



Baldwin County Planning and Zoning Commission Meeting Minutes Thursday, March 7, 2024

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. March 7, 2024, 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, Brandon Bias, Robert Davis, Michael Mullek, Greg Seibert, Bill Booher, Jamie Strategier, Mike McKenzie, Diane Burnett, Michael Fletcher, Danny Bolton, and George Watters. Members, Plumer Tonsmeire, Jason Padgett, and Glenn Seale were absent.

Staff present were Buford King, Celena Boykin, Shawn Mitchell, Fabia Waters, Mary Booth, Ashley Campbell, Cory Rhodes, Brenda Brock, Calla McKenzie, Crystal Bates, Tyler Austin, Wade Clements, Mark Acreman and Frank Lundy.
County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the February 1, 2024, Planning Commission work session minutes and the February 1, 2024, Planning Commission meeting minutes. Mr. Davis seconded the motion. All members voted in favor of the motion. The motion to APPROVE the February 1, 2024, Planning Commission work session minutes and the February 1, 2024, Planning Commission meeting minutes carried on a vote of 11-0.

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case CSP23-42, Eastern Shore Cosmetic Center

The applicant requested Commission Site Plan Approval to construct a 4,900 sq ft facility to use as a cosmetic center.

b.) Case CSP24-04, Coastal Sports Academy

The applicant requested Commission Site Plan Approval for a baseball/softball training facility.

c.) Case CSP24-06, Cornerstone Storage

The applicant requested Commission Site Plan Approval for boat and RV Storage.

d.) Case PER24-06, Cove at Cotton Bayou Phase I

The applicant requested a Preliminary Plat 1-year extension for Cove at Cotton Bayou Phase I.

e.) Case PER24-07, Paxton Farms Phase I

The applicant requested Preliminary Plat 1-year extension for Paxton Farms Phase I.

f.) Case SPP24-02, Woodpecker Landing Subdivision

The applicant requested Preliminary Plat approval for Woodpecker Landing, a 15 unit subdivision.

The chairman opened the public hearing for the above cases.

Case CSP24-06, Cornerstone Storage was pulled from the Consent Agenda to be presented separately due to opposition.

The chairman closed the public hearing.

The motion to APPROVE cases CSP23-42 Eastern Shore Cosmetic Center, CSP24-04 Coastal Sports Academy, PER24-06 Cove at Cotton Bayou Phase I, PER24-07 Paxton Farms Phase I and SPP24-02 Woodpecker Landing Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases CSP23-42 Eastern Shore Cosmetic Center, CSP24-04 Coastal Sports Academy, PER24-06 Cove at Cotton

Bayou Phase I, PER24-07 Paxton Farms Phase I and SPP24-02 Woodpecker Landing Subdivision, carried on a vote of 11-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case CSP24-06, Cornerstone Storage

The applicant requested Commission Site Plan (CSP) approval for boat and RV storage.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Thomas Granger was present to represent the applicant.

Sherri Killam-Albee signed up to speak in opposition.

The chairman closed the public hearing.

The motion to APPROVE case CSP24-06, Cornerstone Storage was made by Mr. Bolton. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to APPROVE case CSP24-06, Cornerstone Storage carried on a vote of 10-1.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case HCA23-07, Southern Poolsapes Highway Construction Setback Appeal

The applicant requested to allow a swimming pool to encroach into the Highway Construction Setback.

The case was presented by Fabia Waters.

The motion to APPROVE case HCA23-07, Southern Poolsapes Highway Construction Setback Appeal was made by Mr. Booher. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to APPROVE case HCA23-07, Southern Poolsapes Highway Construction Setback Appeal carried on a vote of 10-1.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-01, Bornholt Property

The applicant requested to rezone 41 +/- acres from RA to RSF-1 to allow for a future single-family subdivision.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Aaron Collins was present to represent the applicant.

Amanda White signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-01, Bornholt Property was made by Ms. Burnett. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to recommend DENIAL of case Z24-01, Bornholt Property, carried on a vote of 10-1.

b.) Case Z24-02, Carillon Oaks Property

The applicant requested to rezone 2.91 +/- acres from CR to B-1 for a childcare facility and professional office space.

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

Jessica McDill and Zeke Hudson were present to represent the applicant.

The property owner, Jerry Lathan, was present and spoke.

Janette Hartson, Debra Hartley, Kathy Paxton Dean and Will Booker signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-02, Carillon Oaks Property was made by Mr. Bias. Mr. Bolton made the motion to second. All members voted in favor of the motion with Mr. Mullek and Ms. Burnett voting no. Motion to recommend DENIAL of case Z24-02, Carillon Oaks Property, carried on a vote of 9-2.

c.) Case Z24-03, Vaughan Property

The applicant requested to rezone 2.52 +/- acres from RA to B-2 for commercial development.

