

Bay Minette Planning Commission Agenda
Conference Room at City Hall
March 14, 2019
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the February 14, 2019 Regular Meeting
4. Old Business:
5. New Business:
 - Administrative Subdivision Request
 1. Tyree Estates—46825 Curry Road
 2. Ram Trading—601 Moran Street
6. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes February 14, 2019

Monthly Meeting No. 2

The Bay Minette Planning Commission met in Regular Session on Thursday, February 14, 2019. 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
David Diehl, Commission Member

Absent:

Dollie Mims, Commission Member

Other persons in regular attendance:

Scotty Lewis, Attorney
Rita Diedrich, City Clerk
Leslie Johnston, SARPC
Steven Stewart, Fire Department
Tammy Smith, City Administrator/Finance Director
Jason Padgett, North Baldwin Utilities

GUESTS None

INVOCATION Commission Member Langham gave the invocation, followed by the pledge.

ITEM 3. Approval of Minutes of the January 17, 2019 Regular Meeting. After much discussion, Commission Member Pepperman moved to approve the minutes with the following corrections: spelling of Robbie Strom's name and Item B: should include approve the site plan contingent upon staff approval of

elevation and materials as well as landscape plans. The motion was seconded by Commission Member Langham and unanimously carried.

- ITEM 4. Old Business
- None

- ITEM 5. New Business:

- Administrative Subdivisions and Site Plan Review
 - a) Standard Furniture Commercial Property/Store Master Funding—
Chairman Stewart stated that the application request subdividing one parcel into two parcels; however, maps show 4 parcels into 2 parcels so application is incorrect. After discussion, Chairman Stewart tabled this items until additional information is obtained.

- ITEM 6. Reports:

- A. Mayor/Council Report:

Mayor Wills announced the resignation of Dollie Mims and asked for recommendations from the Planning Commission. This resignation lead to a discussion on a proposed bills by Chris Elliott to dissolve Police and Planning Jurisdictions.

- B. Attorney Report

- No Report

- C. Commissioner's Report

- No Report

- ITEM 8. With no further business, Vice-Chairman Pepperman adjourned the meeting at 8:25 a.m.

DONE THIS THE 17TH DAY of JANUARY 2019

Todd Stewart, Chairman

ATTEST:

Rita Diedtrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 2.27.19

Name of Subdivision: Tyree Estates

Name of Owner: Allen, Jr. and Mary L. Tyree

Address: 46825 Curry Road Bay Minette AL 36507
Street / PO Box City State Zip

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

Merlin J. Miller McCrory & Williams, Inc.

Address: 3207 International Drive, Ste. G Mobile AL 36606
Street / PO Box City State Zip

Subdivision Location: At the North terminus of Curry Road

Total Acreage: 1.32+/- Acres # of Parcels Existing: 1

Average Lot Size: varies # of Lots Proposed: 2

Submittal Requirements:

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

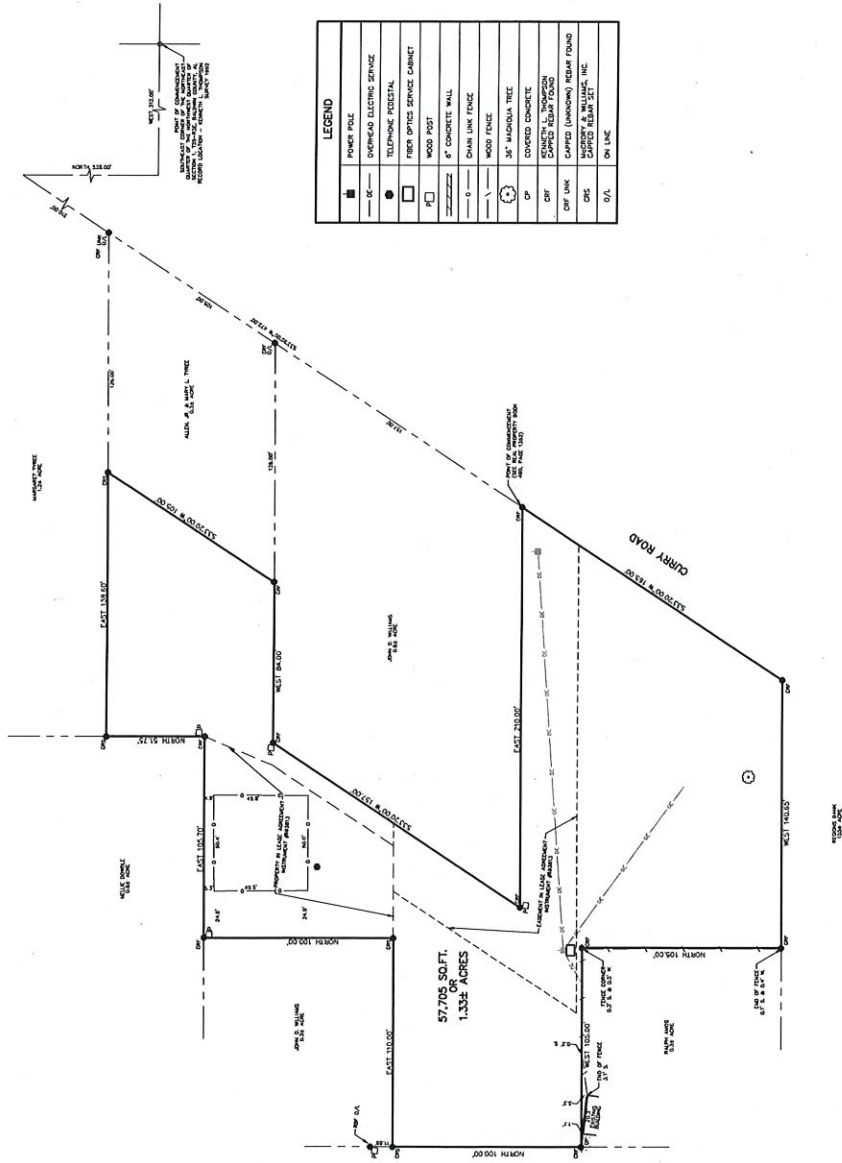
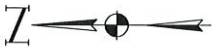
Agent / Applicant Name: Merlin J. Miller McCrory & Williams, Inc.

