



# City of Bay Minette

## Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507 · Phone (251) 580-1650

### INITIAL NOTICE OF VIOLATION

Date of Notice: December 1, 2022

KM Koestler, LLC / Koestler Parks  
c/o Kevin Koestler  
169 Dickman Road  
Bay Minette, AL 36507

**Property Address:** 175 Dickman Road  
**Parcel Number:** 05-23-05-21-1-000-023.001  
**PPIN:** 83581  
**Zoning:** R-3, Higher Density Single Family Residential

### **RE: CE-21136, Oak Cove RV Park – Notice to Remedy Code Violations for Unauthorized R.V. Park**

Mr. Koestler,

Please be advised that the City of Bay Minette Planning & Development Services Department has been made aware of an unauthorized Recreational Vehicle (RV) Park in operation within municipal limits at 175 Dickman Road. Records from the Baldwin County Revenue Commissioner's Office indicate you are the owner of said property, more specifically identified above. In order to correct the violations, operation of the RV Park must cease and desist immediately, and steps must be taken to bring the property into compliance within ten (10) days of this notification.

A Site Visit was conducted by the Building Official/Code Enforcement Officer on October 18, 2022, and October 26, 2022; and by the City Planner on November 28, 2022, at which point the operation of the unauthorized RV Park was confirmed. The City Zoning Ordinance and Subdivision Regulations include provisions regarding commercial land uses within the City as well as specific standards for the development and operation of RV Parks. A more detailed list of recognized violations is enclosed, however, the most significant violations requiring immediate attention are noted below:

1. *The RV Park and RVs are located on PIN 83581, which is zoned R-3, Higher Density Single Family Residential. RV Parks are only allowed with Planning Commission Approval in the R-5, Manufactured/ Mobile Home Residential District; the B-2, General Business District; or the M-1, Light Industrial District.*
2. *All Recreational Vehicle (RV) Parks, shall meet the standards and requirements included in Section 4.22 of the Subdivision Regulations, including, but not limited to:*
  - a. *RV Parks shall be planned and developed under the guidance of a Master Plan.*
  - b. *No person shall engage in the construction of an RV Park until such time as it has been approved and applicable permits have been obtained for such construction.*
  - c. *Manufactured homes, mobile homes or other similar structures are prohibited.*

Accordingly, you are hereby notified that the City requires you to undertake all efforts to cease and desist the operation of the RV Park immediately, and steps taken to bring the property into compliance. This letter serves as your Initial Notice of Violations; it is written to provide you with an opportunity to remedy this matter without further enforcement action by the City. I would ask you to contact me regarding your plans no later than ten (10) days from the date of this letter. Per the aforementioned City Zoning Ordinance and Subdivision Regulations, if you fail to take the required steps

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to bring the property into compliance within ten (10) days of this notification, the City will take all appropriate actions necessary, including but not limited to issuing a citation requiring you to appear before the municipal judge.

At minimum, the proper procedures and sequencing of requests that must be followed prior to the operation of an RV Park are listed below. Approval of any request is not guaranteed, and each subsequent action is contingent upon approval of the prior request:

1. A Rezoning Request to an appropriate district for the RV Park and/or Manufactured Housing Park (R-5, Manufactured/ Mobile Home Residential District)
2. Request for Planning Commission Approval to use the site for an RV Park
3. Request for Master Plan Approval/Planned Unit Development for the RV Park
4. Request for Preliminary Plat Approval
5. Construction/Installation of Improvements
6. Request for Final Plat Approval
7. Business License Application

All application documents can be found online at [cityofbayminetteal.gov](http://cityofbayminetteal.gov), under the Planning and Development Department page. Printed versions are also available at our office located on the 2<sup>nd</sup> Floor of City Hall, 301 D'Olive Street. If you have any questions or need additional information, please do not hesitate to contact the Planning Department at (251) 580-1650 or [COBM\\_Planning@cityofbayminetteal.gov](mailto:COBM_Planning@cityofbayminetteal.gov).

Thank you for your time and attention to address this matter. I can be reached directly at (251) 580-1632 should you wish to discuss your plans to comply with this letter.

Sincerely,



Clair Dorrough  
City Planner

Cc: via email, [contact@kparcs.net](mailto:contact@kparcs.net)

Enclosures:

1. List of Recognized Violations
2. Excerpt of Subdivision Regulations – Section 4.22, Recreational Vehicle Parks