



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, September 4, 2025**

**I. CALL TO ORDER**

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

Staff present were Jay Dickson, Celena Boykin, Josh Newman, Cory Rhodes, Fabia Waters, Ashley Campbell, Brenda Brock, Mary Booth, Jenny Mosley, Kaylan Driskell, Mark Acreman and Frank Lundy.

County attorney Brad Hicks was also present.

**IV. APPROVAL OF AGENDA**

**The motion to APPROVE the September 4, 2025, Planning Commission Agenda was made by Mr. Seibert. Mr. Fletcher made the motion to second. All members voted in favor of the motion. The motion to APPROVE the September 4, 2025, Planning Commission Agenda carried on a vote of 7-0.**

**V. APPROVAL OF MINUTES**

The motion to APPROVE the August 7, 2025, Planning Commission Agenda Review minutes, the August 7, 2025, Planning Commission Work Session minutes and the August 7, 2025, Planning Commission meeting minutes was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. The motion to APPROVE the August 7, 2025, Planning Commission Agenda Review minutes, the August 7, 2025, Planning Commission Work Session minutes and the August 7, 2025, Planning Commission meeting minutes carried on a vote of 7-0.

**VI. CONSIDERATION OF CONSENT AGENDA**

None.

**VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS**

**a.) 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.

Dwayne Smith and Gerry McManus were present to represent the applicant.

The motion to APPROVE with conditions case SPP25-06, Magnolia Glen Subdivision was made by Mr. Fletcher. Mr. Seibert made the motion to second. All members voted in favor of the motion with Mr. Mullek, Ms. Strategier and Ms. Burnett voting no. Motion to APPROVE with conditions case SPP25-06, Magnolia Glen Subdivision carried on a vote of 4-3.

**VIII. PUBLIC HEARINGS**

**PUBLIC HEARING GUIDELINES**

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

**a.) Case SC25-38, Resubdivision of Lot 3 of North Royal Estates**

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

The case was presented by Jenny Mosley.

The chairman opened the public hearing.

Simone Fernandez, property owner, was present.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-38, Resubdivision of Lot 3 of North Royal Estates was made by Mr. Mullek. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-38, Resubdivision of Lot 3 of North Royal Estates carried on a vote of 7-0.**

**b.) Case SC25-40, Reynolds Ready Mix Subdivision**

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

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-40, Reynolds Ready Mix Subdivision was made by Mr. Mullek. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-40, Reynolds Ready Mix Subdivision carried on a vote of 7-0.**

**c.) Case SC25-41, Sanctuary Place Subdivision**

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

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-41, Sanctuary Place Subdivision was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-41, Sanctuary Place Subdivision carried on a vote of 7-0.**

**d.) Case SC25-43, Comstock Place Subdivision**

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

The case was presented by Jenny Mosley.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-43, Comstock Place Subdivision was made by Mr. Fletcher. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-43, Comstock Place Subdivision carried on a vote of 7-0.**

**e.) Case SPP25-17, Tealwood Estates Ph 3 & 4 Subdivision**

The applicant requested Preliminary Plat approval for a 148-lot residential subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Aaron Collins and David Lavery were present to represent the applicant.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-17, Tealwood Estates Ph 3 & 4 Subdivision was made by Mr. Seibert. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-17, Tealwood Estates Ph 3 & 4 Subdivision carried on a vote of 7-0.**

**f.) Case CSP25-22, Reynolds Ready Mix Office**

The applicant requested Commission Site Plan approval to construct an office building.

The case was presented by Celena Boykin.

The chairman opened the public hearing.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case CSP25-22, Reynolds Ready Mix Office 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 CSP25-22, Reynolds Ready Mix Office carried on a vote of 7-0.**

**g.) Case CSP25-23, House of Worship**

The applicant requested Commission Site Plan approval for a change of use of an existing building to a house of worship.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Shafik Hammami, property owner, was present.

Boubacar Maiga

The chairman closed the public hearing.

**The motion to APPROVE with conditions case CSP25-23, House of Worship 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 CSP25-23, House of Worship carried on a vote of 7-0.**

**IX. OTHER BUSINESS:**

None.

**X. PUBLIC COMMENTS:**

None.

**XI. PLANNING COMMISSIONER COMMENTS**

None.

**XII. DIRECTOR'S REPORT**

- a.) **Ongoing Projects Update** – Terri Graham with Solid Waste Disposal Authority gave a presentation on their new recycling facility.
- b.) **Summary of Rezoning Actions by the County Commission**
- c.) **Summary of Permits Issued to Date**
- d.) **Interagency Coordination Update**

**XIII. ADJOURNMENT**

As there were no further items to discuss, the meeting was adjourned at 5:23 p.m.

Brenda Brock

Brenda Brock, Planning Technician

10-2-25

Date

Brandon S. Bias

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

10-2-25

Date