Signature: [Handwritten Signature]

Date: 2.27.19

Total \$ \$170.00

Paid check # 4293
Cost - \$150.00 plus \$10.00 per parcel



LEGEND	
—	POWER POLE
—	OVERHEAD ELECTRIC SERVICE
—	TELEPHONE FEEDLINE
—	FIRE OFFICE SERVICE CABINET
—	WOOD POST
—	CONCRETE WALL
—	CHAIN LINK FENCE
—	WOOD FENCE
—	3\"/>
—	CONCRETE
—	DRIP
—	CHIPPED (MASONRY) REMAIN FOUND
—	CHIPPED (MASONRY) REMAIN FOUND
—	CHIPPED (MASONRY) REMAIN FOUND
—	CHIPPED (MASONRY) REMAIN FOUND
—	CHIPPED (MASONRY) REMAIN FOUND
—	ON LINE

NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT, AS AMENDED, AND THE ALABAMA SURVEYING BOARD, DATED JULY 1, 2007, WHICH PROVIDES THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE CORRECTNESS OF THE DATA PROVIDED TO HIM BY HIS CLIENTS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.
2. THIS SURVEY WAS PREPARED FOR THE CLIENTS USE, AND PURPOSE AS SHOWN, UNLESS OTHERWISE SPECIFIED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY FOR ANY OTHER PURPOSE.
3. THE RELATIVE ERROR OF THIS SURVEY IS WITHIN THE ALLOWABLE TOLERANCE FOR A SURVEY OF THIS CLASS AND PURPOSE AS SHOWN, UNLESS OTHERWISE SPECIFIED.
4. THIS DRAWING DOES NOT REFLECT ANY TITLE CLAIMS OR RIGHTS OF ANY PERSON OR ENTITY, AND THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY FOR ANY OTHER PURPOSE.
5. THIS SURVEY WAS MADE IN FIELD WORK COMPLETED ON 02/17/19.
6. IMPROVEMENTS NOT LOCATED, EXCEPT AS SHOWN.

DESCRIPTION:

A. THE SUBJECT PROPERTY IS THE UNDIVIDED INTEREST OF THE SURVEYOR, AND IS LOCATED IN SECTION 1, T2S-R3E, BALDWIN COUNTY, ALABAMA, WHICH INCLUDES 57,705 SQ. FT. OR DR 1.332 ACRES. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

B. THE SUBJECT PROPERTY IS THE UNDIVIDED INTEREST OF THE SURVEYOR, AND IS LOCATED IN SECTION 1, T2S-R3E, BALDWIN COUNTY, ALABAMA, WHICH INCLUDES 57,705 SQ. FT. OR DR 1.332 ACRES. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

STATE OF ALABAMA
 COUNTY OF BALDWIN
 I, MICHAEL WILLIAMS, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE BOARD OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BOUNDARY SURVEY
 OF PROPERTY ON CURRY ROAD
 FOR ALLEN TYREE, JR.

