



Baldwin County Commission Regular
Meeting Minutes

Tuesday, November 21, 2023
10:00 AM

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

All supporting documentation for the minutes can be viewed in the File ID link of each item and are denoted by an asterisk.

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 Finley Reeves, County Attorney.

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 10:01 a.m. Following the Invocation by Matthew Brown, Planning Director, and the Pledge of Allegiance led by Commissioner James E. Ball, the Commission transacted the following business to-wit:

A ADOPTION OF MINUTES

November 7, 2023, Regular Meeting

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt the minutes of the November 7, 2023, 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

[24-0203](#)

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner Charles F. Gruber, 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

[24-0202](#)

No action taken.

C CONSENT

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 Emergency Communication District (911 Board) - Board Appointment(s)

[24-0194](#)

Related to the Baldwin County Emergency Communication District (911 Board), take the following actions:

1) Accept the resignation of Ms. Alainna Elliott effective November 1, 2023, and thank her for her prior civic service as a member of the Board; and

2) Appoint Mr. Paul Mark Sealy as a member of the Board for a four (4) year term, to fill the place seat formerly held by Ms. Alainna Elliott, said term commencing November 21,

2023, and expiring November 21, 2027.

CA2 Voting Administration - Various Changes to Baldwin County Voting Precincts

[24-0050](#)

Adopt Resolution #2024-020 which amends Resolution #2022-055, to provide for certain changes affecting voting in Baldwin County, Alabama, in conformance with applicable Alabama law, specifically to accomplish the following:

1) Division of Existing Voting Precincts to Create an Additional, New Voting Precinct and Designation of Voting Location for the Newly Created Voting Precinct

a) Authorize the division of Baldwin County Voting Precinct No. 7 (Spanish Fort, Malbis), said division creating a new Baldwin County Voting Precinct No. 53 (Daphne, Malbis South) and designating Spanish Trail Baptist Church, located at 10999 U.S. Highway 90, Daphne, Alabama, as the polling place for the new Voting Precinct No. 53.

[Current Precinct No. 7 will be split along Interstate 10 with the portion south of I-10 being designated as a new Precinct No. 53 and the area north of I-10 remaining as Precinct No. 7.]

b) Authorize the division of Baldwin County Voting Precinct No. 31 (Summerdale), said division creating a new Baldwin County Voting Precinct No. 54 (Summerdale East) and designating The Vine Ministries, located at 19451 Greenwood Church Road, Summerdale, Alabama, as the polling place for the new Voting Precinct No. 54.

[Current Precinct No. 31 will be split along Baldwin Beach Express with the portion east of BBE being designated as a new Precinct No. 54 and the area west of BBE remaining as Precinct No. 31.]

c) Authorize the division of Baldwin County Voting Precinct No. 39 (Gulf Shores), said division creating a new Baldwin County Voting Precinct No. 55 (Fort Morgan East) and designating St. Andrew by the Sea, located at 17263 Fort Morgan Road, Gulf Shores, Alabama, as the polling place for the new Voting Precinct No. 55.

[Current Precinct No. 39 will be split by Highway 59 with the portion west of Highway 59 being designated as a new Precinct No. 55 and the area east of Highway 59 remaining as Precinct No. 39.]

d) Authorize the division of Baldwin County Voting Precinct No. 46 (Spanish Fort), said division creating a new Baldwin County Voting Precinct No. 56 (TimberCreek) and designating TimberCreek Community Center, located at 30170 Leyland Lane, Spanish Fort, Alabama, as the polling place for the new Voting Precinct No. 56.

[Current Precinct No. 46 will be split by TimberCreek Subdivision boundaries with the portion inside the subdivision boundaries being designated as a new Precinct No. 56 and

the area outside the subdivision boundaries remaining as Precinct No. 46.]

e) Authorize the division of Baldwin County Voting Precinct No. 36 (Magnolia Springs), said division creating a new Baldwin County Voting Precinct No. 57 (Magnolia Springs North) and designating Calvary Chapel Fellowship of Foley Church, located at 18464 Underwood Road, Foley Alabama, as the polling place for the new Voting Precinct No. 57.

