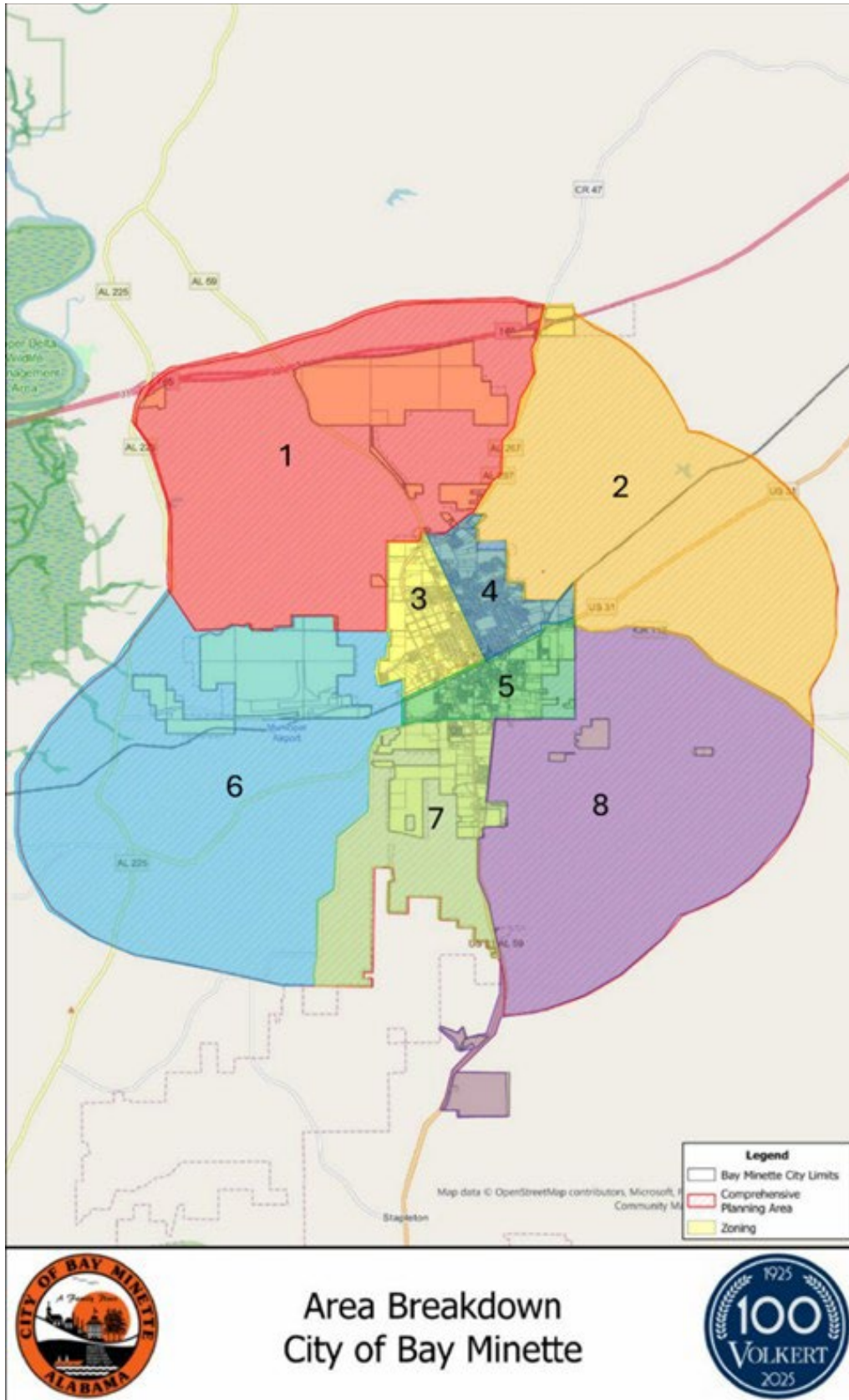


City Council Districts
City of Bay Minette

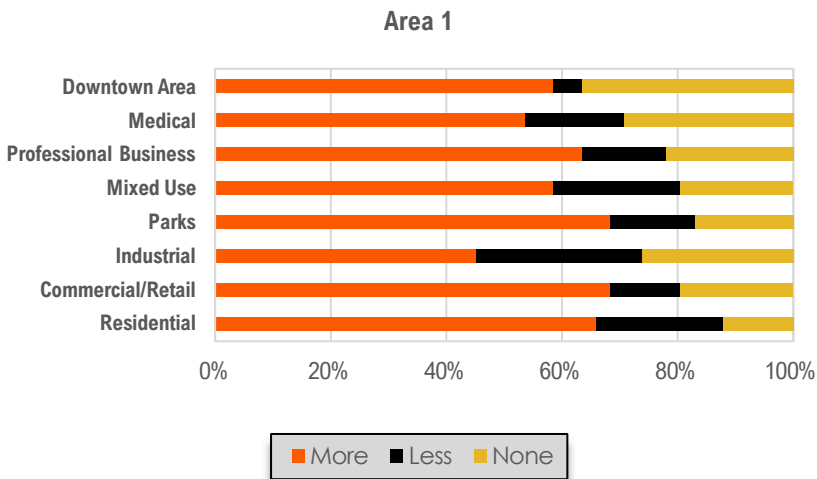


Great Place,
GREATER FUTURE

Bay Minette Area Breakdown Map



Ranking Land Use Preferences Area 1

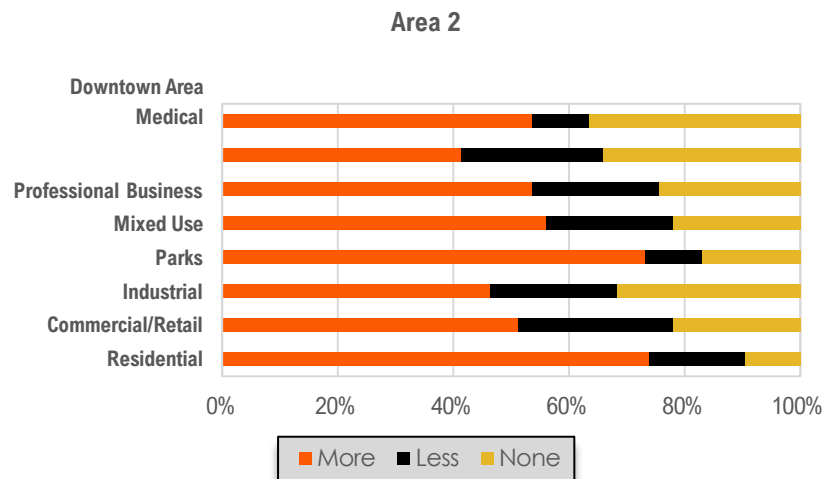


- **Top 2 Land Use**
 - Parks
 - Commercial Retail
- **Bottom 3 Land Use**
 - Industrial
 - Medical

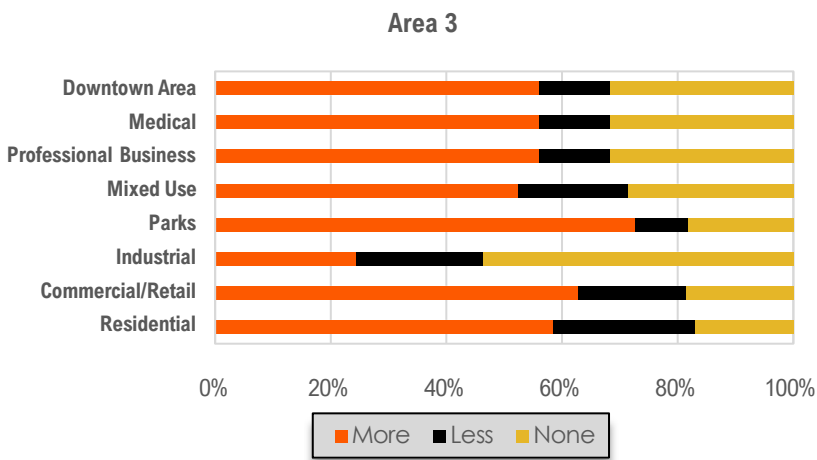
Ranking Land Use Preferences Area 2

- **Top 2 Land Use**
 - Parks
 - Residential

- **Bottom 2 Land Use**
 - Industrial
 - Medical

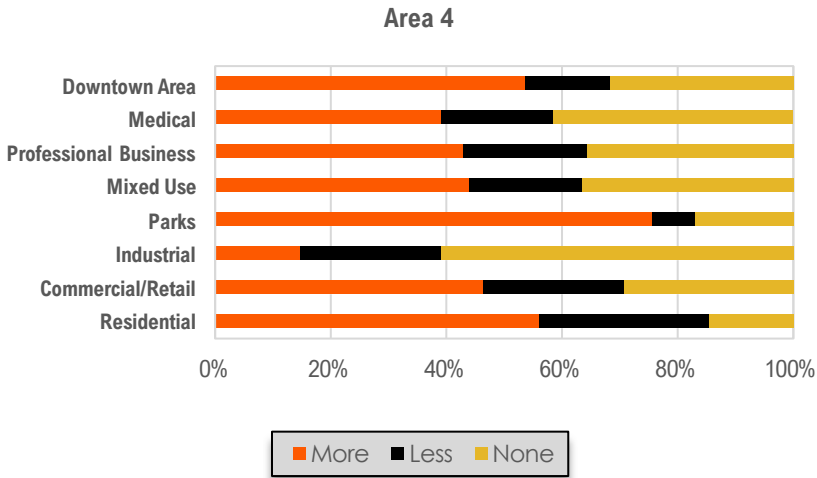


Ranking Land Use Preferences Area 3



- **Top 2 Land Use**
 - Parks
 - Commercial/Retail
- **Bottom 2 Land Use**
 - Industrial
 - Mixed Use

