



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, June 6, 2024**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. June 6, 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, Robert Davis, Michael Mullek, Greg Seibert, Bill Booher, Jamie Strategier, Diane Burnett, Michael Fletcher, Danny Bolton, George Watters and Reid Key. Members Brandon Bias, Jason Padgett, Mike McKenzie and Glenn Seale were absent.

Staff present were Jay Dickson, Buford King, Celena Boykin, Shawn Mitchell, Ashley Campbell, Cory Rhodes, Fabia Waters, Crystal Bates, Brenda Brock, Mary Booth, Calla McKenzie, Ben Guerrero, Tyler Austin and Mark Acreman.
County Attorney Brad Hicks was also present.

IV. APPROVAL OF MINUTES

Mr. Booher made a motion to approve the May 2, 2024, Planning Commission work session minutes and the May 2, 2024, Planning Commission meeting minutes. Mr. Bolton seconded the motion. All members voted in favor of the motion. Ms. Burnett abstained. The motion to APPROVE the May 2, 2024, Planning Commission work session minutes and the May 2, 2024, Planning Commission meeting minutes carried on a vote of 9-0.

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey welcomed new Planning Commission member, Reid Key. Planning Director, Jay Dickson, explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF CONSENT AGENDA

a.) ADDENDUM: Case PER24-17, Cottonwood Estates Extension

The applicant requested a 1-year Extension of Preliminary Plat approval of Cottonwood Estates, an 84-lot regulatory subdivision.

b.) Belforest Estates

The applicant requested to re-name Austin Park Estates to “Belforest Estates”.

c.) Case CSP24-15, Lillian Medical

The applicant requested Commission Site Plan approval for a 4,967 square foot medical clinic.

d.) Case CSP24-20. Toy Box South Storage

The applicant requested Commission Site Plan approval for two 14,000 square foot boat/RV storage facilities.

e.) Case SC24-15, Spartan Heights Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

f.) Case SC24-18, Resub of Lots 1-4 CDS Subdivision

The applicant requested Preliminary and Final Plat approval for an 8-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER24-17 Cottonwood Estates Extension, Belforest Estates, CSP24-15 Lillian Medical, CSP24-20 Toy Box South Storage, SC24-15 Spartan Heights Subdivision and SC24-18 Resub of Lots 1-4 CDS Subdivision was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-17 Cottonwood Estates Extension, Belforest Estates, CSP24-15 Lillian Medical, CSP24-20 Toy Box South Storage, SC24-15 Spartan Heights Subdivision and SC24-18 Resub of Lots 1-4 CDS Subdivision carried on a vote of 10-0.

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

a.) Case CSP24-11, Floor Medic

The applicant requested Commission Site Plan Approval for a 5,000 square foot Floor Medic facility.

Staff member Calla McKenzie was available to answer questions.

The chairman opened the public hearing.
Chris Lieb was present to represent the applicant.
Raymond Klein signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE case CSP24-11, Floor Medic was made by Mr. Booher. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE case CSP24-11, Floor Medic carried on a vote of 10-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SC24-13, Baldwin 13 Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

Staff member Mary Booth was available to answer questions.

The chairman opened the public hearing.
Melissa Hadley was present to represent the applicant.
Merry-Beth Agans signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE case SC24-13, Baldwin 13 Subdivision was made by Mr. Seibert. Mr. Booher made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC24-13, Baldwin 13 Subdivision carried on a vote of 10-0.

b.) Case SC24-20, Heritage Estates Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for a 7-lot subdivision.

Staff member Fabia Waters was available to answer questions.

The chairman opened the public hearing.
Stephanie Rhodes and Randall Tillman signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE case SC24-20, Heritage Estates Subdivision was made by Mr. Bolton. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC24-20, Heritage Estates Subdivision carried on a vote of 10-0.

c.) Case SC24-23, Resub of Lot 13A Pinecrest Acres Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Staff member Shawn Mitchell was available to answer questions.

The chairman opened the public hearing.
Bill Cowan signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE case SC24-23, Resub of Lot 13A Pinecrest Acres Subdivision was made by Mr. Davis. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Mullek, Mr. Seibert, Mr. Bolton and Mr. Watters voting no. Motion to APPROVE case SC24-23, Resub of Lot 13A Pinecrest Acres Subdivision carried on a vote of 6-4.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case PUD24-05, Michael Sorrow RV Park

The applicant requested Final Site Plan approval for a 49-site recreational vehicle park.

The case was presented by Shawn Mitchell.

