

**CITY OF BAY MINETTE**  
**PLANNING COMMISSION AGENDA**  
MEETING OF TUESDAY, MARCH 12, 2013  
COUNCIL CHAMBERS, CITY HALL – 5:30 P.M.

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1. CALL TO ORDER
2. PRAYER AND PLEDGE
3. CALL OF ROLL
4. APPROVAL OF MINUTES:  
Review of minutes for the Special Meeting on February 7, 2013.
5. OLD BUSINESS  
Building Official request a special called meeting to discuss the completion of sign ordinance regulations.
6. NEW BUSINESS
  - A. Site Plan Review for Louis Wilkinson, III for FMC Bay Minette Dialysis Center Addition located at 2505 Hand Avenue
  - B. Site Plan Review for Frank Morrow for a storage facility located at 1151 D'Olive Street
  - C. Correspondence from Standard Furniture
7. PUBLIC PARTICIPATION
8. MAYOR/COUNCIL REPORT
9. ATTORNEY'S REPORT
10. COMMISSIONER'S COMMENTS
11. ADJOURNMENT

# Bay Minette Planning Commission Special Meeting Minutes

Minutes of February 7, 2013

Monthly Meeting No.2

The Bay Minette Planning Commission met in Special session on Tuesday, January 8, 2013. The meeting was called to order by Chairman Todd Stewart at 5:30 p.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertized to hold such meeting.

- PRESENT** Members of the Commission were present. These members are: Chairman Todd Stewart, Karmen Still, Mayor Bob Wills, Councilman John Biggs, John Peavy, A.C. Ulmer and Ed Pepperman. Other persons in regular attendance: GeeGee Watt - Planning and Zoning Administrator, Attorney - Scotty Lewis, Rita Findley - City Clerk. Absent were Oscar Waters and Al Thompson
- GUESTS** There were no guests.
- INVOCATION/  
PLEDGE** Todd Stewart offered the invocation and the pledge.
- ITEM 4.** Chairman Stewart asked the planning commission to review the minutes of January 8, 2013. Mayor Wills made **Motion 1** to approve the minutes for January 8, 2013 meeting it was seconded by Ed Pepperman, motion passed (7-0).
- ITEM 5** Chairman Stewart introduced item 5, Planning Zoning Administrator on updating bylaws and amendments to the Sign Regulations review. GeeGee Watt explained the updates to the bylaws about minor changes (ie. time, location, update member service, secretary to the planning commission.) Karmen Still pointed out a double sentence under the Officer's section, it was noted and removed from the bylaws. Chairman Todd Stewart asked about Code of Ethics and did the planning commission members need to complete this. GeeGee Watt stated Yes. Rita Findley stated that she needed to have a copy of this in her files as well. Chairman Todd Stewart asked for a motion to adopt the bylaws as amended. **Motion 2** was made by Karmen Still and seconded by A.C. Ulmer, motion passed (7-0).
- Sign Regulations: GeeGee Watt stated she did as requested by the commission and pulled 5 regulations from communities in the area and around the same size as our community. GeeGee Watt stated that they were pretty much the same. GeeGee Watt stated that she took the City's

Ordinance and revised it using some out of every ordinance and knowing the commission problem areas were for signs. She felt this would be easiest instead of asking the commission to take 5 ordinances home to review. GeeGee Watt stated she added 1 sign definition snipe signs. There was lengthy discussion on banners (quality, length, who puts them up) Rita Findley suggested William Moore-Gulf Coast Newspaper for another outlet for advertising events. Ed Pepperman recommended that Banners be professionally created. Karmen Still stated that non-profits usually don't have the funds to have them professionally created but agrees that they need to be neatly done. Political signs paragraph was removed and replaced. There was discussion on qualifying times. The paragraph added was to be removed replaced with existing paragraph changing 60 day prior to 90 days prior. Mayor Wills asked GeeGee Watt to research into qualifying periods and to revise this section accordingly. Mayor Wills also asked Scotty Lewis to look into R.O.W. issue in residential corridors. Mayor Wills stated to follow the R.O.W in these areas the signs have to be put right next to house and many circumstances could not been seen. Scotty Lewis stated that he would look into it. Off Premise signs are currently not allowed discussion on sharing signage but prohibit them from vacant lots. Discussion of permitted signs GeeGee Watt points out deletion of words adding appropriate wording to the Tables. Changed the Billboard height to 35 feet. GeeGee Watt recommended the signage area be taken to 350 sq. ft. Delete Off-Premise signs from Billboards. GeeGee Watt explained subdivision markers. GeeGee Watt went over changes to Building Wall signs and historical district. Discussion on Commercial Banners to be professionally prepared. Painted Graphic Murals are allowed in Commercial and Industrial districts, GeeGee Watt asked if the planning commission wanted to allow this in the downtown area. The commission agreed they should not be allowed in the downtown area. Digital Sign and Digital Reader Board Discussion, Commissioners do not like digital signs and reader boards and do not want to allow them to be placed in Prohibited Sign section. Johnny Biggs asked about flag signs. GeeGee Watt explained the ordinance defines them as Wind Signs and they are in the Prohibited sign section.

- ITEM 6.** There was no public participation
- ITEM 7.** There was no Mayor or Council Report.
- ITEM 8.** There was no Attorney Report
- ITEM 9.** There was no Commissioner Comments.

**ITEM.**

Chairman Todd Stewart with no further business adjourned the meeting at 6:50 p.m.

**DONE THIS THE 7<sup>th</sup> DAY OF February 2013**

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**Todd Stewart**  
Chairman

**ATTEST:**

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**Rita Findley**  
City Clerk

# City of Bay Minette

## Application for Site Plan

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a Site Plan Review to determine the use and location of site meets the regulations within the Zoning Ordinance.

1. Owner/Developer's Contact Information:

a) Name: Louis Wilkinson, III

b) Address: 1851 Crane Ridge Drive

Jackson, MS, 39216

2. Current Zoning Classification: C-3 (Commercial)

3. Location of the Proposed Site Plan: 2505 Hand Avenue, Bay Minette, AL 36507

4. Proposed Site Use: No Change to Site Use – Business (Ambulatory Health Care) / Health Clinic. An addition to an existing dialysis center to increase the number of treatment beds.

5. Character of Adjacent Sites: Commercial

Dated this 27<sup>th</sup> Day of February, 2013.

