

Bay Minette Planning Commission Agenda
Conference Room at City Hall
October 11, 2018
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the September 13, 2018 Regular Meeting
4. Administrative Subdivision Request:
 - J. Al Boykin--Fair Acres—Rabun Road
 - Johnson Builders LLC—Quinley Road Subdivision—Corner of County Road 138 and Quinley Road
5. Old Business:
 - None
6. New Business:
 - Application for Zoning Amendment—Thomas Ward--Clark Avenue from R-2 to R-4 zone
7. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes September 13, 2018

Monthly Meeting No. 9

The Bay Minette Planning Commission met in Regular Session on Thursday, August 9, 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 Dorrough, 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 Diedtrich, City Clerk
Steven Stewart, Fire Inspector

GUESTS

Jody McMillan
Lisa Hasting
Jenny Hastings

INVOCATION

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

ITEM 3.

Approval of Minutes of the August 9, 2018 Regular Meeting. After discussion of the minutes; Mayor Wills moved to approve the minutes. The motion was seconded by Commission Member Pepperman and unanimously carried.

ITEM 4.

Chairman Stewart introduced Item 4: Administrative Subdivisions.

1. Louise E. Brown--Subdivision located at 11075 County Road 138. After much discussion, Vice-Chairman 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.
2. William Leon Overstreet--Overstreet Lane Subdivision—Intersection of Old Brady Road and Overstreet Lane. After much discussion, Commission Member Biggs moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Vice-Chairman Pepperman and unanimously carried.
3. Major and Pat Plato—Chambliss Lane Subdivision—Located in Pine Grove at the East End of Chambliss Lane. After much discussion, Vice-Chairman 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.
4. Jody McMillan—Hickory Hill Subdivision-South End of Hickory Road-West of BCHS. After much discussion, Vice-Chairman 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:

- None

ITEM 7.

Reports:

A. Mayor/Council Report:

Mayor Wills presented an update on the following:

- Announce Art in the Park
- Update on Police Cars and K-9

Councilmember Biggs presented an update on the following:

- Reenactment of Removal of the County Seat

Commission Member Waters presented an update on the following:

- Quincy Compressor Expansion
- Sweet Brew Tea Company Construction

B. Attorney Report

- No Report

C. Commissioner's Report

- Possible new car wash
- Forms for Planning Commission Applications

ITEM 8.

With no further business, Chairperson Stewart adjourned the meeting at 8:40 a.m.

DONE THIS THE 13th DAY of SEPTEMBER 2018

Todd Stewart, Chairman

ATTEST:

Rita Diedtrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 9/10/2018
 Name of Subdivision: FAIR ACRES
 Name of Owner: J. AL BOYKIN
 Address: 405 NORTHSIDE DRIVE B.M., AL 36507
 Street / PO Box City State Zip

