

CITY OF BAY MINETTE
PLANNING COMMISSION

AGENDA
December 10, 2020
Regular Meeting
8:00 a.m.
City Hall Council Chambers
301 D'Olive Street, Bay Minette

- 1.) Call to Order
- 2.) Invocation and Pledge
- 3.) Introduction of New Members
- 4.) Approval of Minutes for the November 12, 2020 Regular Meeting
- 5.) Old Business
- 6.) New Business
 - a) Z-2002 – JRC Properties, Red Hill Creek Estates Subdivision
Request: Rezone one parcel from M-1, Light Industrial to R-2, Medium Density Single Family
Location: The subject property is located at the end of Red Hill Road Ext, approximately 0.3 miles from Red Hill Road
 - b) SD-2001 – JRC Properties, Red Hill Creek Estates Subdivision
Request: Preliminary Plat – Major Subdivision approval for an 11-lot subdivision
Location: The subject property is located at the end of Red Hill Road Ext, approximately 0.3 miles from Red Hill Road
- 7.) Reports
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioner's Comments
 - d.) Planning Staff
- 8.) Adjournment

Bay Minette Planning Commission Regular Meeting Minutes

Minutes November 12, 2020

Monthly Meeting No. 11

The Bay Minette Planning Commission met in Regular Session on Thursday, November 12, 2020. The meeting was called to order at 8:03 a.m., by Chairman, Todd Stewart, in the Council Chambers 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 8:03 a.m. the following members were present:

Todd Stewart, Chairman
Scotty Langham, Commission Member
Neal Covington, Commission Member
Earl Emmons, Commission Member
William Taylor, Commission Member

Commission Members absent:

Jessica Davis, Commission Member
Robert A. "Bob" Wills, Mayor
Wynter Crook, Commission Member
Patrick Robinson, Building Official

Other persons in regular attendance:

Scotty Lewis, Attorney
Clair Dorough, City Planner
Jessica Peed, Planning Assistant
Tammy Smith, City Administrator
Jason Padgett, NBU CEO General Manager
Steven Stewart, Bay Minette Fire Department

GUESTS Debra Mixson
Ronda Ballard
Patsy Johnson

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

Chairman Stewart introduces new Commission Members, Councilman William Taylor and Earl Emmons. Chairman Stewart asked Mrs. Dorough to write a letter formally recognizing Mr. Biggs's dedication to the Planning Commission for the years he served and have Mayor Wills sign it.

ITEM 3.

Approval of Minutes of the September 10, 2020 meeting. As there was no business to conduct, the October 8, 2020 meeting was cancelled. Commission Member Langham made a motion to approve the September minutes as written. The motion was seconded by Commission Member Covington and it was unanimously carried.

Chairman Stewart addresses Mrs. Dorough in confirming that the Zoning Ordinance revisions were approved and adopted by City Council. Mrs. Dorough states the new Zoning Ordinances are now in effect, and the updated versions of the Ordinance have been uploaded to the website and copies were laid out on the tables so members' binders may be replaced with the newest versions. Chairman Stewart briefly reviews the recent ordinance changes with the newest Planning Commission members.

Steven Stewart joins the Planning Commission meeting at 8:10am.

ITEM 4.

Old Business:

- a) AS-2015 – C. Wayne Scott Re-subdivision

Request: Re-subdivide 3 lots into 6 lots for single family residential lots

Location: The subject property is located on the south side of Hurricane Road and east of Old Daphne Road

Mrs. Dorough states Wayne Scott spoke with her on Tuesday 11/10/2020 regarding his newest proposal to decrease the lot division from the previously discussed 6 parcels, into only 3 parcels with 1 larger piece for commercial purposes. She also states David Diehl is working on a new survey. Chairman Stewart asks Mr. Padgett if the drainage would remain an issue with the newest proposal, to which Mr. Pagett states if the engineer certifies the survey, then all liability falls back to that engineer. Mr. Padgett also states NBU's Engineer Jeremy Sasser, who will start attending the Planning Commission meetings, is able to review drainage proposals and provide the Commission with any necessary revisions or feedback.

Chairman Stewart stated the agenda would need a revision to include this conversation.

ITEM 5.

New Business:

- a.) AS-2024 – Barnett Property

Request: Subdivide one lot into two for a family division

Location: The subject property is located at 16400 C Daniels Road

Chairman Stewart introduces the request to subdivide one lot into two for a family division. Mrs. Dorough explains the property owner is now deceased, and the two daughters are requesting to split the property into two parcels. Chairman Stewart inquires if the applicants are present at the meeting or wish to speak, to which they both were in attendance but declined speaking. There was a discussion on the 30 ft. easement, setbacks, zoning and plat requirements to which all was in order. Chairman Stewart asked for any other questions or comments to which there were none. Commission Member Covington made a motion to authorize the Chairman to sign the plat. Commission Member Emmons seconded, and it was unanimously carried.

b.) 2021 Meeting Schedule

Chairman Stewart states the 2021 Planning Commission meeting schedule is attached. Mrs. Dorough explains the only change is the submission deadline for all applications will now have one deadline instead of multiple in order for the Planning Department to ensure all Public Hearing, Department comments and/or application review requirements are met, along with organizing all Staff Reports and Planning Commission packets.

Chairman Stewart inquires of an upcoming case on Red Hill Road. Mrs. Dorough states it will be a rezoning and a major subdivision. Chairman Stewart's states Steven Stewart's role regarding hydrant location and fire access for subdivisions. Jason Padgett states if the properties are unzoned then a well is allowed. Mrs. Dorough states the properties are within Municipal limits, and regulations state any property located within city limits must acquire water/sewage connection. A brief discussion ensues on utility requirements and potential annexation concerns. Mr. Padgett inquired on the Red Hill property zoning and when it was annexed into municipal limits, and asked Mrs. Dorough to verify.

Chairman Stewart states no action needed to be taken regarding the new meeting schedule.

ITEM 6. Reports:

A. Mayor/Council Report

- None

B. Attorney

- None

C. Commissioner

- None

D. Planning Staff

- None

Tammy Smith states the new City Council members, Matt Franklin and Pete Sellers, have now been sworn in.

ITEM 8. With no further business Chairman Stewart adjourned the meeting at 8:35 a.m.

DONE THIS THE 12TH DAY of NOVEMBER 2020

Todd Stewart, Chairman

ATTEST:

Jessica Peed, Planning Assistant



City of Bay Minette

Planning & Development Services

Rezoning Application Staff Analysis

Case No. Z-2002 – JRC Properties, Red Hill Creek Estates Subdivision

Planning and Zoning Commission Public Hearing

December 10, 2020

I. SUBJECT PROPERTY INFORMATION

Address/Location of Property: The end of Red Hill Road Extension, approximately 0.3 miles from Red Hill Road.

