



Baldwin County Commission  
Work Session and Regular  
Meeting Minutes

Tuesday, March 18, 2025

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

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[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 Brad Hicks, County Attorney.

The Baldwin County Commission met for a work session (pre-Commission meeting) on March 18, 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 9:01 a.m. Following the Invocation by Commissioner Gruber, 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.

**GA1** - Chairman McKenzie requested Addendum Item GA1 - Case No. LV-25003-Alcohol License Application for Bottles Up Mobile Inc dba Belforest Pointe be moved to the Consent Agenda. It was decided Item GA1 would be moved to the Consent Agenda.

**CM1** - Discussion took place regarding Baldwin County's levies for alcohol licenses

compared to municipalities in the county. Mr. Rendleman said he would compare the fees with municipalities and research if the fees could be changed mid-year.

**CO3** - Replacement Item due to revised staff recommendation to remove Bid #WG24-46.

**CO4** - Replacement Attachments - Resolution 2025-091, which has been approved by the County Attorney, and the corrected application which reflects Battles "Road" instead of Battles "Drive."

**CO5** - Discussion took place regarding the citizen driven process for adoption of a section of road for litter cleanup and posting information regarding the Adopt-A-Mile program on social media.

**ES4** - Commissioner Underwood asked if the new access will go by ALDOT's Access Management Plan and determined that it would because it was off of highway 59.

## **COMMISSIONER REQUESTS**

None.

## **SENIOR STAFF REPORTS**

Staff Report by Tom Tyler, EMA Director

Mr. Tyler discussed the severe weather on March 15, 2025, and noted EMA damage assessment teams will assist Pike County with damage assessments.

## **COUNTY ATTORNEY'S REPORT**

Brad Hicks, County Attorney, said there is one item for the Commissioners to discuss in an executive session.

## **ADJOURNMENT OF PRE-MEETING WORK SESSION**

Brad Hicks, County Attorney, recommended the Commission adjourn the meeting and convene in an executive session to discuss preliminary negotiations involving matters of trade or commerce in which the governmental body 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 of the character defined or described in the Alabama Trade Secrets Act.

Mr. Hicks made an oral declaration that he is a person that has the requisite knowledge under the statute and the discussions would have a detrimental impact on the competitive position of a party to the negotiations or upon the location, retention, expansion or upgrading of a public employer or business entity in the area served by the Baldwin County Commission if disclosed outside of an executive session or would disclose information protected by the Alabama Trade Secrets Act.

Mr. Hicks said the Commission will not need to reconvene the work session following the executive session.

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 9:13 a.m. to discuss preliminary negotiations involving matters of trade or commerce in which the governmental body 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 of the character 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 noted the work session will not reconvene. The regular meeting will begin at 10:00 a.m.

The March 18, 2025, Baldwin County Commission Work Session meeting adjourned at 9:13 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 Brad Hicks, 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 Ann Rowan with Family Ministries Center, Fairhope, and the Pledge of Allegiance led by Chairman McKenzie, 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 March 5, 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**

[25-0564](#)

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**

[25-0563](#)

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**

Chairman McKenzie noted Addendum Item GA1 has been added to the Consent Agenda.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to approve the Consent Agenda including Addendum Item GA1.

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 Updates to Baldwin County Commission (Administration Department) Policies**

**[25-0560](#)**

Regarding Baldwin County Commission (Administration Department) policies, take the following actions:

- 1) Adopt revised Policy 2.1 - Submission of Agenda Items and Procedures for County Commission Meetings (which combines Policies 2.1 - Agenda Items, 2.2 - Commission Recording, and 2.4 - Consent Agenda); and
- 2) Abolish Policies 2.2 - Commission Recording and Policy 2.4 - Consent Agenda.

## **CB ANIMAL CONTROL**

### **CB1 Spay / Neuter Agreement for Baldwin County Animal Shelter**

**[25-0574](#)**

Approve and authorize the Chairman to execute the Spay / Neuter Agreement between the Baldwin County Commission and Robertsedale Animal Clinic.

The Agreement commences March 18, 2025, and continues for a period of two (2) years expiring March 18, 2027, with an automatic renewal for one (1) year expiring March 18, 2028, unless terminated by either party by giving a thirty (30) day written notice of such termination.