SECTION 1, T2S-R3E, BALDWIN COUNTY, ALABAMA

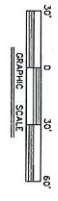
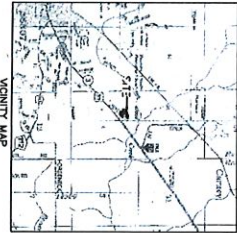
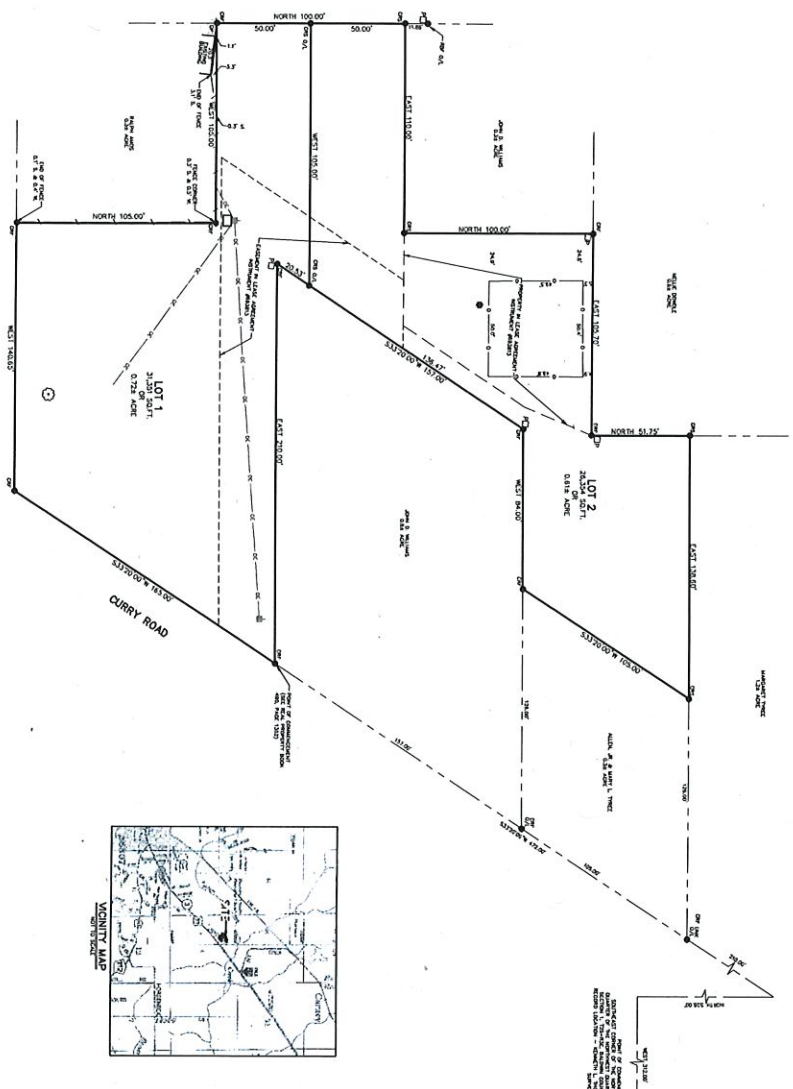
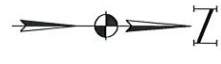
DATE: Feb. 26, 2019 DRAWN BY: LWD APPROVED BY: MAM SHEET 1 OF 1

SCALE: 1"=30'

3207 INTERNATIONAL DR., SUITE G
 MOBILE, ALABAMA
 36605
 PHONE: (251) 476-4720
 FAX: (251) 476-4721
 EMAIL: mcl@mccwilliams.com

McCrorry Williams
 INCORPORATED
 Engineers Surveyors

REVISION



NOTES

1. CURRENT FEMA FLOOD INSURANCE RATE MAP IN PLACE. THE PROPERTY IS LOCATED IN THE 1% ANNUAL CHANCE FLOODPLAIN TO BE DURING THE 100 YEAR FLOOD RETURN PERIOD.
2. THIS SURVEY WAS PREPARED FOR THE COUNTY USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE SURVEYOR.
3. THE SURVEYOR HAS REVIEWED THE RECORDS WITHIN THE ALABAMA RECORDS FOR BALDWIN COUNTY TO DETERMINE THE EXISTENCE OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.
4. THIS DRAWING DOES NOT REFLECT ANY TITLE ASSUMPTIONS OR INTERESTS OF ANY PARTY. THE SURVEYOR HAS REVIEWED THE RECORDS THAT ARE ON FILE WITH THE BALDWIN COUNTY RECORDS THAT ARE NEARBY TO THE PROPERTY AND HAS FOUND NO RECORDS THAT ARE NEARBY TO THE PROPERTY.
5. RECORDS IS SUBJECT TO ZONING STATUTES AND ORDINANCES.
6. THIS SURVEY WAS BASED ON FIELD WORK CONDUCTED ON 11/28/2018. RECORDS OF BALDWIN COUNTY, ALABAMA, WERE REVIEWED AND FOUND TO BE CORRECT.
7. IMPROVEMENTS NOT LOCATED, EXCEPT AS SHOWN.

LEGEND	
	FENCED ELECTRIC SERVICE
	TELEPHONE/FIBER OPTIC
	FENCED CONCRETE
	CONCRETE WALL
	CHAIN LINK FENCE
	WOOD FENCE
	30' ALUMINUM FENCE
	SURVEYED CONCRETE
	SURVEYED CHAIN LINK FENCE
	SURVEYED WOOD FENCE
	SURVEYED 30' ALUMINUM FENCE

STATE OF ALABAMA

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

CERTIFICATION OF SURVEYOR AND REGISTRATION

I, _____, a duly licensed and registered Professional Surveyor in the State of Alabama, do hereby certify that I am a duly licensed and registered Professional Surveyor in the State of Alabama, and that I am duly qualified to perform the duties of a Professional Surveyor in the State of Alabama.

