



Baldwin County Commission Regular
Meeting Minutes

Tuesday, May 21, 2024
10:00 AM

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

[Supporting documentation for the minutes can be viewed in the File ID link of each item.](#)

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 Laura Coker, County Attorney.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 10:00 a.m. Following the Invocation by Pastor Ann Rowan with Family Ministries Center, Fairhope, and the Pledge of Allegiance led by Commissioner Ball, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

May 7, 2024, Regular Meeting

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt the minutes of the May 7, 2024, 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

[24-0748](#)

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, 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 Notification of Interim Payments Approved by Clerk/Treasurer as Allowed Under Policy 8.1

[24-0747](#)

No action taken.

C CONSENT

Chairman Underwood noted there is an Addendum Attachment for Item CA3.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to approve the Consent Agenda.

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 Baldwin County Board of Human Resources - Board Appointment(s)

[24-0692](#)

Related to the Baldwin County Board of Human Resources, take the following actions:

1) Accept the resignation of O'Neal Messick effective April 11, 2024, and thank Mr.

Messick for his prior civic service on the board; and

2) Accept the resignation of Keith Cardwell effective April 16, 2024, and thank Mr. Cardwell for his prior civic service on the board; and

3) Appoint Ms. JaNay Dawson for a pro-rata reduced six (6) year term to fill the place seat and unexpired term of O'Neal Messick, said term commencing May 21, 2024, and expiring September 1, 2027.

CA2 Case No. LV-24006 - Alcohol License Application for Live Music and Billiards LLC d/b/a Tardeada Baile

[24-0739](#)

Approve the issuance of 140 - Special Events Retail license by the Alabama Alcoholic Beverage Control (ABC) Board to Live Music and Billiards LLC d/b/a Tardeada Baile, located at 14338 Magnolia Creek Drive, Foley, Alabama 36535.

This is a Special Events / Special Retail (7 days or less) non-renewable license. The Tardeada Baile outdoor music event will be held Saturday, June 1, 2024.

CA3 *Resolution #2024-116 of the Baldwin County Commission - Act No. 90-449 (Fire Tax) - Elsanor Volunteer Fire/Rescue Department - Approval of Use of Fire Tax Proceeds

[24-0738](#)

Take the following actions:

1) Adopt Resolution #2024-116 of the Baldwin County Commission which provides the Baldwin County Commission's required approval for the Elsanor Volunteer Fire/Rescue Department to utilize its proceeds of taxes derived by Act. No. 90-449 as security for repayment of a loan not to exceed \$655,074.00 (and the repayment of said loan's applicable interest) for the purchase of one (1) 2024 Rosenbauer Tanker fire truck complete with navistar chassis and a 3,000-gallon tank at a cost of \$655,074.00; and

2) Authorize the Baldwin County Commission Chairman to execute any other necessary documentation including any assurances, certificates and financing documents or approvals to affect such approval and purchase of the above-described equipment.

This approval does not in any way constitute any financial involvement or obligation of the Baldwin County Commission.

CA4 Transfer of Megasite Property from Baldwin County Economic Development Alliance, Inc. to the Baldwin County Commission

[24-0767](#)

Accept the conveyance of real property (Crosby and Catawba properties at Megasite) from the Baldwin County Economic Development Alliance, Inc. to the Baldwin County Commission, in accordance with the Transfer Agreements previously approved by the

Commission on July 25, 2019.

CD BALDWIN REGIONAL AREA TRANSIT SYSTEM (BRATS)

CD1 Eastern Shore Metropolitan Planning Organization - Construction Contract Award Concurrence for Loxley Municipal Park Transit Hub Project [24-0766](#)

Authorize the Chairman to execute a Letter of Recommendation to the Alabama Department of Transportation (ALDOT) in concurrence of awarding the contract for construction of the transit hub at the Loxley Municipal Park to Waverly Construction of Alabama, LLC.

