



# City of Bay Minette

## Subdivision Plat Application

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@cityofbayminetteal.gov

Office Use Only	
Case Number: SD-	25004
App Submittal Date:	4.22.25
PC Meeting Date:	

Print or Type your responses below and attach additional pages as necessary. If an item is not applicable, mark "X" or "N/A" where appropriate.

### APPLICATION TYPE

☐ Exempt ☐ Pre-App Conference ☐ Sketch Plat ☒ Final - Minor ☐ Preliminary - Major ☐ Final - Major ☐ Master Plan

Pre-Application Conference Preferred Dates/Times: \_\_\_\_\_

### PROJECT CONTACTS

Owner Name: Nehal Bodalia-N&N Holdings Phone: 251-474-4118

Developer: Nehal Bodalia-N&N Holdings Phone: \_\_\_\_\_

Authorized Agent/Application Contact: Sawgrass Consulting LLC Quinn Middleton

Phone: 251-544-7900 Email: sawgrassadmin@sawgrassllc.com

Mailing Address: 30673 SGT E.I. Boots Thomas Dr. Spanish Fort

Surveyor Name: Ercil Godwin APLS Lic#: 26621

Surveying Firm Name: Sawgrass Consulting LLC City Business Lic#: 2025-765

Phone: 251-544-7900 Email: sawgrassadmin@sawgrassllc.com

Engineer Name: \_\_\_\_\_ Registration #: \_\_\_\_\_

Engineering Firm Name: Sawgrass Consulting LLC City Business Lic#: 2025-765

Phone: 251-544-7900 Email: sawgrassadmin@sawgrassllc.com

### SITE INFORMATION

Subdivision Type: ☐ Single Family ☐ Two-Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Mixed-Use

Subdivision Name: N & N Holdings Subdivision

Location: 513 Elm Street & 506 Byrne Street

Section: 16 Township: 2S Range: 3E Instrument# or Slide# of Existing Recorded Plat: WD/0/2078713  
N/A/272/1725

Parcel ID/PPIN(s): 05-23-05-16-1-003-033.000 & 05-23-05-16-1-003-032.000 12578 + 35994

Total Acreage: .53 Total # Lots: 3 Average Lot Size (sq ft): 7,692

Required Number of Certified Letters: 5 Adjacent Property Owner/Leaseholder Information Attached: ☒ Yes ☐ No

### UTILITY PROVIDERS

Water: North Baldwin Utilities

Sewer: North Baldwin Utilities

Power: Alabama Power

Gas: North Baldwin Utilities

Telephone: AT&T

Internet: AT&T

**ACCESS**

Roadway Name: \_\_\_\_\_ Total Frontage (linear feet): \_\_\_\_\_

Roadway Access Authority: ☐ City ☐ Baldwin County Highway Dept ☐ Alabama Dept of Transportation (ALDOT)**SUBMITTAL DOCUMENTATION**

- Legal Description Attached: ☒ Yes ☐ No
- Access Authority Approval Attached ☐ Yes ☐ No
- Requesting Waivers: ☐ Yes ☐ No
- Covenants or Deed Restrictions: ☐ Yes ☐ No
- Recorded Warranty Deed(s) Attached: ☒ Yes ☐ No
- Service Availability Letters Attached: ☒ Yes ☐ No
- List and Description of Requested Waivers Attached: ☐ Yes ☐ No
- Copy of Covenants or Restrictions Attached: ☐ Yes ☐ No

Refer to the Subdivision Regulations for full submittal requirements and specifications. All plans and application materials are due by the application deadline date. Partial applications will not be processed. Submittal of incomplete applications may delay application review.

Application is hereby made for approval of the subdivision as described herein and shown in accompanying plans and documentation. The signature below constitutes acknowledgement that all information submitted is true and accurate and that the documentation noted above has been submitted. Further, it is hereby certified that the adjacent property owner list included with this application was obtained from the current records available from the Baldwin County Revenue Commissioner's Office and is a complete and accurate list of all property owners/leaseholders adjacent to the property submitted for subdivision approval. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans without the approval of the City Planner and/or Planning Commission, shall constitute sufficient grounds for the revocation of such approval.

