

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

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the July 11, 2019 Regular Meeting

4. Old Business:

Item A: Discussion Continued from Previous Meeting: Carport Compliance

Item B: Administrative Subdivision Request

1. Cowart Subdivision—Intersection of Carlee Lane and Ridge Line Drive

Item C: Gordon Mothershed's Request for Portable Carport Setback

5. New Business:

Item A: Administrative Subdivision Request

1. John W, Hinote--Airport Road Sec. 18, T2S, R3E
2. Hooper's Commercial Park—Intersection of D'Olive and Hwy 59 just west of Waffle House
3. Echols Family-North Side of Old Brady Road

6. Reports:

- a) Mayor/Council
- b) Attorney
- c) Commissioner's Comments

7. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes July 11, 2019

Monthly Meeting No. 7

The Bay Minette Planning Commission met in Regular Session on Thursday, June 13, 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
John Biggs, Councilmember
Pat Robinson, Building Official
Clair Dorough, Commission Member
Scotty Langham, Commission Member
David Diehl, Commission Member

Absent:

Robert A. "Bob" Wills, Mayor

Other persons in regular attendance:

Scotty Lewis, Attorney
Rita Diedtrich, City Clerk
Tammy Smith, City Administrator/Finance Director
Leslie Johnston, SARPC
Jason Padgett, North Baldwin Utilities

GUESTS Danny Blackburn

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

ITEM 3. Approval of Minutes of the June 13, 2019 Regular Meeting. After much discussion, Commission Member Pepperman made a motion to approve the minutes. The motion was seconded by Commission Member Dorough and unanimously carried.

ITEM 4. Old Business

- Discussion—Continued from Previous Meeting: Carport Compliance. Chairman Stewart stated that this issue will be tabled until next meeting.

ITEM 5. New Business:

- Administrative Subdivisions

Commission Member Diehl recused himself for this part of the meeting.

- 1) Baldwin EMC-West side of Hwy 59 – ½ mile north of Alabama 287
Chairman Stewart stated that the application request that two parcels be subdivided into three parcels. 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.
- 2) Cowart Subdivision-Intersection of Carlee Lane and Ridge Line Drive. After much discussion, this matter was tabled until the next meeting so applicant could attend to answer questions.

Commission Member Diehl rejoined the meeting.

- 3) Thomas R. Dean-43101 Twin Pines Lane
After discussion, Commission Member Dorrough made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat contingent upon applicant providing proof of easement granted. The motion was seconded by Commission Member Langham and unanimously carried.

- Gordon Mothershed request for portable carport set back

Chairman Stewart stated that this issue will be tabled so proper information could be submitted.

ITEM 6. Reports:

A. Mayor/Council Report:

- Updates on the following were presented:
 1. Airport T-Hanger completion

2. Clark Building Improvement

B. Attorney Report

- No Report

C. Commissioner's Report

- Jason Padgett presented an update on the Baldwin County Commission and the Baldwin County Economic Development Alliance's effort at the Mega Site.

ITEM 8. With no further business Chairman Stewart adjourned the meeting at 8:40 a.m.

DONE THIS THE 11TH DAY of JULY 2019

Todd Stewart, Chairman

ATTEST:

Rita Diedtrich, City Clerk

Rita



City of Bay Minette

Application for Administrative Subdivision

Date: 6-28-19

Name of Subdivision: COWART SUBDIVISION

Name of Owner: Jerry Cowart

251-605-2268

Address: 42315 Carlee Lane Bay Minette AL 36057
Street / PO Box City State Zip

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

David E Diehl, PLS

Address: 880 Holcomb Blvd Fairhope, AL 36532
Street / PO Box City State Zip

Subdivision Location: Intersection of Carlee Lane and Ridge Line Drive

Total Acreage: 3.29 Ac. # of Parcels Existing: 1

Average Lot Size: 1 Acre +/- # 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: Jerry Cowart

Signature: [Handwritten Signature]

Date: 6/28/19

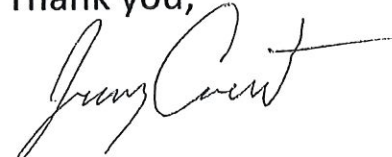
Total \$ 180.00 (CL-1916) Paid

Cost - \$150.00 plus \$10.00 per parcel

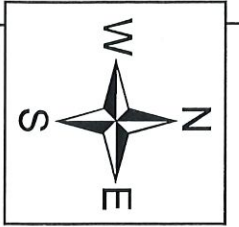
To Whom it may Concern,

The mobile home currently on the property will be moved to lot number one (1) after approval of this application. This may take approximately 90 days due to installation of new septic take and water meter, etc.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Cowart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

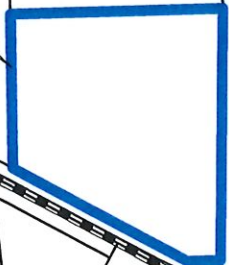
Jerry Cowart



Legend

- SUBJECT PROPERTY (Blue outline)
- BAY MINETTE ZONING (Blue outline)
- Unknown Zoning Designation (Light blue)
- ZONE (Color key):
 - R4 (Green)
 - R5 (Red)
 - R4 (Orange)
 - R3 (Yellow)
 - R2 (Light Green)
 - R1 (Yellow-Green)
 - M2 (Light Blue)
 - M1 (Blue)
 - B3H (Pink)
 - B2H (Light Purple)
 - B2 (Purple)
 - B1 (Light Blue)
- City Limits (Green outline)
- Parcels (Thin black line)
- ASPHALT (Dashed line)
- GRAVEL/DIRT (Dotted line)

SUBJECT PROPERTY



RIDGE LINE DR

CARLEE LN

PINE GROVE RD EXT N





SUBJECT PROPERTY

Parcels

Roads

Elevations - 5'

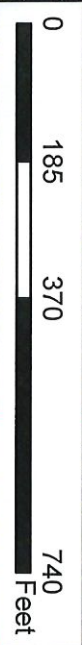
Potential Wetlands

- Conservation
- Enhancement
- Restoration

SUBJECT PROPERTY

CARLEE LN

RIDGE LINE DR



5/31/19

Bay Minette Planning Board,

I hereby come before you to ask permission to put up a portable carport in my back yard. It will be close to the property line, but will be about 3 1/2 feet from the line. I have talked with APC & NBU & this meets with their approval. My neighbor behind me gives his permission for this as he signs below.

