

**Bay Minette Planning Commission Agenda
Council Chambers
January 14, 2014
8:00 p.m.**

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for December 10, 2013 Regular Meeting
5. Old Business: None
6. New Business:
 - A. Public Hearing and Consideration of Subdivision Request for Gateway Development Corporation for Property located on West 9th Street(Lot 1 of the Minette Park Unit One)

NOTE: Bay Minette City Council will be holding a public hearing concerning the rezoning of this property on January 21, 2014 at 6:00 p.m.
 - B. Sign Ordinance-the correct copy of proposed sign ordinance will be in your agenda on Tuesday, January 14, 2014
7. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes of December 10, 2013

Monthly Meeting No. 13

The Bay Minette Planning Commission met in Regular Session on Tuesday, December 10, 2013. The meeting was called to order by Chairman Todd Stewart at 8:15 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 8:15 a.m. Roll Call the following members were present:

Todd Stewart, Chairman
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:

Karmen Still, Vice Chairperson
Al Thompson, Commission Member

Other person in regular attendance:

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

GUESTS Guests included:

Joseph Biggs
Kathy Bryars, McMillan and Associates
Bubba Reed, Reed Construction

**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 November 13, 2013 meeting. Commission Member Pepperman made Motion 1 to approve the minutes for the November 13, 2013 meeting. The motion was seconded by Commission Member Biggs and the motion carried.

ITEM 5 Chairman Stewart introduced item 6, Old business

There was no old business.

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

A. Public Hearing and Consideration of Request from Joseph Biggs for Subdivision of Property located at 1011 Highway 31 North from R-2 to B-2. Chairman Stewart opened the public hearing at 8:20 a.m.; with no one present to oppose the subdivision; Chairman Stewart closed the public hearing. After much discussion and confirmation that the property was successfully re-zoned by the City Council, Commission Member Pepperman made Motion 2 to approve the subdivision request. The motion was seconded by Commission Member Ulmer and carried with six affirmative votes, with the Ayes being: Chairman Stewart, Commission Member Waters, Commission Member Pepperman, Commission Member Thompson and Commission Member Ulmer; Commission Member Biggs abstained.

B. Consideration of the following request from Gateway Development Corporation for Property located on West 9th Street (Lot 1 of the Minette Park Unite One):

1. Re-zoning Request from R-2 to R-4. Kathy Bryars and Bubba Reed explained that the facility would be a senior citizens apartment complex similar to Club Continental. After much discussion: Commission Member Pepperman made Motion Number 3 to recommend the re-zoning to the Bay Minette City Council. The motion was seconded by Commission Member Peavy and unanimously carried.
2. Subdivision Request: After much discussion, Commission Member Pepperman made Motion Number 4 to set a public hearing for the next regular Planning Commission meeting on January 14, 2014. The motion was seconded by Commission Member Waters and unanimously carried.
3. Site Plan Review: This was provided for wetland purposes at this time.

ITEM 7. Reports:

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

ITEM 8. Chairman Stewart with no further business adjourned the meeting at 8:50 a.m.

DONE THIS THE 10th DAY OF DECEMBER 2013

Todd Stewart
Chairman

ATTEST:

Rita Findley
City Clerk

City of Bay Minette

Application for Preliminary Subdivision Plat (PUD)

Date 12/4/2013

Name of Subdivision (PUD)
Newport Village

Name of applicant/owner Gateway Development Corp.

Address 920 Florence Blvd, Florence, AL 35630
Street or PO Box City State zip

Name of Local Agent/ Engineer, if other than Applicant

Address: _____
Street or PO Box City State zip

Subdivision (PUD) Location: Lot 1 of the Minette Park Unit One

Total Acreage 15.2 Acres # of Lots (units) 2

Average Lot Size 6-8 acres

Water Source City
Sewer Source City

Owners of land 100' adjacent or opposite:

<u>Name</u>	<u>Address</u>
1 <u>See Attached</u>	_____
2 _____	_____
3 _____	_____
4 _____	_____
5 _____	_____

Applicant Name: Gateway Development Corp.

