

**Bay Minette Planning Commission Agenda**  
**Conference Room at City Hall**  
**May 10, 2016**  
**8:00 a.m.**

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for April 12, 2016 Regular Meeting
4. Old Business:
  - Extraterritorial Planning Jurisdiction
5. New Business:
  - Discussion—Application for Zoning Admendment by Eukeia Shurnell Johnson for property located at 421 Abernathy Avenue—Applicant asked to proceed without required Site Plan
6. Reports:
  - A. Mayor/Council
  - B. Attorney
  - C. Commissioner's Comments
7. Adjourn

# Bay Minette Planning Commission Regular Meeting Minutes

Minutes of April 12, 2016

Monthly Meeting No. 4

The Bay Minette Planning Commission met in Regular Session on Tuesday, April 12, 2016. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Conference Room located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

**IN ATTENDANCE** At 8:00 a.m. the following members were present:

Todd Stewart, Chairman  
Robert A. "Bob" Wills, Mayor  
Danleigh Corbett, Council Member  
Oscar Waters, Building Official  
Ed Pepperman, Commission Member  
Robbie Strom, Commission Member  
A.C. Ulmer, Commission Member arrived at 8:30 a.m.

Members Absent:

Karmen Still, Vice Chairperson

Other person in regular attendance:

Rita Diedtrich, City Clerk  
Scotty Lewis, City Attorney  
Leslie Johnston, SARPC

**GUESTS** Guest present:

Vince Jackson, Baldwin County Planning and Zoning  
Mike Howell, Baldwin County Planning and Zoning  
Carlton Todd  
Sandra Todd

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

**ITEM 3.** Chairperson Stewart asked the planning commission to review the minutes of the March 8, 2016 meeting. Commission Member Pepperman made a motion to approve the minutes for the March 8, 2016 meeting. The motion was seconded by Commission Member Waters and the motion carried.

**ITEM 4.**

Chairperson Stewart introduced item 4, New business:

- Chairman Stewart introduced a petition for annexation by Carlton and Sandra Todd for property located at 15874 Drinkard Road in which one half of the property is located inside the City limit and the other half in the County. After much discussion, Commission Member Pepperman made a motion to recommend the annexation to the City Council as R-1 zone. The motion was seconded by Commission Member Corbett and unanimously carried.

**ITEM 5.**

Chairperson Stewart introduced Item 5: Old Business:

- Chairman Stewart led the discussion concerning the Extraterritorial Planning Jurisdiction. After reviewing the proposed boundaries, Mr. Jackson stated that the County would prepare new maps and would prepare an agreement between Baldwin County Commission and the City of Bay Minette for the Extraterritorial Planning Jurisdiction.

**ITEM 6.**

Reports:

A. Mayor/Council Report:

- Mayor Wills announced that the Sidewalk Project is scheduled to begin

B. Attorney Report

- None

C. Commissioner's Report

- None.

**ITEM 8.**

With no further business, Chairperson Stewart adjourned the meeting at 9:05 a.m.

DONE THIS THE 12<sup>h</sup> DAY OF APRIL 2016

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Todd Stewart  
Chairperson

ATTEST:

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Rita Diedtrich  
City Clerk

## Rita Diedtrich

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**From:** Todd Stewart <tstewart@adamsstewart.com>  
**Sent:** Monday, April 25, 2016 10:35 AM  
**To:** Rita Diedtrich; 'Leslie Johnston'; 'Scotty Lewis'; Danleigh Corbett;  
edpepperman@bellsouth.net; 'Karmen Still'; Oscar Waters; 'Robbie Strom'; Robert Wills  
**Subject:** City of Bay Minette, ETJ Map 4/16  
**Attachments:** 2016 Proposed Bay Minette ETJ.PDF

All,

Please find an attached copy of the ETJ map that Vince Jackson prepared on our behalf.

You will see that it shows the Stockton Landmark District as well as our ETJ border with Spanish Fort corp. Limits. It does encompass the Mega Site.

Please review and we will discuss at our next PC meeting 5/10/16. If this is agreeable, the next step will be to prepare an agreement with the County for their review.

Rita,

Please make sure this is on the Agenda for discussion. Also, I don't have an email address for Mr. Ulmer or our new member, Scotty Langham. Please forward if you can.