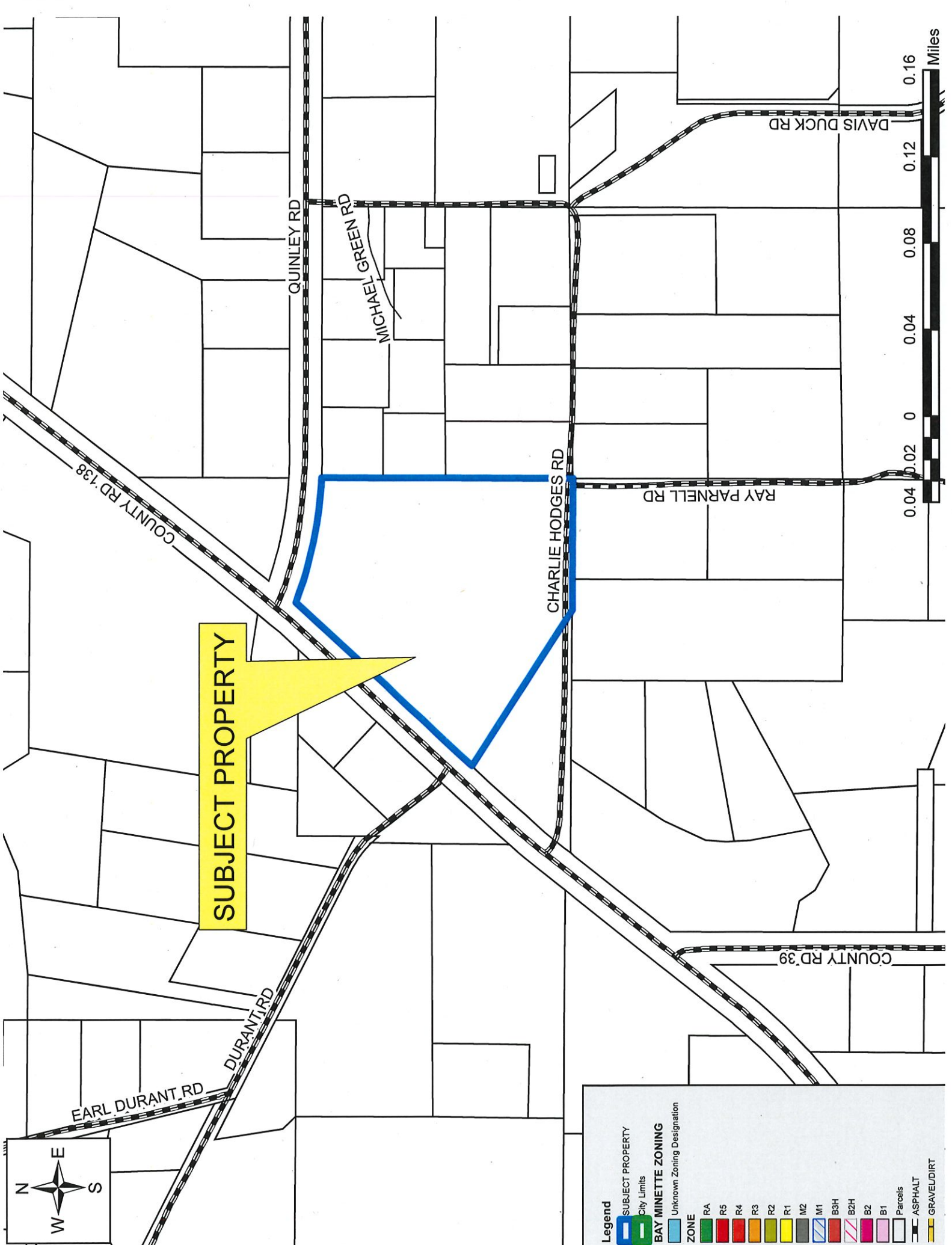
Name of Agent / Professional Land Surveyor, if other than applicant:
DAVID DETHL
 Address: B.M., AL 36507
 Street / PO Box City State Zip

Subdivision Location: RABLIN RD
 Total Acreage: 1.88 # of Parcels Existing: 1
 Average Lot Size: .62ac # of Lots Proposed: 3

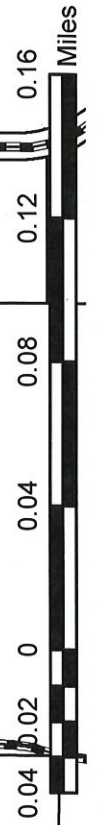
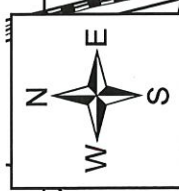
- Submittal Requirements:
- Application
 - Fee
 - Survey/Plat showing existing parcel(s)
 - Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: J. AL BOYKIN
 Signature: [Handwritten Signature]
 Date: 9/10/2018
 Total \$ 180.00

Cost - \$150.00 plus \$10.00 per parcel



SUBJECT PROPERTY



Legend

- SUBJECT PROPERTY (Blue outline)
- City Limits (Green outline)
- BAY MINETTE ZONING**
- Unknown Zoning Designation (Light blue)
- ZONE**
- RA (Green)
- R5 (Red)
- R4 (Orange)
- R3 (Yellow)
- R2 (Light Green)
- R1 (Yellow)
- M2 (Blue)
- M1 (Light Blue)
- B3H (Red)
- B2H (Pink)
- B2 (Purple)
- B1 (Light Purple)
- Parcels (Black outline)
- ASPHALT (Black dashed line)
- GRAVEL/DIRT (Yellow dashed line)