Parcel Number: 05-23-03-07-0-000-007.002

Existing Zoning Designation: M-1, Light Industrial District

Proposed Zoning Designation: R-2, Medium Density Single Family Residential District

Existing Land Use: Undeveloped Timberland

Proposed Land Use: Part of an 11-lot Major Subdivision

	Adjacent Land Use	Adjacent Zoning
North	Undeveloped	Outside Municipal Limits
South	Undeveloped	M-1, Light Industrial District and R-2, Single Family
East	Residential	Outside Municipal Limits
West	Undeveloped/Dirt Pit/Landfill	R-2, Single Family and Outside Municipal Limits

Owner: JRC Properties LLC
126 Patrick Street
Daphne, AL 36526

Applicant: Arthur C. Dyas
P.O. Box 650
Montrose, AL 36559

II. SUMMARY:

The subject property, which consists of approximately 76± acres of undeveloped timberland, is currently zoned M-1, Light Industrial District. The applicant is requesting a rezoning to R-2, Medium Density Single-Family District, in order to be consistent with the adjacent parcel for an 11-lot Major Subdivision on a total of 102± acres. Per the Table of Permitted Uses, dwellings are only allowed in the M-1 District by Special Exception. This rezoning request is the first part of Preliminary Plat approval of the Red Hill Creek Estates Subdivision. If the rezoning is not approved, the subdivision can not be approved.

III. CURRENT ZONING DISTRICT DESCRIPTION

6.4.1 M-1, Light Industrial District. *The purpose of this Light Industrial District is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Industrial parks should be encouraged. Location should be in accordance with comprehensive plans.*

IV. PROPOSED ZONING DISTRICT DESCRIPTION

6.2.3 R-2, Medium Density Single Family Residential *This district is intended as a medium density single family urban residential district, with lots of moderate size.*

V. STAFF ANALYSIS & FINDINGS:

The following factors for reviewing zoning amendments are found in **Article 15 - Amendment of the Zoning Ordinance of the City of Bay Minette**. These factors are to be considered when an application is being reviewed for rezoning.

1.) Compliance with the Comprehensive Plan

The subject property is designated as Agriculture/Timber on the Future Land Use Map in the Comprehensive Plan. It is adjacent to Single Family designated areas on the East and Northeast sides. The proposed Single Family Residential use on large parcels is more consistent with the Agriculture/Timber designation than the Industrial Zoning designation it currently has.

2.) Compliance with the standards, goals and intent of this ordinance

The Zoning Ordinance was intended to promote the health, safety, convenience, order, prosperity, and general welfare of the residents; to lessen congestion in the street; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, and parks; to facilitate initiation of the comprehensive plan, and other public requirements.

The proposed residential use fits within the promotion of the health, safety, convenience, order, prosperity, and general welfare of the residents. Having the site developed with new, large-parcel residential dwellings is a better use relating to the safety, prosperity and general welfare of the nearby property owners and the City. The proposed use is more analogous with the property's Agriculture/Timber designation, and adjacent Single Family designation on the Future Land Use Map than the current industrial zoning.

3.) The character of the surrounding property, including any pending development activity

The property to the North of the subject property is undeveloped timberland outside municipal limits. The property on the East side of the subject property is outside of municipal limits and is used for Single Family residential dwellings. Approximately 900 feet to the east is the 10-lot Silsbee Terrace Subdivision that more than 50% built out. To the South, across Red Hill Road Ext, the property is within municipal limits and zoned M-1 Industrial and R-2 Single Family Residential. It is currently undeveloped timberland. West of the subject property is outside municipal limits and contains the Baldwin County Landfill and dirt pit. The landfill is inactive, but the dirt pit is active. There is also a small private dirt pit at the end of Red Hill Road Ext.

This property was annexed and concurrently zoned September 17, 2007 by Ordinance 928 and 929 as part of the large, 2,000 Copper Station "Airport Tract" that extends south to the Bay Minette Municipal Airport and east nearly to Green Jordan Road. About 1,587± acres were zoned R-2 and 393± acres zoned M-1. There is no pending development that the City is aware of.

4.) Adequacy of public infrastructure to support the proposed development

The property fronts on Red Hill Road Extension, a paved and county-maintained roadway. Baldwin County Highway Department had the following comments:

"This road is a main route for a County dirt pit, and another dirt pit. There is a piece of the road on the west side that is approximately 173ft and has prescriptive right-of-way through lot 1 in the 80ft easement. It experiences high volume truck traffic on weekdays from County forces. There is also a significant downgrade to a culvert (approximately where lots 7 and 8 meet) which can be a safety concern with loaded dump trucks. Approximate grade appears to be over 3% from the west and over 6% from the east.

There appears to be wetlands through some of these properties that are not shown on this drawing."

North Baldwin Utilities does not have water service to the property, and has provided the comments below:

"North Baldwin Utilities currently does not offer potable water service along Red Hill Rd Ext in front of the proposed lots. We do have a 3" water main that ends approximately 150' east of the southeastern corner of Lot 11 and 6" water main at the intersection of Silsbee Terrace and Red Hill Rd Ext. The customer is cautioned to appropriately determine service adequacy for their specific purpose. A minimum of a 6" water main is required to provide adequate flow for fire protection via a fire hydrant. Any infrastructure enhancements necessary to accommodate your project shall be at the customer's expense and must be prior approved by NBU and accomplished in accordance with NBU protocols and requirements."

The developer will be required to connect to water services with North Baldwin Utilities and provide adequate fire protection per the Subdivision Regulation Sections 11.7.1 and 11.8.6; and Zoning Ordinance Section 7.12.2. No sewer lines are existing in the immediate vicinity of the lot. The developer will not be required to connect to sewer, but they will need to contact NBU to discuss options if sewer is desired.

The Bay Minette Fire Department has stated that fire hydrants are required to be within 600 feet of each lot (at least a 1,200-ft spacing) and that the County's driveway permitting process will suffice for ensuring appropriate grade for ingress of fire apparatus.

5.) Impacts on natural resources, including existing conditions and ongoing post-development conditions

There appear to be potential wetlands present around Lots 6-8, although no major impacts are expected due to the large acre parcels and single family nature of the proposed subdivision.

6.) Compliance with other laws and regulations of the city

Bay Minette Police Chief has stated the Department has no issues with the proposed rezoning or subdivision

7.) Compliance with other applicable laws and regulations of other jurisdictions

The subject property sits within the city limits of Bay Minette and falls under the city's jurisdiction. Driveway/Culvert permits will be obtained from the County Highway Department and the City will work with Baldwin County E-911 to correctly address the lots.

8.) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values

Due to the large parcels within the proposed single family development, any impacts are anticipated to be minimal negative impacts. Property values are anticipated to increase.

