



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, December 4, 2025**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. December 4, 2025, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

Chairman Pumphrey opened the meeting with an invocation. He also led the pledge of allegiance.

III. ROLL CALL

Chairman Pumphrey conducted a roll call. The following members were present: Michael Mullek, Greg Seibert, Michael Fletcher, George Watters and Doug Lipscomb. Members Brandon Bias, Scott Shamburger and Reid Key were absent.

Staff present were Jay Dickson, Josh Newman, Mark Acreman, Fabia Waters, Cory Rhodes, Brenda Brock, Jenny Mosley, Crystal Bates, Ashley Campbell and James Howard.

IV. APPROVAL OF MINUTES

The motion to APPROVE the November 6, 2025 Planning Commission Agenda Review minutes, and the November 6, 2025 Planning Commission Regular meeting minutes was made by Mr. Seibert. Mr. Watters made the motion to second. All members voted in favor of the motion. The motion to APPROVE the November 6, 2025 Planning Commission Agenda Review minutes, and the November 6, 2025 Planning Commission Regular meeting minutes carried on a vote of 6-0.

V. CONSIDERATION OF CONSENT AGENDA

a.) Case PER25-44, The Farm East RV Park Extension

The applicant requested a one (1) year extension of PUD approval for PUD23-17.

b.) Case PER25-45, Lone Oak Farms Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for SPP21-14.

c.) Case PER25-46, Blueberry Fields Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for SPP23-26.

The motion to APPROVE cases PER25-44 The Farm East RV Park Extension, PER25-45 Lone Oak Farms Extension and PER25-46 Blueberry Fields Extension was made by Mr. Seibert. Mr. Fletcher made the motion to second. All members voted in favor of the motion with Mr. Lipscomb abstaining. Motion to APPROVE cases PER25-44 The Farm East RV Park Extension, PER25-45 Lone Oak Farms Extension and PER25-46 Blueberry Fields Extension carried on a vote of 5-0.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

VII. PUBLIC HEARINGS

PUBLIC HEARING GUIDELINES

Planning Director, Jay Dickson, explained the public hearing registration and meeting procedures.

a.) Case CPD25-02, Cottages on the Cove Condominiums

The applicant requested Commission Planned Development approval for a condominium development that will include seven single-family dwelling units.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case CPD25-02, Cottages on the Cove Condominiums was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CPD25-02, Cottages on the Cove Condominiums carried on a vote of 6-0.

b.) Case SC25-53, Resub of Lot 2A Dearing Acres Subdivision

The applicant requested Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Jenny Mosley.

The chairman opened the public hearing.

Hunter Smith and Greg Bloch were present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-53, Resub of Lot 2A Dearing Acres Subdivision was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-53, Resub of Lot 2A Dearing Acres Subdivision carried on a vote of 6-0.

c.) Case SC25-55, Replat of Lot 1 Volovecky Split Subdivision

The applicant requested Preliminary Plat approval for a large 2-lot subdivision.

The case was presented by Jenny Mosley.

The chairman opened the public hearing.

Leslie Odom was present for the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-55, Replat of Lot 1 Volovecky Split Subdivision was made by Mr. Seibert. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-55, Replat of Lot 1 Volovecky Split Subdivision carried on a vote of 6-0.

d.) Case SC25-56, Willis Division, Replat of Lot 25

The applicant requested Preliminary Plat approval for a 2-lot subdivision.

The case was presented by Jenny Mosley.

The chairman opened the public hearing.

Greg Willis, property owner, was present.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-56, Willis Division, Replat of Lot 25 was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-56, Willis Division, Replat of Lot 25 carried on a vote of 6-0.

e.) Case SC25-57, Resub of Lot 1C T&K Subdivision

The applicant requested Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Hunter Smith was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-57, Resub of Lot 1C T&K Subdivision was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-57, Resub of Lot 1C T&K Subdivision carried on a vote of 6-0.

f.) Case SC25-58, Northern Pines Subdivision

The applicant requested Preliminary Plat approval for a 10-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-58, Northern Pines Subdivision was made by Mr. Fletcher. Mr. Lipscomb made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-58, Northern Pines Subdivision carried on a vote of 6-0.

g.) Case SPP25-29, Resub of Lots 2, 7 & 9 CC 77 Subdivision

The applicant requested Preliminary Plat approval for a 6-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-29, Resub of Lots 2, 7 & 9 CC 77 Subdivision was made by Mr. Fletcher. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-29, Resub of Lots 2, 7 & 9 CC 77 Subdivision carried on a vote of 6-0.

h.) Case SRP25-19, Replat of Lot 1 Heron Court Subdivision

The applicant requested Revised Preliminary Plat approval for the replat of Lot 1 Heron Court Subdivision.

The case was presented by Jenny Mosley.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SRP25-19, Replat of Lot 1 Heron Court Subdivision was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-19, Replat of Lot 1 Heron Court Subdivision carried on a vote of 6-0.

i.) Case CSP24-34, H/L Storage Facility

The applicant requested Commission Site Plan approval for an open boat and RV storage facility with a front office building.

The case was presented by Crystal Bates.

The chairman opened the public hearing.

Paul Shoenight, property owner, was present.

John Gregson and Deborah Gregson signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP24-34, H/L Storage Facility was made by Mr. Mullek. Mr. Lipscomb made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP24-34, H/L Storage Facility carried on a vote of 6-0.

j.) Case CSP25-08, Black & Veatch Cell Tower

The applicant requested Commission Site Plan approval for a 300' self-support cell tower.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Frank Dalio was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-08, Black & Veatch Cell Tower was made by Mr. Mullek. Mr. Watters made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-08, Black & Veatch Cell Tower carried on a vote of 6-0.

k.) Case CSP25-40, Swinson Office/Warehouse

The applicant requested Commission Site Plan approval for a 2,000 sf office/warehouse.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Peter Swinson and Dustin Britton were present to represent the applicant.

Heather Cassebaum signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-40, Swinson Office/Warehouse was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-40, Swinson Office/Warehouse carried on a vote of 6-0.

VIII. OTHER BUSINESS:

None.

IX. PUBLIC COMMENTS:

None.

X. PLANNING COMMISSIONER COMMENTS

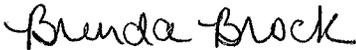
Mr. Lipscomb expressed his appreciation for being appointed to the Planning Commission.

XI. DIRECTOR'S REPORT

Mr. Dickson introduced James Howard as the new Natural Resource Planner for Planning and Zoning.

XII. ADJOURNMENT

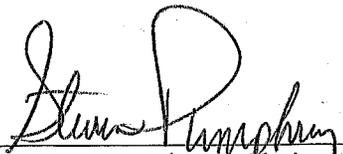
As there were no further items to discuss, the meeting was adjourned at 5:08 p.m.



Brenda Brock, Planning Technician



Date



Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission



Date