



Baldwin County Commission
Work Session and Regular
Meeting Minutes

Wednesday, July 16, 2025

Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers – 2nd Floor
1100 Fairhope Avenue, Fairhope, Alabama 36532

[Supporting documentation for the minutes can be viewed in the File ID link of each item.](#)

PRE-MEETING WORK SESSION (9:00 AM)

Present: 4 - Commissioner James E. Ball, Commissioner Matthew P. McKenzie,
Commissioner Billie Jo Underwood, and Commissioner Charles F. Gruber

Absent: 0

Also present were Roger Rendleman, County Administrator, Frank Lundy, County Engineer, and Shawn Alves, County Attorney.

The Baldwin County Commission met for a work session (pre-Commission meeting) on July 16, 2025, at 9:00 a.m. in the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 9:02 a.m. Following the Invocation by Commissioner Underwood, the Pledge of Allegiance was led by Commissioner Ball.

REVIEW OF ITEMS AND SETTING OF THE CONSENT AGENDA

Review and discussion of items on the Regular meeting agenda. The Commission will set the Consent Agenda for the Regular meeting, determining the order of items for consideration with any additions, removals and/or replacements as presented.

CE11 - Commissioner Underwood noted a correction needed to the background of Item CE11 to remove the reference to the Orange Beach Board of Education. Mr. Rendleman said the item is being corrected.

CO7 - Replacement Item - Staff recommendation revised by removal of vendor name

George F. Young, Inc. as requested by the vendor.

COMMISSIONER REQUESTS

1 Alabama Forestry Commission

[25-0988](#)

Mr. Andy Reier, Forester with the Alabama Forestry Commission, discussed the Alabama Forestry Commission's role in protecting and sustaining the forestry industry and forests of Baldwin County, and assisting and serving the citizens of Baldwin County through education and outreach events regarding wildfire mitigation, the importance of prescribed fires, and timber management.

Discussion took place regarding the prevalence of cogongrass in Baldwin County, the importance of finding a balanced solution between the forestry industry and protecting the County's infrastructure by limiting the axle weight of certain trucks, specifically log trucks, and the Alabama Forestry Commission's need for funding to purchase updated equipment.

Mr. Reier invited the Commissioners to attend a Forestry Field Day to be held on October 9, 2025, in the Blacksher community.

SENIOR STAFF REPORTS

Mr. Rendleman noted the Administration, Budget, and Finance Departments met with Reid Cavnar, Managing Director with Stifel Public Finance, regarding a long term debt management plan to combine future County facility and infrastructure improvements. A plan will be presented to the Commission at a later date.

COUNTY ATTORNEY'S REPORT

Mr. Alves, County Attorney, noted there is one item for the Commissioners to discuss in an executive session.

ADJOURNMENT OF PRE-MEETING WORK SESSION

Mr. Alves said pursuant to Section 36-25A-7 of the Code of Alabama, it is his opinion as an attorney licensed in the State of Alabama that the Commission adjourn the work session and convene in an executive session to discuss preliminary negotiations involving matters of trade or commerce in which the entity is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information defined or described in the Alabama Trade Secrets Act. Mr. Alves said the Work Session will not need to reconvene.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, in accordance with Code of Alabama Section 36-25A-7, to adjourn into an executive session at 9:25 a.m. to discuss preliminary negotiations involving matters of trade or commerce in which the entity is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information defined or described in the Alabama Trade Secrets Act.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

Chairman McKenzie said the Commission will adjourn into an executive session at 9:25 a.m. and the Work Session will not reconvene. The Regular meeting will convene at 10:00 a.m.

REGULAR MEETING (10:00 AM)

Present: 4 - Commissioner James E. Ball, Commissioner Matthew P. McKenzie, Commissioner Billie Jo Underwood, and Commissioner Charles F. Gruber

Absent: 0

Also present were Roger Rendleman, County Administrator, Frank Lundy, County Engineer, and Shawn Alves, County Attorney.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 10:01 a.m. Following the Invocation by Pastor Robert Seaborn with First Baptist Church, Fairhope, and the Pledge of Allegiance led by Commissioner Gruber, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt the minutes of the July 1, 2025, Baldwin County Commission Regular Meeting.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

B COMMITTEE REPORTS

BA FINANCE/ADMINISTRATION DIVISION

BA1 Payment of Bills

[25-0961](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to approve payment of the bills and distribution of taxes which are listed in the Baldwin County Accounts Payable Payments.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