Paul Zanglin, AIA, Brown Studio Architecture, 334-834-8340  
Authorized Representative

**Site Plan Application Fee \$100.00**

Site Plan App. FMC Bay Minette

2/27/13

100.00

100.00

2/27/13

1289

City of Bay Minette

\$100.00

**BROWN STUDIO ARCHITECTURE PC**

260 COMMERCE STREET SUITE 200  
MONTGOMERY, AL 36104-2585  
334-834-8340

REGIONS BANK  
61-1/620

1289

DATE

Feb 27, 2013

Check Number: 1289

AMOUNT

Memo: BSA Project #21220

\$ 100.00

One Hundred and 00/100 Dollars

PAY  
TO THE  
ORDER  
OF:

City of Bay Minette

*Debra L. Cousins*

AUTHORIZED SIGNATURE

⑈00001289⑈ ⑆062000019⑆ 0167269575⑈

**SUBMISSION FOR PLANNING COMMISSION**

Project: FMC Bay Minette Dialysis Center  
2505 Hand Avenue  
Bay Minette, AL 36507

February 27, 2013

Mr. Oscar Waters  
City of Bay Minette  
Building and Planning Dept.  
300 Hoyle Avenue  
Bay Minette, AL 36507

Dear Mr. Waters:

On behalf of Mr. Louis Wilkinson, III, the Owner of the building for this project, we are submitting this project to the Planning Commission for review. The project is an 1,825 square feet (s.f.) addition to the existing FMC Bay Minette Dialysis Center, and it will be completed under two packages. The Owner will be constructing the shell of the addition under Package A. (See Sheet A2.0a from Package A.) The tenant will be completing the interior build-out of the addition and alteration of a portion of the existing interior of the existing facility under Package B. (See Sheet A2.0 from Package B.)

The purpose of the project is to add six additional beds and PD bed to the existing facility's Treatment Room. The functions that will be in the addition will be relocated from the existing building to accommodate the additional treatment chairs in the Treatment Room. (See Sheet A2.0 from Package B.)

The addition increases the building area by 1,825 s.f., for a total of 6,748 s.f. for the final design. Per Section 9.2 – Parking Design Standards and Improvement Standards, of Appendix A – Zoning Ordinance, a building area of 6,748 s.f. will require an additional ten parking spaces for a total of 34 parking spaces (6,748 s.f./200 s.f.). With the addition of six additional treatment beds plus the PD bed, the real occupant count will only increase by seven patients and up to two additional nurses at peak hours.

Our proposed site plan, indicated on Sheet A1.1a, adds six additional parking spaces for a total of 30 parking spaces for the facility. Based on Fresenius Medical Care's historical statistics and experience for dialysis facilities, one parking space per 250 s.f. is sufficient, which would be 27 parking spaces in this case. A portion of the patients do not drive themselves to treatments and are dropped off for their appointments. Additionally, approximately 1,200 s.f. of the final design will be storage, mechanical, water treatment and PSDS process equipment, which will be typically occupied by only one person, the Dialysis Equipment Technician. We believe only 4,548 s.f. of the final facility fits the description of a typical medical office situation. (Reference Line c. of Table 9.2.9 Parking Schedule of the ordinance). Due to the nature of dialysis centers, we believe thirty parking spaces will be sufficient to meet the off-street parking needs for this enlarged facility. Additionally, limiting the amount of non-pervious parking surface will reduce the amount of run-off that must be routed into the City's storm sewer system.

The exterior finishes of the addition will match the existing finishes and colors. New doors and windows will match the profiles of exiting openings to the extent possible. (See Sheet 3.0a for the existing and new elevations.)

If you have any questions, please contact me at 334-834-8340 or at [pzanglin@brownstudio.com](mailto:pzanglin@brownstudio.com). Thank you for your attention in this matter.

Sincerely,

  
Paul Zanglin, AIA

cc: Mr. Louis Wilkinson, III



City of Bay Minette  
Planning Commission  
Site Plan Review Check List

Date \_\_\_\_\_

Project ADDITION TO SHELL OF THE  
FMC BAY MINETTE DIALYSIS CENTER

Applicant LOUIS WILKINSON, III

The Site Plan Review Check List is to be presented at the initial inquiry for site plan review to acquaint the applicant of the necessary documents and design plans that are necessary for placement on the Planning Commission agenda. Upon reception of these necessary elements; this checklist will be completed by the Planning and Zoning Administrator and attached to design plans, along with a completed application. All members of the Planning Commission will receive the Site Plan Review Checklist, design plans and completed application prior to the scheduled Site Plan Review.

Necessary elements for the site plan review (Section 8.9): Completed Applications along with design plans that shall include site plans, architectural plans with landscaping plans as stated. A site plan shall be prepared, signed and sealed by an architect or an engineer that is currently licensed in the State of Alabama. It is noted by the State Codes of Alabama that the services of a registered architect shall be required on all buildings for public assembly over 2500 square feet. All design plans shall be drawn to scale. Drawing scale must be large enough to be readable (no smaller than 1 inch = 50 feet). Plans shall address the following requirements:

- A. The location and size of the site (dimensions, size in square footage and acreage) including topography along with a legal description and a current certified survey. PREVIOUS SURVEY + Sheet A1.0a
- B. A vicinity map showing the site relation to surrounding property. Sheet T1.1a
- C. The recorded ownership and developer's interest. Sheet T1.1a
- D. Date, scale, north arrow, title, and names and contact information for property owner(s), developer, engineer, architect and landscape designer (if applicable), including current license numbers. Sheet T1.1a + TITLES BLOCKS
- E. The relationship to the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features. This information can be combined with requirements for the vicinity map specified in this section. Sheet T1.1a Vicinity Map
- F. Zoning classification of site and of adjacent properties. (Article VI) Sheet T1.1a
- G. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density. Sheet A1.1a



- H. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common opens space and such facilities. N/A
- I. Adjacent public and/or private streets including lot(s) frontage, dimensions, surface type, and existing or proposed access. (Section 7.9) Sheet T1.1a + Sheet A1.0a
- J. Front, side and rear setbacks (Section 8.12) Sheet A1.0a
- K. The use and maximum height, bulk, location and dimensions of all buildings (existing and proposed) and any other structures to be located on the site. Sheet A1.0a + A3.0a
- L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3) See Cover Letter + Sheet A1.1a
- M. Front, side and rear architectural elevations. These elevations shall indicate: Sheets A3.0a, A4.0a and A5.0a.
- 1. Design character of buildings and structures See Sheet A3.0a.
  - 2. Specific materials existing/planned for use on building and structures, including colors of any and all materials employed, with their locations indicated on the elevations See Sheet A3.0a
  - 3. Height of buildings and structures (Section 7.3) A3.0a
  - 4. Roofs and overhangs A4.0a + A5.0a
  - 5. Special design features (if applicable) may include compliance with the American Disabilities Act Requirements A1.1a
  - 6. Yard requirement (7.4)
- N. Location, size and type of signage, any pre-existing, non-conforming signs must meet the current sign regulations. (Article XVI) N/A - NOT PART OF THIS PROJECT
- O. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes. (Section 7.12) N/A
- P. Landscape and Tree Protection (Article X), includes off street parking, buffer requirements and special designs. N/A - NOT PART OF THIS PROJECT
- Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14) Survey + A1.1a
- R. Screening, Lighting and Space. (Section 7.16) Lighting - See Sheet A3.0a  
Space - See Sheet A1.1a  
Screening → N/A
- S. Location of garbage disposal facilities/buffer (if applicable) A0.1a + A1.1a
- T. In case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed. N/A
- U. Where required by ALDOT, the applicant will provide proof that the driveway permit application has been submitted to ALDOT. If a traffic study is required the applicant shall provide copies of the study to the Building Department. NO CHANGES, N/A

