

ORDINANCE 999



ORDINANCE OF THE CITY COUNCIL OF BAY MINETTE, REGARDING
Case No. Z-2101, Beason Property, The Landing
AS AUTHORIZED PURSUANT TO SECTION 11-52-1 THROUGH 11-52-85, CODE OF ALABAMA (1975).

WHEREAS, Haley Beason, has petitioned the City of Bay Minette to rezone certain property located within the municipal limits at 2411 S US Highway 31, said property identified herein and described as follows:

Beginning at a point on the East right-of-way line of U.S. Highway 31, 383 feet East and 244 feet South of the Southeast corner of the Northwest Quarter of Section 28, Township 2 South, Range 3 East, Baldwin County, Alabama, said point also being the Southwest corner of Boler Estates as recorded in Map Book 10, page 110, Probate Court, Baldwin County, Alabama; thence run South 06 degrees 07 minutes 04 seconds East, along the East right-of-way line of U.S. Highway No. 31, 160.57 feet to a point; thence run 88 degrees 27 minutes 34 seconds East, 464.91 feet to a point on the West right-of-way line of Bay Minette and Fort Morgan Railroad; thence run North 04 degrees 45 minutes 00 seconds East, along said line 159.39 feet to a point on the South line of Boler Estates; thence run North 88 degrees 27 minutes 34 seconds West, along said line 495.23 feet to the Point of Beginning.

Otherwise known as tax parcel number 05-23-08-28-4-000-012.000, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that the property herein identified be rezoned from R-2, Medium Density Single Family Residential District, to B-2 General Business District; and

WHEREAS, the Planning Commission of the City of Bay Minette held a public hearing on December 9, 2021, and voted to recommend approval of the rezoning request to B-2 General Business District; and

WHEREAS, the City Council of Bay Minette held a public hearing on December 20, 2021; and

WHEREAS, the City of Bay Minette Zoning Ordinance, Ordinance Number 996, establishes specific zoning and land use criteria for the City; and

WHEREAS, these zoning districts may require amendments from time to time to meet the changing needs of the community; and

WHEREAS, THE CITY COUNCIL OF BAY MINETTE, IN REGULAR SESSION ASSEMBLED, determined that the petitioner's request to rezone the property (Case No. Z-2101, Beason Property // The Landing) as herein identified and described, from R-2, Medium Density Single Family Residential District, to B-2 General Business District, which amends the Zoning District Boundary designations of the City of Bay Minette Zoning District Official Map, is hereby **APPROVED AND IMPLEMENTED**.

Done this the 20th day of December 2021.

Robert A. Wills, Mayor
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 an Ordinance lawfully passed and adopted by the Bay Minette City Council, at a regular meeting of such council, held on the 20th day of December, 2021 and that said Ordinance 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 December, 2021.



Rita Diedrich
City Clerk

PREPARED BY:
CLAIR DOROUGH
CITY PLANNER
CITY OF BAY MINETTE

PREPARED BY:
CLAIR DOROUGH

Z-2101 & SE-2105 - The Landing Site Map

- Road Centerlines
- BC Revenue Parcels
- Potential Wetlands



CROSSOVER

CROSSOVER

NEIGHBORS LN

SUS HWY 31

CROSSOVER

Subject Property

INDUSTRIAL BLVD

SUS HWY 31

0 125 250 500 Feet

Z-2101 & SE-2105 The Landing Zoning Map



- Road Centerlines
- BC Revenue Parcels
- Unknown Zoning Designation
- R-A Rural Residential and Agricultural Zone District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Higher Density Single-Family Residential District
- R-4 High Density Multi-Family Residential District
- R-5 Manufactured/Mobile Home Residential District
- B-1 Local Business District
- B-2 General Business District
- B-2 General Business District (Historical District)
- M-1 Light Industrial District
- M-2 General Industrial District
- PUD Planned Unit Development

DEE WATTS RD

J B WARREN LN

Subject Property

NICHOLSVILLE RD

INDUSTRIAL BLVD

S U S HWY 31

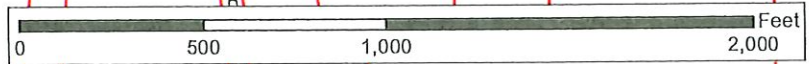
S U S HWY 31

PEARSON DR

OLD DAPHNE RD

BILL STEEGE RD

STATE HWY 59



Z-2101 & SE-2105 - The Landing Future Land Use Map

- Road Centerlines
- BC Revenue Parcels
- Agriculture/Timber
- Commercial
- Government
- Industrial
- Institutional
- Manufactured Home
- Mixed Use
- Parks & Recreation
- Single Family
- Duplex
- Multi-Family
- Public/Semi-Public
- Undeveloped
- Utilities



DEE WATTS RD

J B WARREN LN

NICHOLSVILLE RD

Subject Property

INDUSTRIAL BLVD

SUS HWY 31

PEARSON DR

OLD DAPHNE RD

BILL STEEGER RD

STATE HWY 59