BA2 Ratification of Interim Payments as Allowed by Policy 8.1

[25-0960](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to ratify interim payments approved by the Clerk / Treasurer and signed by the Chairman of the County Commission.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

C CONSENT

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E. Ball, to approve the Consent Agenda including Replacement Item CO7 and the correction to the background of Item CE11 to correct the name of the party to the agreement from Orange Beach Board of Education, to Baldwin County Board of Education.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

CA ADMINISTRATION

CA1 Annexation Notification(s)

[25-0964](#)

Acknowledge and make part of the record the annexation(s) from the following municipalities annexing property into the corporate limits of the respective municipalities:

City of Robertsdale Ordinance No. 001-2025

CA2 Ono Island Water, Sewer & Fire Protection Authority - Appointment

[25-0954](#)

Related to the Ono Island Water, Sewer & Fire Protection Authority, take the following actions:

- 1) Appoint Mr. Dan W. Cummings to the board (Place Seat #5) for a pro-rata reduced six (6) year term, to fill the place seat formerly held by Mr. Gaillard Bixler, said term commencing July 16, 2025, and expiring March 1, 2031; and
- 2) Thank Mr. Gaillard Bixler for his prior civic service as a member of the Authority.

CD **BALDWIN REGIONAL AREA TRANSIT SYSTEM (BRATS)**

CD1 Agreement with State of Alabama Relative to Pass Through of Federal Funds for Rural (Non-Urbanized) Area Public Transportation Project for Baldwin County

[25-0932](#)

Take the following actions:

- 1) Approve the Agreement between the Baldwin County Commission and the State of Alabama relative to a pass through of federal funds for a Rural (Non-Urbanized) Public Transportation Project for Baldwin County; and
- 2) Adopt Resolution #2025-146 which authorizes the Baldwin County Commission to enter into an Agreement with the State of Alabama, acting by and through the Alabama Department of Transportation, relating to public transportation with partial funding by the Federal Transit Administration for Fiscal Years 2026, 2027, and 2028; and
- 3) Authorize the County Administrator to sign the Certificate of Compliance with the Beason-Hammon Alabama Taxpayers and Citizen Protection Act; and
- 4) Authorize the County Administrator to sign the ARP Act of 2021 Furlough Certification.

This Agreement is effective on the date hereinafter stated as the date of approval by the Governor of Alabama and will terminate on September 30, 2028, or upon expenditure of all funds provided in the approved project funding, whichever occurs first. In addition, if the grant from the USDOT is terminated by USDOT, the State will have the right to terminate this Agreement by giving written notice of termination.

CE **BUDGET/PURCHASING**

CE1 Competitive Bid #WG25-30 - Provision of On-site Crushing of Concrete at Various Baldwin County Locations for the Baldwin County Commission

[25-0940](#)

DS40ITRIFOLD - DS40I TriFold Kit

IX7 - iX-7 Series Base w/ Mixed Size Feeder, Sealer, Drop Tray & Ink Cartridge

IXDS7 - Dynamic Weighing Platform for IX Series 7/7PRO Bases

IXWP10 - IX Series 10 lb Weighing Platform

Full Coverage Maintenance Contract:

\$2,333.07 per quarter - total per year \$9,332.28

CE7 Lease of Postage Machine for Bay Minette Mail Room Located in the Annex I Building for the Baldwin County Commission

[25-0947](#)

Approve and authorize the Chairman to execute the lease agreement with Quadient Leasing USA, Inc.(Accurate Control), for the lease of a postage machine off the State of Alabama bid for thirty-six (36) months effective upon full execution as follows:

Bay Minette Mail Room - Annex I

IX9A - iX-9A 210 LPM Base, Puffy Postcard Feeder w/Wireways, Ink Cartridge & Power Line Conditioner

IX9DWM PKG - IX-9 Dynamic Weighing Module

IX9CONVEYOR - IX-9 Conveyor Stacker

IXWP30 - IX Series 30lb. Weigh Platform

IXELDPKG - IX Series 7/7PRO/9 Remote Label Dispenser w/Stand

IXDW30 - IX Series 30lb. Differential Weighing

Full Coverage Maintenance Contract:

\$3,054.63 per quarter - total per year \$12,218.52

CE8 Project No. HW23092 - Drainage Improvements on County Road 68, 1900' East of County Road 65 for the Baldwin County Commission

[25-0983](#)

Approve and authorize the Chairman to execute Change Order #1 in the amount of \$27,657.87 with C. Thornton, Inc., for Project No. HW23092 - Drainage Improvements on County Road 68, 1900' East of County Road 65.