9.) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values

Along with the comments above, the proposed rezoning should have little impact on the surrounding neighborhood. The existing dirt pits and inactive landfill are at the end of Red Hill Road Ext and will only have minor impacts from the development, primarily related to the traffic from 11 lots. The remaining property along Red Hill Road Ext is either undeveloped or used for residential purposes. The proposed rezoning and subdivision, would only create minimal negative impacts, and would potentially have positive impacts or increase the property values of nearby properties.

10.) Other matters which may be appropriate

This rezoning is accompanied by a Preliminary Plat - Major Subdivision Request (SD-2001) for an 11-lot subdivision. The Planning Commission will make a recommendation to the City Council on the rezoning request, but will make the final decision on the Preliminary Plat application. The Preliminary Plat application is contingent upon a successful rezoning from M-1 to R-2 and this rezoning request will determine the viability of the related Preliminary Plat for Major Subdivision approval.

VI. RECOMMENDATIONS

Staff recommends that the Rezoning Request for Case No. Z-2002, JRC Properties, request for rezoning from M-1, Light Industrial to R-2, Medium Density Single Family Residential District be **APPROVED**.

VII. PLANNING COMMISSION ACTION

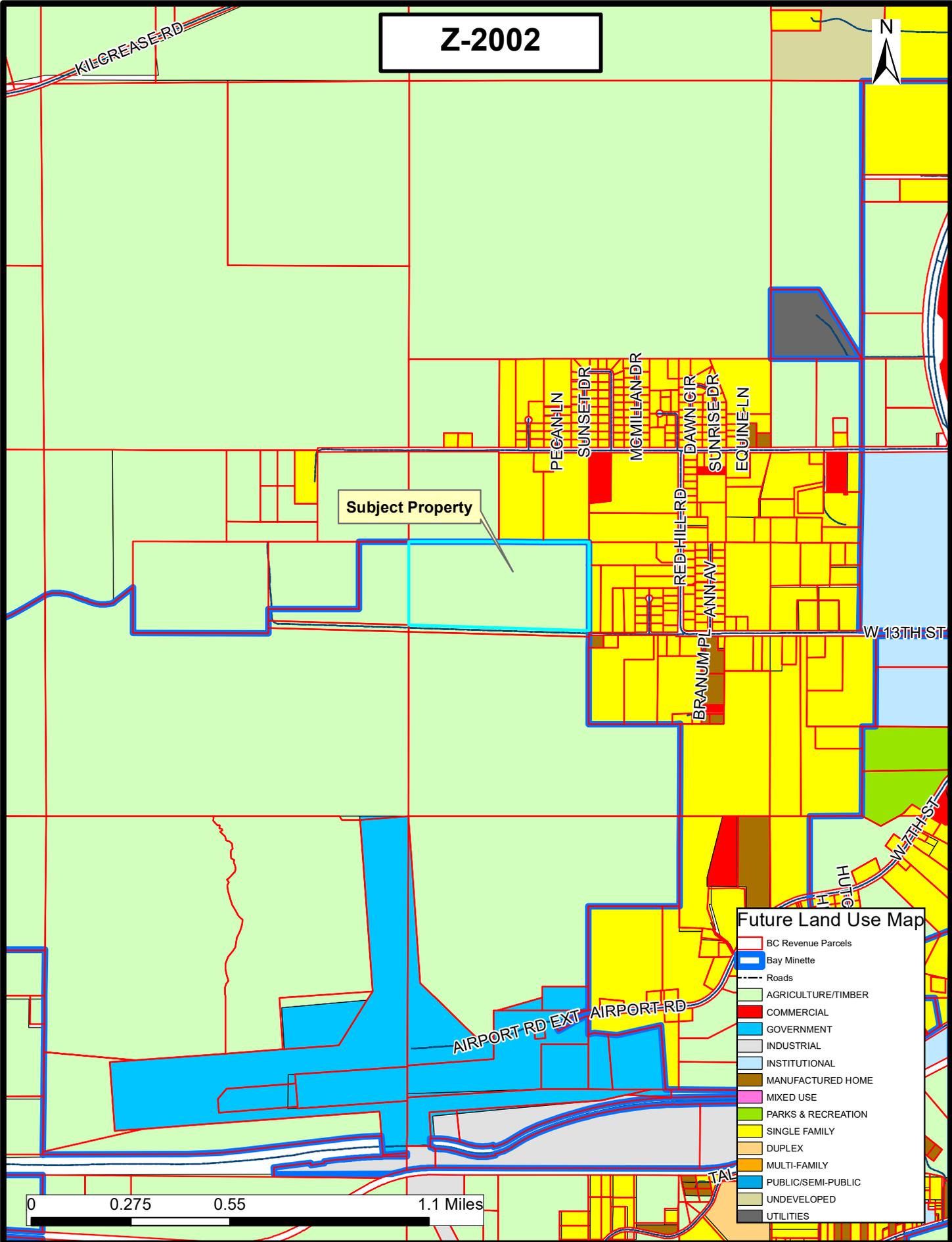
For rezoning applications, the Planning Commission sends an advisory recommendation to the City Council, who makes the final decision.

The Planning Commission has the option to:

- Make a recommendation for approval to the City Council
- Make a recommendation for approval with conditions to the City Council
- Make a recommendation for denial to the City Council, with stated factors for the denial.

15.2.6 Limitation on resubmittal. No application for a zoning map amendment shall be considered within 365 days from a final decision on a previous application for the same or similar parcel of land. An application may be withdrawn without prejudice prior to the public hearing being open by the city council. A request to withdraw an application shall be made in writing.

