

Bay Minette Planning Commission Agenda
Conference Room at City Hall
November 13, 2014
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for October 14, 2014 Regular Meeting
5. Old Business: None
6. New Business:
 - Consideration of Final Subdivision Plat for property located North of West 9th Street and East of Clark Avenue
7. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
8. Adjourn

**Bay Minette Planning Commission
Regular Meeting Minutes**

Minutes of October 14, 2014

Monthly Meeting No. 10

The Bay Minette Planning Commission met in Regular Session on Tuesday, October 14, 2014. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

ROLLCALL

During the 8:00 a.m. Roll Call the following members were present:

Todd Stewart, Chairman
Karmen Still, Vice Chairperson
Robert A. "Bob" Wills, Mayor
John Biggs, City Council Member
Oscar Waters, Building Official
Ed Pepperman, Commission Member
John Peavy, Commission Member
A. C. Ulmer, Commission Member

Absent were:

Al Thompson, Commission Member

Other person in regular attendance:

Rita Findley, City Clerk
Leslie Johnston, SARPC Representative

GUESTS

Guests present:

None

**INVOCATION/
PLEDGE**

Chairman Stewart offered the invocation and led the pledge.

ITEM 4.

Chairman Stewart asked the planning commission to review the minutes of the September 9, 2014 meeting. Vice-Chairperson Still asked that the minutes reflect that Chairman Stewart adjourned the meeting instead of Mayor Wills. Commission Member Pepperman made a motion to approve the minutes for the September 9, 2014

meeting with the noted correction. The motion was seconded by Commission Member Ulmer and the motion carried.

ITEM 5 Chairman Stewart introduced item 5, Old business:

- There was no old business.

ITEM 6. Chairman Stewart introduced Item 6: New Business:

- Site Plan for Dyke and Misty Boeschen for Property located at 615 Bay Minette Oaks for a 24 hour fitness center. After review of submitted plan, Chairman Stewart asked that this issue be tabled for additional information on the parking, landscape and ingress/egress.

ITEM 7. Reports:

A. Mayor/Council Report:

- Mayor Wills asked for clarification on the yard sale signs and yard sales on vacant lots.
- Council Member Biggs stated that a public hearing will be held on November 3, 2014 to consider the vacation of Armstrong between 9th and 11th Street.

B. Attorney Report

- No Report

C. Commissioner's Report

- Chairman Stewart led a discussion about shipping containers being placed beside business; which would increase the square footage of facility. Chairman Stewart asked that this issue be placed on the November agenda for discussion.

ITEM 8. With no further business, Chairman Stewart adjourned the meeting at 8:40 a.m.

DONE THIS THE 14th DAY OF OCTOBER 2014

Todd Stewart
Chairman

ATTEST:

Rita Findley
City Clerk



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS
CONSULTING, LLC

LETTER OF TRANSMITTAL

TO: Mr. Oscar Waters

FROM: Trey Jinright

COMPANY: City of Bay Minette

DATE: October 30, 2014

ADDRESS: 301 D'Olive Street

REFERENCE NO.: GATEWA - 1387

CITY/STATE/ZIP: Bay Minette, AL 36507

RE: Cypress Trace Apartments – Bay Minette, Alabama

URGENT FOR REVIEW AS REQUESTED PLEASE COMMENT FOR APPROVAL FOR YOUR FILES

The following documentations are enclosed for the referenced project's Final Plat submittal.

- Check for \$100.00 Check #: 15584
- Signed Application for Final Plat
- List of Adjacent Property Owners
- One (1) full size 24 x 36 plat
- Two (2) 11 x 17 plats

City of Bay Minette

Application for Final Subdivision Plat (PUD)

Date 10/29/2014

Name of Subdivision (PUD)
Cypress Trace Subdivision

Name of applicant/owner Bay Minette Land Company

Address P.O. Box 340 Bay Minette AL 36507
Street or PO Box City State zip

JADE Consulting, LLC.
Name of Local Agent/ Engineer, if other than Applicant

Address: P.O. Box 1929 Fairhope AL 36533
Street or PO Box City State zip

Subdivision (PUD) Location: North of West 9th Street & East of Clark Ave.
partial vacation of Armstrong from 9th to 11th Street.