Thank you,

Gordon L. Matthews

I do agree to this
carport
Thomas Dorough

Gordon L. Mothershead
600 E. 8th St,
Bay Minette, AL. 36507
251-239-8130

Bay Minette Planning Board

Give to Rita
Next planning commission
on July 11 -
Give to Rita before June 27

Mothershead
Building on
8th St.



City of Bay Minette

Application for Administrative Subdivision

Date: 7/11/19

Name of Subdivision: _____

Name of Owner: John W. Hinote

Address: 12600 Airport Rd., Bay Minette AL 36507
Street / PO Box City State Zip

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

Kathy L. Bryars

Address: P.O. Box 306, Bay Minette, AL 36507
Street / PO Box City State Zip

Subdivision Location: Airport Rd Sec 18, T2S, R3E

Total Acreage: 47 # of Parcels Existing: 1

Average Lot Size: 33.9 and 13 # 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: John W Hinote / Kathy L. Bryars

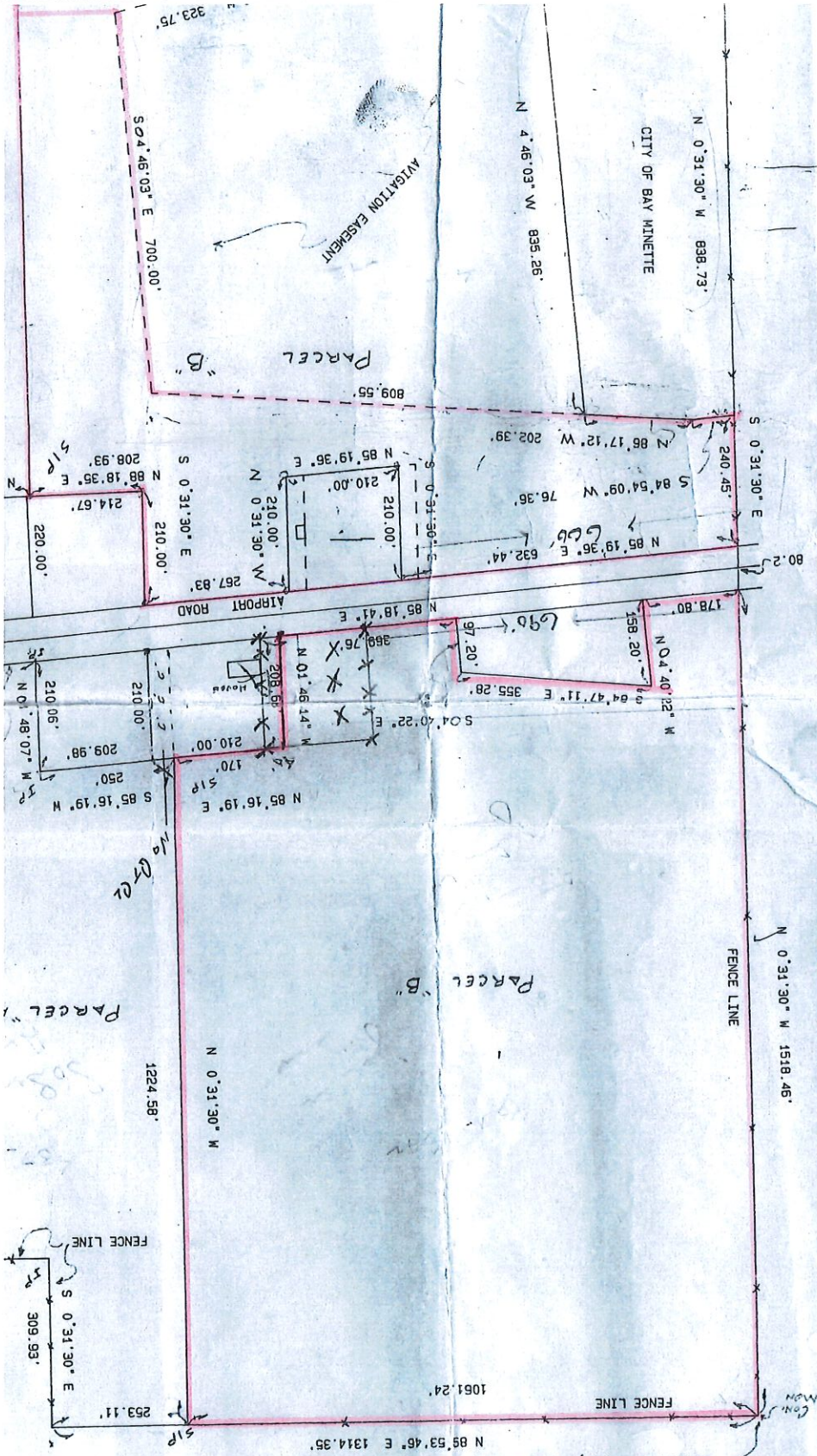
Signature: John W Hinote Kathy L. Bryars

Date: 7/10/19

Total \$ 170⁰⁰ OK, 1708

Cost - \$150.00 plus \$10.00 per parcel

SW 1/4 OF NE 1/4 OF SECTION 18, T2S, R3E.