Signature: _____

Date 12-4-13

Total \$ 370.00

Cost- \$150.00 plus \$10.00 per lot. Certified Letters - \$10.00 each.
Certified letters and advertising cost must be paid in advance.

City of Bay Minette

Application for Zoning Amendment

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

1. Description of property for which the amendment is requested:

- a) Address: West 9th Street
- b) Name of Subdivision plat: Lot 1 of the Minette Park Unit One
- c) Lot numbers involved in change: _____
- d) Total acreage of change: 15.2 Acres
- e) Recorded in Plat Book Number: Slide 1781 B
Page Number: _____
- f) Owned in whole by the undersigned: Bay Minette Land Company
- g) If owned in part, list name(s) of the co-owner(s): _____

2. Zoning change requested _____

- a) Present Classification of property: R-2
- b) Reclassification desired: R-4
- c) Character of neighborhood: Residential

3. Reasons for requesting change (a site plan must accompany this request):

To build a Senior Apartment Complex

4. The following attachments must accompany the request for zoning amendment:

- a) A list of the names and mailing addresses of all persons owning property within 100 feet of the specific property proposed to be rezoned.
- b) Two copies of a plat, drawn to scale showing the existing and proposed zoning reclassification and other pertinent information.
- c) Two copies of the legal description of the property to be rezoned.
- d) A check for the required fees in compliance with the City of Bay Minette Zoning Ordinance.

5. Certifications:

a) Applicants

Name: Thomas Ward - Gateway Development Corp.

Address: 920 Florence Blvd
Florence, AL 35630

Telephone Number: 256-760-9657

Owner _____

Date: _____

Owner _____

Date: _____

Rezoning Fee \$100.00

City of Bay Minette

Application for Zoning Amendment
State of Alabama
County of Baldwin
City of Bay Minette

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

- 1- Description of property for which the amendment is requested:
 - a) Address_A parcel of land (14 ac.+/- lying North of West 9th Street and East of Clark Avenue.
 - b) Name of Subdivision plat: Hand Land Company Addn. to Bay Minette
 - c) Lot numbers involved in change: Blk 182: 1,2,3,4; Blk 149: 1,2 and portion of 3 and 4. (including a portion of Armstrong Ave ROW between 9th and 11th)
 - d) Total acreage of change: 14 acres +/-
 - e) Recorded in Plat Book Number: Book 4, pages 158-162.
Page Number: _____
 - f) Owned in whole by the undersigned: Bay Minette Land Company
 - g) If owned in part, list name(s) of the co-owner(s):

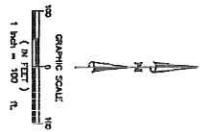
- 2- Zoning change requested: From R-2 to R-4
 - a) Present Classification of property: R-2
 - b) Reclassification desired: R-4
 - c) Character of neighborhood: Currently commercial, residential and undeveloped.
- 3- Reasons for requesting change (a site plan must accompany this request):
Apartments for senior citizens.
- 4- The following attachments must accompany the request for zoning amendment:
 - a) Two copies of a list of the names and addresses of the owners of all properties lying within 100' (one hundred feet) of any part of the property proposed to be rezoned.
 - b) Two copies of a plat , drawn to scale showing the existing and proposed zoning reclassification and other pertinent information
 - c) Two copies of the legal description of the property to be rezoned
 - d) A check for the required fees in compliance with the City of Bay Minette Land Use and Development Ordinance.
- 5) Certifications:
 - a) Applicants Name: Bay Minette Land Company
Address: P.O. Box 340, Bay Minette, AL 36507
Telephone Number: 251-937-7183 Developer: (Gateway Dev.Corp.)
256-760-9657

Rezoning Fee \$100.00



Phase I + Z Currently R2

JADE
 Jangle & Associates Development Engineers
 206 Central Road, Suite 100, Foley, Alabama, 36530
 Phone: 251-924-1919 Fax: 251-924-1919
 jadepjangle.com