CERTIFICATION OF NOTARY PUBLIC

I, _____, a Notary Public in and for the State of Alabama, do hereby certify that I am a duly qualified and commissioned Notary Public in and for the State of Alabama, and that I am duly qualified to perform the duties of a Notary Public in the State of Alabama.

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

I, _____, Chairman of the Planning Commission of Baldwin County, Alabama, do hereby certify that I am a duly qualified and commissioned Chairman of the Planning Commission of Baldwin County, Alabama, and that I am duly qualified to perform the duties of a Chairman of the Planning Commission in the State of Alabama.

PLANNING COMMISSION CHAIRMAN

MCCroRY Williams
INCORPORATED
Engineers Surveyors

3207 INTERNATIONAL DR., SUITE G
MOBILE, ALABAMA 36606
PHONE: (251) 476-4720
FAX: (251) 476-4721
EMAIL: mci@mcwinc.com

18324-2002

SECTION 1, T2S-R3E, BALDWIN COUNTY, ALABAMA

THREE ESTATES

SCALE: 1"=30'

DATE: Feb. 28, 2019

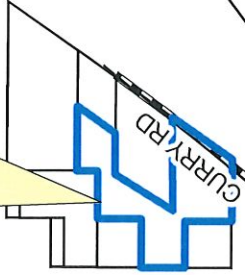
DRAWN BY: LUD

APPROVED BY: HJM

SHEET 1 OF 1



SUBJECT PROPERTY



U.S. HWY 31

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING
- Unknown Zoning Designation

ZONE

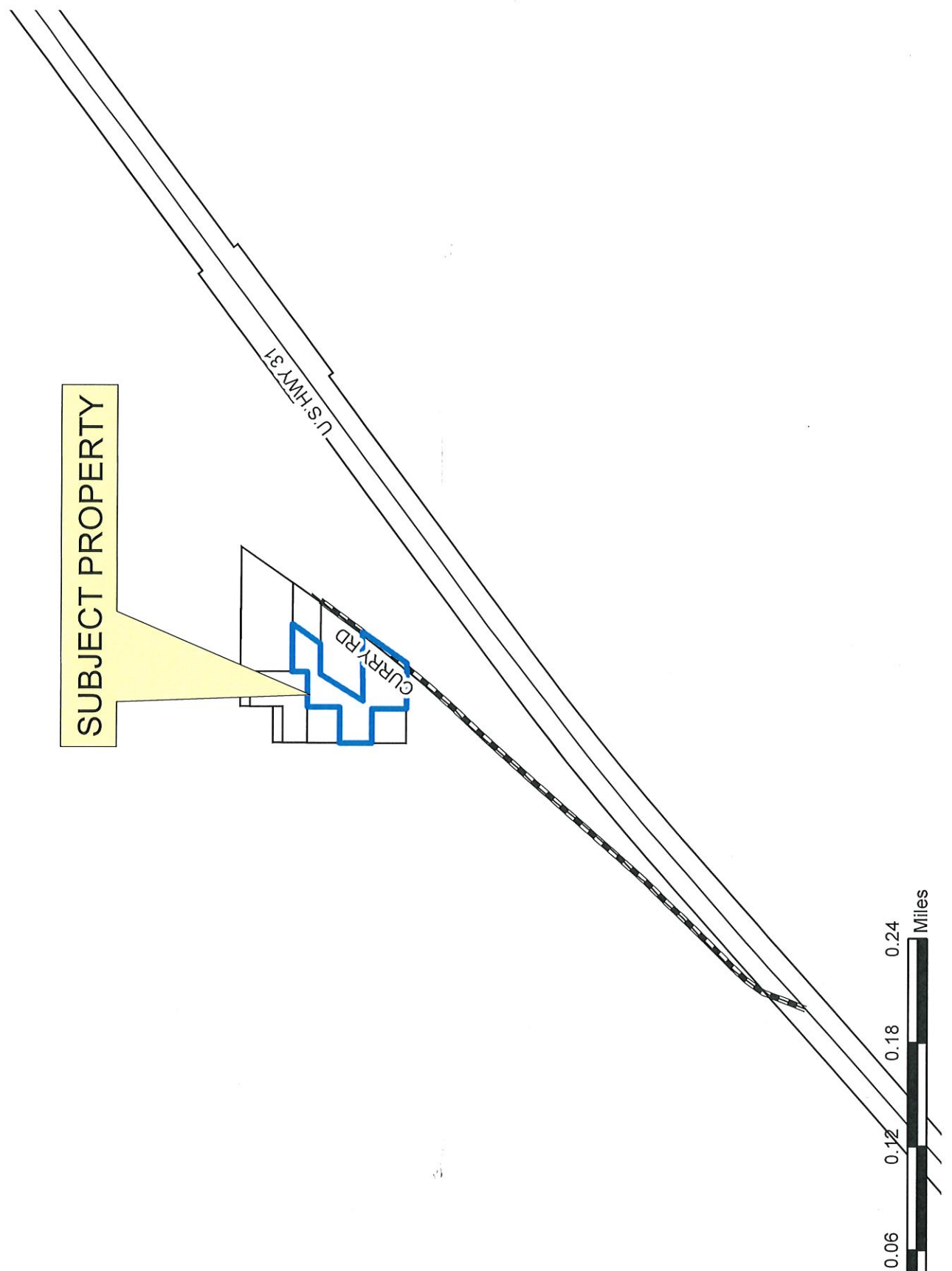
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1

