



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, September 5, 2024**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. September 5, 2024, 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, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, George Watters and Reid Key. Members Brandon Bias, Robert Davis, Jason Padgett, Michael Mullek and Glenn Seale and were absent.

Staff present were Jay Dickson, Buford King, Celena Boykin, Shawn Mitchell, Josh Newman, Fabia Waters, Cory Rhodes, Brenda Brock, Ashley Campbell, Calla McKenzie, Brittany Epling, Tyler Austin, Mark Acreman and Frank Lundy. County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the August 1, 2024, Planning Commission work session minutes and the August 1, 2024, Planning Commission meeting minutes. Ms. Strategier seconded the motion. All members voted in favor of the motion. The motion to APPROVE the August 1, 2024, Planning Commission work session minutes and the August 1, 2024, Planning Commission meeting minutes carried on a vote of 6-0.

V. ANNOUNCEMENTS/REGISTRATION

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

[Planning Commission member, Michael Mullek, joined the meeting.]

VI. CONSIDERATION OF CONSENT AGENDA

None.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case PER24-39, Sherwood Grove Extension

The applicant requested a one (1) year Extension Request for Preliminary Plat approval for a 166-lot subdivision.

The case was presented by Shawn Mitchell.

The motion to APPROVE case PER24-39, Sherwood Grove Extension was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PER24-39, Sherwood Grove Extension carried on a vote of 7-0.

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

None.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case PID23-01, Ecovery Property

The applicant requested to modify the approved site plan for less parking.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Melissa Hadley was present to represent the applicant.

Nathan Norris, property owner, was present.

The chairman closed the public hearing.

The motion to recommend APPROVAL with conditions of case PID23-01, Ecovery Property was made by Ms. Burnett. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL with conditions of case PID23-01, Ecovery Property carried on a vote of 7-0.

b.) Case Z24-33, Chadwell Property

The applicant requested to rezone 20 +/- acres from Rural Agricultural (RA) to Rural District (RR).

The case was presented by Brittany Epling.

The chairman opened the public hearing.
Miles Bishop was present to represent the applicant.
John Neat signed up in opposition.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-33, Chadwell Property was made by Mr. Mullek. Mr. Watters made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-33, Chadwell Property carried on a vote of 7-0.

c.) Case Z24-34, Renfroe Property

The applicant requested to rezone 2 +/- acres from Professional Business District (B-1) to Neighborhood Business District (B-2).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.
Christine Crews was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-34, Renfroe 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 Z24-34, Renfroe Property carried on a vote of 7-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SV24-14 / PUD24-08

The applicant requested Final Site Plan approval for an 11-unit Planned Unit Development (PUD) and a Variance from Article 5.5.16 Street Elevations, of the Baldwin County Subdivision Regulations.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Austin Lutz, Johnny Moore and Craig Johnson were present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SV24-14, London’s Landing was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV24-14, London’s Landing carried on a vote of 7-0.

The motion to APPROVE with conditions case PUD24-08, London’s Landing was made by Ms. Burnett. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD24-08, London’s Landing carried on a vote of 7-0.

b.) Case PUD24-09, By the Bay 2

The applicant requested Final Site Plan approval for a 25-unit RV park.

The case was presented by Fabia Waters.

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

The motion to APPROVE with conditions case PUD24-09, By the Bay 2 was made by Mr. Seibert. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD24-09, By the Bay 2 carried on a vote of 7-0.

c.) Case SPP24-13, Avery Cove Subdivision

The applicant requested Preliminary Plat approval for a 121-lot subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Michael Thomas was present to represent the applicant.
Victory Salac, Robin Campbell Cooke and Bryan Campell signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-13, Avery Cove Subdivision was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Motion to APPROVE with conditions case SPP24-13, Avery Cove Subdivision carried on a vote of 6-1.

d.) Case SPP24-14, Abbey Oaks Subdivision

The applicant requested Preliminary Plat approval for an 81-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, Kristen Anderson, Angela White, Jim Rachwitz and Harry Still signed up in opposition.
The chairman closed the public hearing.

The motion to TABLE to the October 3, 2024, meeting case SPP24-14, Abbey Oaks Subdivision to evaluate areas of the traffic study was made by Mr. Mullek. Mr. Watters made the motion to second. Mr. Mullek, Ms. Strategier and Mr. Watters voted in favor of the motion with all other members voting no. Motion to TABLE to the October 3, 2024, meeting case SPP24-14, Abbey Oaks Subdivision to evaluate areas of the traffic study failed on a vote of 3-4.

The motion to APPROVE with conditions case SPP24-14, Abbey Oaks Subdivision was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Mullek and Mr. Watters voting no. Motion to APPROVE with conditions case SPP24-14, Abbey Oaks Subdivision carried on a vote of 5-2.

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 was adjourned at 5:53 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date