[Current Precinct No. 36 will be split by Underwood Road and Highway 98 with the north portion being designated as a new Precinct No. 57 and the south portion remaining as Precinct No. 36.]

f) Authorize the division of Baldwin County Voting Precincts No. 20, 23, and 43 (Daphne, Belforest), said divisions creating a new Baldwin County Voting Precinct No. 58 (Daphne, Belforest South) and designating the Church of His Presence, located at 24142 State Highway 181, Daphne, Alabama, as the polling place for the new Voting Precinct No. 58.

[Current Precincts No. 20, 23, and 43 will be split around Highway 181, Belforest area, with the south portion of Belforest (including Bellaton, Dunmore, and Jubilee Subdivisions) being designated as a new Precinct No. 58.]

g) Authorize the division of Baldwin County Voting Precinct No. 9 (Loxley), said division creating a new Baldwin County Voting Precinct No. 59 (Ellisville) and designating Ellisville Community Center, located at 14090 County Road 66, Loxley, Alabama, as the polling place for the new Voting Precinct No. 59.

[Current Precinct No. 9 will be split with the west portion being designated as a new Precinct No. 59 and the east portion remaining as Precinct No. 9.]

2) Realignment of Voting Precinct Boundaries

a) Authorize the realignment of the boundaries of Baldwin County Voting Precinct No. 6 (Spanish Fort, Bromley) and Voting Precinct No. 45 (Spanish Fort North), said realignment taking into Baldwin County Voting Precinct No. 6 certain limited areas of Baldwin County Voting Precinct No. 45.

b) Authorize the realignment of the boundaries of Baldwin County Voting Precinct No. 10 (Point Clear) and Voting Precinct No. 50 (Fairhope South), said realignment taking into Baldwin County Voting Precinct No. 10 certain limited areas of Baldwin County Voting Precinct No. 50.

c) Authorize the realignment of the boundaries of Baldwin County Voting Precinct No. 36 (Magnolia Springs) and Voting Precinct No. 47 (Foley North), said realignment taking

into Baldwin County Voting Precinct No. 36 certain limited areas of Baldwin County Voting Precinct No. 47.

3) Relocation of Voting Places

a) Relocate the Voting Place for Baldwin County Voting Precinct No. 1 (Little River) from the Little River Volunteer Fire Department to the Little River SAIL Center, located at 70171 Ralph Gantt Road, Little River, Alabama.

b) Relocate the Voting Place for Baldwin County Voting Precinct No. 4 (Crossroads) from the Durant Chapel Baptist Church to the Crossroads Volunteer Fire Department, located at 41961 Highway 225, Bay Minette, Alabama.

c) Relocate the Voting Place for Baldwin County Voting Precinct No. 6 (Spanish Fort, Bromley) from the Bromley Substation of Crossroads Volunteer Fire Department to the East Pointe Baptist Church, located at 34742 State Highway 225, Spanish Fort, Alabama.

d) Relocate the Voting Place for Baldwin County Voting Precinct No. 7 (Spanish Fort, East) from the New Life Assembly of God Church to the Providence United Methodist Church, located at 32200 Jimmy Faulkner Drive, Spanish Fort, Alabama.

e) Relocate the Voting Place for Baldwin County Voting Precinct No. 10 (Point Clear) from the St. Francis at the Point Anglican Church to the Family Ministries Center, located at 9955 County Road 34, Fairhope, Alabama.

f) Relocate the Voting Place for Baldwin County Voting Precinct No. 36 (Magnolia Springs) from the Wesleyan Church to the Redemption Apostolic Church, located at 18109 US Highway 98, Foley, Alabama.

g) Relocate the Voting Place for Baldwin County Voting Precinct No. 37 (Bon Secour) from the Morgan's Chapel United Methodist Church to the Fishermen Baptist Church, located at 17117 River Road, Bon Secour, Alabama.

h) Relocate the Voting Place for Baldwin County Voting Precinct No. 41 (Orange Beach) from the Orange Beach Community Center to the Orange Beach Event Center at The Wharf, located at 4671 Wharf Parkway, Orange Beach, Alabama.