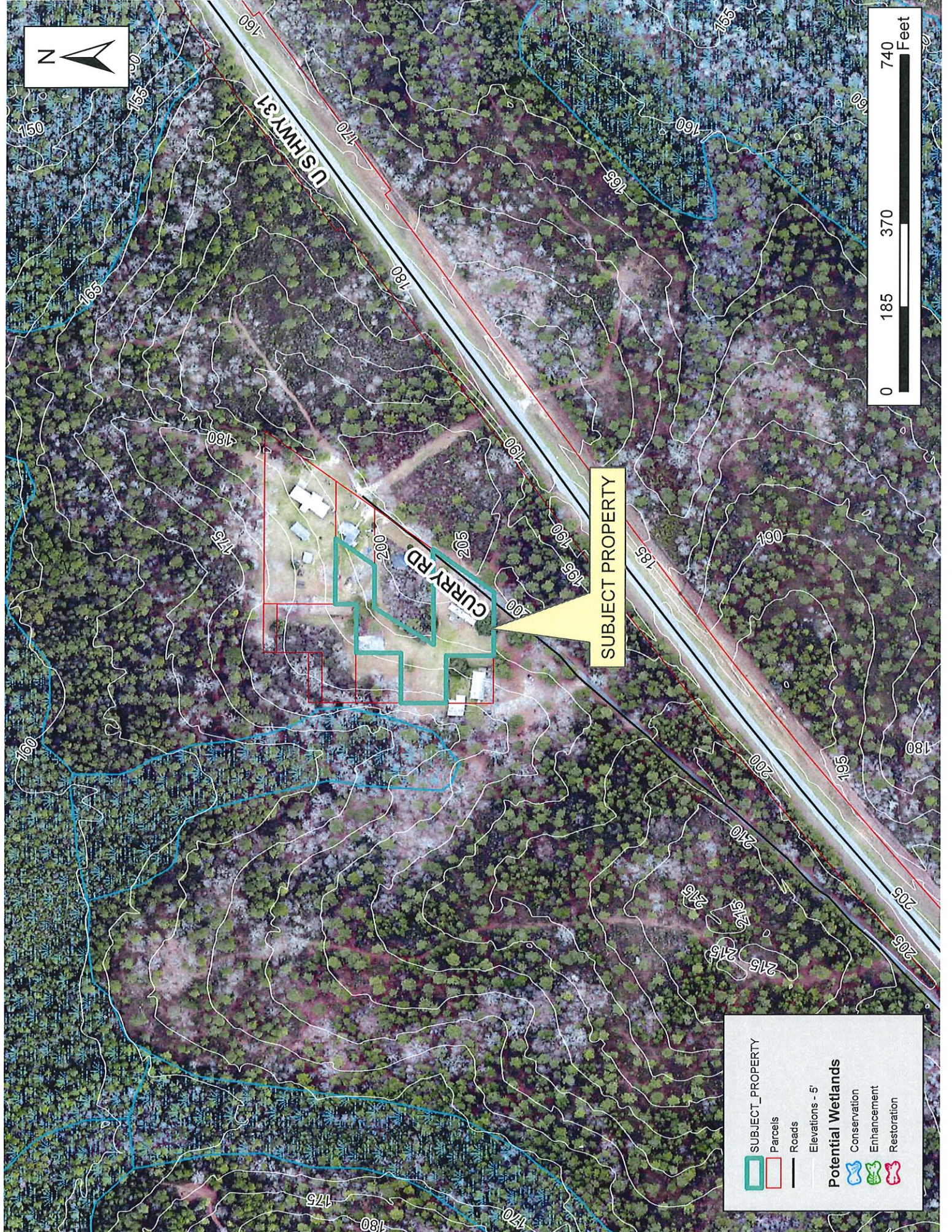
City Limits

Parcels

ASPHALT

GRAVEL/DIRT





SUBJECT PROPERTY

SUBJECT_PROPERTY

- Parcels
- Roads

Elevations - 5'

Potential Wetlands

- Conservation
- Enhancement
- Restoration



City of Bay Minette

Application for Administrative Subdivision

Date: Feb. 19, 2019

Name of Subdivision: RAM

Name of Owner: RAM Trading

Address: 601 - MORAN Street Bay Minette, Al. 36507

Street / PO Box City State Zip

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

HAROLD DENSMORE

Address: P.O. Box 1601 Bay Minette, Al. 36507

Street / PO Box City State Zip

Subdivision Location: 601 MORAN ST.