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 PUD24-05, Michael Sorrow RV Park was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE case PUD24-05, Michael Sorrow RV Park carried on a vote of 10-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – HIGHWAY CONSTRUCTION SETBACK APPEAL CASES/COMMISSION SITE PLAN APPROVAL CASES

a.) Case HCA24-02 / CSP24-09, Daphne VIP Storage, LLC

The applicant requested an appeal to allow an existing storage building to remain in the Highway Construction Setback and Commission Site Plan approval for a 48,125 square foot boat & RV storage facility.

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

Frank McGinley, the property owner, was present and spoke.

Jason Wooten was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE case HCA24-02, Daphne VIP Storage, LLC was made by Mr. Bolton. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE case HCA 24-02, Daphne VIP Storage, LLC carried on a vote of 10-0.

The motion to APPROVE case CSP24-09, Daphne VIP Storage, LLC was made by Mr. Booher. Mr. Bolton made the motion to second. All members voted in favor of the motion. Motion to APPROVE case CSP24-09, Daphne VIP Storage, LLC carried on a vote of 10-0.

XI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-13 / PRD24-01, Bailey Agriculture Dev Property (Sailor’s Landing)

The applicant requested to rezone 134.08 +/- acres from RA to RSF-2 and for approval of a 226-site Planned Residential Development (PRD).

The case was presented by Celena Boykin and Shawn Mitchell.

The chairman opened the public hearing.

Joe Rector was present for the applicant and spoke.

Scott Feely, Amy Paszkowski, Brian Bodway and Nick Knoepflein signed up in opposition.

The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-13, Bailey Agriculture Dev Property (Sailor's Landing) was made by Mr. Bolton. Ms. Burnett made a motion to second. Mr. Booher, Ms. Burnett, Mr. Bolton and Mr. Watters voted in favor of the motion and all other members voted no. Motion to recommend DENIAL of case Z24-13, Bailey Agriculture Dev Property (Sailor's Landing) failed on a vote of 4-6.

The motion to recommend APPROVAL of case Z24-13, Bailey Agriculture Dev Property (Sailor's Landing) was made by Mr. Seibert. Mr. Fletcher made a motion to second. All members voted in favor of the motion with Ms. Burnett and Mr. Bolton voting no. Motion to recommend APPROVAL of case Z24-13, Bailey Agriculture Dev Property (Sailor's Landing) carried on a vote of 8-2.

The motion to TABLE case PRD24-01, Bailey Agriculture Dev Property (Sailor's Landing) at the applicant's request until the July 11, 2024, meeting was made by Mr. Fletcher. Mr. Booher seconded the motion. All members voted in favor of the motion with Mr. Bolton voting no. Motion to TABLE case PRD24-01, Bailey Agriculture Dev Property (Sailor's Landing) carried on a vote of 9-1.

b.) Case Z24-15, Swinson Property

The applicant requested to rezone 3.96 +/- acres from RSF-3 to B-3.

The case was presented by Crystal Bates.

The chairman opened the public hearing.

Hunter Smith was present to represent the applicant.

Heather Cassebaum signed up in opposition.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-15, Swinson Property was made by Mr. Davis. Mr. Bolton made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-15, Swinson Property, carried on a vote of 10-0.

c.) Case Z24-16, Creekwood LLC Property

The applicant requested to rezone 16 +/- acres from RSF-3 to RSF-4.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Hayley Gregorius, Chris Frego, Doug Ward and Sissy Hawkins signed up in opposition.
Cathy Barnette was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-16, Creekwood LLC Property was made by Mr. Bolton. Mr. Booher made the motion to second. All members voted in favor of the motion with Mr. Davis voting no. Motion to recommend DENIAL of case Z24-16, Creekwood LLC Property, carried on a vote of 9-1.

XII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SPP24-08, Carillon Oaks Subdivision

The applicant requested Preliminary Plat approval for a 3-lot commercial subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Jessica McDill and Zeke Hudson were present to represent the applicant.
Monica Chilelli signed up in opposition.
The chairman closed the public hearing.

The motion to APPROVE case SPP24-08, Carillon Oaks Subdivision was made by Mr. Bolton. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SPP24-08, Carillon Oaks Subdivision carried on a vote of 10-0.

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

a.) Case CSP24-13, Candieland Storage Buildings

The applicant requested Commission Site Plan approval for a storage facility.

The case was presented by Fabia Waters.

The chairman opened the public hearing.
Chris Leib was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE case CSP24-13, Candieland Storage Buildings was made by Mr. Mullek. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to APPROVE case CSP24-13, Candieland Storage Buildings carried on a vote of 10-0.

XIV. NEW BUSINESS:

No new business.

XV. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XVI. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 6:57 p.m.

Brenda Brock, Planning Technician

Date

Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date