- W. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

This checklist corresponds to the City of Bay Minette Zoning Ordinance as well as reflecting the City Comprehensive Plan. It is designed to aid the applicant and serve as a tool for the Bay Minette Planning Commission decisions. While each site plan application is unique, it is imperative to follow the Zoning Ordinance and Comprehensive Plan guidelines to achieve the desired goals of our community while supporting the future growth and development.

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Planning and Zoning Administrator

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Fire Inspector

Comments:



# City of Bay Minette

## Application for Site Plan

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a Site Plan Review to determine the use and location of site meets the regulations within the Zoning Ordinance.

1. Owner/Developer's Contact Information:

a) Name: FRANK MORROW

b) Address: 1151 D'OLIVE ST.

BAY MINETTE, AL 36507

2. Current Zoning Classification: B

3. Location of the Proposed Site Plan: 1151 D'OLIVE ST, BAY MINETTE, AL

4. Proposed Site Use: Storage Facility,

5. Character of Adjacent Sites: Commercial and Residential

Dated this 1st Day of MARCH, 2013.

Frank Morrow  
Owner or Authorized Representative

**Site Plan Application Fee \$100.00**

# City of Bay Minette

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Dated this 1st Day of MARCH, 2013.

Frank Morrow  
Owner or Authorized Representative

Site Plan Application Fee \$100.00

Dr 388 1469  
FRANK E MORROW  
1805 COLLIER AVE  
BAY MINETTE, AL 36507-4201  
232 2794

3602

61-8/620 7310  
1000117657154

3-4-13 Date

Pay to the Order of City of Bay Minette \$ 100<sup>00</sup>  
One Hundred & <sup>NO</sup> / <sub>100</sub> Dollars



Wells Fargo Bank, N.A.  
Alabama  
wellsfargo.com

For: Planning Commission

Frank Morrow MP

⑆062000080⑆1000117657154⑈03602



City of Bay Minette  
Planning Commission  
Site Plan Review Check List

Date 3/1/2013

Project D'Olive St. Storage

Applicant Frank Morrow

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- A. The location and size of the site (dimensions, size in square footage and acreage) including topography along with a legal description and a current certified survey.
- B. A vicinity map showing the site relation to surrounding property.
- C. The recorded ownership and developer's interest.
- D. Date, scale, north arrow, title, and names and contact information for property owner(s), developer, engineer, architect and landscape designer (if applicable), including current license numbers.
- E. The relationship to the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features. This information can be combined with requirements for the vicinity map specified in this section.
- F. Zoning classification of site and of adjacent properties. (Article VI)
- G. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.

- H. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common opens space and such facilities.
- I. Adjacent public and/or private streets including lot(s) frontage, dimensions, surface type, and existing or proposed access. (Section 7.9)
- J. Front, side and rear setbacks (Section 8.12) *40' setback 10' side*
- K. The use and maximum height, bulk, location and dimensions of all buildings (existing and proposed) and any other structures to be located on the site.
- L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3)
- M. Front, side and rear architectural elevations. These elevations shall indicate:
- 1. Design character of buildings and structures
  - 2. Specific materials existing/planned for use on building and structures, including colors of any and all materials employed, with their locations indicated on the elevations
  - 3. Height of buildings and structures (Section 7.3) *Brick Hardy & Stucco 10'*
  - 4. Roofs and overhangs *2" to 4"*
  - 5. Special design features (if applicable) may include compliance with the American Disabilities Act Requirements
  - 6. Yard requirement (7.4)
- N. Location, size and type of signage, any pre-existing, non-conforming signs must meet the current sign regulations. (Article XVI) *D'Olive St. Storage on front of Building*
- O. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes. (Section 7.12)
- P. Landscape and Tree Protection (Article X), includes off street parking, buffer requirements and special designs.
- Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14)
- R. Screening, Lighting and Space. (Section 7.16)
- S. Location of garbage disposal facilities/buffer (if applicable)
- T. In case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
- U. Where required by ALDOT, the applicant will provide proof that the driveway permit application has been submitted to ALDOT. If a traffic study is required the applicant shall provide copies of the study to the Building Department.

- W. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.

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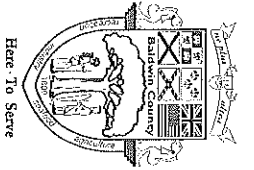
Planning and Zoning Administrator

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Fire Inspector

Comments:





**TAX BILL NOTICE**

**TEDDY J. FAUST, JR.**

**Baldwin County Revenue Commissioner**

P.O. Box 1549

Bay Minette, AL 36507-1549

1 of 5

127439

MORROW, FRANK E  
1151 DOLIVE ST  
BAY MINETTE AL 36507-3103

83903

83903 | 1-5 DTC

**TAX BILL NOTICE**

This tax bill is for Real and/or Business Personal Property located in Baldwin County. Real property is land and/or any permanent structure on your property. Business Personal property is movable property associated with the operation of a business. This includes the furnishings in rental property. If you own BUSINESS PERSONAL PROPERTY in Baldwin County, the Code of Alabama, Sections 40-5-13 & 40-5-19, states that no Real Property Payments will be accepted until ALL Business Personal Property is paid.