Total Acreage: 2 AC # of Parcels Existing: ONE

Average Lot Size: 85' x 210' # 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: Harold Densmore

Signature: Harold Densmore

Date: 2-19-19

Total \$ 160.00 (paid cash)

Cost - \$150.00 plus \$10.00 per parcel

251-202-1130

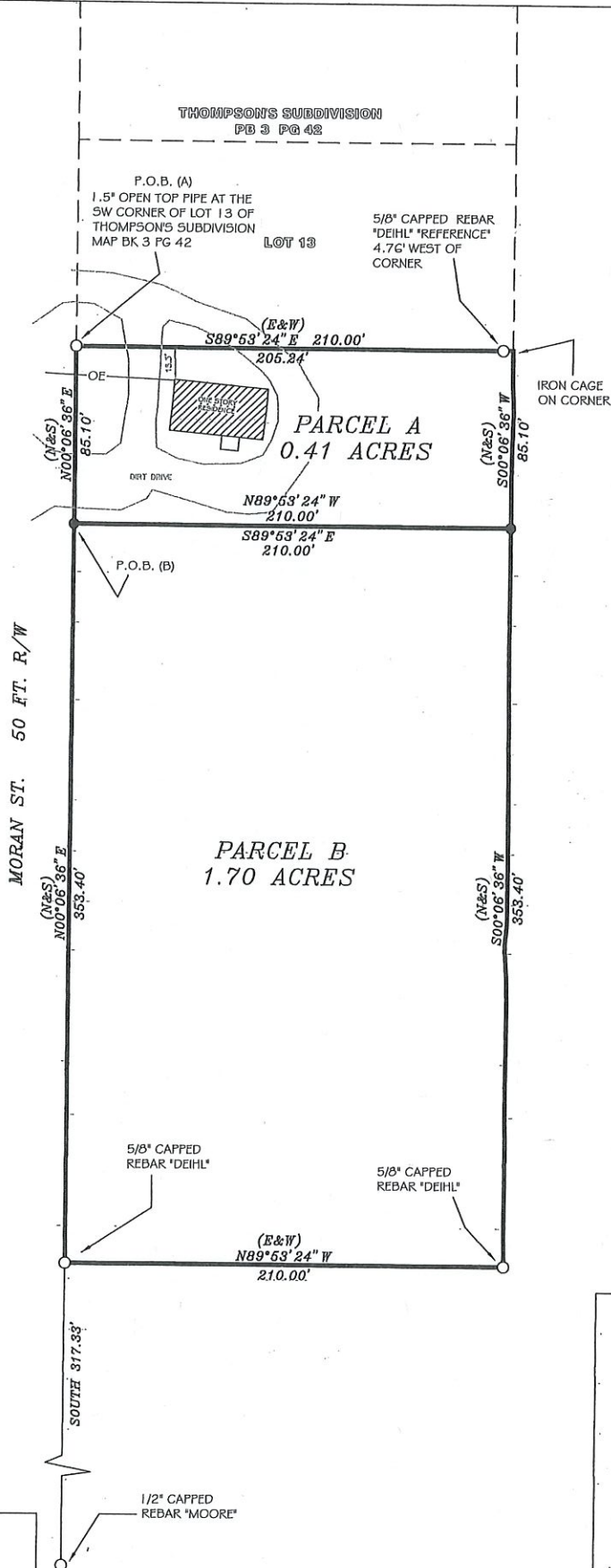
DAVID LOWERY SURVEYING, L.L.C.

NOTES

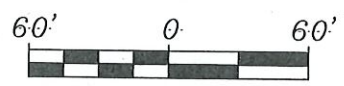
1. All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26G23".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
6. No underground installations or improvements have been located, except as shown or noted.
7. 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 any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

Parcel A
Beginning at a 1.5" OPEN TOP PIPE AT THE SW CORNER OF LOT 13 OF THOMPSON'S SUBDIVISION MAP BK 3 FG 42 in the City of Bay Minette, AL, said point being on the East R.O.W. of Moran St.; thence S89°53'24"E, a distance of 210.00 feet to a POINT 4.76' EAST OF A REFERENCE PIN ONLINE; thence S00°06'36"W, a distance of 85.10 feet to a SET 5/8" CAPPED REBAR; thence N89°53'24"W, a distance of 210.00 feet to a SET 5/8" CAPPED REBAR on the East R.O.W. of Moran St.; thence N00°06'36"E, along said East R.O.W. a distance of 85.10 feet to the POINT OF BEGINNING, said parcel containing 17,871.00 square feet or 0.41 acres, more or less and being situated in Sec. 16 T-2-S R 3-E Baldwin County, AL.

