



# City of Bay Minette

## Rezoning Application

Case No.: 2-24003  
Fee- \$500 + \$10/Certified Letter  
Date Paid: \_\_\_\_\_  
Paid:  Credit Card  Cash  
 Check- No. \_\_\_\_\_

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM\_Planning@cityofbayminetteal.gov

Are you the property owner?  YES  NO

*\*If you are not the property owner, you must submit an Owner Authorization Form signed by the property owner*

Applicant Name: Jason Linder Date: 09-20-24

Mailing Address: 370 1st Street

City: Silas State: AL Zip Code: 36919

Telephone Number: 251-295-2900 Email: jason@lindersurvey.com

### Site Information

Property Owner Name: Higher Ground Ventures, LLC Phone Number: 407-984-8185

Property Address: 807 Moran Street

Parcel/PPIN #: 377260

Area of Property, Sq. Ft., or Acres: 8.05 acres

Present Zoning: M-1 Requested Zoning: R-3

Reason for Request/ Intended use of property: Subdivide existing 8.05 acre lot into 4 residential lots

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this rezoning and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature:  Date: 09-20-24

### Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Survey or boundary map showing exact dimensions of the property to be rezoned
- Legal description of property

Version 1.2 – 9/18/2024



# City of Bay Minette Agent Authorization Form

<b>Office Use Only</b>
Case No.: _____

I/We hereby appoint and designate Jason Linder - Linder Surveying ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 377260. I/We understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Bay Minette harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Bay Minette that I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

*\*NOTE: All correspondence will be sent to the authorized Agent. It will be the Agent's responsibility to keep the owner(s) adequately informed as to the status of the application.*

### PROPERTY OWNER(S)

HIGHER GROUND VENTURES LLC

Name(s) - Printed  
1401 Lavaca St, Suite 880

Mailing Address  
Austin, TX

City/State  
407-984-8185

josh@highergroundland.com

Phone

Signed by:  
*Joshua Pierce*

Email

9/20/2024

Signature(s)  
B5F7EC8E98ED421...

Date

### AUTHORIZED AGENT

Jason Linder

Name(s) - Printed  
370 1st Street

Mailing Address  
Silas, AL

City/State  
36919

jason@lindersurvey.com

Phone

DocuSigned by:  
*Jason Linder*

Email

9/20/2024

Signature(s)  
7C4584640FD54D9...

Date



# City of Bay Minette

## Planning & Development Services

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · [COBM\\_Planning@cityofbayminetteal.gov](mailto:COBM_Planning@cityofbayminetteal.gov)

### NOTICE OF PUBLIC HEARINGS

#### **Case No. Z-24003, Higher Ground Ventures, LLC Property Rezoning Request from M-2, General Industrial District to R-3, Higher Density Single Family Residential District**

Notice is hereby given that the City of Bay Minette Planning Commission and City Council will each conduct a public hearing for Case No. Z-24003, the Higher Ground Ventures, LLC Property, related to a request to rezone property from the M-2, General Industrial District to R-3, Higher Density Single Family Residential District for a Residential Subdivision. The subject property, specifically identified as Parcel I.D. 05-23-05-16-4-000-003.004 // PIN 377260, is approximately 8.05± acres and is located at the northeast intersection of E. Ellis Street and Moran Street. A map can be found on the back of this notice.

The Bay Minette **Planning Commission** will conduct the first public hearing during its regularly scheduled meeting on **Thursday, November 14, 2024** beginning at 8:00 a.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507.

The Bay Minette **City Council** will conduct a second public hearing and first reading during its regularly scheduled meeting on **Monday, December 2, 2024** beginning at 6:00 p.m. in the Council Chambers of Bay Minette City Hall located at 301 D'Olive Street, Bay Minette, AL 36507. The second reading of the rezoning ordinance is scheduled during its regularly scheduled meeting on **Monday, December 16, 2024** beginning at 6:00 p.m., also in the Council Chambers of Bay Minette City Hall.

