

Bay Minette Planning Commission

Regular Meeting Minutes

Minutes February 10, 2022

Monthly Meeting No. 1

The Bay Minette Planning Commission met in Regular Session on Thursday, February 10, 2022. 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
Neal Covington, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official
Earl Emmons, Commission Member
Scotty Langham, Commission Member
Ray Clark, Commission Member
William Taylor, Commission Member

Commission Members absent:

Wynter Crook, Commission Member

Commission Members late:

Other persons in regular attendance:

Clair Dorrough, City Planner
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Scotty Lewis, City Attorney
Steven Stewart, Fire Department
Kristina Pittman, Chamber of Commerce

GUESTS

John Byrd
Krista Ladenwich
Ben White
Joseph Rhodes
James Tindle
Ryan Linam
Barbara Helton

INVOCATION

Councilman Taylor gave the invocation, followed by the pledge.

ITEM 3.

Approval of the Minutes of the December 9, 2021 meeting, as January's meeting was cancelled due to lack of cases. Commission Member "Mayor" Wills made a motion to approve the December minutes as written. The motion was seconded by Commission Member Langham and was unanimously carried.

ITEM 4.

Old Business - NONE

ITEM 5.

New Business:

a.) Z-22001- Dempsey Property Rezoning- *Public Hearing*

Disclosure of Prior Communications and/or Conflict of Interest

Request: Rezoning from B-1 to B-2 for storage buildings

Location: The subject property is located at the northwest corner of Jaycee Road and Hwy 59

Chairman Stewart inquires if there were any prior communications or conflicts of interest to which he states he was approached regarding the process and directed them to the Planning Commission administrative staff. Mrs. Dorrough introduces the request, reading the staff report information located in the Planning Commission packet including the traffic induced request difference between B-1 and B-2 zoning, the Comprehensive Plan's Agricultural Land Designation at that location creating a natural progression towards industrial development, and a required ALDOT concurrence letter regarding acceptable traffic plans if accessing from Hwy 59. Mayor Wills inquires about if there are drainage issues and the timing and quantity of storage units to which Mr. White states there is a natural draw on the site and one storage unit will be constructed at a time. There is a brief discussion about the architectural standards, which direction the units will front showing façade, and the surrounding businesses to which Mrs. Dorrough states the façade will be determined at Site Plan approval and states the surrounding properties, hotel zoning designations and the adjoining, adjacent property owners. Chairman Stewart opens the Public Hearing at 8:21am for the Rezoning request to go from a B-1 to B-2 zoning designation for the purpose of storage buildings. With no public comment, Chairman Stewart closes the Public Hearing at 8:21am. Commission Member Covington makes a motion to recommend approval to the City Council for a successful rezoning. Commission Member Emmons seconds, and it is unanimously carried.

b.) ES-22001 Kelson Property Exempt Subdivision

Disclosure of Prior Communications and/or Conflict of Interest

Request: Exempt Subdivision to divide one lot into two for single-family residential

Location: The subject property is located at 1210 Lower St

Chairman Stewart inquires if there were any prior communications or conflicts of interest to which he there were none. Mrs. Dorrough introduces the request, stating the applicant is in the process of procuring the current documents to clarify ownership but as of today the application is incomplete and would like to table the request. Commission Member Clark makes a motion to table the Exempt Subdivision request. Commission Member Emmons seconds and it is unanimously carried.

c.) ES- 22002 Bayou Brothers Development Property Exempt Subdivision

Disclosure of Prior Communications and/or Conflict of Interest

Request: Exempt Subdivision to divide one lot into two for single-family residential

Location: The subject property is located at the southwest corner of W 7th St and N Dobson Ave.

