



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, November 2, 2023**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. November 2, 2023, 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: Steve Pumphrey, Robert Davis, Michael Mullek, Greg Seibert, Jamie Strategier, Mike McKenzie, Diane Burnett, Michael Fletcher, and Danny Bolton. Member Bill Booher was present until 6:00 p.m. Members Brandon Bias, Plumer Tonsmeire, Jason Padgett and Glenn Seale were absent.

County Attorney Brad Hicks was also present.

Staff present were Matthew Brown, Buford King, Celena Boykin, Shawn Mitchell, Cory Rhodes, Mary Booth, Fabia Waters, Calla McKenzie, Ashley Campbell, Brittany Epling, Crystal Bates, and Tucker Stewart.

IV. APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the October 5, 2023, work session and the October 5, 2023, meeting minutes. Mr. Booher seconded the motion. All members voted in favor of the motion. **The motion to APPROVE the October 5, 2023, Planning Commission work session minutes and the October 5, 2023, Planning Commission meeting minutes carried on a vote of 9-0.**

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

[Chairman Pumphrey allowed Case SPP23-22, Darby Ridge to be moved ahead of all other cases and voted on as the applicant requested the case be TABLED. Meeting attendees for this case were able to leave since the case would not be heard. See (IX c.) SPP23-22 Darby Ridge, below for case and voting details.]

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case PER23-18, Extension Request for S-21019 & S-21020 Fairhope Falls Phases 6-9

The applicant is requesting a 1-year extension of Preliminary Plat approval.

The case was presented by Shawn Mitchell.

The motion to APPROVE with conditions was made by Mr. Davis. Mr. Booher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PER23-18 Extension Request for S-21019 & S-21020 Fairhope Falls Phases 6-9 carried on a vote of 9-0.

b.) Case PER23-25, Extension Request for SPP21-7 Silver Lakes Phase 2

The applicant is requesting first and final 2-year extension of Preliminary Plat approval.

The case was presented by Mary Booth.

The motion to APPROVE was made by Mr. Davis. Mr. McKenzie made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PER23-25 Extension Request for SPP21-7 Silver Lakes Phase 2 carried on a vote of 9-0.

c.) Case SPP23-20 Shipp Road Commercial Park (FKA Shipp Road Industrial Park)

The applicant is requesting Preliminary Plat approval for Shipp Road Commercial Park, a 22-lot non-residential subdivision.

The case was presented by Mary Booth.

The applicant or their representative was present but did not speak.

Michelle Long represented a group of citizens and spoke in opposition.

The motion to APPROVE with conditions was made by Ms. Burnett. Mr. Booher made the motion to second. Motion to APPROVE with conditions case SPP23-20, Shipp Road Commercial Park (FKA Shipp Road Industrial Park), carried on a vote of 7-2 with Mr. Seibert and Mr. Bolton voting no.

d.) Case PER23-28 Extension Request for S-21090 Dogwood Express

The applicant is requesting first and final 1-year extension of Preliminary Plat approval.

The case was presented by Fabia Waters.

The motion to APPROVE with conditions 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 PER23-28 Extension Request for S-21090 Dogwood Express, carried on a vote of 9-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – HIGHWAY CONSTRUCTION SETBACK APPEAL CASES

a.) Case HCA23-4 Maronda Homes

The applicant is requesting an appeal to allow a home to be built in the Highway Construction Setback.

The case was presented by Calla McKenzie.

The applicant was present but did not speak.

The motion to APPROVE was made by Mr. Booher. Mr. Bolton made the motion to second. All members voted in favor of the motion. Motion to APPROVE case HCA23-4 Maronda Homes, carried on a vote of 9-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z23-29 Wolff Property

The applicant is requesting to rezone 8.8+/- acres from RSF-E to B4 for an RV Park in the rear of the property and allow frontage to be utilized for higher use in the future.

The case was presented by Celena Boykin.

The applicant, Charles Wolff, was present to speak.

Karen Vaughn signed up in support and provided signed petitions from adjacent property owners lifting restrictions that prohibited commercial use on their properties.

The motion to recommend APPROVAL was made by Mr. Bolton. Mr. Booher made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-29 Wolff Property, carried on a vote of 9-0.

b.) Case Z23-37, Nogueira Property

The applicant is requesting to rezone 6.1+/- acres from RSF-E to RA for a small farmer's market.

The case was presented by Cory Rhodes.

The applicant, Maria Nogueira, was present to speak.

Karen Vaughn, Gayle Beech, Candy Reed, Judge Leland Avery and Dr. Dean Wood signed up in support.

Douglas Stewart, Wendy Donovan, Michael Ross, Cindy Ross, Riley-Anne Pugh and Jason Munn signed up in opposition.

The motion to recommend APPROVAL was made by Mr. Bolton. Mr. Booher made the motion to second. Motion to recommend APPROVAL of case Z23-37 Nogueira Property, carried on a vote of 6-3 with Mr. Davis, Mr. Seibert and Ms. Burnett voting no.

[Mr. Booher left the meeting at 6:00 pm.]