PARCEL B
Commencing at a 1.5" OPEN TOP PIPE AT THE SW CORNER OF LOT 13 OF THOMPSON'S SUBDIVISION MAP BK 3 FG 42, said parcel being on the East R.O.W. of Moran Street in Bay Minette, AL; thence S00°06'36"W, along said R.O.W. a distance of 85.10 feet to a SET 5/8" CAPPED REBAR to the POINT OF BEGINNING; thence S89°53'24"E, leaving said R.O.W. a distance of 210.00 feet to a SET 5/8" CAPPED REBAR; thence S00°06'36"W, a distance of 353.40 feet to a 5/8" CAPPED REBAR "DEIHL"; thence N89°53'24"W, a distance of 210.00 feet to a 5/8" CAPPED REBAR "DEIHL" on said East R.O.W.; thence N00°06'36"E, along said R.O.W. a distance of 353.40 feet to the POINT OF BEGINNING, said parcel containing 74,214.00 square feet or 1.70 acres, more or less and being situated in Sec. 16 T-2-S R 3-E Baldwin County, AL.



SCALE
1" = 60'



E. BANYAN ST.

PLAT OF A BOUNDARY LINE SURVEY
PREPARED FOR:
HAROLD DENSMORE
BALDWIN COUNTY, AL.

DAVID LOWERY
SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax.
dlsurvey25@hotmail.com

DWG. NO.	SURVEY DATE	SCALE
19-02-049	02-13-19	1"=60'
DRAWN BY: DBL	CHECKED BY: D. LOWERY	

LEGEND AND SYMBOLS
 (**) RECORD BEARING/DISTANCE
 OE OVERHEAD ELECTRIC

CERTIFICATION
 I, surveyor in the State of Alabama, do hereby certify that or map of a survey performed by me or under my care and being situated as both shown and stated herein, of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying to the best of my knowledge, information, and belief.



Legend

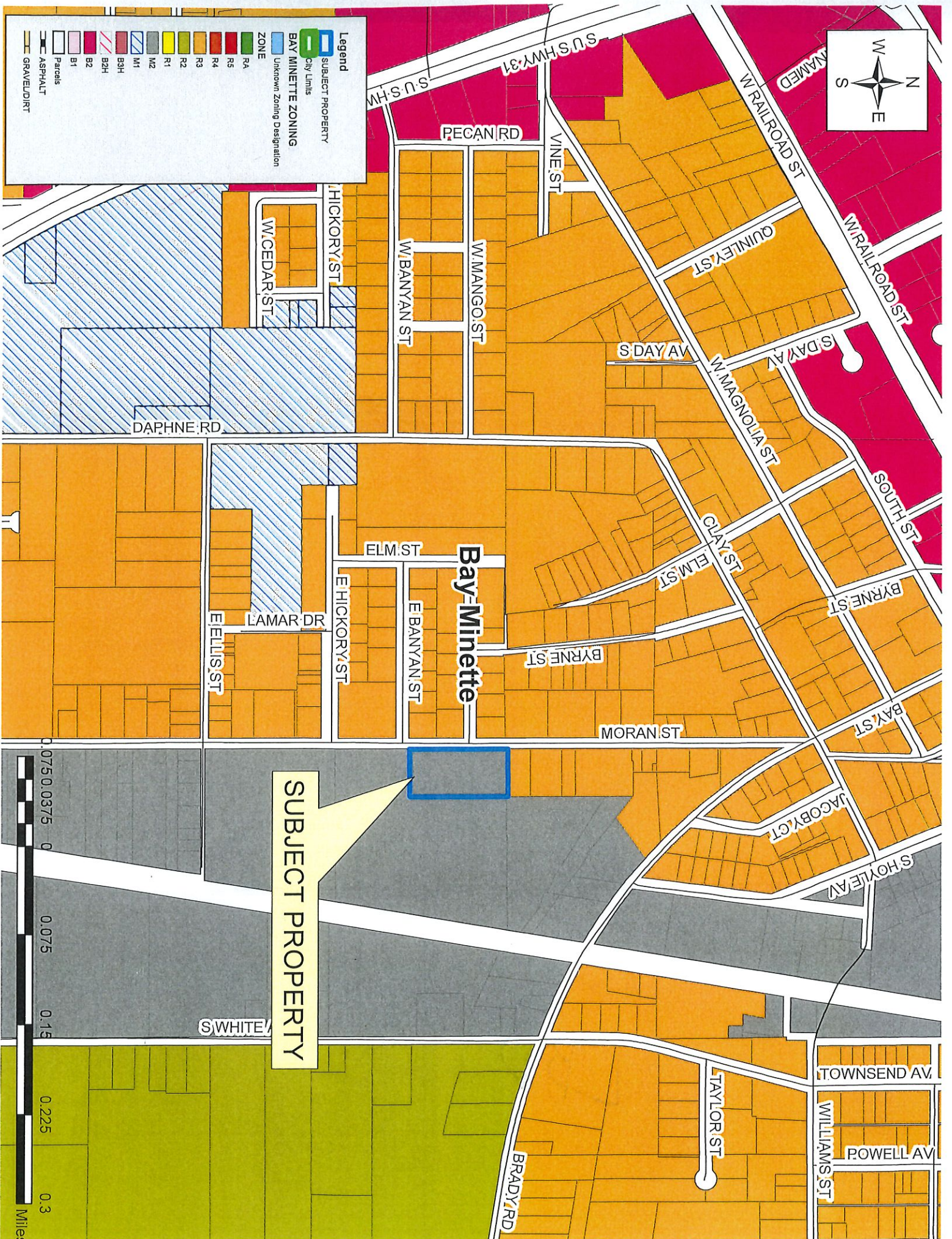
- SUBJECT PROPERTY
- City Limits
- BAY MINETTE ZONING**
- Unknown Zoning Designation