9TH STREET
 BAY MINETTE, ALABAMA



Phase I & II Currently R-2

9TH STREET
 BAY MINETTE ALABAMA

Scale: 1" = 100'
 0 100 200
 Feet

JADE
 REAL ESTATE
 10000 Highway 100
 Bay Minette, AL 36507
 904.944.1111
 www.jaderealestate.com

Lots 1, 2, 3 and 4 of Block 182 and a portion of Lots 1, 2 and a portion of the westernmost half of Lots 3 and 4 of Block 149, Hand Land Company Addition to Bay Minette recorded in the Office of the Judge of Probate of Baldwin County Alabama in Book 4 pages 158-162; including a portion of Armstrong Avenue right-of-way between 9th and 11th Streets that must be vacated. 14 acres more or less.

Lots 1, 2, 3 and 4 of Block 182 and a portion of Lots 1, 2 and a portion of the westernmost half of Lots 3 and 4 of Block 149, Hand Land Company Addition to Bay Minette recorded in the Office of the Judge of Probate of Baldwin County Alabama in Book 4 pages 158-162; including a portion of Armstrong Avenue right-of-way between 9th and 11th Streets that must be vacated. 14 acres more or less.

Identify result for Parcels - 11/25/2013 10:23:24 AM

Key	Value
PIN	220765
PID	05-23-03-08-4-000-002.005
Name	VINSON, SHARON L
Address1	P O BOX 431
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

2

Identify result for Parcels - 11/25/2013 10:25:27 AM

Key	Value
PIN	220764
PID	05-23-03-08-4-000-002.004
Name	ELLIS, CLINTON J ETAL ELLIS, LARI N
Address1	709 9TH ST W
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

3

Identify result for Parcels - 11/25/2013 10:25:45 AM

Key	Value
PIN	220763
PID	05-23-03-08-4-000-002.003
Name	CASH, JEFFREY L ETUX GENA L
Address1	703 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

4

Identify result for Parcels - 11/25/2013 10:26:01 AM

Key	Value
PIN	220762
PID	05-23-03-08-4-000-002.002
Name	ELMORE, RHEENA B
Address1	701 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

5

Identify result for Parcels - 11/25/2013 10:26:15 AM

Key	Value
PIN	61947
PID	05-23-03-08-4-000-002.000
Name	BROWN, JAMES E ETAL BROWN, BETTY C
Address1	607 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

6

Identify result for Parcels - 11/25/2013 10:26:42 AM

Key	Value
PIN	220750
PID	05-23-02-09-3-000-008.006
Name	GULF COAST MOTORS INC
Address1	P O BOX 896
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

7

Identify result for Parcels - 11/25/2013 10:26:59 AM

Key	Value
PIN	220749
PID	05-23-02-09-3-000-008.005
Name	SOUTH ALABAMA TRUST COMPANY INC AS TRUST
Address1	P O BOX 3067
Address2	
Address3	
City	MOBILE
State	AL
Zip1	36652

8

Identify result for Parcels - 11/25/2013 10:27:18 AM

Key	Value
PIN	220748
PID	05-23-02-09-3-000-008.004
Name	WOOD, JAMES N ETUX TINA G
Address1	601 W 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

9

Identify result for Parcels - 11/25/2013 10:27:37 AM

Key	Value
PIN	220747
PID	05-23-02-09-3-000-008.003
Name	CRYAR, RHONDA L
Address1	507 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

10

Identify result for Parcels - 11/25/2013 10:27:52 AM

Key	Value
PIN	220746
PID	05-23-02-09-3-000-008.002
Name	AMENDOLARE, WILLIAM JR ETAL AMENDOLARE,
Address1	505 W 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

11

Identify result for Parcels - 11/25/2013 10:28:09 AM

Key	Value
PIN	220745
PID	05-23-02-09-3-000-008.001
Name	SELLERS, SUSAN P
Address1	501 LAKEVIEW DR
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

12

Identify result for Parcels - 11/25/2013 10:28:29 AM

Key	Value
PIN	61973
PID	05-23-02-09-3-000-008.000
Name	BESA, RICARDO M ETUX LULU C
Address1	501 WEST 9TH ST
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