CE9 Project No. HW21179000 - Surfside Drive Drainage Improvements for the Baldwin County Commission

[25-0984](#)

Approve and authorize the Chairman to execute Change Order #1 in the amount of \$14,010.00 with Parten Smith, Inc., for Project No. HW21179000 - Surfside Drive Drainage Improvements.

CE10 Project No. STPLL-0215 (252) HW22126 - Addition of Paved Shoulders on County Road 99 from County Road 91 to Carrier Drive for the Baldwin County Commission

[25-0976](#)

Approve and authorize the Chairman to execute Change Order #1 in the amount of \$51,564.00 with PL Russell, LLC, for Project No. STPLL-0215 (252) HW22126 - Addition of Paved Shoulders on County Road 99 from County Road 91 to Carrier Drive.

CE11 Sales and Use Tax Collection Agreement with Baldwin County Board of Education [25-0980](#)

As authorized by Section 45-2-243 of the Code of Alabama 1975, and without limitation, authorize the Chairman to execute a Sales and Use Tax Collection Agreement between the Baldwin County Commission and the Baldwin County Board of Education.

This Agreement shall commence on October 1, 2025, and shall expire on September 30, 2028, unless terminated sooner in accordance with the Agreement.

CE12 Sales and Use Tax Collection Agreement with Gulf Shores City Board of Education [25-0970](#)

As authorized by Section 45-2-243 of the Code of Alabama 1975, and without limitation, authorize the Chairman to execute a Sales and Use Tax Collection Agreement between the Baldwin County Commission and the Gulf Shores City Board of Education.

This Agreement shall commence October 1, 2025, and expire September 30, 2028, unless terminated sooner in accordance with the Agreement.

CE13 Sales and Use Tax Collection Agreement with Orange Beach City Board of Education [25-0977](#)

As authorized by Section 45-2-243 of the Code of Alabama 1975, and without limitation, authorize the Chairman to execute a Sales and Use Tax Collection Agreement between the Baldwin County Commission and the Orange Beach City Board of Education.

This Agreement shall commence October 1, 2025, and expire September 30, 2028, unless terminated sooner in accordance with the Agreement.

CE14 Resolution #2025-145 - Amending Fiscal Year 2025 Budget [25-0939](#)

Adopt Resolution #2025-145 amending the Fiscal Year 2025 Budget (Resolution #2024-159 and Resolution #2024-158, adopted on September 17, 2024) in order to reallocate funding.

CH COMMUNICATIONS/INFORMATION SYSTEMS (CIS)

CH1 Baldwin County Coroner's Office - Interoperability Communications System Agreement [25-0953](#)

Approve and authorize the Chairman to execute the Agreement between the Baldwin County Commission and the Baldwin County Coroner's Office regarding the shared use of certain communications infrastructure.

The term of this Agreement shall begin upon full execution, for three (3) years, unless terminated by the parties as set forth herein.

CH2 Building Inspection - Termination of Computer Software Support Agreement and Addendum with Delta Computer Systems, Inc.

[25-0945](#)

Take the following actions:

1) Approve the termination of the Computer Software Support Agreement and Addendum between the Baldwin County Commission and Delta Computer Systems, Inc., for Building Inspection permit website hosting and building permit lookup, approved during the July 16, 2024, Commission Meeting; and

2) Notify Delta Computer Systems, Inc., with the required written notification of termination as stated in the Agreement, said termination effective September 30, 2025.

CH3 C Spire Business Service Agreement - Robertsdale Location

[25-0950](#)

Approve and authorize the Chairman to execute the Order Form and Master Terms and Conditions Agreement between the Baldwin County Commission and C Spire Business.

The Agreement shall commence on the first day following the date on which the company notifies the customer that the requested service is available for use and shall be effective for a thirty-six (36) month initial term with a monthly recurring discounted rate of \$354.00 per month.

Upon expiration of the initial term, the Agreement and each service shall automatically renew at the current company list rates on a month-to-month basis, unless cancelled by either party giving at least sixty (60) days' written notice of termination prior to the end of the then-current term.

CH4 Sales and Use Tax Department - Termination of Computer Software Support Agreement and Addendum with Delta Computer Systems, Inc.

[25-0973](#)

Take the following actions:

1) Approve termination of the Computer Software Support Agreement and Addendum between the Baldwin County Commission and Delta Computer Systems, Inc., for Sales and Use Tax Department computer software, approved during the July 18, 2023, Regular Meeting; and

2) Notify Delta Computer Systems, Inc., with the required written notification of termination as stated in the Agreement, said termination effective September 30, 2025.