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SC23-42, BFLC Eightmile Creek East PH VI

The applicant is requesting Preliminary Plat approval of BFLC Eightmile Creek East PH VI, a 5-lot subdivision.

The case was presented by Shawn Mitchell.

No one signed up in either support or opposition.

The motion to APPROVE with conditions was made by Mr. Mullek. Mr. Bolton made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC23-42 BFLC Eightmile Creek East PH VI, carried on a vote of 8-0.

b.) Case SC23-44, Lillian Acres

The applicant is requesting Preliminary Plat approval for Lillian Acres, a 3-lot residential subdivision.

The case was presented by Mary Booth.

No one was present to represent the applicant.
Jerald Mikkelsen and Susan Wells signed up in opposition.

The motion to APPROVE was made by Mr. Mullek. Mr. Seibert made a motion to second. All members voted in favor of the motion. Motion to APPROVE case SC23-44 Lillian Acres, carried on a vote of 8-0.

c.) Case SC23-45, Hopkins Subdivision

The applicant is requesting Preliminary Plat approval for Hopkins Subdivision, a 2-lot residential subdivision.

The case was presented by Mary Booth.

Reese Harpel was present to represent the applicant.

Sarah Crowell signed up in support.

The motion to APPROVE was made by Mr. Bolton. Mr. Mullek made the motion to second. The motion to APPROVE case SC23-45 Hopkins Subdivision, carried on a vote of 8-0.

d.) Case SC23-46, BFLC Eightmile Creek East PH VII

The applicant is requesting Preliminary Plat approval for BFLC Eightmile Creek East PH VII, a 19-lot subdivision.

The case was presented by Mary Booth.

No one signed up in either support or opposition.

The motion to APPROVE was made by Mr. Davis. Mr. Seibert made a motion to second. All members voted in favor of the motion. The motion to APPROVE case SC23-46 BFLC Eightmile Creek East PH VII, carried on a vote of 8-0.

e.) Case SPP23-22, Darby Ridge Subdivision

[This case was voted on at the beginning of the meeting prior to Mr. Booher leaving and was TABLED. Meeting attendees for this case were able to leave since the case would not be heard.]

The applicant is requesting Preliminary Plat approval for Darby Ridge Subdivision, a 78-lot subdivision.

The applicant has requested to Table this case until the December 7, 2023 meeting.

The motion to TABLE until the December 7, 2023 meeting per the applicant's request was made by Mr. Seibert. Mr. McKenzie made the motion to second. All members voted in favor of the motion. The motion to TABLE until the December 7, 2023 meeting per the applicant's request for case SPP23-22 Darby Ridge Subdivision, carried on a vote of 9-0.

f.) Case SPP23-25, Dixon Farms Subdivision

The applicant is requesting Preliminary Plat approval for Dixon Farms Subdivision, an 8-lot subdivision.

The case was presented by Fabia Waters.

The applicant was present but did not speak.

Tim Krumm signed up in opposition. Chad Jordan and Michael Johnson signed up in support. Linda Lee signed up as neutral.

The motion to APPROVE with conditions was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion. The motion to APPROVE with conditions case SPP23-25 Dixon Farms Subdivision, carried on a vote of 8-0.

g.) Case SV23-8, Bryant Landing Family Subdivision

The applicant is requesting a Variance from Article 4, Section 4.2(a) of the Baldwin County Subdivision Regulations.

The case was presented by Fabia Waters.

Hartford Edwards signed up in support.

The motion to APPROVE was made by Mr. Seibert. Mr. McKenzie made the motion to second. All members voted in favor of the motion. The motion to APPROVE case SV23-8 Bryant Landing Family Subdivision, carried on a vote of 8-0.

h.) Case SV23-11, Two Lakes RV Park Phase I

The applicant is requesting a variance, as permitted by Article 8, Sections 8.1(a) through 8.1(e) of the Baldwin County Subdivision Regulations, from Article 5, Section 5.1.1 of the Baldwin County Subdivision Regulations pertaining to construction of sidewalks.

The case was presented by Buford King.

No one was present to represent the applicant.

The motion to DENY was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. The motion to DENY case SV23-11 Two Lakes RV Park Phase I, carried on a vote of 8-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS- COMMISSION SITE PLAN APPROVAL CASES

a.) Case CSP23-34, St. Michael's High School

The applicant is requesting Commission Site Plan Approval to allow the construction of a football stadium and related improvements on the existing school campus.

The case was presented by Buford King.

Bruce Smith was present to represent the applicant.

The motion to APPROVE with conditions was made by Mr. Bolton. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP23-34 St. Michael's High School, carried on a vote of 8-0.

XI. NEW BUSINESS:

- a.) Approval of the 2024-2025 Planning Commission meeting calendar.

The motion to APPROVE was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE the 2024-2025 Planning Commission meeting calendar carried on a vote of 8-0.

XII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XIII. ADJOURNMENT

As there were no further items to discuss the meeting adjourned at 6:58 p.m.

Brenda Brock

Brenda Brock, Planning Technician

12-7-2023

Date

Steve Pumphrey

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

12-7-23

Date