Total Acreage Approx. 24.17 AC # of Lots (units) 4 lots

Average Lot Size ⁺ 6 AC

Water Source North Baldwin Utilities

Sewer Source North Baldwin Utilities

Applicant Name: Bay Minette Land Company

Signature: Mary Elizabeth Johnson

Date 10/29/14

Total \$ 100.00

Cost- \$100.00

**CYPRESS TRACE APARTMENTS
ADJACENT PROPERTY OWNERS LIST**

220749 05-23-02-09-3-000-008.005
SOUTH ALABAMA TRUST CO INC AS TRUST
P O BOX 3067
MOBILE AL 36652

61947 05-23-03-08-4-000-002.000
BROWN, JAMES E ETAL BROWN, BETTY C
607 W 9TH ST
BAY MINETTE AL 36507

220765 05-23-03-08-4-000-002.005
VINSON, SHARON L
P O BOX 431
BAY MINETTE AL 36507

61965 05-23-02-09-2-000-088.000
61964 05-23-02-09-2-000-038.000
61941 05-23-03-08-1-000-016.000
61944 05-23-03-08-1-000-019.000
61952 05-23-03-08-4-000-007.000
61943.05-23-03-08-1-000-018.000
BAY MINETTE LAND CO
P O BOX 340
305 MCMILLAN AVE
BAY MINETTE AL 36507