CH5 Sale of Surplus Equipment on GovDeals.com

[25-0926](#)

Authorize the sale of the following equipment from the Communications and Information Systems (CIS) Department by online auction on GovDeals.com:

Lot 1: Eight (8) Laptops, and Twelve (12) Desktops

Lot 2: Eight (8) Servers

CO HIGHWAY

CO1 Highway - Transfer of Vehicle

[25-0965](#)

Take the following actions:

1) Approve the transfer of the following vehicle from the Highway Area 200 Facility to Highway Maintenance at no cost:

2013 Ford F150 Pickup Truck - VIN# 1FTFX1EF4DKE29564

2) Authorize the Chairman to execute the Fixed Asset Change Form.

CO2 J.M. Wood Auction Company, Inc. - Equipment Auction List

[25-0963](#)

Approve and authorize the Chairman to execute the list of County equipment and vehicles for sale by auction (Exhibit A) at the J.M. Wood Auction Company, Inc., facility in Montgomery, Alabama, on September 23-25, 2025.

CO3 License Agreement #25012 - Pine Street Right-of-Way

[25-0966](#)

Take the following actions:

1) Approve License Agreement #25012 permitting Gigapower, LLC, to install 486 feet of cable on the north and south side of Pine Street in Elberta, Alabama; and

2) Authorize the County Engineer to execute Utility Permit #25339-F.

The term of this Agreement shall commence on the date of full execution. License for installation shall terminate at 11:59 p.m. on January 31, 2026. License for maintenance shall be indefinite according to the terms of the Agreement.

CO4 License Agreement #25014 - Route Road Right-of-Way

[25-0967](#)

1) Approve the employment of Caleb Hacker to fill the vacant Director of Parks and Recreation position (#1047) grade S318 (\$65,897.00 annually) to be effective no sooner than July 21, 2025; and

2) Add Caleb Hacker to the Take Home Vehicle List.

CR2 Probate Office - Lateral Transfer of Employee and Approval of Job Descriptions

[25-0979](#)

Take the following actions:

1) Approve the lateral transfer of Shelby Hinote from Recording Officer I (#1078) to fill the vacant License Revenue Officer I position (#626) with no change in pay to be effective no sooner than July 28, 2025; and

2) Approve the updated position descriptions for Public Records Administrator, Public Records Manager, Recording Officer I, Recording Officer II, and Senior Recording Officer.

CR3 Revenue Commission - Position Change

[25-0981](#)

Take the following actions:

1) Reclassify the Assessment Specialist II position (#5512) grade 310 (\$20.31 - \$33.29 per hour) to an Assessment Technician I at a grade 306 (\$17.01 - \$27.87 per hour); and

2) Approve the updated organizational chart for Revenue Commission (Assessment).

CR4 ACCA Property and Content, Inland Marine/Equipment and Auto/Vehicle Insurance Coverage-Continuance of Coverage

[25-0987](#)

Related to the Association of County Commissions of Alabama (ACCA) Liability Self Insurance Fund (CRS, Inc.), take the following actions:

1) Approve the July 1, 2025 through July 1, 2026, annual premium contribution payments for Property and Content, including towers (\$10,000.00 standard deductible / 3% named storm) in the amount of \$1,336,692.73; and

2) Approve the July 1, 2025 through July 1, 2026, annual premium contribution payments for Inland Marine/Equipment (\$5,000.00/\$10,000.00 deductible) - \$209,053.86; and

3) Approve the July 1, 2025 through July 1, 2026, annual premium contribution payments for Automobile/Vehicle Comprehensive and Collision (\$40,000.00 deductible collision) (\$5,000.00 deductible comprehensive) - \$220,997.11; and

- 4) Approve the July 1, 2025 through July 1, 2026, annual premium contribution payments for Canine (Deductible \$1,000.00) - \$6,409.74; and
- 5) Approve the July 1, 2025 through July 1, 2026, annual premium contribution payments for Drones (Deductible \$1,000.00) - \$1,544.50; and
- 6) Authorize Chairman to execute the corresponding declarations page for property insurance coverage for the period of July 1, 2025 through July 1, 2026; and
- 7) Authorize the Clerk/Treasurer to make a payment to the ACCA Liability Self Insurance Fund (CRS, Inc.) in the amount of \$1,774,697.94.