The application materials will be available for public review at Bay Minette City Hall and on the Planning & Development Department website. If you desire to speak with someone by telephone about this application, please contact Planning & Development Services at (251) 580-1650. If you desire to submit comments, please email to [COBM\\_Planning@cityofbayminetteal.gov](mailto:COBM_Planning@cityofbayminetteal.gov) or address your correspondence to:




City of Bay Minette Planning & Development Services  
301 D'Olive Street  
Bay Minette, AL 36507

Please include the case number noted above in all correspondence. If you desire to address the Planning Commission or City Council in person about this application, please attend the public hearings on the dates, times and location listed above.

*Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact Planning & Development Services.*

\*\* See Reverse for Map

Notice Date – October 15, 2024

-  Site Location
-  Road Centerlines
-  BC Revenue Parcels

**Site Map**  
**Z-24003, Higher Ground Ventures, LLC**  
**Rezone M-2 to R-3 for Residential Subdivision**



**E BANYAN ST**

**E HICKORY ST**










**MORAN ST**

**LAMAR DR**

**S WHITE AVE**

**E ELLIS ST**

**Site Location**

-  Site Location
-  Road Centerlines
-  BC Revenue Parcels
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development

**Zoning Map**  
**Z-24003, Higher Ground Ventures, LLC**  
**Rezone M-2 to R-3 for Residential Subdivision**



**E HICKORY ST**

**MORAN ST**

**LAMAR DR**

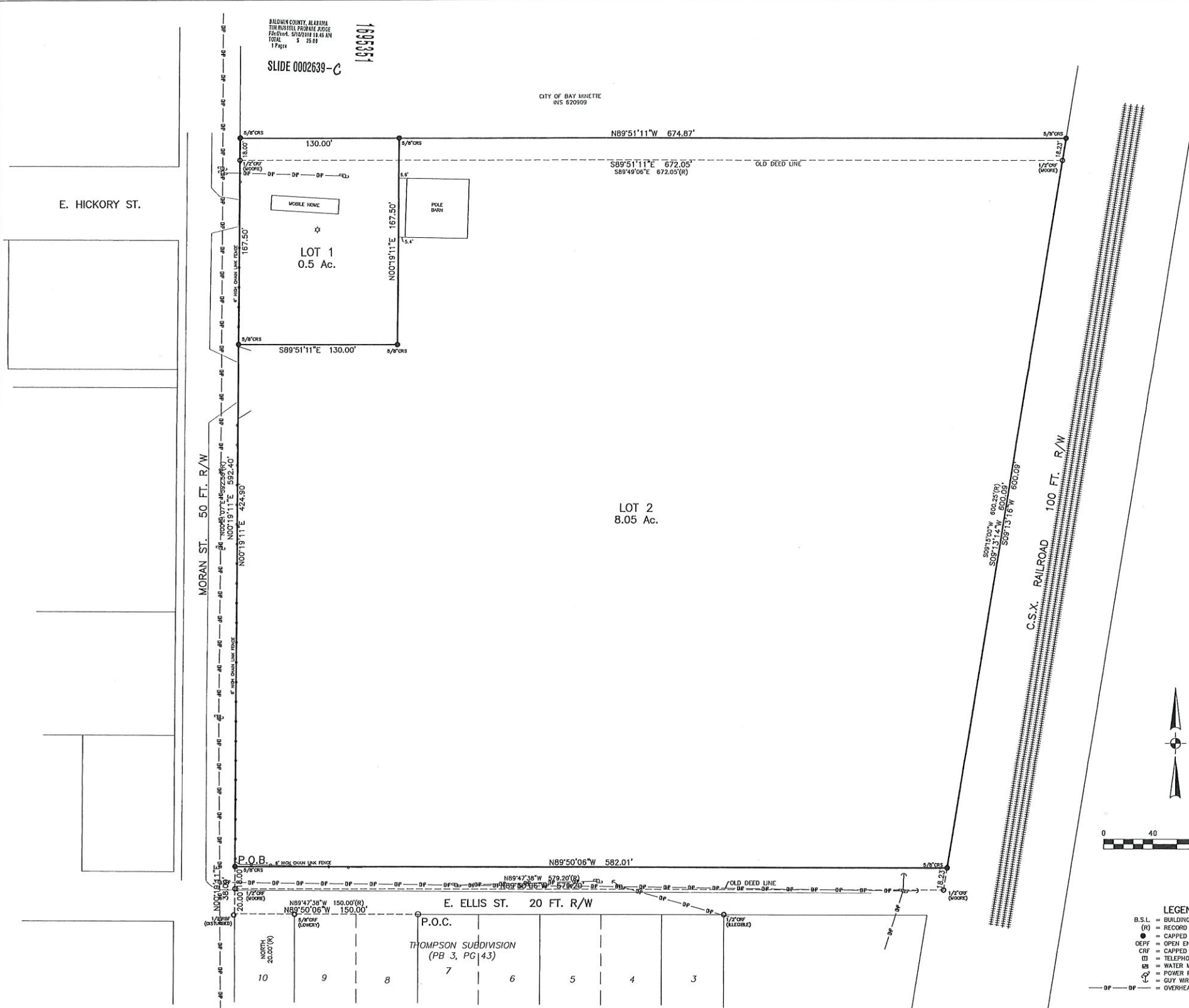