Ranking Land Use Preferences Area 4



• **Top 2 Land Use**

- Parks
- Residential

• **Bottom 2 Land Use**

- Industrial
- Medical

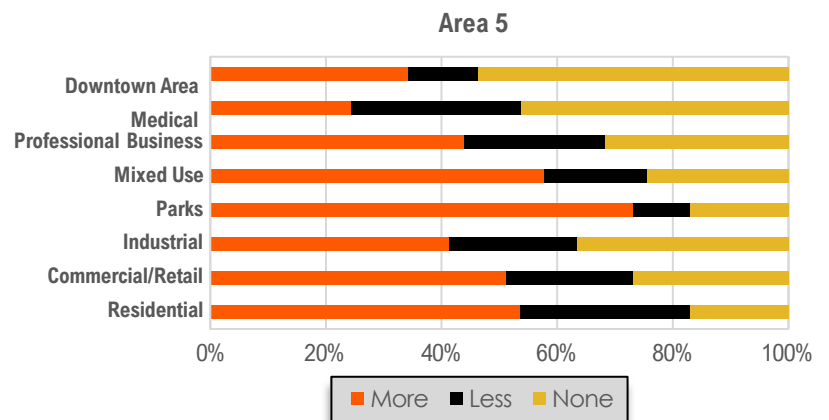
Ranking Land Use Preferences Area 5

• **Top 2 Land Use**

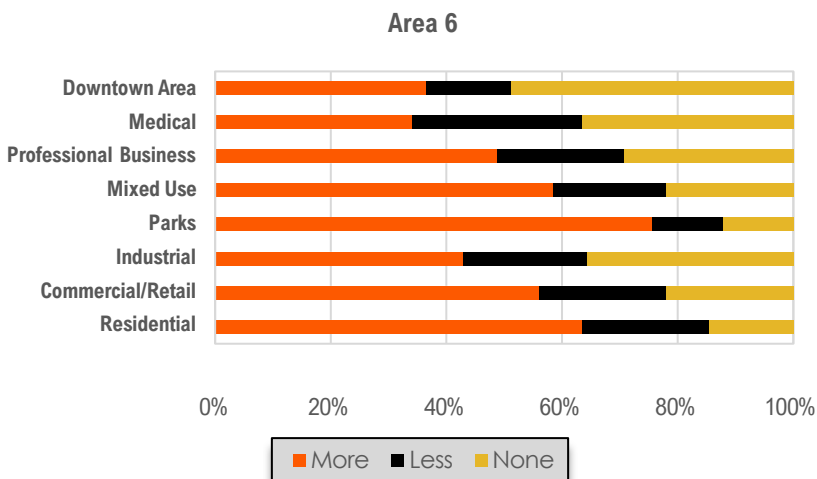
- Parks
- Mixed Use

• **Bottom 2 Land Use**

- Medical
- Downtown Area



Ranking Land Use Preferences Area 6



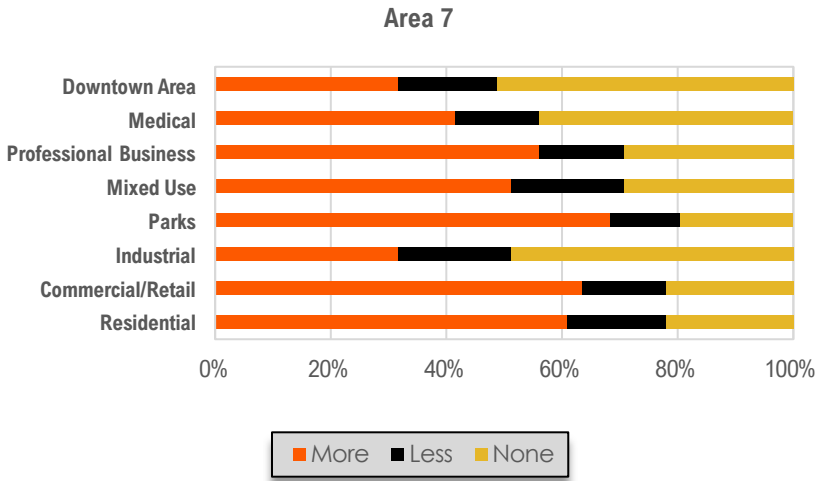
• **Top 2 Land Use**

- Parks
- Residential

• **Bottom 2 Land Use**

- Medical
- Downtown Area

Ranking Land Use Preferences Area 7



• **Top 2 Land Use**

- Parks
- Residential

• **Bottom 2 Land Use**

- Industrial
- Downtown Area

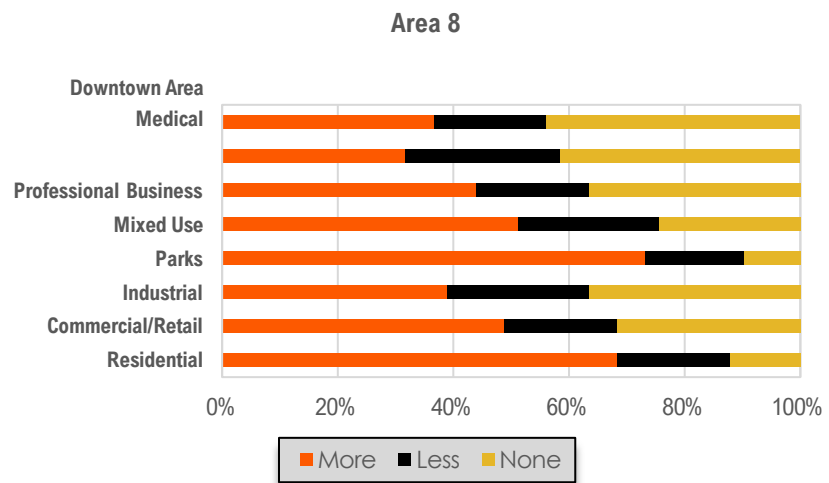
Ranking Land Use Preferences Area 8

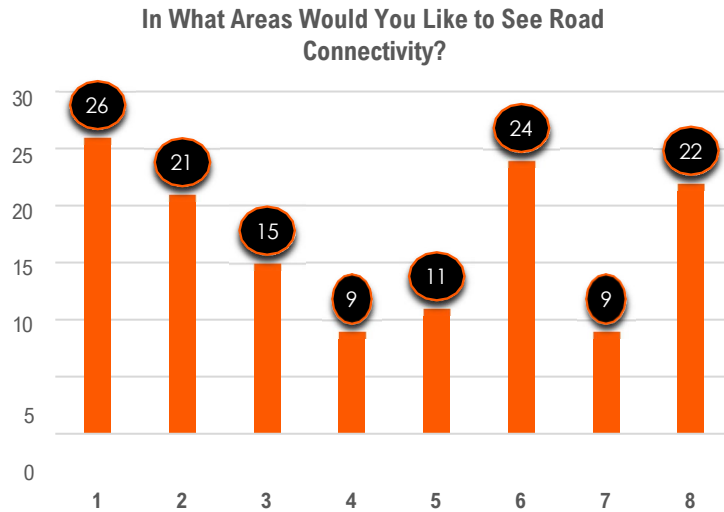
• **Top 2 Land Use**

- Residential
- Parks

• **Bottom 2 Land Use**

- Industrial
- Downtown Area

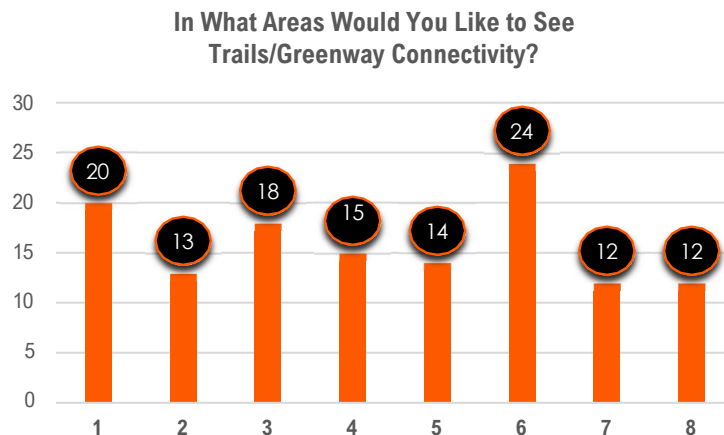
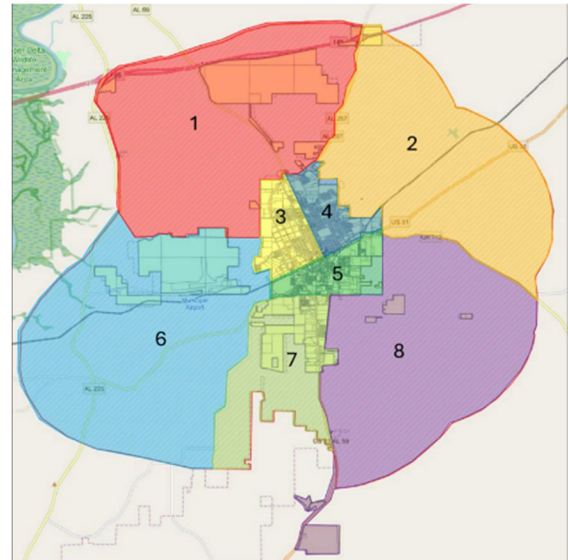




Ranking Roadway Connectivity

- **Top 2 Areas**
 - Area 1
 - Area 6
- **Bottom 2 Areas**
 - Area 4
 - Area 7

Connecting a community is a vital portion of any transportation system. This promotes efficient travel and strengthening of the community through economic growth, increased safety and enhanced quality of life.



Ranking Trail/Greenway Connectivity

- **Top 2 Areas**
 - Area 6
 - Area 1
- **Bottom 2 Areas**
 - Area 7
 - Area 8

GUIDING PRINCIPLES – VISION, GOALS AND OBJECTIVES

Bay Minette is a community that shares a strong vision for the future with a distinct southern character of service. Bay Minette’s motto “A great place to live, work, & play!” is echoed within the Vision Statement showcasing a community aiming towards a vibrant future for all people of all ages and abilities opportunities to thrive in life, work and play.

Comprehensive Plan Vision Statements



Focus on Quality of Life

Bay Minette continues to exemplify this adage through the increase in new single and multi-family developments, the addition of the Novelis site outside of the City limits, improvements to recreational facilities and a strong commitment to infrastructure. Development that occurs beyond current City boundaries highlights the need for clear annexation and growth boundary policies to ensure that new growth aligns with long-term service capacity, land use goals and infrastructure planning. Bay Minette is striving to be a desired location for all areas of life.



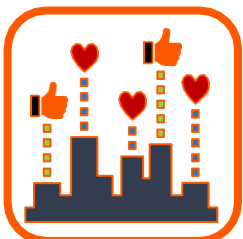
Continue to Build a Safe Connected Community

Bay Minette will prioritize public safety as the community grows, recognizing that a thriving city depends on the strength of its first responders. The City’s Police and Fire Departments will continue to provide high-quality protection and emergency response, ensuring residents feel secure in their homes, businesses, schools and public spaces. A safe community also depends on thoughtful connections. Investment in multi-modal transportation facilities will provide residents with reliable, safe access between neighborhoods, schools, parks, shopping centers and employment areas. These facilities will reduce congestion, improve health, expand recreational options and support economic vitality. By integrating strong public safety services with modern, connected infrastructure, Bay Minette will foster a community where growth enhances quality of life rather than undermines it.



Strengthening Infrastructure

The City of Bay Minette takes pride in its infrastructure and is committed to addressing infrastructure-related issues. Projects like the Red Hill Road Extension demonstrate strong leadership and commitment to future growth. The City will continue to leverage federal, state and local funding opportunities to advance infrastructure projects, while also preparing and adopting Transportation Corridor Master Plans to guide development along major arterial and collector roads. These master plans will establish standards for multimodal improvements, access management, landscaping and right-of-way preservation to ensure that new growth remains consistent with long-term service capacity and the City’s growth boundary policies.



Community Pride and Citizen Engagement

The City of Bay Minette is committed to fostering growth that strengthens, rather than erodes, its small-town character. High-quality, well-designed development will reflect the community’s vision for a distinctive built environment, while honoring the City’s existing assets and sense of place. Beyond the physical landscape, Bay Minette will invest in

community pride and meaningful civic engagement opportunities. The City will leverage its Community Relations staff and actively partner with the North Baldwin Chamber of Commerce to create, promote and expand opportunities for family-friendly and community-wide events. These partnerships will be used to highlight local culture, encourage citizen participation, support local businesses and build lasting traditions that strengthen the social fabric of Bay Minette. By aligning growth, design quality and community engagement, Bay Minette will ensure that residents not only enjoy a high quality of life, but also feel connected to and invested in the future of their City.



Economic Growth

The City of Bay Minette supports sustainable growth that promotes diverse housing, redevelopment of existing properties and new businesses. Highlighting and supporting the community's strengths to attract high-quality companies, entrepreneurs and business will continue to build a community that is attractive to both employers and their employees. To reinforce this vision, the City will adopt and implement a Commercial Corridor Overlay District to establish clear design standards and permitted use criteria along major transportation corridors. This will ensure high-quality, compatible development, discourage low-value uses and align with the City's adopted Zoning Ordinance and Subdivision Regulations.



Environmental Stewardship

The City of Bay Minette supports the management, maintenance and improvement of environmental assets. Efforts to identify areas where natural features provide opportunities for parks and trails will remain a priority. In addition, the City will adopt and enforce updated stormwater management and wetland protection regulations, strengthen erosion and sediment control ordinances and encourage low-impact development designs that minimize runoff and preserve natural systems. These efforts will ensure that environmental stewardship is integrated directly into land use, subdivision and infrastructure decisions.



World-Class Education

Bay Minette will cultivate an education system that equips all residents—youth and adults—for lifelong success. By partnering with the Baldwin County Board of Education and Coastal Alabama Community College, the City will support high-quality K-12 outcomes, strengthen workforce readiness and expand access to higher education and training. Education will be positioned as both a community asset and an economic driver, ensuring opportunities that are equitable, future-focused and aligned with Bay Minette's long-term growth.

Comprehensive Plan Goals and Objectives

BUILT ENVIRONMENT

Improve the Visual Identity of Bay Minette

- Develop gateways into Bay Minette as growth continues, with design standards adopted by 2028 and reviewed every five years. Progress to be measured by the number of gateways completed and conformity with adopted guidelines.

- Redevelop and support downtown Bay Minette through adoption of a Downtown/Mixed-Use Overlay District by 2028, establishing design standards for commercial and mixed-use projects. Success measured by number of redevelopment projects approved under overlay standards.
- Identify locations for civic/government development near downtown by 2029 through a municipal facilities siting plan. Success tracked by plan adoption and implementation of at least one project within five years.
- Prioritize rehabilitation of dilapidated structures with an enforcement program adopted by 2030. Track through number of structures rehabilitated, demolished, or brought into compliance annually.
- Monitor and update the landscaping ordinance at least every five years, with compliance measured through development review records.
- Promote public landscaping opportunities through an incentive program by 2030. Success measured by square footage of landscaped public space created.
- Enhance streetscapes through adoption of a Streetscape Improvement Plan by 2028. Progress tracked by annual completion reports.
- Establish Commercial Corridor Overlay Districts to promote high-quality development along designated corridors, encourage reinvestment and protect the visual and economic character of the community.
- Partner with the Baldwin County Commission to leverage resources and opportunities from the Tax Increment Finance District by the implementation of related Transportation Corridor Master Plans.

EDUCATION

Continue to Support a World-Class Education System

- Collaborate with the Baldwin County Board of Education, Coastal Alabama Community College and other partners to ensure that schools and training programs support both student success and the City's long-term growth. Education will be treated as both a community value and an economic driver.
- Support K-12 Excellence
 - Partner with the Baldwin County Board of Education to support teacher recruitment and professional development.
 - Coordinate long-term enrollment projections with the Board of Education and integrate school siting needs into the City's Transportation Corridor Master Plans by 2028. Measured by inclusion of sidewalks, crosswalks and transit stops in approved projects.
- Leverage Coastal Alabama Community College
 - Formalize partnerships to align curriculum with Bay Minette's economic development priorities, including health sciences, trades and technology.
 - Expand dual-enrollment and workforce training programs to prepare students and adult learners for local career opportunities.
 - Support campus expansion or satellite facilities in Bay Minette through infrastructure or land partnerships.
- Enhance Education Support Services
 - Partner with the Baldwin County Board of Education to establish a Five-Year Education Support Facilities Plan by 2030 to guide investment in libraries, recreation facilities and other non-classroom services. Success measured by adoption of the plan, capital investments and documented usage levels.
 - Promote equitable access to after-school and enrichment programs through City partnerships and shared use of public facilities.
- Link Development to Education Capacity
 - Require residential developments of 50 or more units to analyze student generation rates and

propose mitigation measures beginning 2027. Success measured by compliance and adoption of mitigation agreements.

- Adopt a School Coordination Policy by 2027, requiring consultation with the Baldwin County Board of Education for all developments generating more than 50 residential units to evaluate bus routes, safety and school capacity. Success measured by documented consultation in Planning Commission staff reports and coordination with the school board.
- Integrate school bus routing and access improvements into Transportation Corridor Master Plans by 2028. Track through corridor plan adoption and number of projects addressing school access.
- Continue to support student services outside the classroom (library, recreation) by adopting a Joint Facilities Plan with Baldwin County by 2029. Success measured by number of joint-use facilities and usage rates.
- Lifelong Learning and Workforce Readiness
 - Encourage adult education, retraining and continuous learning opportunities through Coastal Alabama Community College and local employers.
 - Coordinate with businesses and industries to identify workforce needs and ensure educational programs align with future employment trends.

NATURAL ENVIRONMENT

Protect and Enhance Natural Environment for the Benefit of the City

- Support enhancements to current and future parks.
- Acquire additional parkland in environmentally sensitive areas.
- Enforce required green/common space in new developments.
- Utilize natural resources to promote quality of life, strengthen the community through economic benefit and offer additional recreational opportunities.
- Adopt and implement updated stormwater management regulations by 2026, including measurable standards for detention, retention and water quality treatment. Track compliance through annual reporting and review of development applications.
- Adopt a wetland protection ordinance by 2027 requiring delineation, protective buffers and mitigation standards consistent with state and federal law. Success measured by ordinance adoption, number of wetlands preserved/mitigated and annual enforcement reporting.
- Adopt and enforce an erosion and sediment control ordinance by 2026 requiring site-specific erosion control plans for all developments disturbing one acre or more. Success measured by site inspection compliance rates and documented reductions in sediment violations.
- Encourage and incentivize low-impact development (LID) techniques to minimize runoff and nonpoint source pollution, through density bonuses, expedited permitting, or reduced impact fees. Success measured by number of projects incorporating LID strategies and documented reductions in impervious surface coverage.
- Review and update landscaping requirements for new development to ensure alignment with stormwater, wetland and erosion control standards.

POPULATION AND ECONOMY SERVICES

Continue to Deliver Exceptional Services to Citizens in a Financially Responsible Manner

Police

- Adopt a comprehensive staffing and recruitment plan by 2028 to ensure adequate officer coverage as population grows. Track compliance through annual officer-to-resident ratio reporting.

- Provide consistent funding for advanced training, necessary equipment and technology upgrades through annual budgets and grant programs.
- Expand crime prevention and public education programs, introducing at least two new initiatives by 2028. Measure effectiveness through participation levels and pre/post surveys.
- Strengthen community policing efforts, conduct a minimum of four outreach events annually, with outcomes documented in the Police Department's annual report.
- Establish or expand a school and youth engagement program in partnership with Baldwin County Schools by 2028. Track involvement by the number of events, student participation and joint safety exercises.

Fire

- Adopt a Fire Department Capital Improvements Plan by 2028 to guide equipment purchases, station upgrades and personnel expansion. Monitor through annual CIP progress reports.
- Maintain or improve Bay Minette's ISO fire rating through regular compliance reviews and documentation of inspections, hydrant testing and training hours.
- Provide stable funding for firefighter training and equipment replacement, tracked through annual operating budgets and grant receipts.
- Launch or expand a public fire safety and prevention campaign (including school visits, business inspections and community workshops) by 2030. Track through annual participation and fire incident reduction statistics.
- Implement joint Police–Fire emergency response drills at least twice per year to improve interdepartmental coordination, with performance measured by after-action reviews.

Municipal

- Conduct a Citizen Safety and Satisfaction Survey every three years beginning 2028 to measure public confidence in Police, Fire and municipal services.
- Adopt a Digital Communications Strategy by 2028 to streamline notifications of emergencies, traffic disruptions and public safety updates. Success measured by increases in social media reach, email subscriptions and resident feedback.
- Develop and adopt a Connected Infrastructure Plan by 2030 that prioritizes sidewalks, trails and crosswalks linking neighborhoods to schools, parks, shopping centers and civic facilities. Track through annual mileage of facilities installed or upgraded.
- Require annual joint training and tabletop exercises between Police, Fire, Public Works and Planning to ensure coordinated emergency response to incidents affecting infrastructure and transportation systems.
- Develop a Municipal Facility Needs Assessment Study by 2030 and implement recommendations within five years of adoption.
- Address community nuisances (abandoned houses, dilapidated structures, litter) through an enhanced Code Enforcement Program adopted by 2030. Success measured by number of violations corrected annually and reduction in recurring nuisance properties.
- Maintain a balanced budget while meeting resident needs, documented through annual budget adoption and external financial audits.
- Adopt a Parks Master Plan with the goal of meeting or exceeding the National Recreation and Park Association (NRPA) standard of 10.6 acres of parkland per 1,000 residents (current level: 9.5 acres).
- Establish a greenway and trail network policy requiring developer participation in extending trail systems.
- Expand passive recreation opportunities, including open spaces, walking trails and dog parks, in response to public input.

