



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, December 7, 2023**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:02 p.m. December 7, 2023, 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, Plumer Tonsmeire, Michael Mullek, Greg Seibert, Bill Booher, Jamie Strategier, Glenn Seale, Diane Burnett, Michael Fletcher and Danny Bolton. Members Jason Padgett and Mike McKenzie were absent.

Staff present were Matthew Brown, Buford King, Celena Boykin, Shawn Mitchell, Fabia Waters, Brenda Brock, Mary Booth, Cory Rhodes, Ben Guerrero, Crystal Bates, Calla McKenzie, and Tucker Stewart.

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

Mr. Booher made a motion to approve the November 2, 2023, work session and the November 2, 2023, meeting minutes. Mr. Bolton seconded the motion. All members voted in favor of the motion. The motion to APPROVE the November 2, 2023, Planning Commission work session minutes and the November 2, 2023, Planning Commission meeting minutes carried on a vote of 11-0.

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CASES WITHDRAWN

a.) Cases SC23-43 and SV23-13, Lilac Lane Subdivision and Variance

The applicant requested these cases be WITHDRAWN.

The motion to WITHDRAW was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to WITHDRAW case SC23-43, Lilac Lane Subdivision, and case SV23-13, Lilac Lane Subdivision Variance carried on a vote of 11-0.

VII. CONSIDERATION OF CONSENT AGENDA

a.) Case PER23-24, Glass Road RV Park Extension

The applicant requested a One (1) year Extension Request of Final Site Plan Approval of Case # PUD21-06 Glass Road RV Park originally approved December 2, 2021.

b.) Case PER23-32, Salty Stay RV Park Extension

The applicant requested a One (1) year Extension Request of Final Site Plan Approval of Case # PUD 21-10 Salty Stay RV Park originally approved February 3, 2022.

c.) Case SC23-47, Pine Grove Terrace

The applicant requested Preliminary Plat approval of Pine Grove Terrace, a 4-lot subdivision.

d.) Case SC23-49, Makarios Place

The applicant requested Preliminary Plat approval for Makarios Place Subdivision, a 5-lot subdivision.

e.) Case SC23-54, Subdivision of Parcel C

The applicant requested Preliminary Plat approval of Subdivision of Parcel C, a 2-lot subdivision.

f.) Case SC23-55, Burnt Pine Subdivision

The applicant requested Preliminary Plat approval of Burnt Pine Re-subdivision of Parcel 9, a 3-lot subdivision.

The chairman opened the public hearing for the above cases. No one signed up to speak. The chairman closed the public hearing.

The motion to APPROVE was made by Mr. Seibert. Mr. Booher made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER23-24, Glass Road RV Park Extension, PER23-32, Salty Stay RV Park Extension, SC23-47, Pine Grove Terrace, SC23-49, Makarios Place, SC23-54, Subdivision of Parcel C and SC23-55, Burnt Pine Subdivision carried on a vote of 11-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case SPP23-22, Darby Ridge Subdivision

The applicant requested Preliminary Plat approval of Darby Ridge Subdivision, a 78-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Dwayne Smith was present to represent the applicant.

Scott Anderson, Todd Isenburg, Laura Isenburg, Jeremy Gibbs, Vince Bellucci, Angela White, Harry Still and Dinah Haley signed up in opposition.

The chairman closed the public hearing.

The motion to TABLE case SPP23-22, Darby Ridge Subdivision to the February 1, 2024, meeting on the basis of a discrepancy in the line of sight and safety of the road, speed limit concern and to require a stub out for a future entrance was made by Mr. Bolton. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Bias voting no. Motion to TABLE case SPP23-22, Darby Ridge Subdivision to the February 1, 2024, meeting on the basis of a discrepancy in the line of sight and safety of the road, speed limit concern and to require a stub out for a future entrance carried on a vote of 10-1.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z23-38, Curtis Property

The applicant requested to rezone 3.07+/- acres from RV-2 to RV-1 for a high-density RV Park.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

The property owner, Scott Curtis, was present to speak.