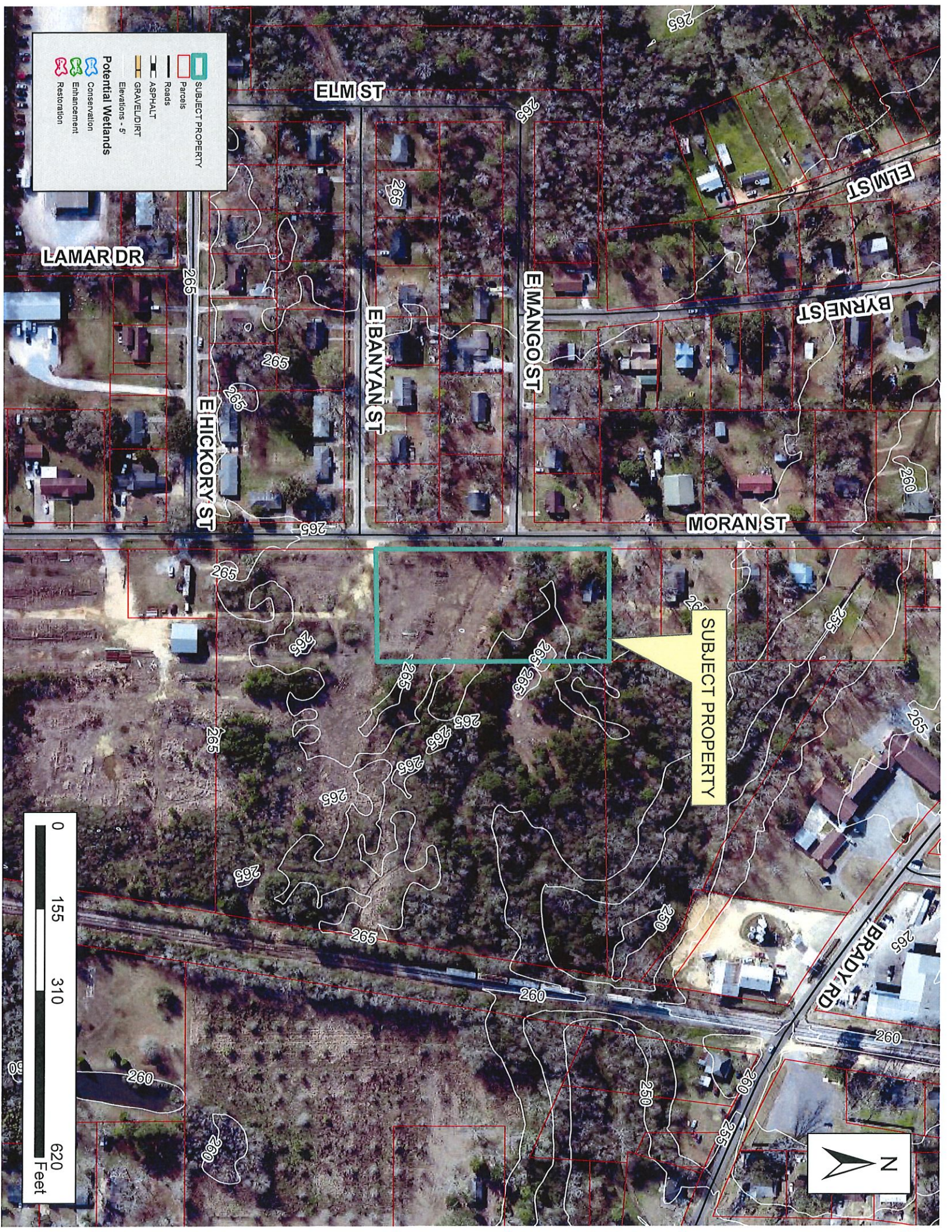
ZONE

- R4
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1

Parcels

- ASPHALT
- GRAVEL/DIRT





SUBJECT PROPERTY

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

Potential Wetlands

- Conservation
- Enhancement
- Restoration

SUBJECT PROPERTY

