

# PLANNING IN ACTION



JULY 2025



## NEW DEVELOPMENT UPDATE

### PROJECT SNAPSHOT

**NAME:** 31 Commons

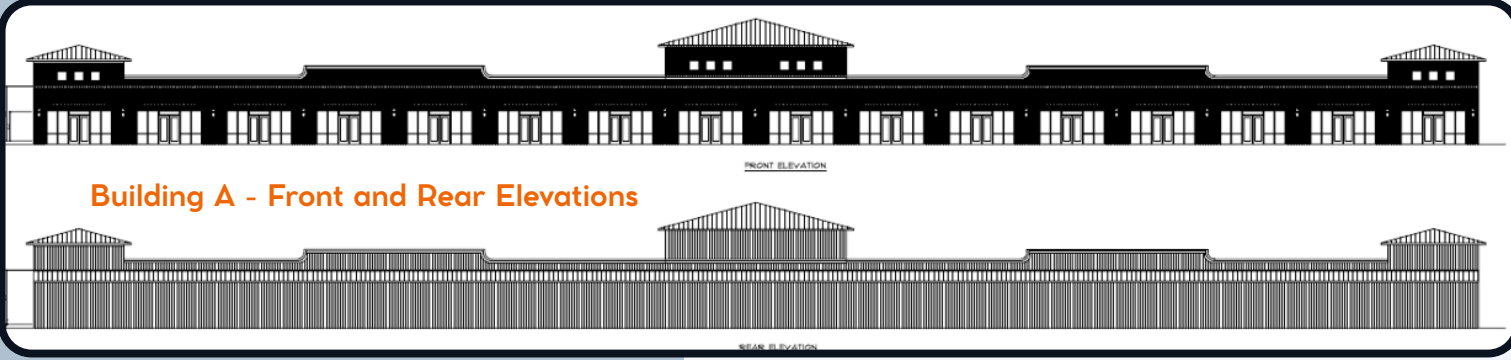
**LOCATION:** West side of S US Hwy 31 at Rain Drive

**DEVELOPER:** TR Peed Properties, LLC

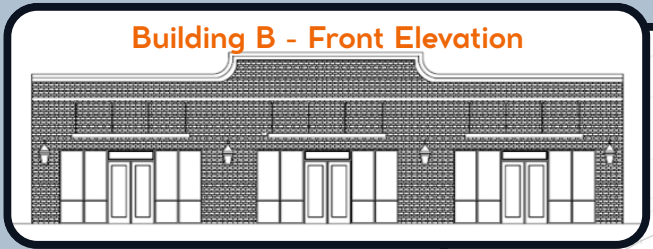
**SITE INFO:** ±4.60 acres // B-2, General Business Case SP-25005, the 31 Commons commercial project, received conditional Site Plan approval from the Planning Commission on June 12, 2025. It includes the new construction of two commercial buildings: a 24,600 sq ft shopping center with 16 retail units, and a separate 4,500 sq ft commercial building. The site has over 600 feet of frontage on Hwy 31 and will provide 101 parking spaces and extensive landscaping. This development supports continued commercial growth along one of Bay Minette's key corridors.



Locator Map



Building A - Front and Rear Elevations



Building B - Front Elevation

The City of Bay Minette Planning Commission holds regularly scheduled meetings on the 2<sup>nd</sup> Thursday of each month at 8:00AM in the City Hall Council Chambers at 301 D'Olive Street, Bay Minette, AL 36507. More information can be found on the Planning Dept website.



Site Plan

CITY OF BAY MINETTE PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
[cityofbayminetteal.gov/departments/planning-and-development](http://cityofbayminetteal.gov/departments/planning-and-development)  
 COBM\_Planning@cityofbayminetteal.gov (251) 580-1650

