

**Bay Minette Planning Commission  
Agenda  
Council Chambers  
August 13, 2013  
5:30 p.m.**

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for July 9, 2013 Regular Meeting
5. Old Business:
  - No Old Business
6. New Business:
  - A. Consideration of Subdivision Request for J.M. Hill Construction/Joe Hill for Steven's Subdivision located approximately 350 feet east of Intersection of Freeview Avenue and State Highway 59
7. Reports:
  - A. Mayor/Council
  - B. Attorney
  - C. Commissioner's Comments
8. Adjourn

# **Bay Minette Planning Commission Regular Meeting Minutes**

**Minutes of July 9, 2013**

**Monthly Meeting No.7**

The Bay Minette Planning Commission met in Regular Session on Tuesday, July 9, 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.

**ROLLCALL**            During the 5:30 p.m. Roll Call the following members were present:

Todd Stewart, Chairman  
Karmen Still, Vice Chairperson  
John Biggs, City Council Member  
Oscar Waters, Building Official  
Al Thompson, Commission Member  
John Peavy, Commission Member  
Ed Pepperman, Commission Member

Late Arrival 5:35 p.m.

A.C. Ulmer, Commission Member

Absent:

Robert A. "Bob" Wills, Mayor

Other person in regular attendance:

Scotty Lewis, City Attorney  
Rita Findley, City Clerk  
Rhonda Akins, Building Department  
Leslie Johnston, SARPC Representative

**GUESTS**            Guests included:

There were no guest present.

**INVOCATION/  
PLEDGE**            Chairman Stewart offered the invocation and the pledge.

**ITEM 4.**            Chairman Stewart asked the planning commission to review the minutes of the June 11, 2013 meeting. Commission Member Pepperman made

**Motion 1** to approve the minutes for June 11, 2013 meeting it was seconded by Commission Member Peavy 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:

A. Consideration of Resolution Number PC-0713-01 Adopting the City of Bay Minette Comprehensive Plan 2030.

Chairman Stewart explained the requirement for Comprehensive Plan 2030 to be adopted by resolution and asked for a motion to approve Resolution Number PC-0713-01. Commission Member Thompson made **Motion Number 2** to amend the Comprehensive Plan 2030 to include Resolution Number PC-0713-01 and approve the resolution.

B. Public Hearing and Consideration of the Proposed Sign Ordinance

Chairman Stewart explained that the Proposed Sign Ordinance would require City Council approval and he opened the public hearing and asked for comments from the public. There being no public present; Chairman Stewart closed the public hearing. Vice Chairperson Still made **Motion Number 3** moved to recommend to the City Council for approval. The motion was seconded by Commission Member Ulmer and unanimously carried. Chairman Stewart requested that the sign ordinance be sent to the City Council at their next meeting.

**ITEM 7.** Reports:

- A. Mayor/Council Report:  
No Report Available
- B. Attorney Report  
No Report Available
- C. Commissioner's Report  
No Report Available

**ITEM 8.** Chairman Stewart with no further business adjourned the meeting at 5:47 p.m.

**DONE THIS THE 9<sup>th</sup> DAY OF JULY 2013**

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Todd Stewart  
Chairman

**ATTEST:**

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Rita Findley  
City Clerk

# City of Bay Minette

## Application for Final Subdivision Plat (PUD)

Date August 8, 2013

Name of Subdivision (PUD)

Steven's Subdivision

Name of applicant/owner J.M. Hill Construction, LLC / Joe Hill

Address 411 West 9<sup>th</sup> Avenue Bay Minette AL 36507  
Street or PO Box City State Zip

Hutchinson, Moore & Rauch, LLC / Patrick R. Strom, II

Name of Local Agent / Engineer, if other than Applicant

Address 1 St. Louis Street, Suite 1001 Mobile AL 36602  
Street or PO Box City State Zip

Subdivision (PUD) Location: Approx. 350' East of Intersection of Freeview Ave and State Hwy 59