220750 05-23-02-09-3-000-008.006
GULF COAST MOTORS INC
P O BOX 896
BAY MINETTE AL 36507

220764 05-23-03-08-4-000-002.004
ELLIS, CLINTON J ETAL ELLIS, LARI N
709 9TH ST W
BAY MINETTE AL 36507

220748 05-23-02-09-3-000-008.004
WOOD, JAMES N ETUX TINA G
601 W 9TH ST
BAY MINETTE AL 36507

220747 05-23-02-09-3-000-008.003
CRYAR, RHONDA L.
507 WEST 9TH STREET
BAY MINETTE AL 36507

220746 05-23-02-09-3-000-008.002
AMENDOLARE, WILLIAM JR ETAL AMENDOLARE
505 W 9TH STREET
BAY MINETTE AL 36507

220745 05-23-02-09-3-000-008.001
SELLERS, SUSAN P.
501 LAKEVIEW DRIVE
BAY MINETTE AL 36507

61973 05-23-02-09-3-000-008.000
BESA, RICARDO M ETUX LULU CO.
501 WEST 9TH STREET
BAY MINETTE AL 36507

61972 05-23-02-09-3-000-007.000
SMITH, CRAIG F JR ETUX DUSTY FREEMAN
411 WEST 9TH STREET
BAY MINETTE AL 36507

61972 05-23-02-09-3-000-007.000
SMITH, CRAIG F JR ETUX DUSTY FREEMAN
1555 EASTERN BOULEVARD
MONTGOMERY AL 36117

220763 05-23-03-08-4-000-002.003
CASH, JEFFREY L ETUX GENA L
703 W 9TH ST
BAY MINETTE AL 36507

220762 05-23-03-08-4-000-002.002
ELMORE, RHEENA B
701 W 9TH ST
BAY MINETTE AL 36507

Gateway Construction

920 Florence Blvd.
Florence, AL 35630
256-760-9657

First Metro Bank
406 W. Avalon Ave.
Muscle Shoals, AL 35661

15584

Date: 10/24/2014

Pay To
The Order of City of Bay Minette

One Hundred Dollars

\$\$\$100.00**

City of Bay Minette
United States

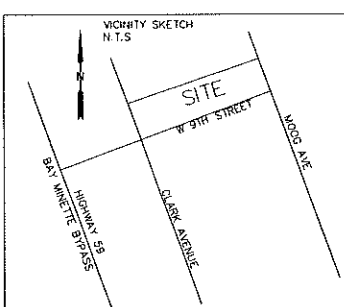
Void After 90 Days

⑈015584⑈ ⑆062203955⑆ 00057347⑈

Gateway Construction
3991--City of Bay Minette
Print As: City of Bay Minette

15584
First Metro Bank
GCC Oper 7347
Date: 10/24/2014

Date	Bill #	Reference Number	Location	Amount Entered	Amount Paid
Accl	Memo	Department ID			
10/24/2014	102414	102414	GCC001	\$100.00	\$100.00
12076--L/R - Bay Minette,	Final Plat Appl-Cypress Trace				
Net Amount:					\$100.00



CYPRESS TRACE SUBDIVISION
OWNER: BAY MINETTE LAND COMPANY
MARY ELIZABETH DURYEY-PRESIDENT

SITE LOCATION:
 CITY OF BAY MINETTE ALABAMA
 BALDWIN COUNTY AL

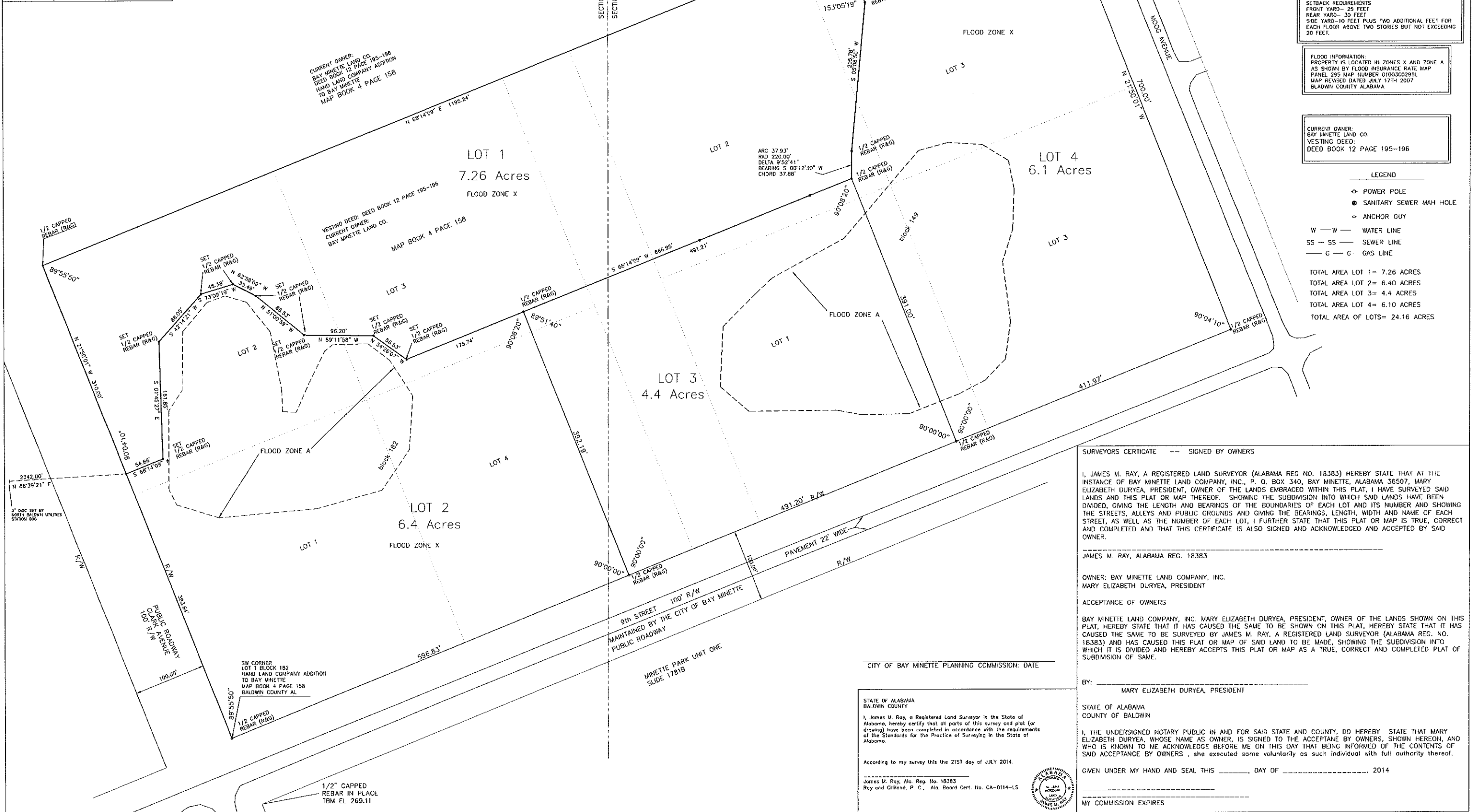
RAY & GILLILAND, P.C.
 122 NORTH CALHOUN STREET
 P.O. BOX 1183
 SYLACAUGA, ALABAMA 35150
 TEL NO. (256) 245-3243
 FAX NO. (256) 245-3202
 FILE: BAYMINETTIE
 DRAWN BY: JMR
 SCALE: 1" = 60'
 BOUNDARY SURVEY
 JULY 21 2014
 EMAIL: JMRAY1@BELLSOUTH.NET