NAVIGATION EASEMENT

CITY OF BAY MINETTE

PARCEL B

AIRPORT ROAD

FENCE LINE

FENCE LINE

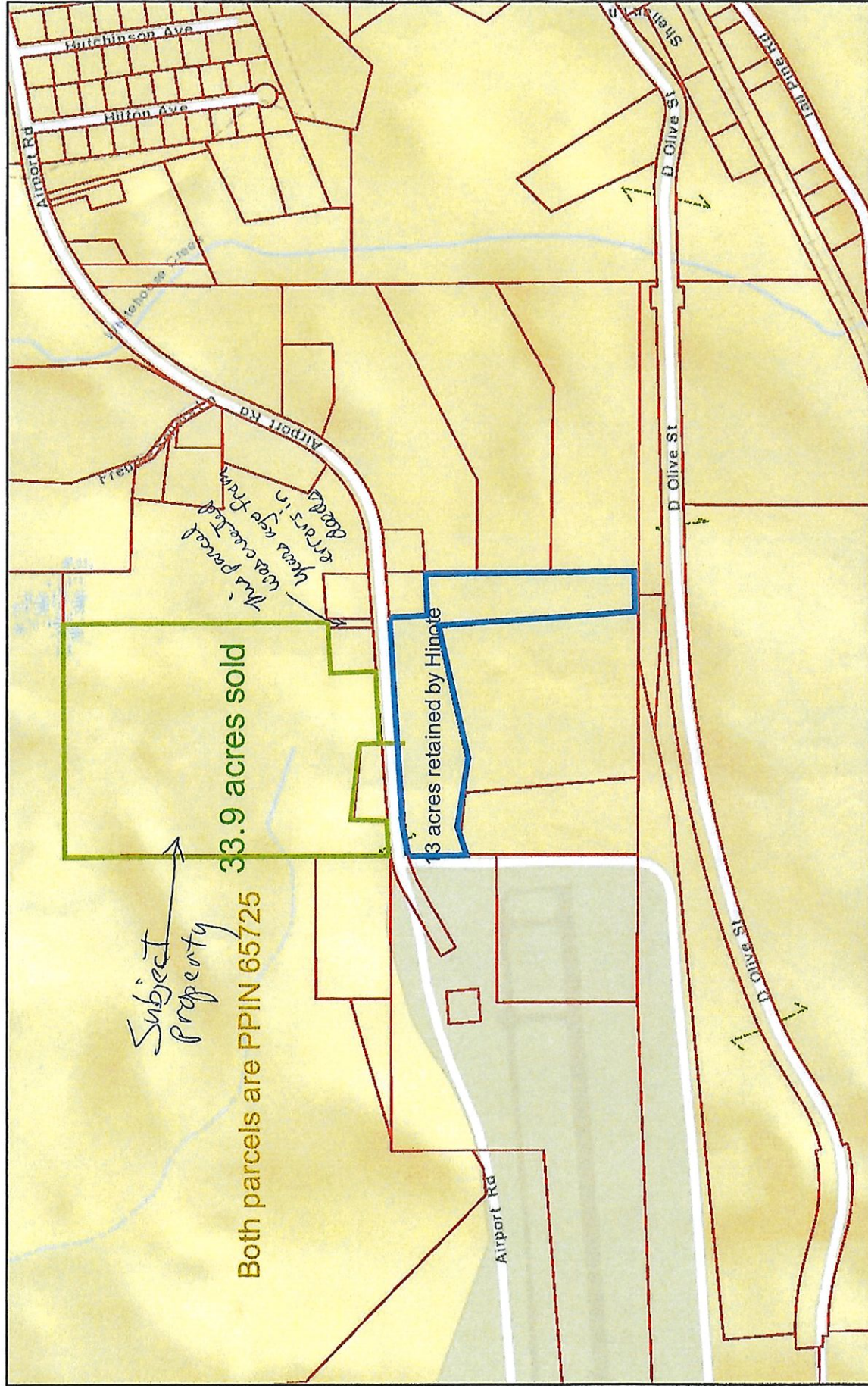
FENCE LINE

PARCEL B

PARCEL B

FENCE LINE

Viewer Map



Subject Property
 Both parcels are PPIN 65725
 33.9 acres sold

This parcel was covered here eye from 2000
 Daddy

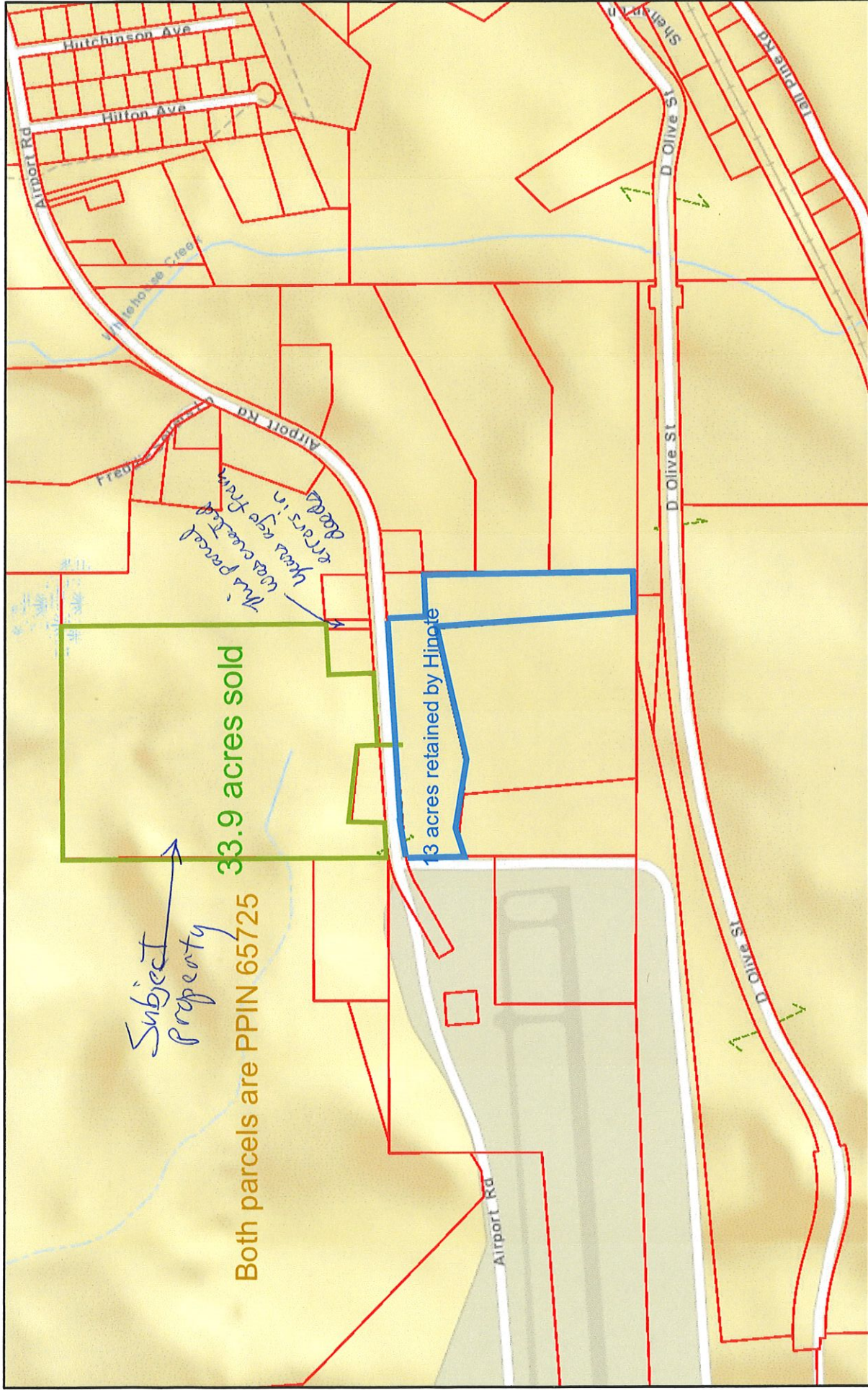
13 acres retained by Hinote

July 9, 2019

- polylinesLayer
- Override 1
- Override 2
- Parcels
- Lot Lines
- County Boundary

1:9,028
 0 0.075 0.15 0.3 mi
 0 0.1 0.2 0.4 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Viewer Map



Subject Property
 Both parcels are PPIN 65725

This parcel was created by a split in 2000

13 acres retained by Hignite

33.9 acres sold

July 9, 2019

- polylineLayer**
- Override 1
- Override 2
- Parcels
