



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, July 10, 2025**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:02 p.m. July 10, 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, Robert Davis, Scott Shamburger, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett and George Watters. Members Michael Fletcher and Reid Key were absent.

Staff present were Jay Dickson, Celena Boykin, Josh Newman, Cory Rhodes, Fabia Waters, Ashley Campbell, Brenda Brock, Mary Booth, Jenny Mosley, and Mark Acreman.

IV. APPROVAL OF AGENDA

The motion to APPROVE the July 10, 2025, Planning Commission Agenda was made by Mr. Seibert. Ms. Strategier made the motion to second. All members voted in favor of the motion. The motion to APPROVE the July 10, 2025, Planning Commission Agenda carried on a vote of 9-0.

V. APPROVAL OF MINUTES

The motion to APPROVE the June 5, 2025, Planning Commission Agenda Review minutes, the June 5, 2025, Planning Commission Work Session minutes and the June 5, 2025, Planning Commission meeting minutes was made by Mr. Shamburger. Mr. Mullek made the motion to second. All members voted in favor of the motion. The motion to APPROVE the June 5, 2025, Planning Commission Agenda Review minutes, the June 5, 2025, Planning Commission Work Session minutes and the June 5, 2025, Planning Commission meeting minutes carried on a vote of 9-0.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER25-25, Mill Creek Subdivision Ph 2-3 Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for SPP23-18.

b.) Case PER25-28, The Highlands at Fish River Subdivision Ph 1, 2, 3 & 4 Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for SPP23-14.

c.) Case PER25-29, Tealwood Subdivision Ph 1 & 2 Extension

The applicant requested a one (1) year extension of the Preliminary Plat approval for SPP23-02.

The motion to APPROVE cases PER25-25 Mill Creek Subdivision Ph 2-3 Extension, PER25-28 The Highlands at Fish River Subdivision Ph 1, 2, 3 & 4 Extension and PER25-29 Tealwood Subdivision Ph 1 & 2 Extension, was made by Mr. Seibert. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER25-25 Mill Creek Subdivision Ph 2-3 Extension, PER25-28 The Highlands at Fish River Subdivision Ph 1, 2, 3 & 4 Extension and PER25-29 Tealwood Subdivision Ph 1 & 2 Extension carried on a vote of 9-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

VIII. PUBLIC HEARINGS

PUBLIC HEARING GUIDELINES

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

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD25-06/SV25-11, County Rd 55 RV Storage

The applicant requested Planned Unit Development (PUD) approval for 7 building units for RV & Boat Storage along with a Variance from the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Austin Lutz was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SV25-11, County Rd 55 RV Storage was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion with Mr. Mullek voting no. Motion to APPROVE with conditions case SV25-11, County Rd 55 RV Storage carried on a vote of 8-1.

The motion to APPROVE with conditions case PUD25-06, County Rd 55 RV Storage was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion with Mr. Mullek voting no. Motion to APPROVE with conditions case PUD25-06, County Rd 55 RV Storage carried on a vote of 8-1.

b.) Case PUD25-07, Gulf Country RV Park

The applicant requested Planned Unit Development (PUD) approval for a 13 lot RV park.

The case was presented by Mary Booth.
The chairman opened the public hearing.
Ricky Rawlins, the property owner, was present.
Chris Lieb was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case PUD25-07, Gulf Country RV Park was made by Mr. Davis. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD25-07, Gulf Country RV Park carried on a vote of 9-0.

c.) Case SC25-28, Whitehouse Creek Estates Ph 2 Subdivision

The applicant requested Preliminary Plat approval for Phase 2 of a 3-lot large acre residential subdivision.

The case was presented by Jenny Mosley.
The chairman opened the public hearing.
Taylor Giles was present to represent the applicant.
Kevin Pimperl signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-28, Whitehouse Creek Estates Ph 2 Subdivision 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 SC25-28, Whitehouse Creek Estates Ph 2 carried on a vote of 9-0.

d.) Case SPP25-14, Estates of Pine Grove Subdivision

The applicant requested Preliminary Plat approval for a 12-lot residential subdivision.

The case was presented by Jenny Mosley.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-14, Estates of Pine Grove Subdivision was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-14, Estates of Pine Grove Subdivision carried on a vote of 9-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – COMMISSION SITE PLAN APPROVAL CASES

a.) Case CSP24-45, May Brothers Fireworks Stand

The applicant requested Commission Site Plan approval for a 2,240sf fireworks stand.

The case was presented by Cory Rhodes.
The chairman opened the public hearing.
Jonathan Petty was present to represent the applicant.
Garrett May, the property owner, was present.
Tracey Gambill and Bill Gonzalez signed up as neutral.
Asa Baugher and Chuck Anderson signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE with conditions Case CSP24-45, May Brothers Fireworks Stand was made by Mr. Shamburger. Ms. Burnett made the motion to second but then rescinded her motion. The motion to APPROVE with conditions case CSP24-45, May Brothers Fireworks Stand died due to the lack of a second.

The motion to APPROVE with conditions case CSP24-45, May Brothers Fireworks Stand was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to APPROVE with conditions case CSP24-45, May Brothers Fireworks Stand carried on a vote of 8-1.

b.) Case CSP25-03/PUD25-02/SV25-12, Binger Storage

The applicant requested Commission Site Plan (CSP) approval and Planned Unit Development (PUD) approval for a 4-unit storage facility along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SV25-12, Binger Storage 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 SV25-12, Binger Storage carried on a vote of 9-0.

The motion to APPROVE with conditions case CSP25-03, Binger Storage was made by Mr. Bias. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-03, Binger Storage carried on a vote of 9-0.

The motion to APPROVE with conditions case PUD25-02, Binger Storage was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD25-02, Binger Storage carried on a vote of 9-0.

c.) Case CSP25-04/PUD25-04/SV25-14, Southern Storage Solutions

The applicant requested Commission Site Plan (CSP) approval and Planned Unit Development (PUD) approval for additional storage buildings along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain

subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

The case was presented by Cory Rhodes.
The chairman opened the public hearing.
Stephanie Groves was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SV25-14, Southern Storage Solutions was made by Mr. Bias. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-14, Southern Storage Solutions carried on a vote of 9-0.

The motion to APPROVE with conditions case CSP25-04, Southern Storage Solutions was made by Mr. Bias. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-04, Southern Storage Solutions carried on a vote of 9-0.

The motion to APPROVE with conditions case PUD25-04, Southern Storage Solutions was made by Mr. Bias. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD25-04, Southern Storage Solutions carried on a vote of 9-0.

XI. OTHER BUSINESS:

None.

XII. PUBLIC COMMENTS:

None.

XIII. PLANNING COMMISSIONER COMMENTS

None.

XIV. DIRECTOR'S REPORT

a.) Ongoing Projects - Natural Resource Projects Update

Natural Resource Planner, Ashley Campbell gave a presentation on several natural resource projects currently being worked on.

b.) Summary of Rezoning Actions by the County Commission

c.) Summary of Permits Issued to Date

d.) Interagency Coordination Update

XV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:55 p.m.

Brenda Brock
Brenda Brock, Planning Technician

8-7-25
Date

Steven Pumphrey
Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

8-7-25
Date

