



City of Bay Minette

Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

NOTICE OF PUBLIC HEARINGS

Baldwin Ventures, LLC Property

Case No. Z-24001, Zoning Amendment Request for a Planned Unit Development (PUD) & Case No. SD-24001, Master Plan Request for Old Towne Commons Development

Notice is hereby given that the City of Bay Minette Planning Commission and City Council will each conduct a public hearing for the Baldwin Ventures, LLC property for Case No. Z-24001, zoning amendment request for a Planned Unit Development (PUD). The Planning Commission will also review a concurrent request for Case SD-24001, Master Plan approval for the Old Towne Commons PUD development. Both cases will be reviewed at the time and locations listed below.

The subject properties, specifically identified as Parcel I.D. 05-28-05-21-0-000-009.001 // PIN 92518, 05-28-05-21-0-000-002.001 // PIN 222473, 05-28-05-21-0-000-002.000 // PIN 31532, 05-28-05-21-0-000-009.000 // PIN 83618, 05-28-05-21-0-000-001.000 // PIN 62828 totals 413.4± acres is located along State Hwy 59. The five (5) parcels, as specified above, are requesting to be rezoned from the R-3, Higher Density Single Family (316.8± acres); R-4, High Density Multi-Family (50.2± acres) and B-2, General Business District (47± acres) for a Planned Unit Development (PUD). The proposal includes 827 single family residential units, 392 multi-family units and 47± acres of commercial development. The proposed Master Plan can be viewed on the Planning Department website, in-office or by email request. A map of the subject properties can be found on the back of this notice.

The Bay Minette **Planning Commission** will conduct the first public hearing during its regularly scheduled meeting on **Thursday, February 8, 2024** beginning at 8:00 a.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The Bay Minette **City Council** will conduct a **second public hearing** and first reading during its regularly scheduled meeting on **Monday, March 4, 2024** beginning at 6:00 p.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507. The **second reading** of the rezoning ordinance is scheduled during its regularly scheduled meeting on **Monday, March 18, 2024** beginning at 6:00 p.m., also in the Council Chambers of Bay Minette City Hall.

The application materials will be available for public review at Bay Minette City Hall and on the Planning & Development Department website. If you desire to speak with someone by telephone about this application, please contact Planning & Development Services at (251) 580-1650. If you desire to submit comments, please email to COBM_Planning@cityofbayminetteal.gov or address your correspondence to:

City of Bay Minette Planning & Development Services
301 D'Olive Street
Bay Minette, AL 36507

Please include the case number noted above in all correspondence. If you desire to address the Planning Commission or City Council in person about this application, please attend the public hearings on the dates, times and location listed above.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact Planning & Development Services.

** See Reverse for Map

Notice Date – January 19, 2024

