



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, January 8, 2026**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. January 8, 2026, 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: Brandan Bias, Scott Shamburger, Michael Mullek, Greg Seibert, Michael Fletcher, George Watters and Doug Lipscomb. Member Reid Key was absent.

Staff present were Jay Dickson, Celena Boykin, Josh Newman, Ashley Campbell, James Howard, Mary Booth, Fabia Waters, Brenda Brock, Jenny Mosley, Mark Acreman and Frank Lundy.

**IV. APPROVAL OF MINUTES**

**The motion to APPROVE the December 4, 2025 Planning Commission Agenda Review minutes, and the December 4, 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 December 4, 2025 Planning Commission Agenda Review minutes, and the December 4, 2025 Planning Commission Regular meeting minutes carried on a vote of 8-0.**

## V. CONSIDERATION OF CONSENT AGENDA

### a.) Case PER25-49, Southbend Village Ph 3 & 4 Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for SPP22-31.

**The motion to APPROVE case PER25-49 Southbend Village Ph 3 & 4 Extension was made by Mr. Mullek. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PER25-49 Southbend Village Ph 3 & 4 Extension carried on a vote of 8-0.**

## VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

## VII. PUBLIC HEARINGS

### PUBLIC HEARING GUIDELINES

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

### a.) Case CPD25-03/SV25-24, Lillian Boat Storage

The applicant requested Commission Planned Development approval for open boat/RV storage with 100 units and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Catherine Clark was present to represent the applicant.

Donald Linsey signed up as neutral.

The chairman closed the public hearing.

**The motion to APPROVE case SV25-24, Lillian Boat Storage was made by Mr. Shamburger. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SV25-24, Lillian Boat Storage carried on a vote of 8-0.**

**The motion to DENY case CPD25-03, Lillian Boat Storage was made by Mr. Mullek. Mr. Seibert made the motion to second. After further discussion, Mr. Mullek withdrew his motion to DENY.**

**The motion to TABLE case CPD25-03, Lillian Boat Storage until the March meeting to allow the applicant time to address entrance and exit issues was made by Mr. Mullek. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to**

**TABLE case CPD25-03, Lillian Boat Storage until the March meeting to allow the applicant time to address entrance and exit issues carried on a vote of 8-0.**

**b.) Case SPP25-34, Sweetwater South Subdivision**

The applicant requested Preliminary Plat approval for a 49-lot residential subdivision.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-34, Sweetwater South Subdivision was made by Mr. Shamburger. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-34, Sweetwater South Subdivision carried on a vote of 8-0.**

**c.) Case SPP25-36/SRP25-23, Walking R Land and Cattle Subdivision**

The applicant requested Preliminary Plat approval for a large 4-lot subdivision and Revised Preliminary Plat approval for a replat of lots 6, 7 & 8 of Smithfield Estates Subdivision.

The case was presented by Jenny Mosley.  
The chairman opened the public hearing.  
Hunter Smith was present for the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SRP25-23, Walking R Land and Cattle Subdivision was made by Mr. Shamburger. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-23, Walking R Land and Cattle Subdivision carried on a vote of 8-0.**

**The motion to APPROVE with conditions case SPP25-36, Walking R Land and Cattle Subdivision was made by Mr. Shamburger. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-36, Walking R Land and Cattle Subdivision carried on a vote of 8-0.**

**d.) Case SPP25-37, Warner Subdivision**

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

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
Randall Tillman was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-37, Warner Subdivision was made by Mr. Shamburger. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-37, Warner Subdivision carried on a vote of 8-0.**

**e.) Case SV25-25, Coleman Lane Family Exemption Variance**

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding family division requirements.

The case was presented by Mary Booth.

The chairman opened the public hearing.

Hunter Smith was present to represent the applicant.

Carla Coleman Taylor, Tracy Mosley, and Letha Coley signed up in opposition.

The chairman closed the public hearing.

**The motion to DENY case SV25-25, Coleman Lane Family Exemption Variance was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to DENY case SV25-25, Coleman Lane Family Exemption Variance carried on a vote of 8-0.**

**f.) Case CSP25-44, Dollar General Retail Store**

The applicant requested Commission Site Plan approval for a 9,100 sf discount/variety store.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Tara Bennett was present to represent the applicant.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case CSP25-44, Dollar General Retail Store was made by Mr. Shamburger. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Motion to APPROVE with conditions case CSP25-44, Dollar General Retail Store carried on a vote of 7-1.**

**VIII. OTHER BUSINESS:**

None.

**IX. PUBLIC COMMENTS:**

Susan Cade had comments about family divisions of property and how they are approved.

**X. PLANNING COMMISSIONER COMMENTS**

None.

**XI. DIRECTOR'S REPORT**

- a.) **Ongoing Project Update**
- b.) **Summary of Rezoning Actions by the County Commission**

**XII. ADJOURNMENT**

As there were no further items to discuss, the meeting was adjourned at 5:23 p.m.

Brenda Brock

Brenda Brock, Planning Technician

2-5-26

Date

Steven Pumphrey

Steven Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

2-5-26

Date