

Bay Minette Planning Commission Agenda
Conference Room at City Hall
March 10, 2015
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for February 10, 2015 Regular Meeting
5. Old Business:
 - Re-Set Public Hearing until the April 14, 2015 regular meeting for Amendment to Zoning Ordinance, Section 8.3 to include Non-Permanent Structures
6. New Business:
 - Variance Request from Scott Moody for set back of right of way on Baugh Avenue for adequate space to construct a 50 x 100 ft. office and store front building and for customer and tenant parking.
7. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes of February 10, 2015

Monthly Meeting No. 2

The Bay Minette Planning Commission met in Regular Session on Tuesday, February 10, 2015. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

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

Todd Stewart, Chairman
John Biggs, City Council Member
Ed Pepperman, Commission Member
Robbie Strom, Commission Member
John Peavy, Commission Member
A. C. Ulmer, Commission Member

Absent were:

Karmen Still, Vice Chairperson
Robert A. "Bob" Wills, Mayor
Oscar Waters, Building Official

Other person in regular attendance:

Rita Findley, City Clerk
Scotty Lewis, City Attorney
Leslie Johnston, South Alabama Regional Planning

GUESTS Guests present: No guest present

**INVOCATION/
PLEDGE** Commission Member Ulmer offered the invocation and followed by the pledge.

ITEM 4. Chairman Stewart asked the planning commission to review the minutes of the January 10, 2015 meeting. Commission member Pepperman made a motion to approve the minutes for the January 10, 2015 meeting. The motion was seconded by Commission Member Strom and the motion carried.

ITEM 5

Chairman Stewart introduced item 5, Old business:

- Discussion: Amendment to the zoning ordinance in section 8.3 to include Non-Permanent structures such as trailers and shipping containers used in conjunction with an existing commercial use. An open forum will be conducted at the next regular Planning Commission Meeting.

ITEM 6.

Chairman Stewart introduced Item 6: New Business:

- No New Business

ITEM 7.

Reports:

A. Mayor/Council Report:

- Councilmember Biggs reported that the City is discontinuing commercial dumpster service.

B. Attorney Report

- No Report

C. Commissioner's Report

- No Report

ITEM 8.

With no further business, Chairman Stewart adjourned the meeting at 8:20 a.m.

DONE THIS THE 10th DAY OF FEBRUARY 2015

Todd Stewart
Chairman

ATTEST:

Rita Findley
City Clerk

City of Bay Minette

Application for Variance

This is to certify that I (we) the undersigned do hereby request the Board of Adjustment to grant a variance from the City of Bay Minette Zoning Ordinance as indicated below, and for the reasons stated:

1. Article(s) and Section(s) for which a Variance is requested:

Article: IX

Section: Section 8.12

2. Nature of Variance requested:

Reduce distance of setbacks.

3. Reason for Request:

To allow a 20ft variance on right away on the side of Vaughn Ave. for adequate space to construct 50x100ft office and store front buildings. Buildings will be divided up into 4 operating businesses. Also to allow for customer and tenant parking.

Dated this 3 day of MARCH, 2015

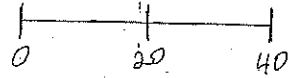

Owner or Authorized Representative

D'Olive Street

Vaughn Ave.