Total Acreage 1.68+/- # of Lots (units) 4

Average Lot Size .43 acres

Water Source North Baldwin Utilities

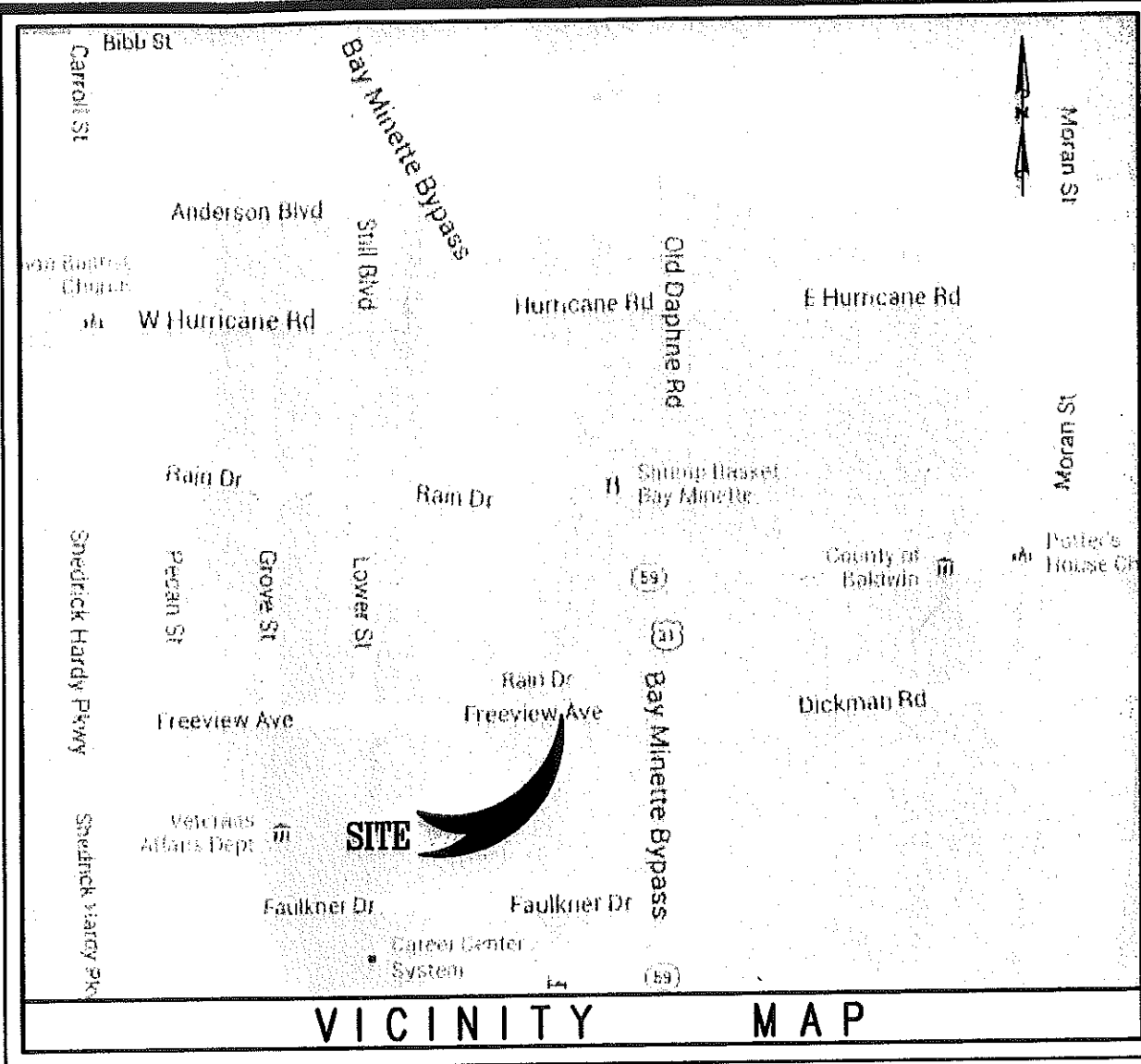
Sewer Source North Baldwin Utilities

Applicant Name: Joe Hill

Signature:  For Joe Hill

Date 8/8/13

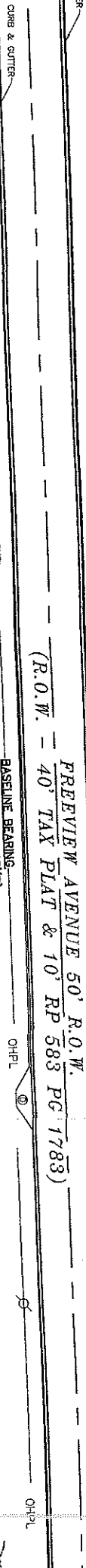
Total \$ 100.00



FREEVIEW AVENUE 50' R.O.W.  
(R.O.W. = 40' TAX PLAT & 10' RP 583 PG 1783)