**Site Location**

**S WHITE AVE**

**E ELLIS ST**

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL, PROBATE JUDGE  
FEBRUARY 15, 2018 AM  
TOTAL 3 15 00  
17 PAGES  
SLIDE 0002639-C  
1096391

CITY OF BAY MINETTE  
INS 520909



E. HICKORY ST.

MORAN ST. 50 FT. R/W

LOT 1  
0.5 Ac.

LOT 2  
8.05 Ac.

C.S.X. RAILROAD  
100 FT. R/W

P.O.B.

P.O.C.

THOMPSON SUBDIVISION  
(PB 3, PG 43)

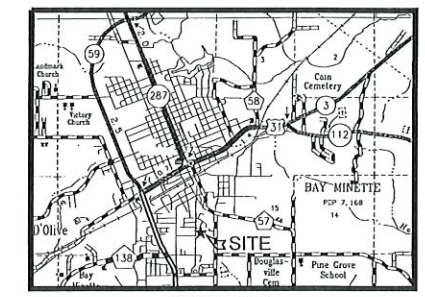
E. ELLIS ST. 20 FT. R/W

**SURVEYOR'S NOTES:**

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON MARCH 17, 2018 AND IS RECORDED IN FIELD BOOK #0004, AT PAGE 32.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

**FLOOD STATEMENT**  
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 0100300425L, COMMUNITY NUMBER 015000, PANEL 0425, SUFFIX "L", DATED JULY 17, 2007.

\*BEARINGS BASED ON STATE PLANE GRID, ALABAMA WEST ZONE, USING GPS OBSERVATIONS



VICINITY MAP  
1 INCH = 1 MILE

**CERTIFICATION OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 13<sup>th</sup> DAY OF MAY 2018

*[Signature]*  
PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS 10<sup>th</sup> DAY OF MAY 2018

*[Signature]*  
OWNER OF LEGAL REPRESENTATIVE

**CERTIFICATION BY NOTARY PUBLIC:**

STATE OF ALABAMA  
CITY OF BAY MINETTE  
COUNTY OF BALDWIN  
*[Signature]* A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS 10<sup>th</sup> DAY OF MAY 2018