- Lot Lines
- County Boundary

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



City of Bay Minette

Application for Administrative Subdivision

Date: 7-30-19

Name of Subdivision: HOOPER'S COMMERCIAL PARK

Name of Owner: DOBBINS COMMERCIAL PROPERTIES, LLC

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 E Diehl, PLS

Address: 880 Holcomb Blvd Fairhope, AL 36532
Street / PO Box City State Zip

Subdivision Location: Intersection of D'Olive and Hwy 59, just west of Waffle House

Total Acreage: 1.88 AC # of Parcels Existing: 4

Average Lot Size: 0.5 AC # of Lots Proposed: 4

Submittal Requirements:

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

Agent / Applicant Name: Sonny Dobbins

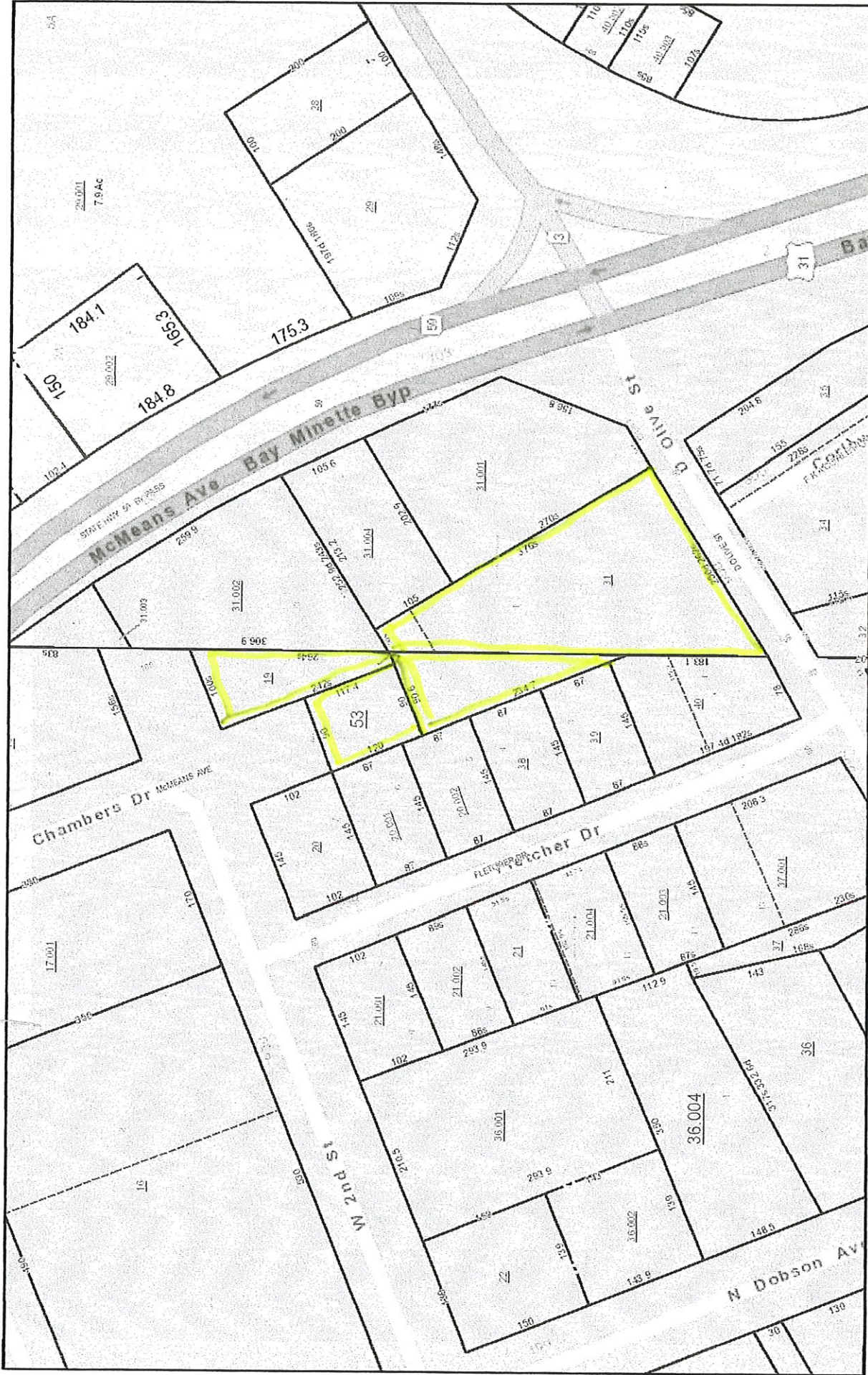
Signature: [Handwritten Signature]