Thanks,

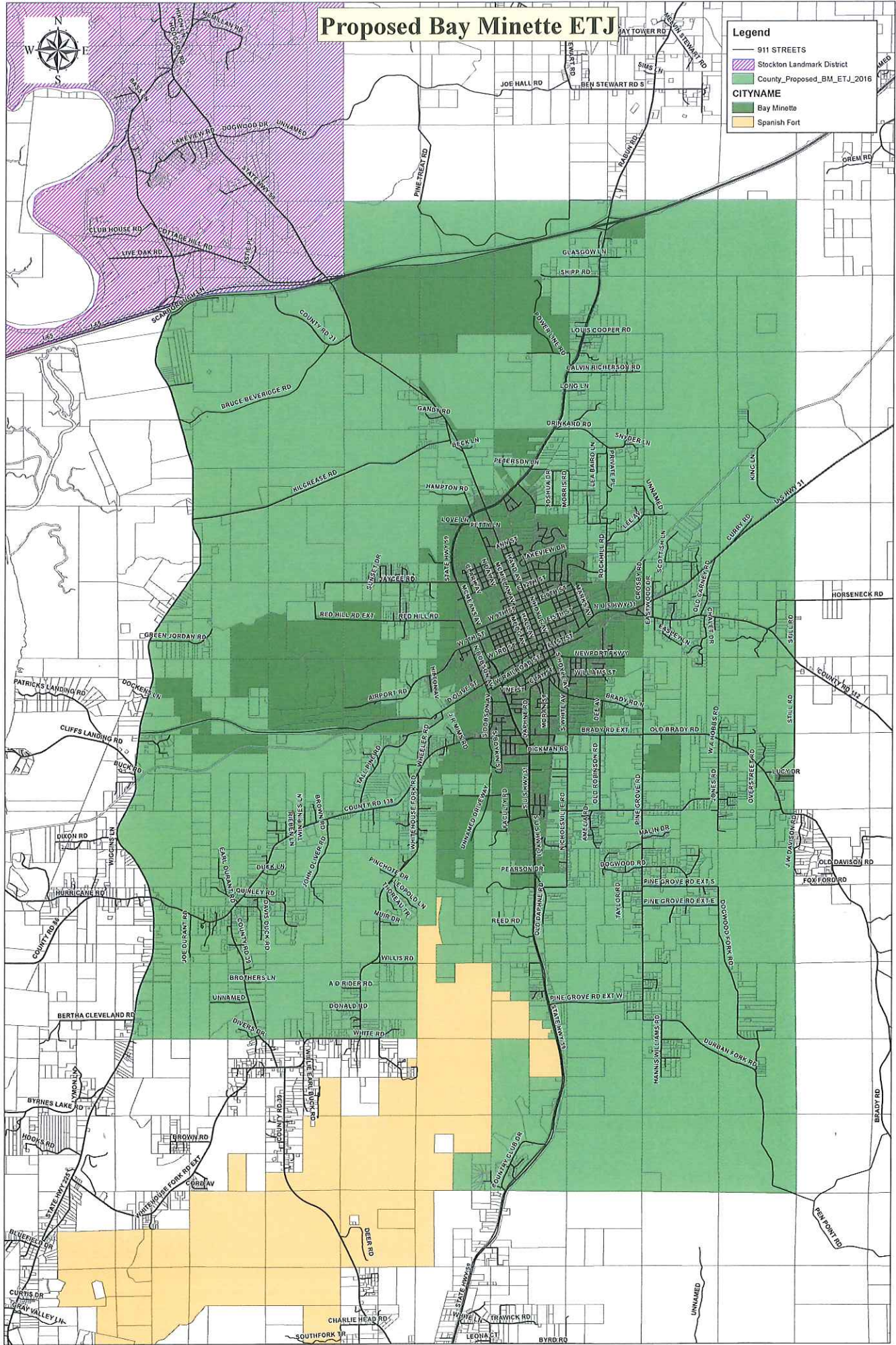
Todd

# Proposed Bay Minette ETJ



**Legend**

- 911 STREETS
- Stockton Landmark District
- County\_Proposed\_BM\_ETJ\_2016
- CITYNAME**
- Bay Minette
- Spanish Fort



