

**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, June 5, 2025**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:06 p.m. June 5, 2025, 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: Robert Davis, Scott Shamburger, Michael Mullek, Jamie Strategier, Diane Burnett and Michael Fletcher. Members Brandon Bias, Greg Seibert, George Watters and Reid Key were absent.

Staff present were Jay Dickson, Celena Boykin, Josh Newman, Ashley Campbell, Fabia Waters, Brenda Brock and Mark Acreman.
County Attorney Erin Fleming was also present.

IV. APPROVAL OF AGENDA

The motion to APPROVE the June 5, 2025, Planning Commission Agenda 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 carried on a vote of 7-0.

V. APPROVAL OF MINUTES

The motion to APPROVE the May 1, 2025, Planning Commission work session minutes and the May 1, 2025, Planning Commission meeting minutes was made by Mr. Mullek. Mr. Davis made the motion to second. All members voted in favor of the motion. The motion to APPROVE the May 1, 2025, Planning Commission work session minutes and the May 1, 2025, Planning Commission meeting minutes carried on a vote of 7-0.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER25-17, Silver Springs Subdivision Extension

The applicant requested a one (1) year extension of Subdivision Preliminary Plat SPP23-11 completion, CPR Phase 1 & 2.

b.) Case PER25-18, Iron Horse Subdivision Extension

The applicant requested a one (1) year extension of Subdivision Preliminary Plat SPP23-10 completion, CPR Phase 1, 2 & 3.

c.) Case PER25-27, Horus Subdivision Extension

The applicant requested a one (1) year extension of Subdivision Preliminary Plat SPP22-35, Horus Subdivision.

The motion to APPROVE cases PER25-17 Silver Springs Subdivision Extension, PER25-18 Iron Horse Subdivision Extension, and PER25-27 Horus Subdivision Extension, was made by Mr. Shamburger. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases, PER25-17 Silver Springs Subdivision Extension, PER25-18 Iron Horse Subdivision Extension, and PER25-27 Horus Subdivision Extension carried on a vote of 7-0.

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 SC25-13, Replat of Lot 5 Cypress Hollow

The applicant requested Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-13, Replat of Lot 5 Cypress Hollow was made by Mr. Shamburger. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-13, Replat of Lot 5 Cypress Hollow carried on a vote of 7-0.

b.) Case SC25-20, Quinley Farms Subdivision

The applicant requested Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE case SC25-20, Quinley Farms Subdivision was made by Mr. Davis. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC25-20, Quinley Farms Subdivision carried on a vote of 7-0.

c.) Case SC25-22, Burmeister Subdivision

The applicant requested Preliminary Plat approval for a 2-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Dan Valentim, Ronald and Sandra Vontroba, Nick Gigliotti, Joshua and Kristin Baxter all signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE case SC25-22, Burmeister Subdivision was made by Mr. Shamburger. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC25-22, Burmeister Subdivision carried on a vote of 7-0.

d.) Case SC25-24, TBG – CR 87 – Plat 1 Subdivision

The applicant requested Preliminary Plat approval for a 2-lot non-residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
DeAnna Hyche was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-24, TBG – CR 87 – Plat 1 Subdivision 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 SC25-24, TBG – CR 87 – Plat 1 Subdivision carried on a vote of 7-0.

e.) Case SC25-27, Kettelson Subdivision

The applicant requested Preliminary Plat approval for a 5-lot commercial subdivision.

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

The motion to APPROVE with conditions case SC25-27, Kettelson Subdivision was made by Mr. Shamburger. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-27, Kettelson Subdivision carried on a vote of 7-0.

f.) Case SPP25-06, Magnolia Glen Subdivision

The applicant requested Preliminary Plat approval for a 61-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
Daniel Eastburn signed up in opposition.
The chairman closed the public hearing.

The motion to TABLE case SPP25-06, Magnolia Glen Subdivision until the September 4, 2025 Planning Commission meeting to allow time to learn additional information about the sewer capacity was made by Mr. Davis. Ms. Strategier made the motion to second. All members voted in favor of the motion with Mr. Shamburger and Mr. Fletcher voting no. Motion to TABLE case SPP25-06, Magnolia Glen Subdivision until the September 4, 2025 Planning Commission meeting to allow time to learn additional information about the sewer capacity carried on a vote of 5-2.

g.) Case SPP25-07, Venture 87 Subdivision

The applicant requested Preliminary Plat approval for a 4-lot residential subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Dianne Long signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-07, Venture 87 Subdivision was made by Mr. Shamburger. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-07, Venture 87 Subdivision carried on a vote of 7-0.

h.) Case SPP25-08, BFLC Cowpen Creek Ph III Subdivision

The applicant requested Preliminary Plat approval for a 5-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-08, BFLC Cowpen Creek Ph III Subdivision 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 SPP25-08, BFLC Cowpen Creek Ph III Subdivision carried on a vote of 7-0.

i.) Case SPP25-11, CC 77 Subdivision

The applicant requested Preliminary Plat approval for a 17-lot residential subdivision.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-11, CC 77 Subdivision was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-11, CC 77 Subdivision carried on a vote of 7-0.

j.) Case SPP25-15, Heritage Farms Subdivision

The applicant requested Preliminary Plat approval for a 23-lot residential subdivision.

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

The motion to APPROVE with conditions case SPP25-15, Heritage Farms Subdivision was made by Mr. Davis. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-15, Heritage Farms Subdivision carried on a vote of 7-0.

k.) Case SRP25-08/SV25-09, Nancy Hayden Revised Plat & Variance

The applicant requested to extend the exterior boundary of the recorded Marlow Meadows Subdivision to allow Lot 9 to be increased by 3.0 acres and to request a Variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SV25-09, Nancy Hayden Variance was made by Ms. Strategier. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-09, Nancy Hayden Variance carried on a vote of 7-0.

The motion to APPROVE with conditions case SRP25-08, Nancy Hayden Revised Plat was made by Ms. Strategier. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-08, Nancy Hayden Revised Plat carried on a vote of 7-0.

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

None.

XI. OTHER BUSINESS:

None.

XII. PUBLIC COMMENTS:

None.

XIII. PLANNING COMMISSIONER COMMENTS

None.

XIV. DIRECTOR'S REPORT

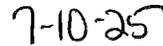
- a.) **Infrastructure Projects.** Mark Acreman, Assistant County Engineer, presented an update on several transportation projects.
- b.) **Summary of Rezoning Actions by the County Commission**
- c.) **Summary of Permits Issued to Date**
- d.) **Interagency Coordination Update**

XV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:59 p.m.



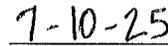
Brenda Brock, Planning Technician



Date



Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission



Date