Date: 7-30-19

Total \$ 190.00

Cost - \$150.00 plus \$10.00 per parcel

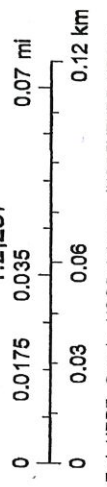
Viewer Map



July 30, 2019

- Misc
- Parcels
- Lot Lines
- County Boundary

1:2,257




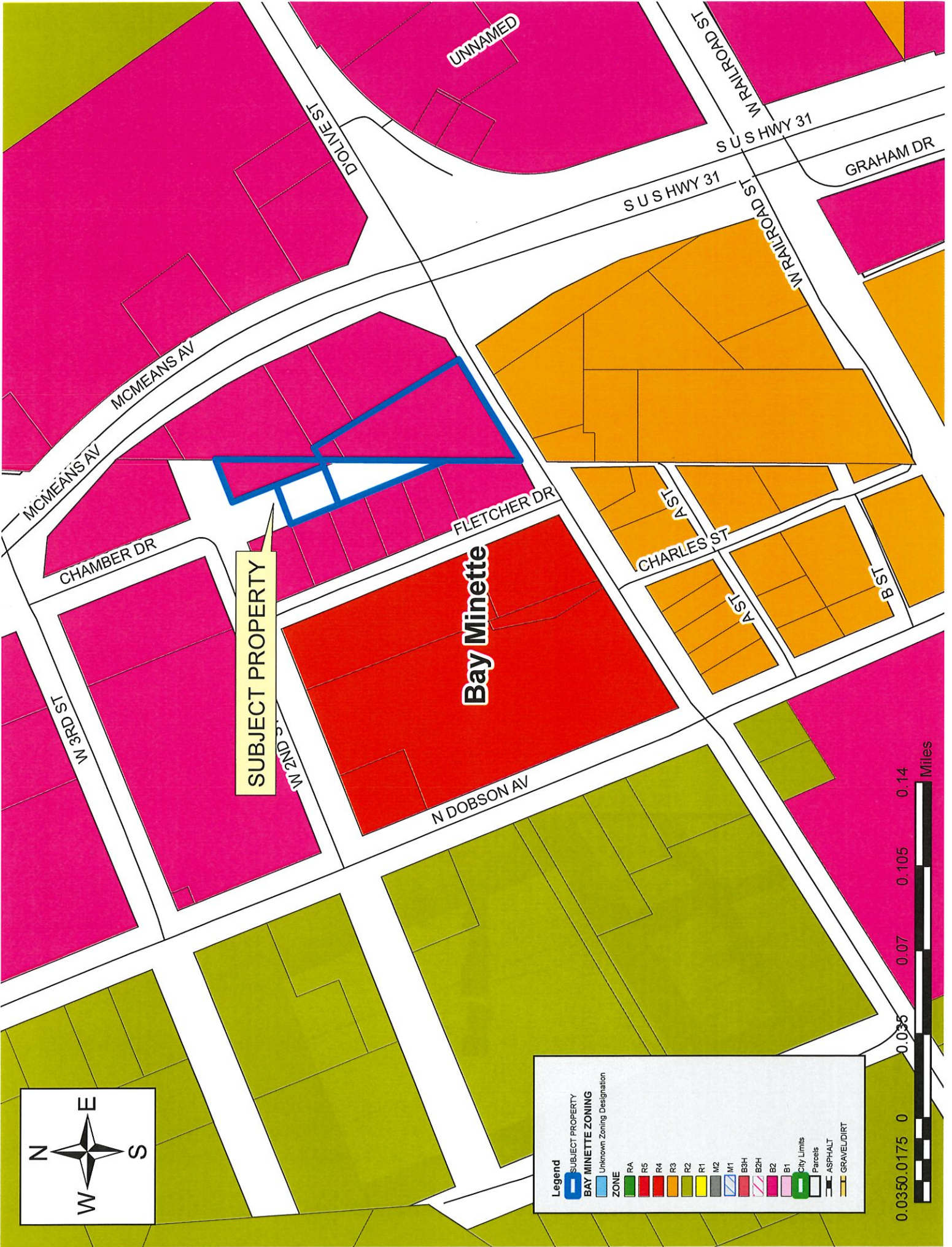
Existing Lots

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



SUBJECT PROPERTY

	SUBJECT PROPERTY
	Parcels
	Roads
	Elevations - 5'
Potential Wetlands	
	Conservation
	Enhancement
	Restoration



Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING
- Unknown Zoning Designation

