

**Bay Minette Planning Commission Agenda**  
**Conference Room at City Hall**  
**May 9, 2019**  
**8:00 a.m.**

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the April 11, 2019 Regular Meeting
4. Old Business:
5. New Business:
  - Administrative Subdivision Request
    1. Miriam H Stewart—15450n Ransom Stewart Lane
    2. Shannon Floyd—204 North Boulter Avenue
  - Discussion—Compliance of Carports
6. Reports:
  - a) Mayor/Council
  - b) Attorney
  - c) Commissioner's Comments
7. Adjourn

# Bay Minette Planning Commission Regular Meeting Minutes

Minutes April 11, 2019

Monthly Meeting No. 4

The Bay Minette Planning Commission met in Regular Session on Thursday, April 11 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  
Oscar Waters, Building Official  
Clair Dorough, Commission Member  
Scotty Langham, Commission Member  
David Diehl, Commission Member

Absent:

Robert A. "Bob" Wills, Mayor  
John Biggs, Councilmember

Other persons in regular attendance:

Scotty Lewis, Attorney  
Rita Diedtrich, City Clerk  
Tammy Smith, City Administrator/Finance Director  
Steven Stewart, Fire Department  
Jason Padgett, North Baldwin Utilities  
Martha Ryan, The First

**GUESTS** Danny Bolerjack  
Quinn Middleton  
Haley Beason

**INVOCATION** Chairman Stewart gave the invocation, followed by the pledge.

**ITEM 3.** Approval of Minutes of the March 14, 2019 Regular Meeting. After much discussion, Commission Member Pepperman made a motion to approve the

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

ITEM 4.

Old Business

- None

ITEM 5.

New Business:

- Administrative Subdivisions and Site Plan Review

a) Tindle Subdivision—606 West 6<sup>th</sup> Street

Commission Member Diehl recused himself for the meeting.

Chairman Stewart stated that the application request that one parcel be subdivided into two parcels with both lots fronting 6<sup>th</sup> Street; and that both lots meet the minimum lot size requirement with Lot 1 having an easement of the east side of the lot. After discussion, Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Langham and unanimously carried. Commission Member Diehl re-entered the meeting.

b) Bolerjack Subdivision—45450 Red Hill Road

Chairman Stewart stated that the application request that a 20 acre parcel be subdivided into three parcels with all parcels having access to Red Hill Road. Commission Member Waters made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Pepperman and unanimously carried

c) Emmon's Place—NE Corner of the Intersection of W 13<sup>th</sup> Street and McMillan Avenue

Chairman Stewart stated that the application request that one parcel be subdivided into 2 parcels with both parcels fronting McMillan Avenue. Commission Member Diehl noted the side setback of the 13<sup>th</sup> Street side of the property should be 20 feet. Commission Member Diehl made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat contingent upon the correction of the side setbacks. The motion was seconded by Commission Member Pepperman and unanimously carried

- Discussion—Carport Compliance

Chairman Stewart announced that this item is tabled until the next meeting.

**ITEM 6.** Reports:

A. Mayor/Council Report:

- No Report

B. Attorney Report

- No Report

C. Commissioner's Report

- Commission Member Dorough spoke concerning the need for a Community Assessment for the ACE Grant
- Chairman Stewart spoke concerning the proposed women's sober living program--The Landing's plans to located on Highway 31.

**ITEM 8.** With no further business Chairman Stewart adjourned the meeting at 8:25 a.m.

DONE THIS THE 11<sup>TH</sup> DAY of APRIL 2019

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Todd Stewart, Chairman

**ATTEST:**

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Rita Diedtrich, City Clerk



City of Bay Minette

Application for Administrative Subdivision

Date: 4-8-19

Name of Subdivision: NIA

Name of Owner: Miriam H. Stewart

Address: 15450 Ransom Stewart Lane Bay Minette AL.  
Street / PO Box                      City                      State                      Zip                      36507

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

NIA Surveyor - William Widdle

Address: \_\_\_\_\_

Street / PO Box                      City                      State                      Zip

