



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, December 5, 2024**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:06 p.m. December 5, 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, Scott Shamburger, Michael Mullek, Greg Seibert, Diane Burnett, Michael Fletcher and George Watters. Members Brandon Bias, Robert Davis, Jamie Strategier, Glenn Seale and Reid Key were absent.

Staff present were Buford King, Shawn Mitchell, Celena Boykin, Josh Newman, Cory Rhodes, Ashley Campbell, Brenda Brock, Mary Booth, Brittany Epling, Calla McKenzie, Tyler Austin, Mark Acreman and Frank Lundy.

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

The motion to **APPROVE** the November 7, 2024, Planning Commission work session minutes and the November 7, 2024, Planning Commission 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 7, 2024, Planning Commission work session minutes and the November 7, 2024, Planning Commission meeting minutes carried on a vote of 6-0.

V. ANNOUNCEMENTS/REGISTRATION

Deputy Planning Director, Buford King, explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER24-42, Fairhope Falls Ph 8-9 Extension

The applicant requested a one (1) year extension of the Preliminary Plat for Fairhope Falls Ph 8-9.

b.) Case PER24-46, Glass Rd RV Park Extension

The applicant requested a one (1) year extension of the Final Site Plan for PUD21-06, Glass Road RV Park originally approved December 2, 2021.

c.) Case SFP24-18, Two Lakes PH 1

The applicant requested approval to grant the Chairman of the Baldwin County Planning and Zoning Commission the authority to sign the final plat in lieu of the signatories of the City of Gulf Shores.

d.) Case CSP24-31, Vertical Bridge

The applicant requested Commission Site Plan approval for a 5,625-sf gated compound for the construction of a new 260-ft self-supporting telecommunication tower.

e.) Case SC24-55, Resub Lot 1 T&K Subdivision

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

f.) Case SPP24-29, Madalyn's Way

The applicant requested Preliminary Plat approval for a 3-lot subdivision.

g.) Case SPP24-30, Resub Parcel B Point Clear Tennis Club

The applicant requested Preliminary Plat approval for a 3-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER24-42 Fairhope Falls Ph 8-9 Extension, PER24-46 Glass Rd RV Park Extension, SFP24-18 Two Lakes PH 1, CSP24-31 Vertical Bridge, SC24-55 Resub Lot 1 T&K Subdivision, SPP24-29 Madalyn's Way and SPP24-30 Resub Parcel B Point Clear Tennis Club was made by Mr. Seibert. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-42 Fairhope Falls Ph 8-9

Extension, PER24-46 Glass Rd RV Park Extension, SFP24-18 Two Lakes PH 1, CSP24-31 Vertical Bridge, SC24-55 Resub Lot 1 T&K Subdivision, SPP24-29 Madalyn's Way and SPP24-30 Resub Parcel B Point Clear Tennis Club carried on a vote of 6-0.

[Removed from Consent Agenda]

h.) Case SC24-53, Phillipsville Knoll Subdivision

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 5-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing

John Byrd, property owner, was present.

Charles Stewart, Arthur James, TJ Thompson and Charles Smith signed up in opposition.

Jessica Lanham and Marshall Lanham signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC24-53, Phillipsville Knoll Subdivision was made by Mr. Mullek. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC24-53, Phillipsville Knoll Subdivision carried on a vote of 6-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

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

None.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-47, Randall Property

The applicant requested to rezone 21 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-2) and rezone 10 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Joseph Thetford was present to represent the applicant.
Ben Gould, Garry Little, AC Nunn and Peggy Wilson signed up in opposition.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-47, Randall Property was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion with Mr. Seibert and Ms. Burnett voting no. Motion to recommend APPROVAL of case Z24-47, Randall Property carried on a vote of 4-2.

b.) Case Z24-49, Johnson Property & PRD24-07, Bear Creek Subdivision

The applicant requested to rezone 58 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1) and approval for a 247-site, 116 +/- acre Planned Residential Development (PRD).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
Debbie Heil, Tyler Miller and Ali Doyle signed up in opposition.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-49, Johnson Property was made by Mr. Fletcher. Mr. Seibert 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 Z24-49, Johnson Property carried on a vote of 4-2.

The motion to recommend DENIAL of case PRD24-07, Bear Creek Subdivision was made by Mr. Mullek. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to recommend DENIAL of case PRD24-07, Bear Creek Subdivision carried on a vote of 6-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

None.

XI. NEW BUSINESS:

None.

XII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XIII. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:33 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date