CE BUDGET/PURCHASING

CE1 Rescinding and Awarding Baldwin County Resurfacing Projects 2024: Group #2/BCR-2024-2 [24-0754](#)

Take the following actions:

1) Rescind the action taken by the Baldwin County Commission during its May 7, 2024, Regular meeting (Agenda Item CE1), which awarded the bid to Ammons & Blackmon Construction, LLC, due to the identification of a mathematical error listed in the Baldwin County Resurfacing Projects 2024: Group #2/BCR-2024-2; and

2) Award the bid to the lowest bidder, John G. Walton Construction Co., Inc., Bid Amount \$1,509,457.77 for Alternative 1 (labor and materials); Construction Time: 30 working days; and authorize the Chairman to execute the Contract.

CE2 Competitive Bid #WG24-25 - Purchase and Installation of New HVAC Equipment for the Baldwin County Foley Satellite Courthouse for the Baldwin County Commission [24-0751](#)

Take the following actions:

1) Approve the specifications and authorize the Purchasing Director and LaBella Associates Architect to place a competitive bid for the Purchase and Installation of New HVAC Equipment at the Baldwin County Foley Satellite Courthouse; and

2) Further, 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 #WG24-29 - Purchase and Installation of One (1) New 30 kW Diesel Generator with 200 AMP Automated Transfer Switch for Baldwin County Sheriff's Training Facility Located in Stapleton, Alabama, for the Baldwin County Commission [24-0735](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the purchase and installation of one (1) new 30 kW Diesel Generator with 200 AMP Automated Transfer Switch for the Baldwin County Sheriff's Training Facility located in Stapleton, Alabama, for the Baldwin County Sheriff's Office; and
- 2) Further, 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.

CE4 Resolution #2024-120 - Back to School Sales Tax Holiday 2024

[24-0744](#)

Adopt Resolution #2024-120 of the Baldwin County Commission, which pursuant to the Code of Alabama 1975, as amended by §40-23-213 and Act No. 2017-120, and without limitation hereby exempts covered items from all County Sales and Use Taxes with said exemption commencing at 12:01 a.m. on the third Friday of July, 2024 (July 19, 2024), and expiring at midnight on the following Sunday in July, 2024 (July 21, 2024).

Act No. 2017-120 amended §40-23-210 through §40-23-213 by replacing the exemption period from the first full weekend of August to the third full weekend of July.

The attached resolution meets the requirements of the Code of Alabama 1975, as amended, by the §40-23-210 through §40-23-213 and Act No. 2017-120, and without limitation.

CH COMMUNICATIONS/INFORMATION SYSTEMS (CIS)

CH1 Sale of Surplus Equipment on GovDeals.com

[24-0734](#)

Authorize the sale of the following equipment from Communications and Information Systems (CIS) Department by online auction on GovDeals.com:

Lot 1: Symmetra LX UPS

CJ ELECTED OFFICIALS

CJ1 Revenue Commission - Insolvents, Errors and Taxes in Litigation for 2023

[24-0707](#)

As requested by the Revenue Commissioner of Baldwin County, the Honorable Teddy J. Faust, Jr., and in conformance with Section 40-5-23 of the Code of Alabama (1975) and any other applicable law, take the following actions:

- 1) Approve report titled Insolvents, Errors and Taxes in Litigation for 2023; and
- 2) Authorize the Chairman to execute the aforesaid report / instrument.

CL ENVIRONMENTAL MANAGEMENT

CL1 Application for Certificate of Exception from Garbage Pick-up

[24-0742](#)

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:

Ms. Debbie Bryant
10459 Old Highway 31
Spanish Fort, Alabama 36527
(Application Receipt No. 105556 - Commencing 04/17/2024)

CL2 Resolution #2024-118 - Mandatory Garbage Collection

[24-0743](#)

Adopt Resolution #2024-118 of the Baldwin County Commission, consistent with Section 22-27-3, seq., Code of Alabama 1975, superseding and repealing Resolution #2023-192, to protect health, welfare and public safety of the Baldwin County citizens, amending existing regulations requiring all residences in the unincorporated areas of the county to participate in a program of solid waste collection, regulating the operation of that program and adopting a convenient recycling program.