Subdivision Location: NIA

Total Acreage: 0.53 Acre                      # of Parcels Existing: \_\_\_\_\_

Average Lot Size: \_\_\_\_\_                      # of Lots Proposed: \_\_\_\_\_

Submittal Requirements:

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

Agent / Applicant Name: Ronald W. Hodges

Signature: Ron Hodges

Date: 4-8-19

Total \$ 160.00 (paid cash) 20

Cost - \$150.00 plus \$10.00 per parcel

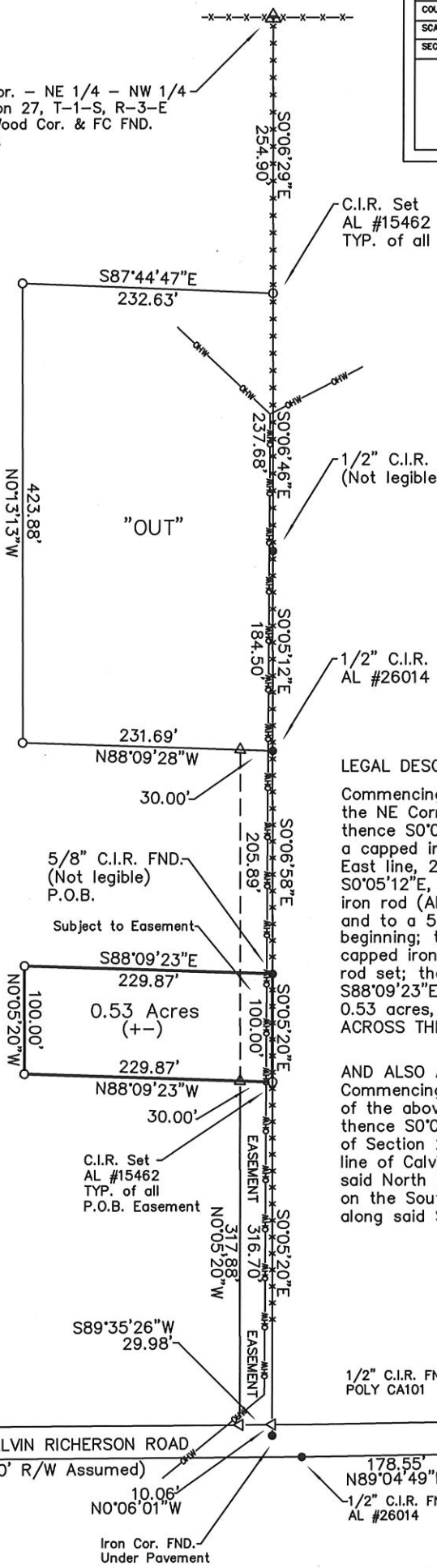






NE Cor. - NE 1/4 - NW 1/4  
 Section 27, T-1-S, R-3-E  
 Old Wood Cor. & FC FND.  
 P.O.C.

TYPE OF SURVEY: Petition / Easement	ABBREVIATIONS:	DATE OF SURVEY: 3-25-2019
SURVEY FOR: Ron Hodges	P.O.C. --- POINT OF COMMENCEMENT	DATE OF PLAT: 3-28-2019
PROPERTY ADDRESS: Calvin Richerson Rd Bay Minette	P.S.R. --- POINT OF BEGINNING	DRAWN BY: MSCAD2014/MCW
STATE OF ALABAMA	(F) --- FIELD INFORMATION	COMPUTER FILE C:/Hodges, Ron 3-19
COUNTY: Baldwin	(C) --- CALCULATED INFORMATION	REVISED:
SCALE: 1" = 125'	(P) --- PLATTED INFORMATION	
SECTION: 27-1S-3E	(I.R.) --- IRON ROD FOUND	
	(TYP.) --- TYPICAL	
	(O.W.) --- OWNERSHIP MAP	
	(P.P.) --- POWER POLE	
	(O.W.P.) --- OVERHEAD WIRE	
	(T.O.C.) --- TOP OF CURB	
	(E.P.) --- EDGE OF PAVEMENT	
	(I.P.F.) --- IRON PIPE FOUND	
	(R.O.M.) --- RIGHT-OF-WAY	
	(C.C.) --- CONCRETE CORNER	
	(P.L.) --- PROPERTY LINE	
	(C.L.) --- CENTER LINE	
	(S/L) --- SURVEY LINE	
	(F.L.) --- FENCE LINE	
	(X) ---	
WHITTLE LAND SURVEYING, INC. WILLIAM R. WHITTLE PLS AL #15462 782 OLD CASTLEBERRY ROAD BREWTON, AL 36426-4043 PHONE-FAX (251) 867-8828 william.whittle@mchel.com	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 AND BELIEF.	