CURRENT ZONING- R4 MULTIFAMILY
 SETBACK REQUIREMENTS
 FRONT YARD- 25 FEET
 REAR YARD- 30 FEET
 SIDE YARD- 10 FEET PLUS TWO ADDITIONAL FEET FOR EACH FLOOR ABOVE TWO STORIES BUT NOT EXCEEDING 20 FEET.

FLOOD INFORMATION:
 PROPERTY IS LOCATED IN ZONES X AND ZONE A AS SHOWN BY FLOOD INSURANCE RATE MAP PANEL 295 MAP NUMBER 010030295L MAP REVISED DATED JULY 17TH 2007 BALDWIN COUNTY ALABAMA

CURRENT OWNER:
 BAY MINETTE LAND CO.
 VESTING DEED:
 DEED BOOK 12 PAGE 195-196

- LEGEND
- POWER POLE
 - SANITARY SEWER MAN HOLE
 - ANCHOR GUY
 - W — W — WATER LINE
 - SS — SS — SEWER LINE
 - G — G — GAS LINE
- TOTAL AREA LOT 1 = 7.26 ACRES
 TOTAL AREA LOT 2 = 6.40 ACRES
 TOTAL AREA LOT 3 = 4.4 ACRES
 TOTAL AREA LOT 4 = 6.10 ACRES
 TOTAL AREA OF LOTS = 24.16 ACRES



SURVEYORS CERTIFICATE -- SIGNED BY OWNERS

I, JAMES M. RAY, A REGISTERED LAND SURVEYOR (ALABAMA REG NO. 18383) HEREBY STATE THAT AT THE INSTANCE OF BAY MINETTE LAND COMPANY, INC., P. O. BOX 340, BAY MINETTE, ALABAMA 36507, MARY ELIZABETH DURYEY, PRESIDENT, OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND THIS PLAT OR MAP THEREOF. SHOWING THE SUBDIVISION INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT, I FURTHER STATE THAT THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETED AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

JAMES M. RAY, ALABAMA REG. 18383

OWNER: BAY MINETTE LAND COMPANY, INC.
 MARY ELIZABETH DURYEY, PRESIDENT

ACCEPTANCE OF OWNERS

BAY MINETTE LAND COMPANY, INC. MARY ELIZABETH DURYEY, PRESIDENT, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY STATE THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY JAMES M. RAY, A REGISTERED LAND SURVEYOR (ALABAMA REG. NO. 18383) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.

