



Baldwin County Planning and Zoning Commission Meeting Minutes Thursday, May 1, 2025

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. May 1, 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, Michael Mullek, Greg Seibert, Diane Burnett, Michael Fletcher, George Watters and Reid Key. Members Robert Davis, Scott Shamburger and Jamie Strategier were absent.

Staff present were Jay Dickson, Shawn Mitchell, Celena Boykin, Josh Newman, Cory Rhodes, Fabia Waters, Mary Booth, Brenda Brock, Calla McKenzie, Ashley Campbell, Crystal Bates and Mark Acreman.

County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

The motion to APPROVE the April 3, 2025, Planning Commission work session minutes and the April 3, 2025, Planning Commission meeting minutes was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Chairman Pumphrey did not vote. The motion to APPROVE the April 3, 2025, Planning

Commission work session minutes and the April 3, 2025, Planning Commission meeting minutes carried on a vote of 7-0.

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER25-13, Oak Ridge RV Park Extension

The applicant requested a one (1) year extension of PUD approval for Oak Ridge RV Park.

b.) Case PER25-16, Sunset Ridge Manufactured Home Park Extension

The applicant requested a one (1) year extension of the PUD approval for Sunset Ridge Manufactured Home Park.

c.) Case SC25-05, Turner-Thompson Subdivision

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

d.) Case SC25-10, Barnwell Subdivision

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

e.) Case SC25-14, Resub of Parcel 2 Grund Subdivision

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

f.) Case SC25-17, Rigsby Estates

The applicant requested Preliminary Plat approval for a 7-lot residential subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases PER25-13 Oak Ridge RV Park Extension, PER25-16 Sunset Ridge Manufactured Home Park Extension, SC25-05 Turner-Thompson Subdivision, SC25-10 Barnwell Subdivision, SC25-14 Resub of Parcel 2 Grund Subdivision and SC25-17 Rigsby Estates, was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER25-13 Oak Ridge RV Park Extension, PER25-16 Sunset Ridge Manufactured Home Park Extension, SC25-05 Turner-Thompson

Subdivision, SC25-10 Barnwell Subdivision, SC25-14 Resub of Parcel 2 Grund Subdivision and SC25-17 Rigsby Estates, carried on a vote of 8-0.

[REMOVED FROM CONSENT AGENDA]

g.) Case SC25-16/SPP25-13, Will's Place Subdivision

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

The case was presented by Mary Booth.

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 SC25-16/SPP25-13, Will's Place Subdivision was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to APPROVE with conditions case SC25-16/SPP25-13, Will's Place Subdivision carried on a vote of 7-1.

h.) Case SRP25-06/SV25-07, Legacy Hills Subdivision

The applicant requested a Revised Site Plan to remove the northern 69.31 acres as a remnant parcel and a Variance to allow the remnant parcel to be excluded from some or all the requirements of the Subdivision Regulations.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Tim Vosloh signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SV25-07, Legacy Hills Subdivision was made by Mr. Fletcher. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-07, Legacy Hills Subdivision property carried on a vote of 8-0.

The motion to APPROVE with conditions case SRP25-06, Legacy Hills Subdivision was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-06, Legacy Hills Subdivision property carried on a vote of 8-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case PER25-15, BFLC Lawrence Creek Subdivision Extension

The applicant requested a one (1) year extension of PUD approval for BFLC Lawrence Creek Subdivision.

The case was presented by Shawn Mitchell.

Trent Wilson and Noah Byrd were present for the applicant.

The motion to DENY case PER25-15, BFLC Lawrence Creek Subdivision Extension was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Motion to DENY case PER25-15, BFLC Lawrence Creek Subdivision Extension carried on a vote of 7-1.

b.) Case SRP25-05, Firefly Commons Condos

The applicant requested a Revised Site Plan to convert a townhome PUD site plan to a condominium site plan.

The case was presented by Shawn Mitchell.

Aaron Collins was present to represent the applicant.

The motion to APPROVE with conditions case SRP25-05, Firefly Commons Condos was made by Mr. Bias. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-05, Firefly Commons Condos carried on a vote of 8-0.