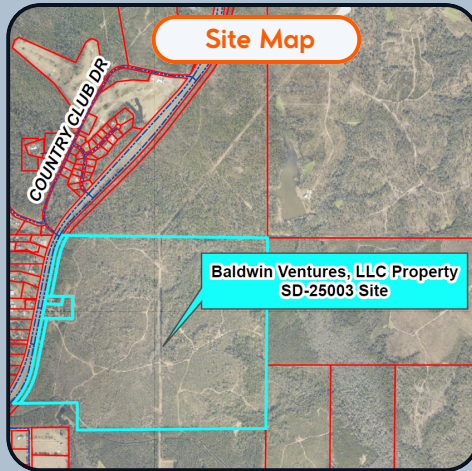
# PLANNING IN ACTION

AUGUST 2025  
PROJECT SNAPSHOT

# NEW DEVELOPMENT UPDATE

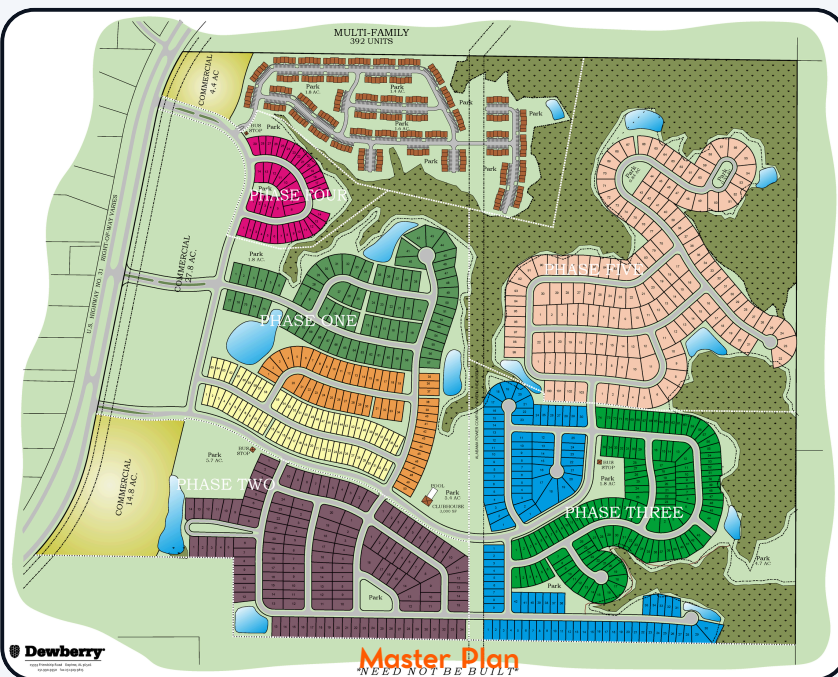
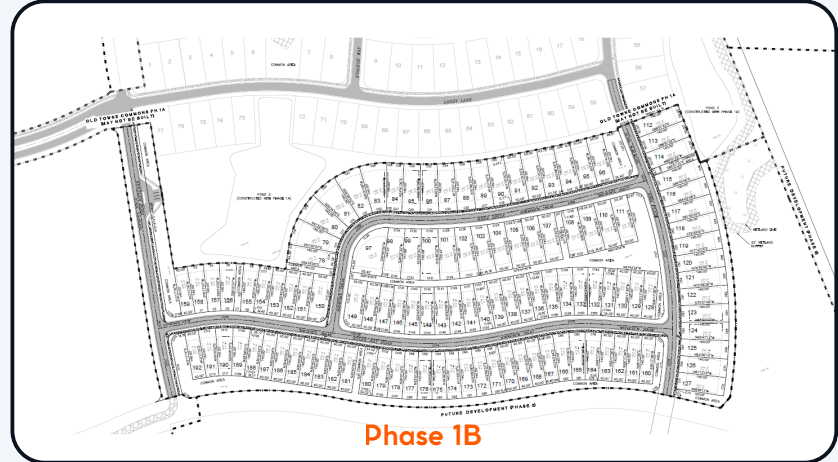
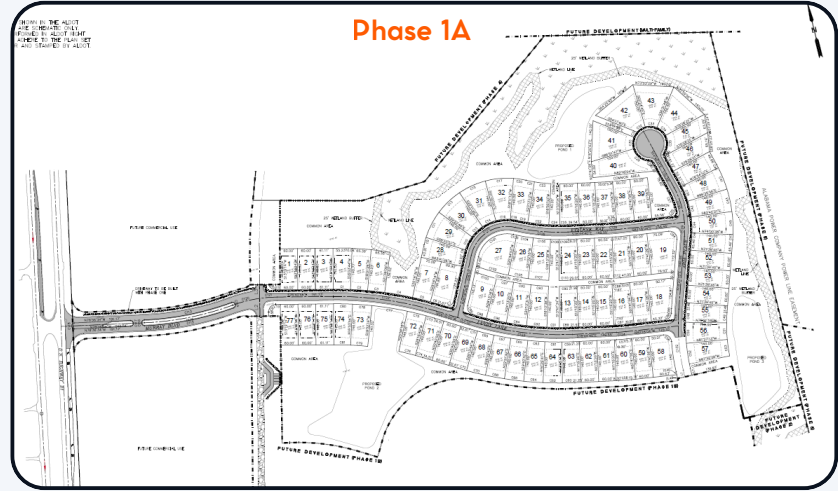
**NAME:** Old Towne Commons - Phase 1A & 1B  
**LOCATION:** AL 59/US 31, Appx .75 miles south of Holly Hills Municipal Golf Course  
**DEVELOPER:** Baldwin Ventures, LLC  
**APPLICANT:** Dewberry  
**SITE INFO:** ±413 acres // Planned Unit Development  
 Phase 1A and 1B of the multi-phase Old Towne Commons master planned development received conditional Preliminary Plat approval from the Planning Commission on August 14, 2025. Phase 1A contains 77 single-family lots and Phase 1B contains 115 lots. Future plans for the entire development propose a total of 764 single-family lots, 392 multi-family units and ±47 acres of commercial space. The initial site work and infrastructure construction can now proceed for Phase 1A & 1B while residential construction will commence after Final Plat approval.