# City of Bay Minette

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

R-3  
R-5

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 421 A Bernathy, Bayminette  
Alabama 36507
- b) Name of Subdivision plat: Powell Heights
- c) Lot numbers involved in change: 421 ABERNATHY
- d) Total acreage of change: 3.6
- e) Recorded in Plat Book Number: \_\_\_\_\_  
Page Number: \_\_\_\_\_
- f) Owned in whole by the undersigned: EUKOIA Shurnell Johnson
- g) If owned in part, list name(s) of the co-owner(s):  
SAME

2- Zoning change requested R5

- a) Present Classification of property: R3
- b) Reclassification desired: R5
- c) Character of neighborhood: RESIDENTIAL

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

- \* TO PUT Mobile ON LOT
- \* NO HOME ON LOT AT PRESENT TIME
- \* SMALL SHED ON LOT

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.

422-9976

937-5628

5) Certifications:

a) Applicants

Name: Eukeia Johnson

b)

Address: 42855 Nicholasville Rd  
Bay Minette AL 36507

Telephone Number: 251-214-5563

Owner: Eukeia Johnson

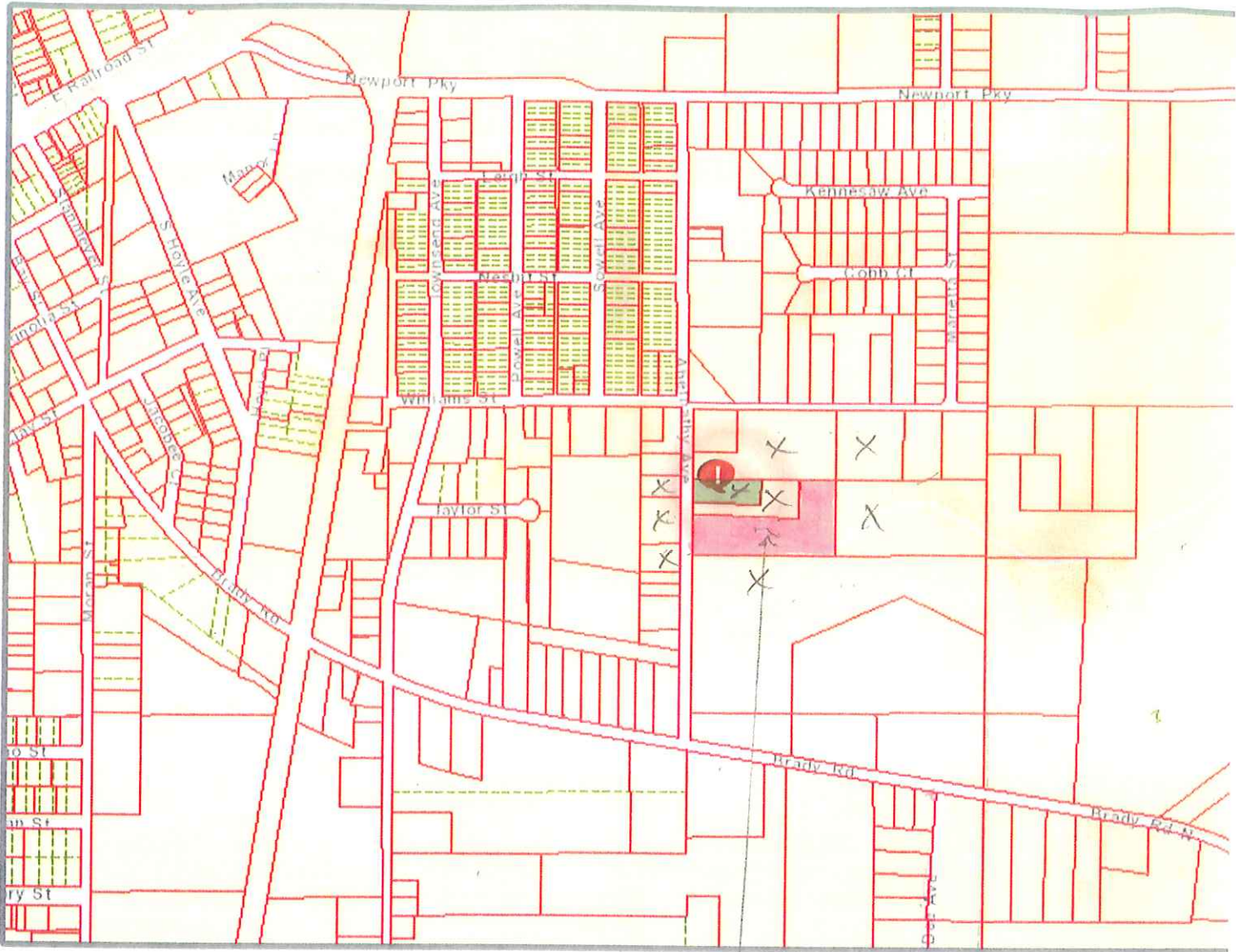
Date: 4-14-16

Owner: Eukeia Johnson

Date: 4-14-16

**Rezoning Fee \$100.00**





Map not for conveyance use.

PPIN - 3537

X - Property owners  
within 200'

LRMSRCL BALDESS  
Acct 315292 JOHNSON, EUKEIA SHERNELL  
Parcel Name JOHNSON, EUKEIA SHERNELL  
Address 42855 NICHOLSVILLE RD

ABSTRACT SEARCH

LRWSRC97/A2  
PPIN 3537  
Ac. 3.10  
Delete

City/St/Zp BAY MINETTE AL 36507  
Property Address 421 ABERNATHY AVE

Type R R/P Abstract G ExCat  
Exempt Codes Acct  
Changed 2 4 2015 DCAPRARA  
Tax District 03H

Parcel/Alt Parc. 23-05-15-2-002-042.000

Brief Legal..... 180'S X 466.5' COMM AT THE NW COR OF SE-NW OF SEC 15-2S-3E  