NOTES:  
 No underground installations or improvements have been located except as shown.  
 No instruments of record reflecting easements, rights of way and or ownership were furnished this surveyor except as shown.  
 Bearings are assumed as shown.  
 All measurements according to United States Standard Foot.  
 □ - Denotes Concrete Corner Found, ○ - Denotes Iron Corner Found, ○ - Denotes C.I.R. Set  
 This plat of survey makes no warranty or guarantee as to the existence of any easements of any type. No abstract of title search was performed to discover the existence of any easements.  
 Only acts of possession, if any, that are visible from casual inspection of the property are shown hereon. No warranty or guarantee is implied as to the existence of acts of possession by adjacenters to the lands shown and described hereon.  
 Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.  
 All measurements shown are field measurements (F) unless noted.  
 No buildings or improvements were located by this survey unless shown on plat.

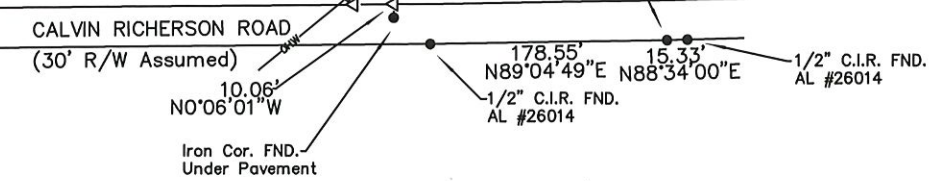
NOTE: ALL BEARINGS SHOWN ARE BASED ON GPS OBSERVATIONS UNLESS NOTED.

LEGAL DESCRIPTION AS FOLLOWS:

Commencing at an old wood corner and fence corner, found in place, at the NE Corner of the NE 1/4 of the NW 1/4 of Section 27, T-1-S, R-3-E; thence S0°06'29"E, and along the East line of said foot, 254.90 feet and to a capped iron rod set (AL #15462 Typical); thence S0°06'46"E, and along said East line, 237.68 feet and to a 1/2 inch capped iron rod (Not legible); thence S0°05'12"E, and along said East line, 184.50 feet and to a 1/2 inch capped iron rod (AL #26014); thence S0°06'58"E, and along said East line, 205.89 feet and to a 5/8 inch capped iron rod (Not legible) to make or form a point of beginning; thence S0°05'20"E, and along said East line, 100.00 feet and to a capped iron rod set; thence N88°09'23"W, 229.87 feet and to a capped iron rod set; thence N0°05'20"W, 100.00 feet and to a capped iron rod set; thence S88°09'23"E, 229.87 feet, more or less, and to the point of beginning; being 0.53 acres, more or less. SUBJECT TO AN EASEMENT 30 FEET IN WIDTH ACROSS THE ENTIRE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY.

AND ALSO AN EASEMENT DESCRIBED AS FOLLOWS:

Commencing at a capped iron rod set (AL #15462) at the SE Corner of the above described property to make or form a point of beginning; thence S0°05'20"E, and along the East line of the NE 1/4 of the NW 1/4 of Section 27, T-1-S, R-3-E, 316.70 feet and to a point on the North line of Calvin Richerson Road (30' R/W); thence S89°35'26"W, and along said North line, 29.98 feet; thence N0°05'20"W, 317.88 feet and to a point on the South line of the above described property; thence S88°09'23"E, and along said South line, 30.00 feet, more or less, and to the point of beginning.