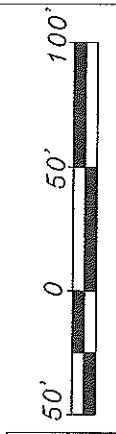
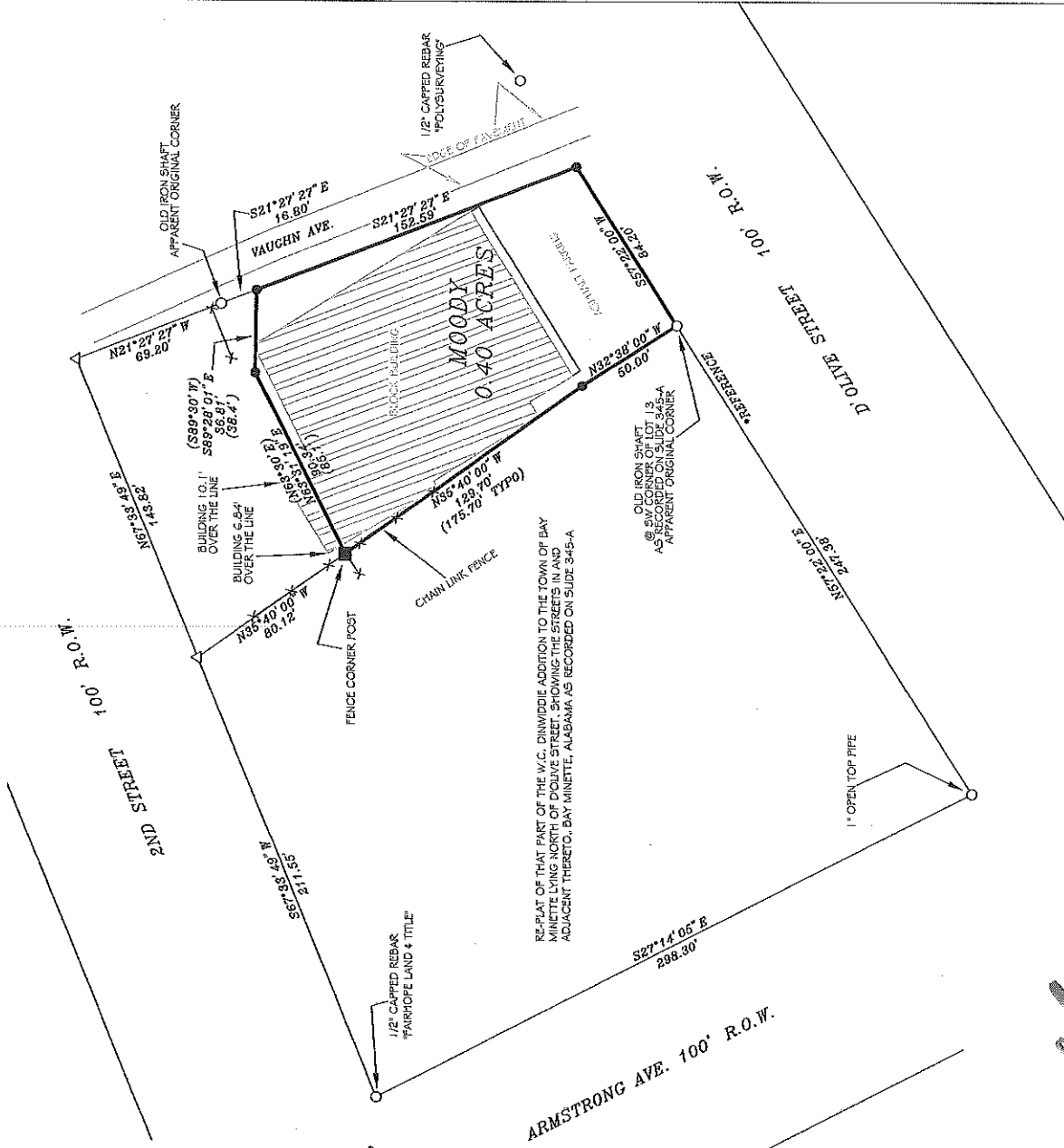


1 inch Equal - 20'



2nd Street

DAVID LOWERY PROFESSIONAL LAND SURVEYOR



CERTIFICATION
 I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true and correct copy of a survey performed by me or under my supervision, containing the part or map, as shown and recorded in the public records. I further certify that all parts of this survey and drawing have been conducted 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.

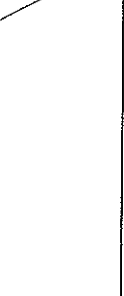
David Lowery
 David Lowery
 Alabama
 10344 Charles Hanks Road
 Bay Minette, AL 36507
 251-937-2757

NOTES

- All bearings shown hereon are referenced to the North R.O.W. of D'Olive Street as shown on a Plat recorded on Slide 345-A in the Probate Records of Baldwin County.
- Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
- Only Select First Interior Improvements shown hereon.
- This survey was prepared for the client shown and is not to be used for any other purpose.
- No improvements of record reflecting easements, rights of ways, and/or ownership were furnished this surveyor, except as shown or noted.
- No underground installations or improvements have been located, except as shown or noted.
- This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to the title of the property shown or discovered by an abstract, title search, or legal judgment rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

LEGAL DESCRIPTION
 Beginning at an OLD IRON SHAFT @ THE SW CORNER OF LOT 13 AS RECORDED ON SLIDE 345-A in the Probate Records of Baldwin County, Al; thence N 53°40'00" W, a distance of 50.00 feet to a 5/8" (N) Nail; thence N 53°11'19" E, a distance of 50.34 feet to a SET 5/8" CAPPED REBAR; thence S 89°29'01" E, a distance of 36.81 feet to a SET 5/8" CAPPED REBAR; thence West R.O.W. of Vaughn Avenue; thence S 21°27'27" E, along said West R.O.W. a distance of 152.59 feet to a SET 5/8" CAPPED REBAR on the North R.O.W. of D'Olive Street; thence S 57°22'00" W, along said North R.O.W. a distance of 84.20 feet to the POINT OF BEGINNING, said parcel containing 0.40 acres, more or less.

DAVID LOWERY
PROFESSIONAL LAND
SURVEYOR
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 dlsurvey25@hotmail.com



PLAT OF A BOUNDARY LINE SURVEY PREPARED FOR

MOODY
BALDWIN COUNTY

DWG. NO.	SURVEY DATE	SCALE
09-09-010	08-24-09	1"=50'

DRAWN BY: D. LOWERY CHECKED BY: D. LOWERY

LEGEND AND SYMBOLS

(*)	RECORD BEARING/DISTANCE
—	OVERHEAD ELECTRIC
●	SET IRON PIN
○	FOUND IRON PIN
△	PIN NOT SET/FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—	NOT TO SCALE
—	FENCE
—	FENCE CORNER POST
□	CONCRETE MONUMENT