CS PLANNING AND ZONING

- CS1** Amended Subrecipient Agreement with Dauphin Island Sea Lab/Mobile Bay National Estuary Program for Baldwin County Stream Gauge Monitoring [25-0952](#)

Approve and authorize the Chairman to sign the Amended Subrecipient Agreement by and between the Dauphin Island Sea Lab / Mobile Bay National Estuary Program (MBNEP) and the Baldwin County Commission for Baldwin County Stream Gauge Monitoring.

This Agreement commenced May 20, 2025, and remains in force to April 30, 2026.

GA GENERAL

- GA1** 30 Cubed Program - Intergovernmental Roadway Construction Agreement with City of Spanish Fort for Certain Roadway Improvements [25-0995](#)

Frank Lundy, County Engineer, provided an overview of the 30 Cubed Program and gave a presentation of the proposed project with the City of Spanish Fort to construct roadway improvements connecting Eastern Shore Boulevard to Old Highway 31 to minimize traffic and safety concerns on U.S. Highway 31 and Old Highway 31 and to provide space for a potential additional BRATS Transit Hub.

Mayor Mike McMillan of the City of Spanish Fort said this is a long-awaited project which will improve roadway capabilities, capacity, safety, and allow for future connections. Mayor McMillan thanked everyone involved in the project.

Discussion took place regarding traffic concerns, improving connectivity for local residents, and improving safety and quality of life. The Commissioners thanked County staff, Mayor McMillan, and the City of Spanish Fort for bringing the project forward.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber,

to approve an Intergovernmental Roadway Construction Agreement between the Baldwin County Commission and the City of Spanish Fort for roadway improvements connecting Eastern Shore Boulevard to Old Highway 31 contingent upon approval of the Agreement by the City of Spanish Fort.

The City of Spanish Fort will maintain the new roadway segments within their corporate limits once the project is completed.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

D PRESENTATIONS

DA GENERAL

DA1 Retiree Recognition Presentation

[25-0985](#)

Deidra Hanak, Personnel Director, Mark Acreman, Assistant County Engineer, John Lundy, Area 200 Supervisor, Forrest Davis, Assistant Area Supervisor, and Tucker Stuart, Construction Engineer, presented a plaque recognizing the following employee's retirement from the Baldwin County Commission:

Rhonda Wilson, Silverhill Highway Department, 20 years of service

The Commissioners thanked Ms. Wilson for her service to the citizens of Baldwin County.

Introduction of New Director of Parks and Recreation

Frank Lundy, County Engineer, introduced Caleb Hacker, new Director of Parks and Recreation.

Mr. Hacker said he is thankful for the opportunity and excited about what the future holds.

E PUBLIC HEARINGS

ES PLANNING AND ZONING

ES1 Case No. Z25-17 - McLean Property Rezoning

[25-0971](#)

and

ES2 Case No. PRD25-03 - Point Clear Golf Club Planned Residential Development Conceptual Site Plan Approval

[25-0972](#)

Celena Boykin, Senior Planner, noted Case No. Z25-17 (Item ES1) and Case No. PRD25-03 (Item ES2) will be presented together. Ms. Boykin provided background information on the subject property.

Mr. Trey Jinright with Jade Consulting, on behalf of the applicant, provided a presentation of the proposed project.

Chairman McKenzie opened the public hearings for Case No. Z25-17 and Case No. PRD25-03 at 10:47 a.m. and asked if there is anyone present who wishes to speak.

Mr. Mike Saucier, adjacent property owner, addressed the Commission in support of the project and said he is very excited about this low density, high quality project.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearings for Case No. Z25-17 and Case No. PRD25-03 at 10:49 a.m.

ES1 Case No. Z25-17 - McLean Property Rezoning

[25-0971](#)

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-148, which approves Case No. Z25-17, McLean Property Rezoning, as it pertains to the rezoning of 91.08 acres, more or less, as located in Planning (Zoning) District 26, from RA, Rural Agricultural District, to RSF-1, Residential Single Family District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

ES2 Case No. PRD25-03 - Point Clear Golf Club Planned Residential Development Conceptual Site Plan Approval

[25-0972](#)

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-153, which approves Case No. PRD25-03, Point Clear Golf Club, as it pertains to the Planned Residential Development Conceptual Site Plan approval.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

ES3 Case No. Z25-29 - Wolf Creek Industries, Inc. Property Rezoning

[25-0957](#)

Cory Rhodes, Planner, provided background information on the subject property.

Commissioner Underwood discussed the challenges of zoning and the differences in density between RSF-1, Residential Single Family, and RSF-E, Residential Single Family Estate, zoning designations.

