

# Bay Minette Planning Commission

## Regular Meeting Minutes

Minutes December 10, 2020

Monthly Meeting No. 12

The Bay Minette Planning Commission met in Regular Session on Thursday, December 10, 2020. The meeting was called to order at 8:00 a.m., by Chairman Stewart, in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

### IN ATTENDANCE

At 8:00 a.m. the following members were present:

Todd Stewart, Chairman  
Robert A. "Bob" Wills, Mayor  
Scotty Langham, Commission Member  
Neal Covington, Commission Member  
Earl Emmons, Commission Member  
William Taylor, Commission Member  
Patrick Robinson, Building Official  
Wynter Crook, Commission Member

Commission Members absent:

Jessica Davis, Commission Member

Other persons in regular attendance:

Scotty Lewis, Attorney  
Clair Dorough, City Planner  
Jessica Peed, Planning Assistant  
Tammy Smith, City Administrator  
Steven Stewart, Bay Minette Fire  
Department Tina Covington, Public Relations  
Coordinator Leslie Johnston, SARPC

### GUESTS

Fran Posey  
Ryley Corliss  
Art Dyas

### INVOCATION

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

Chairman Stewart states Mayor Wills has an announcement before the

Planning Commission will begin. Mayor Wills states he would like to formally recognize the "Employee of the Year" and asked for Mrs. Covington to bring the certificate and gifts of appreciation. Mayor Wills states "Employee of the Year" for 2020 is Jessica Peed, and follows with a speech recognizing her work ethic and citing a few of the nomination quotes. Mrs. Peed is presented with her certificate and gifts and is congratulated.

*William Taylor joined the Planning Commission meeting at 8:02 am.*

**ITEM 3.** Approval of Minutes of the November 12, 2020 meeting. Commission Member Langham made a motion to approve the November minutes as written. The motion was seconded by Commission Member Emmons and was unanimously carried.

**ITEM 4.** Old Business: NONE

**ITEM 5.** New Business:

a.) Z-2002 – JRC Properties, Red Hill Creek Estates Subdivision

Request: Rezone one parcel from M-1, Light Industrial to R-2, Medium Density Single Family Residential

Location: The subject property is located at the end of Red Hill Road Ext., approximately 0.3 miles from Red Hill Road

Chairman Stewart states this topic was briefly introduced at the previous Planning Commission meeting in which prior to the subdivision request, the Planning Commission would need to consider the request to rezone one parcel related to the Preliminary Plat. Scotty Lewis asks Mrs. Dorrough if a Special Exception would have been a better route to which Mrs. Dorrough explains that a Rezoning is the fastest and cleanest way forward.

Chairman Stewart asks Art Dyas, the agent representative, to point out the highlights of the Rezoning request. Mr. Dyas states he is the representative for Elizabeth Citrin who is the property owner. He introduces the location, and states it is a good property for a residential zoning. He also states they are trying to create the most advantageous subdivision for the city which includes most of the lots to be larger with the exception of two lots at the end, which will only be 2.8 acres. Councilman Taylor inquires if the requested rezoning will be for a certain type home to which Mr. Dyas

states there will not be a restriction for the type of home since the residential owners will be deciding. A discussion commences on which type of homes will be allowed in the requested R-2 rezoning to which Mrs. Dorough states no duplex, multi-family or manufactured/mobile homes will be allowed. Mayor Wills states the restrictive covenants may include certain specifications pertaining to the style of homes and Scotty Lewis states the Planning Commission will be privy to any restrictions placed on property at the time of final plat. Chairman Stewart inquires if they are any questions for the applicant or any rezoning issues to which there were none. Mrs. Dorough briefly discusses the annexation history of the property and states by rezoning to an R-2 zoning designation, the properties will be more consistent with the surrounding areas.

With no other questions or comments, Chairman Stewart opens the Public Hearing at 8:16 am for the request to rezone the property from the M-1 zoning designation to the R-2 designation. Mayor Wills states the proposed homes will be substantial. Mr. Dyas states the owner of the surrounding properties, Jim Atchison, has no plans for development for the surrounding timberland properties. With no other questions or comments, Chairman Stewart closes the Public Hearing at 8:22 am.

Commission Member Covington makes a motion of recommendation to the City Council to approve the rezoning from M-1 to R-2. Commission Member Langham seconded, and it was unanimously carried.

b.) SD-2001 – JRC Properties, Red Hill Creek Estates Subdivision

Request: Preliminary Plat – Major Subdivision approval for an 11-lot subdivision

Location: The subject property is located at the end of Red Hill Road Ext., approximately 0.3 miles from Red Hill Road

Chairman Stewart introduces the preliminary plat request for a major subdivision. There is a discussion on the topography of Lots 7 and 8, and the division between county and city maintenance and permitting. Scotty Lewis states that before the final plat approval is recorded, there may be a need to note the requirements of water and sewage on the plat. There was a brief discussion on the water main extending from the closest 6-inch line at Silsbee Terrace.

With no other comments, Chairman Stewart opens the Public Hearing to approve the preliminary plat for an 11-lot subdivision at 8:31am. Fran Posey states that she understands the subdivision will be joining her property and requested to view the plans. Chairman Stewart asked if all



adjacent landowners received the notification letters, to which Mrs. Dorough states they did. Mrs. Posey reviewed the plans and stated she had no other questions. Chairman Stewart closed the Public Hearing at 8:33am.

Commission Member Covington inquired if the utility line is complete, to which Mrs. Dorough states there is a major expense that can be a condition of final approval.

With no other questions or comments, Commission Member Covington makes a motion to approve the preliminary plat for an 11-lot subdivision contingent upon a successful rezoning of the property. Commission Member Emmons seconded and the motion unanimously carries.

## ITEM 6. Reports:

### A. Mayor/Council Report

- Mayor Wills states the Chamber of Commerce decided to cancel Christmas Fest due to the recent "Safer at Home" order made by Governor Ivey. He also states the two newest council members, Pete Sellers and Matt Franklin, are looking forward to new growth within the city.

### B. Attorney

- Scotty Lewis states he hopes everyone has a great Christmas. Leslie Johnston states most employees of SARPC are working virtually.

### C. Commissioner

- None

### D. Planning Staff

- Mrs. Dorough states the next Ordinance Regulation(s) the Planning Department will be working on will be the tiny homes as they are increasing in inquiries as far as permitting and zoning. She states she will be working with Steven Stewart, Patrick Robinson and Scotty Lewis on codes. There is a discussion on if water/plumbing, and the building and fire codes, and recent cases that have occurred related to improper anchor strapping, windows, and fire hazards. Mayor Wills inquires on costs related to a tiny home, and a discussion commences regarding the different options regarding zoning. Mrs. Dorough states the Commission will also need to state the difference between a recreational vehicle, mobile home, and tiny home. Mrs. Johnston states she has been working with another municipality in which they have similar regulations. There is a discussion on various definitions that could be applied,

PUD Homes, and aesthetic and building aspects that will need to be considered. Chairman Stewart asked if Mrs. Johnston would send the verbiage for the municipality with the tiny home regulations to Mrs. Dorrough so that she may distribute to the Commission.

**ITEM 8.** With no further business Chairman Stewart adjourned the meeting at 8:55 a.m.

DONE THIS THE 10<sup>TH</sup> DAY of DECEMBER 2020



Todd Stewart, Chairman

**ATTEST:**

  
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Jessica Peed, Planning Assistant