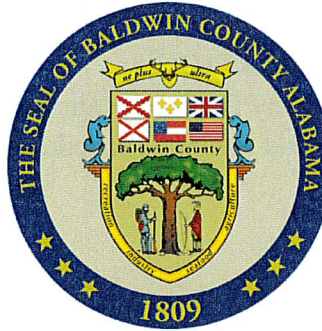




**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, April 4, 2024**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. April 4, 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, Diane Burnett, Michael Fletcher, Danny Bolton, and George Watters. Members, Plumer Tonsmeire, Jason Padgett, Mike McKenzie and Glenn Seale were absent.

Staff present were Jay Dickson, Buford King, Celena Boykin, Shawn Mitchell, Mary Booth, Ashley Campbell, Cory Rhodes, Brenda Brock, Calla McKenzie, Ben Guerrero, 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 March 7, 2024, Planning Commission work session minutes and the March 7, 2024, Planning Commission meeting minutes. Mr. Booher seconded the motion. All members voted in favor of the motion. Mr. Bolton abstained. The motion to APPROVE the March 7, 2024, Planning Commission work session minutes and the March 7, 2024, Planning Commission meeting minutes carried on a vote of 9-0.

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey introduced Jay Dickson as the new Planning Director who then explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case CSP24-08, Royal Palm Resort

The applicant requested Commission Site Plan Approval for a country clubhouse with coffee shop.

b.) Case SC24-03, BFLC Blackwater Subdivision Ph2

The applicant requested Preliminary Plat approval for BFLC Blackwater Subdivision Ph 2, a 5-lot subdivision.

c.) Case SC24-04, Johnson Ridge Lot 6 Replat

The applicant requested Preliminary Plat Approval for a Replat of Johnson Ridge Lot 6, a 2-lot subdivision.

d.) Case SC24-05, Replat of Lot 1 Beetree Creek Subdivision

The applicant requested Preliminary Plat approval for the Replat of Lot 1 Beetree Creek Subdivision, a 3-lot subdivision.

e.) Case SC24-08, Jazzy Oaks

The applicant requested Preliminary Plat Approval for Jazzy Oaks Subdivision, a 5-lot subdivision.

f.) Case SC24-10, BFLC Eightmile Creek East Ph VIII

The applicant requested Preliminary Plat Approval for BFLC Eightmile Creek East VIII, a 4-lot subdivision.

g.) Case SC24-11, BFLC Eightmile Creek East Ph IX

The applicant requested Preliminary Plat Approval for BFLC Eightmile Creek East Ph IX, a 5-lot subdivision.

h.) Case SC24-16, BFLC Elam Creek West Ph IX

The applicant requested Preliminary Plat Approval for BFLC Elam Creek West Ph IX, a 7-lot subdivision.

The motion to REMOVE case CSP24-08 Royal Palm Resort from the Consent Agenda was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to REMOVE case CSP24-08 Royal Palm Resort from the Consent Agenda carried on a vote of 9-0.

The motion to REMOVE case SC24-04 Johnson Ridge Lot 6 Replat from the Consent Agenda was made by Mr. Bias. Mr. Booher made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to REMOVE case SC24-04 Johnson Ridge Lot 6 Replat from the Consent Agenda carried on a vote of 9-0.

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

The motion to APPROVE cases SC24-03 BFLC Blackwater Subdivision Ph 2, SC24-05 Replat of Lot 1 Beetree Creek Subdivision, SC24-08 Jazzy Oaks, SC24-10 BFLC Eightmile Creek East Ph VIII, SC24-11 BFLC Eightmile Creek East Ph IX and SC24-16 BFLC Elam Creek West Ph IX was made by Mr. Booher. Mr. Bias made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to APPROVE cases SC24-03 BFLC Blackwater Subdivision Ph 2, SC24-05 Replat of Lot 1 Beetree Creek Subdivision, SC24-08 Jazzy Oaks, SC24-10 BFLC Eightmile Creek East Ph VIII, SC24-11 BFLC Eightmile Creek East Ph IX and SC24-16 BFLC Elam Creek West Ph IX, carried on a vote of 9-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – COMMISSION SITE PLAN APPROVAL

a.) Case CSP24-08, Royal Palm Resort

The applicant requested Commission Site Plan (CSP) approval for a country clubhouse with coffee shop.