*[Signature]* MY COMMISSION EXPIRES: 8/24/2019  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, THOMPSON'S SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST, AS PER MAP OR PLAT THEREOF RECORDED AT MABOOK 3, PAGE 43 (SLIDE 121-A), BALDWIN COUNTY PROBATE RECORDS AND RUN THENCE RUN NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, ALONG THE SOUTH MARGIN OF EAST ELLIS STREET, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00 DEGREES 19 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A CAPPED IRON PIN (LS26014) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG THE EAST MARGIN OF MORAN STREET, A DISTANCE OF 592.40 FEET TO A CAPPED IRON PIN (LS28014); THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 674.87 FEET TO A CAPPED IRON PIN (LS26014) ON THE WEST MARGIN OF A 100 FOOT RAILROAD R/W; THENCE RUN SOUTH 09 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 600.09 FEET TO A CAPPED IRON PIN (LS26014); THENCE RUN NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 582.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 8.55 ACRES, MORE OR LESS, AND LIES IN SECTION 16, TOWNSHIP 2 SOUTH RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
  - (H) = RECORD BEARING/DISTANCE
  - = CAPPED IRON SET (LS 26014)
  - = OPEN END PIPE FOUND
  - = CAPPED REBAR FOUND
  - ⊠ = TELEPHONE PEDESTAL
  - ⊞ = WATER METER
  - ⊟ = POWER POLE
  - ⊠ = CITY WIRE ANCHOR
  - DP—DP— = OVERHEAD POWER

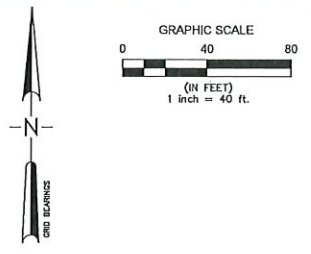
*[Signature]* 04-21-2018  
DAVID E DIEHL AL. P.L.S. NO. 26014 DATE  
607 RACHEL CT BAY MINETTE, AL. 251-510-2792