Z-2002

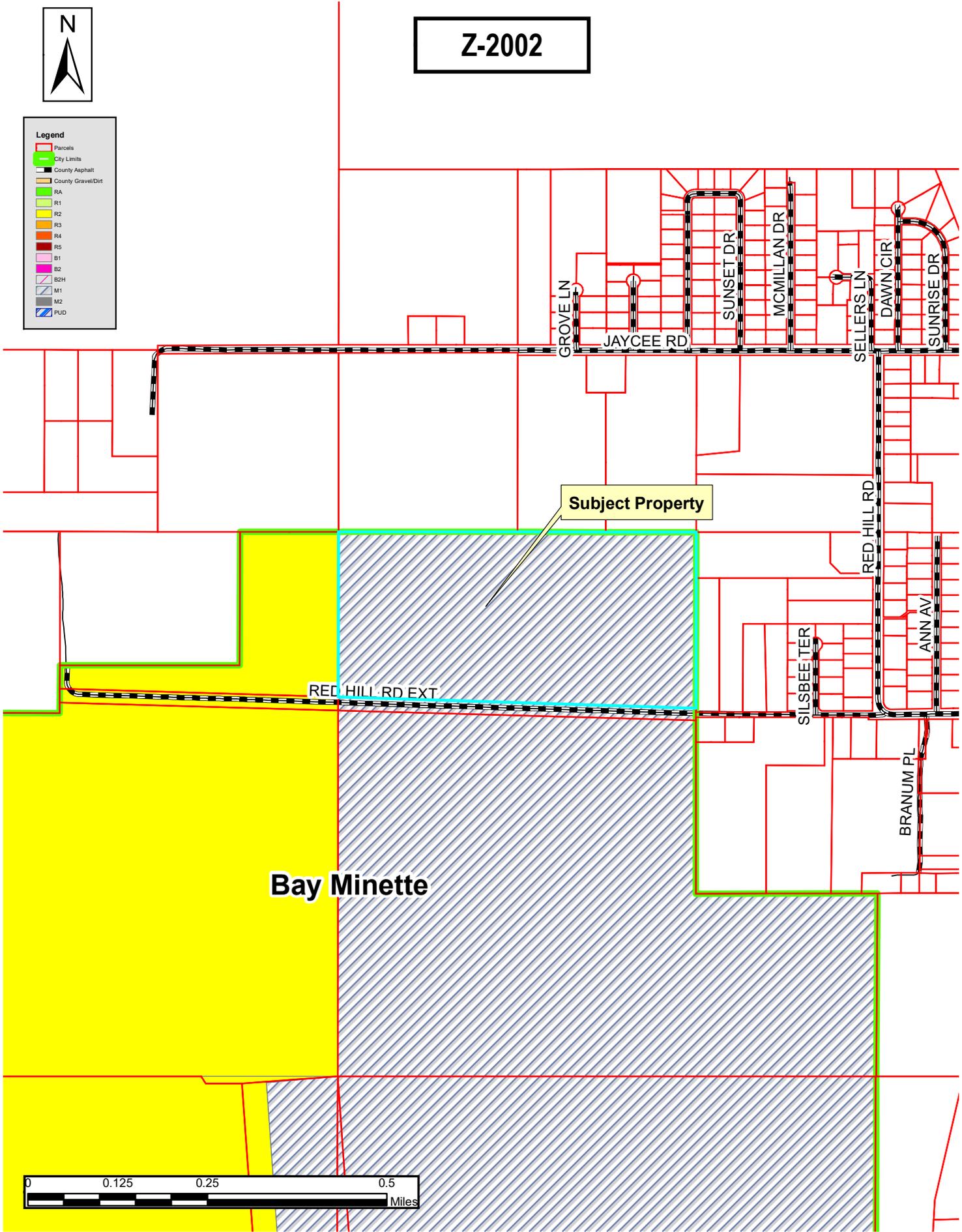


Z-2002



Legend

- Parcels
- City Limits
- County Asphalt
- County Gravel/Dirt
- RA
- R1
- R2
- R3
- R4
- R5
- B1
- B2
- B2H
- M1
- M2
- PUD



Z-2002



JAYCEE RD

GROVE

PECAN LN

SUNSET DR

SUNSET DR

MCM

Subject Property

RED HILL RD EXT

 Parcels
 Roads





City of Bay Minette

Re-zoning Application

Case No.: Z-2002
Fee- \$300.00
Date Paid: _____
Paid: Credit Card Cash
 Check- No. 8154

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@ci.bay-minette.al.us

Are you the property owner? YES NO

**If you are not the property owner, you must submit an Owner Authorization Form signed by the property owner*

Applicant Name: JRC PROPERTIES, LLC By A.C. Dugas, agent Date: 10/5/20

Mailing Address: 126 PATRICK ST

City: DAPHNE State: AL Zip Code: 36526

Telephone Number: 251-331-4017 Email: adugas@msn.com

Site Information

Property Owner Name: JRC PROPERTIES, LLC Phone Number: 251-331-4017

Property Address: 200 HILL ROAD EXTENSION

Parcel/PPIN #: 377636 & 377637

Area of Property, Sq. Ft., or Acres: 103 AC

Present Zoning: INDUSTRIAL Requested Zoning: RESIDENTIAL

Reason for Request/ Intended use of property: SUBDIVISION FOR RESIDENTIAL FARMHOUSES

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this rezoning and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Signature: [Signature] Date: 10/5/20

Submittal Requirements

- Application
- Fee
- Agent Authorization Form (if applicant is not the owner)
- Survey or boundary map showing exact dimensions of the property to be rezoned
- Legal description of property

Version 1.2 – 7/22/2020



City of Bay Minette

Planning & Development Services

Preliminary Plat – Major Subdivision Staff Report
Case No. SD-2001 – Red Hill Creek Estates Subdivision
Planning and Zoning Commission Public Hearing
December 10, 2020

I. PUBLIC HEARINGS:

Planning Commission: December 10, 2020 Rezoning Approval Pending
Preliminary Plat Pending

II. IDENTIFICATION AND LOCATION INFORMATION

Jurisdiction: City Limits
Zoning Designation: R-2, Single Family Residential and M-1, Light Industrial* (*Rezoning to R-2 pending*)
Location of Property: The subject property is located on Red Hill Road Extension, approximately 0.3 miles from Red Hill Road.
Parcel Number(s): 05-23-03-07-0-000-007.002
05-22-01-12-0-000-003.009

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 11
Linear Feet of Streets: N/A – all lots will front Red Hill Road Extension
Total Acreage: 102± acres
Smallest Site Size: 2.85± acres
Largest Site Size: 15± acres
Owner/Developer: JRC Properties with Art Dyas as Authorized Agent
126 Patrick Street
Daphne, AL 36526
Surveyor: David Lowery Surveying LLC
9915 Bryant's Landing Road
Stockton, AL 36579
Request: The applicant is requesting Preliminary Plat Approval for 102± acres to allow for an 11-lot Major Subdivision.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS

Public Utilities Services: Water: North Baldwin Utilities (*See Service Letter Attached*)
Sewer: Septic
Electricity: Baldwin EMC

Transportation: The proposed lots will front on Red Hill Road Extension, a paved and county-maintained roadway. Baldwin County Highway Department had the following comments:
“This road is a main route for a County dirt pit, and another dirt pit. There is a piece of the road on the west side that is approximately 173ft and has prescriptive right-of-way through lot 1 in the 80ft easement. It experiences high volume truck traffic on weekdays from County forces. There is also a significant downgrade to a culvert (approximately where lots 7 and 8 meet) which can be a safety concern with loaded dump trucks. Approximate grade appears to be over 3% from the west and over 6% from the east. There appears to be wetlands through some of these properties that are not shown on this drawing.”

The Bay Minette Fire Department has stated that fire hydrants are required to be within 600 feet of each lot (at least a 1,200-ft spacing) and that the County’s driveway permitting process will suffice for ensuring appropriate grade for ingress of fire apparatus.