ZONE	Color
RA	Light Green
R5	Red
R4	Red
R3	Orange
R2	Yellow
R1	Light Green
M2	Grey
M1	Blue
B3H	Pink
B2H	Light Pink
B2	Dark Pink
B1	Light Purple

- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT





City of Bay Minette

Application for Administrative Subdivision

Date: 8-2-19
Name of Subdivision: Echois family
Name of Owner: Beverly Jackson
Address: 17481 Old Brady Rd Bay Minette AL 36507
Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:
David E Diehl, PLS
Address: 880 Holcomb Blvd Fairhope, AL 36532
Street / PO Box City State Zip

Subdivision Location: North side of old brady rd
Total Acreage: 3.95 # of Parcels Existing: 1
Average Lot Size: 2 Acres # of Lots Proposed: 2

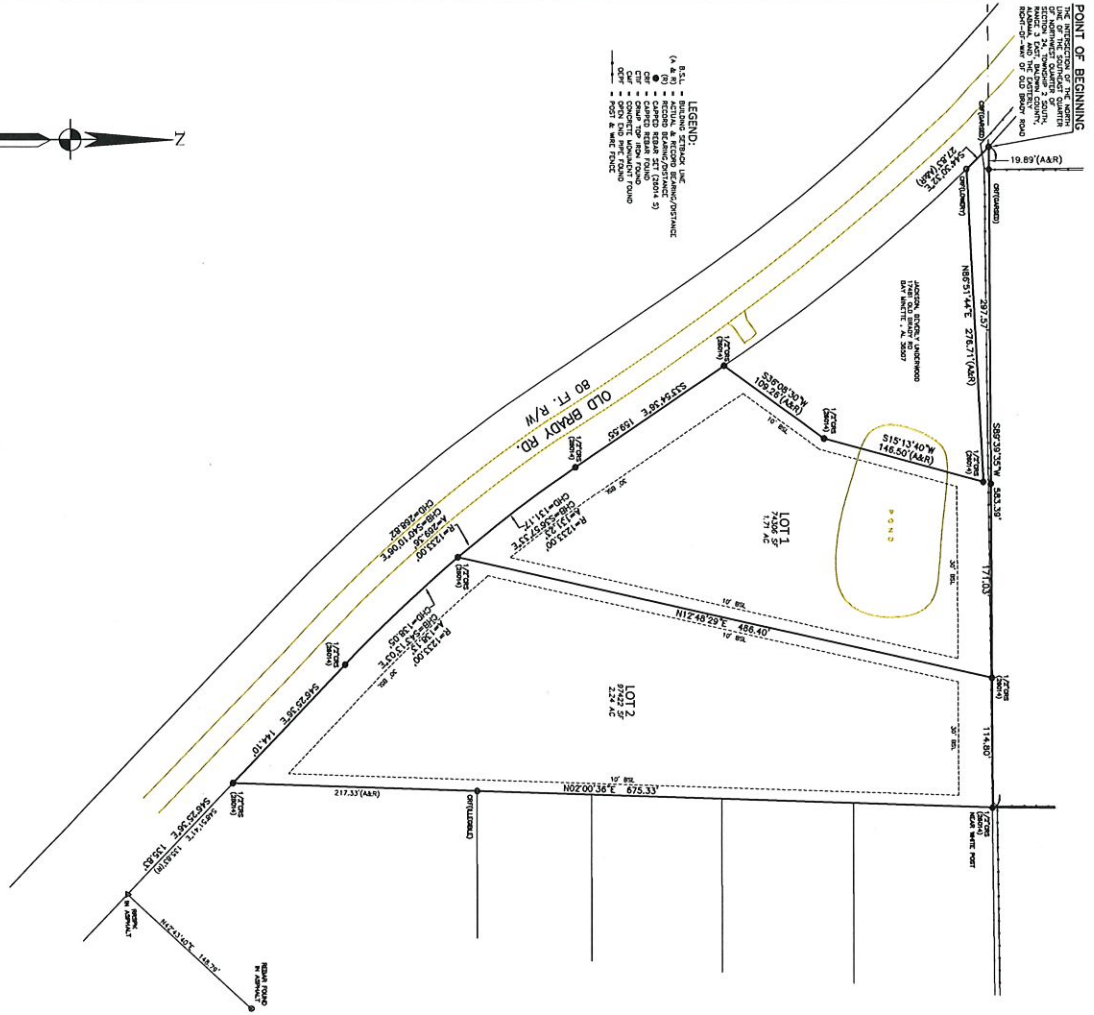
- Submittal Requirements:
- Application
 - Fee
 - Survey/Plat showing existing parcel(s)
 - Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: Beverly Jackson
Signature: Beverly Jackson
Date: 8-2-19
Total \$ 170.00 paid cash 8/2/19

Cost - \$150.00 plus \$10.00 per parcel



- LEGEND:**
- (A) = 1/4" = 1' - Boundary between lots
 - (B) = 1/4" = 1' - Boundary between lots
 - (C) = 1/4" = 1' - Boundary between lots
 - (D) = 1/4" = 1' - Boundary between lots
 - (E) = 1/4" = 1' - Boundary between lots
 - (F) = 1/4" = 1' - Boundary between lots
 - (G) = 1/4" = 1' - Boundary between lots
 - (H) = 1/4" = 1' - Boundary between lots
 - (I) = 1/4" = 1' - Boundary between lots
 - (J) = 1/4" = 1' - Boundary between lots
 - (K) = 1/4" = 1' - Boundary between lots
 - (L) = 1/4" = 1' - Boundary between lots
 - (M) = 1/4" = 1' - Boundary between lots
 - (N) = 1/4" = 1' - Boundary between lots
 - (O) = 1/4" = 1' - Boundary between lots
 - (P) = 1/4" = 1' - Boundary between lots
 - (Q) = 1/4" = 1' - Boundary between lots
 - (R) = 1/4" = 1' - Boundary between lots
 - (S) = 1/4" = 1' - Boundary between lots
 - (T) = 1/4" = 1' - Boundary between lots
 - (U) = 1/4" = 1' - Boundary between lots
 - (V) = 1/4" = 1' - Boundary between lots
 - (W) = 1/4" = 1' - Boundary between lots
 - (X) = 1/4" = 1' - Boundary between lots
 - (Y) = 1/4" = 1' - Boundary between lots
 - (Z) = 1/4" = 1' - Boundary between lots



