



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, November 6, 2025**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. November 6, 2025, 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: Brandon Bias, Michael Mullek, Greg Seibert, Michael Fletcher. Members Scott Shamburger, George Watters and Reid Key were absent.

Staff present were Jay Dickson, Josh Newman, Mary Booth, Fabia Waters, Ashley Campbell, Brenda Brock, Mark Acreman and Frank Lundy.

**IV. APPROVAL OF MINUTES**

**The motion to APPROVE the October 2, 2025 Planning Commission Agenda Review minutes, and the October 2, 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. Chairman Pumphrey abstained. The motion to APPROVE the October 2, 2025 Planning Commission Agenda Review minutes, and the October 2, 2025 Planning Commission Regular meeting minutes carried on a vote of 4-0.**

## V. CONSIDERATION OF CONSENT AGENDA

None.

## 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.) PUD24-14/CSP24-40/SV25-05/HCA25-03, Fairhope 181 Marketplace

The applicant requested Planned Unit Development and Commission Site Plan approval for an office/warehouse and requested a Variance from the Baldwin County Subdivision Regulations regarding the open space requirement and a Highway Construction Setback Appeal.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Mike McElmurry, property owner, was present.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case HCA25-03, Fairhope 181 Marketplace was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case HCA25-03, Fairhope 181 Marketplace carried on a vote of 5-0.**

**The motion to APPROVE with conditions case SV25-05, Fairhope 181 Marketplace was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-05, Fairhope 181 Marketplace carried on a vote of 5-0.**

**The motion to APPROVE with conditions cases PUD24-14 and CSP24-40, Fairhope 181 Marketplace was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions cases PUD24-14 and CSP24-40, Fairhope 181 Marketplace carried on a vote of 5-0.**

**b.) Case SV25-20/SC25-44, Resub of Lot 1 Lillian Acres Variance & Subdivision**

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding the width requirement for a flag lot and Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Sandy Good, property owner, was present.  
Richard Warriner signed up in opposition.  
Tracey Gambill signed up in support.  
The chairman closed the public hearing.

**The motion to DENY case SV25-20, Resub of Lot 1 Lillian Acres Variance was made by Mr. Mullek. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to DENY case SV25-20, Resub of Lot 1 Lillian Acres Variance carried on a vote of 5-0.**

**The motion to WITHDRAW case SC25-44, Resub of Lot 1 Lillian Acres Subdivision was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to WITHDRAW case SC25-44, Resub of Lot 1 Lillian Acres Subdivision carried on a vote of 5-0.**

**c.) Case SV25-22/SC25-49, Price Grubbs Variance & Subdivision**

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding a remnant parcel and Preliminary Plat approval for a 9-lot residential subdivision.

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
David Diehl was present for the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SV25-22, Price Grubbs Variance was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-22, Price Grubbs Variance carried on a vote of 5-0.**

**The motion to APPROVE with conditions case SC25-49, Price Grubbs Subdivision was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-49, Price Grubbs Subdivision carried on a vote of 5-0.**

**d.) Case SPP24-26, BFLC Rolling Hill Estates West Subdivision**

The applicant requested Preliminary Plat approval for a 9-lot large acre 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 SPP24-26, BFLC Rolling Hill Estates West Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-26, BFLC Rolling Hill Estates West Subdivision carried on a vote of 5-0.**

**e.) Case SPP24-27, BFLC Rolling Hill Estates**

The applicant requested Revised Preliminary Plat approval for a 36-lot large acre subdivision.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Trent Wilson was present to represent the applicant.  
Thomas Henry and Mark Ryan signed up in opposition.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP24-27, BFLC Rolling Hill Estates was made by Mr. Bias. Mr. Fletcher made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to APPROVE with conditions case SPP24-27, BFLC Rolling Hill Estates carried on a vote of 4-1.**

**f.) Case SPP25-28, Summer Grove South Subdivision**

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

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Tracy Williams, Ms. Johnson and Terese Howard did not sign up but spoke.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-28, Summer Grove South Subdivision was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-28, Summer Grove South Subdivision carried on a vote of 5-0.**

**g.) Case SRP25-18, Casa Marsh Replat of Lots 64-72 Subdivision**

The applicant requested Revised Preliminary Plat approval for a 4-lot 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 SRP25-18, Casa Marsh Replat of Lots 64-72 Subdivision was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-18, Casa Marsh Replat of Lots 64-72 Subdivision carried on a vote of 5-0.**

**h.) Case SV25-23, Old Plash Island Road P.U.D. Variance**

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding the open space requirement.

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SV25-23, Old Plash Island Road P.U.D. Variance was made by Mr. Seibert. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-23, Old Plash Island Road P.U.D. Variance carried on a vote of 5-0.**

**i.) Case CSP25-31, Teresa Drive Office/Warehouse**

The applicant requested Commission Site Plan approval for a 6,600 sf office/warehouse building.

The case was presented by Celena Boykin.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case CSP25-31, Teresa Drive Office/Warehouse was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-31, Teresa Drive Office/Warehouse carried on a vote of 5-0.**

**j.) Case CSP25-39, St Michael's Addition**

The applicant requested Commission Site Plan approval for additional bathrooms, concessions and a training facility building.

The case was presented by Celena Boykin.  
The chairman opened the public hearing.  
Bruce Smith was present to represent the applicant.  
The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-39, St Michael's Addition was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-39, St Michael's Addition carried on a vote of 5-0.

**VIII. OTHER BUSINESS:**

a.) Approval of the 2025-2026 Planning Commission Meeting Calendar.

The motion to APPROVE the 2025-2026 Planning Commission meeting calendar was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE the 2025-2026 Planning Commission meeting calendar carried on a vote of 5-0.

**IX. PUBLIC COMMENTS:**

None.

**X. PLANNING COMMISSIONER COMMENTS**

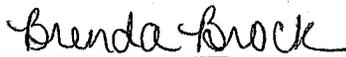
None.

**XI. DIRECTOR'S REPORT**

- a.) Summary of Rezoning Actions by the County Commission
- b.) Fiscal Year 2025 Achievements
- c.) Summary of Permits Issued to Date
- d.) Fiscal Year 2026 Planning and Zoning Goals & Objectives

**XII. ADJOURNMENT**

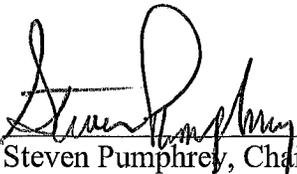
As there were no further items to discuss, the meeting was adjourned at 5:51 p.m.



Brenda Brock, Planning Technician

12-4-25

Date



Steven Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

12-4-25

Date