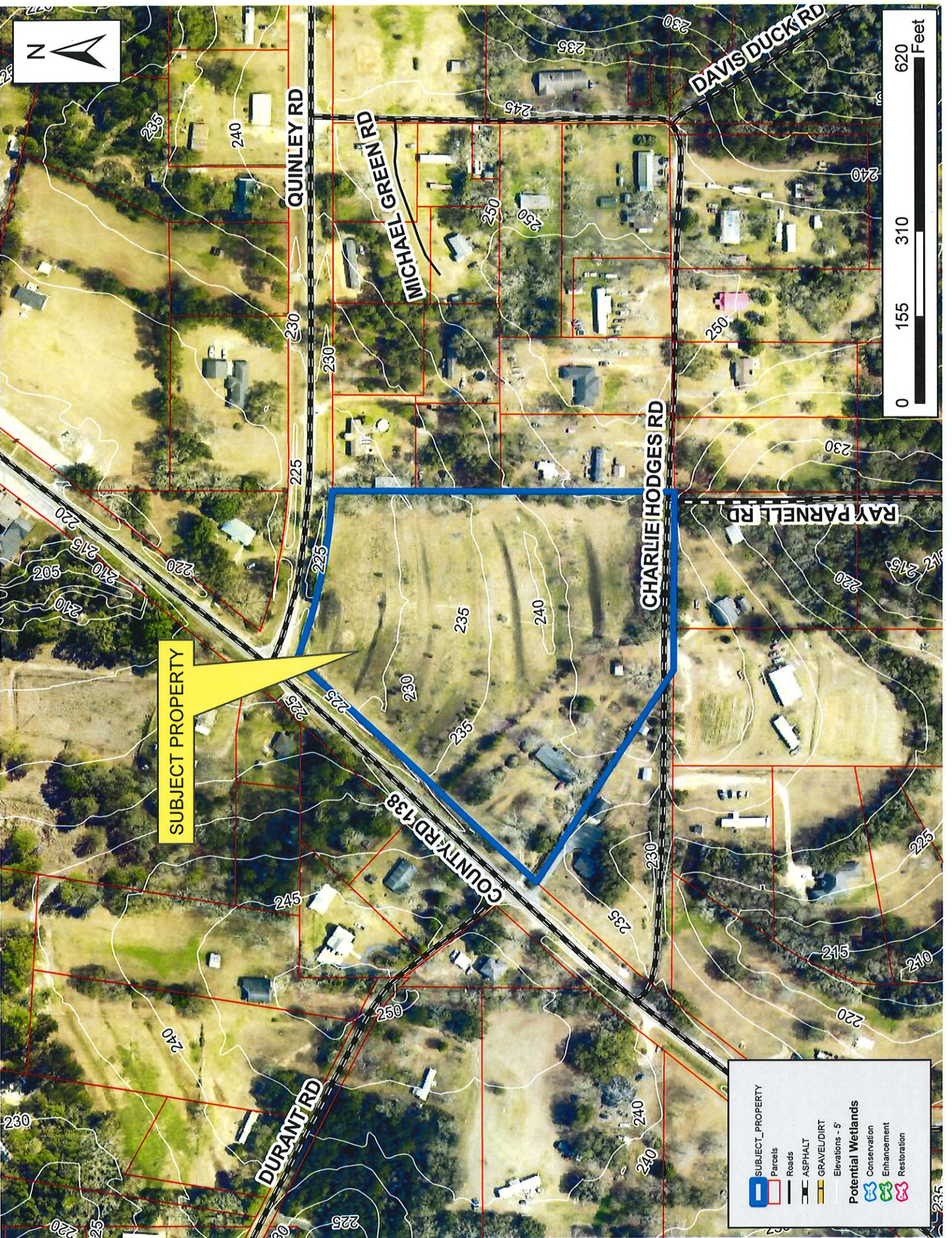
SUBJECT PROPERTY

SUBJECT_PROPERTY

- Parcels
- Roads
- ASPHALT
- GRAVEL/DIRT
- Elevations - 5'

Potential Wetlands

- Conservation
- Enhancement
- Restoration





City of Bay Minette

Application for Administrative Subdivision

Date: 9-23-18

Name of Subdivision: Quinley Road Subdivision

Name of Owner: Johnson Builders LLC

Address: 42100 Duck Ln Bay Minette AL 36507
Street / PO Box City State Zip

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

David Dehl

Address: 607 Rachel Ct. Bay Minette AL 36507
Street / PO Box City State Zip

Subdivision Location: Corner of Co Rd 138 + Quinley Rd

Total Acreage: 7 # of Parcels Existing: 1

Average Lot Size: 1.10 Acres # of Lots Proposed: 6

Submittal Requirements:

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

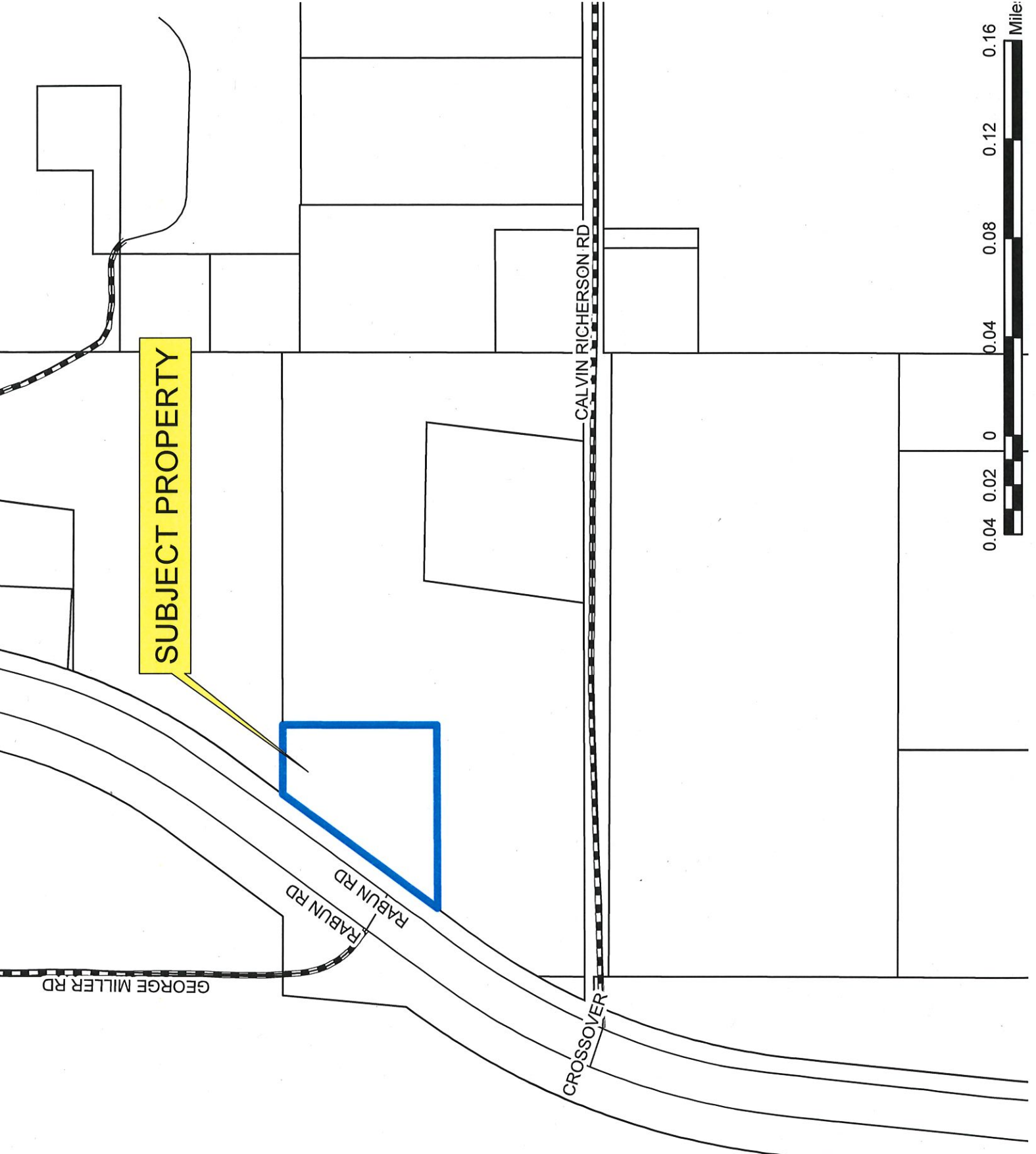
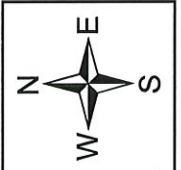
Agent / Applicant Name: Andrew W. Johnson

Signature: Andrew W. Johnson

Date: 9-25-18

Total \$ 210.00

Cost - \$150.00 plus \$10.00 per parcel



SUBJECT PROPERTY

CALVIN RICHERSON RD

CROSSOVER

GEORGE MILLER RD

RABUN RD

Legend

- SUBJECT PROPERTY (Blue outline)
- City Limits (Green outline)
- BAY MINETTE ZONING**
- Unknown Zoning Designation (Light blue)

ZONE

- RA (Green)
- R5 (Red)
- R4 (Orange)
- R3 (Yellow)
- R2 (Light Green)
- R1 (Yellow)
- M2 (Grey)
- M1 (Blue)
- B3H (Red)
- B2H (Pink)
- B2 (Light Green)
- B1 (Light Blue)
- Parcels (Black outline)
- ASPHALT (Black dashed line)
- GRAVEL/DIRT (Yellow dashed line)