SURVEYOR'S NOTES:

TO THESE MAY BE REFERRED TO UNCORRECTED DATA, LOCATIONS, BEARINGS, DISTANCES, AND OTHER INFORMATION CONTAINED HEREIN, WHICH MAY BE SUBJECT TO CORRECTION BY THE SURVEYOR'S OFFICE. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

FLOOD STATEMENT

THE CITY OF SAN ANTONIO HAS DESIGNATED THIS ZONE "X" AS A SPECIAL FLOOD HAZARD ZONE. THE SURVEYOR HAS BEEN ADVISED THAT THIS AREA HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS. THE SURVEYOR HAS BEEN ADVISED THAT THIS AREA HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS.

CERTIFICATION OF APPROVAL FOR RECORDING:

I, JOHN ECHOLS, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT, SHOWING THE BOUNDARIES OF THE SEVERAL LOTS, HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND ACCURATE. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

CERTIFICATION OF COUNTY ENGINEER:

I, JOHN ECHOLS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT, SHOWING THE BOUNDARIES OF THE SEVERAL LOTS, HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND ACCURATE. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

BOUNDARY & DIVISION

JOHN ECHOLS

ECHOLS FAMILY DIVISION

DRAWN	000
CHKD	000
PROJ. MGR.	000
SCALE	1"=40'
PROJECT	2010000
TITLE	2010000
SHEET	1 OF 1



CERTIFICATION BY OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT I, JOHN ECHOLS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT, SHOWING THE BOUNDARIES OF THE SEVERAL LOTS, HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND ACCURATE. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

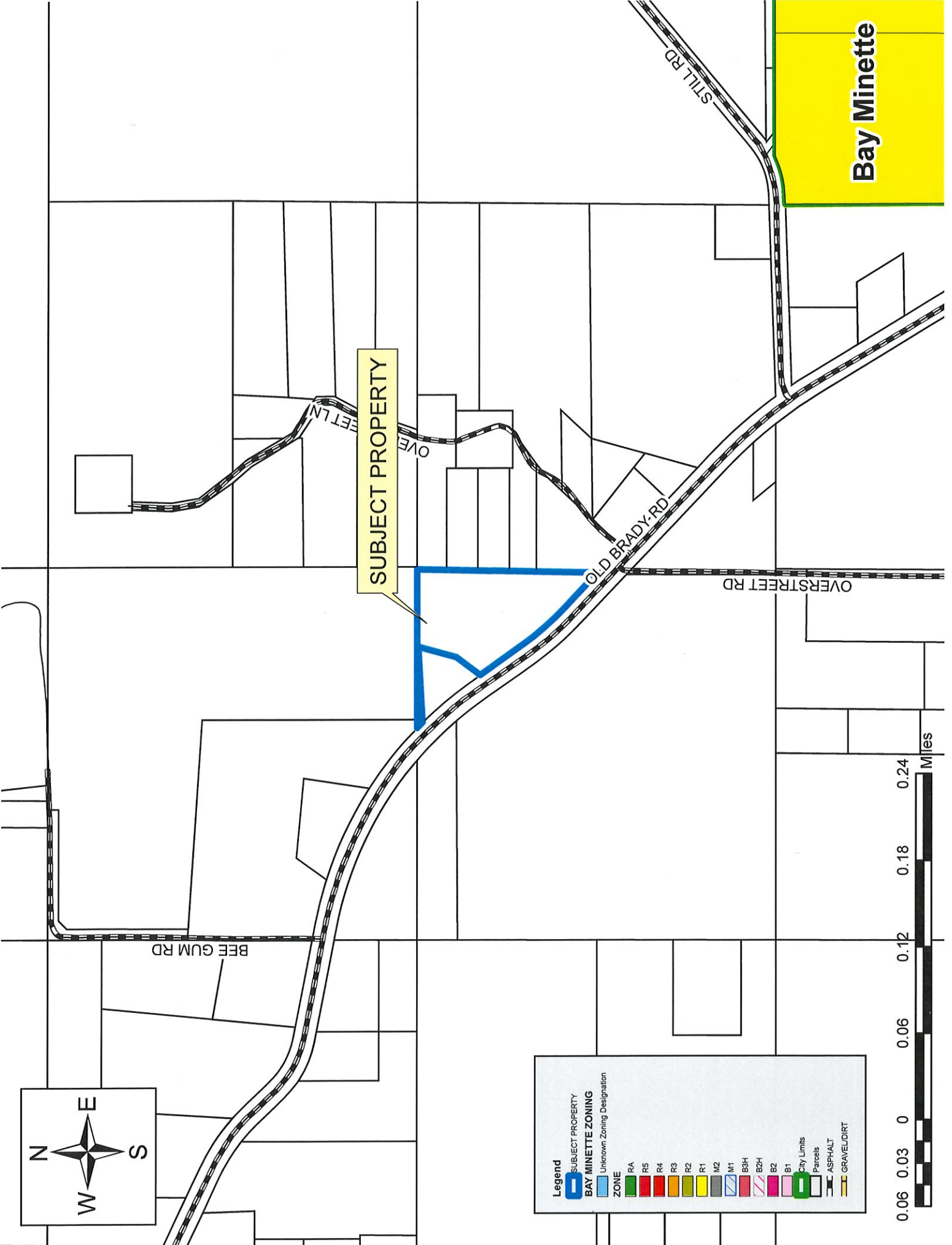
CERTIFICATION BY NOTARY PUBLIC:

I, JOHN ECHOLS, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT, SHOWING THE BOUNDARIES OF THE SEVERAL LOTS, HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND ACCURATE. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.