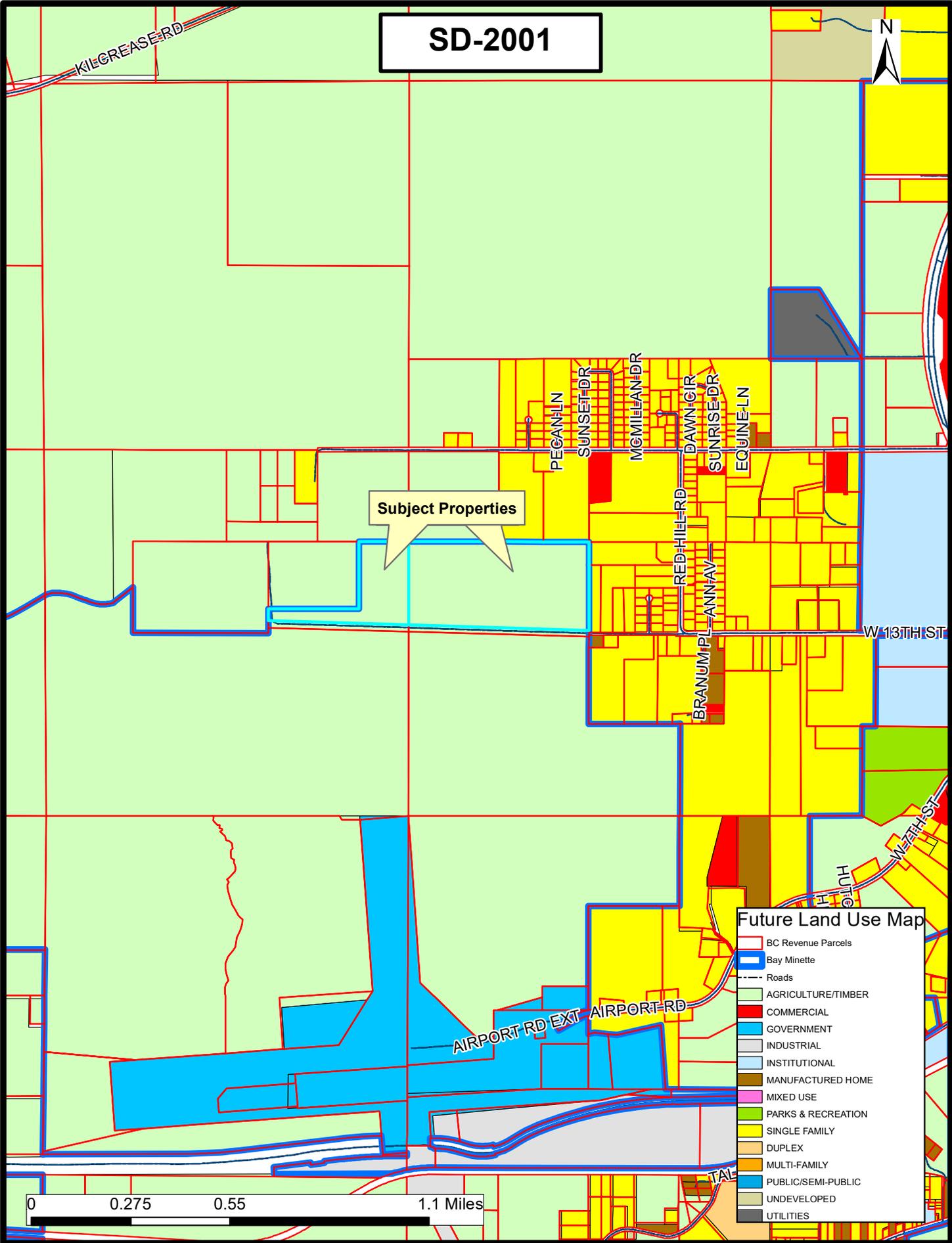
V. STAFF COMMENTS:

- The developer will be required to connect to water services with North Baldwin Utilities and provide adequate fire protection per the Subdivision Regulation Sections 11.7.1 and 11.8.6; and Zoning Ordinance Section 7.12.2. North Baldwin Utilities has provided a letter detailing their system requirements.

VI. RECOMMENDATIONS

Staff recommends that the Preliminary Plat – Major Subdivision for Case No. SD-2001, Red Hill Creek Estates Subdivision be APPROVED.

SD-2001



Subject Properties

Future Land Use Map

- BC Revenue Parcels
- Bay Minette
- Roads
- AGRICULTURE/TIMBER
- COMMERCIAL
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL
- MANUFACTURED HOME
- MIXED USE
- PARKS & RECREATION
- SINGLE FAMILY
- DUPLEX
- MULTI-FAMILY
- PUBLIC/SEMI-PUBLIC
- UNDEVELOPED
- UTILITIES

