

PLANNING IN ACTION

AUGUST 2025

PROJECT SNAPSHOT

NAME: Old Towne Commons - Phase 1A & 1B

LOCATION: AL 59/US 31, Appx .75 miles south of Holly Hills Municipal Golf Course

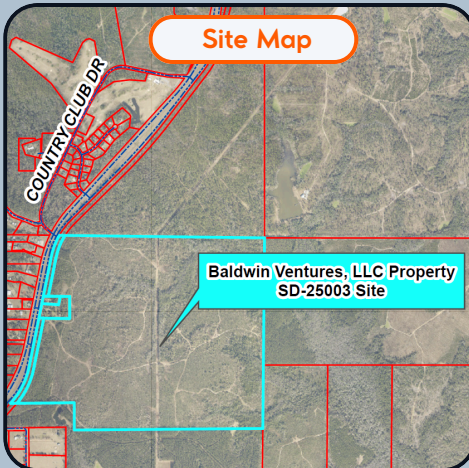
DEVELOPER: Baldwin Ventures, LLC

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.

The City of Bay Minette Planning Commission holds regularly scheduled meetings on the 2nd 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.



PHASE SUMMARY

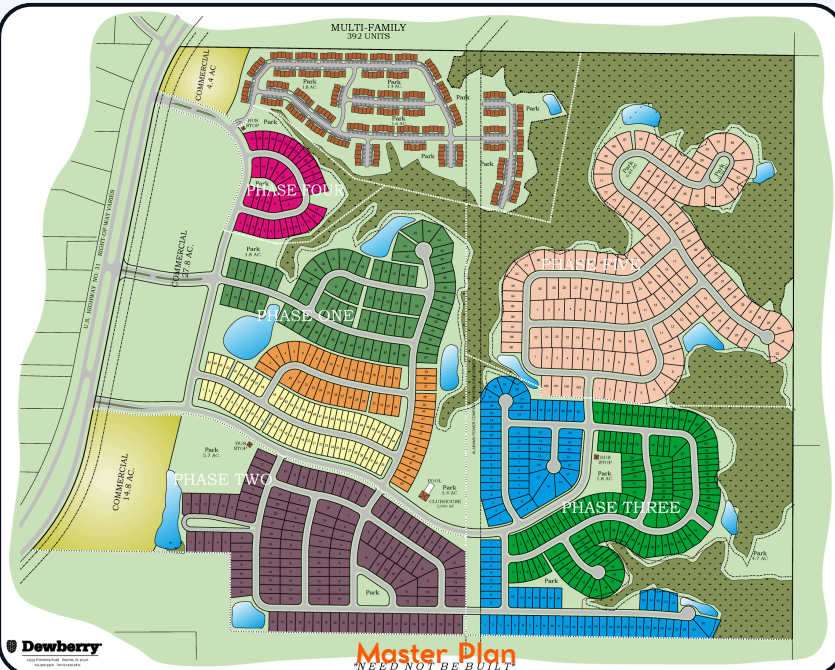
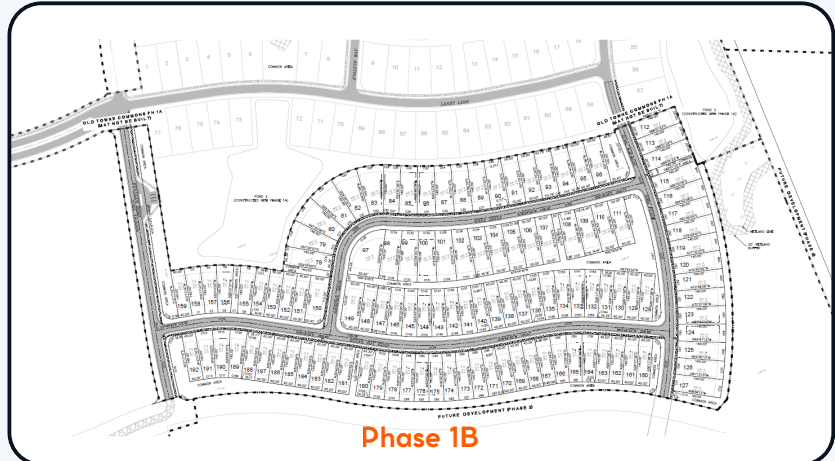
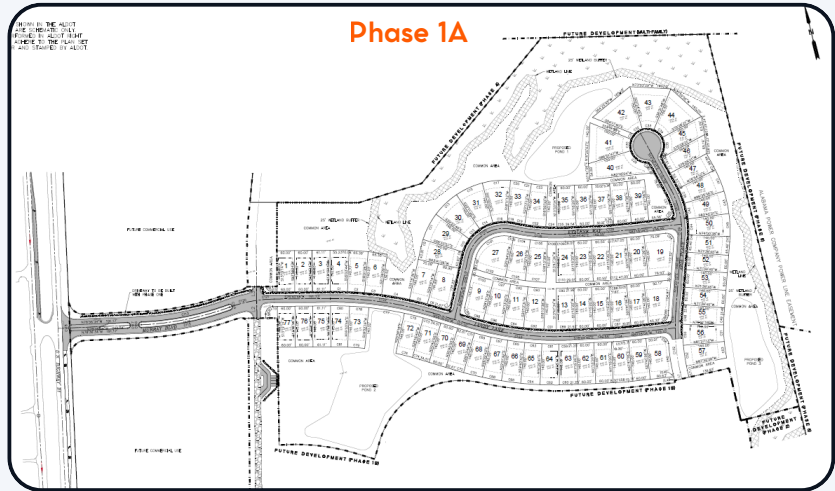
PHASE ONE	40 FT. LOTS = 65	
	50 FT. LOTS = 50	
	60 FT. LOTS = 77	
PHASE TWO	60 FT. LOTS = 135	
PHASE THREE	40 FT. LOTS = 133	
	50 FT. LOTS = 106	
PHASE FOUR	40 FT. LOTS = 43	
PHASE FIVE	70 FT. LOTS = 155	

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	



NEW DEVELOPMENT UPDATE



CITY OF BAY MINETTE PLANNING & DEVELOPMENT SERVICES DEPARTMENT

cityofbayminetteal.gov/departments/planning-and-development

COBM_Planning@cityofbayminetteal.gov

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