13

Identify result for Parcels - 11/25/2013 10:28:45 AM

Key	Value
PIN	61972
PID	05-23-02-09-3-000-007.000
Name	SMITH, CRAIG F JR ETUX DUSTY FRANKLIN
Address1	411 WEST 9TH STREET
Address2	
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

14

Identify result for Parcels - 11/25/2013 3:59:40 PM

Key	Value
PIN	61965
PID	05-23-02-09-2-000-088.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

15

Identify result for Parcels - 11/25/2013 4:03:56 PM

Key	Value
PIN	61964
PID	05-23-02-09-2-000-038.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

16

Identify result for Parcels - 11/25/2013 4:05:08 PM

Key	Value
PIN	61941
PID	05-23-03-08-1-000-016.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

Identify result for Parcels - 11/25/2013 4:06:31 PM

Key	Value
PIN	61944
PID	05-23-03-08-1-000-019.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

18

Identify result for Parcels - 11/25/2013 4:08:21 PM

Key	Value
PIN	61943
PID	05-23-03-08-1-000-018.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

19

Identify result for Parcels - 11/25/2013 4:11:43 PM

Key	Value
PIN	61952
PID	05-23-03-08-4-000-007.000
Name	BAY MINETTE LAND CO
Address1	P O BOX 340
Address2	305 MCMILLAN AVE
Address3	
City	BAY MINETTE
State	AL
Zip1	36507

20

Identify result for Parcels - 11/25/2013 4:10:39 PM

Key	Value
PIN	11713
PID	05-23-03-08-4-000-005.000
Name	TROTMAN BAY MINETTE INC
Address1	1555 EASTERN BOULEVARD
Address2	
Address3	
City	MONTGOMERY
State	AL
Zip1	36117

City of Bay Minette

Mayor
Robert A. Wills

City Clerk
Rita Findley



District 1 District 3
Danleigh Corbett John W. Biggs

District 2 District 4
Kathy Dobbins Dollie Mims

District 5
Chris Norman

"A Family Place"

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: GATEWAY DEVELOPMENT CORPORATION
b) Address: 920 FLORENCE BLVD.
FLORENCE, AL 35630

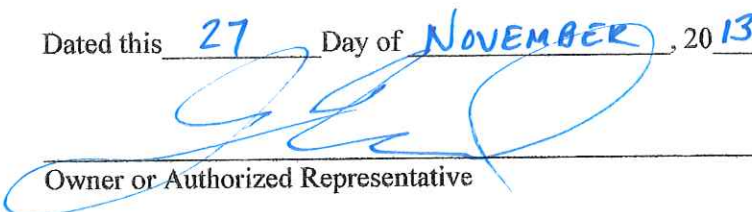
2. Current Zoning Classification: R-2 REQUESTING REZONING TO R-4

3. Location of the Proposed Site Plan: W. 9TH ST.

4. Proposed Site Use: MULTIFAMILY

5. Character of Adjacent Sites: R-2 SINGLE FAMILY & UNDEVELOPED PROPERTY

Dated this 27 Day of NOVEMBER, 2013.


Owner or Authorized Representative

Site Plan Application Fee \$100.00

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.

Planning and Zoning Administrator

Fire Inspector

Comments:

City of Bay Minette

Mayor
Robert A. Wills

City Clerk
Rita Findley



District 1 District 3
Danleigh Corbett John W. Biggs

District 2 District 4
Kathy Dobbins Dollie Mims

District 5
Chris Norman

City of Bay Minette
Planning Commission
Site Plan Review Check List

Date 11/27/2013

Project NEWPORT VILLAGE APARTMENTS

Applicant GATEWAY DEVELOPMENT CORPORATION

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. **SEE ATTACHMENTS**
- B. A vicinity map showing the site relation to surrounding property. **SEE ATTACHMENTS**
- N/A** 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. **SEE ATTACHMENT**
- 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. **SEE ATTACHMENTS**
- F. Zoning classification of site and of adjacent properties. (Article VI) **SEE ATTACHMENTS**
- 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. **SEE ATTACHMENTS**