The case was presented by Crystal Bates.

The chairman opened the public hearing.

DeAnna Hyche was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-03, Vaughan Property was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Davis voting no. Motion to recommend APPROVAL of case Z24-03, Vaughan Property, carried on a vote of 10-1.

d.) Case Z24-04, Lewis Property

The applicant requested to rezone 5 +/- acres from RA to B-3 for a golf driving range.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Thomas Granger was present to represent the applicant.

The property owner, Michael Lewis, was present and spoke.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-04, Lewis Property was made by Mr. Mullek. Mr. Booher made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-04, Lewis Property, carried on a vote of 11-0.

e.) Case Z24-05, Curtis Property

The applicant requested to rezone 3.07 +/- acres from RV-2 to RR for a restaurant.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

The property owner, Scott Curtis, was present and spoke.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-05, Curtis Property was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to recommend APPROVAL of case Z24-05, Curtis Property, carried on a vote of 10-1.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD24-01, County Road 38 Manufactured Home Park

The applicant requested Planned Unit Development (PUD) Final Site Plan approval for County Road 38 Manufactured Home Park, a 7-site manufactured home park.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case PUD24-01, County Road 38 Manufactured Home Park was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD24-01, County Road 38 Manufactured Home Park, carried on a vote of 11-0.

b.) Case SC24-02, J Cattle Subdivision

The applicant requested Preliminary Plat approval of J Cattle Subdivision, a 3-lot subdivision.

The case was presented by Tyler Austin.

The chairman opened the public hearing.

Hunter Smith was present to represent the applicant.
Natalie Jones, Tampa Sykora, Glenn Sykora, and Judy Naef signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC24-02, J Cattle Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion with Mr. Bolton voting no. Motion to APPROVE with conditions case SC24-02, J Cattle Subdivision, carried on a vote of 10-1.

c.) Case SPP23-30, Savannah Estates Phase II

The applicant requested Preliminary Plat approval of Savannah Estates Phase II, a 121-lot subdivision.

The case was presented by Mary Booth.

The chairman opened the public hearing.

Aaron Collins and David Lavery were present to represent the applicant.
Kevin Kirchharr, the property owner, was present and spoke.
Mike Hayes spoke in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP23-30, Savannah Estates Phase II was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to APPROVE with conditions case SPP23-30, Savannah Estates Phase II, carried on a vote of 10-1.

d.) Case SPP24-01, Cassella Subdivision

The applicant requested Preliminary Plat approval of Cassella Subdivision, a 4-lot subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.
Steven Hinote and Dan Middleton signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-01, Cassella Subdivision was made by Mr. Davis. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Bolton voting no. Motion to APPROVE with conditions case SPP24-01, Cassella Subdivision, carried on a vote of 10-1.

e.) Case SV24-01, Thomas Early Subdivision Variance

The applicant requested a variance from Article 4.2(a) of the Baldwin County Subdivision Regulations that will allow the creation of a family subdivision where the ingress/egress easement is less than 30 ft.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Christopher Childres, the property owner, was present and spoke.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SV24-01, Thomas Early Subdivision Variance was made by Mr. Bolton. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV24-01, Thomas Early Subdivision Variance, carried on a vote of 11-0.

XI. CONSIDERATION OF APPLICATIONS AND REQUESTS - COMMISSION SITE PLAN APPROVAL / HIGHWAY CONSTRUCTION SETBACK APPEAL CASES

a.) Case HCA23-08 / CSP23-43, Billy's Hot Dogs Restaurant

The applicant requested an appeal to allow required parking spaces (a permanent structure) within the Highway Construction Setback. They are also requesting Commission Site Plan approval to construct a 2,500 sq ft fast food restaurant.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Kim Ward and Eric Jackson were present to represent the applicant.

Bill Feid, the property owner, was present and spoke.
Frank Lundy, County Engineer, also spoke.

The chairman closed the public hearing.

The motion to APPROVE with conditions cases HCA23-08, Billy's Hot Dogs Restaurant was made by Ms. Burnett. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Davis, Mr. Mullek, Ms. Strategier and Mr. Watters voting no. Motion to APPROVE with conditions case HCA23-08, Billy's Hot Dogs Restaurant, carried on a vote of 7-4.

The motion to APPROVE with conditions cases CSP23-43, Billy's Hot Dogs Restaurant was made by Mr. Bias. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Davis, Mr. Mullek, Ms. Strategier and Mr. Watters voting no. Motion to APPROVE with conditions case CSP23-43, Billy's Hot Dogs Restaurant, carried on a vote of 7-4.

XII. NEW BUSINESS:

No new business.

XIII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XIV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 7:03 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date