



Baldwin County Planning and Zoning Commission Meeting Minutes Thursday, August 1, 2024

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. August 1, 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, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, George Watters and Reid Key. Members Robert Davis, Jason Padgett, Glenn Seale and Danny Bolton were absent.

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

IV. APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the July 11, 2024, Planning Commission work session minutes and the July 11, 2024, Planning Commission meeting minutes. Mr. Mullek seconded the motion. All members voted in favor of the motion. The motion to APPROVE the July 11, 2024, Planning Commission work session minutes and the July 11, 2024, Planning Commission meeting minutes carried on a vote of 8-0.

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER24-38, Park View PH II

The applicant requested a one (1) year Extension of Preliminary Plat approval of case S-21079, Park View PH II, a 55-lot subdivision.

b.) Case CSP24-28, Vertical Bridge Cell Tower

The applicant requested Commission Site Plan approval of the construction of a 2,500 square foot fenced compound for a 195-foot-tall wireless communication tower.

c.) Case CSP24-29, Pridmore Storage

The applicant requested Commission Site Plan approval of the construction of four 11,000 square foot canopies for boat and RV storage .

d.) Case CSP24-30, Port City Glass Facility

The applicant requested Commission Site Plan approval for the construction of a 19,625 square foot glass sales facility.

e.) Case SC24-35, Pine Nest Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for a 4-lot subdivision.

f.) Case SV24-11, Kulman Family Exemption

The applicant requested a variance from Article 4.2(a) of the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and a step-granddaughter.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER24-38 Park View PH II, CSP24-28 Vertical Bridge Cell Tower, CSP24-29 Pridmore Storage, CSP24-30 Port City Glass Facility, SC24-35 Pine Nest Subdivision and SV24-11 Kulman Family Exemption was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-38 Park View PH II, CSP24-28 Vertical Bridge Cell Tower, CSP24-29 Pridmore Storage, CSP24-30 Port City Glass Facility, SC24-35 Pine Nest Subdivision and SV24-11 Kulman Family Exemption carried on a vote of 8-0.

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

a.) HCA24-03, AmeriFirst Bank

The applicant requested an appeal to allow required parking, porch extension and the roof of the drive thru to remain in the Highway Construction setback.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE case HCA24-03, AmeriFirst Bank was made by Mr. Bias. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE case HCA24-03, AmeriFirst Bank carried on a vote of 8-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case PRD24-01, Sailor's Landing

The applicant requested approval for a Planned Residential Development (PRD) for a 226-site residential development.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Joe Rector and Mark Conner were present to represent the applicant.

Kevin McCormick, Bill Gonzalez and Vicky Norris signed up in opposition.

The chairman closed the public hearing.

The motion to recommend APPROVAL with conditions of case PRD24-01, Sailor's Landing was made by Ms. Burnett. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL with conditions of case PRD24-01, Sailor's Landing carried on a vote of 8-0.

b.) Case Z24-26, Johnson Property

The applicant requested to rezone .40 +/- acres from Residential Single Family (RSF-1) to Rural District (RR).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Kim Johnson, the property owner, was present.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-26, Johnson Property was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion with Ms. Burnett and Mr. Fletcher voting no. Motion to recommend APPROVAL of case Z24-26, Johnson Property carried on a vote of 6-2.

c.) Case Z24-27, Corn Branch LLC Property

The applicant requested to rezone 5.7 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

The case was presented Cory Rhodes.

The chairman opened the public hearing.
Robert Heidelberg, Dan Neven, Joseph Bowen, Belinda Baggett, Joe Baggett and Connie Glassford signed up in opposition.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-27, Corn Branch LLC Property based on incompatibility of adjacent uses was made by Mr. Bias. Ms. Burnett made the motion to second. All members voted in favor of the motion. Mr. Mullek recused himself. Motion to recommend DENIAL of case Z24-27, Corn Branch LLC Property based on incompatibility of adjacent uses carried on a vote of 7-0.

d.) Case Z24-29, McCraney Property & PRD24-06, Bear Creek

The applicant requested to rezone 59 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2) and approval for a 132-unit Planned Residential Development (PRD).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
Ali Doyle, Melinda Kichler, Nancy Harmen, Leah Koontz-Tucker, John Hawk, George Silsbee, Vicky Norris and Amy Warner signed up in opposition.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-29, McCraney Property based on incompatibility was made by Ms. Burnett. Mr. Key made the motion to second. All members voted in favor of the motion with Mr. Bias and Mr. Fletcher voting no.

Motion to recommend DENIAL of case Z24-29, McCraney Property based on incompatibility carried on a vote of 6-2.

The motion to recommend DENIAL of case PRD24-06, Bear Creek was made by Ms. Burnett. Ms. Strategier made the motion to second. All members voted in favor of the motion with Mr. Bias voting no. Motion to recommend DENIAL of case PRD24-06, Bear Creek carried on a vote of 7-1.

e.) Case Z24-30, Childress Property

The applicant requested to rezone 8.8 +/- acres from Residential Single Family (RSF-3) to Residential Single Family (RSF-4)

The case was presented by Crytal Bates.

The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-30, Childress Property was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-30, Childress Property carried on a vote of 8-0.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD24-07, Mini Lane

The applicant requested Final Site Plan approval for a 10-site Planned Unit Development (PUD).

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.
Chris Lieb and Noah were present to represent the applicant.
Stony Jones, the property owner, was present.
The chairman closed the public hearing.

The motion to APPROVE case PUD24-07, Mini Lane was made by Mr. Fletcher. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PUD24-07, Mini Lane carried on a vote of 8-0.

b.) Case SPP24-10, Saddlebrook Subdivision

The applicant requested Preliminary Plat approval for a 339-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Dwayne Smith was present to represent the applicant.

Kimberly Steele, Amy Delaplaine, Jaca McLeran, Linda Miller and Chris Fedor signed up in opposition.

Kim Jones and Joseph Dean signed up as neutral.

Mike Saucier signed up in support.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-10, Saddlebrook 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 SPP24-10, Saddlebrook Subdivision carried on a vote of 8-0.

X. NEW BUSINESS:

No new business.

XI. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XII. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 6:56 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date