~~N/A~~ 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) *SEE ATTACHMENT*

J. Front, side and rear setbacks (Section 8.12) *SEE ATTACHMENTS*

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. *SEE ATTACHMENTS*

L. Parking design standards and improvement requirements (Section 9.2) and Off-street loading and unloading space. (Section 9.3) *SEE ATTACHMENTS*

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) *20'0"*

4. Roofs and overhangs

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) *TO BE PROVIDED*

~~N/A~~ 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. *SEE ATTACHMENTS*

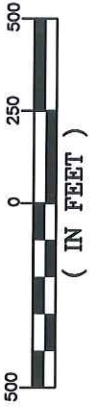
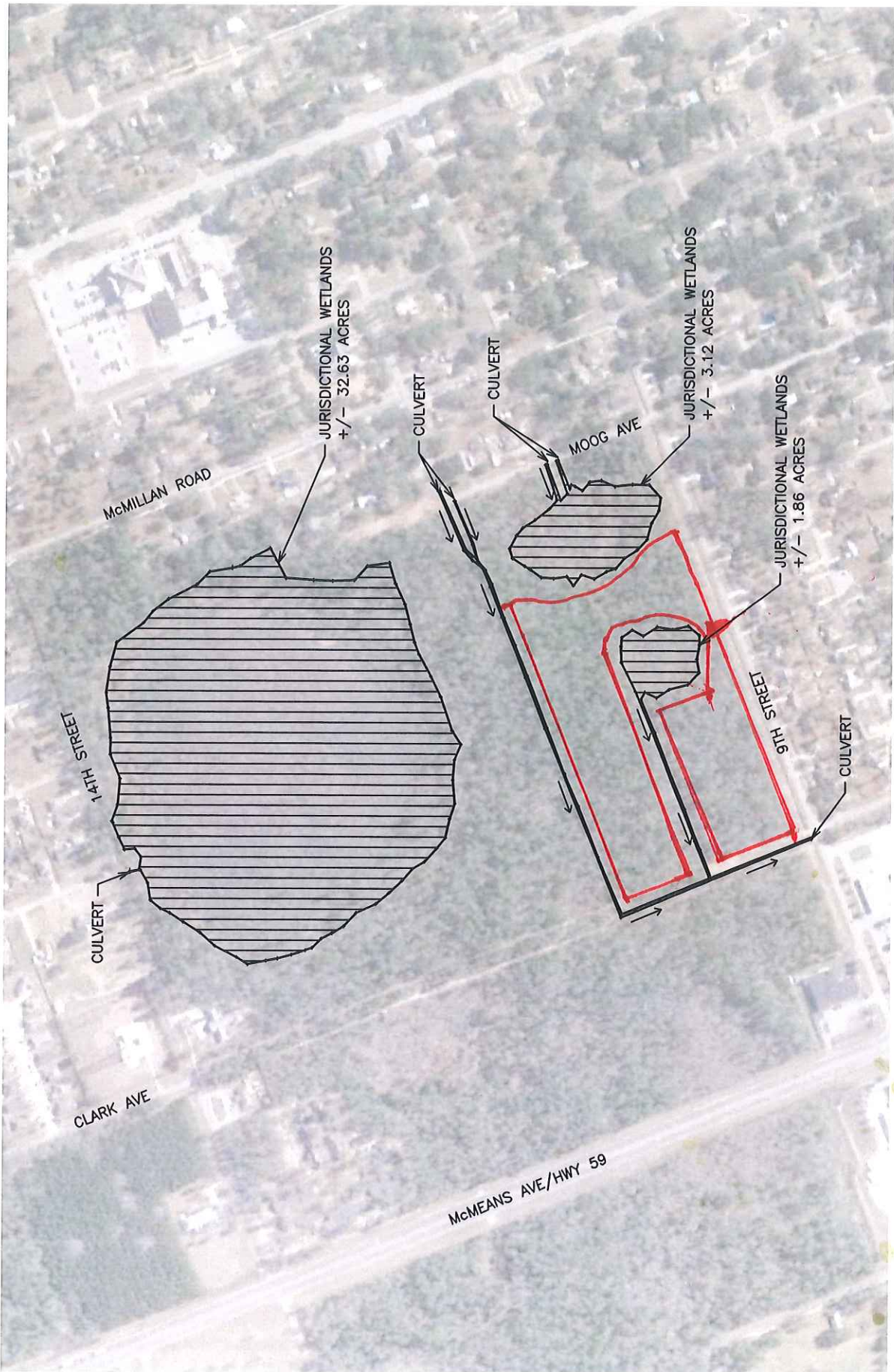
Q. Surface Drainage and Erosion and sediment control (Section 7.13 and 7.14) *TO BE PROVIDED*