GROWTH AND DEVELOPMENT

Evolve Into a Regional Destination That Provides a Variety of High-Quality Choices

- Actively pursue strategies that strengthen the local economy, diversify employment opportunities and enhance the quality of life for residents by attracting and retaining businesses that are compatible with the City's long-term vision.
- Adopt corridor overlay districts for US 31, SR 59 and SR 287 to ensure high-quality commercial development, signage, landscaping and buffering of industrial uses.
- Evaluate surrounding land uses and adopt a Land Use Compatibility & Density Gradient Policy by 2029 to guide transitions between zoning districts. Success measured by policy adoption and application in at least three development approvals within five years.
- Identify opportunities for the formation or expansion of Cooperative Districts to promote economic development, tourism and community initiatives. Adopt enabling legislation or local policy by 2028. Success measured by number of districts created and investment levels within each.
- Develop and adopt Transportation Corridor Master Plans for key gateways and arterial corridors to ensure coordinated land use, access management and infrastructure investment. Success measured by corridor plan adoption, number of projects designed to multimodal standards and documented reduction in access conflicts.
- Encourage commercial and mixed-use nodes at major intersections, supported by multi-modal access, to create vibrant centers of commerce.
- Prioritize infrastructure improvements in designated economic development districts to support target industries, small business growth and retail services.
- Introduce Downtown revitalization incentives, including façade improvement grants, mixed-use zoning flexibility and event programming.
- Support small business development through streamlined permitting, incubators and shared commercial facilities.
- Target industry recruitment strategies for healthcare, advanced manufacturing (including Novelis suppliers) and tourism.
- Partner with regional and state economic development agencies to promote the City as a competitive location for investment.
- Ensure that new development along corridors contributes to a positive community image through design standards, landscaping, signage control and appropriate transitions to adjacent residential areas.
- Promote diversity in business development by working with the North Baldwin Chamber of Commerce to establish a Business Recruitment and Retention Strategy by 2029, with benchmarks for small, medium and large enterprises. Success tracked by number of new businesses locating in Bay Minette and retention rates of existing businesses.
- Partner with the North Baldwin Chamber of Commerce to identify opportunities for community and family events by adopting a Community Events Strategic Plan by 2028. Track through number of new events established and annual attendance metrics.
- Continue to market Bay Minette as a regional destination in support of the North Baldwin Chamber of Commerce, with adoption of a Regional Marketing Plan by 2030. Progress measured by number of campaigns launched, visitor counts and investment in local tourism infrastructure.
- Seasonal Festivals & Markets
 - Establish at least two recurring, City-supported signature events (e.g., Fall Festival, Holiday Market) within the next five years.
 - Partner with the Chamber of Commerce to recruit local vendors and promote Bay Minette

businesses as event sponsors and participants.

- **Downtown Activation**
 - Host quarterly family-oriented events downtown (e.g., outdoor movie nights, live music, food truck rallies) to strengthen local commerce and walkability.
 - Require event planning coordination with Community Relations staff to maximize publicity and participation.
- **Community Engagement**
 - Launch a rotating “Block Party” series where City staff, local businesses and community groups collaborate on block-style events in different areas of Bay Minette.
 - Track attendance and survey residents to evaluate how events improve perceptions of safety, pride and connectedness.

INFRASTRUCTURE

Continue to Provide Excellent Infrastructure That Successfully Balances Competing Needs

- Adopt a Transportation Master Plan (TMP) by 2025, including roadway classifications, multimodal improvements and access management standards. Success measured by plan adoption, incorporation into the Capital Improvements Program and annual reporting on completed projects.
- Future Land Use designations shall be evaluated for consistency with the roadway classifications and capacity standards outlined in the TMP. Development approvals, including rezonings, subdivisions and site plans, must demonstrate that proposed land use intensity and density are supported by adequate roadway capacity, multimodal facilities and connectivity standards identified in the TMP.
- Develop and adopt a Capital Improvements and Maintenance Plan by 2028 to guide budgeting and project prioritization. Progress tracked through annual budget allocations and completion of scheduled projects.
- Transportation corridors are critical to the City’s identity, economic vitality and mobility. Create master plans for primary corridors to guide land use, transportation and aesthetic improvements.
- Conduct corridor studies to evaluate current conditions, future traffic projections, access management needs and redevelopment opportunities.
- Adopt a Complete Streets Policy requiring all new and reconstructed roadways to include pedestrian and bicycle facilities.
- Require sidewalk and trail connectivity in all new subdivisions and site plan approvals.
- Develop a Safe Routes to School program with targeted sidewalk and crosswalk improvements.
- Establish a Traffic Impact Analysis policy requiring major developments to identify and mitigate congestion impacts.
- Establish land use frameworks that balance commercial vitality with residential livability, discouraging strip development patterns and promoting consolidated access points.
- Integrate streetscape, pedestrian and bicycle facilities into corridor planning to improve safety and accessibility.
- Coordinate corridor planning with utility providers to ensure adequate water, sewer, stormwater and broadband capacity to serve projected growth.
- Adopt corridor overlay districts in the Zoning Ordinance to implement plan recommendations.
- Identify multimodal network needs and adopt a Multimodal Connectivity Strategy by 2030, addressing sidewalks, trails, bicycle facilities and transit access. Success measured by miles of new facilities added annually and connectivity gaps closed.
- Proactively manage stormwater runoff by adopting updated Stormwater Management Regulations by 2026, with measurable standards for detention, retention and water quality treatment. Success tracked

by compliance rates in new developments and annual reporting on system performance.

- Further develop and utilize GIS systems to manage City infrastructure assets, with a citywide infrastructure database operational by 2028. Success measured by annual updates to the GIS system and integration of GIS into capital planning and asset management.

ANNEXATION STRATEGIES

Planned Annexation for Community Benefit

- Align Annexations with City Goals by requiring consistency findings with the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations. Success measured by percentage of annexations approved that meet adopted standards.
- Adopt an Annexation Policy Framework by 2026 that establishes criteria for evaluating annexation requests, including fiscal impact, infrastructure capacity, land use compatibility and consistency with the Comprehensive Plan. Success measured by policy adoption and documented application in each annexation petition.
- Conduct a Growth Boundary Study by 2027 to define logical annexation areas based on service delivery efficiency, infrastructure capacity and avoidance of leapfrog development. Success measured by study completion and City Council adoption of designated growth boundaries.
- Require Fiscal Impact Analyses for all annexation petitions beginning 2027 ensuring annexations do not become a net drain on City resources. Success measured by adoption of fiscal review standards and annual reporting on annexation-related service costs versus revenues.
- Implement Service Delivery Agreements by 2026 for newly annexed areas, identifying responsibility for police, fire, utilities and road maintenance. Success measured by execution of agreements and tracking compliance annually.
- Evaluate Annexation Impacts on Infrastructure as part of the City's Capital Improvements Program, updating cost estimates and capacity needs within one year of annexation approval.

HOUSING AND NEIGHBORHOODS

Provide Diverse, Affordable and High-Quality Housing Options

- Conduct a Housing Needs Assessment by 2030 to identify demand for workforce, affordable, senior and multifamily housing. Success measured by adoption of the study and incorporation of recommendations into zoning and subdivision policies.
- Encourage a diversity of housing types, including accessory dwelling units (ADUs), small-lot single family homes and 'missing middle' housing by mandating an inclusion of varied housing types in new subdivisions of 50+ units beginning 2030. Compliance tracked through Planning Commission approvals.
- Pursue a Mixed-Income Incentives Program, offering tools such as density bonuses, fee reductions, or expedited review. Success measured by the number of projects approved under the program.
- Encourage Property Maintenance Standards by evaluating options for updating or adopting a Property Maintenance Code, or equivalent program, to address housing quality and safety. Track success through annual review of housing condition surveys, inspection reports and voluntary compliance measures.
- Promote Infill and Redevelopment by adopting incentives for redevelopment of vacant or underutilized lots within existing neighborhoods by 2030. Success measured by the number of infill housing units approved annually.
- Support Senior and Accessible Housing by integrating universal design and accessibility standards

into zoning and subdivision regulations by 2028. Success measured by percentage of new residential units incorporating age-friendly or ADA-compliant features.

- Pursue Affordable Housing Partnerships with state, regional and nonprofit housing organizations to leverage funding and technical assistance. Success measured by the number of external partnerships and housing units produced through collaboration.
- Link Housing to Infrastructure Capacity by requiring an infrastructure and service availability assessment for all subdivisions of 25+ units beginning 2028. Success measured by Planning Commission review findings and documented mitigation measures.

RESILIENCE AND HAZARD MITIGATION

Prepare for Severe Weather, Flooding and Other Hazards

- Adopt a Local Hazard Mitigation & Resilience Plan by 2028, consistent with Baldwin County EMA and FEMA guidance. Success measured by adoption and annual update reports.
- Require integration of FEMA floodplain maps and hazard data into all development reviews beginning 2026. Success measured by Planning Commission staff reports citing hazard compliance.
- Adopt a Critical Facilities Siting Policy by 2027, ensuring schools, fire stations and utilities avoid hazard-prone areas. Track compliance by location of new facilities.
- Incorporate resilience standards into subdivision regulations by 2029, requiring redundant utilities, secondary access routes and shelter capacity. Success measured through subdivision approvals and compliance checks.

INTERGOVERNMENTAL AND AGENCY COORDINATION

Leveraging Partnerships to Support Infrastructure and Growth

- Adopt an Intergovernmental Coordination Framework by 2030 establishing annual joint planning meetings with Baldwin County, ALDOT and adjacent municipalities. Success measured by number of meetings held and signed agreements executed.
- Execute Utility Service Agreements with providers (water, sewer, electric) for areas within the growth boundary by 2030. Success measured by signed agreements and service expansions consistent with the Comprehensive Plan.
- Chamber Collaboration
 - Formalize an annual calendar of joint Chamber-City events (business expos, community showcases, ribbon cuttings) to highlight economic growth and civic engagement.
 - Use Chamber communication networks to expand outreach beyond City Hall and reach regional stakeholders.
- Community Relations Integration
 - Task Community Relations staff with creating an annual engagement strategy that includes targeted social media campaigns, press releases and video recaps of major community events.
 - Evaluate engagement metrics (social shares, attendance, volunteer sign-ups) to track effectiveness.
- Educational & Civic Engagement
 - Partner with schools, civic clubs and local nonprofits to incorporate educational elements (student art exhibits, civic showcases) into at least two City events per year.
 - Develop volunteer and internship pipelines through these partnerships to support event staffing and long-term civic leadership.

IMPLEMENTATION AND MONITORING

Ensure Accountability and Measurable Progress

- Adopt a Comprehensive Plan Implementation Matrix by 2026, listing each goal, responsible department, deadline and tracking metric. Success measured by adoption and annual updates.
- Publish an Annual Progress Report to Planning Commission and City Council beginning 2027. Success measured by report completion and inclusion of performance metrics.
- Conduct a 5-Year Comprehensive Plan Evaluation by 2030, documenting progress, necessary amendments and updated priorities. Success measured by completion of the evaluation and Council adoption of amendments.
- Establish a Public Engagement Framework by 2030 requiring citizen input in all major plan updates. Track through number of public meetings, surveys conducted and documented citizen responses incorporated into final updates.

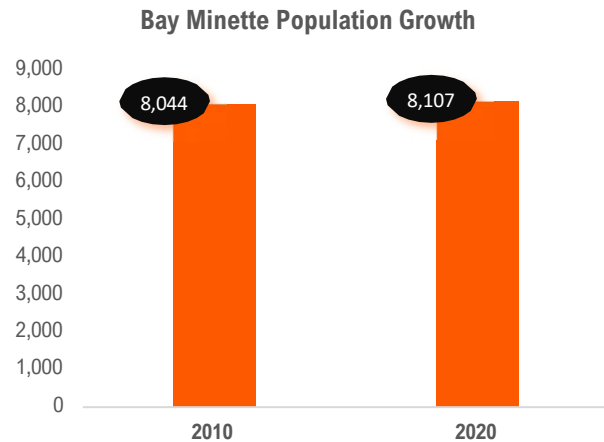
COMMUNITY PROFILE

The City of Bay Minette is an incorporated city in Baldwin County, Alabama. Bay Minette became the county seat of Baldwin County in 1901 and it was incorporated in 1907. As seen in this section, there are many demographic markers from 2010 to 2020 that point to a growing and vibrant community.

DEMOGRAPHICS

Population

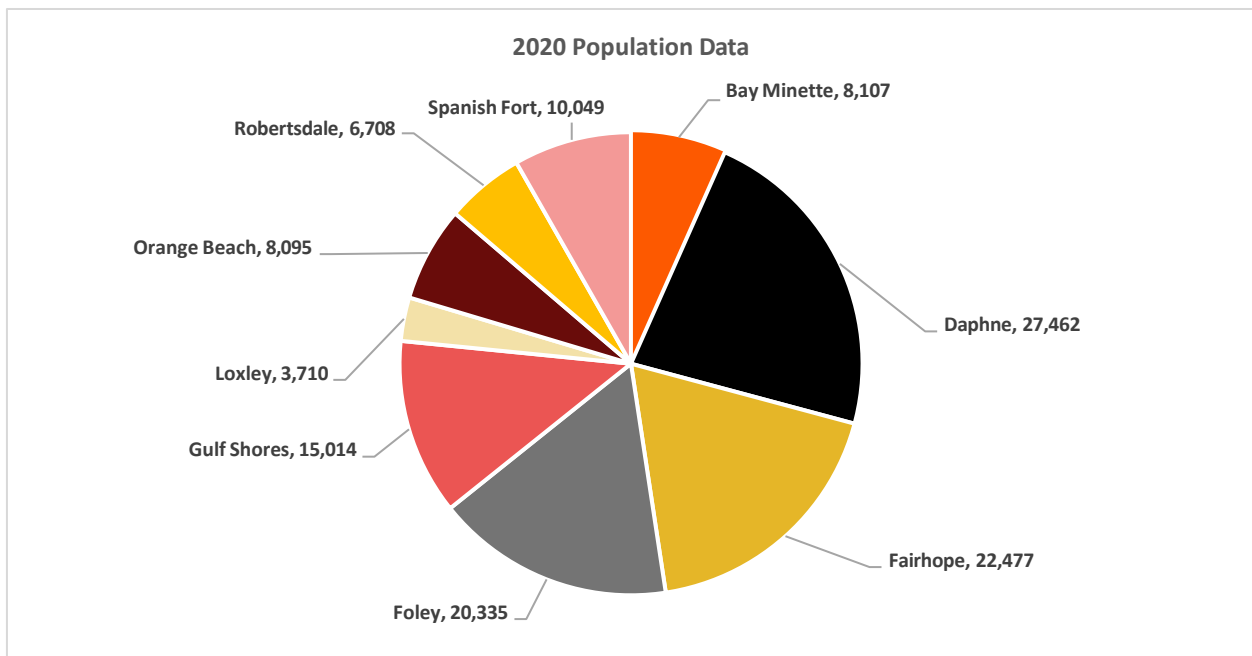
Bay Minette's population experienced a slight growth between 2010 and 2020, the population increased by 0.78% from 8,044 to 8,107 people.



Source: US Census 2010 & 2020

Regional Population Comparison

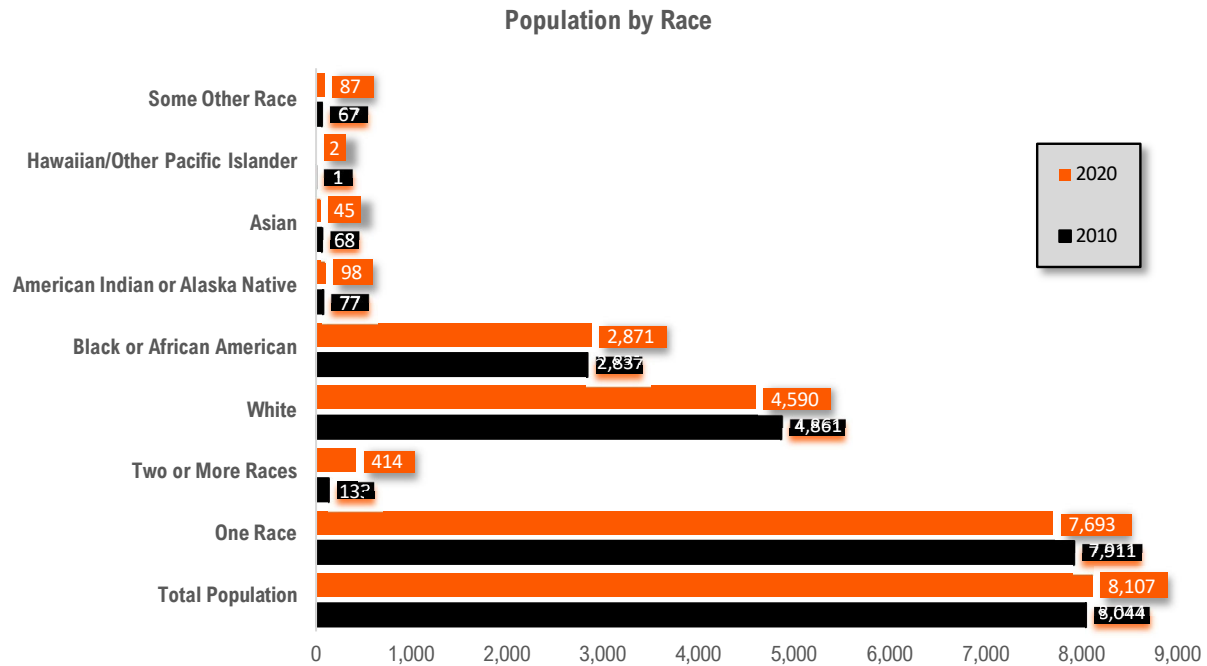
This chart showcases the 2020 population and cities within Baldwin County and surrounding area for evaluation.