CN GRANTS

CN1 Resolution #2024-117 - Allocation of ARPA Funds for Drainage Improvements Along County Road 65 Project

[24-0761](#)

Take the following actions:

1) Approve the allocation of American Rescue Plan Act (ARPA) funds in the amount of \$754,920.21 for the cost of the Drainage Improvements along County Road 65 Project, to include approximately 1.52 miles of road paving and 16,000 feet of stormwater drainage improvements to provide better flow, reduce up-stream flooding, stabilize the road and ditches, and prevent erosion and downstream sedimentation; and

2) Adopt Resolution #2024-117 of the Baldwin County Commission allocating up to \$754,920.21 of the ARPA funds for the Drainage Improvements along County Road 65 Project.

CO HIGHWAY

CO1 Adopt-A-Mile - County Road 48 from Rachel Myers Lane to Langford Road in Fairhope, Alabama

[24-0736](#)

Authorize the Chairman and County Engineer to execute an Adopt-A-Mile Program application submitted by Logan Frazier of NightCruzin Car Club for County Road 48

from Rachel Myers Lane to Langford Road in Fairhope, Alabama.

CO2 Contracts for Right-of-Way Acquisition Appraisals

[24-0741](#)

Approve a contract with each of the following appraisers for right-of-way acquisition appraisals on future Highway Department projects:

Mr. Edmond G. Eslava, III - Appraisal & Consultant Group, Inc.
Mr. James H. Faulkner, III - Courtney & Morris Appraisals, Inc.
Ms. Jennifer P. McDade - McDade Valuation & Consulting, LLC
Mr. Branton H. Still - Valbridge Property Advisors
Mr. Joey P. Vegliacich - Premier Appraisals, LLC

The contracts will be effective on June 1, 2024 (pending full execution by both parties), and terminate on June 1, 2027, or upon five (5) days written notice by either party.

CO3 City of Loxley - Quitclaim Deeds for Portions of County Road 49 and Truck Route 17

[24-0756](#)

Authorize the Chairman to execute Quitclaim Deeds conveying any and all right and title to that portion of right-of-way owned by Baldwin County on County Road 49 (from Flying K Road, northerly and northwesterly to State Highway 59) and Truck Route 17 aka Truck Trail 17 (from County Road 49 to Steelwood Ridge Road) to the City of Loxley.

CO4 Resolution #2024-121 and Funding Agreement with ALDOT for Intersection Improvements at State Highway 181 and County Road 24

[24-0749](#)

Adopt Resolution #2024-121 and authorize the Chairman to execute an agreement between the Baldwin County Commission and the Alabama Department of Transportation for the funding of Preliminary Engineering, Right-of-Way, Construction and Construction Engineering Inspection for the Intersection Improvement Project at State Highway 181 and County Road 24.

This agreement shall be effective upon full execution and shall be in effect until the project has been completed and reimbursements are complete. This agreement may be terminated by either party upon delivery of a thirty (30) day notice of termination.

CO5 East Central Baldwin Water Authority - Supplemental Reimbursable Utility Agreements

[24-0737](#)

Approve and authorize the Chairman to execute Supplemental Reimbursable Utility Agreements between the Baldwin County Commission and East Central Baldwin Water Authority for the following Federal Highway Administration (FHWA) Emergency Repair (ER) projects for Hurricane Sally emergency/permanent repairs due to the cost increase in relocation efforts:

1) Project ERPR-9072(974) / HW22167 Culvert Replacement on County Road 112; 4,138 feet east of Barrineau Park Road. Total supplemental estimate cost of this relocation is \$22,625.00 with Alabama Department of Transportation (ALDOT) providing \$18,100.00 (80%) and Baldwin County providing the remaining \$4,525.00 (20%); and