## **CC ARCHIVES AND HISTORY**

### **CC1 Olde Time Days Event and Activities**

**[25-0567](#)**

Related to the Olde Time Days Event and activities take the following actions:

- 1) Authorize the Department of Archives and History to partner with the South Alabama Antique Tractor and Engine Club (SAATEC) to host the Olde Time Days event to be held at Baldwin County Bicentennial Park on Saturday, October 4, 2025, from 9:00 a.m. until 4:00 p.m.; and
- 2) Approve the Olde Time Days 2025 flyer and Vendor Applications.

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

### **CD1 Adoption of Baldwin County Commission Procurement Procedures for Federal Transit Administration Funded Projects**

**[25-0577](#)**

Adopt the Baldwin County Commission Procurement Procedures for Federal Transit Administration (FTA) Funded Projects for Baldwin Regional Area Transit System (BRATS) and the Eastern Shore Metropolitan Planning Organization (MPO).

**CD2**    Donation of Transportation Services for Historic Blakeley State Park Living History Event    [25-0593](#)

Approve the request from the Historic Blakeley State Park to utilize one (1) Baldwin Regional Area Transit System (BRATS) bus on Saturday, April 5, 2025, to provide shuttle service from 10:00 AM - 4:00 PM at an estimated donated cost of \$557.70 for a living history event commemorating the Battle of Fort Blakeley.

**CE    BUDGET/PURCHASING**

**CE1**    Competitive Bid #WG25-10 - Provision of Crushed Aggregates for the Baldwin County Commission    [25-0552](#)

Award Bid #WG25-10 for the Provision of Crushed Aggregates to C.R. Pate Logging, Inc., Couch Aggregates, LLC, Martin Marietta Materials, Inc., Slats Lucas Aggregates Alabama, LLC, Stephens Trucking Company, Inc., and Vulcan Materials Company, Inc., per the Award Listings for each category of headings.

**CE2**    Competitive Bid #WG25-12A - Provision of Fence Installation and Repair on County Right-of-Ways for the Baldwin County Commission    [25-0579](#)

Authorize the Purchasing Director to re-bid for the Provision of Fence Installation and Repair on County Right-of-Ways and authorize the Chairman/Purchasing Division Commissioner for the Baldwin County Commission to approve any necessary addendums or clarifications if required after the bid is advertised.

**CE3**    Competitive Bid #WG25-16 - Provision of Rental Equipment for the Baldwin County Commission    [25-0555](#)

Award Bid #WG25-16 for the Provision of Rental Equipment to the lowest responsible bidders, Cowin Equipment Company, Inc., Herc Rentals, Inc., Pittman Tractor Company, Inc., Sunbelt Rentals, Inc., Thompson Tractor Company, Inc., and United Rentals (North America), Inc., for each category of headings per the Award Listings.

**CE4**    Competitive Bid #WG25-17 - Purchase of One (1) FARO Focus Premium Laser Scanner or Equivalent for the Baldwin County Sheriff's Office    [25-0592](#)

Award Bid #WG25-17 - Purchase of One (1) FARO Focus Premium Laser Scanner or Equivalent to FARO Technologies, Inc., for the Baldwin County Sheriff's Office as follows:

Bid Amount: \$59,395.42

Model: FARO Focus Premium 200m USA TAA

Delivery Time: 42 Day(s)/ARO

**CE5**    Contract Relating to Request for Qualifications (RFQ) for Engineering / Environmental Services for Dirt Road Paving Project - Mannich Lane from County Road 9 to Lipscomb Road for the Baldwin County Commission    [25-0556](#)

Approve and authorize the Chairman to execute the Contract with Thompson Engineering, Inc., for the Engineering / Environmental Services for Mannich Lane from County Road 9 to Lipscomb Road in the estimated amount of \$293,900.00.

**CE6**    Construction of New Sally Port at Baldwin County Courthouse Located in Bay Minette, Alabama, for the Baldwin County Commission    [25-0578](#)

Approve and authorize the Chairman to execute Allowance Authorization No. 1 with Rogers & Willard, Inc., in the amount of \$22,478.40 to relocate fire department connection and storm box rebuild, with no change to the original contract amount, for the Construction of New Sally Port at the Baldwin County Courthouse located in Bay Minette, Alabama.

Allowance cost will be paid from contract contingency allowance that was included in the bid amount.

**CE7**    Group 1 of ERPR-9072 - Permanent Repair for Various Sites Due to Severe Weather Event Beginning on September 16, 2020, FHWA Disaster #AL20-2 for the Baldwin County Commission    [25-0589](#)

Approve Change Order #1 for Group 1 of the ERPR-9072 in the amount of \$56,462.94 for Project No. HW22171 with C. Thornton, Inc., and authorize the Chairman to execute the Change Order.

