



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, April 3, 2025**

I. CALL TO ORDER

Vice-Chairman Brandon Bias opened the Baldwin County Planning and Zoning Commission Meeting at 4:02 p.m. April 3, 2025, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

Vice-Chairman Brandon Bias opened the meeting with an invocation. He also led the pledge of allegiance.

III. ROLL CALL

Vice-Chairman Brandon Bias conducted a roll call. The following members were present: Brandon Bias, Robert Davis, Scott Shamburger, Michael Mullek, Greg Seibert, Jamie Strategier, Michael Fletcher, George Watters and Reid Key. Members Steve Pumphrey and Diane Burnett were absent.

Staff present were Jay Dickson, Shawn Mitchell, Celena Boykin, Cory Rhodes, Ashley Campbell, Brenda Brock, Mary Booth, Fabia Waters, Tyler Austin and Tucker Stuart.

[Vice-Chairman Brandon Bias announced that he had a conflict with two cases on the agenda and asked for nominations for the temporary role of Vice-Chairman serving in the Chairman's role. Ms. Strategier nominated Robert Davis as temporary Vice-Chairman serving in the Chairman's role. There were no other nominations. All members voted in favor of the nomination. The nomination of Robert Davis as temporary Vice-Chairman serving in the Chairman's role carried on a vote of 8-0.]

IV. APPROVAL OF MINUTES

The motion to **APPROVE** the March 6, 2025, Planning Commission work session minutes was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. The motion to **APPROVE** the March 6, 2025, Planning Commission work session minutes carried on a vote of 8-0.

The motion to **APPROVE** the March 6, 2025, Planning Commission regular meeting minutes was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. The motion to **APPROVE** the March 6, 2025, Planning Commission regular 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 PER25-10, Mill Creek Subdivision Ph 1 Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for Mill Creek Subdivision Ph 1.

b.) Case PER25-11, Autumn Lakes Ph 2 & 3 Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for Autumn Lakes Subdivision Ph 2 & 3.

c.) Case PER25-14, Brinks Willis Mobile Home Park Extension

The applicant requested a one (1) year extension of Final Site Plan approval for Brinks Willis Mobile Home Park (PUD23-01).

d.) Case CSP25-02, Ross Adams Storage Ph 2

The applicant requested Commission Site Plan approval for the construction of storage units (Phase 2).

e.) Case SC24-64, Replat of Haven Hill Lots 1-3

The applicant requested Preliminary Plat approval for a 4-lot residential subdivision.

f.) Case SC25-08, Daphne Carwash

The applicant requested Preliminary Plat approval for a 2-lot commercial subdivision.

g.) Case SPP25-04, Bear Creek Subdivision

The applicant requested Preliminary Plat approval for a 132-lot residential subdivision.

h.) Case SRP25-02, Ross Adams Storage Ph 2

The applicant requested approval for a Revised Site Plan to relocate and redesign stormwater facilities.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER25-10 Mill Creek Subdivision Ph 1 Extension, PER25-11 Autumn Lakes Ph 2 & 3 Extension, PER25-14 Brinks Willis Mobile Home Park Extension, CSP25-02 Ross Adams Storage Ph 2, SC24-64 Replat of Haven Hill Lots 1-3, SC25-08 Daphne Carwash, SPP25-04 Bear Creek Subdivision and SRP25-02 Ross Adams Storage Ph 2 was made by Mr. Davis. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER25-10 Mill Creek Subdivision Ph 1 Extension, PER25-11 Autumn Lakes Ph 2 & 3 Extension, PER25-14 Brinks Willis Mobile Home Park Extension, CSP25-02 Ross Adams Storage Ph 2, SC24-64 Replat of Haven Hill Lots 1-3, SC25-08 Daphne Carwash, SPP25-04 Bear Creek Subdivision and SRP25-02 Ross Adams Storage Ph 2 carried on a vote of 8-0.

[Mr. Bias recused himself for the next 2 cases, PER25-05 and Z25-08 and Mr. Davis stepped in as temporary Vice-Chairman serving in the Chairman's role.]

[REMOVED FROM CONSENT AGENDA]

i.) Case PER25-05, Gainswood Ph II Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for Gainswood Ph II.

The case was presented by Mary Booth.

The motion to APPROVE with conditions case PER25-05, Gainswood Ph II Extension was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PER25-05, Gainswood Ph II Extension carried on a vote of 7-0.

[APPLICANT REQUESTED WITHDRAWAL]

j.) Case Z25-08, SAI Estate LLC Property

The applicant requested to rezone 1 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

The motion to approve the WITHDRAWAL request for case Z25-08, SAI Estate LLC Property was made by Mr. Fletcher. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to approve the WITHDRAWAL request for case Z25-08, SAI Estate LLC property carried on a vote of 7-0.

[Mr. Bias re-joined the meeting as Vice-Chairman serving in the Chairman's role]

[REMOVED FROM CONSENT AGENDA]

k.) Case CSP24-44, Broadway Group/Dollar General (Co Rd 10)

The applicant requested Commission Site Plan approval for the construction of a 10,640 sq ft Dollar General store.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Alyssa Hailey was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP24-44, Broadway Group/Dollar General (Co Rd 10) was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP24-44, Broadway Group/Dollar General (Co Rd 10) carried on a vote of 8-0.

l.) Case SC25-09, Whitehouse Creek Estates Ph 1

The applicant requested Preliminary Plat approval for a large acre, 3-lot residential subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Taylor Giles was present to represent the applicant.

Greg Wallace, Courtney Howard, Danny Quinley and Chris Mixson signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-09, Whitehouse Creek Estates Ph 1 was made by Mr. Davis. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-09, Whitehouse Creek Estates Ph 1 carried on a vote of 8-0.

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 Z25-07, Jim & Donna Enterprises LLC Property

The applicant requested to rezone 44 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

The case was presented by Celena Boykin.

The chairman opened the public hearing.

John Farley was present to represent the applicant.

Nick Good, Abby Epperson, Jeff Robertson, Chris Hood and Teresa Machie signed up in opposition.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-07, Jim & Donna Enterprises LLC Property was made by Mr. Fletcher. Mr. Davis made the motion to second. Mr. Davis, Mr. Shamburger and Mr. Fletcher voted in favor of the motion with Mr. Mullek, Mr. Seibert, Ms. Strategier, Mr. Watters and Mr. Key voting no. Motion to recommend APPROVAL of case Z25-07, Jim & Donna Enterprises LLC Property failed on a vote of 3-5.

The motion to recommend DENIAL of case Z25-07, Jim & Donna Enterprises LLC Property was made by Mr. Mullek. Ms. Strategier made the motion to

second. Mr. Mullek, Mr. Seibert, Ms. Strategier, Mr. Watters and Mr. Key voted in favor of the motion with Mr. Davis, Mr. Shamburger and Mr. Fletcher voting no. Motion to recommend DENIAL of case Z25-07, Jim & Donna Enterprises LLC Property carried on a vote of 5-3.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SPP24-38, Sailor’s Landing

The applicant requested Preliminary Plat approval for a 227-lot residential subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Mark Conner was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-38, Sailor’s Landing was made by Mr. Seibert. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-38, Sailor’s Landing carried on a vote of 8-0.

XI. CONSIDERATION OF APPLICATIONS AND REQUESTS – COMMISSION SITE PLAN APPROVAL CASES

None.

XII. NEW BUSINESS:

None.

XIII. PUBLIC COMMENTS:

None.

XIV. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:13 p.m.

Brenda Brock

Brenda Brock, Planning Technician

5-1-25

Date

Steven Pumphrey

Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

5-1-25

Date