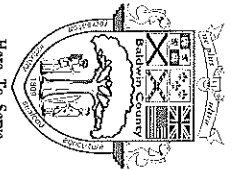
If your taxes are being paid through an escrow account, then the amount will be furnished to your mortgage company upon their request. The taxes are still your responsibility so please check to make sure they are paid by the end of the year. **IF YOU HAVE ANY QUESTIONS, PLEASE CALL (251) 937-0245.**

TAX BILL FOR 2011

PPIN #: 037534 PARCEL #: 23-04-17-1-000-030.000

PROPERTY DESCRIPTION: 360' X 549'(S) IRR FR INTER OF W/L OF DOBSON AVE & S/L OF D' OLIVE RUN SWLY 831.1' TO POB TH SELY 549' TH W 290' TH NW 177'(S), TH SW 80' TH NW 155' TH NELY 360' TO POB CITY OF BAY MINETTE SEC 17-172S-R3E (WD)

ASSESSED VALUE	STATE & COUNTY TAX	50.40
REAL 2,800	SCHOOL TAX	33.60
PERSONAL 0	MUNICIPAL TAX	35.00
PENALTY 0	LESS EXEMPTIONS	0.00
TOTAL 2,800	FEES	0.00
	<b>TOTAL AMOUNT DUE:</b>	<b>\$ 119.00</b>



Here To Serve

**TEDDY J. FAUST, JR.**  
Baldwin County Revenue Commissioner

P.O. Box 1549  
Bay Minette, AL 36507-1549

3 of 5

**This tax bill is due and payable upon receipt  
or no later than December 31, 2011. After  
this date late charges will apply.**

127439  
MORROW, FRANK E  
1151 DOLIVE ST  
BAY MINETTE AL 36507-3103

**TAX BILL NOTICE**

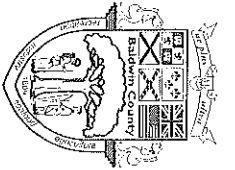
This tax bill is for Real and/or Business Personal Property located in Baldwin County. Real property is land and/or any permanent structure on your property. Business Personal property is movable property associated with the operation of a business. This includes the furnishings in rental property. If you own BUSINESS PERSONAL PROPERTY in Baldwin County, the Code of Alabama, Sections 40-5-13 & 40-5-19, states that no Real Property Payments will be accepted until ALL Business Personal Property is paid.

If your taxes are being paid through an escrow account, then the amount will be furnished to your mortgage company upon their request. The taxes are still your responsibility so please check to make sure they are paid by the end of the year. **IF YOU HAVE ANY QUESTIONS, PLEASE CALL (251) 937-0245.**

TAX BILL FOR 2011  
PPIN #: 089328 PARCEL #: 23-04-17-4-000-002.001

PROPERTY DESCRIPTION: 240'(S)X380'(S) FR NE COR OF S W1/4 SEC 17-2-3 RUN W1369'(S), TH SE 7' TO POB CONT SE 183'(S), TH SW ALG R/R 240', TH NW 160', TH NE 240' TO POB SEC17-123S-R3E (WD)

<b>ASSESSED VALUE</b>		<b>STATE &amp; COUNTY TAX</b>	17.28
REAL	960	SCHOOL TAX	11.52
PERSONAL	0	MUNICIPAL TAX	12.00
PENALTY	0	LESS EXEMPTIONS	0.00
TOTAL	960	FEES	0.00
		<b>TOTAL AMOUNT DUE:</b>	<b>\$ 40.80</b>



Here To Serve

**TEDDY J. FAUST, JR.**  
Baldwin County Revenue Commissioner

P.O. Box 1549  
Bay Minette, AL 36507-1549

4 of 5

**TAX BILL NOTICE**

This tax bill is due and payable upon receipt  
or no later than December 31, 2011. After  
this date late charges will apply.

127439  
MORROW, FRANK E  
1151 DOLIVE ST  
BAY MINETTE AL 36507-3103

83903

**TAX BILL NOTICE**

83903 | 4-5 DTG

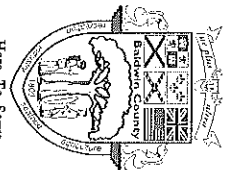
This tax bill is for Real and/or Business Personal Property located in Baldwin County. Real property is land and/or any permanent structure on your property. Business Personal property is movable property associated with the operation of a business. This includes the furnishings in rental property. If you own BUSINESS PERSONAL PROPERTY in Baldwin County, the Code of Alabama, Sections 40-5-13 & 40-5-19, states that no Real Property Payments will be accepted until ALL Business Personal Property is paid.

If your taxes are being paid through an escrow account, then the amount will be furnished to your mortgage company upon their request. The taxes are still your responsibility so please check to make sure they are paid by the end of the year. **IF YOU HAVE ANY QUESTIONS, PLEASE CALL (251) 937-0245.**

TAX BILL FOR 2011  
PPIN #: 089329 PARCEL #: 23-04-17-1-000-030.001

PROPERTY DESCRIPTION: 140' X 155' TRR COMM AT INTER OF S/L OF DOLIVE & W/L OF DOBSON N ST RUN W1170.4' TO POB TH SW 1/4 Y 155' TH SW 169'(S), TH NW 156'(S), TH NE 140' TO POB SEC 17-12S-R3E (WD)

<b>ASSESSED VALUE</b>		<b>STATE &amp; COUNTY TAX</b>	157.68
REAL	8,760	SCHOOL TAX	105.12
PERSONAL	0	MUNICIPAL TAX	109.50
PENALTY	0	LESS EXEMPTIONS	49.00
TOTAL	8,760	FEES	0.00
		<b>TOTAL AMOUNT DUE:</b>	<b>\$ 323.30</b>



Here To Serve

**TAX BILL NOTICE**

**TEDDY J. FAUST, JR.**

**Baldwin County Revenue Commissioner**

P.O. Box 1549

Bay Minette, AL 36507-1549

5 of 5

127439

MORROW, FRANK E

1151 DOLIVE ST

BAY MINETTE AL 36507-3103

83903

83903 | 5-5 DTC

**TAX BILL NOTICE**

This tax bill is for Real and/or Business Personal Property located in Baldwin County. Real property is land and/or any permanent structure on your property. Business Personal property is movable property associated with the operation of a business. This includes the furnishings in rental property. If you own BUSINESS PERSONAL PROPERTY in Baldwin County, the Code of Alabama, Sections 40-5-13 & 40-5-19, states that no Real Property Payments will be accepted until ALL Business Personal Property is paid.