# Bay Minette

POWER LINE RD

GEORGE MILLER RD

COLVIN MURPH RD

RABUN RD

RABUN RD

RANSOM STEWART LN

RITA PARKER LN

LOUIS COOPER RD

SUBJECT PROPERTY

COLT RUN

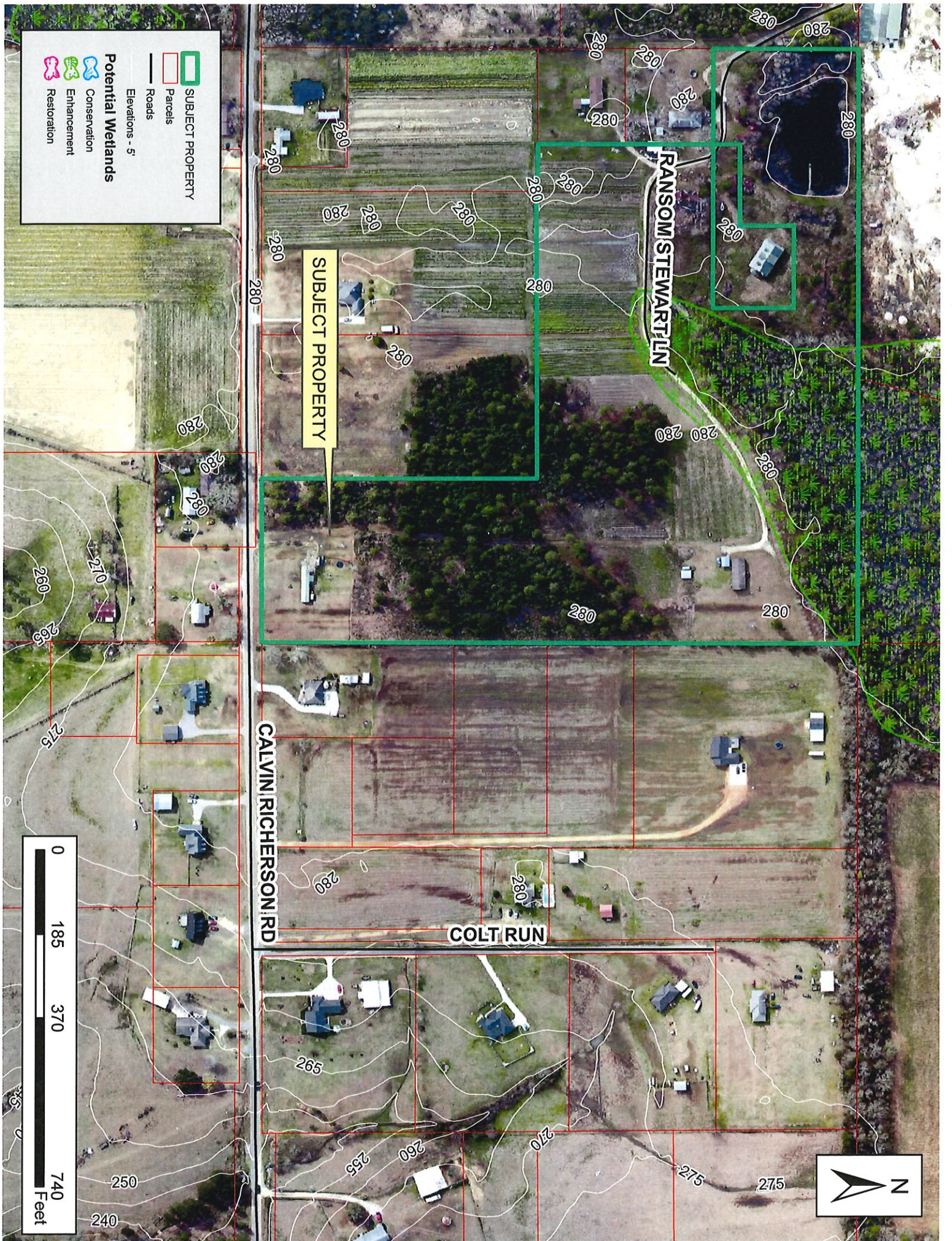
CALVIN RICHERRSON RD

**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







**Legend**

- SUBJECT PROPERTY**
- Parcels**
- Roads**
- Elevations - 5'**

**Potential Wetlands**

- **Conservation**
- **Enhancement**
- **Restoration**

**SUBJECT PROPERTY**

**RANSOM STEWART LN**

**CALVIN RICHERSON RD**

**COLT RUN**







City of Bay Minette

Application for Administrative Subdivision

Date: 4-30-19

Name of Subdivision: N/A

Name of Owner: SHANNON FLOYD

Address: 204 NORTH BOULDER AVE BAY MINETTE AL 36507

Street / PO Box

City

State

Zip

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

KOLB SURVEYING

Address: 30234-C LEE ROAD SPANISH FORT AL 36527

Street / PO Box

City

State

Zip

Subdivision Location: County Rd 39

Total Acreage: 1 1/2 # of Parcels Existing: 2

Average Lot Size: N/A # of Lots Proposed: 2

Submittal Requirements:

