

Bay Minette Planning Commission Agenda
Conference Room at City Hall
March 8, 2018
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the February 8, 2018 Regular Meeting
4. Administrative Subdivision Request:
 - Owner-William Dobbins, Jr. Inetta's Place, Subdivision-Inetta's Place located at corner of West 6th Street and Armstrong Avenue
5. Old Business:
 - None
6. New Business:
 - None
7. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes February 8, 2018

Monthly Meeting No. 2

The Bay Minette Planning Commission met in Regular Session on Thursday, February 8, 2018. 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
Ed Pepperman, Vice-Chairman
John Biggs, Councilmember
Oscar Waters, Building Official
Scotty Langham, Commission Member
David Diehl, Commission Member
Clair Dorrough, Commission Member
Dollie Mims, Commission Member
Robert A. "Bob" Wills, Mayor

Late Arrival:

Absentee:

Other person in regular attendance:

Scotty Lewis, Attorney
Leslie Johnston, SARPC
Jessica Peed, Public Services Assistant

GUESTS David Bryars, Archie McMillan

INVOCATION Commission Member Langham gave the invocation and followed by the pledge. Chairman Stewart welcomed everyone to the meeting.

ITEM 3. Approval of Minutes of the January 11, 2018 Regular Meeting. After discussion of the minutes; Commission Member Pepperman moved to approve the

minutes. The motion was seconded by Commission Member Waters and unanimously carried.

ITEM 4.

Chairman Stewart introduced Item 4: Administrative Subdivisions.

- a) David and Tena M Bryars property located at Hwy 138. After much discussion regarding granting an easement across the parcel identified as "Heir Property", the issue was tabled. David Bryar's attorney will be contacting the City Attorney, Scotty Lewis before the next meeting.
- b) Rosetta Cannon and Tommie Mims located on Hwy 138 and Wheeling Road. David Diehl excused himself from the conversation. After much discussion, Commission Member Biggs moved to have the motion approved conditional upon having simultaneous conveyance of property from Rosetta Cannon to Tommie Mims. The motion was seconded by Commission Member Mims.
- c) Baldwin Pole/Thomas McMillan Jr located on 13329 Hampton Road. After much discussion, Commission Member Pepperman moved to approve the motion, with it being conditional upon modifying the 15' easement to a 30' easement, and the survey referencing the existing 60' easements along Hampton Road leading to the property under review. The motion was seconded by Commission Member Waters.

ITEM 5.

Chairman Stewart introduced Item 5: Old business: None to report

ITEM 6.

Chairman Stewart introduced Item 5: New Business: None to report

ITEM 7.

Reports:

A. Mayor/Council Report:

- No Report

B. Attorney Report

- No Report

C. Commissioner's Report

- Chairman Stewart presented an update on the status of the construction of the new K6 school in Bay Minette as well as the cities plans to construct a softball complex. Also, Chairman Stewart, on behalf of the Planning Commission thanked the city for supporting the commission members in completing the CAPZO training course. Certificates of completion were given to Clair Dorough, Ed Pepperman, Scotty Langham and Todd Stewart.

ITEM 8.

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

DONE THIS THE 8th DAY of February 2018

Todd Stewart, Chairman

ATTEST:

Jessica Peed



City of Bay Minette

Application for Administrative Subdivision

Date: 2-20-18

Name of Subdivision: Inetta's Place

Name of Owner: William Dobbins Jr. (Sonny)