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Shelby and Cecilia Wales were present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP24-08, Royal Palm Resort was made by Ms. Burnett. Mr. Mullek made the motion to second. All members voted

in favor of the motion. Mr. Bolton abstained. Motion to APPROVE with conditions case CSP24-08, Royal Palm Resort carried on a vote of 9-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SC24-04, Johnson Ridge Lot 6 Replat

The applicant requested Preliminary Plat Approval for a Replat of Johnson Ridge Lot 6, a 2-lot subdivision.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Derwin Chastang signed up in opposition.
Randall Tillman signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC24-04, Johnson Ridge Lot 6 Replat was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to APPROVE with conditions case SC24-04 Johnson Ridge Lot 6 Replat carried on a vote of 9-0.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-06, Smith Property

The applicant requested to rezone 38 +/- acres from RA to RSF-E to allow for a residential subdivision.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Jonathan Petty was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-06, Smith Property was made by Mr. Booher. Mr. Mullek made the motion to second. All members voted in

favor of the motion. Mr. Bolton abstained. Motion to recommend APPROVAL of case Z24-06, Smith Property, carried on a vote of 9-0.

b.) Case Z24-08, Curtis Property

The applicant requested to rezone 2.98 +/- acres from RSF-E to RSF-1 to subdivide.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

The property owner, Scott Curtis, was present.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-08, Curtis Property was made by Ms. Burnett. The motion to recommend DENIAL of case Z24-08, Curtis Property failed as it did not receive a second.

The motion to recommend APPROVAL of case Z24-08, Curtis Property was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Mr. Bolton abstained. Motion to recommend APPROVAL of case Z24-08, Curtis Property, carried on a vote of 8-1.

c.) Case Z24-09, Lewis Property

The applicant requested to rezone 3.3 +/- acres from RA to RSF-1 for a 3-lot single family subdivision.

The case was presented by Ben Guerrero.

The chairman opened the public hearing.

The property owner, Michael Lewis, was present.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-09, Lewis Property was made by Mr. Mullek. Mr. Booher made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to recommend APPROVAL of case Z24-09, Lewis Property, carried on a vote of 9-0.

d.) Case Z24-10, Hamm Enterprises LTD Property

The applicant requested to rezone 22.87 +/- acres from RA to RSF-4 to allow for the future phase of Spanish Cove to be developed.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

David Shumer, Jeff Windham, Bobby Beck and Pete Garafola were present to represent the applicant.

Tracey Gambill, Fred Lurwig, Richard Andrews, Darlene Wigley, Jeanne Ravan, Valerie Prevatte, Raven Roper and Henry Cassebaum signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-10, Hamm Enterprises LTD Property was made by Mr. Seibert. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Mr. Bolton abstained. Motion to recommend DENIAL of case Z24-10, Hamm Enterprises LTD Property, carried on a vote of 8-1.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SPP23-31, Summer Grove Subdivision

The applicant requested Preliminary Plat Approval for Summer Grove Subdivision, a 215-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Dwayne Smith was present to represent the applicant.

Tyler Scott, Alvin McPherson, Julia Baldwin, Ken Weed, Jr and Thomas Stults signed up in opposition.

Bell Hollaway and Gail Yongue signed up as neutral.

The chairman closed the public hearing.

The motion to DENY case SPP23-31, Summer Grove Subdivision based on health, safety and welfare was made by Mr. Booher. Mr. Booher withdrew the motion.

The motion to DENY case SPP23-31, Summer Grove Subdivision based on lot size was made by Ms. Burnett. Ms. Burnett withdrew the motion.

The motion to APPROVE with conditions case SPP23-31, Summer Grove Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Mr. Bolton abstained. Motion to APPROVE with conditions case SPP23-31, Summer Grove Subdivision, carried on a vote of 8-1.

b.) Case SV24-02/ SPP24-04, Beech-Rainer Division

The applicant requested Preliminary Plat approval for Beech-Rainer Division, a 2-lot subdivision and a Variance to have a 25' wide flag instead of a 30' wide flag.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Cathy Barnett was present to represent the applicant.

Janet Beech, William Beech and Ernie Rainer signed up in support.

Bob Edmunds signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SV24-02, Beech-Rainer Division was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to APPROVE with conditions case SV24-02, Beech-Rainer Division, carried on a vote of 9-0.

The motion to APPROVE with conditions case SPP24-04, Beech-Rainer Division was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained. Motion to APPROVE with conditions case SPP24-04, Beech-Rainer Division, carried on a vote of 9-0.

c.) Case SRP24-01, Northwoods Ph I

The applicant requested Revised Preliminary Plat Approval for Northwoods Ph I, a 43-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Cathy Barnette was present to represent the applicant.

Robin Delaney and Mayor McMillan signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SRP24-01, Northwoods Ph I was made by Mr. Davis. Mr. Booher made the motion to second. All members voted in favor of the motion. Mr. Bolton abstained and Mr. Bias recused himself. Motion to APPROVE with conditions case SRP24-01, Northwoods Ph I, carried on a vote of 8-0.

XI. NEW BUSINESS:

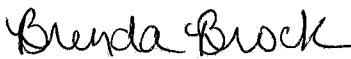
No new business.

XII. REPORTS AND ANNOUNCEMENTS

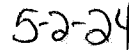
No reports or announcements.

XIII. ADJOURNMENT

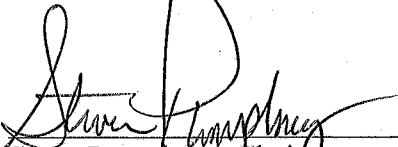
As there were no further items to discuss, the meeting was adjourned at 6:47 p.m.



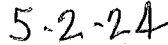
Brenda Brock, Planning Technician



Date



Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission



Date