



Baldwin County Planning and Zoning Commission Meeting Minutes Thursday, October 3, 2024

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. October 3, 2024, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, 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, Scott Shamburger, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, and George Watters. Members Glenn Seale and Reid Key were absent.

Staff present were Jay Dickson, Buford King, Shawn Mitchell, Josh Newman, Fabia Waters, Cory Rhodes, Brenda Brock, Ashley Campbell, Crystal Bates, Calla McKenzie, Tyler Austin and Mark Acreman.

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the September 5, 2024, Planning Commission work session minutes and the September 5, 2024, Planning Commission meeting minutes. Mr. Davis seconded the motion. All members voted in favor of the motion. The motion to APPROVE the September 5, 2024, Planning Commission work session minutes and the September 5, 2024, Planning Commission meeting minutes carried on a vote of 9-0.

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case CSP24-27, Dollar General Store

The applicant requested Commission Site Plan approval for the construction of a Dollar General retail store.

b.) Case CSP24-33, Southern Lawn

The applicant requested Commission Site Plan approval for the construction of a 3,050 sq ft office/warehouse facility for Southern Lawn.

c.) Case SC24-31, Resub Lot 3 Pearson Family Division

The applicant requested Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

d.) Case SC24-33, Lindgerg Estates

The applicant requested Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

e.) Case SC24-41, Resub Lot 1 Defilippi

The applicant requested Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases CSP24-27 Dollar General Store, CSP24-33 Southern Lawn, SC24-31 Resub Lot 3 Pearson Family Division, SC24-33 Lindgerg Estates and SC24-41 Resub Lot 1 Defilippi was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases CSP24-27 Dollar General Store, CSP24-33 Southern Lawn, SC24-31 Resub Lot 3 Pearson Family Division, SC24-33 Lindgerg Estates and SC24-41 Resub Lot 1 Defilippi carried on a vote of 9-0.

f.) Case SPP24-16, The Fleet Subdivision [Removed from Consent Agenda]

The applicant requested Preliminary Plat approval for an 11-lot subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing
Thomas Geck signed up in support.
Randall Tillman signed up as neutral.
Neil Armentrout signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-16, The Fleet Subdivision 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 SPP24-16, The Fleet Subdivision carried on a vote of 9-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case CSP24-12, Smeraglia Dog Kennels

The applicant requested Commission Site Plan approval for a dog kennel.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Chris Lieb and Michelle McCarty were present to represent the applicant.
Billy Joe Gray, Kathy Gray, Angela Wood, Lauren Smeraglia, Sherri Smeraglia, Carol Turberville, Anthony Smeraglia and Charles Turberville signed up in support.
Dawn Hopper, Glenn Hopper, Judd Coggin, Rosellen Coggin, Burie Ellison, and Melanie Wilks signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP24-12, Smeraglia Dog Kennels 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 CSP24-12, Smeraglia Dog Kennels carried on a vote of 9-0.

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

None.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-18, Bengtson Property / Z24-28, Childress Property / PRD24-05, Cambridge Subdivision

The applicant requested to rezone 21 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3); to also rezone 152 +/- acres from Rural Agricultural (RA) and General Business (B-3) to Residential Single Family (RSF-2) and approval for a 445-unit Planned Residential Development, Cambridge Subdivision.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Dwayne Smith was present to represent the applicant.

Joe Mullek signed up as neutral.

Shannon Biggs, Donnie Dearborn, Wayne Kent, Joyce Kent, Terry Whiteside, Tim Mullek, Josephine Walker, Cathy Elgie, Amelia Yoas, Gary Powers, Lori Stover and Forrest Mahoney signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-18, Bengtson Property based on issues with traffic, safety, wetlands, flooding and non-compliance with the Master Plan was made by Ms. Strategier. Mr. Watters made the motion to second. All members voted in favor of the motion. Motion to recommend DENIAL of case Z24-18, Bengtson Property based on issues with traffic, wetlands, flooding and non-compliance with the Master Plan carried on a vote of 9-0.

The motion to recommend DENIAL of case Z24-28, Childress Property based on issues with safety, stormwater management, traffic and inconsistencies with the Master Plan was made by Ms. Burnett. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to recommend DENIAL of case Z24-28, Childress Property based on issues with safety, stormwater management, traffic and inconsistencies with the Master Plan carried on a vote of 9-0.

The motion to recommend DENIAL of case PRD24-05, Cambridge Subdivision was made by Mr. Fletcher. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to recommend DENIAL of case PRD24-05, Cambridge Subdivision carried on a vote of 9-0.

b.) Case Z24-37, Keifer Property

The applicant requested to rezone 11.6 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

The case was presented by Buford King.

The chairman opened the public hearing.
Cathy Barnette was present to represent the applicant.
Tracey Gambill signed up in support.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-37, Keifer Property was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-37, Keifer Property carried on a vote of 9-0.

c.) Case Z24-38, Dukes Property

The applicant requested to rezone 2.46 +/- acres from Neighborhood Business (B-2) to General Business (B-3).

The case was presented by Buford King.

The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-38, Dukes Property was made by Mr. Bias. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-38, Dukes Property carried on a vote of 9-0.

d.) Case Z24-39, Buckley Property

The applicant requested to rezone 7.3 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.
Tarrel James was present to represent the applicant.
Will Eschen signed up in support.
Omayya Atout sign up as neutral.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-39, Buckley Property was made by Mr. Mullek. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-39, Buckley Property carried on a vote of 9-0.

e.) Case Z24-40, Hamm Enterprises LTD Property

The applicant requested to rezone 22.87 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3).

The case was presented by Jay Dickson.

The chairman opened the public hearing.

David Shumer was present to represent the applicant.

Jeff Windham signed up in support.

Marshal Holman signed up as neutral.

Linda Rains, Robin Newell, Dennis Newell, Tracey Gambill, Fred Lurwig, David Shuman, Lani Cameron, Susan Huff, Luke Kiszla, Jean Bennett, Richard Andrews and Dante Bennett signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-40, Hamm Enterprises LTD Property based on flooding, traffic, safety and not being compatible with the Master Plan was made by Ms. Strategier. Mr. Bias made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to recommend DENIAL of case Z24-40, Hamm Enterprises LTD Property based on flooding, traffic, safety and not being compatible with the Master Plan carried on a vote of 8-1.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD24-04 / CSP24-32, Candieland RV Park

The applicant requested Final Site Plan approval and Commission Site Plan approval for a 14-unit RV Park.

The case was presented by Fabia Waters.

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 PUD24-04 / CSP24-32, Candieland RV Park was made by Mr. Seibert. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD24-04 / CSP24-32, Candieland RV Park carried on a vote of 9-0.

b.) Case SPP24-17, 8 Mile Creek Estates Subdivision

The applicant requested Preliminary Plat approval for a 16-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Randall Tillman was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-17, 8 Mile Creek Estates Subdivision was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-17, 8 Mile Creek Estates Subdivision carried on a vote of 9-0.

XI. NEW BUSINESS:

No new business.

XII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XIII. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 7:58 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date