Zeke Hudson was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend DENIAL was made by Mr. Booher. Ms. Strategier made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to recommend DENIAL of case Z23-38, Curtis Property, carried on a vote of 10-1.

b.) Case Z23-40, McKenna Property

The applicant requested to rezone 18.39+/- acres from RA to RSF-E for residential use of the property.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

No one was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend APPROVAL was made by Mr. Mullek. Mr. Tonsmeire made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-40 McKenna Property, carried on a vote of 11-0.

c.) Case Z23-41, Faulkner Property

The applicant requested to rezone 1.07+/- acres from B-2 to RSF-2 to construct a single-family dwelling.

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

Maria Frost was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend APPROVAL was made by Mr. Bias. Mr. Bolton made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-41, Faulkner Property, carried on a vote of 11-0.

d.) Case Z23-42, Delaney Property

The applicant requested to rezone 2.1+/- acres from RA to B-2 for commercial use.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Garrett Baker was present to represent the applicant.

Ruth Miller signed up in opposition.

The chairman closed the public hearing.

The motion to recommend APPROVAL was made by Mr. Tonsmeire. Mr. Booher made a motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-42, Delaney Property carried on a vote of 11-0.

e.) Case Z23-44, Brookins Property

The applicant requested to rezone 9.4+/- acres from RA to RSF-1 for a 4-lot single family subdivision.

The case was presented by Ben Guerrero.

The chairman opened the public hearing.

The property owner, Adolph Brookins, was present but did not speak.

The chairman closed the public hearing.

The motion to recommend APPROVAL was made by Mr. Bolton. Mr. Seale made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-44, Brookins Property, carried on a vote of 11-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD23-17, The Farm East RV Park

The applicant requested Planned Unit Development (PUD) approval of The Farm East RV Park, a 94-unit development.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.
Aaron Collins and David Lavery were present to represent the applicant.
Jonathan McGehee signed up in support and David Milstead signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions was made by Mr. Bias. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD23-17, The Farm East RV Park, carried on a vote of 11-0.

b.) Case SC23-50, BFLC Thelma Burke

The applicant requested Preliminary Plat approval of BFLC Thelma Burke, a 5-lot residential subdivision.

The case was presented by Mary Booth.

The chairman opened the public hearing.
Amanda Weygand was present to represent the applicant.
Kevin Swartz signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions was made by Mr. Bias. Mr. Seibert made a motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC23-50, BFLC Thelma Burke, carried on a vote of 11-0.

c.) Case SC23-51, BFLC Elam Creek West PH VIII

The applicant requested Preliminary Plat approval of BFLC Elam Creek West PH VIII, a 7-lot residential subdivision.

The case was presented by Mary Booth.

The chairman opened the public hearing.
Amanda Weygand was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions was made by Mr. Mullek. Mr. Bolton made the motion to second. The motion to APPROVE with conditions case SC23-51, BFLC Elam Creek West PH VIII, carried on a vote of 11-0.

d.) Case SPP23-26, Blueberry Fields Subdivision

The applicant requested Preliminary Plat approval of Blueberry Fields Subdivision, a 58-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Andrew Hodges was present to represent the applicant.

The chairman closed the public hearing.

The motion to TABLE case SPP23-26, Blueberry Fields Subdivision to the January 4, 2024 meeting to request an updated BCSS letter regarding capacity was made by Ms. Strategier. Mr. Mullek made a motion to second. All members voted in favor of the motion with Mr. Seibert and Mr. Fletcher voting no. The motion to TABLE case SPP23-26, Blueberry Fields Subdivision to the January 4, 2024 meeting to request an updated BCSS letter regarding capacity, carried on a vote of 9-2.

e.) Case SPP23-28, Kichler Estates

The applicant requested Preliminary Plat approval of Kichler Estates, a 7-lot subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Cathy Barnett was present to represent the applicant.

Irene Cozad and Jim Strange signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. The motion to APPROVE with conditions case SPP23-28 Kichler Estates, carried on a vote of 11-0.

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 adjourned at 6:19 p.m.

Brenda Brock

Brenda Brock, Planning Technician

1-4-2024

Date

Steve Pumphrey

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

1-4-24

Date