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PHASE SUMMARY	
PHASE ONE	40 FT. LOTS = 65
	50 FT. LOTS = 50
	60 FT. LOTS = 77
PHASE TWO	60 FT. LOTS = 135
PHASE THREE	40 FT. LOTS = 133
	50 FT. LOTS = 106
PHASE FOUR	40 FT. LOTS = 43
PHASE FIVE	70 FT. LOTS = 155

SITE SUMMARY	
TOTAL AREA	413.4 AC.
TOTAL UNITS	1,219
DENSITY	2.9
COMMERCIAL	46.8 AC. (11%)
*IMPERVIOUS	82 AC. (20%)
STREET LENGTH	38,714 L.F.
* EXCLUDES COMMERCIAL	



# EXCITING ANNOUNCEMENT



AUGUST 2025



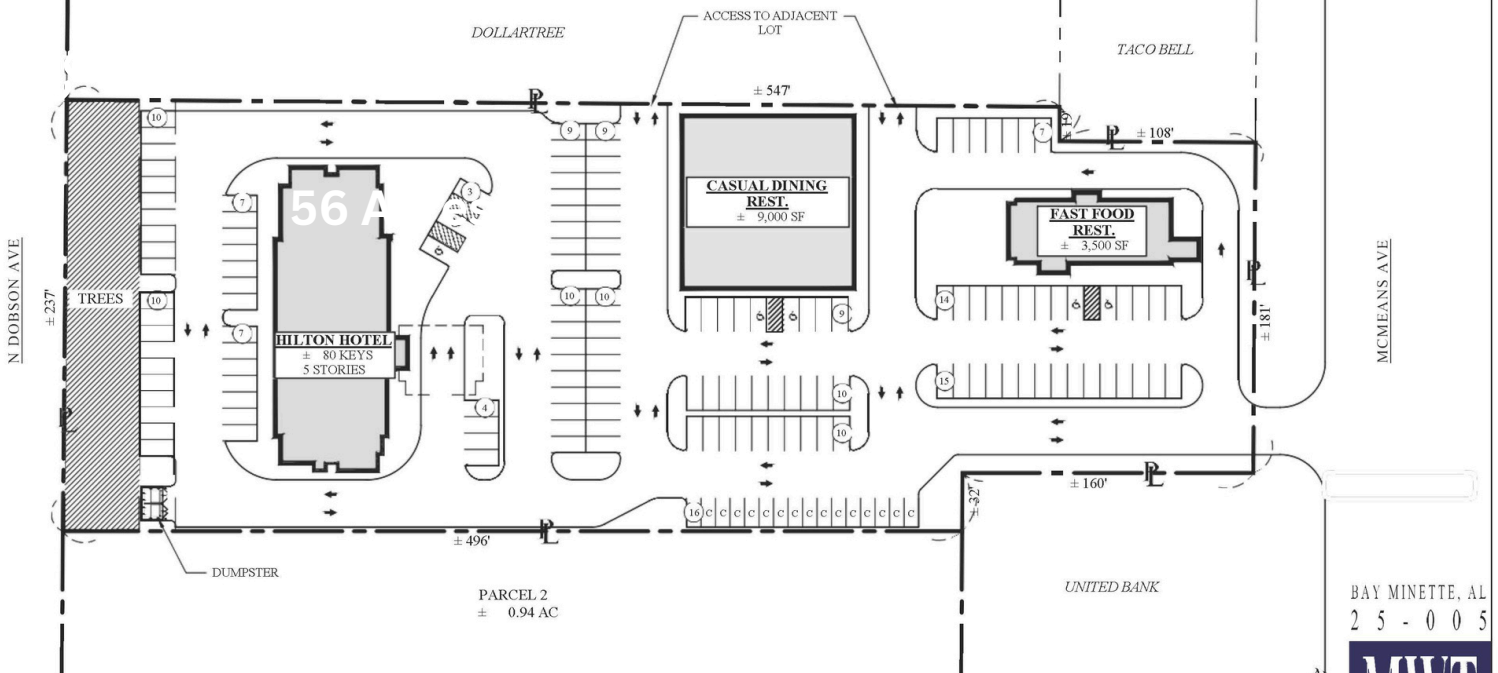
# NEW DEVELOPMENT UPDATE

**NAME:** Mixed-Use Development

**LOCATIONS:** 611-613 McMeans Avenue

**PURCHASED BY:** Bay Minette Development Group LLC

Bay Minette City Council approved Ordinance No. 1060, on second reading, to authorize the sale of the former Recreation Center to Bay Minette Development Group LLC. The site - located at 611 and 613 McMeans Avenue - is under contract for \$1.3 million. According to its Conceptual Site Plan, the Mixed-Use Development will include an 80-room hotel, 9,000 SF casual dining restaurant and 3,500 SF fast food restaurant. Other adjacent parcels could also be developed as part of this plan.



1 CONCEPTUAL SITE PLAN  
1" = 50'-0"

This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks, utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.



## PROJECT SNAPSHOT

**Description:** 80 room hotel, Casual Dining Restaurant and Fast Food Restaurant  
**Jobs Created:** 50  
**Sales & Lodging Tax Revenue:** Annual estimates of \$350,000 to \$450,000



BIG CITY QUALITY, SMALL TOWN VALUES...



# BAY MINETTE, AL

212 W 1st Street Bay Minette, AL 36507

Map It



CHECK IN

CHECK OUT

BOOK NOW

MODIFY RESERVATION