0 0.275 0.55 1.1 Miles

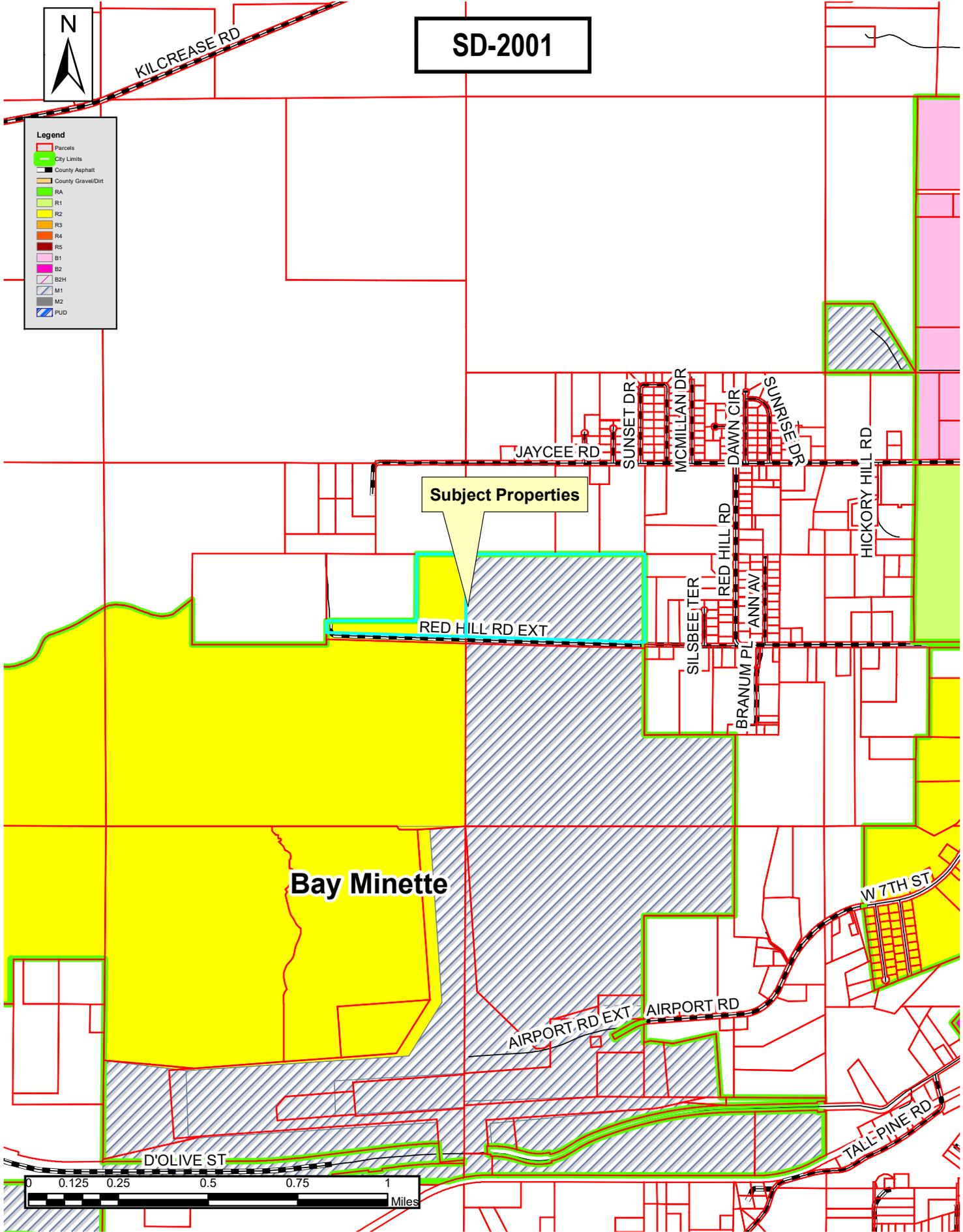
SD-2001



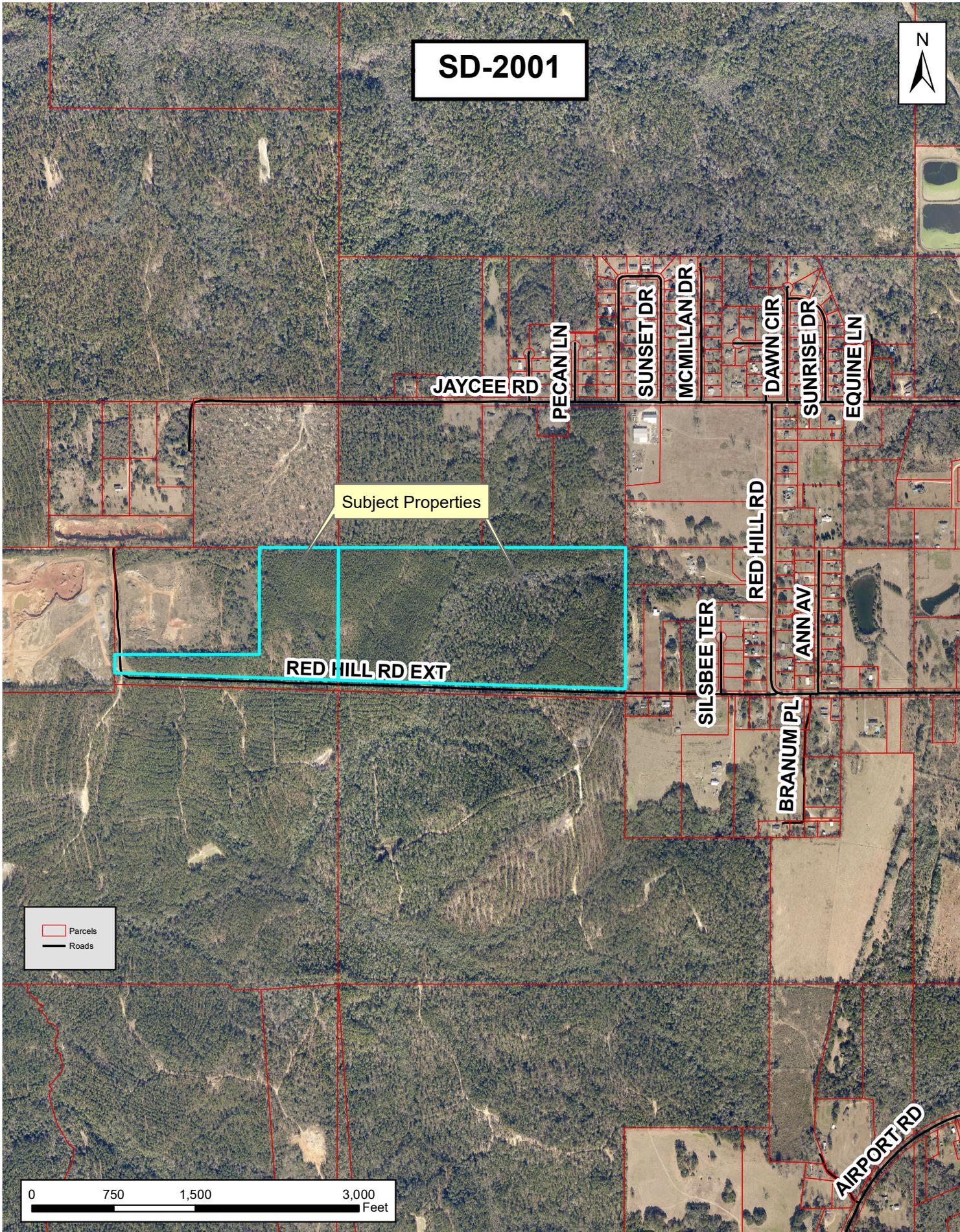
KILCREASE RD

Legend

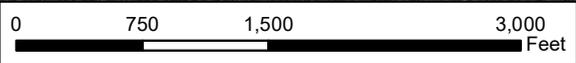
- Parcels
- City Limits
- County Asphalt
- County Gravel/Dirt
- RA
- R1
- R2
- R3
- R4
- R5
- e1
- B2
- B2H
- M1
- M2
- PUD



SD-2001



 Parcels
 Roads





City of Bay Minette

Preliminary Plat - Major Subdivision

301 D'Olive Street · Bay Minette, Alabama 36507 · Phone (251) 580-1650

Case No.:	SD-2001
Fee Total:	\$ 630
Date Paid:	10/26/20
<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
<input checked="" type="checkbox"/> Check- No.:	8154

Are you the owner? Yes No *If not, you will need to complete an Agent Authorization Form signed by the property owner

Name of Applicant: JRC PROPERTIES, LLC (A.C. DYAS-AGENT) Date: 10/5/20

Mailing Address: 126 PATRICK ST.