CITY OF BAY MINETTE PLANNING COMMISSION: DATE _____
 BY: _____
 MARY ELIZABETH DURYEY, PRESIDENT

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT MARY ELIZABETH DURYEY, WHOSE NAME AS OWNER, IS SIGNED TO THE ACCEPTANCE BY OWNERS, SHOWN HEREON, AND WHO IS KNOWN TO ME ACKNOWLEDGE BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNERS, she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2014

MY COMMISSION EXPIRES _____

STATE OF ALABAMA
 BALDWIN COUNTY

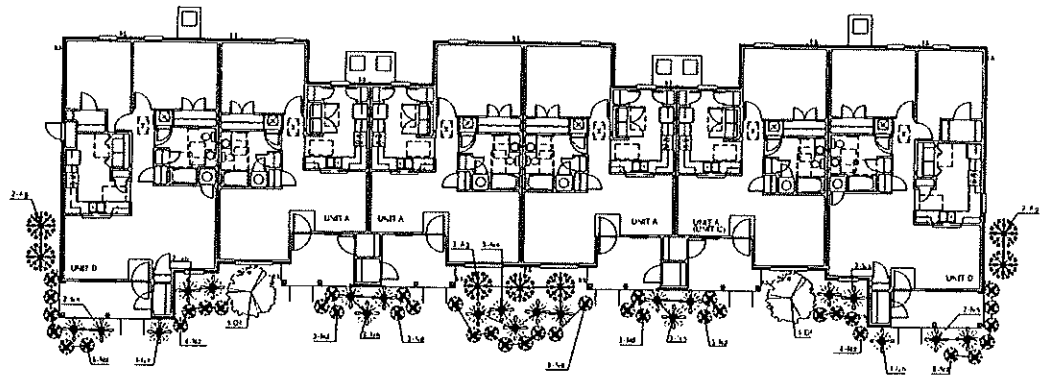
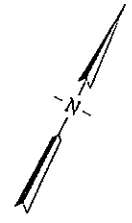
I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama.

According to my survey this the 21ST day of JULY 2014.