SUBJECT PROPERTY

CALVIN RICHERSON RD

GEORGE MILLER RD

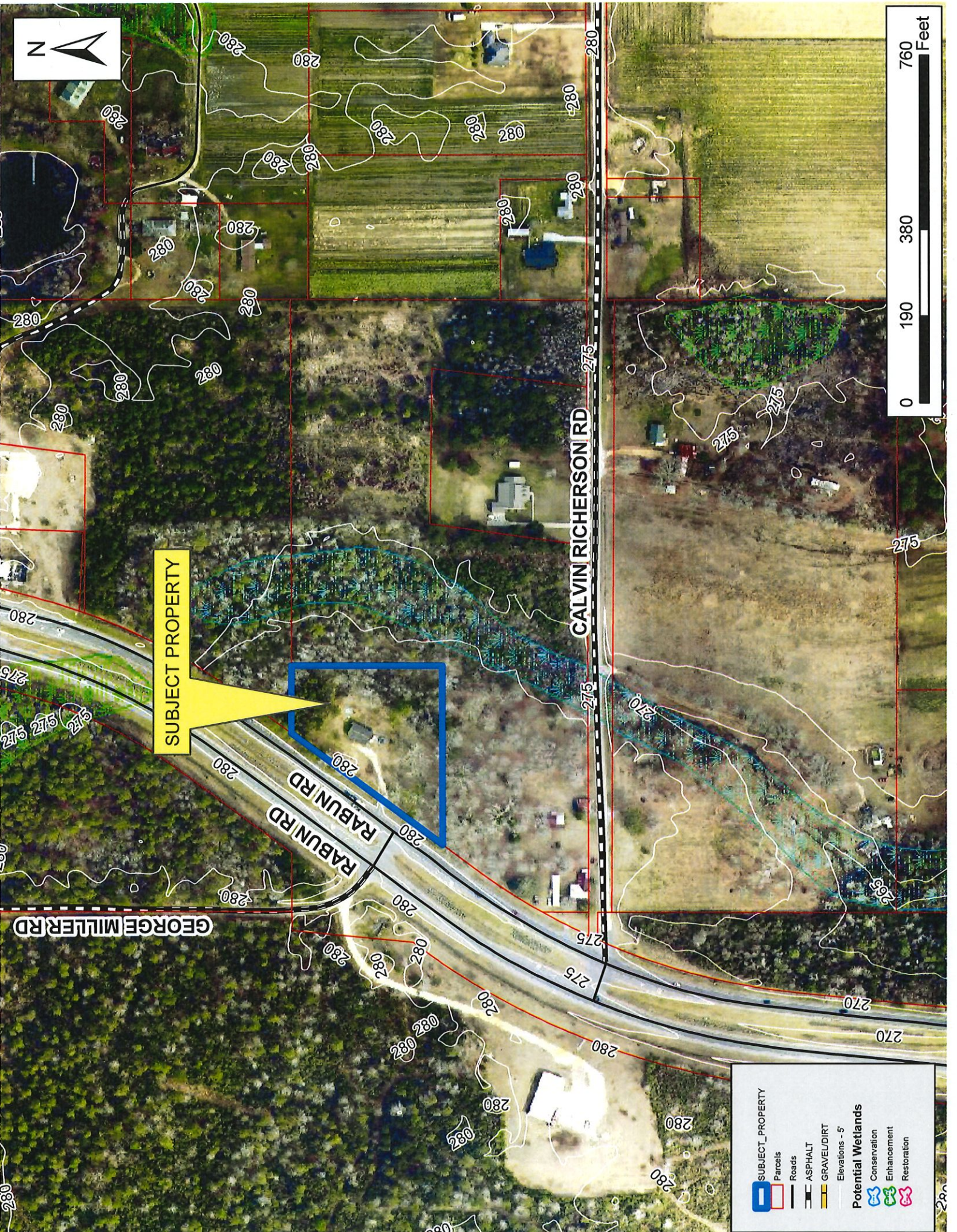
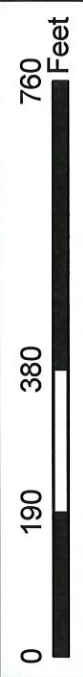
RABUN RD

SUBJECT_PROPERTY

- Parcels
- Roads
- ASPHALT
- GRAVEL/DIRT
- Elevations - 5'

Potential Wetlands

- Conservation
- Enhancement
- Restoration



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: Clark Ave.
- b) Name of Subdivision plat: Hand Land Company Addition
- c) Lot numbers involved in change: Lots, 1,2,3,4 Block 183
- d) Total acreage of change: 8 Acres
- e) Recorded in Plat Book Number: 4
Page Number: 58
- 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 additional Senior Housing

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:  Thomas N Ward

b)