4) Notification Of Commission Action

a) Authorize the Chairman to execute correspondence to county election officials and state agencies (Probate Judge, Sheriff, Absentee Election Manager, Board of Registrars, Legislative Reapportionment Office) and all affected polling places informing

them of the changes affecting voting in Baldwin County, Alabama, and requesting for the Board of Registrars to issue new voting cards to the voters affected by the changes.

CE BUDGET/PURCHASING

CE1 Competitive Bid #WG24-06 - Purchase of Eight (8) or More 2024 Chevrolet Tahoes 2WD 4DR Commercial (PPV) or Equivalent for the Baldwin County Sheriff's Office [24-0190](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for the purchase of eight (8) or more 2024 Chevrolet Tahoes 2WD 4DR Commercial (PPV) or equivalent 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.

CE2 Correction to Agenda Item CE10 - November 7, 2023, Regular Meeting [24-0221](#)

Due to a typographical error, correct for the record the action taken during the November 7, 2023, Baldwin County Commission Regular meeting (Agenda Item CE10), related to the rental of one new copy machine from Sharp Electronics Corporation for the Baldwin County Revenue Commission Appraisal Office, for the copier model to be listed as BP-70C31, instead of MX-3071.

CE3 Request for Proposals (RFP) for Health Insurance Brokers / Consultants Services for the Baldwin County Commission [24-0199](#)

Approve the Request for Proposals (RFP) for Health Insurance Brokers / Consultants Services and authorize the Purchasing Director to advertise the RFP.

CE4 Request for Qualifications (RFQ) for Eastern Shore Metropolitan Planning Organization 2050 Long Range Transportation Plan for the Baldwin County Commission [24-0189](#)

Authorize staff to begin negotiations with Sain Associates, Inc. so a final recommendation for award can be made for Professional Services for the Eastern Shore Metropolitan Planning Organization 2050 Long Range Transportation Plan.

CE5 Request for Qualifications (RFQ) for Engineering / Environmental Services for County Road 65 Corridor Extension Project between County Roads 34 and 36 for the Baldwin County Commission [24-0195](#)

Approve the Request for Qualifications (RFQ) for Engineering / Environmental Services for the County Road 65 Corridor Extension Project between County Roads 34 and 36 and authorize the Purchasing Director to advertise the RFQ.

CE6 Request for Qualifications (RFQ) for Engineering / Environmental Services for County Road 65 Corridor Extension Project - Paul Cleverdon Road Section for the Baldwin County Commission [24-0198](#)

Approve the Request for Qualifications (RFQ) for Engineering / Environmental Services for the County Road 65 Corridor Extension Project - Paul Cleverdon Road Section and authorize the Purchasing Director to advertise the RFQ.

CE7 Resolution #2024-039 - Fiscal Year 2024 Reallocation of Funds and Roll Forward of Fiscal Year 2023 Unused Funds [24-0191](#)

Adopt Resolution #2024-039 amending the Fiscal Year 2024 Budget (Resolution #2023-186 and Resolution #2023-187, adopted September 28, 2023) to authorize the reallocation of FY24 funding and roll forward of FY23 unused capital funding.

CJ ELECTED OFFICIALS

CJ1 Sheriff's Office - Guardian RFID System Agreement Renewal for Guardian RFID Inmate Tracking System for Baldwin County Corrections Center [24-0197](#)

Approve the Chairman to execute the Guardian RFID System Agreement Renewal between Codex Corporation d/b/a Guardian RFID and the Baldwin County Commission for the purchase of the Guardian RFID Inmate Tracking System for the Baldwin County Corrections Center.