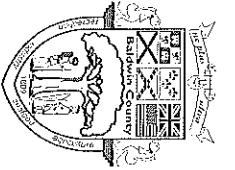
If your taxes are being paid through an escrow account, then the amount will be furnished to your mortgage company upon their request. The taxes are still your responsibility so please check to make sure they are paid by the end of the year. **IF YOU HAVE ANY QUESTIONS, PLEASE CALL (251) 937-0245.**

TAX BILL FOR 2011

PPIN #: 256240 PARCEL #: 23-04-17-1-000-030.003

PROPERTY DESCRIPTION: 240' X 184' COMM AT INTER OF S/L OF DOLIVE & W/L OF DOBSON ST RUN W 1170.4', TH SE 155.8' TO POB THE 80', TH SE 184', TH SW 240', TH NW 184', TH NE 160' TO POB SEC 17-T2S-R3E (W/D)

ASSESSED VALUE	STATE & COUNTY TAX
REAL 4,300	77.40
PERSONAL 0	SCHOOL TAX 51.60
PENALTY 0	MUNICIPAL TAX 53.75
TOTAL 4,300	LESS EXEMPTIONS 0.00
	FEES 0.00
	<b>TOTAL AMOUNT DUE: \$ 182.75</b>



Here To Serve

# TAX BILL NOTICE

**TEDDY J. FAUST, JR.**

**Baldwin County Revenue Commissioner**

P.O. Box 1549

Bay Minette, AL 36507-1549

2 of 5

**This tax bill is due and payable upon receipt  
or no later than December 31, 2011. After  
this date late charges will apply.**

12/7439



MORROW, FRANK E

83903

1151 DOLIVE ST

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## TAX BILL NOTICE

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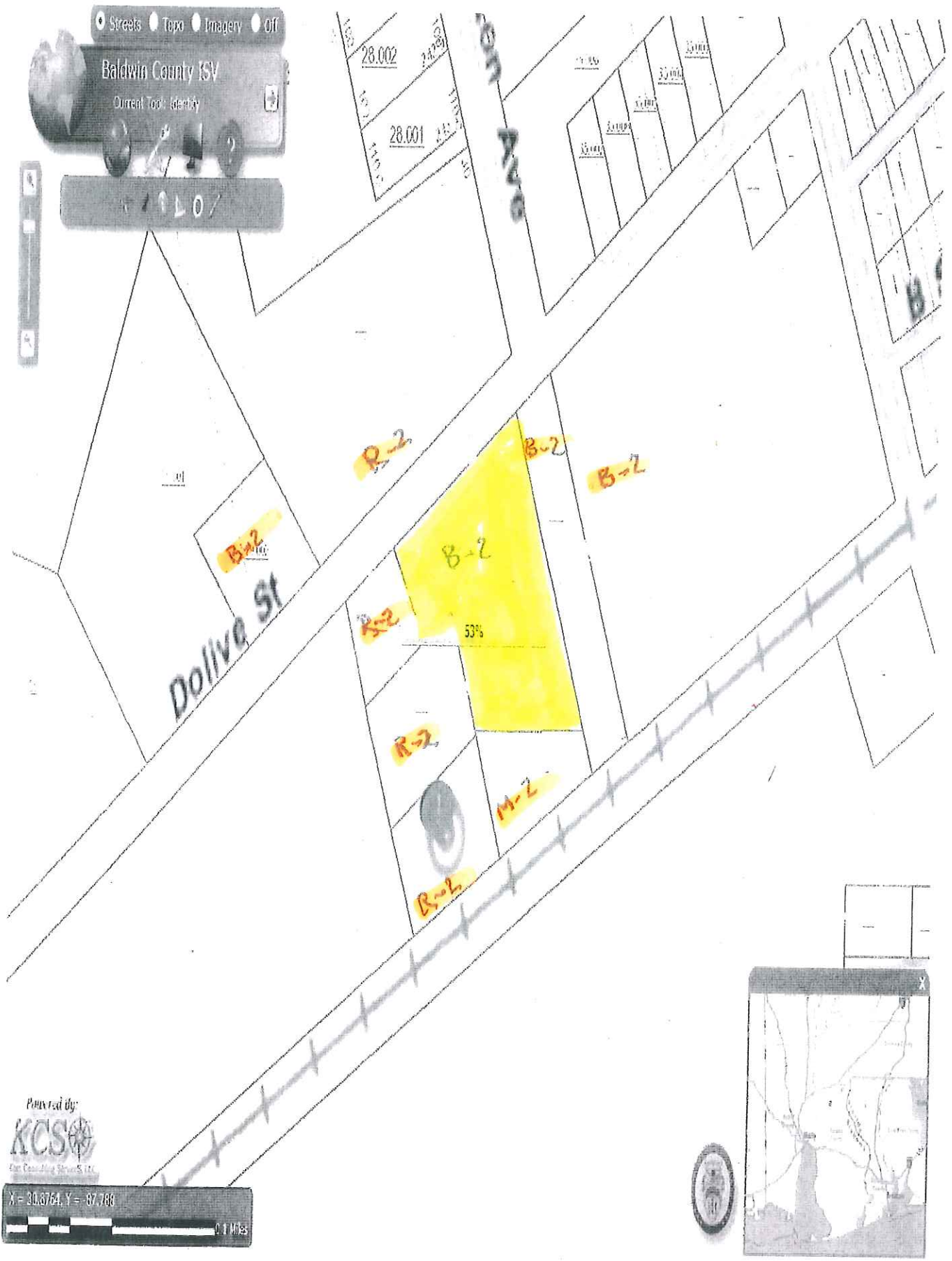
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TAX BILL FOR 2011

PPIN #: 069561 PARCEL #: 23-04-17-4-000-002.000

PROPERTY DESCRIPTION: 290' X 64' RR FR NE COR OF SW 1/4 OF SEC 17-2-3 RUN W 1020(S) TO POB TH S 1/4 SW 1/4 TH SW 1/4 ALG RR 269(S), TH NW 260(S), TH E 290(S) TO POB CITY OF BAY MINETTE SEC 17-T2S-R3E (WD)

ASSESSED VALUE	STATE & COUNTY TAX	13.32
REAL 740	SCHOOL TAX	8.88
PERSONAL 0	MUNICIPAL TAX	9.25
PENALTY 0	LESS EXEMPTIONS	0.00
TOTAL 740	FEES	0.00
	<b>TOTAL AMOUNT DUE:</b>	<b>\$ 31.45</b>





**OWNER:**

FRANK MORROW  
1151 D'OLIVE ST.  
BAY MINETTE, AL 36507

BLDG. SIZE: 35 x 100 x 9  
1/2:12 PITCH

JOB NO: R9180113

- 1 of 4 - Floor Plan
- 2 of 4 - Roof Framing Plan
- 3 of 4 - Sidewall Framing Elev.
- 4 of 4 - Endwall Framing Elev.
- F1 of 1 - Foundation Plan
- SH1 of 3 - Roof Sheeting Plan
- SH2 of 3 - Sidewall Sheeted Elev.
- SH3 of 3 - Endwall Sheeted Elev.