Source: US Census 2020

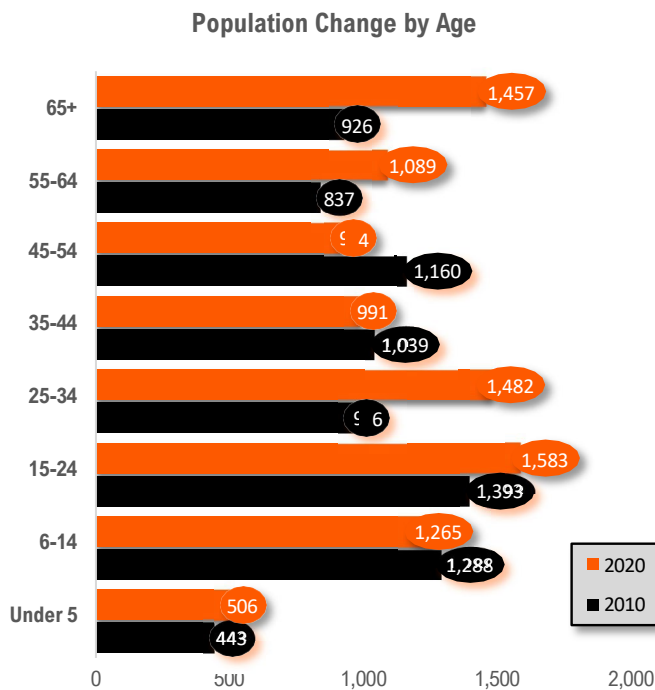
Population by Race

Bay Minette has a diverse population and many of the reported categories increased from 2010 to 2020.



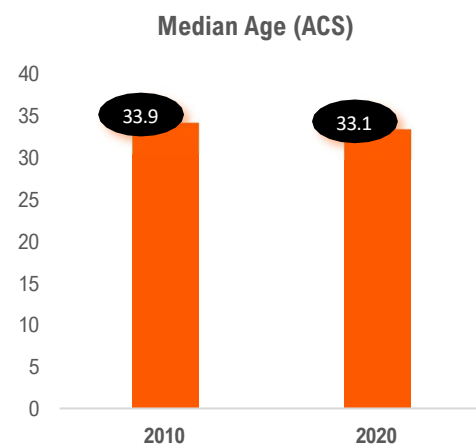
Source: US Census 2010 & 2020

Population by Age



Source: US Census 2010 & 2020

Bay Minette's population experienced an increase in all reported age groups except 6 to 14 years, 35 to 44 years and 45 to 54 years. The largest increase reported was in the 65+ year group. In conjunction, Bay Minette's median age decreased by 2.36% from 2010 to 2020.

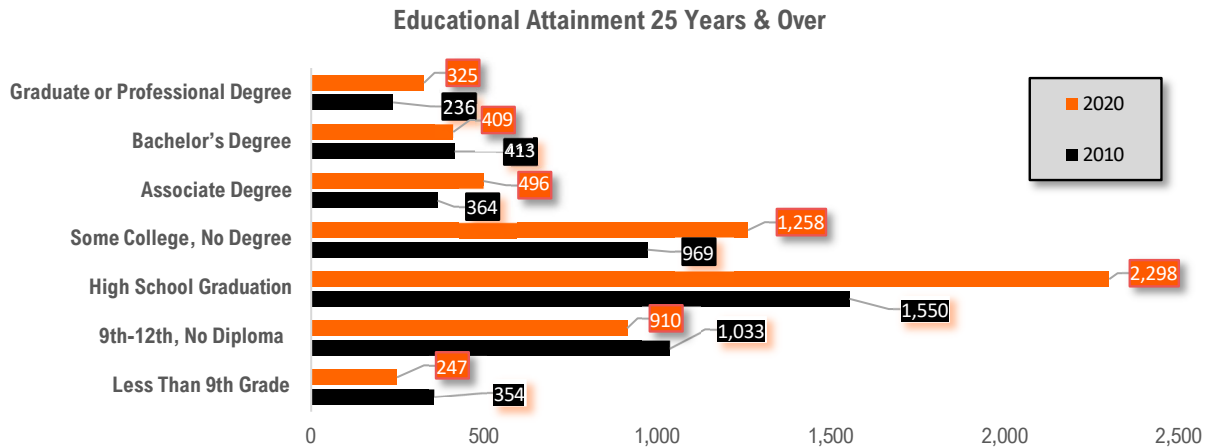


Source: ACS 2020

EDUCATION

Education Attainment

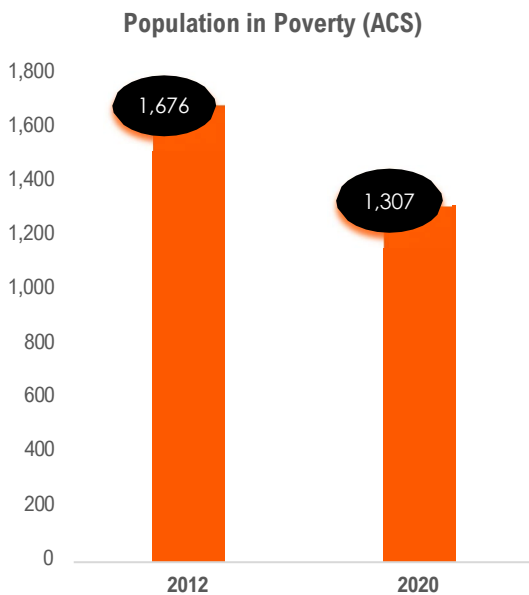
Data is reported for age 25 years and up. Bay Minette had an increase in all categories except for bachelor's degrees; the largest increase is in high school graduation.



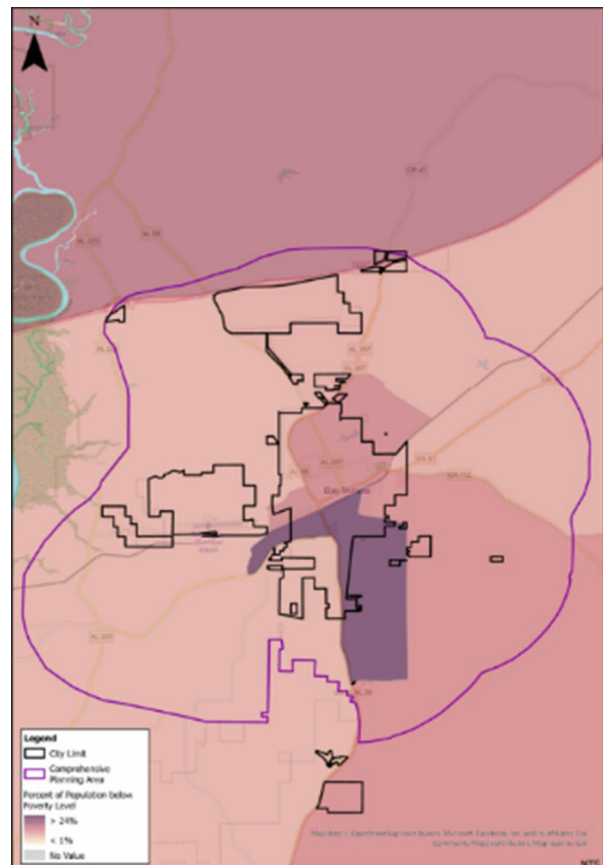
Source: US Census 2020

Income Data

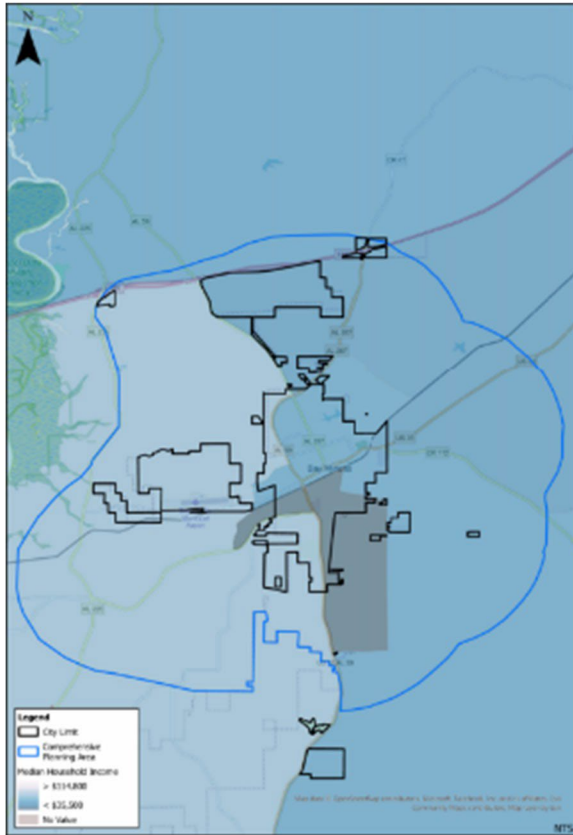
Data showed a decrease in the amount of Bay Minette population under poverty from 2010 to 2020. In correlation the median household income in Bay Minette increased by 22.4% from 2010 to 2020.



Source: ACS 2010 & 2020

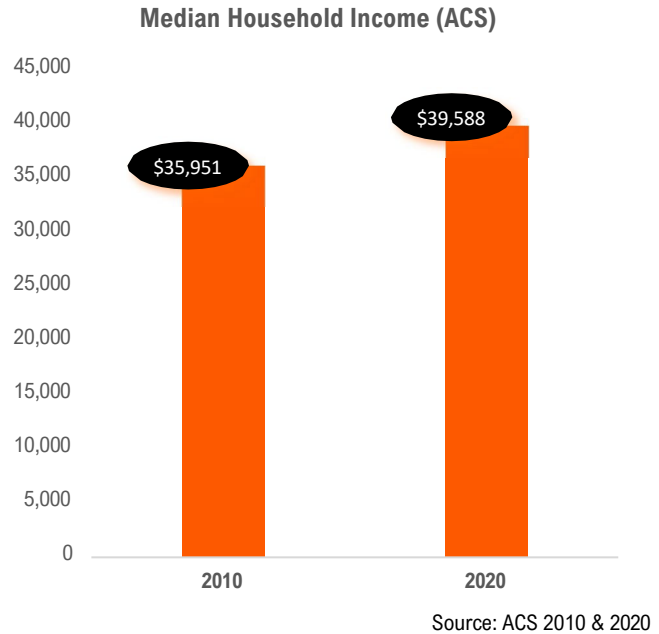


Source: Census 2020



Source: Census 2020

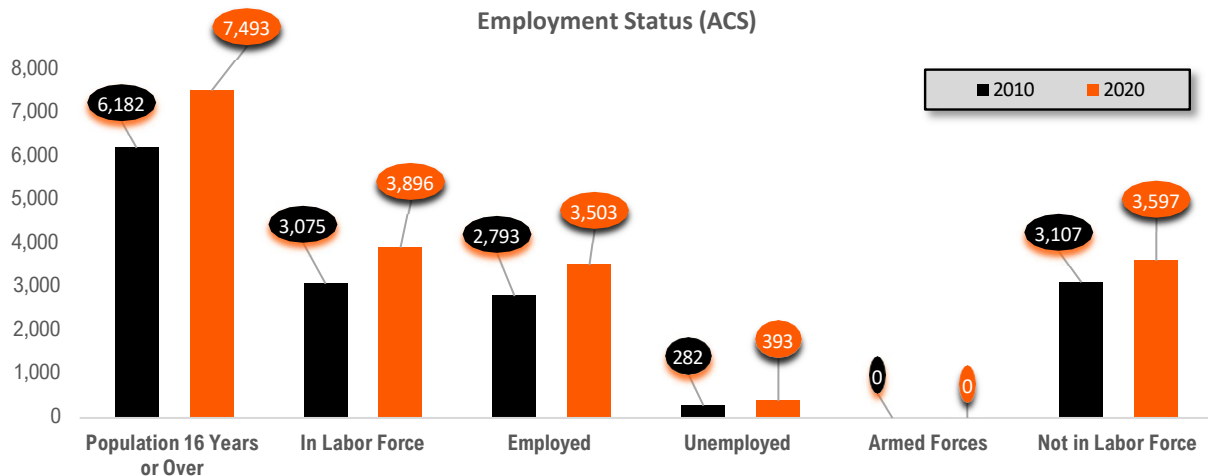
The reported 2020 median household income for Bay Minette of \$39,588 is lower than the reported 2020 median household income of Alabama of \$52,035.



EMPLOYMENT

Employment Status

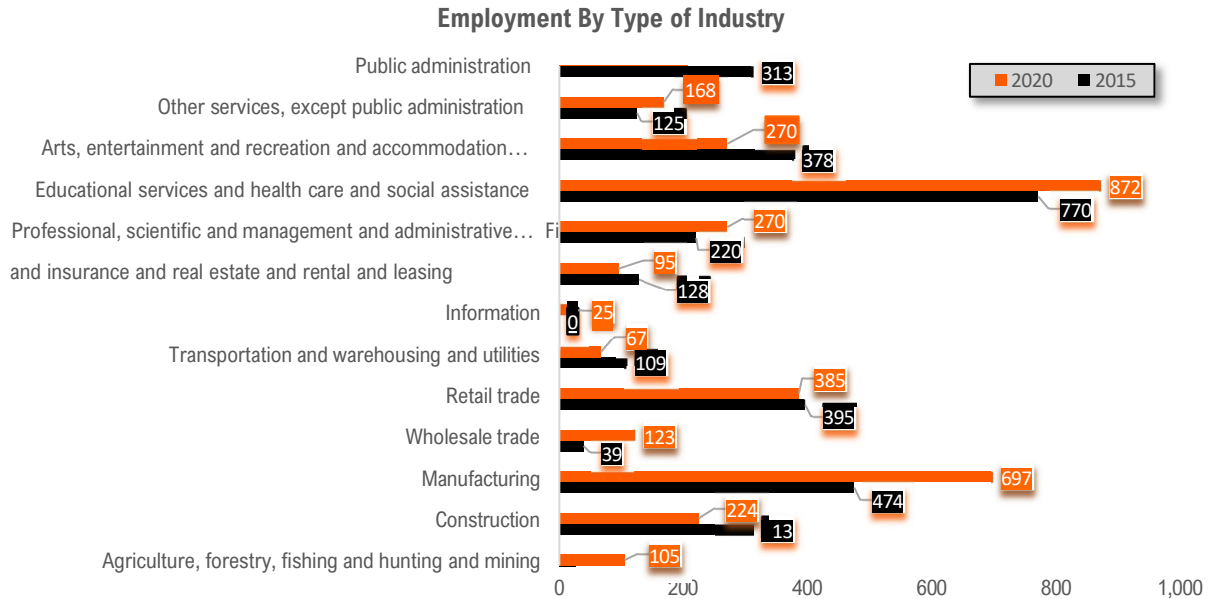
Relating to the growth in population, Bay Minette also experienced a similar trend in employment population 16 years or over. From 2010 to 2020 an increase in working-age population from 6,182 to 7,493 or 21.21% was reported.



Source: ACS 2000, 2010, & 2020

Employment by Type of Industry

The City of Bay Minette has been increasing the number of industry partners, which accounts for the large increase in manufacturing jobs.