BEGINNING AT A CAPPED REBAR (GARSE) AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND THE EASTERLY RIGHT-OF-WAY OF OLD BRADY ROAD, AND RUN THENCE SOUTH 44 DEGREES 30 MINUTES 32 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 27.83 FEET TO A CAPPED REBAR (LOWERY); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 86 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 276.71 FEET TO A CAPPED REBAR (26014); THENCE RUN SOUTH 15 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 146.50 FEET TO A CAPPED REBAR (26014); THENCE RUN SOUTH 36 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 109.26 FEET TO A CAPPED REBAR (26014) ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF OLD BRADY ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES: SOUTH 33 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 159.55 FEET TO A CAPPED REBAR (26014); THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.00 FEET, AN ARC LENGTH OF 269.36 FEET, (CHORD BEARS SOUTH 40 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 268.82 FEET) TO A CAPPED REBAR (26014); THENCE RUN SOUTH 46 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 144.10 FEET TO A CAPPED REBAR (26014); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 02 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 675.33 FEET TO A CAPPED REBAR (26014); THENCE RUN SOUTH 89 DEGREES 39 MINUTES 35 SECONDS WEST, A DISTANCE OF 583.39 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 3.95 ACRES, MORE OR LESS.

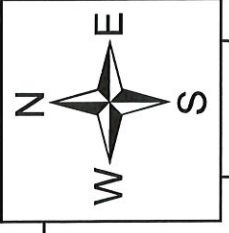
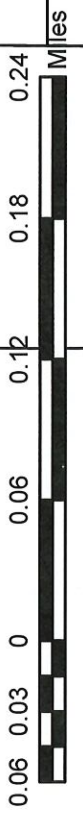
Bay Minette

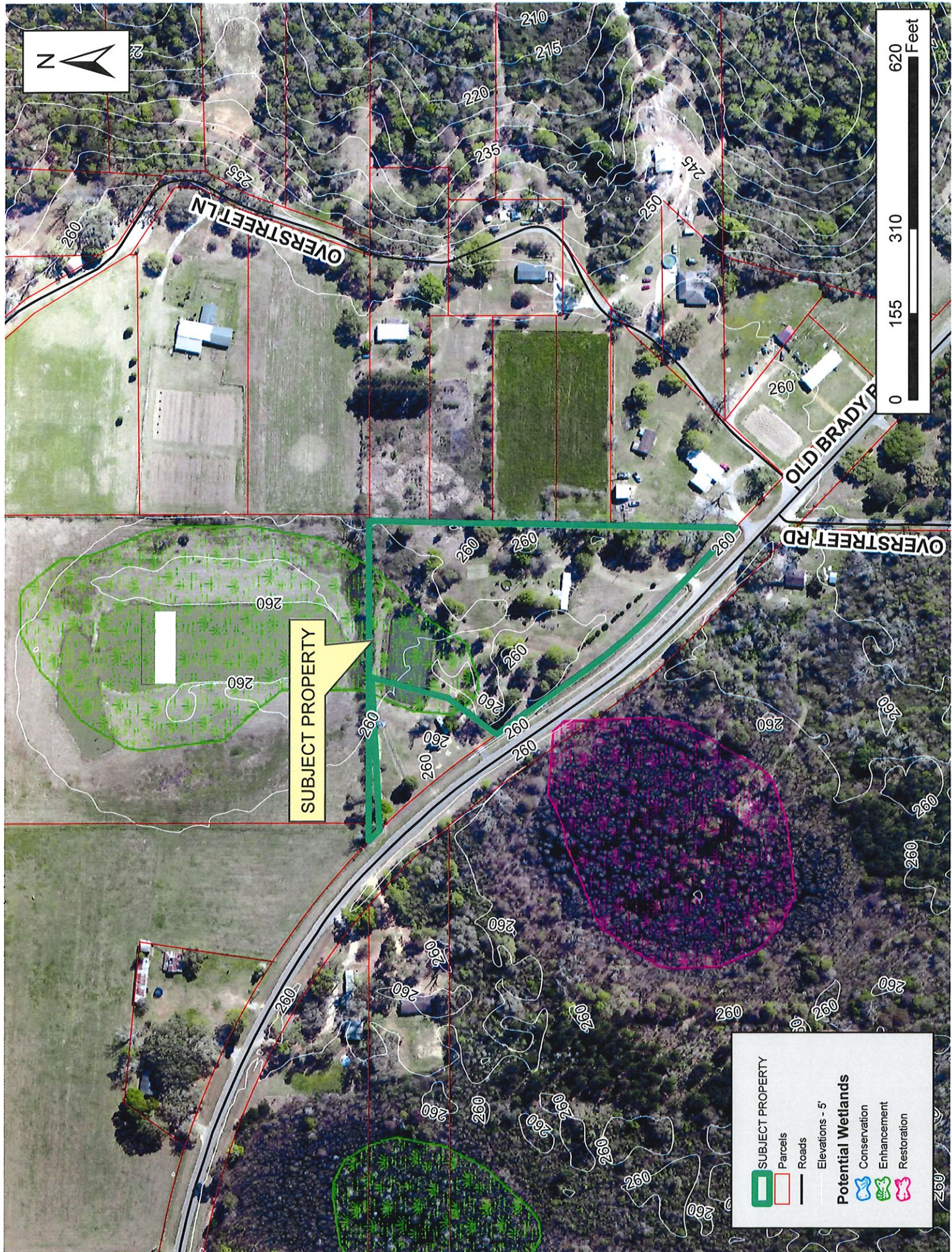


SUBJECT PROPERTY

Legend

- SUBJECT PROPERTY
- BAY MINETTE ZONING
- Unknown Zoning Designation
- ZONE
- RA
- RS
- 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