**CE8**    Project No. HW22026 - Sherman Road Drainage Improvements for the Baldwin County Commission    [25-0591](#)

Approve Change Order #1 in the amount of \$60,857.17 for Project No. HW22026 - Sherman Road Drainage Improvements with McElhenney Construction Co., LLC, and authorize the Chairman to execute the Change Order.

**CE9**    Project No. HW21103000 - The Launch at County Road 6 for the Baldwin County Commission    [25-0588](#)

Approve Change Order #3 in the amount of \$23,350.23 with McElhenney Construction Company, LLC, for Project No. HW21103000 - The Launch at County Road 6 and authorize the Chairman to execute the Change Order.

**CE10**    Purchase and Installation of New HVAC Equipment for Baldwin County Board of Education Building for the Baldwin County Commission    [25-0571](#)

Approve Change Order #1 with Tindle Construction, LLC, in the credit amount of (\$15,750.00) on the Purchase and Installation of New HVAC Equipment for the Board of Education Building and authorize the Chairman to execute the Change Order.

**CE11** Purchase and Installation of New HVAC Equipment for Baldwin County Fairhope Satellite Courthouse for the Baldwin County Commission

[25-0572](#)

Approve Change Order #1 with Tindle Construction, LLC, in the credit amount of (\$10,232.25) on the Purchase and Installation of New HVAC Equipment for the Fairhope Satellite Courthouse and authorize the Chairman to execute the Change Order.

**CE12** Quotes for Roof Repairs to Historic Native American Homes Located at Bicentennial Park for the Baldwin County Commission

[25-0551](#)

Award the lowest quote to Tindle Construction, LLC, in the amount of \$46,000.00 for roof repairs to the historic Native American homes located at the Bicentennial Park and authorize the Chairman to execute the Public Works Contract and Certificate of Compliance. (Contract shall be effective and commence immediately upon the same date as its full execution, and shall terminate upon either the expiration of no more than sixty (60) days after the notice to proceed is issued).

**CJ ELECTED OFFICIALS**

**CJ1** Sheriff's Office - Contract for Law Enforcement Services for City of Gulf Shores

[25-0314](#)

Approve the Contract for Law Enforcement Services between the Baldwin County Commission, the City of Gulf Shores, and the Baldwin County Sheriff's Office for the provision of law enforcement protection to the City of Gulf Shores, Alabama. The contract commenced January 1, 2025, and will terminate December 31, 2025.

Either party may terminate this contract without cause or further liability to the other, except to the indemnification provided herein, upon thirty (30) days written notice to the other parties to this contract.

**CJ2** Sheriff's Office - Purchase of Two (2) New Vehicles with FY 24-25 Budgeted Funds

[25-0573](#)

Approve the purchase and authorize the Purchasing Director to issue Purchase Orders for one (1) new 2025 Chevrolet Tahoe LS 4WD PPV off Competitive Bid #WG25-02 in the amount of \$58,829.00 and one (1) Ford F150 Police Responder Truck off the State of Alabama Contract in the amount of \$57,236.00 for a total amount of \$116,065.00.

**CL ENVIRONMENTAL MANAGEMENT**

As authorized by Section 22-27-3 of the Code of Alabama 1975, and without limitation, approve the Application for Certificate of Exception from Garbage Pick-up, for a period not to exceed one (1) year, for the following individual:

John Sanders  
14730 Ridge Road  
Summerdale, Alabama 36580  
(Application Receipt No. 116517 - Commencing 02/11/2025)

**CM    FINANCE AND ACCOUNTING****CM1    County Levies for Alcohol Licenses****25-0554**

Adopt the following Alcohol Beverage Control (ABC) county license fees for Fiscal Year 2025 - 2026, and authorize the Chairman to execute the attached ABC forms adopting the following county license fees:

010 Lounge Retail Liquor - Class I	\$440.00
011 Lounge Retail Liquor - Class II	\$440.00
020 Restaurant Retail Liquor	\$440.00
031 Club Liquor - Class I	\$440.00
032 Club Liquor - Class II	\$1,111.00
040 Retail Beer (On or Off Premises Only)	\$75.00
050 Retail Beer (Off Premises Only)	\$75.00
060 Retail Table Wine (On or Off Premises)	\$75.00
070 Retail Table Wine (Off Premises Only)	\$75.00
080 Liquor Wholesale	\$731.50
090 Wholesale Beer Only	\$275.00
100 Wholesale Table Wine Only	\$275.00
110 Wholesale Table Wine & Beer	\$375.00
120 Warehouse License	\$291.50
130 Additional Warehouse	\$100.00
140 Special Events Retail	\$233.00
150 Special Retail - 30 Days or Less	\$147.00
160 Special Retail - More Than 30 Days	\$380.00
170 Retail Common Carrier	\$233.00
200 Manufacturer	\$121.00
210 Importer	\$250.00
220 Brewpub	\$500.00
230 International Motor Speedway	\$440.00
250 Wine Festival License	\$50.00
260 Wine Festival Participant License	\$15.00
300 Hospitality Management Program License	\$1,000.00
310 Food or Beverage Truck License	\$300.00

500 Direct Wine Shipper	\$200.00
510 Wine Fulfillment Center	\$500.00
520 Additional Wine Fulfillment Center	\$100.00
800 In-State Winery Off-Site Tasting Permit	\$50.00

## **CO HIGHWAY**

### **CO1** Adoption of Baldwin County Commission Policy #9.23 - Access Management Policy [25-0532](#)

Adopt Baldwin County Commission Policy #9.23 - Access Management Policy which sets guidelines for managing access to and from the Baldwin County Public Road System.

### **CO2** Revision of Baldwin County Commission Policy #9.17 - Residential Permit to Construct Turnout (Driveways) [25-0575](#)

Adopt the revised Baldwin County Commission Policy #9.17 - Procedure to Construct Driveway Turnout which provides the procedural requirements for citizens wanting to obtain a permit to construct a driveway turnout to access a County owned road.

### **CO3** \*Mobile Asphalt Company, LLC - Consent to Assignment of Contracts [25-0561](#)

Approve the Chairman to execute the Consent to Assignment of Contracts documents consenting to the assignment of all rights, covenants, warranties, duties and obligations under the following Contracts with Mobile Asphalt Company, LLC, to Wiregrass Construction Company, Inc.:

- 1) Baldwin County Resurfacing Projects 2024: Group #3 / BCR-2024-3
- 2) Project No. HWY 21102000 - Pave County Road 65 from County Road 24 to County Road 28

### **CO4** \*Resolution #2025-091 - Transfer of Certain Unopened/Unnamed Rights-of-Ways to City of Foley [25-0576](#)

Adopt Resolution #2025-091 authorizing the transfer of ownership, maintenance, and responsibility for certain unopened/unnamed rights-of-ways east of the Foley Beach Express and north of U.S. Route 98 to City of Foley.

### **CO5** Adopt-A-Mile - Scenic Highway 98 from Nelson Drive to Battles Road in Fairhope, Alabama [25-0569](#)

Authorize the Chairman and County Engineer to execute an Adopt-A-Mile Program Application submitted by Jesse and Deborah Gould for Scenic Highway 98 from Nelson Drive to Battles Road in Fairhope, Alabama.

## **CR PERSONNEL**

### **CR1 BRATS - Personnel Changes**

**25-0580**

Take the following actions:

- 1) Approve the employment of Belinda Wenzel to fill the open part-time, Non-CDL Bus Driver position (#27) grade 302 (\$13.99 per hour / \$21,096.92 annually); and
- 2) Approve the lateral transfer of Narvy O'Gwynn from the part-time Bus Driver position (#07) grade 305 (\$24.53 per hour / \$36,991.24 annually) to fill the vacant full-time Bus Driver position (#5544) grade 305 (\$24.53 per hour / \$51,022.40 annually).

These actions shall be effective no sooner than March 24, 2025.

### **CR2 Highway Department (Administration) - Promotion of Employee**

**25-0581**

Approve the promotion of Heather Hawthorne from the Operations Support Specialist II position (#5589) grade 307 (\$22.69 per hour / \$47,195.20 annually), in the Highway Traffic Operations Department (53135), to fill the vacant Operations Support Specialist III position (#3045) at a grade 309 (\$24.51 per hour / \$50,980.80 annually), in the Highway Administration Department (53100), to be effective no sooner than March 24, 2025.