2) Project ERPR-9072(967) / HW22168 Culvert Replacement on County Road 112; 2,223 feet west of Barrineau Park Road. Total supplemental estimate cost of this relocation is \$20,985.00 with ALDOT providing \$16,788.00 (80%) and Baldwin County providing the remaining \$4,197.00 (20%); and

3) Project ERPR-9072(973) / HW22169 Culvert Replacement on County Road 87; 2,140 feet south of Seed Orchard Road. Total supplemental estimate cost of this relocation is \$25,210.00 with ALDOT providing \$20,168.00 (80%) and Baldwin County providing the remaining \$5,042.00 (20%); and

4) Project ERPR-9072(972) / HW22170 Culvert Replacement on County Road 87; 765 feet north of Seed Orchard Road. Total supplemental estimate cost of this relocation is \$25,210.00 with ALDOT providing \$20,168.00 (80%) and Baldwin County providing the remaining \$5,042.00 (20%); and

5) Project ERPR-9072(971) / HW22171 Culvert Replacement on County Road 83; 990 feet south of Woerner Road. Total supplemental estimate cost of this relocation is \$19,000.00 with ALDOT providing \$15,200.00 (80%) and Baldwin County providing the remaining \$3,800.00 (20%); and

6) Project ERPR-9072(970) / HW22172 Culvert Replacement on County Road 32; 2,680 feet east of County Road 83. Total supplemental estimate cost of this relocation is \$27,850.00 with ALDOT providing \$22,280.00 (80%) and Baldwin County providing the remaining \$5,570.00 (20%); and

7) Project ERPR-9072(988) / HW22173 Culvert Replacement on County Road 32; 1,085 feet east of County Road 87. The total supplemental estimate cost of this relocation is \$17,800.00 with ALDOT providing \$14,240.00 (80%) and Baldwin County providing the remaining \$3,560.00 (20%).

CR PERSONNEL

CR1 Animal Shelter - Employment of Two (2) Animal Control Technician Positions

[24-0757](#)

Take the following actions:

1) Approve the employment of Angel Busbee to fill the open Animal Control Technician position (#5721) at a grade 304 (\$15.00 per hour / \$31,200.00 annually); and

2) Approve the employment of Emma Moore to fill the open Animal Control Technician position (#5357) at a grade 304 (\$15.00 per hour / \$31,200.00 annually).

These actions shall be effective no sooner than May 28, 2024.

CR2 Custodial Department - Employment of One (1) Custodian Position

[24-0759](#)

Approve the employment of Melanie Bailey to fill the open Custodian position (PID #978) at a grade 303 (\$14.30 per hour / \$29,744.00 annually) to be effective no sooner May 28, 2024.

CR3 Highway Department (Foley) - Personnel Changes

[24-0760](#)

Take the following actions:

1) Approve the employment of James Marshall to fill the open Operator Technician I position (#643) at a grade 308 (\$17.74 per hour / \$36,899.20 annually); and

2) Approve the employment of Alexis Fulford to fill the open Operations Support Specialist I position (#5389) at a grade 305 (\$15.75 per hour / \$32,760.00 annually).

These actions shall be effective no sooner than May 28, 2024.

CR4 Highway Department (Traffic Operations) - Promotion of Employee

[24-0762](#)

Approve the promotion of Rodney Jacob Boutwell from the Traffic Control Technician II (Sign) position (#5384) grade 309 (\$19.53 per hour / \$40,622.40 annually) to fill the open Operator Technician III (Paving) position (#5403) at a grade 310 (\$21.09 per hour / \$43,867.20 annually) to be effective no sooner than June 3, 2024.

CR5 Parks Department - Promotion of Employee

[24-0763](#)

Approve the promotion of Joseph Bedrosian from the Landscape Technician I position (#4041) grade 306 (\$16.54 per hour / \$34,403.20 annually) to fill the open Parks Crew Leader position (#5735) at a grade 312 (\$21.57 per hour / \$44,865.60 annually) to be effective no sooner than June 3, 2024.