TH S 660'S TO POB TH N 180'S TH SE'LY 466.5' TH N 170' TH E  
160'S TH S 330'S TH W 630'S TO POB (WD)

Mortgage Company None Acct

Improvements....  
Comments..... R0004897

Flags..... Fee Estimated Tax \$184.45 Special/Amount

Subd/Condo  
Subd Lot/Block.. S/T/R / /

Previous Owner.. JOHNSON, CHARLES E ETAL JOHNSON, DOROTHY  
Deed:Tp/Bk/Pg... IN 0000 1471082 Note Date 8 6 2014 F18=Links

F1=APPRAISAL F6=VALUES F7=NOTES F8=OWNERS F9=HIST F10=LEGAL F19=ACCT NOTE  
F11-ALERTS F12-PRT F13-CHG FORMS F14-PLINK F15-MAP CHGS F23-TAXHIST F24-EXIT



**Baldwin County  
Revenue Commissioner**

**Property Appraisal Link  
BALDWIN COUNTY, AL**

Current Date 3/31/2016

**Tax Year 2015**  
Valuation Date October 1, 2014

**OWNER INFORMATION**

PARCEL 23-05-15-2-002-044.000 PPIN 027291 TAX DIST 03H  
 NAME JONES, H PETE  
 ADDRESS 110 AUGUSTA CT  
 FAIRHOPE AL 36532  
 DEED TYPE IN BOOK 0000 PAGE 0510044  
 PREVIOUS OWNER J & J PARTNERSHIP  
 LAST DEED DATE 3/27/1998

**DESCRIPTION**

19AC(C) S1/2 OF SE1/4 OF NW1/4 LYING IN THE CITY OF BAY MINE  
 TTE SEC 15-T2S-R3E (WD)RP414 PG1497

**PROPERTY INFORMATION**

PROPERTY ADDRESS BRADY RD  
 NEIGHBORHOOD BMINETTES  
 PROPERTY CLASS SUB CLASS  
 LOT BLOCK  
 SECTION/TOWNSHIP/RANGE 00-00 -00  
 LOT DIMENSION ZONING

**PROPERTY VALUES**

LAND: 51400 CLASS 1: TOTAL ACRES: 19.00  
 BUILDING: CLASS 2: TIMBER ACRES: 19.00  
 ===== CLASS 3: 51400  
 TOTAL PARCEL VALUE: 51400  
 ESTIMATED TAX:  
 TOTAL USE VALUE: 9137

**DETAIL INFORMATION**

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
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Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 3/31/2016