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



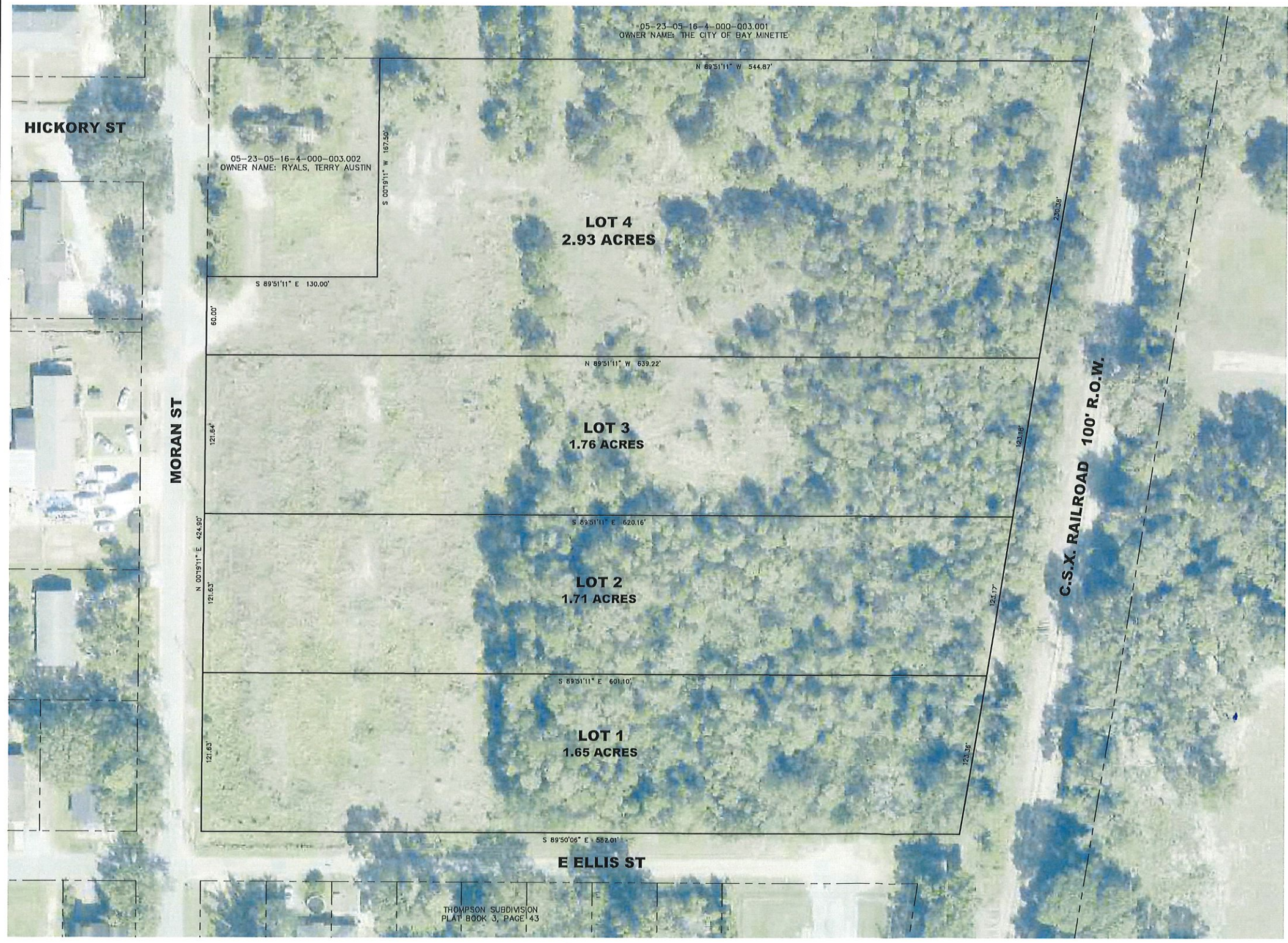
**RAM SUBDIVISION**

DRAWN: D.E.D.	DATE: 03-19-2018	BOUNDARY SURVEY & DIVISION	SCALE: 1"=40'
CHKD: S.H.D.	TR: SEC 16, T2S, R3E	HAROLD DENSMORE	SHT NO: 1 OF 1



**SITE DATA:**  
 PARCEL NUMBER: 05-23-05-16-4-000-003.004  
 PARCEL PIN: 377260  
 CURRENT RECORDING INFO: LOT 2 OF RAM SUBDIVISION (SUDE 0002639-C)  
 NUMBER OF LOTS: 4  
 TOTAL AREA: 8.05 ACRES  
 OWNER:  
 JOSH PIERCE  
 CURRENT ZONING: LIGHT INDUSTRIAL  
 DESIRED ZONING: R-3

**FLOOD ZONE STATEMENT:**  
 PROPERTY LIES IN FLOOD ZONE "X" UN-SHADED AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0425L, COMMUNITY NUMBER 015000, PANEL 0425, SUFFIX "L".



LINDER SURVEYING CONSULTANTS, LLC  
  
 370 FIRST STREET  
 SILAS, ALABAMA 36919  
 (P) 251.542.9334  
 (E) jason@lindersurvey.com

Rev/Iss	No.	Date	Description
1	1	08-27-2024	ISSUE FOR PERMIT

**PRELIMINARY SKETCH PLAN**  
**RESUBDIVISION OF LOT 2, RAM SUBDIVISION**  
**SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST**  
**BALDWIN COUNTY**  
**BAY MINETTE, ALABAMA**

XX-XX-2024  
 DRAWING NOT VALID UNLESS BEARING SURVEYOR'S ORIGINAL SIGNATURE AND SEAL

Drawn	JML
Checked	JML
Approved	JML

**SURVEYOR'S CERTIFICATE**  
 I, Jason M. Linder, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice in the State of Alabama to the best of my knowledge, information and belief.

Jason M. Linder, Alabama Registration No. 34782