Signature of Applicant/Authorized Agent: \_\_\_\_\_ Date: 4/22/25**INTERNAL USE ONLY**

FEES & PAYMENT DETAILS	
Application Fee: \$ <u>350.00</u>	
Total # of Lots	
<u>3</u>	x \$20 = \$ <u>410.00</u>
Total # Certified Letters:	
x \$10 = \$	
TOTAL DUE \$	
<input type="checkbox"/> Cash <input type="checkbox"/> Card* 3.99% Fee	
<input checked="" type="checkbox"/> Check #: <u>11327</u>	
Date Paid: <u>4/23/25</u>	

Zoning: <u>R3</u>	FEMA: <u>X</u>	Potential Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Printed Set <input type="checkbox"/> Yes <input type="checkbox"/> No	PDF Plat <input type="checkbox"/> Yes <input type="checkbox"/> No	Digital .SHP or .DWG <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Owner Permission	<input type="checkbox"/> Deed	<input type="checkbox"/> Legal Description
<input type="checkbox"/> Service Availability	<input type="checkbox"/> Access	<input type="checkbox"/> Waiver
Completeness Review Date: _____ <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete		
Deficiencies: _____		
PC Meeting Date: _____ Public Notice Deadline Date: _____		



FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

**SAWGRASS CONSULTING LLC**  
30673 SGT. E. I. "BOOTS" THOMAS DRIVE  
SPANISH FORT, AL 36527  
251-544-7900

**HANCOCK WHITNEY BANK**

11327

4/22/2025

PAY TO THE  
ORDER OF

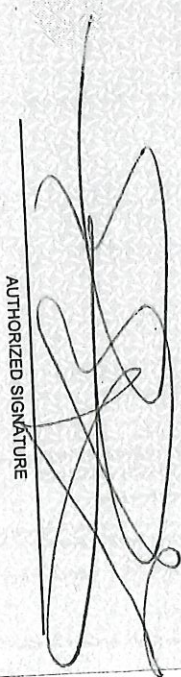
City of Bay Minette

\$\*410.00

DOLLARS

Four Hundred Ten and 00/100 \*\*\*\*\*

City of Bay Minette

  
AUTHORIZED SIGNATURE

MEMO

SECURITY FEATURES INCLUDED. DETAILS ON BACK  
⑈011327⑈ ⑈065106619⑈ 721035728⑈

**SAWGRASS CONSULTING LLC**

City of Bay Minette

4/22/2025

410.00

11327

minor sub app  
\$350 + \$60 = \$410  
N&N Holdings  
25-025

WWW.CHECKOMATIC.COM - (800) 555-6374

410.00

Hancock/Whitney



PROPERTY TAX  
Baldwin County, Alabama

Current Date: 4/23/2025 Tax Year: 2024 (Billing Year: 2024)

You are currently viewing a record for the 2024 tax year which began October 1, 2023 and ended September 30, 2024

Parcel Info

PIN 12518  
PARCEL 23-05-16-1-003-033.000  
ACCOUNT NUMBER 51195

OWNER BISHOP, DOROTHY A  
MAILING ADDRESS 15451 TIMBER RIDGE  
DR, LOXLEY, AL 36551  
PROPERTY ADDRESS 513 ELM ST

LEGAL DESCRIPTION 285(S) 160.86(D) COMM  
AT SE COR OF BLK 94 OF  
MOBILE-MONTGOME RY  
RR ADD TO TOWN OF  
BAY MINETTE MISC BK1  
PG106, TH W108.60 TO  
POB TH CONT W90.70  
TO E/L OF ELM ST TH  
SELY ALG ELM 160.8 6(D)  
285(S) TH NW112 TH  
NE40(S) TH NW141.19  
TO POB SEC16-T2S R3E  
THIS IN CONFLICT WITH  
PARCEL 32 SEE ATT  
NOTES

EXEMPT CODE  
TAX DISTRICT Bay Minette Hospital



### Tax Information

TAXES WERE DUE BEGINNING 10/1/2024, DELINQUENT AFTER 12/31/2024

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
12518	2024	REAL	\$ 57.80	\$ 0.00	\$ 57.80	\$ 57.80	\$ 0.00

**Total Due: \$ 0.00**

LAST PAYMENT DATE 11/6/2024

PAID BY REALAND TITLE LLC

### Property Values

**Total Acres**  
**Use Value** \$0  
**Land Value** \$6,800  
**Improvement Value** \$0  
**Total Appraised Value** \$6,800  
**Total Taxable Value** \$6,800  
**Assessment Value** \$1,360

### Subdivision Information

**Code**  
**Name**  
**Lot**  
**Block**  
**Type / Book / Page** N/A / 272 / 1725  
**S/T/R** 16-2S-3E

### Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.000 Acres	9110-VACANT RESIDENTIAL	2	N	N	\$6,800