Tax Year 2015 Valuation Date October 1, 2014

OWNER INFORMATION

PARCEL 23-05-15-2-002-043.000 PPIN 030366 TAX DIST 03H
NAME MOORER, EVELYN
ADDRESS 1602 WILLIAMS ST BAY MINETTE AL 36507
DEED TYPE RP BOOK 0559 PAGE 0000390
PREVIOUS OWNER MOORER, DOUGLAS & EVELYN
LAST DEED DATE 10/28/1963

DESCRIPTION

DEED 5 AC SEC 15 T2S R3E BEG SE COR OF NW/SW/NE SEC 15-2S-3 RN W510' N450' E180' S240' E330' S210' TO POB BEG NE/ COR OF SE1/4 OF NW1/4 SEC 15-2S-3E TH S ALG 1/4 SEC LINE 300' MOL TO N LINE OF S1/2 OF N1/2 OF SE1/4 OF NW1/4 SD SEC THE POB T H W'LY ALG SD N LINE 660' TH S330' MOL TO S LINE OF S1/2 OF N1/2 OF SE1/4 OF NW1/4 OF SD SEC TH IN E'LY DIR ALG SD S LIN E 660' TO PT ON 1/2 SEC LINE TH N 330' MOL TO POB SEC 15-T2S -R3E DB388 PG326

PROPERTY INFORMATION

PROPERTY ADDRESS BRADY RD
NEIGHBORHOOD BMINETTES
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 17600 CLASS 1: TOTAL ACRES: 5.00
BUILDING: CLASS 2: TIMBER ACRES:
CLASS 3: 17600
TOTAL PARCEL VALUE: 17600



**Baldwin County  
Revenue Commissioner**

**Property Appraisal Link  
BALDWIN COUNTY, AL**

Current Date 3/31/2016

**Tax Year 2015  
Valuation Date October 1, 2014**

**OWNER INFORMATION**

**PARCEL** 23-05-15-2-002-001.001 **PPIN** 022645 **TAX DIST** 03H  
**NAME** JOINER, JESSE W JR & PAULA J  
**ADDRESS** 47323 PRIVATE PL  
 BAY MINETTE AL 36507  
**DEED TYPE** DB **BOOK** 0527 **PAGE** 0000407  
**PREVIOUS OWNER**  
**LAST DEED DATE** //0000

**DESCRIPTION**

363' X 297' IRR NE COR OF SE 1/4 NW1/4 S 15 T2S R3E S 330' W  
 363' W 297' N 330' E 297' S 330' TO POB

**PROPERTY INFORMATION**

**PROPERTY ADDRESS** 1204 WILLIAMS ST  
**NEIGHBORHOOD** BMINETTES  
**PROPERTY CLASS** **SUB CLASS**  
**LOT BLOCK**  
**SECTION/TOWNSHIP/RANGE** 00-00 -00  
**LOT DIMENSION** 363X297 **ZONING** R-4BM

**PROPERTY VALUES**

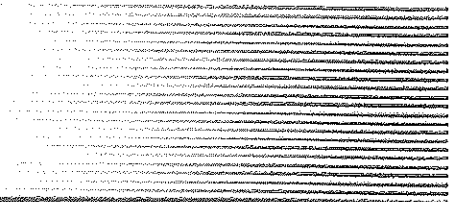
**LAND:** 16800 **CLASS 1:** **TOTAL ACRES:** 2.00  
**BUILDING:** 66500 **CLASS 2:** 83300 **TIMBER ACRES:**  
 ===== **CLASS 3:**  
**TOTAL PARCEL VALUE:** 83300  
**ESTIMATED TAX:**

**DETAIL INFORMATION**

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pri</u>	<u>MARKET USE</u>	
									<u>VALUE</u>	<u>VALUE</u>
M	LAND	2	ST	AC3	2.00 acres	2	N	N	16800	



Baldwin County Revenue Commissioner



Property Appraisal Link
BALDWIN COUNTY, AL

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Tax Year 2015

Valuation Date October 1, 2014

OWNER INFORMATION

PARCEL 23-05-15-2-002-002.000 PPIN 040199 TAX DIST 03H
NAME TESTON, LONNY S ETUX MELANIE
ADDRESS 4274 BELL LN
MILTON FL 32571
DEED TYPE IN BOOK 0000 PAGE 1313942
PREVIOUS OWNER GANDY, JACQUELINE
LAST DEED DATE 11/16/2011