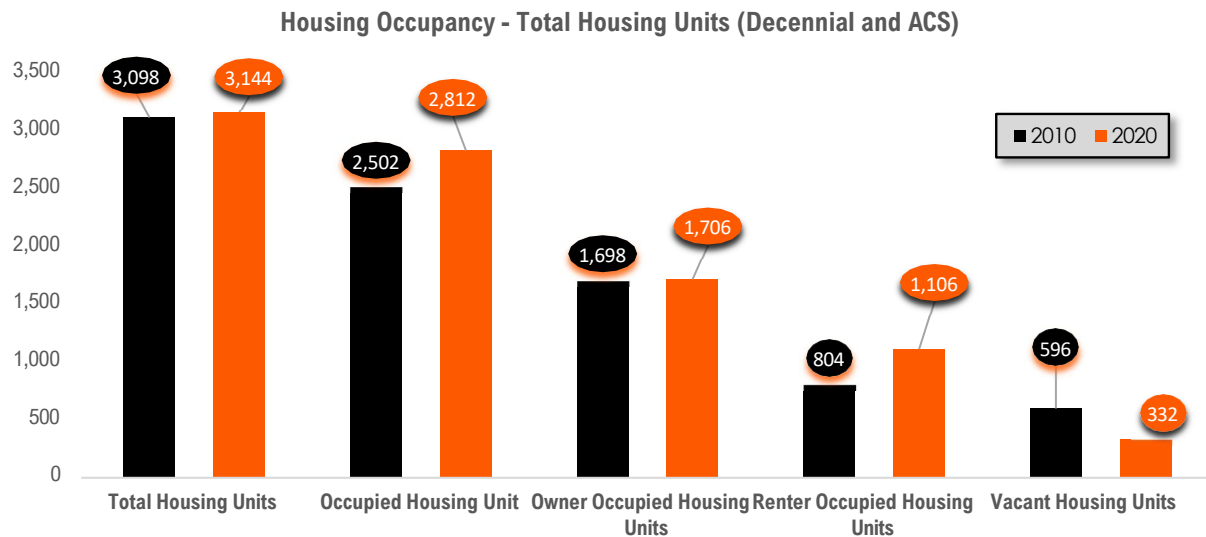


Source: ACS 2010 & 2020

HOUSING

Housing Occupancy

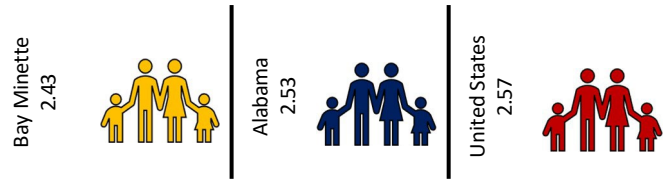
To accommodate the increase in population from 2010 to 2020, the total number of available housing units also increased to accommodate the inflow of additional persons. The overall percentage of occupied houses increased within the same time period, decreasing the amount of vacant or available housing units within the City of Bay Minette.



Source: US Census 2000 - ACS 2010 & 2020

Average Household Size Comparison

The average household size in Bay Minette is slightly lower than that of Alabama and the United States. This may be a function of the types of work bringing people to Bay Minette.



New Construction Permits



New construction was an important part of being able to accommodate the population growth from 2010 to 2020 and add to the total number of housing units available.

Source: City of Bay Minette

TRANSPORTATION

Roadways

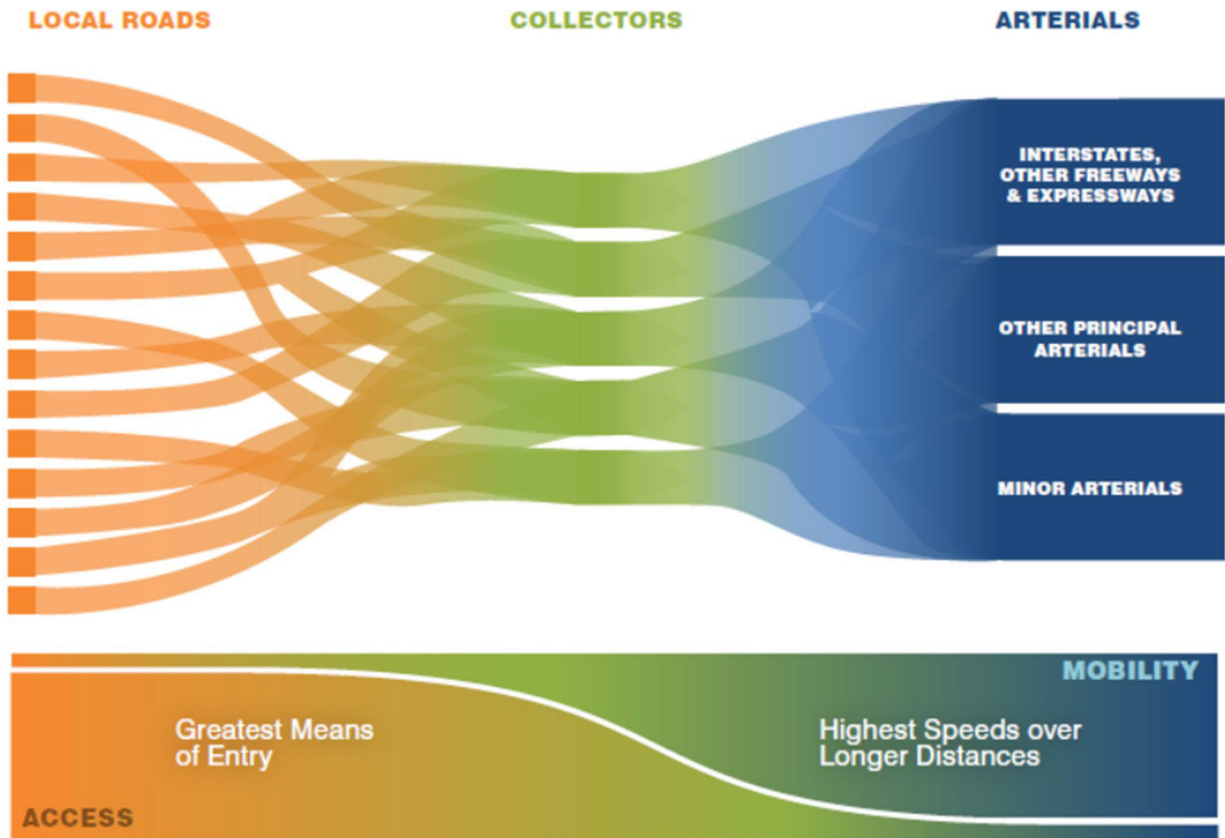
Bay Minette has Interstate 65 (I-65) that generally runs north-south, but in this area, runs east-west along Bay Minette's northern City limits. This links Bay Minette to Mobile to the south and Escambia County to the north. There are three I-65 interchanges within or bordering Bay Minette: exit 31 at Alabama State Route 225 (SR 225), exit 34 at Alabama State Route 59 (SR 59) and exit 37 at Alabama State Route 287 (SR 287). US 31 runs east-west before turning north-south in the southern section of Bay Minette. Most of the downtown corridor is along US 31. SR 59 and SR 287 run north-south through Bay Minette.

Functional Classification

The concept of functional classification defines the role that a particular roadway segment plays in serving traffic flow through the network. All roadways serve at least one function and, in some cases, both functions of mobility and/or access. Mobility provides few opportunities for entry and exit (low friction), and access provides many opportunities for entry and exit (high friction).

- Interstates – Highest classification, limited access, highest mobility
- Freeways and Expressways – Directional travel lanes, limited access although at-grade intersections allowed
- Principal and Minor Arterials – Access includes at-grade intersections and driveways to specific parcels
- Major and Minor Collectors – Higher connecting driveway density than arterials and access includes at-grade intersections and general driveways
- Local Roads – Account for largest percentage of all roadways in terms of mileage

Functional Classification Access Versus Mobility

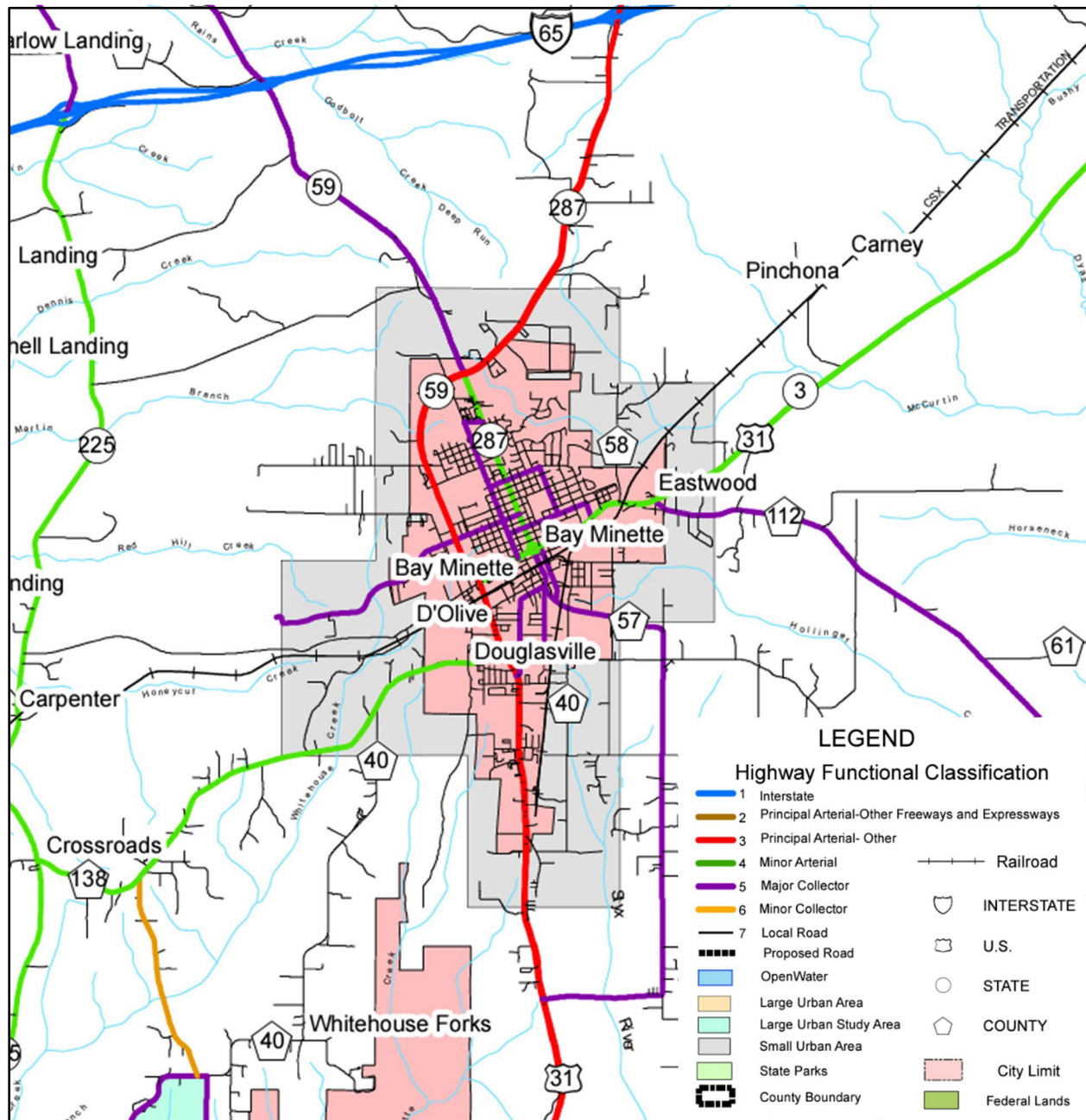


Source: FHWA

Daily Traffic Volumes

As discussed in previous sections, the City of Bay Minette has seen continued growth in several socioeconomic measures showcasing a community experiencing positive economic growth. With that growth in areas such as population, daily traffic volumes on the transportation network within Bay Minette have also increased. While Bay Minette has a large amount of connectivity within the City limits, the increased volumes tend to impact the major roadways disproportionately.

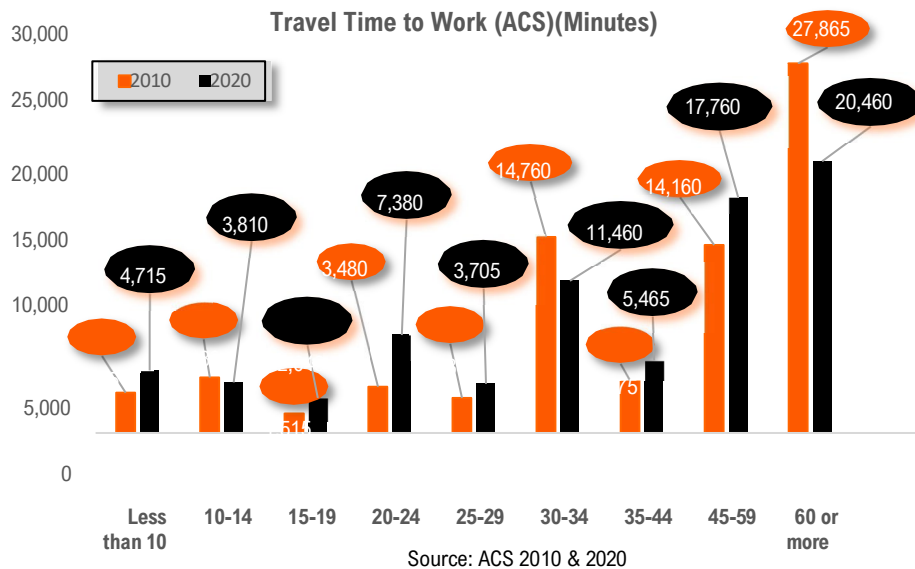
Functionally Classified Roadways Map – Bay Minette



Source: Officially Adopted ALDOT Baldwin County 2021 Highway Functional Classification Map

The map above is a representative capture of the functionally classified roadways within Bay Minette from ALDOT's online webpage.

Travel Time to Work



The City of Bay Minette has been expanding and annexing property further away from the City center. This accompanied by a

current lack of additional north-south and east-west local and collector-based network connectivity are contributing factors to the

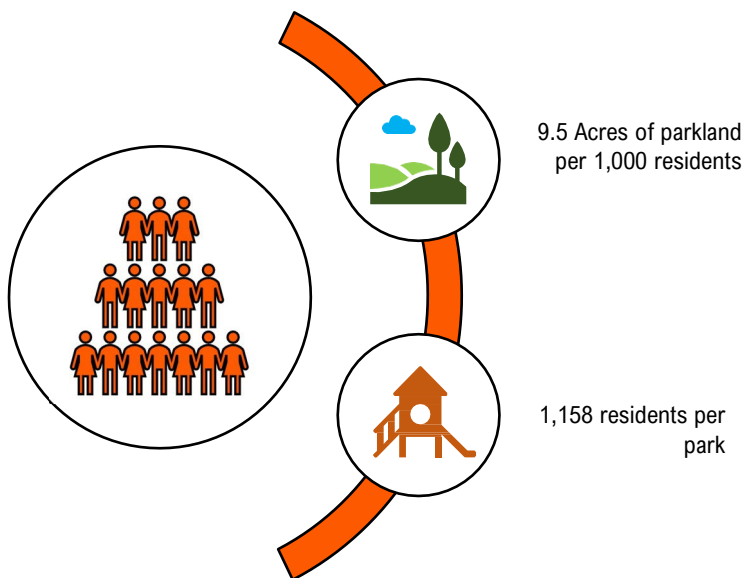
increase in travel time to work for the City of Bay Minette.

Railroad

CSX has an east-west and north-south freight line that runs through the city limits of Bay Minette.

NATURAL RESOURCES

The City of Bay Minette has several public parks and public recreation areas within the city limits that provide the public access to outdoor recreation resources and promote an active and healthy lifestyle. Activities such as walking/running, swimming, athletic outdoor sports, indoor sports and trails are all available to be enjoyed in Bay Minette.



Public Parks

Bay Minette has a multitude of parks that the City operates and maintains within the city limits. There are parks



Rex Courtyard
Source: City of Bay Minette



Universal Playground
Source: City of Bay Minette

located in all areas of the city offering convenient access to citizens across the community.

Water Access

The City of Bay Minette does not have water access within the city limits, but Baldwin County provides access to the Tensaw River through the Live Oak Landing Forever Wild Tract.

LAND USE

The purpose of land use planning is to provide a consistent set of policies that will guide development and growth and provide a basis for land use decisions. Active planning translates the community vision for the future into a recommended physical pattern of neighborhoods, commercial and industrial areas, roads and public facilities.

Existing Land Use

Bay Minette's land use and zoning ordinances were updated in 2025 and existing mapping was updated in 2013. Each was considered during the Comprehensive Plan update.

Bay Minette can be divided into four quadrants, 1) west of SR 287 and north of US 31, 2) east of SR 287 and north of US 31, 3) west of US 31 and south of D'Olive Street and 4) east of US 31 and south of US 31.

