



Bay Minette Planning Commission Regular Meeting Minutes

Minutes May 8, 2025

Monthly Meeting No. 5

The City of Bay Minette Planning Commission met in Regular Session on Thursday, May 8, 2025. The meeting was called to order at 8:01 a.m. by Vice-Chairman Neal Covington, 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

Neal Covington, Vice-Chairman
Rob Madison, Building Official/Commission Member
William Taylor, City Council/Commission Member
Hiram Templeton, Commission Member
Earl Emmons, Commission Member
Jim Faulkner, Commission Member

Commission Members absent

Todd Stewart, Chairman

Commission Members late

Robert A. "Bob" Wills, Mayor

Other persons in regular attendance

Lauren Collinsworth, Attorney
Clair Dorough, City Planner
Madison Workman, Planner Technician
Steven Stewart, Fire Inspector
Tom Granger, City Engineering Consultant with Pillar, LLC
Paula Bonner, Planner Associate

Guests

None

INVOCATION Councilman Taylor presented the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission

Mrs. Dorough informed the Commission that meetings will be recorded with a webcam, voice recorders and digital meeting software to assist staff in compiling the minutes and prepare for potential electronic participation, but the meetings will not be streamed.

ITEM 4. Approval of the April 10, 2025, Regular Meeting Minutes

Commission Member Templeton made a motion to approve the April minutes as written. The motion was seconded by Commission Member Emmons 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.) Election of Chairman and Vice-Chairman for 2025-2026

Vice-Chairman Covington opened the floor for Chairman nominations. Commission Member Emmons nominated Todd Stewart. Commission Member Templeton seconded the nomination. As there were no more nominations, Vice-Chairman Covington closed the floor for nominations. Commission Member Emmons made a motion to re-elect Todd Stewart as Chairman. Commission Member Templeton seconded the motion which carried unanimously.

Mayor Wills joined the meeting.

Vice-Chairman Covington opened the floor for Vice-Chairman nominations. Mayor Wills nominated Vice-Chairman Covington for re-election. Commission Member Templeton seconded the nomination. As there were no more nominations, Vice-Chairman Covington closed the floor for Vice-Chairman nominations. Mayor Wills made a motion to re-elect Vice-Chairman Covington. Commission Member Emmons seconded the motion, which carried unanimously.

b.) Updates & Upcoming Cases

Mrs. Dorrough reported the following:

- The addition of a new staff member to the Planning and Development Services Department: Planning Technician Madison Workman.
- The appointment of Earl Emmons to replace Ray Clark as the Planning Commission representative for the Board of Adjustment
- Commission Member contact information update request
- City of Bay Minette Community Profile Marketing Flyer provided by the Baldwin County Economic Development Alliance.
- City of Bay Minette Council District Redistricting and upcoming Election websites.
- TR Peed property proposed 16-unit Shopping Center, and potential 4,500 sq. ft. restaurant located on the southwest side of Rain Drive and US Hwy 31.
- Frank Morrow property D'Olive Street Storage Addition.
- Proposed 2,000 sq. ft. barbeque restaurant on the south side of W 5th Street.
- Two new Circle K convenience stores, one on US Hwy 31 between Doctor Martin Luther King Jr. Boulevard and Rain Drive and the other at the intersection of McMeans Avenue and Hand Avenue.
- Calendar of upcoming meeting dates and proposed training on June 17, 2025.
- Update on Old Towne Commons Planned Unit Development.

ITEM 8. Reports

a.) Mayor/Council Report:

Mayor Wills reported a potential project agreement to sell and demolish the old bowling alley to build a Hampton Inn and restaurant with a potential fast food restaurant such as a Zaxby's or Foosackly's. He also reported on a meeting with ALDOT and a grant application to extend Red Hill Road for traffic and drainage. Building Official Rob Madison reported on the current status of Cobblestone Hotel and Big Mike's Restaurant.

There was also a discussion about utilities and the recent temporary halt on new residential developments by the City of Foley and the City of Fairhope.

- b.) Attorney – None
- c.) Commission Members – None
- d.) City Engineer Consultant Report – None
- e.) Planning Staff – None
- f.) Public Comments – None

ITEM 9. With no further business, Vice-Chairman Covington adjourned the meeting at 8:45 a.m.

DONE THIS THE 8TH DAY OF MAY 2025



Vice-Chairman, Neal Covington

ATTEST:



Paula Bonner, Planner Associate

Motion Summary:

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