R. Screening, Lighting and Space. (Section 7.16) *SEE ATTACHMENTS*

S. Location of garbage disposal facilities/buffer (if applicable) *SEE ATTACHMENTS*

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. *PHASE I - 1 1/2 YRS IF APPROVED
PHASE II - 3 YRS.*

~~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.



PROJECT NAME: JADE BAY MINETTE
Wetland Jurisdictional Depicted onto Aerial
PROJECT NO.: 2013-283
BY: JAT DATE: 9/13/2013
SHEET: 1 of 1

ENVIRONMENTAL CONSULTANTS
 1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM



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, being more particularly described as follows, to-wit:

PARCEL NO. 1: Commence at the Southwest corner of Lot No. 1 of the Minette Park Unit One as shown by map of said subdivision on record in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 1781 B, said point being located at the Northeast intersection of Clark Avenue (unopened) and Ninth Street as now located in the City of Bay Minette, Alabama, said point also being the point of beginning. From this beginning point proceed North $21^{\circ} 50' 01''$ West along the East right-of-way of said Clark Avenue for a distance of 300.00 feet (set $1/2''$ rebar); thence proceed North $68^{\circ} 05' 49''$ East for a distance of 596.71 feet; thence proceed South $22^{\circ} 04' 24''$ East for a distance of 126.16 feet (set $1/2''$ rebar); thence proceed South $54^{\circ} 05' 18''$ East for a distance of 57.81 feet (set $1/2''$ rebar); thence proceed South $88^{\circ} 05' 31''$ East for a distance of 142.58 feet (set $1/2''$ rebar); thence proceed North $32^{\circ} 56' 54''$ East for a distance of 71.12 feet (set $1/2''$ rebar); thence proceed North $00^{\circ} 20' 29''$ West for a distance of 113.94 feet (set $1/2''$ rebar); thence proceed North $21^{\circ} 21' 39''$ West for a distance of 177.31 feet (set $1/2''$ rebar); thence proceed North $68^{\circ} 14' 09''$ East for a distance of 165.51 feet (set $1/2''$ rebar) to the P. C. of a concave curve right having a delta angle of $31^{\circ} 16' 18''$ and a radius of 280.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South $24^{\circ} 05' 36''$ East, 150.93 feet (set $1/2''$ rebar); thence proceed South $39^{\circ} 43' 45''$ East for a distance of 91.57 feet to the P. C. of a concave curve left having a delta angle of $17^{\circ} 58' 26''$ and a radius of 170.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South $30^{\circ} 44' 32''$ East, 53.11 feet to the P. t. of said curve (set $1/2''$ rebar); thence proceed South $21^{\circ} 45' 20''$ East for a distance of 100.60 feet (set $1/2''$ rebar) to a point on the Northerly right-of-way of said Ninth Street; thence proceed South $68^{\circ} 05' 34''$ West along the Northerly right-of-way of said Ninth Street for a distance of 1067.60 feet to the point of beginning.

The above described land is located in Section 9, Township 2 South, Range 3 East, Baldwin County, Alabama and contains 6.4 acres.

