



## Bay Minette Planning Commission Regular Meeting Minutes

Minutes November 14, 2024

Monthly Meeting No. 11

The City of Bay Minette Planning Commission met in Regular Session on Thursday, November 14, 2024. The meeting was called to order at 8:02 a.m. by Chairman Todd Stewart, in the Council Chambers located in Bay Minette City Hall, at 301 D'Olive Street, Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

**IN ATTENDANCE** At 8:00 a.m. the following members were present, and a quorum established

Todd Stewart, Chairman  
Robert A. "Bob" Wills, Mayor  
Rob Madison, Building Official/Commission Member  
William Taylor, City Council/Commission Member  
Neal Covington, Vice-Chairman  
Earl Emmons, Commission Member  
Jim Faulkner, Commission Member

**Commission Members absent**

Ray Clark, Commission Member  
Hiram Templeton, Commission Member

**Commission Members late**

None

**Other persons in regular attendance**

Lauren Collinsworth, Attorney  
Tammy Smith, City Administrator  
Clair Dorough, City Planner  
Steven Stewart, Fire Inspector  
Paula Bonner, Planner Associate  
Kristina Pittman, North Baldwin Chamber of Commerce

**GUESTS**

Ray Long, Representative for Stella Jones Corporation Property Site Plan  
John Byrd, Representative for Stella Jones Corporation Property Site Plan  
Toronto Brown, Citizen for Higher Ground Ventures, LLC Property Rezoning  
Kevin Weaver, Representative for Stella Jones Corporation Property Site Plan  
Victoria Taylor, Citizen for Higher Ground Ventures, LLC Property Rezoning  
Jason Linder, Representative for Higher Ground Ventures, LLC Property Rezoning  
Don Taylor, Citizen for Higher Ground Ventures, LLC Property Rezoning

**INVOCATION** Chairman Stewart presented the invocation, followed by the pledge.

**ITEM 3. Announcements/Registration to address the Commission**

Mrs. Dorough announced that Rob Madison, the Building Official, had achieved his Certified Building Official Certification.

**ITEM 4.**

**Approval of the October 10, 2024, Regular Meeting Minutes**

Vice-Chairman Covington requested a correction to Item 9 in the minutes, noting that Chairman Stewart did not adjourn the meeting. After a brief discussion, it was confirmed that Acting Chairman Mayor Wills adjourned the meeting. Mayor Wills made a motion to approve the October minutes as amended. The motion was seconded by Councilman Taylor and carried unanimously.

**ITEM 5.**

**Disclosure of Prior Communications and/or Conflicts of Interest**

None

**ITEM 6.**

**Old Business**

None

**ITEM 7.**

**New Business**

**a.) Z-24003, Higher Ground Ventures, LLC Property Rezoning**

Mrs. Dorough presented the rezoning request from M-2, General Industrial District to R-3, Higher Density Single Family Residential District for 8.05± acres located at the northeast intersection of Moran Street and East Ellis Street, followed by discussion of:

- A past Site Plan request in 2022 for Honey's Kitchen Event Venue on the property, which was denied due to the condition of the road, the intensity of that use, and drainage concerns.
- The current future land use and proposed future land use maps.
- The existing residential uses and how the proposed R-3 zone would provide a good transition from industrial to residential uses.
- The proposed future four-lot (4-lot) residential subdivision should the rezoning request be approved.
- The minimal impact of the proposed residential use, which would be less intense than the impacts of industrial use.
- Available options for subdivision/development of the subject property if the rezoning is approved.
- The availability of utilities and proposed sizes for the four-lots (4-lots) in the future subdivision should the rezoning request be approved.

Mrs. Dorough reported the Staff Recommendation for Case Z-24003, Higher Ground Ventures, LLC Property Rezoning Request from M-2, General Industrial District to R-3, Higher Density Single Family Residential District is to Recommend Approval to City Council.

***Chairman Stewart opened the Public Hearing for Item 7 (a.) Case Z-24003, Higher Ground Ventures, LLC Property Rezoning Request at 8:20 a.m.***

**Public Comments:**

- Don Taylor, a neighboring property owner, expressed his preference for single-family homes on the property and voiced concerns if large developments and stacked houses are built
- Jason Linder, the surveyor/applicant, stated the intention of the project is to have four (4) single-family dwellings on four (4) individual lots.

***Chairman Stewart closed the Public Hearing for Item 7 (a.) Case Z-24003, Higher Ground Ventures, LLC Property Rezoning Request at 8:25 a.m.***

Mrs. Dorough explained the rezoning, subdivision, and public hearing process to the public, adding that the City Council public hearing for this application is scheduled for December 2, 2024 at 6:00 p.m. in Council Chambers.

Vice-Chairman Covington made a motion to recommend approval to City Council for the Case No. Z-24003 Rezoning Request. The motion was seconded by Councilman Taylor and carried unanimously.



**b.) SP-24003, Stella Jones Corporation Property Site Plan**

Mrs. Bonner presented the site plan approval request for a metal roof cover over existing chemical tanks/area on 22.34± acres zoned M-2, General Industrial District located at 1101 N US Highway 31, followed by discussion of:

- The purpose of the proposed metal roof cover, which is to further limit potential contamination of storm water on the site.
- The site's existing ADEM Water Division permit.
- The permeable and impervious surface calculations submitted by the applicant's engineer.
- The need for a Hazmat review by the Fire Department during the permitting process.

Mrs. Bonner reported the Staff Recommendation for Case SP-24003, Stella Jones Corporation Property Site Plan Approval Request for a metal roof cover over existing chemical tanks/area be Approved.

Mayor Wills made a motion to Approve Case SP-24003 Site Plan Approval Request. The motion was seconded by Commission Member Emmons and carried unanimously.

**c.) Updates & Upcoming Cases**

- Proposed Baldwin County Courthouse Renovations / Additions.
- Minor Subdivision Proposal on Marks Avenue Scheduled for December Planning Commission Meeting.
- Update on Proposed Comprehensive Plan Draft.
- Proposed Demolition of buildings on the Square across from the Baldwin County Courthouse.

**ITEM 8.**

**Reports**

- a.) Mayor/Council Report – Mayor Wills reported on the recent Veteran's Day Ceremony.
- b.) Attorney – None
- c.) Commissioners – None
- d.) Planning Staff – None
- e.) Public Comment – Mrs. Pittman reported on upcoming Chamber events.

**ITEM 9.**

With no further business, Chairman Stewart adjourned the meeting at 8:43 am.

DONE THIS THE 14<sup>TH</sup> DAY OF NOVEMBER 2024



Chairman, Todd Stewart

ATTEST:



Paula Bonner, Planner Associate

**Motion Summary:**

**Item 4.) Approval of the October 10, 2024, Regular Meeting Minutes:**

Mayor Wills made a motion to approve the October minutes as amended. The motion was seconded by Councilman Taylor and carried unanimously.

**Item 7.) a.) Z-24003, Higher Ground Ventures, LLC Property Rezoning:**

Vice-Chairman Covington made a motion to recommend approval to City Council for the Case No. Z-24003 Rezoning Request. The motion was seconded by Councilman Taylor and carried unanimously.

**Item 7.) b.) SP-24003, Stella Jones Corporation Property Site Plan:**

Mayor Wills made a motion to Approve Case No. SP-24003 Site Plan Approval Request. The motion was seconded by Commission Member Emmons and carried unanimously.