### **CR3 Highway Department (Foley) - Personnel Changes**

**25-0582**

Take the following actions:

- 1) Approve the promotion of Logan Brock from the Operator Technician Trainee position (#5494) grade 306 (\$17.35 per hour / \$36,088.00 annually) to fill the open Operator Technician I position (#713), at a grade 308 (\$18.74 per hour / \$38,979.20 annually); and
- 2) Approve the employment of Jacob Jarrett to fill the open Operator Technician I position (#638) at a grade 308 (\$18.25 per hour / \$37,960.00 annually); and
- 3) Approve the employment of Nicholas Cardin to fill the open Operator Technician I position (#643) at a grade 308 (\$18.25 per hour / \$37,960.00 annually).

These actions shall be effective no sooner than March 24, 2025.

### **CR4 Highway Department (Maintenance Engineering) - Employment of One (1) Part-Time Engineering Technician II Position**

**25-0583**

Approve the employment of Troy Smith to fill the open Part-Time Engineering Technician II position (#88) at a grade 311 (\$27.86 per hour / \$42,012.88 annually), in the Highway Maintenance Department (53130), to be effective no sooner than March 24, 2025.

**CR5** Probate Office - Personnel Changes

[25-0584](#)

Take the following actions:

- 1) Approve the employment of Brittany Walker to fill the Probate Customer Service Specialist I position (#5565) grade 306 (\$17.01 per hour / \$35,380.80 annually); and
- 2) Approve the employment of Gabrielle Christianson to fill the Probate Court Administrator I position (#469) grade 308 (\$18.25 per hour / \$37,960.00 annually).

These actions shall be effective no sooner than March 24, 2025.

**CR6** Revenue Commission (Re-Appraisal) - Promotion of Employees

[25-0585](#)

Take the following actions:

- 1) Approve the promotion of Abby Brown from the Personal Property Appraiser I position (#5405) grade 310 (\$21.53 per hour / \$44,782.40 annually) to fill the open Personal Property Appraiser III position (#1039) at a grade 312 (\$23.25 per hour / \$48,360.00 annually); and
- 2) Approve the promotion of Ashley Traweck from the Personal Property Appraiser I position (#5692) grade 310 (\$21.84 per hour / \$45,427.20 annually) to fill the open Personal Property Appraiser III position (#5769) at a grade 312 (\$23.59 per hour / \$49,067.20 annually).

These actions shall be effective no sooner than March 24, 2025.

**CR7** Sales and Use Tax/License Inspection Department - Employment of One (1) Revenue Clerk I Position

[25-0586](#)

Approve the employment of Savannah Cornelson to fill the open Revenue Clerk I position (#5695) at a grade 307 (\$17.84 per hour / \$37,107.20 annually) to be effective no sooner than March 24, 2025.

**GA** **GENERAL**

**GA1** Case No. LV-25003 - Alcohol License Application for Bottles Up Mobile Inc dba Belforest Pointe (One-time Special Event on March 30, 2025)

[25-0610](#)

**D** **PRESENTATIONS**

**DA** **GENERAL**

**DA1** Employees of the Quarter for 4th Quarter 2024

[25-0587](#)

Deidra Hanak, Personnel Director, Ron Stewart, BRATS Driver Supervisor, Mark Acreman, Assistant County Engineer, and John Lundy, Traffic Operations Manager, presented certificates recognizing the following employees as Employees of the Quarter for the Baldwin County Commission:

Susie Smith, Baldwin Regional Area Transit System (BRATS)  
Nicholas McCawley, Highway Department

The Commissioners thanked the employees for the work they do for Baldwin County.

## **E PUBLIC HEARINGS**

### **ES PLANNING AND ZONING**

#### **ES1 Case No. Z24-51 - Hagle Property Rezoning**

**25-0541**

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

Chairman McKenzie opened the public hearing at 10:24 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 10:24 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to adopt Resolution #2025-082, which approves Case No. Z24-51, Hagle Property Rezoning, as it pertains to the rezoning of 29 acres, more or less, as located in Planning (Zoning) District 8, from BCZ, Base Community Zoning, to RSF-1, Residential Single Family.

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. Z24-55 - No Doubt Holdings, LLC Property Rezoning**

**25-0568**

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

Chairman McKenzie opened the public hearing at 10:26 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 10:26 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-083, which approves Case No. Z24-55, No Doubt

Holdings, LLC, Property Rezoning, as it pertains to the rezoning of 4.2 acres, more or less, as located in Planning (Zoning) District 39, from BCZ, Base Community Zoning District, to RR, Rural District, for the purpose of a contractor's yard.