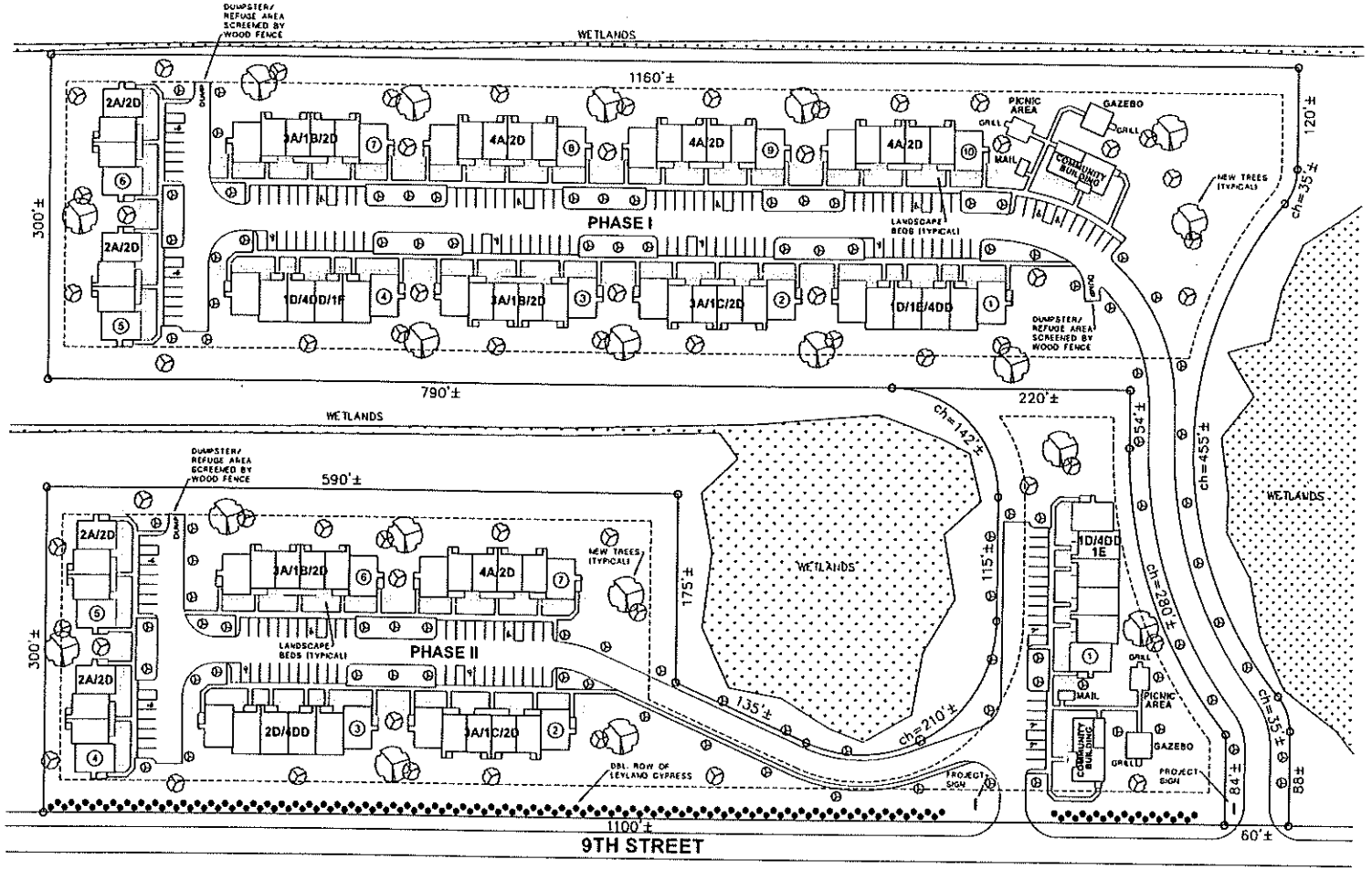
James M. Ray, Ala. Reg. No. 18383
 Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

OWNER
9TH STREET APARTMENTS, LTD

ARCHITECT
MCKEAN & ASSOCIATES, ARCHITECTS, LLC
2815 ZELDA ROAD
MONTGOMERY, ALABAMA 36105
(334)272-4044



BUILDING 3A/1B/2D
(BUILDINGS 4A/2D & 3A/1C/2D - SIMILAR) (TYPICAL LANDSCAPE PLAN)



SCHEMATIC SITE & LANDSCAPE PLAN

9th STREET APARTMENTS
BAY MINETTE, ALABAMA

SCALE 1" = 60'

LEGEND - PHASE I

UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	25 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	2 UNITS
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM	16 UNITS
UNIT 'DD' - TWO BEDROOM	6 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	1 UNIT
UNIT 'F' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS	56 UNITS
PARKING SPACES:	112
SITE AREA:	8.35 ACRES ±

LEGEND - PHASE II

UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	14 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	1 UNIT
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM	13 UNITS
UNIT 'DD' - TWO BEDROOM	6 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	1 UNIT
TOTAL UNITS	30 UNITS
PARKING SPACES:	76
SITE AREA:	6.15 ACRES ±

MCKEAN & ASSOCIATES
ARCHITECTS
MONTGOMERY, ALABAMA

9th STREET APARTMENTS
BAY MINETTE, ALABAMA



Sheet Title:
SCHEMATIC SITE & LANDSCAPE PLAN

Project No.: 14-XX

Date: 11-15-13

Revised:

Drawn By: GJT

Checked By: RLH

Sheet No.:

Sequence 1 of 1