## COMING SOON TO BAY MINETTE, ALABAMA

Our 100% smoke free location offers the amenities you need to relax and recharge, including an indoor pool, onsite fitness center, Seattle's Best coffee service, and high-speed internet access throughout the hotel. We offer a complimentary breakfast each morning and complimentary onsite parking for cars, recreational vehicles, and trucks. The Cobblestone Hotel & Suites is located in downtown Bay Minette, directly across from city hall and within minutes of countless downtown restaurants and local shops. We are located just off US 31, which leads into the Mobile metropolitan area 35 minutes south of Bay Minette. Visitors will appreciate the convenience of staying just minutes from major local businesses such as Novelis, the North Baldwin Infirmary, and Plasmine Technology. Bay Minette is a city steeped in southern charm and surrounded by miles of serene forest. Visitors will enjoy taking in the city at their own pace, with countless opportunities to experience the culture of southern Alabama alongside the people who call Bay Minette home. Picturesque

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Accept

Our hotel provides guests with the complete Cobblestone experience, offering a variety of onsite services for the modern traveler. Every guest room comes equipped with flat panel televisions, personal coffee brewers, and refrigerators, so you can enjoy the comforts of home while away. Guestrooms also feature extra charging outlets for all of your devices, conveniently located at the in-room desk and bedside tables. The Cobblestone Marketplace is open 24 hours for guests in need of essential toiletries, snacks and beverages. On onsite laundry room is available to all guests, complete with a washing machine and dryer. This location also caters to those in town for business, with a private meeting space that is available to rent, and a business center equipped with a computer and printer.

[READ MORE](#)

## FEATURING A VARIETY OF AMENITIES



### FRESH BREAKFAST

Start your day in Bay Minette with our delicious complimentary breakfast.



### SWIMMING POOL

Fun for the whole family awaits you in our swimming pool.