### Building Components

### Tax Sales

\*\*NO TAX SALES FOUND\*\*





# Baldwin County Parcel Viewer

506 byrne street bay minette al X



## Navigation Tools



Zoom In



Zoom Out



Pan

## Layers

- ☒ Baldwin County Data
  - ☒ Annotation
  - ☒ Misc
  - ☒ Hydro
  - ☒ Parcels
  - ☒ Conveyance Divisions
  - ☒ Centerlines
  - ☒ Coastal Control Line
  - ☒ Subdivisions
  - ☒ Lot Lines
  - ☒ PLSS
  - ☒ Potential Wetlands
  - ☒ Conflicts
  - ☒ FST
  - ☒ County Boundary
  - ☒ City Limits
  - ☒ County Zoning
  - ☒ 2023\_FLUM\_Zoned\_Areas
  - ☒ Building Permit Jurisdictions
  - ☒ Municipal Subdivision Jurisdictions
  - ☒ County Planning Districts
  - ☒ Historic Districts
  - ☒ Flood Zones
  - ☒ LiMWA
  - ☒ Floodway
  - ☒ BFE
- ☒ Baldwin County Contours
- ☒ Baldwin County Imagery 2023

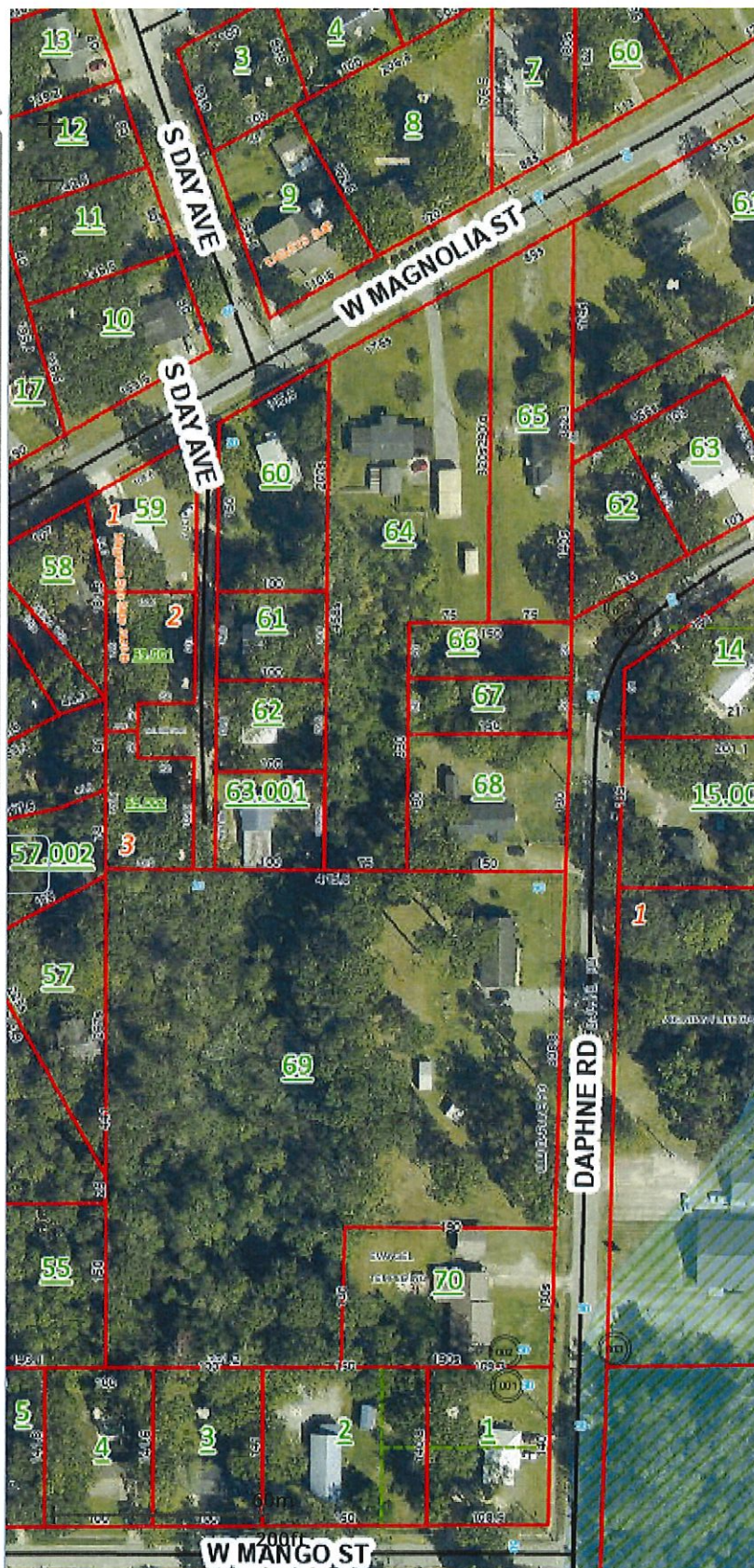
## Legend

## Find Address

## Search

By Attribute

By Shape





# Transmittal Sheet



To:

PLANNING AND ZONING

Company:

City of Bay Minette

Address:

301 D'Olive Street

City, State, Zip Code:

Bay Minette, AL 36507

From:

Tori Scheer

Date:

04/22/2025

Senders Reference:

N & N Holdings - MINOR SUBDIVISION

URGENT

☐

Please  
Comment

☐

For  
Review

☐

As  
Requested

☒

For Your  
Files

☒

Notes/Comments:

Enclosed you will find:

24x36 Proposed Plat

11x17 Proposed Plat

Check # \$350 x 3 Lots/\$20 = \$410 (Payment for mailing fees made once calculated)

Agent Authorization Form

Utility Letters

Deeds

Certified Adjacent Property Owners List

THUMBDRIVE includes PDF of plat, legal in word and DWG file of plat

Comments and questions-TSCHEER@SAWGRASSLLC.COM

30673 Sgt. E.I. Boots Thomas Drive Spanish Fort, AL 36527

251-544-7900

MARCH 26, 2025

ADJACENT PROPERTY OWNERS LIST

N & N HOLDINGS LLC 05-23-05-16-1-003-033.000 05-23-05-16-1-003-032.000

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-23-05-16-1-003-033.001	112765	JEFFERS, LISA DIANNE FOX ET VIR DENNIS HO AND NREE	45610 ANN AVE	BAY MINETTE	AL	36507
05-23-05-16-1-003-031.000	5419	GARIBAY-ZAVALA, ANGEL	2709 SCARLET DR	BAY MINETTE	AL	36507
05-23-05-16-1-003-007.000	48274	KLEINATLAND PAMELA E	24948 WOLF BAY TER	ORANGE BEACH	AL	36561
05-23-05-16-1-003-034.000	14007	JEFFERS, LISA DIANNE FOX ET VIR DENNIS HO AND NREE	45610 ANN AVE	BAY MINETTE	AL	36507
05-23-05-16-1-003-030.000	4915	BURNETTE, THOMAS J ET AL ANDERSON, MAMIE AND KIM	514 BYRNE ST	BAY MINETTE	AL	36507

STATE OF ALABAMA  
BALDWIN COUNTY

I, TEDDY J. FAUST, JR., Revenue Commissioner  
in and for said State and County, do hereby  
certify that this is a true and correct copy of the  
records of this office.

  
Revenue Commissioner





March 27, 2025

Byrn & Elm St  
Bay Minette Al.

To whom it may concern:

This is to confirm that Alabama Power Company will provide permanent electric service to the proposed development located at 05-23-05-16-1-003-033.000 & 05-23-05-16-1-003-032.00 Byrn & Elm St Bay Minette, Alabama. Customer participation in the form of aid-to-construction costs and/or installation of underground duct systems may be required.

The ability of Alabama Power to provide this service is contingent upon obtaining all necessary rights-of-way from appropriate landowners. As plans are finalized for each portion of the project, please provide site plans and expected electrical load requirements in order that our Engineering Department can begin the design of the system.

All plans and inquiries regarding service to the commercial and residential developments should be forwarded to:

Thomas E. Sheffield Jr.  
Alabama Power Company  
Bay Minette Al. / Engineering Dept.  
600 D'Olive St.  
Bay Minette Al., 36507

Should you have any questions, please feel free to contact this office.

Sincerely,

Alabama Power  
Thomas E. Sheffield Jr.  
Distribution Specialist Sr.  
Engineering  
1-251-694-2584  
TESHEFFI@southernco.com



# NORTH BALDWIN UTILITIES

PROVIDING QUALITY SERVICES SINCE 1945 - NATURAL GAS • WATER • WASTEWATER

25 Hand Ave | Bay Minette, AL 36507  
251.937.0345 fax | 251.580.1626 phone  
www.northbaldwinutilities.com

April 1, 2025

Tori Scheer  
Sawgrass Consulting, LLC  
30673 SGT E.I. "Boots" Thomas Drive  
Spanish Fort, AL 36527  
tscheer@sawgrassllc.com

Re: Letter of Water, Wastewater & Natural Gas Service Availability  
Parcel #: 05-23-05-16-1-003-033.000 & 05-23-05-16-1-003-032.000

Dear Tori,

At your request, this letter is to confirm that the above referenced property is in North Baldwin Utilities' service territory for water, wastewater and natural gas.

North Baldwin Utilities (NBU) is willing and able to provide water, wastewater and natural gas service to the above referenced location, subject to the applicant paying all fees required for this service. At the time the builder needs these services on, all deposits will need to be paid in full.

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout the planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development.

Sincerely,

Jeffrey L. Donald  
Chief Operations Officer

JLD/alr