City/State/ Zip Code: DAPHNUS, AL 36526

Email: adyas@msn.com Phone No.: 251-331-4017

Site Information

Subdivision Type: Residential Commercial Mixed-Use

Subdivision Name: _____

Location of Subdivision: REDHILL ROAD EXTENSION

Parcel ID/PPIN(s): 377636 & 377637

Total Acreage: 103 ac No. of Lots: 11

Electrical: YES Telephone: _____

Water: _____ Sewer: NO

Engineer & Surveyor Information

Engineer Name: _____ License #: _____

Company Name: _____ Business License #: _____

Address: _____

Email: _____ Phone No.: _____

Surveyor Name: DAVID LOWERY License #: 26623

Company Name: DAVID LOWERY SURV., LLC Business License #: _____

Address: 9915 BRYANT'S LANDING RD. STOCKTON, AL 36579

Email: dlsurvey25@hotmail.com Phone No.: 251-937-2757

I/we certify that the information state on and submitted with this application is true and correct.

Signature: Andrew Dyer, agent Date: 10/5/20



NORTH BALDWIN UTILITIES

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

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

November 30, 2020

Clair Dorough
City of Bay Minette
301 D'Olive St
Bay Minette, AL 36507

Re: Red Hill Rd/ JRC Properties
Water Service Availability

In response to your request for water service availability to the subject property, North Baldwin Utilities (NBU) offers the following:

North Baldwin Utilities currently does not offer potable water service along Red Hill Rd Ext in front of the proposed lots. We do have a 3" water main that ends approximately 150' east of the southeastern corner of Lot 11 and 6" water main at the intersection of Silsbee Terrace and Red Hill Rd Ext. The customer is cautioned to appropriately determine service adequacy for their specific purpose. A minimum of a 6" water main is required to provide adequate flow for fire protection via a fire hydrant. Any infrastructure enhancements necessary to accommodate your project shall be at the customer's expense and must be prior approved by NBU and accomplished in accordance with NBU protocols and requirements.

We thank you for your interest regards water service from NBU and trust the above is responsive to your request. Please feel free to contact us should there be any questions or if we may be of assistance.

Sincerely,

NORTH BALDWIN UTILITIES

Jeremy W. Sasser
Engineering Manager

Cc: Jason M. Padgett, General Manager, NBU

BENJAMIN A. BAILEY | RICHARD I. GAINES | JAMES H. ROBERTSON | LARRY F. TAYLOR | MAYOR ROBERT A. WILLS
JASON M. PADGETT, General Manager / CEO

RED HILL CREEK ESTATES

- NOTES**
- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
 - Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
 - Only Defect: Fixed Interior Improvements shown hereon.
 - This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
 - No instruments of record reflecting encumbrances, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
 - No underground utilities or improvements have been located, except as shown or noted.
 - 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 judgment rendered on the property.
 - Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.
 - No liability is assumed by the surveyor for any errors or omissions, or other environmental observations performed on the land.

Parcel Number: 05-23-03-07-0-000-001.001
PIN: 42509
Owner Name: BAYSHORE CONSTRUCTION COMPANY INC
Address: P O BOX 1481
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-03-07-1-000-037.001
PIN: 35517
Owner Name: REDMON, JASON E ETAL
Address: F O BOX 1724
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-03-07-1-000-035.001
PIN: 365161
Owner Name: ENMONIS, BRANDON CHAD
Address: 45705 RED HILL RD
City: BAY MINETTE
State: AL
Zip: 36507

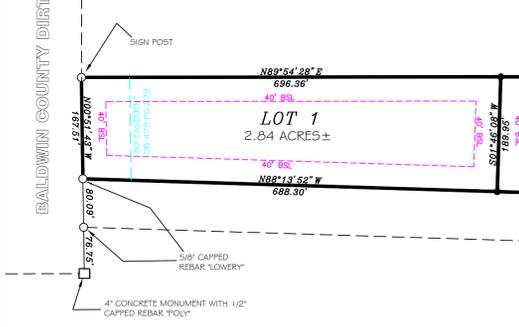
Parcel Number: 05-23-03-07-0-000-006.000
PIN: 47310
Owner Name: WRIGHT, ALBERT R
Address: 12560 RED HILL RD EXT
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-22-01-1-2-0-000-003.000
PIN: 65897
Owner Name: BALDWIN COUNTY
Address: BALDWIN COUNTY ADMIN BLDG
City: BAY MINETTE
State: AL
Zip: 36507

Parcel Number: 05-23-03-07-0-000-006.000
PIN: 40341
Owner Name: WHITE, BEVERLY JO ETAL
Address: P O BOX 519
City: GULF SHORES
State: AL
Zip: 36547

Parcel Number: 05-23-03-07-0-000-005.000
PIN: 40343
Owner Name: WHITE, BEVERLY JO & POSEY, FRANCIS JANET
Address: P O BOX 519
City: GULF SHORES
State: AL
Zip: 36547

Parcel Number: 05-23-03-07-0-000-003.000
PIN: 103600
Owner Name: STAPLETON, JOYCE
Address: 12101 JAYCEE RD
City: BAY MINETTE
State: AL
Zip: 36507



BUILDING SETBACKS:

FRONT: 40'
REAR: 40'
SIDE: 40'

SITE DATA:

SMALLEST LOT: 2.84 Acres
LARGEST LOT: 15.00 Acres
TOTAL # OF LOTS: 11
TOTAL AREA: 102.27 Acres
LINEAR FT. STREETS: 0

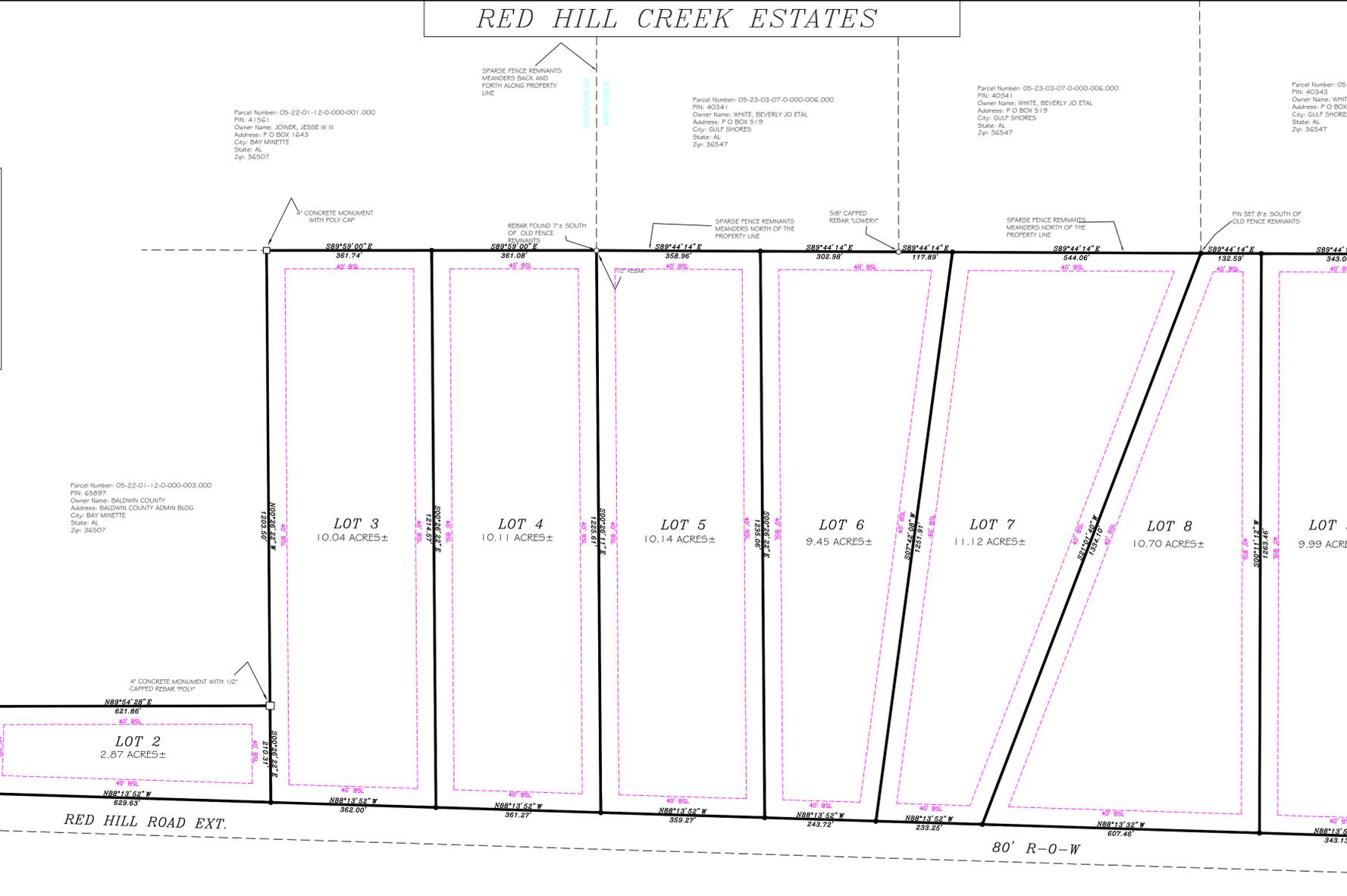
OWNER & DEVELOPER
JRC PROPERTIES LLC
126 PARKER ST.
DAPHNE, AL 36526

SURVEYOR
DAVID LOWERY SURVEYING LLC
53294 MARTIN LN
STOCKTON, AL 36579
DAVID LOWERY, PLS LIC. NO 26623

DAVID LOWERY SURVEYING, L.L.C.
55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlurvey25@hotmail.com

LEGEND AND SYMBOLS

- (***) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET OR RECOVERED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT



BUILDING SETBACKS:

FRONT: 40'
REAR: 40'
SIDE: 40'

SITE DATA:

SMALLEST LOT: 2.84 Acres
LARGEST LOT: 15.00 Acres
TOTAL # OF LOTS: 11
TOTAL AREA: 102.27 Acres
LINEAR FT. STREETS: 0

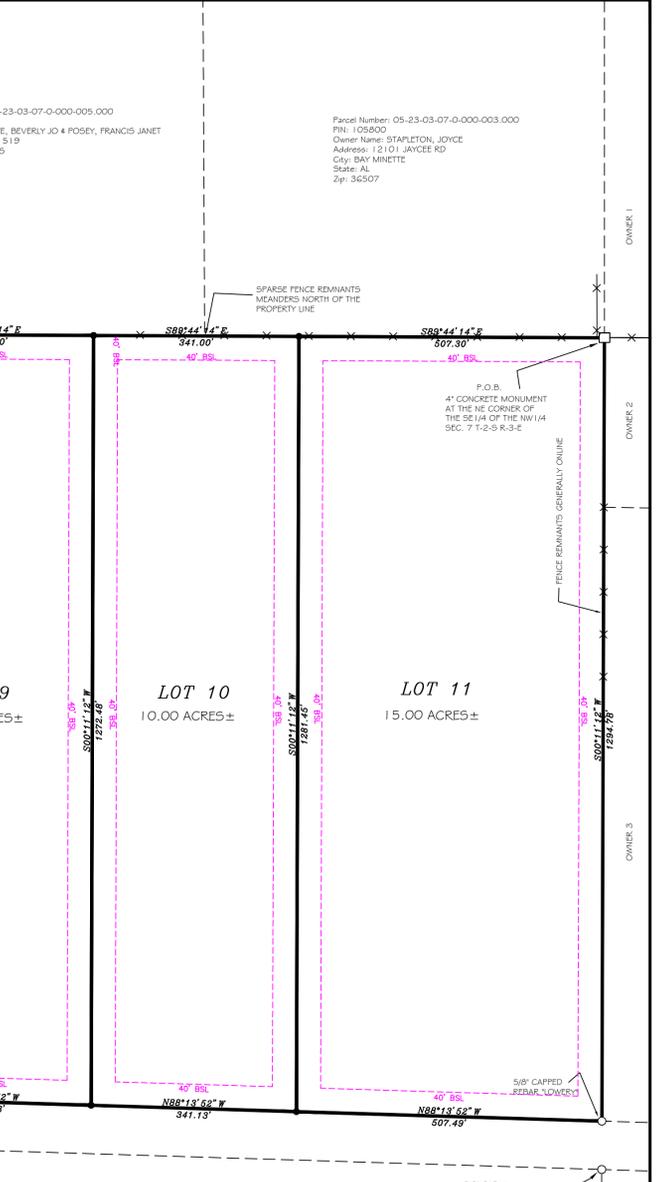
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CERTIFICATION OF APPROVAL BY THE ELECTRIC UTILITY

I, THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.

THIS THE _____ DAY OF _____ 2020

BALDWIN EMC REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 2020.

County Engineer _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE THIS THE _____ DAY OF _____, 2020.

By: _____

Its: _____

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS REPRESENTATIVE OF JRC PROPERTIES LLC, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, HE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____ 2020

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ AS AUTHORIZED REPRESENTATIVE OF JRC PROPERTIES, LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT, AND PLATTED TO BE KNOWN AS RED HILL ESTATES, A PART OF SECTION 12, T-2-S, R-2-E AND SECTION 7 T-2-S R-3-E BALDWIN COUNTY, AL. AND THAT THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____ 2020

JRC PROPERTIES LLC, REPRESENTATIVE