Address: 704 Saddlebrook Dr. Killen Al. 35645

Telephone Number: 256-335-3990



Owner

Leisle E. Mims

dotloop verified
08/31/18 2:23PM EDT
E010-SKSA-WAGM-BMUD

Date: _____

Owner _____

Date: _____

Rezoning Fee \$100.00

STATE OF ALABAMA
BALDWIN COUNTY

Commence a ½" capped rebar at the Southwest corner of Lot No. 2 of the Cypress Trace Subdivision as recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide 0002523-B, said corner is also the Southwest corner of Lot No. 1 Block No. 182 of the Hand Land Company Addition to Bay Minette as recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 4 at Page 58, said point being located on the Easterly right-of-way of Clark Avenue; thence proceed North 21° 50' 01" West along the Easterly right-of-way of said road for a distance of 393.64 feet to a ½" capped rebar in place; thence proceed North 21° 50' 00" West along the Easterly right-of-way of said road for a distance of 310.0 feet to a ½" capped rebar in place, said point being the Northwest corner of Lot No. 1 of said the Cypress Trace Subdivision; thence proceed North 21° 50' 00" West along the Easterly right-of-way of said street for a distance of 100.0 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue North 21° 50' 00" West along the Easterly right-of-way of said street for a distance of 662.94 feet (set ½" rebar CA-0114-LS); thence proceed North 68° 10' 00" East for a distance of 295.55 feet (set ½" rebar CA-0114-LS); thence proceed South 37° 45' 53" East for a distance of 150.99 feet (set ½" rebar CA-0114-LS); thence proceed South 54° 36' 38" East for a distance of 137.80 feet (set ½" rebar CA-0114-LS); thence proceed South 73° 29' 35" East for a distance of 223.89 feet (set ½" rebar CA-0114-LS); thence proceed North 89° 24' 24" East for a distance of 146.29 feet (set ½" rebar CA-0114-LS); thence proceed South 29° 28' 53" East for a distance of 212.37 feet (set ½" rebar CA-0114-LS); thence proceed South 68° 12' 13" West for a distance of 751.82 feet to the point of beginning.

The above described land is located in Section 8, Township 2 South, Range 3 East, Baldwin County, Alabama and is also a part of Lot No. 1, Lot No. 2, Lot No. 3 and Lot No. 4 of Block No. 183 of the Hand Land Company Addition to Bay Minette as recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 4 at Page 58 and contains 8.0 acres.

revision log:	NO. OF UNITS

PHASE II
 CYPRESS TRACE APARTMENTS
 Clark Avenue
 Bay Minette, Alabama

Professional seal:



DELEGATED FOR
 ARCHITECT

Architect
HRG
 DESIGN
 BUILD
 SOLUTIONS
 10000
 3337

job number:

1810

date:

7 SEP 18

sheet title & no.