CR6 Probate Office - Position and Employee Changes

[24-0764](#)

Take the following actions:

1) Reclassify the License Revenue Officer II position (#161) grade 307 (\$17.35 - \$28.45 per hour) to a Senior License Revenue Officer position at a grade 309 (\$18.64 - \$30.54 per hour); and

2) Approve the promotion of Tanzie Shoots from License Revenue Officer II position (#161) grade 307 (\$22.88 per hour / \$47,590.40 annually) to Senior License Revenue Officer position (#161) grade 309 (\$24.71 per hour / \$51,396.80 annually); and

3) Approve the promotion of Kimberly Ard from the License Revenue Officer II position (#992) grade 307 (\$21.31 per hour / \$44,324.80 annually) to fill the open License Revenue Administrator position (#5742) at a grade 313 (\$26.26 per hour / \$54,620.80 annually); and

4) Approve the updated organizational chart for the Probate Office.

These actions shall be effective no sooner than June 3, 2024.

CS PLANNING AND ZONING

CS1 Baldwin County Planning and Zoning Commission - Board Appointment(s)

24-0753

As it relates to the Baldwin County Planning and Zoning Commission, take the following actions:

1) Accept the resignation of Mr. Plumer Tonsmeire dated April 18, 2024, and thank Mr. Tonsmeire for his prior civic service as a regular member of the Board (BCC District 2 nominee); and

2) Appoint Mr. Reid Key as a regular member of the Board (BCC District 2 nominee) for a pro-rata reduced four (4) year term to fill the place seat and unexpired term of Plumer Tonsmeire, said term commencing May 21, 2024, and expiring October 21, 2025.

D PRESENTATIONS

DA GENERAL

DA1 Proclamation - Baldwin County BEach SAFE Week - May 20-27, 2024

24-0765

After Commissioner McKenzie read the proclamation, he presented it to Tom Tyler, EMA Director, Danon Smith, Deputy EMA Director, and Jessica Waters, Public Information Officer & Communications Specialist.

Mr. Tyler recognized Gulf Shores & Orange Beach Tourism, Gulf Shores, Orange Beach, and Fort Morgan fire departments, Emergency 9-1-1, the National Weather Service, and the Baldwin County Sheriff's Office for their partnership in the BEach SAFE campaign.

The Commissioners urged visitors to pay attention to beach flags and signage regarding rip currents, and sign up for alerts related to beach safety.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt a Proclamation which proclaims the week of May 20-27, 2024, as

Baldwin County BEach SAFE Week in Baldwin County.

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

DA2 Proclamation - Emergency Medical Services Week - May 19-25, 2024

[24-0770](#)

After Chairman Underwood read the proclamation, she presented it to Mr. Brad Jernigan, Operations Manager with Global Medical Response, South Alabama.

Mr. Jernigan noted this is the 50th anniversary of Emergency Medical Services Week, with this year's theme being "Honoring our past and forging our future."

The Commissioners thanked the members of the medical services community for the services they provide.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to adopt a Proclamation which proclaims the week of May 19-25, 2024, as Emergency Medical Services Week in Baldwin County, Alabama.

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

E PUBLIC HEARINGS

ES PLANNING AND ZONING

Jay Dickson, Planning Director, explained the review factors considered for rezoning cases. Mr. Dickson noted future development plans such as site plans or subdivision plans are not a consideration for rezoning requests.

ES1 Case No. Z24-06 - Smith Property Rezoning

[24-0740](#)

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

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

Mr. Jonathan Petty with Axis Engineering Group said he is present to answer any questions.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 10:29 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-105, which approves Case No. Z24-06, Smith Property Rezoning, as it pertains to the rezoning of 38 acres, more or less, as located in Planning (Zoning) District 21, from RA, Rural Agricultural District, to RSF-E, Residential Single Family Estate District.