The initial term of this Agreement became effective December 18, 2022, and extends to the first anniversary of the Go-Live Date (the "Initial Term"). After the Initial Term, subject to Section 18(b), this Agreement will be automatically renewed for up to four (4) additional one-year periods (each such period, an "Extended Term").

This Agreement may be terminated for convenience by either party by providing notice sixty (60) days prior to the end of the Initial Term or the end of any Extended Term, as applicable. Such termination will be effective at the end of such Initial Term or Extended Term, as applicable.

CJ2 Sheriff's Office - Submission of Equitable Sharing Agreement and Certification Report to Department of Justice and Department of Treasury for Fiscal Year Ending September 30, 2023 [24-0187](#)

Take the following actions:

1) Approve the Baldwin County Sheriff's Office (BCSO) to submit the Equitable Sharing Agreement and Certification Report for Fiscal Year 2022-2023, to the U.S. Department of Justice, detailing the funds received and spent by the BCSO from federal forfeited cash received from cases that the BCSO has participated in during the Fiscal Year 2022-2023; and

2) Authorize Kimberly Kelly, Director of Finance for the BCSO, to upload the agreement to the Department of Justice through their eShare portal.

CN GRANTS

CN1 Allocation of ARPA Funds for Baldwin County Commission Legal Costs

[24-0152](#)

Approve the allocation of American Rescue Plan Act (ARPA) funds in the amount of \$1,867.50 to cover legal costs incurred by the Baldwin County Commission through Stone Crosby, P.C. from June 1, 2023, through September 30, 2023.

CN2 Allocation of ARPA Funds for Baldwin County Commission Staff Administrative Costs

[24-0150](#)

Approve the allocation of "real" American Rescue Plan Act (ARPA) funds in the amount of \$4,235.79 to cover direct administrative costs for Baldwin County Commission staff from July 1, 2023 through September 30, 2023.

CN3 Allocation of ARPA Funds for COVID-19 Self-funded Health Insurance Claims

[24-0193](#)

Approve the allocation of "real" American Rescue Plan Act (ARPA) funds in the amount of \$50,158.00 to cover prior COVID-19 related expenses for Symbol Health Clinic claims and Blue Cross Blue Shield of Alabama / MedOne healthcare claims from July 1, 2023, through September 30, 2023.

CN4 *Resolution #2024-034 - Allocation of ARPA Revenue Replacement Funds for Design Services and Construction Costs of Magnolia Material Recovery Facility

[24-0133](#)

Adopt Resolution #2024-034 of the Baldwin County Commission allocating a total of \$4,604,000.00 of American Rescue Plan Act (ARPA) revenue replacement funds to be used toward the design services and construction costs of the Magnolia Material Recovery Facility (MRF).

The expenditure of ARPA funds for the purposes described herein shall be further contingent on the continued appropriation and availability of ARPA funds for this purpose and in no event shall be used for any expenses not obligated by December 31, 2024, and expended by December 31, 2026.

CO HIGHWAY

CO1 GOMESA Grant Agreement for The Launch at CR6

[24-0118](#)

Take the following actions:

- 1) Approve and authorize the Chairman to execute a Gulf of Mexico Energy Security Act (GOMESA) Grant Agreement between the State of Alabama Department of Conservation and Natural Resources (ADCNR) and the Baldwin County Commission to receive \$4,820,000.00 for the construction of The Launch at CR6; and
- 2) Approve the Purchasing Director to place a competitive bid for The Launch at CR6 Construction Project; and
- 3) Approve the Chairman to execute any project related documents.

CO2 Intergovernmental Roadway Construction Agreement with City of Daphne for Certain Roadway and Intersection Improvements

[24-0223](#)

Approve an Intergovernmental Roadway Construction Agreement between the Baldwin County Commission and the City of Daphne to construct a new roadway corridor including a roundabout connecting County Road 13 from Milton Jones Road westward to the intersection of Friendship Road and Jonesboro Road.

The City of Daphne will assume responsibility for maintenance after the project is completed.