**BASIC MATERIAL SPECIFICATIONS:**

**PRIMARY FRAMING:**

STEEL FOR HOT ROLLED SHAPES CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS A-992, WITH MINIMUM YIELD STRENGTH OF 50,000 PSI. STEEL FOR PLATES, CLIPS, STIFFENERS, AND BUILT-UP SHAPES SHALL CONFORM TO THE PHYSICAL REQUIREMENTS OF ASTM A-36, WITH MINIMUM YIELD STRENGTH OF 36,000 PSI.

**SECONDARY FRAMING:**

STEEL USED TO FORM PURLINS, GIRTS, EAVE STRUTS, RAKES, AND "C" SECTIONS SHALL BE COMPARABLE TO THE REQUIREMENTS OF ASTM A-607 GRADE 55. MINIMUM YIELD STRENGTH SHALL BE 55,000 PSI.

**ROOF AND WALL PANEL, TRIM MATERIAL:**

PANEL AND TRIM MATERIAL SHALL BE 26 GAUGE, CONFORMING TO THE REQUIREMENTS OF ASTM A-792 GRADE 80. MINIMUM YIELD STRENGTH SHALL BE 80,000 PSI. 30 YEAR WARRANTY ON COLORED PANELS/TRIM, 25 YEAR WARRANTY ON GALVALUME PANELS/TRIM.

**FASTENERS:**

STRUCTURAL BOLTS: ALL BOLTS USED IN CONNECTION OF SECONDARY FRAMING TO PRIMARY FRAMING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-307 OR A-325 AS REQUIRED BY DESIGN. STRUCTURAL BOLTS: ALL BOLTS USED IN CONNECTION OF PRIMARY FRAMING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-325.

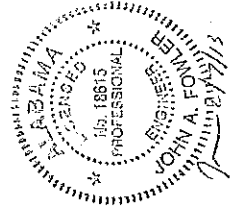
ANCHOR BOLTS: ALL ANCHOR BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-301 OR A-36 AS REQUIRED BY DESIGN. MINIMUM EMBED DEPTH SHALL BE 13" (1'-1").

**STEEL CABLE / WIRE ROPE:**

ALL STEEL CABLE/WIRE ROPE SHALL BE MINIMUM OF 3/8" DIAMETER AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-457, E.H.S. GRADE. MINIMUM BREAKING STRENGTH OF 15,400 LBS.



3345 ANTON ST.  
MOBILE, AL 36612  
(251) 457-6636

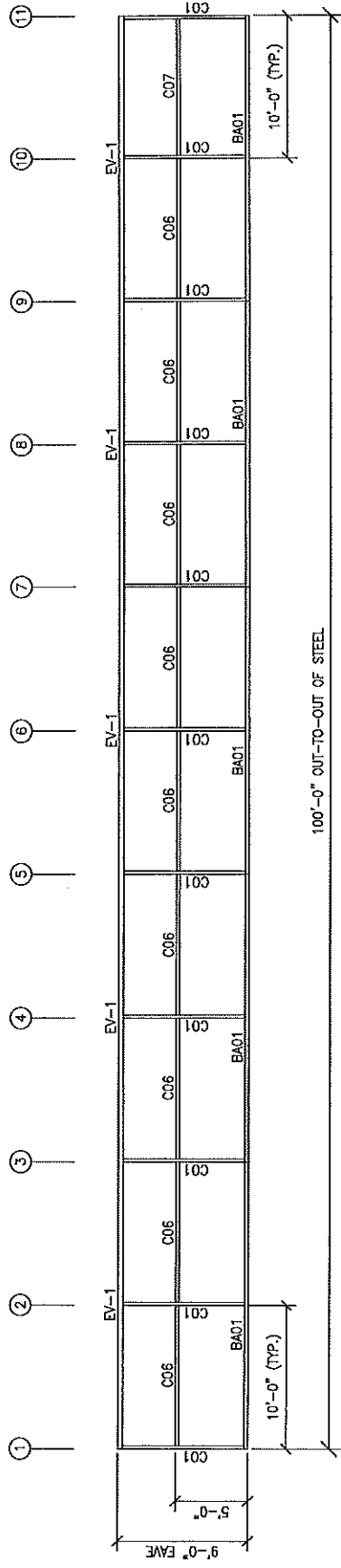


THIS IS TO CERTIFY THAT THE REFERENCED STRUCTURE IS DESIGNED TO WITHSTAND A ROOF LIVE LOAD OF 12 P.S.F. FOR THE PRIMARY FRAMING, 20 P.S.F. FOR THE SECONDARY FRAMING IN ADDITION TO THE DEAD LOAD OF THE BUILDING. IT IS ALSO DESIGNED FOR A 130 M.P.H. WIND SPEED w/3 SECOND GUST. THESE LOADS ARE APPLIED AS RECOMMENDED BY THE INTERNATIONAL BUILDING CODE, 2006.

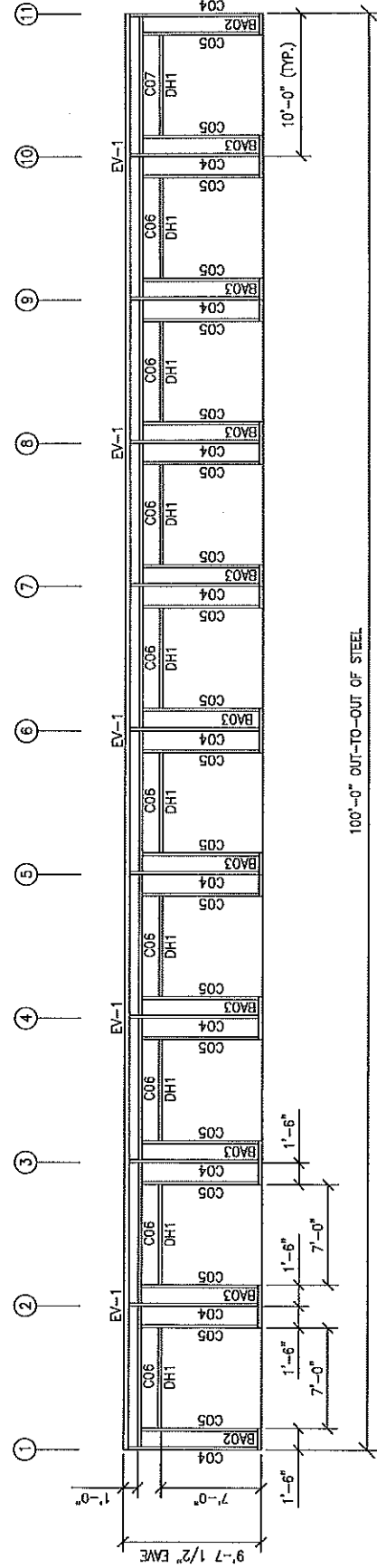






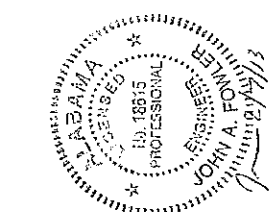


SIDEWALL FRAMING ELEV. @ COLUMN  
 LINES A & I (SIMILAR, OPPOSITE HAND)  
 N.T.S.