Quadrant 1 is currently developed the most in the southern portion with residential and industrial. It contains a few large undeveloped areas and multiple commercial opportunities along SR 59.

Quadrant 2 has the densest development and is largely residential with some institutional as well. There is more recent residential development on the outer edges, while the older infrastructure is closer to downtown.

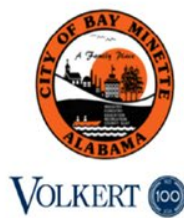
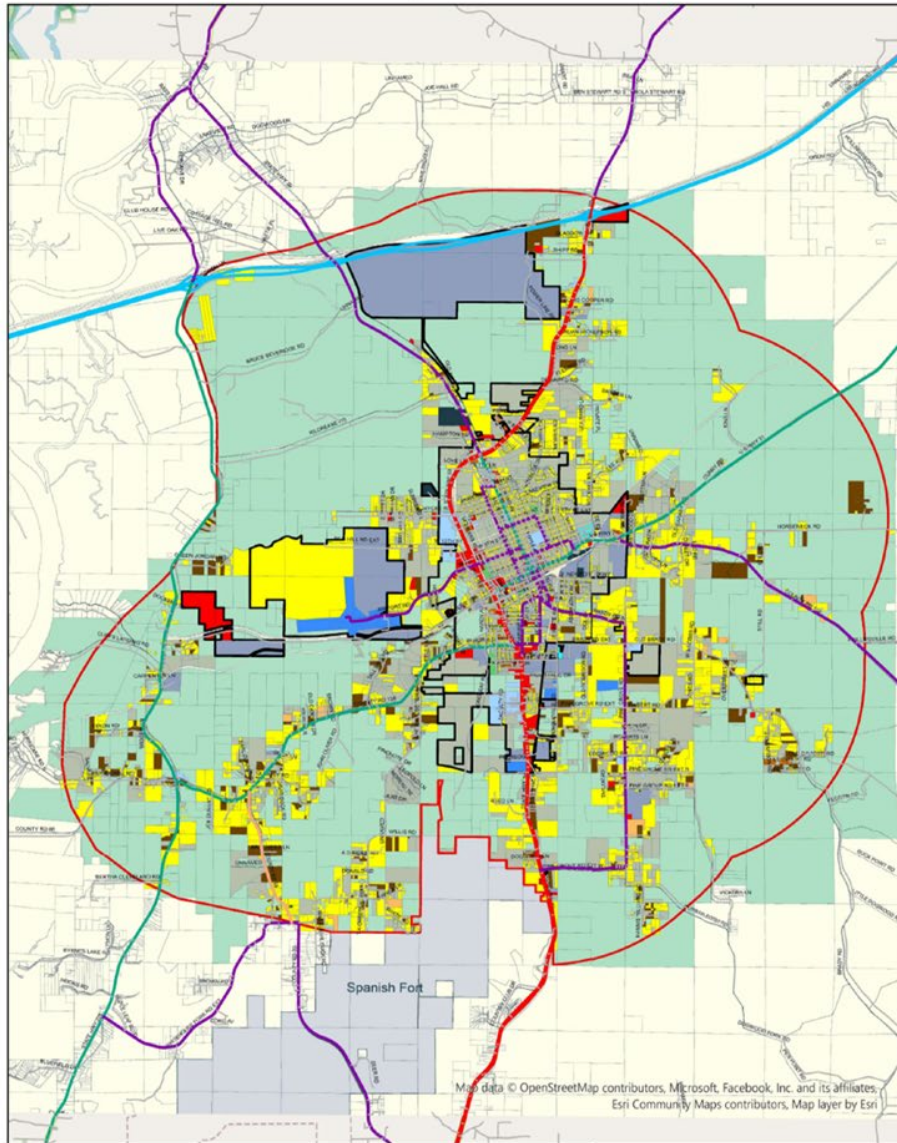
Quadrant 3 has a mix of industrial and commercial. The commercial areas are mainly along US 31. It has large portions of the quadrant that are currently undeveloped.

Quadrant 4 has the most variety of land uses within it including different commercial, residential, industrial and government land uses.



Live Oak Landing
Source: Baldwin County

Bay Minette Existing Land Use



Legend

Road Functional Class

- Interstate
- Principle Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Land Use

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

- Municipal Limits
- Comprehensive Planning Area
- Parcels
- Agriculture/Timber
- Commercial



Source: City of Bay Minette

PUBLIC INFRASTRUCTURE, FACILITIES AND SERVICES

A City's infrastructure, facilities and services present an important resource for its citizens. The services a community provides are critical to the City's growth potential and are often an important factor in keeping current residents. The City of Bay Minette is responsible for most public facilities and services in the community, including police protection, fire protection, some garbage services and parks and recreation. Other services like water and sewer service, remaining garbage and recycling and schools are not directly provided by the City, but it does play a role in the distribution to the community. Responsibilities for the different categories are spread across multiple City departments.

All components in a comprehensive plan are interconnected and the sum of those factors add up to a community's quality of life, including the built and natural environments, economic prosperity, social stability, educational opportunity and cultural, entertainment and recreation possibilities.

Police Protection

Goal: Ensure safe, effective and responsive policing services that grow with Bay Minette's population.

Bay Minette's police department is budgeted for twenty-six (26) sworn officers, one (1) animal control officer and nine (9) support personnel (2024). There are sixteen (16) patrols that are split between four (4) squads with four (4) officers each that work 12-hour shifts. The department also includes four (4) school resource officers and four (4) investigators (criminal and narcotics). They receive a \$35,000 grant for the drug task force and one (1) investigator sits with the county full time for the task force. There is one headquarter facility and no additional substations. Their service area primarily covers the Bay Minette City limits, but they provide assistance when required to the county, state and marine.

As the City continues to grow and develop, the police force will grow and respond as well. Bay Minette

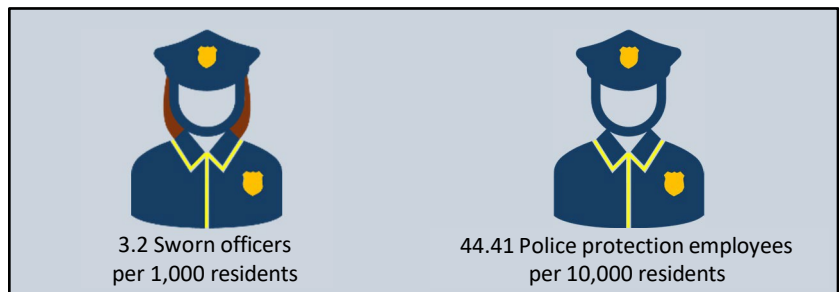


Source: City of Bay Minette

continues to attract sporting and entertainment events, which require additional police presence. The U.S. Department of Justice produces the Bureau of Justice Statistics, which shows that the State of Alabama averages 2.4 sworn officers per 1,000 residents. The City of Bay Minette currently exceeds this average with a ratio of 3.2 sworn officers per 1,000 residents. The expanding City limits also create a larger area for the police department to cover and still respond quickly. The City should consider the police department as it moves forward and makes decisions.

Objectives:

- Maintain a minimum ratio of 2.5 sworn officers per 1,000 residents, updated annually based on Census or City population estimates.
- Complete a Police Facilities and Substation Feasibility Study by 2027 to address coverage gaps and response times; implement recommendations within 3 years.
- Publish an Annual Police Services Report beginning in 2026, with benchmarks for crime rates, clearance rates and community policing activities.
- Adopt a 5-Year Capital Equipment & Vehicle Replacement Plan by 2026. Track compliance through Council-approved budget allocations.



Source: City of Bay Minette

Fire Protection

Goal: Maintain high-quality emergency response and improve insurance ratings through proactive staffing, facilities and equipment planning.

Bay Minette's fire department is a Class 3 ISO Public Protection Classification (2024). The department is made up of sixteen (16) full-time employees including fifteen (15) firefighters, one (1) inspector and four (4) engines (2 first-out and 2 backup). The



Source: City of Bay Minette

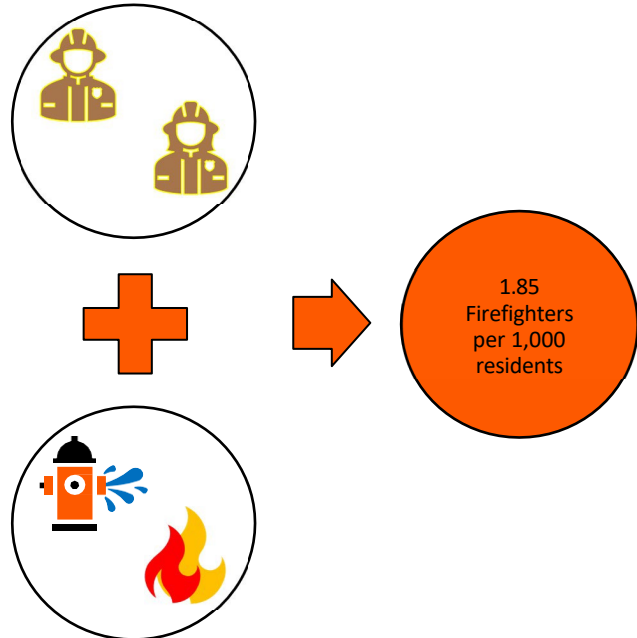
department is accountable for fire suppression, emergency preparedness, emergency medical, fire prevention and public education. The department is responsible for fifteen thousand (15,000) people in a ninety-eight (98) square mile area, which extends beyond the Bay Minette City limits. There is currently one (1) station in operation. The surrounding area is covered by nine (9) volunteer stations, so the department is called to assist in areas outside its jurisdiction.

As the community grows, the fire department will need to make updates and grow along with it. Multiple locations outside of a 5-mile radius of the current station could become available and could be considered for an additional station

location. Additional engines and personnel will need to be added to accommodate the growing population and the requirements to have three (3) engines and a ladder truck at every structure fire. With the increase in the number of structures due to growth the City will need to continue to support the department in protecting Bay Minette and the surrounding areas.

Objectives:

- Maintain a Class 3 or better ISO rating and target a Class 2 rating by 2030. Track through official ISO evaluations.
- Adopt a Fire Department Facilities Expansion Plan by 2026, identifying additional station sites to cover all areas within a 5-mile service radius.
- Achieve staffing and response standards consistent with NFPA 1710 (arrival of 15 personnel within 9 minutes, 90% of the time). Track compliance through annual performance reporting.
- Implement a Capital Equipment Replacement Schedule by 2026 for engines, ladder trucks and apparatus. Success measured by adherence to replacement timelines.



Municipal Administration and Service Capacity

Goal: Strengthen the City's organizational capacity and administrative systems to ensure the efficient delivery of high-quality public services, the retention of skilled personnel and the effective implementation of the community's long-term vision.

Municipal administration serves as the foundation for all public services provided by the City of Bay Minette. It is central to maintaining institutional memory and legal integrity, especially in a growing city like Bay Minette where annexations, subdivisions, right-of-way dedications and zoning actions are increasing. The City's administrative departments oversee daily operations, coordinate essential public services and support the work of all departments through sound governance, fiscal responsibility and personnel management. A strong administrative framework is critical to sustaining municipal capacity, supporting staff performance and maintaining public confidence. Strategic planning, professional development and technological innovation are essential tools that allow the City to adapt to changing needs while continuing to serve residents effectively and efficiently.



Source: City of Bay Minette

Objectives:

Administration & Records Management

- Develop and maintain a Citywide Strategic Plan that aligns departmental goals, capital improvements and service delivery strategies with the community's long-term vision and priorities.
- Ensure the accurate compilation, indexing and permanent retention of official City records, including ordinances, resolutions, minutes, legal instruments and related documentation, in accordance with state law and municipal policy.
- Develop and maintain a comprehensive digital archive for deeds, easements, rights-of-way, annexation documents and zoning records to support interdepartmental coordination, legal compliance and public access.
- Implement standardized procedures for recording, indexing and cross-referencing land conveyance instruments (e.g., deeds, easements, ROW dedications) with associated plats, zoning actions and subdivision approvals.
- Coordinate with Planning, Engineering and Legal staff to ensure that all dedications, annexations, zoning decisions and development approvals are properly recorded, filed and easily retrievable.
- Pursue modern document management technologies and scanning protocols to reduce reliance on physical records, improve accessibility and safeguard official records against loss or damage.
- Review and update records retention schedules and policies regularly to ensure compliance with Alabama law and best practices for municipal recordkeeping.

Workforce & Personnel Policies

- Utilize technology to increase the efficiency and accessibility of administrative and personnel functions, including benefits management, policy documentation and internal communications.
- Progress toward recognition as an Employer of Choice to position the City as a preferred, desirable

and competitive workplace.

- Implement innovative recruitment strategies to attract well-qualified applicants for all departments and job classifications.
- Develop progressive strategies for compensation, benefits and job satisfaction to retain talented employees and reduce turnover.
- Maintain competitive salaries and pay scales through regular wage and benefit analyses to attract and retain high-quality employees.
- Expand training programs for exempt and non-exempt employees by establishing a structured calendar of regular training and educational opportunities on relevant topics such as safety, health, standard operating procedures for applicable departments and ethics.
- Conduct comprehensive reviews of job descriptions at least every five years to ensure they accurately reflect duties, responsibilities and organizational needs.
- Ensure the City's employment and personnel policies support high-level recruitment, retention and equitable management practices.
- Regularly update and increase employee access to the Employee Handbook, Pay Plan and Benefits Guide to support transparency and communication.

Water, Gas and Sewer Services

Goal: Ensure reliable, coordinated and sustainable provision of water, sewer and natural gas services through continued collaboration with North Baldwin Utilities and other regional providers, while integrating utility planning into subdivision design, land use decisions and future annexation areas.



Source: City of Bay Minette

North Baldwin Utilities

(NBU) provides water, wastewater *and* natural gas service to most residents, businesses *and* industries within and around the City of Bay Minette. As an independent public utility, NBU operates separately from the City but works in close coordination with City departments and the Planning Commission to ensure utility infrastructure supports current and future growth. NBU's two wastewater treatment plants, one with a capacity of 2 million gallons per day (MGD) and a second at 0.5 MGD, serve the community's sanitary sewer needs, with expansion plans underway to support industrial growth such as the Novelis Mega Site. The sewer system

Great Place, GREATER FUTURE



occasionally experiences stress during major rain events when storm drains discharge into the sanitary system, underscoring the need for continued infrastructure upgrades and coordination during development review.

Potable water service is provided to residents within Bay Minette and extends northward into Baldwin County. Natural gas services are also available within City limits *and* demand continues to increase as new subdivisions and commercial projects seek natural gas connections. Although NBU remains the primary utility provider, smaller regional utilities operate on the outskirts of the City's jurisdiction and may serve future growth areas as annexation and development occur. Continued collaboration between the City and NBU is essential to maintaining adequate capacity, avoiding service duplication *and* aligning infrastructure expansion with planned growth.



Source: North Baldwin Utilities

Objectives:

- Maintain ongoing coordination with North Baldwin Utilities during subdivision, site plan and annexation review processes to ensure adequate water, sewer and gas service capacity for new development.
- Require connection to existing water and sanitary sewer systems where available within City limits and areas subject to future annexation, consistent with subdivision and zoning regulations.
- Encourage early utility coordination meetings between NBU, City Planning and development representatives during concept and preliminary design phases to evaluate infrastructure needs and system capacity.
- Coordinate infrastructure planning with NBU's capital improvement schedules to ensure system expansions support future land use patterns identified in the Comprehensive Plan.
- Monitor and plan for future wastewater system upgrades to address inflow and infiltration issues that contribute to overloading during major rain events.
- Promote compact and contiguous development patterns that support efficient utility extensions and minimize the cost-of-service delivery.
- Incorporate utility infrastructure considerations into subdivision design standards, annexation policies and site plan approvals to prevent future service conflicts and capacity limitations.
- Encourage the extension of natural gas services to new residential and commercial areas where feasible to support energy diversification and development flexibility.
- Facilitate interagency coordination with smaller regional providers near City limits to avoid duplication of service areas and to ensure long-term utility compatibility as urban growth expands outward.



Source: City of Bay Minette

Garbage and Recycling Services

Goal: Provide efficient, reliable and sustainable garbage and recycling services that protect public health, maintain community cleanliness and promote environmentally responsible practices.