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. Z24-08 - Curtis Property Rezoning

[24-0695](#)

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

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

Mr. Scott Curtis, property owner, said he is present to answer any questions.

There being no requests to address the Commission, Chairman Underwood closed the public hearing at 10:32 a.m.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, to adopt Resolution #2024-106, which approves Case No. Z24-08, Curtis Property Rezoning, as it pertains to the rezoning of approximately 2.98 acres, more or less, located in Planning (Zoning) District 35, from RSF-E Residential Single-Family Estate District to RSF-1, Residential Single-Family District.

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

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

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

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

Motion by Commissioner Charles F. Gruber, seconded by James E. Ball, to adopt Resolution #2024-107, which approves Case No. Z24-09, Lewis Property Rezoning, as it pertains to the rezoning of 3.3 acres, more or less, as located in Planning (Zoning) District 22, from RA, Rural Agricultural District, to RSF-1, Residential Single-Family District.

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

Jay Dickson, Planning Director, provided background information on the subject property.

Chairman Underwood opened the public hearing at 10:53 a.m. and asked if there is anyone present who wishes to speak.

The following individuals were present in opposition of the rezoning request and expressed their concerns:

Ms. Treasure Adams
Mr. Fred Lurwig
Ms. Susan Huff
Ms. Tracey Gambill
Mr. Dave Williams
Ms. Jeanne Ravan
Ms. Valerie Prevatte
Ms. Bonnie Messina
Mr. Bill Gonzalez
Ms. Rebecca Pangallo
Mr. Dante Bennett

Mr. David Shuman

Primary concerns were the impact to existing infrastructure, storm-water runoff, increase to density, compatibility with the surrounding property, increased crime, and increased traffic.

The following individuals were present in favor of the rezoning request:

Mr. Jeff Windham, President of Hamm Enterprises Ltd., provided a handout to the Commissioners which included letters from the Department of the Army, Corps of Engineers regarding jurisdictional wetlands and maps of the property. Mr. Windham discussed the history of the Spanish Cove development.

Mr. David Shumer with Barton & Shumer Engineering, noted the subject property was approved and recorded as a plat to be developed prior to districting and zoning.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 11:45 a.m.

Discussion took place regarding legal options regarding rezoning, the factors the Commission considers for rezoning requests, and the requirements of the Subdivision Regulations being evaluated with any future subdivision development.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner Charles F. Gruber, to deny the request to rezone Case No. Z24-10 Hamm Enterprises LTD Property, as it pertains to the rezoning of 22.87 acres, more or less, as located in Planning (Zoning) District 33, from RA, Rural Agricultural District, to RSF-4, Residential Single-Family District.

The motion failed by the following vote:

Aye: 2 - Matthew P. McKenzie, and Charles F. Gruber

Nay: 2 - James E. Ball, and Billie Jo Underwood

Absent: 0

Abstain: 0

No further action was taken regarding Case No. Z24-10; therefore, the zoning amendment was not approved.

F OTHER STAFF RECOMMENDATIONS

None.

G ADDENDA

None.

H PUBLIC COMMENTS

None.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Commissioner Ball discussed the recent mass shooting at May Day Park in Stockton, Alabama, which resulted in 19 people being injured and three deaths including Christian Bradley, nephew of Felisha Anderson, Director of Archives/Special Historic Projects Coordinator.

Commissioner Ball congratulated the graduates of Baldwin County High School and emphasized the importance of Memorial Day.

K ADJOURNMENT

Motion by Commissioner Matthew P. McKenzie to adjourn the May 21, 2024, Baldwin County Commission Regular meeting at 12:20 p.m.

The May 21, 2024, Baldwin County Commission Regular meeting adjourned at 12:20 p.m.

A handwritten signature in black ink that reads "Billie Jo Underwood". The signature is written in a cursive, flowing style.