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

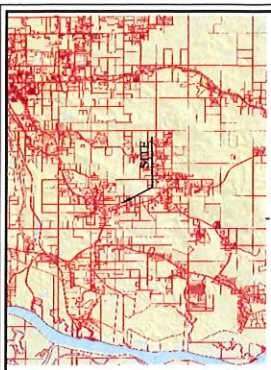
Agent / Applicant Name: SHANNON FLOYD

Signature: Shannon Floyd

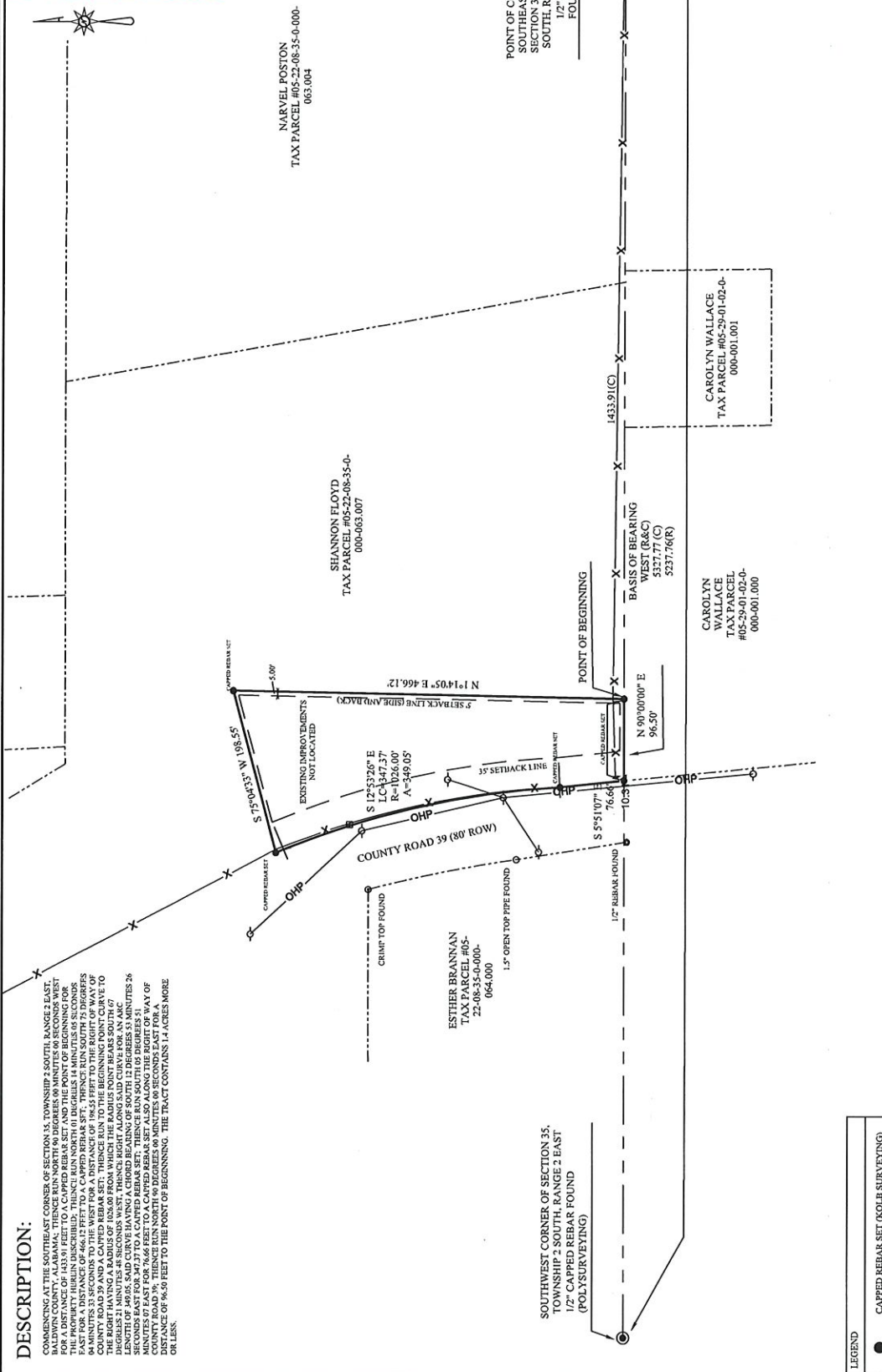
Date: 4-30-19

Total \$ 170.00 (pd 4/30/19 TB)

Cost - \$150.00 plus \$10.00 per parcel



VICINITY MAP  
(NOT TO SCALE)



**DESCRIPTION:**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 EAST, PARISH COUNTY OF ALABAMA, THENCE RUN NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN TO THE BEGINNING POINT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 07 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN SOUTH 12 DEGREES 53 MINUTES 26 SECONDS EAST FOR 347.37 TO A CAPPED REBAR SET, THENCE RUN SOUTH 09 DEGREES 51 MINUTES 00 SECONDS EAST FOR 100.00 FEET TO A CAPPED REBAR SET, THENCE RUN NORTH 00 DEGREES 00 SECONDS EAST FOR A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING. THE TRACT CONTAINS 1.4 ACRES MORE OR LESS.

SOUTHWEST CORNER OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 2 EAST  
1/2" CAPPED REBAR FOUND  
(POLYSURVEYING)

**LEGEND:**

- CAPPED REBAR SET (KOLB SURVEYING)
- CRAMP TOP FOUND
- OPEN TOP PIPE FOUND
- 1/2" CAPPED REBAR FOUND (POLY)
- 1/2" REBAR FOUND
- Power Pole
- WATER METER
- ADJACENT LOT LINE (NOT SCALE)
- SECTION LINE (NOT TO SCALE)
- SETBACK LINES
- X- WIRE FENCE

I hereby certify 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.

Surveyor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Gery E. Kolb Jr. P.L.S.  
Alabama License Number 32933