BASELINE BEARING  
N 88°15'40" E 474.28 (R)  
N 88°15'40" E 474.45 (A)

1/2" CRF  
(LS# 1839)



WOODED AREA

TAX PARCEL NO.  
23-05-21-2-003-001.004  
STEVENS AUTOMOTIVE, L.L.C.  
P.O. BOX 1296  
BAY MINETTE, AL 36507  
1.58 ACRES  
(73,269 SQUARE FEET)

TAX PARCEL NO.  
23-05-21-2-003-023.000  
STATE OF ALABAMA  
DEPARTMENT OF VETERANS  
P.O. BOX 1509  
MONTGOMERY, AL 36102  
300 FAULKNER DRIVE  
BAY MINETTE, AL 36907

TAX PARCEL NO.  
23-05-21-2-003-025.000  
STEVENS AUTOMOTIVE, L.L.C.  
P.O. BOX 1296  
BAY MINETTE, AL 36507

N 02°04'44\"/>

1/2\"/>

S 88°22'27\"/>

S 88°21'26\"/>

1/2\"/>

S 88°22'27\"/>

GENERAL SURVEYORS NOTES:

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE RECORD INSTRUMENTS SHOWN WITHIN THE LEGEND. ALL RECORDED INSTRUMENTS CAN BE FOUND IN BALDWIN COUNTY PROBATE RECORDS, ALABAMA.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
3. ALL BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE BEING NORTH 88°15'40" EAST, AS PER INSTRUMENT NUMBER 1053999 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/20/2013.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 01003C0425L, REVISED JULY 17, 2007.
6. THE SURVEYED PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST.



**RECORD DESCRIPTION**  
(AS PER INSTRUMENT NO. 1053999)


COMMENCING AT A CRIMP-TOP IRON PIPE AT THE NORTHEAST CORNER OF LOT 16, 2ND ADDITION, SOUTH DOUGLASVILLE, AS RECORDED IN MAP BOOK ALABAMA, PROBATE RECORDS; RUN THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OFFREEVIEW AVENUE A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 10.00 FEET TO A POINT; RUN THENCE NORTH 88 DEGR ALONG SAID RIGHT OF WAY LINE 93.60 FEET TO A CAPPED REBAR FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; CONTINUE TO 40 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 474.25 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 25 MINUTES 52 SECONDS EAST, 154 SOUTH 88 DEGREES 21 MINUTES 26 SECONDS WEST, 474.24 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 25 MINUTES 52 SECONDS WEST, 154.0

**DESCRIPTION OF SURVEY**

COMMENCING AT THE NORTHEAST CORNER OF LOT 16, 2ND ADDITION TO SOUTH DOUGLASVILLE, AS RECORDED ON SLIDE 589-B IN PROBATE RECORDS, RUN NORTH 88°18'17" EAST ALONG THE SOUTH RIGHT-OF-WAY OF FREEVIEW AVENUE A DISTANCE OF 26.43 FEET; THENCE RUN SOUTH 02°26'59" EAST FREEVIEW AVENUE A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 88°22'49" EAST ALONG THE SOUTH RIGHT-OF-WAY OF FREEVIEW AVENUE A DISTANCE BEGINNING; THENCE RUN NORTH 88°15'40" EAST ALONG THE SOUTH RIGHT-OF-WAY OF FREEVIEW AVENUE A DISTANCE OF 474.45 FEET; THENCE RUN S RIGHT-OF-WAY A DISTANCE OF 154.93 FEET; THENCE RUN SOUTH 88°22'27" WEST A DISTANCE OF 474.24 FEET; THENCE RUN NORTH 01°30'47" WEST POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.68 ACRES, MORE OR LESS.

RECORDED  
ORDDED DEEDS,  
TY THAT WERE  
INSTRUMENT  
NT AGENCY'S

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

  
STUART L. SMITH, PLS  
ALABAMA LICENSE NUMBER 27403

6/26/2013  
DATE