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

None.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z25-09, Parker Property

The applicant requested to rezone 10 +/- acres from Residential Single-Family Estate (RSF-E) to Neighborhood Business (B-2).

The case was presented by Celena Boykin

The chairman opened the public hearing.
Dean Parker, property owner, was present and spoke.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-09, Parker Property was made by Ms. Burnett. Mr. Seibert made the motion to second. Mr. Bias recused himself. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z25-09, Parker Property carried on a vote of 7-0.

b.) Case Z25-10, Bayview Partners LLC/Lovelace Property

The applicant requested to rezone 15.9 +/- acres from Rural Agricultural (RA) to Residential Manufactured Housing (RMH).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Andrew Carver and Ben Heeden signed up in opposition.
Joe Asarisi was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-10, Bayview Partners LLC/Lovelace Property was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Bias and Mr. Mullek voting no. Motion to recommend APPROVAL of case Z25-10, Bayview Partners LLC/Lovelace Property carried on a vote of 6-2.

c.) Case Z25-12, Ewing Property

The applicant requested to rezone 20 +/- acres from Residential Single-Family Estate (RSF-E) to Rural Agricultural (RA).

The case was presented by Crystal Bates.

The chairman opened the public hearing.
Jeff Winters, Lois Stricker and Chad Neal signed up in opposition.
Sam Epperson signed up as neutral.
Nichole Ewing, property owner, was present and spoke.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-12, Ewing Property was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion with Mr. Mullek, Ms. Burnett and Mr. Key voting no. The Chairman did not vote to avoid a tie. Motion to recommend APPROVAL of case Z25-12, Ewing Property carried on a vote of 4-3.

d.) Case Z25-14, Blair/Mandel Property

The applicant requested to rezone .5 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-4).

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Tony Mandel and Micah Blair, property owners, were present and spoke.

John Green and Serge Rich signed up in support.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-14, Blair/Mandel Property was made by Mr. Fletcher. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Mullek, Ms. Burnett and Mr. Key voting no. The Chairman did not vote to avoid a tie. Motion to recommend APPROVAL of case Z25-14, Blair/Mandel Property carried on a vote of 4-3.

e.) Case Z25-16, SR Development LLC Property

The applicant requested to rezone 2.55 +/- acres from Rural Agricultural (RA) to Neighborhood Business (B-2).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

Deanna Hyche, property owner, was present and spoke.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z25-16, SR Development LLC Property was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Bias voting no. Motion to recommend APPROVAL of case Z25-16, SR Development LLC Property carried on a vote of 7-1.

f.) Case TA25-02, Amendment to Baldwin County Zoning Ordinance – Planning District 26

Proposed amendment to the local provisions of Planning District 26 in the Baldwin County Zoning Ordinance.

The case was presented by Jay Dickson.

The chairman opened the public hearing.

Michael Hutchison signed up in support.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case TA25-02, Amendment to Baldwin County Zoning Ordinance – Planning District 26 was made by Mr. Key. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case TA25-02, Amendment to Baldwin County Zoning Ordinance – Planning District 26 carried on a vote of 8-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SPP25-01, Wellsbury Subdivision

The applicant requested Preliminary Plat approval for a 98-lot residential subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Cathy Barnette was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP25-01, Wellsbury Subdivision was made by Mr. Fletcher. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-01, Wellsbury Subdivision carried on a vote of 8-0.

b.) Case SV24-07, Tracey Ingram Variance

The applicant requested a Variance from the Baldwin County Subdivision Regulations regarding the minimum lot size requirement for RV Parks.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Richard Davis was present to represent the applicant.

Tracey Ingram, property owner, was present but did not speak.

The chairman closed the public hearing.

The motion to DENY with conditions case SV24-07, Tracey Ingram Variance was made by Mr. Bias. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to DENY with conditions case SV24-07, Tracey Ingram Variance carried on a vote of 8-0.

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

None.

XII. NEW BUSINESS:

None.

XIII. PUBLIC COMMENTS:

None.

XIV. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XV. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 6:29 p.m.

Brenda Brock, Planning Technician

Date

Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date