## MODERN ROOMS

At the Cobblestone Hotel & Suites Main Street, our cozy and spacious guestrooms let you unwind, relax, and rest peacefully.

## BUSINESS CENTER

Finish your work at our 24-hour business center.

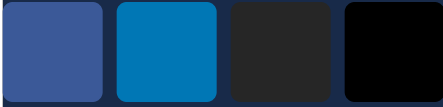
### FULL LIST OF AMENITIES

- 100% Smoke Free
- Accessible Features
- Accessible Hotel
- Accessible Walkways
- Braille Coded Exits and Signage
- Braille Elevator
- Business Center
- Complimentary High Speed Internet
- Complimentary Hot Breakfast
- Complimentary Parking
- Elevator
- Flat Panel TVs
- Guest Laundry
- Hairdryer in Every Room
- Hearing Impaired Accessible Guestrooms Available
- Iron and Ironing Board in Every Room
- Meeting Room(s)
- Microwave in Every Room
- Mobility Accessible Guestrooms Available
- Onsite Convenience Store
- Onsite Exercise Facility
- Onsite Lounge
- Phone for Hearing Impaired
- Refrigerator in Every Room
- Dog Friendly: \$25/dog per night



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People

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### Properties

### Data

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Demographic

Industry

Workforce

### Investor Resources

## Community & Lifestyle

### Belong in Baldwin

### News

### Internship Application

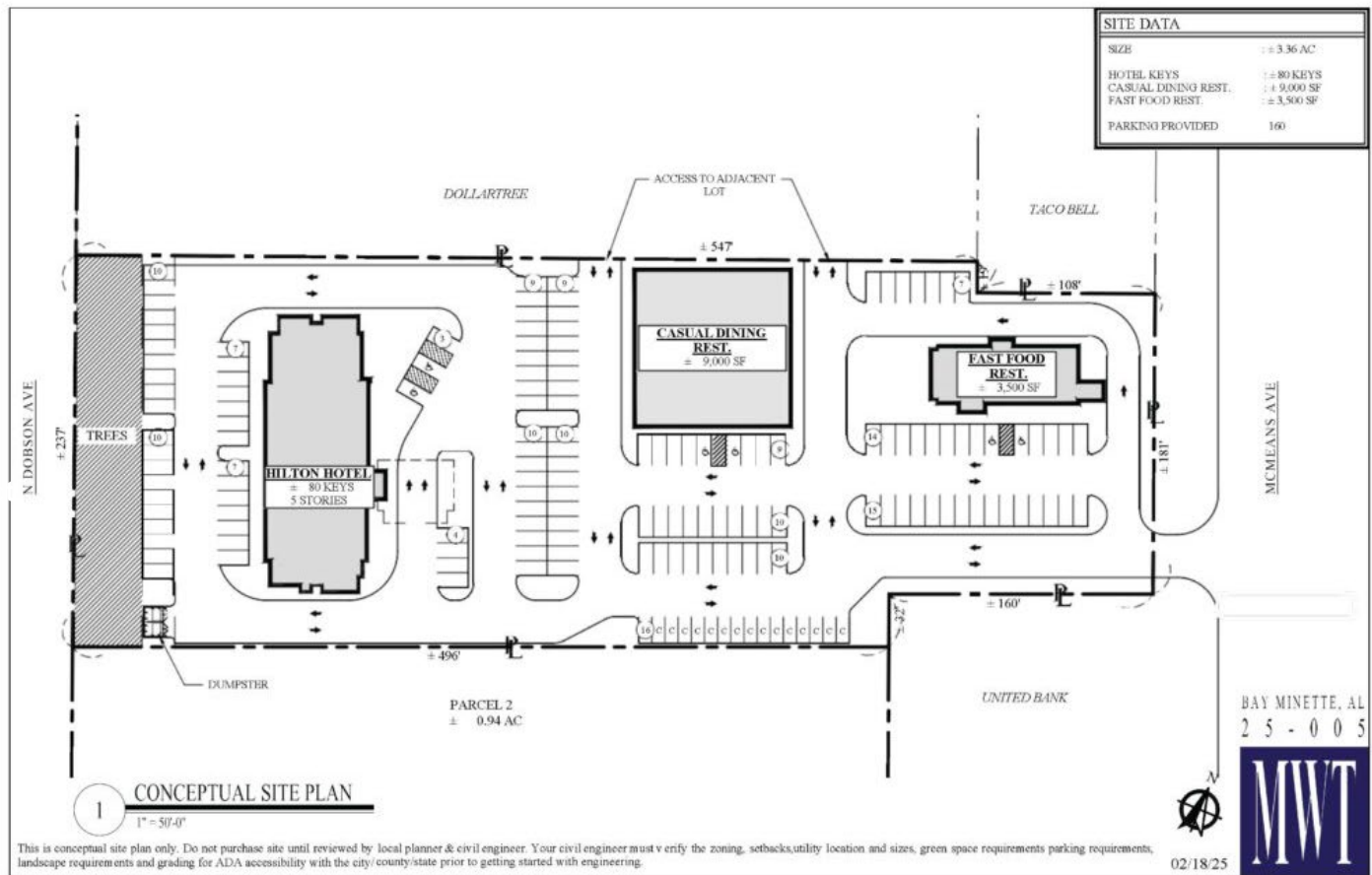
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“Bay Minette Development Group, LLC and Herrington Realty, who will be marketing the outparcel for restaurant use, are pleased to be a part of the continued growth of the City of Bay Minette,” said Tim Herrington of Herrington Realty.