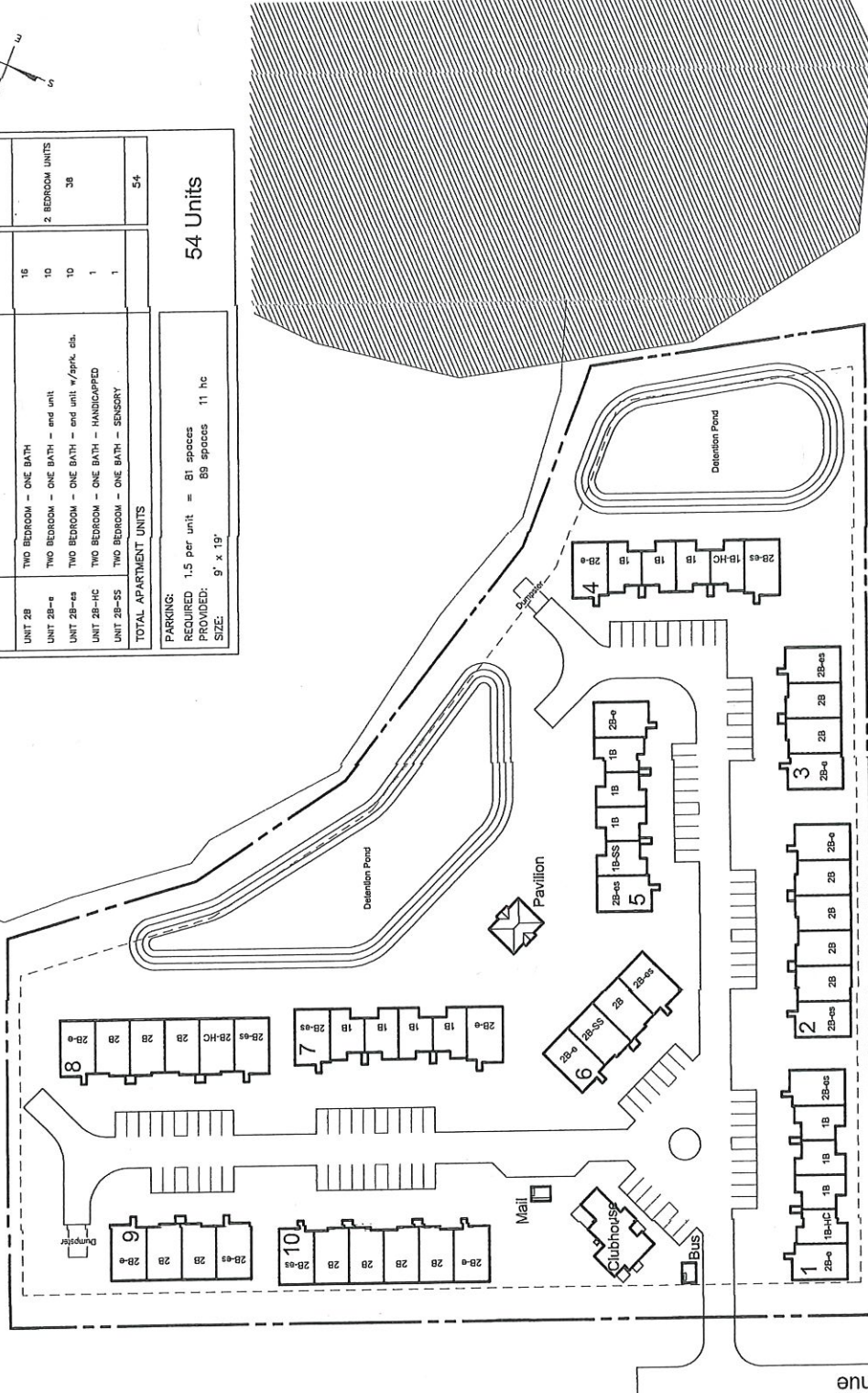
Architectural Site Plan

Sch 1

APARTMENT UNIT DATA			TOTALS
UNIT TYPES	UNIT DESCRIPTION	NO. of UNITS	
UNIT 1B	ONE BEDROOM - ONE BATH	13	1 BEDROOM UNITS 16
UNIT 1B-HC	ONE BEDROOM - ONE BATH - HANDICAPPED	2	
UNIT 1B-SS	ONE BEDROOM - ONE BATH - SENSORY	1	
UNIT 2B	TWO BEDROOM - ONE BATH	16	2 BEDROOM UNITS 38
UNIT 2B-e	TWO BEDROOM - ONE BATH - end unit	10	
UNIT 2B-ea	TWO BEDROOM - ONE BATH - end unit w/appl. cab.	10	
UNIT 2B-HC	TWO BEDROOM - ONE BATH - HANDICAPPED	1	
UNIT 2B-SS	TWO BEDROOM - ONE BATH - SENSORY	1	54
TOTAL APARTMENT UNITS			

54 Units

PARKING:
 REQUIRED: 1.5 per unit = 81 spaces
 PROVIDED: 89 spaces
 SIZE: 9' x 19'



PRELIMINARY SITE PLAN - Scheme 1
 SCALE: 1:40



All contractors, subcontractors, suppliers, manufacturers and installers shall provide products, materials and installations that meet or exceed ANSI 117.1, 2009 and FHA Guidelines and Regulations- See A6.09