Source: City of Bay Minette

Garbage and recycling services for most Bay Minette residents are provided by the Solid Waste Authority of Baldwin County, which manages regular household garbage collection within City limits and operates two recycling drop-off stations. While curbside recycling is not currently offered, the drop-off stations provide opportunities for residents to participate in recycling efforts. The City of Bay Minette Streets and Sanitation Department supplements these services by performing weekly curbside collection of bulky waste and yard debris for residential customers within the City. The Department also provides garbage collection services for the City's downtown businesses.

Together, these services ensure that solid waste is managed efficiently, support community cleanliness and provide the foundation for potential future enhancements in recycling and waste diversion.

Objectives:

- Coordinate with the Baldwin County Solid Waste Authority to ensure consistent, high-quality household garbage collection services for all City residents.
- Maintain and improve bulky waste and yard debris collection provided by the City's Streets and Sanitation Department to ensure timely and effective service.
- Enhance recycling opportunities by evaluating the feasibility of expanding recycling drop-off stations and exploring options for future curbside recycling collection.
- Support public education initiatives on proper waste disposal and recycling practices to increase participation and reduce contamination.
- Monitor service delivery and capacity needs as population and development grow, ensuring that collection schedules, routes and infrastructure remain efficient and cost-effective.
- Coordinate with downtown businesses to maintain effective and regular garbage collection that supports economic activity and downtown vitality.

Public Library

The Bay Minette Public Library was founded in 1922 by the Women's Civic Improvement Association. In 1925 it went under the direction of a five-member board of directors. It has continued under this direction as a city department with funding from the Bay Minette City Council. The library provides many community services for both adults and children such as access to public computers, Wi-Fi hot spot, faxing, printing, copying, meeting room space, paperback swaps, free magazines and children's readings.



Source: City of Bay Minette



Source: City of Bay Minette



Source: City of Bay Minette

Parks and Recreation

Goal: Expand recreational opportunities and facilities to meet the needs of a growing community while maintaining a high standard of quality.

The City of Bay Minette takes pride in its parks and recreational facilities. These assets contribute to the overall health, quality of life and economy of the City and adjacent areas. The parks are run and maintained by two groups: Recreation Department and Parks and Grounds Department. The Recreation Department runs and organizes events for the parks, pickleball courts, volleyball courts, softball fields and city pool. The Parks and Grounds department is responsible for the upkeep of all those facilities along with the landscaping at other government locations. The National Recreation and Parks Association (NRPA) collects and distributes data on parks nationally. Their 2024 Performance Review found that municipalities nationally average 10.6 acres of parkland per 1,000 residents. The City of Bay Minette is currently below the national average with 9.5 acres of parkland per 1,000 residents. As Bay Minette continues to grow in area and population, working to meet or exceed the national average of parkland per resident should be a priority.



Source: City of Bay Minette

Objectives:

- Increase parkland to meet or exceed the NRPA national standard of 10.6 acres per 1,000 residents by 2035. Track in the Comprehensive Plan Annual Report.
- Adopt a Parks and Recreation Master Plan Update by 2027 to prioritize land acquisition, facility upgrades and programming.
- Implement an Annual Parks Condition Assessment beginning in 2026, rating facilities with a standardized scorecard and directing funding to deficient facilities.
- Establish Level of Service (LOS) standards (e.g., playground within ½ mile of every neighborhood, one sports field per 5,000 residents) and track compliance annually.
- Evaluate staffing capacity to ensure adequate personnel availability to meet the needs of citizens and maintain facility service levels.
- Partner with the Baldwin County Board of Education to establish a Five-Year Education Support Facilities Plan by 2030 to guide investment in libraries, recreation facilities and other non-classroom services. Success measured by adoption of the plan, capital investments and documented usage levels.

- Develop and launch at least two new recreational or community programs by 2027 that respond to identified community needs, support youth and adult participation and enhance the City's overall parks and recreation offerings.

Public Works & Infrastructure

Goal: Use modern asset management and GIS tools to manage, maintain and expand infrastructure effectively.

The Public Works and Infrastructure functions of the City of Bay Minette are critical to maintaining the community's physical framework and supporting future growth. Streets, sidewalks, stormwater systems, signage and related infrastructure require consistent investment, proactive maintenance and accurate data to ensure that systems remain safe, reliable and cost-effective. As the City continues to grow, the ability to plan, manage and coordinate infrastructure improvements will depend increasingly on the use of modern asset management practices and Geographic Information Systems (GIS). By building a comprehensive inventory of existing assets, integrating GIS into daily operations and improving coordination with utility providers and developers, the City can enhance decision-making, prioritize capital improvements strategically and promote transparency for both staff and the public. These efforts will allow Bay Minette to sustain a high-quality infrastructure network that supports economic development, neighborhood vitality and long-term resilience.



Source: City of Bay Minette

Achieving the City's infrastructure and GIS objectives will require dedicated staffing, interdepartmental coordination and consistent funding. Establishing a structured asset management program—either through hiring GIS personnel or contracting specialized services—will be essential to build and maintain accurate datasets. Public Works, Engineering, Planning and utility partners should collaborate on data collection standards, as-built submittal requirements and shared platforms to ensure infrastructure information remains current and reliable. Incorporating these practices into subdivision and development review processes will support more efficient maintenance scheduling, capital project prioritization and transparent decision-making.

Objectives:

- GIS Staffing & Policy: Hire dedicated GIS staff or contract GIS services by 2026. Require all new infrastructure projects to provide GIS-compatible as-built data.
- Roadway Inventory: Complete a GIS-based roadway inventory by 2027, rating pavement condition using a Pavement Condition Index (PCI). Maintain an average citywide PCI score of "Good" or better.

- Sidewalk Inventory: Complete a GIS-based sidewalk inventory by 2027. Adopt a 5-Year Sidewalk Improvement Plan, with progress tracked by annual upgrades and ADA compliance.
- Storm drain & Stormwater Mapping: Develop a full GIS stormwater layer by 2027. Require GIS-format stormwater as-builts for all new subdivisions beginning in 2026.
- Road Sign Inventory: Complete a GIS-based road sign inventory by 2027, documenting condition and MUTCD compliance. Replace deficient signs annually with progress reports.
- Utility Coordination Platform: Establish a GIS-based platform for utility coordination by 2028 with active data-sharing agreements from all providers.
- Public GIS Portal: Launch a public-facing GIS portal by 2028 providing zoning, infrastructure and development data to residents and developers.

Code Enforcement

Goal: Promote and maintain a safe, healthy and attractive community through consistent, proactive and fair enforcement of City codes and ordinances, including nuisance, unsafe structures and property maintenance standards.

Effective code enforcement plays a critical role in protecting public health and safety, preserving neighborhood integrity and maintaining the overall appearance and livability of the City. In Bay Minette, the Building Official is the primary enforcement authority for the City's codes and ordinances as adopted by the City Council with the Planning Department sharing responsibility for reviewing zoning-related ordinances. These



Source: City of Bay Minette

responsibilities include administration and enforcement of building codes, zoning regulations, nuisance ordinances, property maintenance standards and the Unsafe Structures Ordinance, among others. Through coordinated efforts, enforcement staff address violations ranging from overgrown lots and inoperative vehicles to dangerous or dilapidated structures that pose threats to health and safety. As Bay Minette continues to grow, a clear and consistent code enforcement framework will be essential for sustaining community character, encouraging reinvestment and supporting economic development.

Objectives:

- Enforce adopted building, zoning, property maintenance, nuisance and unsafe structure codes consistently and effectively to protect public health, safety and welfare.
- Strengthen coordination between departments to ensure clear communication and efficient enforcement actions across building, zoning and property maintenance responsibilities.
- Proactively identify unsafe and dilapidated structures for repair or removal in accordance with the Unsafe Structures Ordinance, prioritizing those that present the greatest public hazard.
- Promote voluntary compliance through education and outreach, providing property owners with clear information on code requirements and procedures before formal enforcement actions are initiated.
- Maintain accurate records of enforcement actions, including complaints, inspections, notices and

resolutions, to support transparency and track progress over time.

- Regularly review and update codes and ordinances to align with best practices and evolving community standards, including nuisance abatement and property maintenance provisions.
- Incorporate code enforcement considerations into planning and redevelopment initiatives, especially in areas with concentrations of aging structures or chronic violations.
- Explore technology solutions for reporting, tracking and managing code enforcement cases to increase efficiency and accessibility for both staff and the public.

Community Engagement and Communications

Goal: Foster strong connections between the City and its residents through transparent communication, accessible information and support for community programs and events that strengthen civic identity and public participation.

The City of Bay Minette increasingly relies on digital platforms, public events and partnerships to keep residents informed and engaged. Recent improvements to the City's online and social media presence have provided more accessible channels for sharing information, announcements and emergency alerts, while also



Source: City of Bay Minette

giving residents a convenient way to communicate with City officials and departments. Beyond digital outreach, Bay Minette supports a variety of youth activities, recreational programming and community events—often in partnership with schools, civic organizations and local businesses—that foster social connections and enhance the City's quality of life. As Bay Minette continues to grow, maintaining a coordinated, transparent and inclusive approach to communication and engagement will be essential for ensuring residents remain informed, involved and connected to their community.



Source: City of Bay Minette

Objectives:

- Maintain and expand the City's digital communication platforms, including the website, social media and public notification systems, to provide accurate, timely and accessible information to residents and businesses.
- Develop a coordinated communications strategy that includes branding, message consistency and

scheduled updates across all platforms.

- Enhance two-way communication by promoting opportunities for residents to provide input, share concerns and engage with City leadership through public meetings, surveys and digital tools.
- Support youth programs, recreational activities and community events that build civic pride and strengthen social connections among residents of all ages.
- Partner with schools, civic organizations and the Chamber of Commerce to broaden outreach and increase participation in community initiatives.
- Ensure accessibility and inclusivity in all communication and engagement efforts, including accommodations for different languages, abilities and levels of digital access.
- Regularly evaluate engagement tools and strategies to ensure they remain effective, relevant and responsive to community needs.



Source: City of Bay Minette

North Baldwin Chamber of Commerce

The North Baldwin Chamber of Commerce is an independent, non-profit organization with more than 320 members representing a broad cross-section of local businesses, industries and civic groups. Although separate from municipal government, the Chamber serves as a key partner in advancing Bay Minette's economic development goals and enhancing the quality of life for residents. The Chamber collaborates closely with the City on initiatives such as business retention and recruitment, workforce development, marketing and branding, tourism promotion and community events. These efforts support many of the Comprehensive Plan's policies related to economic diversification, downtown revitalization,



Source: City of Bay Minette

tourism development and strategic partnerships with local organizations. As Bay Minette continues to grow, strengthened communication and coordination between the City and the Chamber will be essential to aligning

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business advocacy, infrastructure planning and community development efforts, ensuring that future growth is both economically vibrant and strategically guided.

Baldwin County School System

Bay Minette is part of the Baldwin County School System. There are approximately 31,000 students in the entire system. Bay Minette has three Baldwin County schools within the City limits: Bay Minette Elementary School (Grades Pre K-6), Bay Minette Middle School (Grades 7-8) and Baldwin County High School (Grades 9-12). There is also one Baldwin County School just outside the City limits: Pine Grove Elementary School (Grades Pre K – 6). Bay Minette can continue to improve the community by supporting the schools within the City.



Source: City of Bay Minette



Source: City of Bay Minette

Healthcare Services

Healthcare services available in Bay Minette have expanded over the past decade including medical, dental, vision and specialty care. North Baldwin Infirmary provides many medical services and is the only designated Baby-Friendly hospital in the region. The expansion of healthcare services within Bay Minette has not only improved access for those within Bay Minette but also adjacent areas in Baldwin County.

Future planning is an integral part of the overall planning process, providing a vision for long-range planning and is intended to be utilized as a guide for future development or land use decisions.

Communities are constantly changing, inheriting both the desirable and unwanted characteristics of the past. Today many communities are facing land use and developments that are undesirable to the community, incompatible land use relationships and traffic congestion on roadways insufficiently designed for current volumes and Bay Minette has not been immune itself. The primary cause for these difficulties is a lack of proper planning for the future and sticking to those goals and objectives set forth by the community.

PREFERRED PLAN



The Preferred Plan represents the community's shared vision for Bay Minette's future growth and development. It is the direct outcome of an extensive public engagement process, including interactive online surveys, public workshops and stakeholder committee meetings. The Preferred Plan illustrates how the City intends to accommodate growth in a way that strengthens neighborhoods, supports economic development, protects community character and coordinates public investment.

The Plan identifies both areas where existing land uses are reinforced and locations where land use change is encouraged, whether through redevelopment, new development, or long-range planning for future opportunities. The intent is not to diminish the value of existing uses, but to set out a strategic, long-term framework for how land can be reconfigured and utilized as growth pressures emerge.

The Preferred Plan provides a comprehensive framework for guiding Bay Minette's growth. By integrating land use, transportation, infrastructure and implementation strategies, it ensures the City can proactively shape development, maintain community character and strategically allocate resources. The Plan will be refined over time through amendments and periodic reviews, but its core structure provides a stable, policy-driven foundation for decision-making.

Role of the Preferred Plan

The Preferred Plan functions as a generalized policy map, not a regulatory zoning map. It provides a strategic vision for how different areas of Bay Minette should evolve over time, guiding zoning decisions, capital investments and development review.

Key principles include:

- The Preferred Plan is not an existing land use or zoning map, though in some cases future uses may align closely with existing conditions.
- Rezoning decisions should be guided by the Preferred Plan but interpreted alongside the Comprehensive Plan's goals, policies and guiding principles.
- Zoning maps establish the regulatory details, such as height, setbacks, parking and specific use permissions, while the Preferred Plan sets broad categories of appropriate use and intensity.
- The Plan provides a basis for anticipating and managing change, rather than reacting piecemeal, so that future growth strengthens the community's desired character.

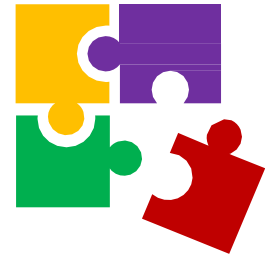
Based on the prioritization of the goals and objectives of the Comprehensive Plan, the Preferred Plan sets out a plan to help anticipate change, create positive change and to make the best decisions possible. The Preferred Plan incorporates the following:

Land Use

Goal: Promote a well-planned, compatible and sustainable development pattern that supports a safe and connected community, strong neighborhoods, quality infrastructure and long-term economic growth.

One of the staples of proper future planning is ensuring that compatible land uses are promoted, this does not necessarily mean “the same” but that compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

Through the planning process, it was identified that the existing land use layout has multiple areas of competing purposes within Bay Minette City limits. Adhering to the goals and objectives of building a safe and connected community, outstanding infrastructure, neighborhood pride and economic growth all stakeholders involved in the Plan were able to identify areas and travel corridors that would benefit from complementary land uses. The US 31 corridor, identified by the community as the top area for revitalization, is an example of this commitment through the Plan’s designation of a defined *Downtown Bay Minette*.



Complemented by the various opportunities offered through *Mixed Use* development. Bay Minette has built a foundation for sustainable growth through their significant contributions and support of the County school system, as such areas for growth of school facilities were provided in the Preferred Plan.

The Plan identified areas for commercial and business growth surrounding SR 59, to capitalize on the increasing demand for commercial and retail needs within Bay Minette. A professional business office area was also identified in an area south of the hospital. The demand for such development has risen in the past decade as economic measures such as educational attainment, median household income and quality of life have increased considerably.

The Novelis Mega site, located on SR 287, will be a significant development for Bay Minette. The Preferred Plan identifies a complementary *Regional Business* area around the interstate exit near the site to provide supporting opportunities for the facility and the goal of the Mega site to attract talented workers to the City of Bay Minette.

This section outlines how the City will promote compatible, sustainable and economically strategic development patterns, with particular emphasis on:

- Corridor revitalization along US 31
- Targeted commercial and institutional growth areas (e.g., SR 59 corridor, hospital area)
- Strategic employment development near the Novelis Mega Site on SR 287
- Integration of mixed-use opportunities and growth planning for schools and civic institutions.

Objectives:

- Encourage Compatible Development Patterns
 - Guide new development and redevelopment to respect the character of existing neighborhoods while allowing appropriate transitions in intensity and use.
 - Evaluate proposed land uses based on their ability to complement surrounding uses through design, scale and operational compatibility.
 - Integrate buffering, transitional land uses, or form-based strategies where needed to ensure compatibility between differing uses.
- Strengthen Key Corridors and Activity Centers
 - Reinforce the US 31 Corridor as a primary revitalization focus by promoting complementary land uses that support a vibrant and defined Downtown Bay Minette.