The redevelopment project is being supported through a public-private partnership model and is part of the city’s long-term strategy to revitalize the city while enhancing quality of life and visitor experience.

“This is exactly the kind of project that reflects the direction Bay Minette and Baldwin County are headed,” said Lee Johnson, Executive Vice President of BCEDA. “We’re seeing the impact of industrial recruitment ripple into all areas of our economy—creating jobs, boosting tourism, and attracting thoughtful development like this.”

Construction timelines and restaurant partner announcements are expected later this year. The City and its development partners will release additional details once the project agreement is finalized.

### About Baldwin County Economic Development Alliance (BCEDA)

BCEDA is a coalition of local public and private professionals, leaders, and officials dedicated to fostering economic growth and prosperity in Baldwin County. The organization is committed to promoting Baldwin County as a premier location in the U.S. for investment and continuing to raise the quality of life in the community. For more information, visit [www.baldwineda.com](http://www.baldwineda.com).

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BALDWIN ALLIANCE

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January 5, 2026

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October 29, 2025

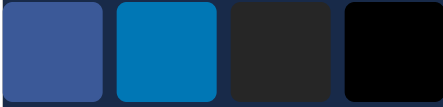
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## **Baldwin County Economic Development Alliance Wins Logistics, Warehouse, and Supply Chain Awards for Third Year in a Row**

October 8, 2025

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Complimenting this development is Big Mike's Steakhouse — an Alabama favorite with six locations, including one in Orange Beach — which will soon open on North Hoyle Avenue in downtown Bay Minette. Known for its premium steaks and welcoming atmosphere, the restaurant will offer afternoon and dinner service, creating an estimated 40 new jobs for the community. Construction will begin in the coming weeks, and the restaurant is estimated to be open in July 2025.

“Big Mike's has a great track record in other cities similar to ours in bringing patrons to the downtown area,”

said Wills. “We anticipate that they will be equally as successful in Bay Minette.

Wills sees these projects as just the beginning of a new era of growth for Bay Minette. “The vibrancy of its downtown area is the key to the health and progress of any city. With the addition of Big Mike’s and Cobblestone Hotel, we are very optimistic and excited about the future of Bay Minette,” said Wills.

These announcements come as Novelis, a global leader in aluminum recycling, makes progress on its \$4.1 billion investment in an aluminum manufacturing facility set to create 1,000 jobs in North Baldwin. Novelis’s indirect impact is already benefitting the community as it is attracting more commercial activity. Bay Minette is experiencing steady growth, with more retail and accommodations expected to benefit residents for years to come.

“The economic impact of Novelis in North Baldwin County is already evident, and we’re only beginning to see the ripple effects of this generational economic development project,” said Lee Lawson, President and CEO of the Baldwin County Economic Development Alliance. “The arrival of Cobblestone Hotels and Big Mike’s Steakhouse reflects the growth and opportunity in Bay Minette, benefitting businesses and residents for years to come by bringing sales and lodging tax revenue and helping to revitalize downtown. I applaud the dedication of Mayor Bob Wills and Bay Minette leaders in driving these projects and meaningful progress for the community.”

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