INTERIOR SIDEWALL FRAMING ELEV. @ COLUMN  
 LINES D & F (SIMILAR, OPPOSITE HAND)  
 N.T.S.

EV-1	4" x 3" - 16GA ANGLE	20'-0"	20 EA
DH1	2 1/2" x 4" - 16GA CEE	7'-0"	20 EA
C01	" " " "	9'-0"	22 EA
C04	" " " "	8'-7 1/2"	22 EA
C05	" " " "	8'-5"	40 EA
C06	" " " "	9'-9"	36 EA
C07	3" x 4" - 16GA OPEN CHANNEL	9'-6 1/2"	4 EA
BA01	" " " "	20'-0"	10 EA
BA02	" " " "	1'-6"	4 EA
BA03	" " " "	3'-0"	16 EA

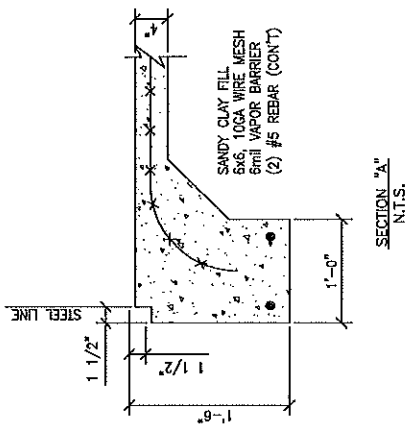
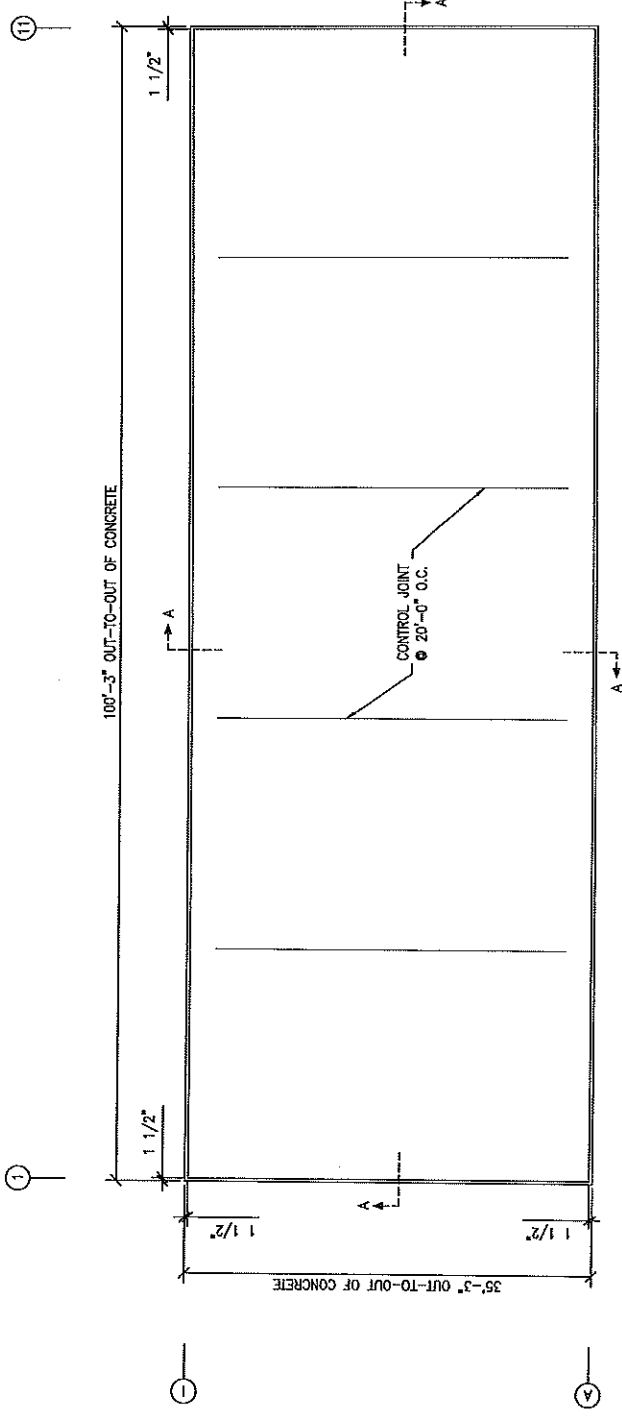


**QUINCO**  
 QUINCO INC  
 3345 Arden Street  
 Mobile, AL 36612  
 Office: 251-457-6636

Owner: FRANK MORROW  
 1151 D'OLIVE ST.  
 BAY MINETTE, AL 36507  
 Bldg. Size: 35 x 100 x 9

Date: 02/05/13  
 Scale: N.T.S.

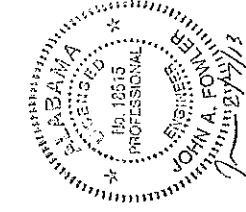
Job No. P0490117  
 Drw. By: rno  
 Sht. 3 of 4



**FOUNDATION NOTES:**

1. ALL CONCRETE SHALL TEST AT A MINIMUM OF 3,000 P.S.I. AT 28 DAYS.
2. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 P.S.F. IF UNUSUAL OR UNEXPECTED SOIL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, IT MUST BE BROUGHT TO THE ENGINEER'S ATTENTION.
3. A MAXIMUM DROP OF 1 1/2" SHALL BE ALLOWED BETWEEN TOP OF SLAB AND TOP OF LANDING AT ALL EXTERIOR DOORWAY THRESHOLDS.

4. EXISTING GRASS AND ORGANIC MATERIAL MUST BE REMOVED FROM UNDER THE BUILDING AND TO FIVE (5) FEET BEYOND THE BUILDING. SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD DENSITY.
5. FILL MATERIAL SHALL BE SANDY CLAY CONTAINING NOT MORE THAN 30% CLAY BY VOLUME. FILL LAYERS SHALL NOT EXCEED 8" LOOSE DEPTH AND SHALL BE COMPACTED TO 95% OF STANDARD DENSITY AT 2% OF OPTIMUM MOISTURE CONTENT. BOTTOM OF FOOTINGS SHALL REST ON COMPACTED SUBGRADES.