revision log:
no. date remarks

PHASE II
CYPRESS TRACE APARTMENTS
Clark Avenue
Bay Minette, Alabama



REGISTERED ARCHITECT
ARCHITECTURE
CYPRESS TRACE APARTMENTS

Architect
HG
HARRIS GARDNER
DESIGN
BUILD
SOLUTIONS
105 WEST 14th
DARIENPORT, AL 36533
251.731.6800

job number:
1810

DATE:
7 SEP 18

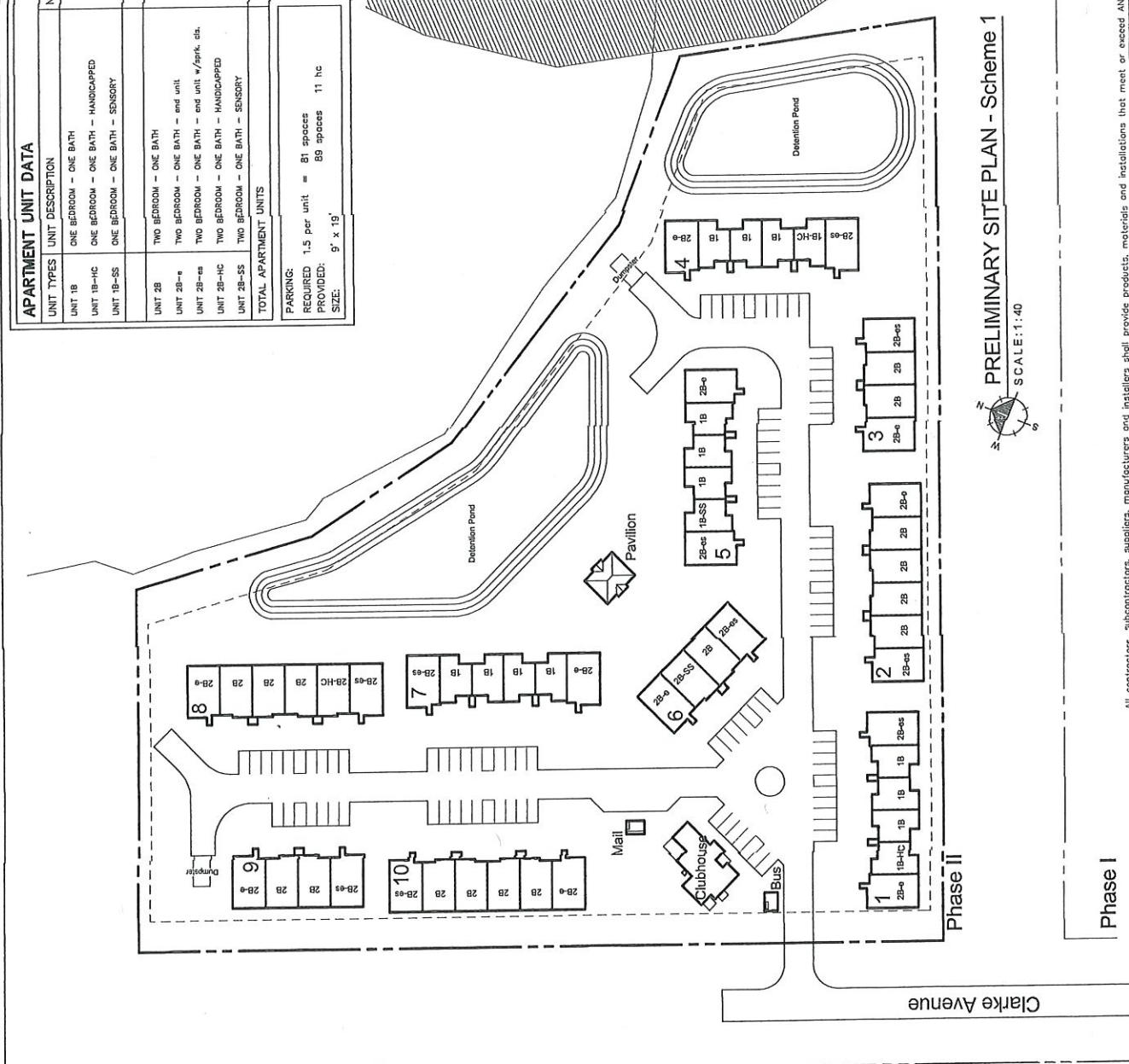
sheet title & no.
Architectural Site Plan

Sch 1



APARTMENT UNIT DATA			TOTALS
UNIT TYPES	UNIT DESCRIPTION	NO. of UNITS	
UNIT 1B	ONE BEDROOM - ONE BATH	13	1 BEDROOM UNITS
UNIT 1B-HC	ONE BEDROOM - ONE BATH - HANDICAPPED	2	
UNIT 1B-SS	ONE BEDROOM - ONE BATH - SENSORY	1	16
UNIT 2B	TWO BEDROOM - ONE BATH	16	2 BEDROOM UNITS
UNIT 2B-e	TWO BEDROOM - ONE BATH - end unit	10	
UNIT 2B-es	TWO BEDROOM - ONE BATH - end unit w./park. spa.	10	
UNIT 2B-HC	TWO BEDROOM - ONE BATH - HANDICAPPED	1	
UNIT 2B-SS	TWO BEDROOM - ONE BATH - SENSORY	1	54
TOTAL APARTMENT UNITS			54

PARKING:
REQUIRED 1.5 per unit = 81 spaces
PROVIDED: 89 spaces
SIZE: 9' x 19'



PRELIMINARY SITE PLAN - Scheme 1
SCALE: 1:40

Phase I

Phase II

Clarke Avenue

All contractors, subcontractors, suppliers, manufacturers and installers shall provide products, materials and installations that meet or exceed ANSI 117.1 2009 and FHA Guidelines and Regulations-See A0.09

Property Owners within 100'

1. Cypress Trace Apartments LTD

920 Florence Blvd

Florence AL 35630