Address: PO Box 369 Bay Minette AL 36507

Street / PO Box

City

State

Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

David Diehl

Address: _____

Street / PO Box

City

State

Zip

Subdivision Location: Corner W 6th St & Armstrong

Total Acreage: _____

of Parcels Existing: _____

Average Lot Size: 72 x 125

of Lots Proposed: 2

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: Sonny Dobbins

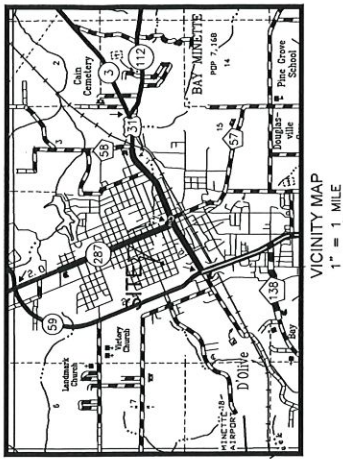
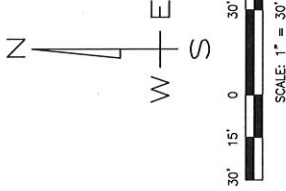
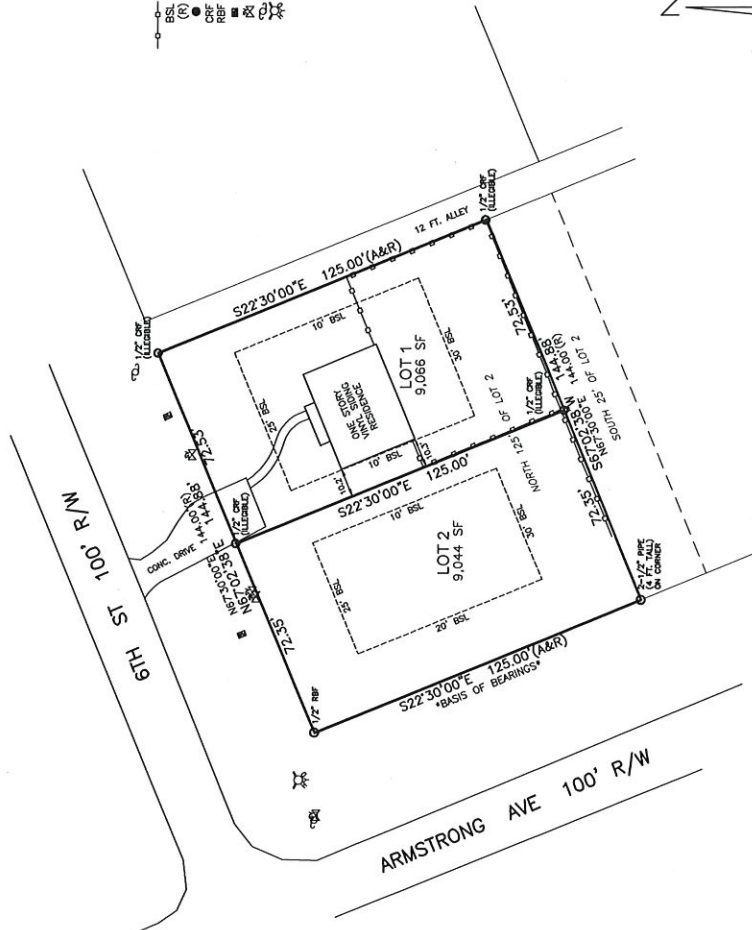
Signature: [Handwritten Signature]

Date: 2-20-18

Total \$ _____

Cost - \$150.00 plus \$10.00 per parcel

- LEGEND:**
- 6 FT. WOOD PRIVACY FENCE
 - BUILDING SETBACK LINE
 - CAPPED IRON PIN SET (LS 26014)
 - REBAR FOUND (NO CAP)
 - WATER METER
 - SOWER VALVE
 - FIRE HYDRANT



CERTIFICATION OF OWNERSHIP AND DEDICATION:
 THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____
 OWNER OF LEGAL REPRESENTATIVE _____

CERTIFICATION BY NOTARY PUBLIC:
 I, _____ (NAME)
 CITY OF BAY MINETTE
 COUNTY OF BALDWIN)

A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION HEREON BEFORE ME THIS DAY IN PERSON, OR BY _____ (NAME) SEATED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTORIAL SEAL
 THIS _____ DAY OF _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATION OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS _____ DAY OF _____
 PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE _____

INETTA'S PLACE

A RESUBDIVISION OF THE NORTH 125 FEET OF LOT 2, BLOCK 162 OF THE HAND LAND COMPANYS ADDITION TO THE TOWN OF BAY MINETTE

DRAWN: D.E.D.	DATE: 02-03-2018	BOUNDARY & SUBDIVISION FOR	SCALE: 1"=30'
CHKD: S.H.D.	TRC: SEC 09-72S-R3E	DOBBINS COMMERCIAL PROPERTIES	SHT NO: 1 OF 1

FLOOD STATEMENT
 PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0294L, COMMUNITY NUMBER 015000, PANEL 0294, SUFFIX "L", DATED JULY 17, 2007.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE SURVEY WAS CONDUCTED ON THE BASIS OF VISUAL SURVEY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON JANUARY 2018 AND IS RECORDED IN FIELD BOOK #0003, AT PAGE 29.
5. THIS SURVEY WAS CONDUCTED ON THE BASIS OF VISUAL SURVEY OF THE SUBJECT PROPERTY AS PER RECORDED PLAT, BASED THE WEST LINE OF SUBJECT PROPERTY AS PER DEED BOOK #0003, AT PAGE 158.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2011.

SURVEYOR'S CERTIFICATE
 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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THE NORTH 125 FEET OF LOT 2, BLOCK 162, OF THE HAND LAND COMPANY'S ADDITION TO THE TOWN OF BAY MINETTE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT DEED BOOK 4, PAGE 158, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)



DAVID E. DIEHL, AL. P.L.S. NO. 26014, DATE _____
 607 RACHEL CT BAY MINETTE, AL 251-510-2732

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

CASTLE HOMEBUILDERS INC.
P O Box 369
Bay Minette, AL 36507

4025
61-1/620

DATE 2-20-18

CHECK ARMOR

PAY
TO THE
ORDER OF

City of Bay Minette

\$ 170⁰⁰

One hundred & seventy

xx/100

DOLLARS

Photo Safe Deposit
Details on back



REGIONS

W. Wood

FOR _____

⑈00004025⑈ ⑆06 2000019⑆ 0214383241⑈