DESCRIPTION

120' X 190' IRR COM AT THE NW COR OF SE1/4 OF NW1/4 OF SEC 1
5 TH RUN S 30'(S), TH E 210'(S) FOR POB TH CONT E 440'(S),
TH S 300'(S), TH W 630'(S). TH N 120'(S), TH E 190'(S), TH N
180'(S) TO POB IN THE CITY OF BAY MINETTE SEC 15-T2S-R3E (S
T WD/SURVIVORSHIP)

PROPERTY INFORMATION

PROPERTY ADDRESS ABERNATHY AVE
NEIGHBORHOOD BMINETTES
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING R-4BM

PROPERTY VALUES

LAND: 10100 CLASS 1: TOTAL ACRES: 3.60
BUILDING: CLASS 2: 10100 TIMBER ACRES:
CLASS 3:
TOTAL PARCEL VALUE: 10100
ESTIMATED TAX:

DETAIL INFORMATION



**Baldwin County  
Revenue Commissioner**

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BALDWIN COUNTY, AL**

Current Date 3/31/2016

Tax Year 2015

Valuation Date October 1, 2014

**OWNER INFORMATION**

PARCEL 23-05-15-2-002-041.000 PPIN 044200 TAX DIST 03H  
 NAME HAYES, JERRY L  
 ADDRESS 643 GARFIELD AV  
 NEWARK OH 43055  
 DEED TYPE IN BOOK 0000 PAGE 1277798  
 PREVIOUS OWNER PRESCOTT, TYLER MONTANA JUL  
 LAST DEED DATE 3/15/2011

**DESCRIPTION**

100' X 293.4' IRR LOT 1 ROBINSON PLACE SUB SLIDE 2399-C LYIN  
 G IN THE CITY OF BAY MINETTE SEC 15-T2S-R3E (WD)

**PROPERTY INFORMATION**

PROPERTY ADDRESS 419 ABERNATHY AVE  
 NEIGHBORHOOD BMINETTES  
 PROPERTY CLASS SUB CLASS  
 SUBDIVISION ROBPL SUB DESC ROBINSON PLACE SUB  
 LOT 1 BLOCK  
 SECTION/TOWNSHIP/RANGE 00-00 -00  
 LOT DIMENSION ZONING

**PROPERTY VALUES**

LAND: 6000 CLASS 1: TOTAL ACRES: .71  
 BUILDING: CLASS 2: 6000 TIMBER ACRES:  
 ===== CLASS 3:  
 TOTAL PARCEL VALUE: 6000  
 ESTIMATED TAX:

**DETAIL INFORMATION**

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
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**Baldwin County  
Revenue Commissioner**

**Property Appraisal Link**  
**BALDWIN COUNTY, AL**

Current Date 3/31/2016

Tax Year 2015

Valuation Date October 1, 2014

**OWNER INFORMATION**

**PARCEL** 23-05-15-2-002-006.000 **PPIN** 097929 **TAX DIST** 03H  
**NAME** DAVENPORT, SHERRY C  
**ADDRESS** DRAWER 88  
 SEMMES AL 36575  
**DEED TYPE IN** **BOOK** 0000 **PAGE** 0680270  
**PREVIOUS OWNER** CROOK, NATHANIE JR ETAL CROOK, SALINA E  
**LAST DEED DATE** 8/29/2002

**DESCRIPTION**

100' X 180'(S) BEG AT NE COR SW1/4 NW1/4 SEC 15 RUN W 210',  
 S 300' FOR POB, TH S 100', E 210', N 100', W 210' TO POB LES  
 S R/W LYING IN CITY OF BAY MINETTE SEC 15-T2S-R3E (STAT  
 WD/U  
 NREC LETTER)

**PROPERTY INFORMATION**

**PROPERTY ADDRESS** 412 ABERNATHY AVE  
**NEIGHBORHOOD** BMINETTES  
**PROPERTY CLASS** **SUB CLASS**  
**LOT BLOCK**  
**SECTION/TOWNSHIP/RANGE** 00-00 -00  
**LOT DIMENSION** **ZONING** R-3BM