Chairman Stewart inquires if there were any prior communications or conflicts of interest to which there were none. Mrs. Dorough introduces the request and reviews the Staff Report that is located in the Planning Commission packet. Commission Member Clark inquires if adjacent property owners are notified when an Exempt Subdivision Request is submitted to which Mrs. Dorough states it is not required for Exempt Subdivisions per the regulations. There is a brief discussion on surrounding lot sizes, proposed residential construction sizes, and the different regulation criteria for Minor, Major, Exempt and Administrative Subdivisions to which Mrs. Dorough states the Planning Commission has the authority to change the regulations but the submitted request meets the current Exempt Subdivision Regulations. With no further discussion Councilman Taylor made a motion to authorize the Chairman to sign the plat as presented. Commission Member Langham seconded and it was unanimously carried.

d.) SP-22001 Snappy Oil and Tire Site Plan

Disclosure of Prior Communications and/or Conflict of Interest

Request: Site Plan approval for automobile service station

Location: The subject property is located at 1241 S US Hwy 31

Chairman Stewart inquires if there were any prior communications or conflicts of interest to which there were none. Mrs. Dorough introduces the request and reviews the Staff Report that is located in the Planning Commission packet. She also states that per the Building Official, any renovations will require plans. Applicant, Mr. Linam, discusses his current business operating in Atmore, AL and states the Bay Minette location will have 4-5 alignment/lift bays, new signage and will erect a fence between the office and the adjoining property. Chairman Stewart states that previous owners have not upheld the property to a good, presentable standard and forewarns Mr. Linam that he will be scrutinized. Mr. Linam states his proposal is to only repair tires and perform oil changes, but if a vehicle has to stay overnight that it will be concealed in the bays. There is a brief discussion on tire pickup, exposed tanks, architectural details and landscaping to which Mr. Linam states the tires are picked up once a week; an environmental services company will come and take the used oil; and discusses the proposed plan for gates and fences. There is a discussion on Site Plan regulations, and Mrs. Dorough states Site Plan approval is intended for new construction and since this request is an established structure with no plans to renovate with the exception of adding a pit, erecting a fence and landscaping, the requirement for approval is based on use, not construction. Mrs. Dorough also includes the applicant will be required to submit a Land Use, including plans for parking and screening. With no further comments or questions, Commission Member Clark makes a motion to approve the Site Plan request for Snappy Oil and Tire with the conditions of landscaping for Dickman Road, no outdoor storage except in approved screening areas, and removal of the external vacuum kiosks. Councilman Taylor seconds and it is unanimously carried.

e.) RA-2201 – Zoning Regulation Amendment – *Public Hearing*

Request: Proposed Amendments to Section 8.10, Table of Permitted Uses

Mr. Dorrough states she recently received a Site Plan request for an entertainment venue for a M-2 zoning designation but the Table of Permitted Uses does not allow those types of uses in that zoning designation. She also states she does not request to change the Table for a particular person or request, but feels this revision could be beneficial to the community. Mrs. Dorrough reviews the proposed changes that are located in the Planning Commission packet that result in discussions on various received requests and uses in zoning designations, including accessory structures, minimum lot requirements, tiny homes, accessory dwellings, screening requirements, entertainment venues, variety stores and the declared need to revisit the approval processes for certain requests that will be discussed at the next Planning Commission meeting. Chairman Stewart opened the Public Hearing for the proposed Zoning Regulation Amendment at 9:44am. With no comments or questions, Chairman Stewart closed the Public Hearing at 9:44am. Commission Member Covington made a motion to approve the proposed amendments to the Zoning Regulations with the revisions related to Accessory Structures in commercial districts and Planning Commission approval for Sexually Oriented Establishments in the B-2 and M-1 Districts. Commission Member Clark seconded and it was unanimously carried.

ITEM 6.

Reports:

a.) Mayor/Council Report

- Mayor Wills states the Justice Center's plans are moving forward and the bond issue was completed. He also states approximately 2,500 garbage carts have been deployed and the Garbage Collection Ordinance currently being revised. Commission Member Clark posed the question to the Commission about if the City wanted to be known as a place of small houses on tiny lots, with both Chairman Stewart and Commission Covington agreeing the next Planning Commission meeting needed to include discussion on potential changes to increase value in areas by way of adjusting lot dimensions and zoning/use requirements.

b.) Attorney – None

c.) Commissioner – None

d.) Planning Staff - None

ITEM 7.

With no further business Chairman Stewart adjourned the meeting at 9:52 a.m.

DONE THIS THE 10th DAY OF FEBRUARY 2022



Todd Stewart, Chairman

ATTEST:


Jessica Peed, Planning Coordinator