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. Z24-56 - Greene Property Rezoning

[25-0502](#)

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

Chairman McKenzie opened the public hearing at 10:28 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 10:28 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Billie Jo Underwood, to adopt Resolution #2025-084, which approves Case No. Z24-56, Greene Property Rezoning, as it pertains to the rezoning of approximately 0.50 acres, more or less, located in Planning (Zoning) District 35, from RSF-1, Residential Single-Family District, to RSF-2, Residential Single Family.

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. Z24-57 - Smith Property Rezoning

[25-0542](#)

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

Chairman McKenzie opened the public hearing at 10:30 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman McKenzie closed the public hearing at 10:30 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F.

Gruber, to adopt Resolution #2025-085, which approves Case No. Z24-57, Smith Property Rezoning, as it pertains to the rezoning of 1.76 acres, more or less, as located in Planning (Zoning) District 12, from B-3, General Business, to B-4, Major Commercial.

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

**ES5** Case No. PRD24-10 - Two Lakes Phases 1 & 2 Residential Development Site Plan Approval

[25-0570](#)

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

Chairman McKenzie opened the public hearing at 10:35 a.m. and asked if there is anyone present who wishes to speak.

Mr. Chris Lieb with Lieb Engineering, on behalf of the owner, said he is here to answer any questions.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 10:35 a.m.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-086, which approves Case No. PRD24-10, Two Lakes Phases 1 & 2, as it pertains to the Planned Residential Development (PRD) 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

**ES6** Case No. TA25-01 - Amendments to Baldwin County Zoning Ordinance

[25-0590](#)

Celena Boykin, Senior Planner, noted she will present the proposed amendment to the zoning map and Jay Dickson, Planning Director, will present the proposed text amendments to the Zoning Ordinance.

Ms. Boykin provided background information on the rezoning request.

Mr. Dickson presented the amendments to the Zoning Ordinance including definitions and text clarification, local provisions, wetland and stream overlay district boundaries, Planned Residential Development uses and density, deadlines for staff reports and changes to public hearing requirements, and alignment of the proposed changes with the Master Plan.

Commissioner Underwood discussed the current rezoning process and thanked Planning Department staff for their efforts to make the process more efficient.

Chairman McKenzie opened the public hearing at 11:10 a.m. and asked if there is anyone present who wishes to speak.

Mr. Ben Gould said local residents should be deferred to regarding rezoning requests and asked the Commission to consider it.

There being no further requests to address the Commission, Chairman McKenzie closed the public hearing at 11:14 a.m.

Commissioner Underwood requested no changes be made to Planning District 26 at this time; More engagement with the community is needed before any changes are made.

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E. Ball, to reject the proposed amendments to Section 2.3.26 – Local Provisions for Planning District 26 from the proposed text amendment to allow staff time to further engage the citizens of District 26.

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

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2025-087 which approves the amendments to the Baldwin County Zoning Ordinance text and the Baldwin County Zoning Map to all other sections of the zoning ordinance as advertised and recommended by staff.

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

**G ADDENDA**

None.

**F OTHER STAFF RECOMMENDATIONS**

None.

**H PUBLIC COMMENTS**

Mr. Thomas Jenkins addressed the Commission regarding issues he has encountered at the Circuit Clerk's Office related to a restraining order.

Ms. Blair Castro addressed the Commission regarding government efficiency, technological advancements in databases and telephones, and accessibility of the Circuit Clerk's Office.

**I PRESS QUESTIONS**

None.

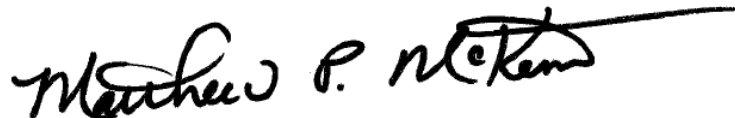
**J COMMISSIONER COMMENTS**

The Commissioners provided their closing comments.

**K ADJOURNMENT**

Motion by Commissioner James E. Ball, seconded by Commissioner Billie Jo Underwood, to adjourn the March 18, 2025, Baldwin County Commission Regular meeting at 11:26 a.m.

The March 18, 2025, Baldwin County Commission Regular meeting adjourned at 11:26 a.m.

A handwritten signature in black ink, reading "Matthew P. McKenna". The signature is written in a cursive style with a long horizontal line extending from the end.