Chairman McKenzie opened the public hearing at 10:56 a.m. and asked if there is anyone present who wishes to speak.

Mr. James Robbins, adjacent property owner, expressed concerns regarding the density of the development and the lack of specific framework as to what type of development this will be.

Jay Dickson, Planning Director, noted this is a straight zoning case so it is concentrated on land uses and intensity of uses. Mr. Dickson said stormwater runoff and traffic studies are handled during the subdivision process and the requirements must meet the Subdivision Regulations.

Mr. Aaron Collins with S.E. Civil discussed preliminary plat drawings and density of the proposed subdivision.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:01 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-149, which approves Case No. Z25-29, Wolf Creek Industries, Inc. Property Rezoning, as it pertains to the rezoning of 40 acres, more or less, as located in Planning (Zoning) District 12, from RA, Rural Agricultural District, to RSF-1, Residential Single Family District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0

Absent: 0

Abstain: 0

ES4 Case No. Z25-31 - Davis Property Rezoning

[25-0958](#)

Cory Rhodes, Planner, provided background information on the subject property.

Commissioner Underwood noted she was contacted regarding this parcel and discussed the intention of the area when originally zoned as RA, Rural Agricultural, and the regulations regarding family subdivisions.

Chairman McKenzie opened the public hearing at 11:09 a.m. and asked if there is anyone present who wishes to speak.

Mr. Richard Davis, authorized agent for the applicant, explained the rezoning request is to allow for two homes, not for high density, and requested the Commissioners approve the request.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:10 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-150, which approves Case No. Z25-31, Davis Property Rezoning, as it pertains to the rezoning of 2 acres, more or less, as located in Planning (Zoning) District 21, from RA, Rural Agricultural District, to RSF-1, Residential Single Family District.

The motion failed by the following vote:

Aye: 2 - Matthew P. McKenzie, and Charles F. Gruber

Nay: 2 - James E. Ball, and Billie Jo Underwood

Absent: 0

Abstain: 0

ES5 Case No. Z25-32 - Wooley Property Rezoning

[25-0959](#)

Cory Rhodes, Planner, provided background information on the subject property.

Chairman McKenzie opened the public hearing at 11:13 a.m. and asked if there is anyone present who wishes to speak.

Mr. Don Wheatley, adjacent property owner, discussed his concerns regarding having a business in the middle of a residential area, and said he would like to see it remain residential.

Mr. Chris Dean, potential owner of the subject property, explained the rezoning will allow him to have a lay-down yard for his lawn business.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:16 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-151, which approves Case No. Z25-32, Wooley Property Rezoning, as it pertains to the rezoning of 2 acres, more or less, as located in Planning (Zoning) District 37, from RSF-E, Residential Single Family Estate District, to B-1, Professional Business District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES6 Case No. Z25-33 - Brantley Property Rezoning

[25-0969](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman McKenzie opened the public hearing at 11:20 a.m. and asked if there is anyone present who wishes to speak.

Mr. Sean Odom with GMA Engineering, representing the applicant, clarified the applicant's request is to allow a lease building on the property for his business. Mr. Odom said he feels the use is compatible with B-2, Business District, zoning designation.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:21 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E. Ball, to adopt Resolution #2025-152, which approves Case No. Z25-33, Brantley Property Rezoning, as it pertains to the rezoning of 0.98 acres, more or less, as located in Planning (Zoning) District 15, from RSF-2, Residential Single Family District, to B-2, Neighborhood Business District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

F OTHER STAFF RECOMMENDATIONS

None.

G ADDENDA

None.

H PUBLIC COMMENTS

Mr. David Wiggins, owner of property on County Road 181 and Pleasant Road, discussed the flooding of his property due to recent storms and the addition of two culverts installed by the County increasing the amount of stormwater runoff to his property. Mr. Wiggins requested the Commission to resolve the issue prior to impending rains to avoid flooding to his home.

Mark Acreman, Assistant County Engineer, discussed efforts to mitigate runoff in the area by securing a drainage easement to divert water to a detention pond on a neighboring property. Mr. Acreman noted one of two culverts has been plugged to reduce the amount of water going to Mr. Wiggins' property. Once the runoff has been diverted, both culverts will be plugged.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

K ADJOURNMENT

Motion by Commissioner James E. Ball to adjourn the July 16, 2025, Baldwin County Commission Regular meeting at 11:39 a.m.

Chairman McKenzie said the July 16, 2025, Baldwin County Commission Regular meeting is adjourned at 11:39 a.m.