PARCEL NO. 2: Commence at the Southwest corner of Lot No. 1 of the Minette Park Unit One as shown by map of said subdivision on record in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 1781 B, said point being located at the Northeast intersection of Clark Avenue (unopened) and Ninth Street as now located in the City of Bay Minette, Alabama; thence proceed North $21^{\circ} 50' 01''$ West along the East right-of-way of said Clark Avenue for a distance of 300.00 feet (set $1/2''$ rebar); thence proceed North $21^{\circ} 50' 01''$ West along the East right-of-way of said Clark Avenue for a distance of 93.64 feet (set $1/2''$ rebar) to the point of beginning. From this beginning point continue proceed

North 21° 50' 01" West along the East right-of-way of said Clark Avenue for a distance of 310.0 feet (set 1/2" rebar); thence proceed North 68° 14' 09" East for a distance of 1195.24 feet (set 1/2" rebar); thence proceed South 21° 45' 51" East for a distance of 91.38 feet (set 1/2" rebar); thence proceed South 05° 08' 50" West for a distance of 205.78 feet (set 1/2" rebar) to the P. C. of a concave curve right having a delta angle of 44° 52' 36" and a radius of 220.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 17° 17' 27" East, 167.94 feet to the P. T. of said curve; thence proceed South 39° 43' 45" East for a distance of 91.57 feet (set 1/2" rebar) to the P. C. of a concave curve left having a delta angle of 17° 58' 26" and a radius of 230.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 30° 44' 32" East, 71.86 feet to the P. T. of said curve (set 1/2" rebar); thence proceed South 21° 45' 20" East for a distance of 100.60 feet (set 1/2" rebar) to a point on the Northerly right-of-way of said Ninth Street; thence proceed South 68° 14' 40" West along the Northerly right-of-way of said street for a distance of 60.0 feet (set 1/2" rebar); thence proceed North 21° 45' 20" West for a distance of 100.60 feet to the P. C. of a concave curve left having a delta angle of 17° 58' 26" and a radius of 170.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 30° 44' 32" West, 53.11 feet (set 1/2" rebar) to the P. T. of said curve; thence proceed North 39° 43' 45" West for a distance of 91.57 feet (set 1/2" rebar) to the P. C. of a concave curve right having a delta angle of 31° 16' 18" and a radius of 280.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 24° 05' 36" West, 150.93 feet (set 1/2" rebar) to the P. T. of said curve; thence proceed South 68° 14' 09" West for a distance of 165.51 feet (set 1/2" rebar); thence proceed South 68° 14' 09" West for a distance of 859.91 feet to the point of beginning.

The above described land is located in Section 9, Township 2 South, Range 3 East, Baldwin County, Alabama and contains 8.8 acres.

According to my survey this the 19th day of November, 2013.

James M. Ray, Ala. Reg. No. 18383

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city.

Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

This survey is not transferable and may only be used by the person/company that pays for it at time of survey.









CLARK AVE.

N. DAY AVE.

MOOG AVE.



R-2 ZONING
REQUESTING R-4

SITE PLAN
PHASE II 2018

SITE PLAN
PHASE I
ATTACHED

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

19
B2

18

B2

17
R2

16
R2

15
R2

14
R2

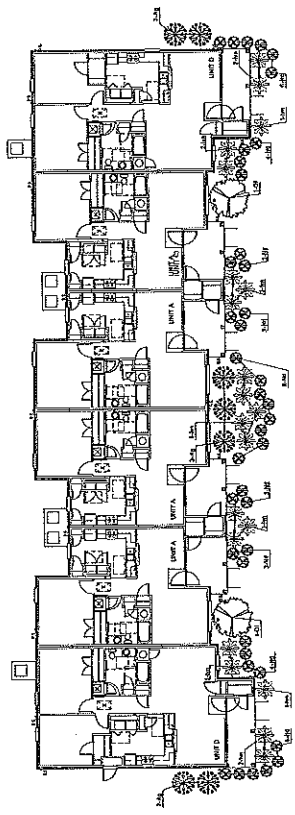
13
R2

Man Ave

Site with Adjacent Property Owners and Zoning

The enclosed map identifies the site location (highlighted in green) and the adjacent property owners and zoning (highlighted in orange).

The lots are numbered 1-20 and the enclosed owner list, with addresses (1-20) corresponds to each numbered lot.