**PROPERTY VALUES**

**LAND:** 4000 **CLASS 1:** **TOTAL ACRES:**  
**BUILDING:** 20400 **CLASS 2:** 24400 **TIMBER ACRES:**  
 ===== **CLASS 3:**  
**TOTAL PARCEL VALUE:** 24400  
**ESTIMATED TAX:**





**Baldwin County  
Revenue Commissioner**

**Property Appraisal Link  
BALDWIN COUNTY, AL**

Current Date 3/31/2016

**Tax Year 2015**  
Valuation Date October 1, 2014

**OWNER INFORMATION**

**PARCEL** 23-05-15-2-002-007.000 **PPIN** 042593 **TAX DIST** 03H  
**NAME** TURNER, DOLORES PATRICIA  
**ADDRESS** 416 ABERNATHY AVE  
 BAY MINETTE AL 36507  
**DEED TYPE IN BOOK** 0000 **PAGE** 0763693  
**PREVIOUS OWNER** GODWIN, TRACIE M  
**LAST DEED DATE** 10/ 3/2003

**DESCRIPTION**

200' X 180'(S) BEG NE COR OF SW OF NW RUN S 400' TO POB, CON  
 T S 200', TH W 210', TH N 200', TH E 210' TO POB LESS RD R/W  
 IN THE CITY OF BAY MINETTE SEC 15-T2S-R3E (WD)

**PROPERTY INFORMATION**

**PROPERTY ADDRESS** 416 ABERNATHY AVE  
**NEIGHBORHOOD** BMINETTES  
**PROPERTY CLASS** **SUB CLASS**  
**LOT BLOCK**  
**SECTION/TOWNSHIP/RANGE** 00-00 -00  
**LOT DIMENSION** 200X180 **ZONING** R-3BM

**PROPERTY VALUES**

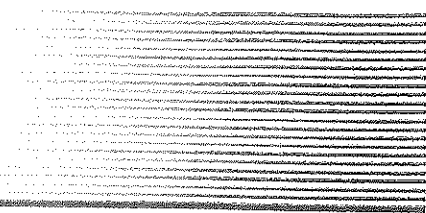
**LAND:** 6400 **CLASS 1:** **TOTAL ACRES:**  
**BUILDING:** 34200 **CLASS 2:** 40600 **TIMBER ACRES:**  
 ===== **CLASS 3:**  
**TOTAL PARCEL VALUE:** 40600  
**ESTIMATED TAX:**

**DETAIL INFORMATION**

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
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**Baldwin County  
Revenue Commissioner**



**Property Appraisal Link  
BALDWIN COUNTY, AL**

Current Date 3/31/2016

**Tax Year 2015**  
Valuation Date October 1, 2014

**OWNER INFORMATION**

**PARCEL** 23-05-15-2-002-008.000 **PPIN** 044988 **TAX DIST** 03H  
**NAME** JONES, MILTON ETAL JONES, LUCILLE  
**ADDRESS** 15990 PINE GROVE RD EXT W  
 BAY MINETTE AL 36507  
**DEED TYPE IN** **BOOK** 0000 **PAGE** 1029177  
**PREVIOUS OWNER** WEBB, JAMES SR &  
**LAST DEED DATE** 2/ 2/2007

**DESCRIPTION**

120'X180' BEG AT 600' S OF NE COR OF SW1/4 OF NW1/4 SEC 15-2  
 -3 RUN W 210' S 210' E 210' N 210' TO POB LESS 30' FOR R/W  
 (WD-SURVIVORSHIP)

**PROPERTY INFORMATION**

**PROPERTY ADDRESS** ABERNATHY AVE  
**NEIGHBORHOOD** BMINETTES  
**PROPERTY CLASS** **SUB CLASS**  
**LOT BLOCK**  
**SECTION/TOWNSHIP/RANGE** 00-00 -00  
**LOT DIMENSION** 120X180 **ZONING** R-3BM

**PROPERTY VALUES**

**LAND:** 4800 **CLASS 1:** **TOTAL ACRES:**  
**BUILDING:** **CLASS 2:** 4800 **TIMBER ACRES:**  
 ===== **CLASS 3:**  
**TOTAL PARCEL VALUE:** 4800  
**ESTIMATED TAX:**

**DETAIL INFORMATION**

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
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