

**Bay Minette Planning Commission Agenda**  
**Conference Room at City Hall**  
**June 14, 2018**  
**8:00 a.m.**

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the May 10, 2018 Regular Meeting
4. Administrative Subdivision Request:
  - Lorraine Gray Subdivision located on the north side of Cricket Lane at east end
  - Thompson Subdivision located on Barnes Road
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 May 10, 2018

Monthly Meeting No. 5

The Bay Minette Planning Commission met in Regular Session on Thursday, May 10, 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  
Robert A. "Bob" Wills, Mayor  
John Biggs, Councilmember  
Oscar Waters, Building Official  
Clair Dorough, Commission Member  
Scotty Langham, Commission Member

Absent:

David Diehl, Commission Member  
Dollie Mims, Commission Member

Other person in regular attendance:

Scotty Lewis, Attorney  
Leslie Johnston, SARPC  
Rita Diedrich, City Clerk  
Steven Stewart, Fire Inspector  
Jason Padgett, North Baldwin Utilities Director

**GUESTS** Harold Densmore, Cindy Garrett, Ashley Jones-Davis, and Tim Rigby

**INVOCATION** Commission Member Langham gave the invocation and followed by the pledge.

**ITEM 3.** Approval of Minutes of the April 12, 2018 Regular Meeting. After discussion of the minutes; Commission Member Pepperman moved to approve the minutes. The motion was seconded by Commission Member Langham and unanimously carried.

**ITEM 4.** Chairman Stewart introduced Item 4: Administrative Subdivisions.

- a) Ram Trading Company located at 801 and 803 Moran Street. After much discussion, Commission Member Pepperman moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Commission Member Dorrough and unanimously carried.
- b) Harry Boeschen Farm located at Pine Grove and Brady Roads. After much discuss, Commission Member Pepperman moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Commission Member Waters and unanimously carried.
- c) Dempsey Subdivision located at 0 Highway 59. After much discussion, Commission Pepperman moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Commission Member Langham and unanimously carried.

ITEM 5. Chairman Stewart introduced Item 5: Old business:

None

ITEM 6. Chairman Stewart introduced Item 5: New Business:

- Review of Placement of mobile homes parks from a safety standpoint. Chairman Stewart stated that there is nothing in the City's ordinance that regulates the placement of mobile home in designed areas.

ITEM 7. Reports:

A. Mayor/Council Report:

Mayor Wills presented an update on the following:

- Sports Complex, the Bond Issue and Bids for Construction
- Potential hotel to be built at Hwy 59 and Jaycee Road
- Bid Process for the construction of the Bay Minette Elementary School
- Citizens Meeting for possible Recreation Board
- Community Clean-up and new landscaping
- May Day
- Traffic Study

Commission Member Dorrough presented an update on the following:

- ACE Strategic Planning Meeting on June 1, 2018
- Brownfield Grant
- TAP Grant for sidewalks, lighting and paving on Dobson Avenue

Mr. Padgett presented an update on the following:

- Mega Site visit at the end of May
- NBU Projects
- New Constructions at Gulf Packaging, Sweet Brew Tea Company, Coastal Community College IT Building

Commission Member Waters announced at an import automotive dealer is looking to located in Bay Minette

B. Attorney Report

- No Report

C. Commissioner's Report

- None

**ITEM 8.**

With no further business, Chairperson Stewart adjourned the meeting at 8:45 a.m.

**DONE THIS THE 10<sup>th</sup> DAY of MAY 2018**

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Todd Stewart, Chairman

**ATTEST:**

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Rita Diedrich, City Clerk

251-597-7597



City of Bay Minette

Application for Administrative Subdivision

Date: 05-21-2018

Name of Subdivision: LORRAINE GRAY SUBDIVISION

Name of Owner: LORRAINE GRAY

Address: 15241 CRICKET LANE BAY MINETTE, AL 36507

Street / PO Box City State Zip

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

DAVID DIEHL, PLS

Address: 607 RACHEL CT BAY MINETTE, AL 36507

Street / PO Box City State Zip

Subdivision Location: NORTH SIDE OF CRICKET LANE AT EAST END

Total Acreage: 5.19 AC

# of Parcels Existing: 1

Average Lot Size: 0.7AC / 4.49AC

# of Lots Proposed: 2

Submittal Requirements:

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

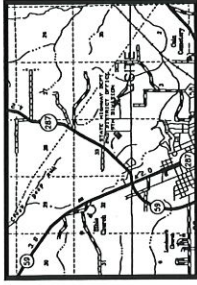
Agent / Applicant Name: LORRAINE GRAY

Signature: Lorraine Gray

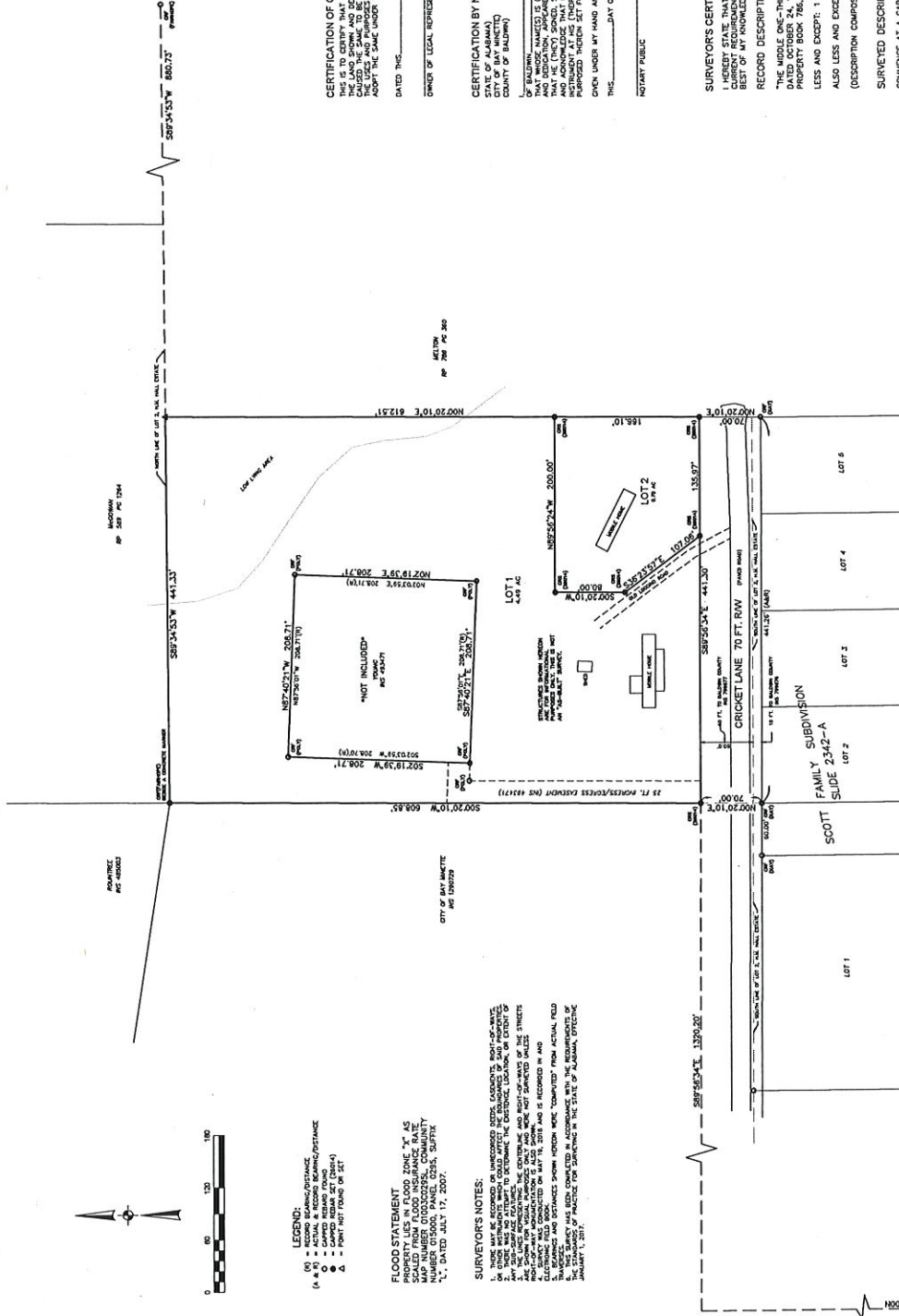
Date: 05-21-2018

Total \$ 170.00

Cost - \$150.00 plus \$10.00 per parcel



VICINITY MAP  
1 INCH = 1 MILE



**LEGEND:**  
 (O) - RECORD BEARING/DISTANCE  
 (A, B) - CAPTURED BEARING/DISTANCE  
 (C) - CAPTURED BEARING/DISTANCE  
 (D) - POINT NOT FOUND OR SET  
 (E) - POINT NOT FOUND OR SET

**FLOOD STATEMENT**  
 THIS MAP WAS PREPARED IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR BALDWIN COUNTY, ALABAMA, DATED JULY 17, 2007.

**SURVEYOR'S NOTES:**  
 1. THIS MAP WAS RECORDED ON UNRECORDED STATE, COUNTY, AND FEDERAL MAPS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED TRACT AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEYED TRACT AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEYED TRACT AND HAS FOUND NO DISCREPANCIES.

