



Baldwin County Planning and Zoning Commission Meeting Minutes Thursday, January 9, 2025

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. January 9, 2025, 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, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, George Watters and Reid Key. Members Scott Shamburger and Glenn Seale were absent.

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

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

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

V. PRESENTATION

Corey Flowers, CRS Coordinator, with the Baldwin County Building Department presented an update to the Flood Hazard Management Plan.

VI. ANNOUNCEMENTS/REGISTRATION

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

VII. CONSIDERATION OF CONSENT AGENDA

a.) Case PER24-49, Magnolia Acres Ph II Extension

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

b.) Case PER24-50, South Bend Village Ph 3-4 Extension

The applicant requested a one (1) year extension of the Preliminary Plat for South Bend Village Ph 3-4.

c.) Case SPP24-31, Resub of Lot 4A Kieffer Subdivision

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

d.) Case SPP24-34, Homewood Acres Subdivision

The applicant requested Preliminary Plat approval for a 6-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER24-49 Magnolia Acres Ph II Extension, PER24-50 South Bend Village Ph 3-4 Extension, SPP24-31 Resub of Lot 4A Kieffer Subdivision and SPP24-34 Homewood Acres Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-49 Magnolia Acres Ph II Extension, PER24-50 South Bend Village Ph 3-4 Extension, SPP24-31 Resub of Lot 4A Kieffer Subdivision and SPP24-34 Homewood Acres Subdivision carried on a vote of 9-0.

[Removed from Consent Agenda]

e.) Case SC24-56, Resub of Lot 1, Parker Acres

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

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Tracy Milstid signed up to speak but signed up for the wrong case.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC24-56, Resub of Lot 1, Parker Acres 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 SC24-56, Resub of Lot 1, Parker Acres carried on a vote of 9-0.

f.) Case SPP24-32, Beetree Creek Ranch

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

The case was presented by Mary Booth.

The chairman opened the public hearing.

Edmond Lester signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-32, Beetree Creek Ranch 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 SPP24-32, Beetree Creek Ranch carried on a vote of 9-0.

g.) Case SPP24-33, Driftwood Cove Subdivision

The applicant requested Preliminary Plat approval for a 13-lot subdivision.

The case was presented by Shawn Mitchell.

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 APPROVE with conditions case SPP24-33, Driftwood Cove Subdivision was made by Mr. Seibert. Mr. Fletcher made the motion to second.

All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-33, Driftwood Cove Subdivision carried on a vote of 9-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) PUD24-10, Southern Path RV Camp

The applicant requested Final Site Plan approval for a 36-unit RV Park.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Chris Lieb was present to represent the applicant.
Sylvia Stewart signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE with conditions case PUD24-10, Southern Path RV Camp was made by Mr. Bias. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PUD24-10, Southern Path RV Camp carried on a vote of 9-0.

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

None.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-50, Kimbrough Property

The applicant requested to rezone 114.3 +/- acres from Rural District (RR) and Rural Agricultural (RA) to Residential Single Family (RSF-2).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Chip Brasher and Jeremy Taylor were present to represent the applicant.
Narissa Nelson, Sheena McClusky, Donald Grantham, Sonya McClusky, Amber Myrick and Denise Nallknox signed up in opposition.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-50, Kimbrough Property was made by Mr. Davis. Mr. Key made the motion to second. All members voted in favor of the motion with Mr. Bias voting no. Motion to recommend APPROVAL of case Z24-50, Kimbrough Property carried on a vote of 8-1.

b.) Case Z24-53, Gatlin Property

The applicant requested to rezone 40 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Chris Lieb was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-53, Gatlin Property was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-53, Gatlin Property carried on a vote of 9-0.

XI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SV24-19 / SC24-58, Resub of Lot 12, Parker Acres

The applicant requested Preliminary & Final Plat approval for a 2-lot subdivision and approval for a Variance from the Baldwin County Subdivision Regulations requiring direct road frontage on lots less than 20 acres.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Tracy Milstid signed up in opposition.
The chairman closed the public hearing.

The motion to DENY case SV24-19, Resub of Lot 12, Parker Acres was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to DENY case SV24-19, Resub of Lot 12, Parker Acres carried on a vote of 9-0.

The motion to APPROVE with conditions case SC24-58, Resub of Lot 12, Parker Acres was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC24-58, Resub of Lot 12, Parker Acres carried on a vote of 9-0.

b.) Case SV24-18, Paul & Janet Smith Family Exempt Subdivision Variance

The applicant requested a Variance from the Baldwin County Subdivision Regulations, Section 5.4(a)(2) – Lot size requirement.

The case was presented by Mary Booth.

The chairman opened the public hearing.
Paul Smith, property owner, was present to speak.
The chairman closed the public hearing.

The motion to DENY case SV24-18, Paul & Janet Smith Family Exempt Subdivision Variance was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to DENY case SV24-18, Paul & Janet Smith Family Exempt Subdivision Variance carried on a vote of 9-0.

XII. NEW BUSINESS:

2025 Election of Officers.

The election of the 2025 officers was held. Mr. Seibert nominated Steven Pumphrey as chairman. Mr. Mullek seconded the nomination. All members voted in favor of the nomination. The nomination to elect Steven Pumphrey as chairman carried on a vote of 9-0. Mr. Mullek nominated Brandon Bias as vice-chairman. Mr. Davis seconded the motion. All members voted in favor of the nomination. The nomination to elect Brandon Bias as vice-chairman carried on a vote of 9-0.

XIII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XIV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:54 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date