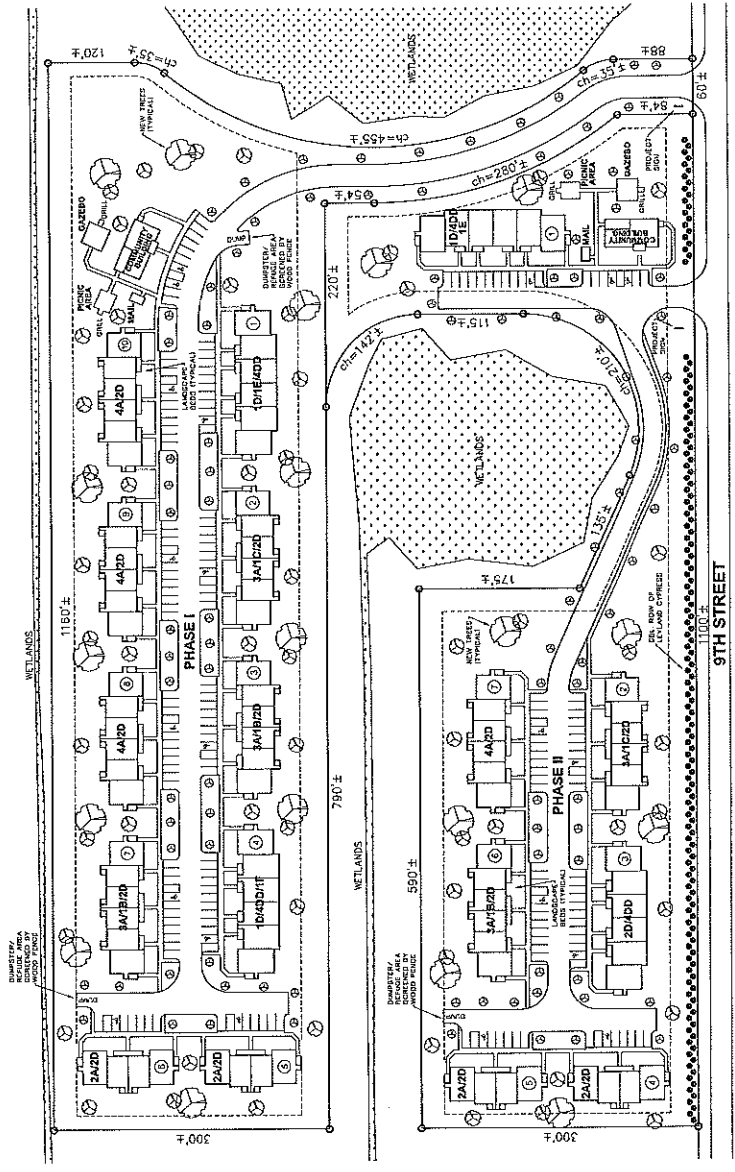
**BUILDINGS 3A/1B/2D
 (BUILDINGS 4A/2D & 3A/1C/2D - SIMILAR)**

LEGEND - PHASE I	
UNIT 'A' - ONE BEDROOM - HANDICAP	25 UNITS
UNIT 'B' - ONE BEDROOM - SENSORY IMPAIRED	2 UNITS
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM - HANDICAP	14 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	1 UNIT
UNIT 'F' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS	58 UNITS
PARKING SPACES:	152
SITE AREA:	8.35 ACRES ±

LEGEND - PHASE II	
UNIT 'A' - ONE BEDROOM - HANDICAP	14 UNITS
UNIT 'B' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'C' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'D' - TWO BEDROOM - HANDICAP	8 UNITS
UNIT 'E' - TWO BEDROOM - HANDICAP	1 UNIT
TOTAL UNITS	30 UNITS
PARKING SPACES:	76
SITE AREA:	6.15 ACRES ±

OWNER
 NEWPORT VILLAGE APARTMENTS, LTD.

ARCHITECT
 MCKEAN & ASSOCIATES, ARCHITECTS, LLC
 2915 ZELDA ROAD, ALABAMA 36905
 334-372-6644



SCHEMATIC SITE & LANDSCAPE PLAN
 NEWPORT VILLAGE APARTMENTS
 BAY MINETTE, ALABAMA