**CERTIFICATION OF COUNTY ENGINEER:**  
 I, HENRY STATE, COUNTY ENGINEER, HAVE REVIEWED THIS SUBDIVISION PLAT AND HAVE APPROVED IT FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE. THE ROADS SHOWN ON THIS PLAT ARE ACCEPTED FOR MAINTENANCE.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING:**  
 I, HENRY STATE, COUNTY ENGINEER, HAVE REVIEWED THIS SUBDIVISION PLAT AND HAVE APPROVED IT FOR RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE. THE ROADS SHOWN ON THIS PLAT ARE ACCEPTED FOR MAINTENANCE.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

P.O.C. **PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE**  
 COUNTY ENGINEER

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**  
 THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND BEING OFFERED AND DEDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND HEREBY KNOWLEDGE AND AGREE THAT THE EASES AND THE EASES INDICATED HEREON ARE THE PROPERTY OF THE DONOR AND THE EASES INDICATED HEREON ARE THE PROPERTY OF THE DONOR.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 OWNER OF LEGAL REPRESENTATIVE

**CERTIFICATION BY NOTARY PUBLIC:**  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE SIGNED AND DEDICATED BEFORE ME THIS DAY IN PERSON AND KNOWLEDGE AND AGREE THAT HE (SHE) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT SET FORTH AND VOLUNTARILY ACT FOR THE USES AND PURPOSES SET FORTH AND VOLUNTARILY ACT FOR THE USES AND PURPOSES SET FORTH.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 NOTARY PUBLIC

AT COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I, HENRY STATE, THAT ALL PARTS OF THIS SURVEY, AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

**RECORD DESCRIPTION**  
 THE MIDDLE ONE-THIRD OF LOT 2, BLOCK 2, HUBERT M. HALL ESTATE, IN ACCORDANCE WITH A PLAT THEREOF RECORDED IN BALDWIN COUNTY PROBATE RECORDS, INSTRUMENT BOOK 786, PAGE 1401.  
 LESS AND EXCEPT: 1 ACRE PARCEL DESCRIBED IN INSTRUMENT 493471  
 ALSO LESS AND EXCEPT A 760 FOOT WIDE STRIP ALONG THE ENTIRE SOUTH PROPERTY LINE (INSTRUMENT 798677)  
 (DESCRIPTION COMPILED FROM BALDWIN COUNTY PROBATE RECORDS)

**SURVEYED DESCRIPTION:**  
 COMMENCE AT A CAPED REBAR AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 3 EAST, 1000.11 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 1300.00 FEET TO A CAPED REBAR (CORN); THENCE RUN NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 441.30 FEET TO A CAPED REBAR (CORN); THENCE DEPARTING SAID NORTH MARKER, RUN NORTH 00 DEGREES 20 MINUTES 53 SECONDS WEST, A DISTANCE OF 441.33 FEET TO A CAPED REBAR (CORN); THENCE RUN SOUTH 00 DEGREES 20 MINUTES 53 SECONDS WEST, A DISTANCE OF 608.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: A 1 ACRE PARCEL DESCRIBED IN INSTRUMENT 493471, BALDWIN COUNTY PROBATE RECORDS, RESULTING TRACT CONTAINS 5.19 ACRES, MORE OR LESS, AND LIES IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



**LORRAINE GRAY SUBDIVISION**  
 BOUNDARY SURVEY & FAMILY DIVISION  
 LORRAINE GRAY

DRAWN: D.E.D.	DATE: 05-21-2018	BOUNDARY SURVEY & FAMILY DIVISION	SCALE: 1"=66'
CHKD: S.H.D.	TRIS: SEC 34, T15S, R3E	LORRAINE GRAY	SHEET NO. 1 OF 1



City of Bay Minette

Application for Administrative Subdivision

Date: 10-1-18

Name of Subdivision: THOMPSON SUB DIVISION

Name of Owner: EUGENE THOMPSON

Address: 42393 Whitehouse Fork Rd

Street / PO Box	City	State	Zip
	Bay Minette	Al	36507

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

DAVID E DIEHL

Address: 607 Rachel Ct Bay Minette, Al 36507

Street / PO Box	City	State	Zip
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Subdivision Location: BANKS RD

Total Acreage: 43 # of Parcels Existing: \_\_\_\_\_

Average Lot Size: Var. # of Lots Proposed: 6

Submittal Requirements:

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

Agent / Applicant Name: EUGENE THOMPSON

Signature: [Signature]

Date: 10-1-18

Total \$ \_\_\_\_\_

Cost - \$150.00 plus \$10.00 per parcel





DAVID E DIEHL, PLS

607 RACHEL CT BAY MINETTE, AL 36507  
251-510-2792 davidiediehl@ymail.com

March 28, 2015

Mr. Eugene Thompson  
42393 County Road 40  
Bay Minette, AL 36507

937 2350 Home  
732 6495 Cell

Dear Mr. Thompson,

Please find enclosed copies of the Survey I performed for you back in January. I have also mailed copies to Dick Owen.

I apologize for the delay but I have dealt with my Mother-in-Law having a double mastectomy in January and in the last month my wife had a Hysterectomy from which she is still recovering. This surgery was scheduled for February but when we arrived to register they decided to delay it for two weeks because of her blood pressure. I have been trying to handle everything around the house and I'm afraid everything else has been neglected somewhat.

The good news is that Mr. Owen should now have everything he needs to work on your project and I have asked him to contact me if he needs any other information.

If there is any other information you need, please feel free to contact me.

Regards,



David E Diehl, PLS