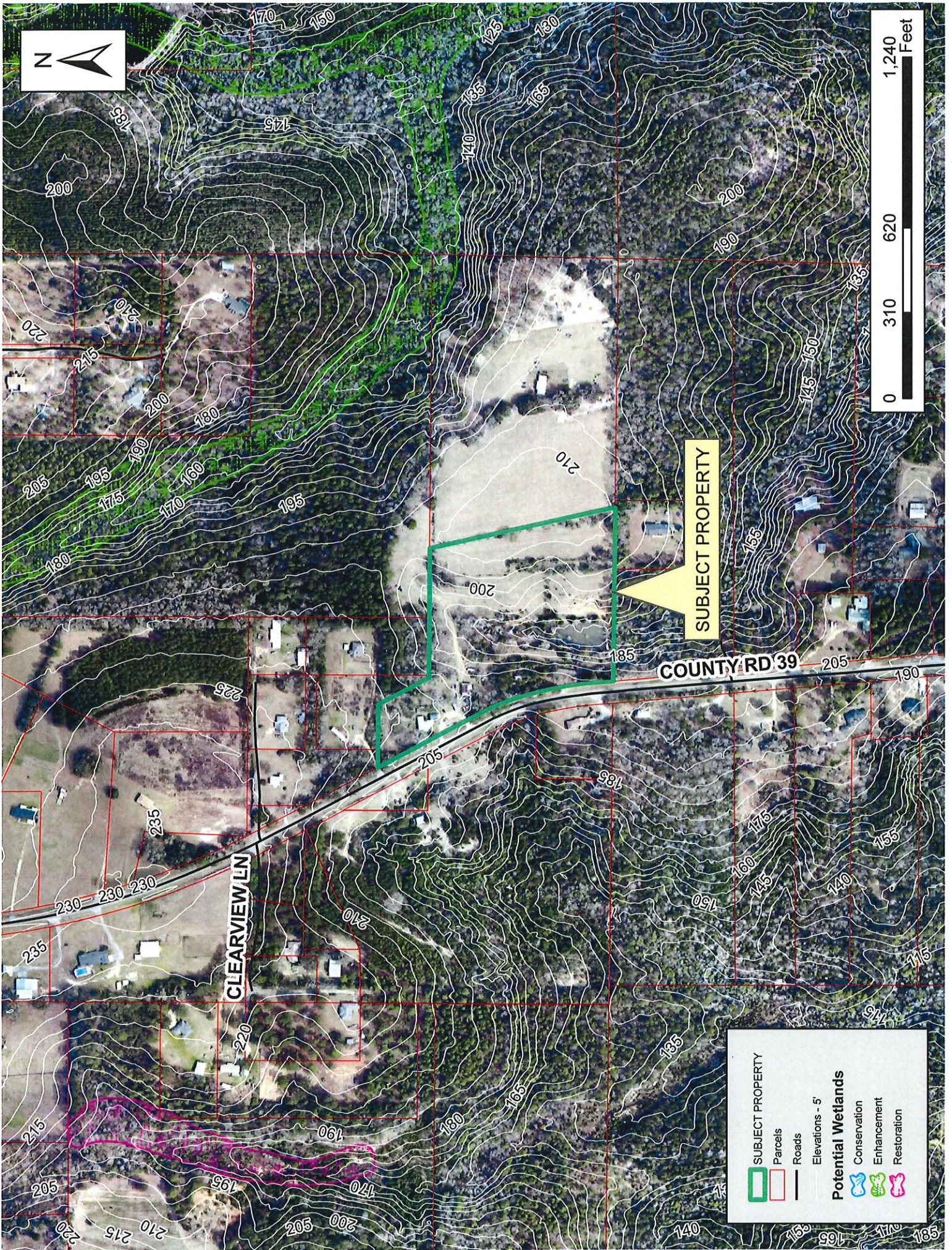
- NOTES:**
1. Basis of Bearing references Alabama Secretary of State Records Vol: 68, page 106 of Judge of Probate, Baldwin County, Alabama.
  2. This drawing does not conflict with other surveys of the same area, insofar as items what is visible on the ground or provided by the client's conveyance.
  3. This plat is the property of Kolb Surveying, L.L.C. It is solely for the use of the client named hereon. It is not transferable to any other party and may not be used for any other purpose without prior written consent from Kolb Surveying, L.L.C.

CLIENT: SHANNON FLOYD	
TYPE OF SURVEY: BOUNDARY SURVEY	
FILE #:	032119Floyd
SCALE:	1"=120'
FIELD BOOK/PAGE:	1/05
DRAWN BY:	GEK
FIELD DATE:	09/22/19
SHEET:	1/1
CHECKED BY:	GEK
REVISIONS:	

**Plat of  
Survey Not  
Valid Without  
Embossed  
Seal**

KOLB SURVEYING  
30234-C LEE ROAD  
SPANISH FORT, AL 36527  
251-504-2061





**SUBJECT PROPERTY**

**COUNTY RD 39**

**CLEARVIEW LN**

**SUBJECT PROPERTY**

- Parcels
- Roads
- Elevations - 5'

**Potential Wetlands**

- Conservation
- Enhancement
- Restoration