- Utilize mixed-use development strategies to support housing, commercial and civic functions in walkable, context-sensitive patterns.
- Prioritize infill and redevelopment along major corridors to enhance connectivity and reduce infrastructure costs.
- Plan for Economic Development and Institutional Growth
 - Designate and preserve sites for future school facility expansion, recognizing the City's partnership with the Baldwin County School System as a cornerstone of sustainable growth.
 - Promote commercial and retail growth in areas surrounding SR 59, responding to increasing market demand while ensuring orderly access and circulation.
 - Support the establishment of a professional business office district south of the hospital to meet rising demand for service and professional sector growth.
- Support Regional Employment Initiatives by:
 - Implement complementary Regional Business land use designations around the Novelis Mega Site (SR 287) to provide supporting services, commercial amenities and workforce-attracting development near the interstate interchange.
 - Coordinate land use policies with transportation improvements to ensure efficient access to the Mega Site and surrounding development areas.
- Guide Future Growth Strategically
 - Use the Preferred Growth Plan to direct development toward areas with available infrastructure and away from environmentally sensitive or capacity-limited areas.
 - Regularly review and update zoning and subdivision regulations to align with the land use plan and emerging development trends.
 - Promote development patterns that support multimodal connectivity and preserve community character.

Transportation

Goal: Promote a safe, connected and efficient multimodal transportation system that supports existing neighborhoods, future growth and economic development.

Communities across the nation, regardless of size, are experiencing an increase in congestion. There are various strategies to mitigate congestion that also promote greater community investment and sustainability. General roadway improvements such as widening, connectivity from new roadways, on-network multi-modal improvements such as complete streets and off-network improvements such as greenways and trails are all strategies included in the Preferred Plan.

Roadway improvement needs were identified along Airport Road. Improvements could include roadway widening, geometric upgrades, intersection control improvements and safety upgrades to mitigate capacity or other operational constraints.

Roadways that could benefit from complete street strategies were identified in the Preferred Plan. While there are many definitions of complete street strategies for the understanding of this Comprehensive Plan, it is defined as on-network improvements that promote connectivity of non-motorized transportation and coordinating land uses such as parks and schools.

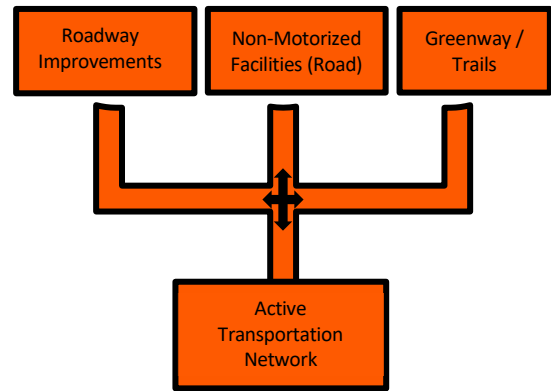
New roadway alignments that promote added north-south and east-west connectivity through Bay Minette are identified in the Preferred Plan. Additional connectivity will provide alternate options for traffic away from the main throughfares, providing improvements in traffic operations for residents and visitors.

A connected network of parks with a greenway/trail system is identified in the Preferred Plan. This system is located near the center of Bay Minette.

The purpose of these roadway improvements and new alignments is to provide a plan for the future to build an active, sustainable and reliable transportation network. An example is time reliability, defined as the variance of travel times over a course of time. The additional roadway capacity, operational improvements and alternate routing would help to provide greater consistency in travel times in Bay Minette.

The Preferred Plan envisions a safe, connected and efficient multimodal transportation network that supports planned growth and community mobility. Transportation priorities include:

- Coordinating roadway improvements with planned land use changes, particularly along major corridors.
- Implementing context-sensitive street designs that balance vehicle movement with pedestrian, bicycle and transit accessibility.
- Prioritizing infrastructure investments that improve connectivity between neighborhoods, activity centers and regional corridors.
- Evaluating and designating future road extensions, realignments, or functional classification changes to support long-term development patterns.
- Supporting traffic management strategies, such as access management and corridor studies, to maintain safety and efficiency as development occurs.



Objectives:

- Improve roadway connectivity and circulation throughout the City.
- Ensure that new development is matched with adequate transportation infrastructure and multimodal access.
- Establish measurable performance standards to guide transportation investment and subdivision design.
- The City shall apply transportation performance metrics consistent with the Transportation Master Plan (TMP), including:
 - Maintain arterials and collectors at Level of Service C or better, with LOS D acceptable only in constrained urban contexts.
 - Require new subdivisions to achieve a street connectivity index of at least 1.4.
 - Incorporate pedestrian and bicycle facilities into all major roadway projects and subdivision designs consistent with TMP standards.
- Rezoning, subdivision and site plan approvals shall be reviewed for consistency with these transportation performance metrics to ensure that growth is orderly and sustainable.
- The City shall review and update TMP metrics as conditions change, ensuring continued alignment with the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations.

City Resources and Infrastructure

The Preferred Plan aligns land use and transportation strategies with the City's capacity to deliver services. It identifies areas designated for City resources such as public parks, government buildings and an area along US 31 for an identified Downtown Bay Minette.

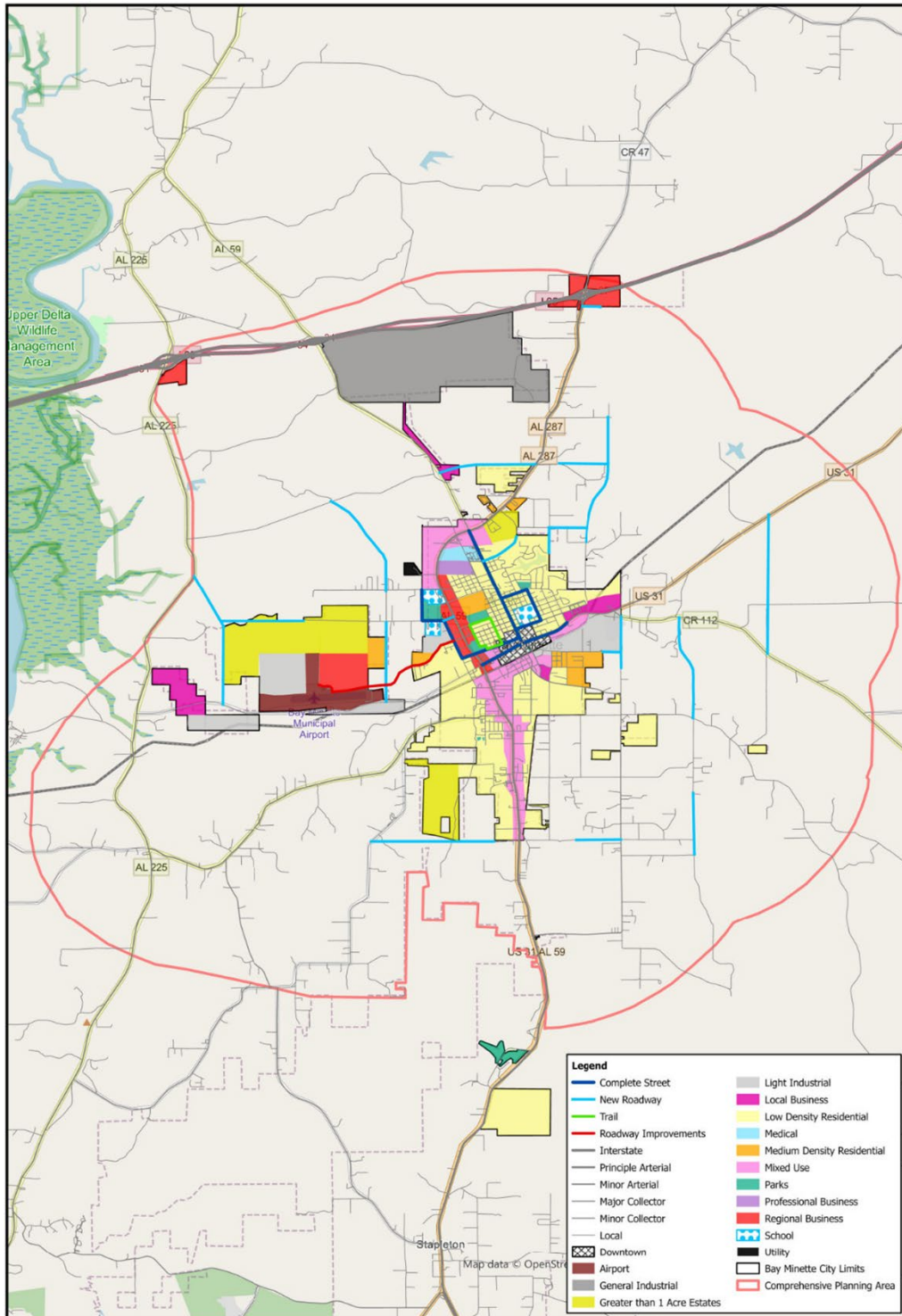
Key priorities include:

- Coordinating infrastructure extensions (water, sewer, stormwater and roads) with planned growth areas to ensure cost-effective, staged expansion.

- Identifying priority service areas for capital investment that align with future land use designations.
- Ensuring public facilities, including schools, parks and emergency services, are strategically located to serve future populations.
- Maintaining infrastructure investment policies that protect existing neighborhoods while supporting growth corridors.

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Preferred Plan Map



Preferred Plan City of Bay Minette



Comprehensive Plan
Adopted | October 9, 2025 | Bay Minette

Plan Amendment Process

The Preferred Plan is intended to be a living document, providing flexibility to respond to new conditions while maintaining a consistent policy direction. Amendments may be initiated by the City of Bay Minette Planning Commission (for major amendments) or by the Planning and Development Services Department (for administrative amendments).

- Amendments should be considered through a formal public process involving the Planning Commission and City Council.
- Amendments should demonstrate consistency with the Comprehensive Plan's guiding principles, goals and objectives, or justify a clear policy evolution.
- Plan amendments should be evaluated for infrastructure capacity, transportation impacts and land use compatibility prior to adoption.
- Regular periodic reviews (e.g., every 5 years) should assess whether the Plan continues to reflect community priorities and emerging development trends.



Source: City of Bay Minette

Major Amendments

Major amendments involve substantive changes to the Plan's goals, policies, or future land use designations and require formal public review and action by the Planning Commission. Examples include:

- Comprehensive updates to the Plan, typically conducted every five years or more.
- Revisions to goals and policies based on new information, data, or community priorities.
- Preparation of new or more detailed plan elements.
- Changes to future land use designations, including adding or removing categories.
- Updates to maps reflecting changes to the City's planning boundary.

Major amendments follow a public process, including staff review, public notice and public hearings before the Planning Commission.

Administrative Amendments

Administrative amendments are technical or editorial in nature and do not substantively affect the Plan's goals, policies, or land use designations. These amendments are processed by staff without formal action by the Planning Commission or City Council. Examples include:

- Map updates to reflect newly annexed areas.
- Technical updates to maps showing revised data such as roads, hydrology, hazard areas, or environmental features. (Future land use designations cannot be changed through this process.)
- Minor clarifications to future land use place types.
- Graphic updates.
- Corrections of typographical errors or omissions.

Actionable Plan

To move from vision to implementation, the Preferred Plan is supported by an Actionable Plan that identifies specific steps, responsibilities and priorities.

These include:

- Zoning and regulatory updates to align local codes with Preferred Plan designations and objectives.
- Capital Improvement Plan (CIP) coordination, ensuring infrastructure investments are prioritized in areas targeted for growth or reinvestment.
- Corridor and small area planning to provide more detailed guidance in high-priority areas such as US 31 and the Mega Site vicinity.
- Annual reporting on development activity, rezonings and infrastructure projects to track progress toward Preferred Plan goals.
- Establishing clear triggers for infrastructure upgrades, rezonings, or area plan initiation based on development activity levels or service thresholds.



Source: City of Bay Minette

The adoption of this Comprehensive Plan represents the first step in its implementation. Its effectiveness will be determined by how consistently it is used in daily decision-making, including policy development, infrastructure programming, development review and interagency coordination.

City leaders should use the Plan as a guiding framework when:

- Developing or revising policies, regulations and programs.
- Prioritizing and programming infrastructure investments.
- Evaluating development applications and ensuring consistency with the City's long-term vision.
- Coordinating with regional and state agencies on shared initiatives.

From time to time, individual development proposals may conflict with one or more Plan recommendations. In such cases, City officials will need to carefully balance competing priorities and consider whether plan amendments, policy adjustments, or alternative approaches are appropriate to achieve the Plan's intended outcomes.

Types of Implementation Actions

The Plan's recommendations can generally be grouped into four categories:

- **Plans and Studies** – Detailed corridor plans, small area plans, or technical studies that provide guidance for targeted locations or issues.
- **Projects** – Capital investments such as transportation improvements, park expansions, or utility extensions that support planned growth.
- **Policies** – Updates to zoning ordinances, subdivision regulations, or administrative procedures to align regulatory frameworks with the Plan's goals.
- **Initiatives** – Programs, partnerships and other non-capital actions that support community objectives.

Some actions can be undertaken immediately, while others will be phased over time as resources, staffing and

development activity allow. This Comprehensive Plan is not law or intended to be a zoning ordinance. It is a policy guide for community decision- making regarding land use, development, growth management and capital improvement decisions. This Comprehensive Plan should be revisited and updated over time to ensure that goals and objectives still meet the desires of the community and to ensure there is adequate support for ongoing planning efforts. The following recommendations are a synopsis of everything discussed in the full plan.

- **Built Environment**
 - Support current and new development in downtown Bay Minette through identifying locations for civic/government development near downtown Bay Minette and prioritize the rehabilitation of dilapidated structures.
 - Review and update current landscaping requirements for new development.
- **Education**
 - Future development(s) should complement school locations, bus routes and students.
 - Priority should be placed on development that aids the public library and other resources that support students outside the classroom.
- **Natural Environment**
 - Support enhancements to current and future parks and acquire additional parkland in environmentally sensitive areas to work towards meeting or exceeding the national average of parkland per 1,000 residents.
 - Requirement of green/common areas in new development(s) in support of developing low impact communities.
 - Implement good stormwater management principles and floodplain practices in land use development regulations that meet or exceed state and federal requirements.
 - Encourage low-impact design and development to minimize runoff and nonpoint source pollution.
- **Population and Economic Services**
 - Provide police department funding for necessary personnel, equipment and training to continue to meet or exceed the state average of sworn officers per 1,000 residents.
 - Provide fire department funding for necessary personnel, equipment and training to work to maintain or increase current number of firefighters per 1,000 residents.
 - Provide resources necessary for continued emergency response to growing areas of coverage.
 - Promote productive communication between the City and residents.
 - Maintain balance between budgeting and residents' needs.
 - Develop a municipal facility needs assessment study for public buildings, as necessitated.
- **Growth and Development**
 - Develop a context sensitive growth process by evaluating the existing surrounding land uses through the application of density gradients that strike a balance between land use transitions, current infrastructure and future infrastructure necessary to support the development.
 - Promote diversity in business development (small, medium and large) across various industries.
 - Promote context-based roadway projects based on industry standards to include multi-modal transportation infrastructure connectivity within Bay Minette.
 - Encourage alignment between City regulations and City Comprehensive Plan for new development, redevelopment and rehabilitations.
 - Identify opportunities for community engagement and family events.
 - Continue to market Bay Minette as a regional destination and support the North Baldwin Chamber of Commerce.

- **Infrastructure**

- Develop a transportation master plan that reenforces the vision, goals and objectives of the Comprehensive Plan.
- Develop a capital improvements and maintenance plan to serve as a platform for budgeting annual infrastructure maintenance information.
- Further develop and utilize GIS systems to manage City infrastructure assets.
- The City should continue to work closely with North Baldwin Utilities (NBU) to align utility infrastructure planning with land use, subdivision, site plan review and annexation decisions. This may include establishing formal coordination procedures or memoranda of understanding (MOUs) to ensure NBU is engaged early in the development review process and that future capital improvements are synchronized with the City's growth areas. Regular communication and data sharing between NBU and City staff will support informed decision-making and efficient infrastructure expansion.

