



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, March 6, 2025**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. March 6, 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: Steve Pumphrey, Robert Davis, Michael Mullek, Greg Seibert, Diane Burnett, Michael Fletcher and George Watters. Members Brandon Bias, Scott Shamburger, Jamie Strategier, Glenn Seale, and Reid Key were absent.

Staff present were Jay Dickson, Shawn Mitchell, Celena Boykin, Cory Rhodes, Ashley Campbell, Brenda Brock, Mary Booth, Fabia Waters, Calla McKenzie, Tyler Austin, Mark Acreman and Frank Lundy.

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

The motion to APPROVE the February 6, 2025, Planning Commission work session minutes and the February 6, 2025, Planning Commission meeting minutes was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. The motion to APPROVE the February 6, 2025, Planning Commission work session minutes and the February 6, 2025, Planning Commission meeting minutes carried on a vote of 6-0.

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z25-04, Goodwyn Property

The applicant requested to rezone 36 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

The applicant requested to WITHDRAW the case.
Tyler Goodwyn, property owner, was present.

The motion to approve the WITHDRAWAL request for case Z25-04, Goodwyn Property was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to approve the WITHDRAWAL request for case Z25-04, Goodwyn Property carried on a vote of 6-0.

VII. CONSIDERATION OF CONSENT AGENDA

a.) Case PER25-04, Club RV Park Extension

The applicant requested a one (1) year extension of the Preliminary Plat for Club RV Park.

b.) Case SV25-03, Cody Knerr Subdivision Variance

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding building setback requirements.

The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to APPROVE cases PER25-04, Club RV Park Extension and SV25-03, Cody Knerr Subdivision Variance was made by Mr. Seibert. Mr. Watters made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER25-04, Club RV Park Extension and SV25-03, Cody Knerr Subdivision Variance carried on a vote of 6-0.

[REMOVED FROM CONSENT AGENDA]

c.) Case SPP25-02, BFLC Styx River East PH III

The applicant requested Preliminary Plat approval for a 9-lot residential subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Trent Wilson was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-02, BFLC Styx River East PH III was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-02, BFLC Styx River East PH III carried on a vote of 6-0.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case SRP25-03, Emerald Coast RV Park

The applicant requested Revised Site Plan approval for Emerald Coast RV Park.

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 SRP25-03, Emerald Coast RV Park was made by Mr. Seibert. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-03, Emerald Coast RV Park carried on a vote of 6-0.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – HIGHWAY CONSTRUCTION SETBACK APPEAL CASES

None.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case PRD25-01, Cambridge Subdivision

The applicant requested Planned Residential Development approval for a 377-lot subdivision.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Dwayne Smith was present to represent the applicant.
Donnie Dearborn, Wayne Kent, Cathy Elgie, Greg Warren, Terry Whiteside and Ricky Strickland signed up in opposition.
Steven Moore signed up as neutral.
The chairman closed the public hearing.

The motion to TABLE case PRD25-01, Cambridge Subdivision until the May 1, 2025, Planning and Zoning Commission meeting to allow the applicant time to reconfigure lot sizes was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to TABLE case PRD25-01, Cambridge Subdivision until the May 1, 2025, Planning and Zoning Commission meeting to allow the applicant time to reconfigure lot sizes carried on a vote of 5-1.

b.) Case Z25-01, Southern Storage Solutions LLC Property

The applicant requested to rezone 34.59 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Jay Broughton was present to represent the applicant.
Max Danne signed up as neutral.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-01 Southern Storage Solutions LLC, Property was made by Mr. Mullek. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z25-01 Southern Storage Solutions LLC, Property carried on a vote of 6-0.

c.) Case Z25-03, Rezner Property

The applicant requested to rezone 3 +/- acres from Residential Single Family Estates (RSF-E) to Neighborhood Business District (B-2).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Rudolph Rezner, property owner, was present and spoke.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-03, Rezner Property was made by Mr. Mullek. Ms. Burnett made the motion to second. All members voted

in favor of the motion. Motion to recommend APPROVAL of case Z25-03, Rezner Property carried on a vote of 6-0.

d.) Case Z25-05, Warner Property

The applicant requested to rezone 1.7 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-2).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.
Charles Warner, property owner, was present.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-05, Warner Property was made by Mr. Fletcher. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z25-05, Warner Property carried on a vote of 6-0.

e.) Case TA25-01, Amendments to the Baldwin County Zoning Ordinance.

Proposed Baldwin County Zoning Ordinance Amendments and Zoning Map Amendment.

The case was presented by Celena Boykin and Jay Dickson.

The chairman opened the public hearing.
Joseph Thetford signed up in support.
Ben Gould and Matt Kilgore signed up as neutral.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case TA25-01, Amendments to the Baldwin County Zoning Ordinance subject to the following changes: 1) The public notice and public meeting procedure currently codified will remain unchanged; 2) Parking for single family dwellings/duplexes will be 3 spaces; 3) Notice of County Commission action on rezoning cases will be sent to the Planning Commission members after the County Commission meetings, was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case TA25-01, Amendments to the Baldwin County Zoning Ordinance subject to the following changes: 1) The public notice and public meeting procedure currently codified will remain unchanged; 2) Parking for single family dwellings/duplexes will be 3 spaces; 3) Notice of County Commission action on rezoning cases will be sent to the Planning Commission members after the County Commission meetings, carried on a vote of 6-0.

XI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

None.

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

None.

XIII. NEW BUSINESS:

None.

XIV. PUBLIC COMMENTS:

Craig Strahler and Cynthia Haggar had complaints about drainage and run-off issues at the Cottages of Ventura Subdivision where they both reside. The County Engineering Department agreed to meet with them onsite and take a look at their concerns and work with the developer and engineer of record to solve the problems that they're responsible for.

XV. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XVI. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 7:01 p.m.

Brenda Brock
Brenda Brock, Planning Technician

4-3-25
Date

Brandon S. Bias
Brandon Bias, Vice-Chairman
Baldwin County Planning and Zoning Commission

4-3-25
Date