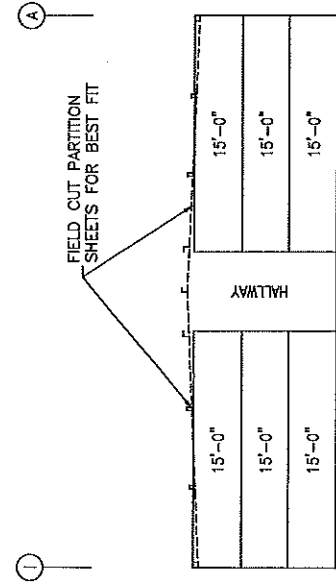
QUINCO INC  
3345 Anton Street  
Mobile, AL 36612  
Office: 251-457-6636

Owner: FRANK MORROW  
1151 D'OLIVE ST.  
BAY MINETTE, AL 36507  
Bldg. Size: 35 x 100 x 9

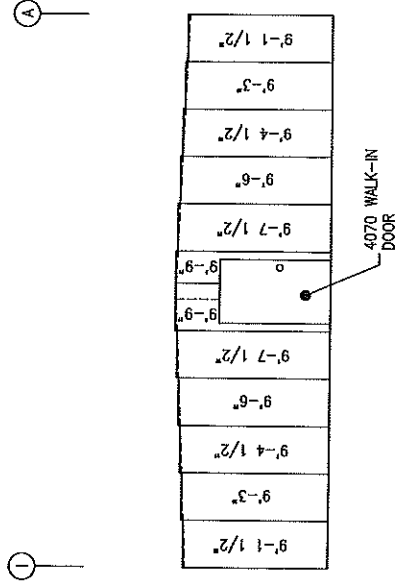
Date: 02/05/13  
Scale: N.T.S.

Drw. By: rno  
Sh. File: 1

JOB NO. RS100113




INTERIOR ENDWALL SHEETED ELEV. @ COL. LINES 2-10  
N.T.S.



ENDWALL SHEETED ELEV. @ COLUMN  
LINES 1 & 11 (SIMILAR OPPOSITE HAND)  
N.T.S.

NOTE: ALL PARTITION PANELS ARE GALVALUME.



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3345 Antoin Street  
Mobile, AL 36612  
Office: 251-457-8636

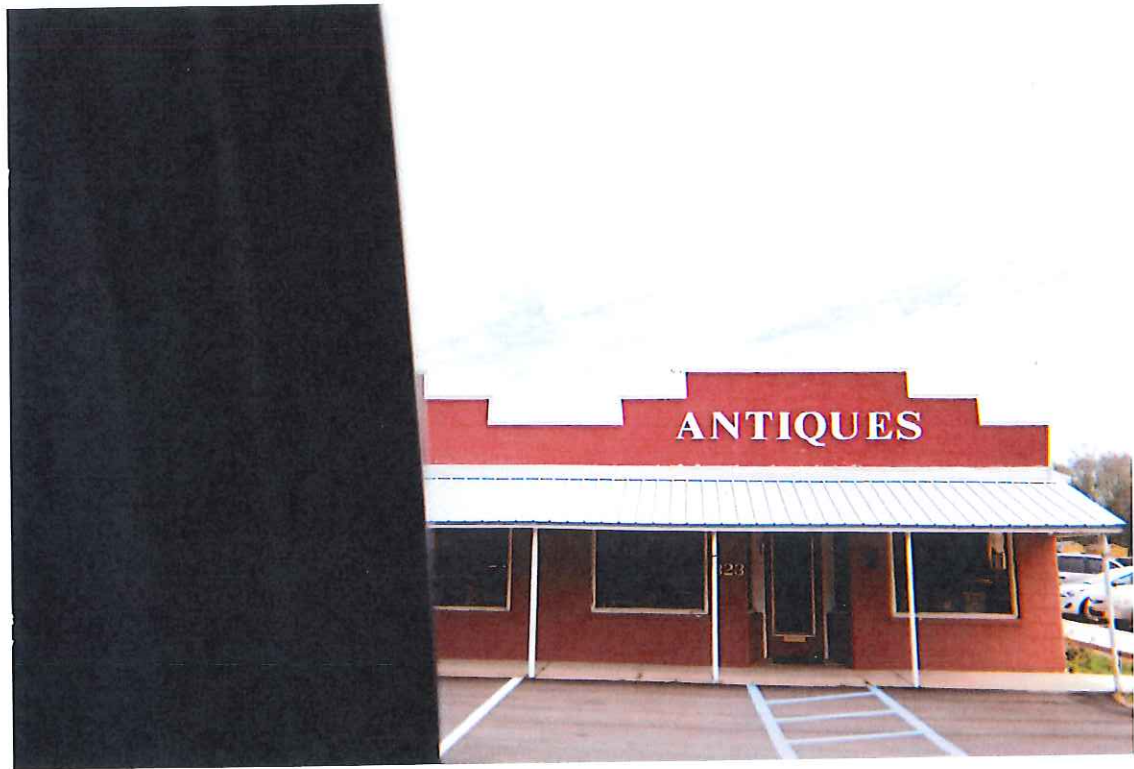
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1151 D'OLIVE ST.  
BAY MINETTE, AL 36507  
Bldg. Size: 35 x 100 x 9

Date: 02/05/13  
Scale: N.T.S.

Draw. By: rno  
Sheet: SH307























February 7, 2013

Mr. Oscar Waters  
City of Bay Minette  
301 D'Olive Street  
Bay Minette, AL 36507

Dear Mr. Waters,

Thank you for meeting with us last week.

As we discussed we regret that Standard Furniture Mfg Co Inc. violated the City of Bay Minette ordinance by removing trees in the state right of way. We certainly understand the intent of the ordinance and the beautification of the city is something we value. I want to reiterate that our executive was not aware of the ordinance and would have taken the necessary steps to comply with it had he known.

The trees had become a burden to our business in several ways. They were beginning to grow into power lines, cause sewer and equipment problems and drain resources to maintain the trees.

As you know we are an important business to the city and the city has been a valued partner in our success over the years. We are working hard to rebound from the difficult times that resulted from the recent recession and we are focused on being more successful than ever in the furniture industry.

We respectfully request that the city allow us to donate to the beautification of the city rather than replace the trees and incur the associated issues not related to success in the furniture industry. We renovated our building and understand the importance of beautification of the city. We would request that we contribute to the beautification by donating trees for other areas in the city or any other beautification project the city deems worthy.

Thank you for your understanding and we hope the committee accepts our sincere regret about this situation. I look forward to hearing from you.

Sincerely,

Steve Pond  
Vice President of Human Resources