CO3 License Agreement #23024 - Cliffs Landing and Cliffs Landing Road

[24-0220](#)

Approve License Agreement #23024 permitting Piqua Steel Company d/b/a PSC Crane and Rigging to offload and store equipment at Cliffs Landing and to transport equipment to Novelis on Cliffs Landing Road in Bay Minette, Alabama.

The term of this agreement shall commence on the date of full execution. License Agreement shall terminate at 11:59 p.m. on March 31, 2024.

CR PERSONNEL

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

[24-0211](#)

Take the following actions:

- 1) Approve the employment of Kaylee Lavoie 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 Madelyn Ledbetter to fill the open Animal Control Technician position (#5722) at a grade 304 (\$15.00 per hour / \$31,200.00 annually).

These actions shall be effective no sooner than November 27, 2023.

CR2 Building Inspection Department - Personnel Changes

[24-0212](#)

Take the following actions:

1) Approve the promotion of Nicholas Martinell from the Building Inspector III position (#5703) grade 315 (\$31.50 per hour / \$65,520.00 annually) to fill the open Deputy Building Official position (#5539) grade S318 (\$74,000.00 annually) due to certifications and experience; and

2) Approve the promotion of Ashley Anderson from the Building Inspector III position (#5278) grade 315 (\$27.44 per hour / \$57,075.20 annually) to fill the open Chief Building Inspector position (#5725) grade 317 (\$31.25 per hour / \$65,000.00 annually) due to certifications and experience; and

3) Abolish the Building Inspector III position (#5703).

These actions shall be effective no sooner than December 4, 2023.

CR3 CIS Department - Employment of One (1) Network Administrator Position

[24-0213](#)

Approve the employment of Chris Hadley to fill the open Network Administrator position (#985) at a grade S319 (\$78,000.00 annually), with said salary due to experience, to be effective no sooner than November 27, 2023.

CR4 Highway Department (Pre-Construction) - Employment of One (1) Civil Engineer Position

[24-0214](#)

Approve the employment of Alfreda Jeffords to fill the open Civil Engineer position (#5733) at a grade S317 (\$90,000.00 annually), with said salary due to experience, to be effective no sooner than November 27, 2023.

CR5 Probate Office - Employment of One (1) Probate Court Administrator I Position

[24-0226](#)

Approve the employment of Lyndsey Cooper to fill the open Probate Court Administrator I position (#3091) grade 308 (\$17.74 per hour / \$36,899.20 annually) effective no sooner than November 27, 2023.

CR6 Amendment to Blue Cross Blue Shield of Alabama Enrollment Agreement

[24-0215](#)

Approve and authorize the Chairman to execute the Amendment to Enrollment Agreement with Blue Cross Blue Shield of Alabama to be effective January 1, 2024.

D PRESENTATIONS

None.

E PUBLIC HEARINGS

ES PLANNING AND ZONING

- ES1** Case No. TA-23-3 - Amendments to the Baldwin County Zoning Ordinance Adding Planning District 14 Zoning Map and Local Provisions and Miscellaneous Changes to the Full Ordinance [24-0222](#)

Matthew Brown, Planning Director, provided an overview of the process involved in amending the Zoning Ordinance to add Planning District 14. Mr. Brown provided information regarding the four requests for rezoning in Planning District 14 and recommended the Commission vote on each request separately, with a final vote to be taken on the full resolution.

Request #1: to zone PPIN 380504 to Residential Single Family (RSF) Estate from RSF-2.

Request #2: to zone PPIN 396731 to RSF-1 from RSF-E.

Request #3: to zone PPIN 26949 to RV-1, Recreational Vehicle Park, from Base Community Zoning (BCZ).

Request #4: to zone PPINS 7686 and 63260 to RSF-4 from RA, Rural Agricultural.

Chairman Underwood opened the public hearing at 10:19 a.m. and asked if there is anyone present who wishes to speak.

Mr. Bruce Bankston discussed Request #4 to rezone two parcels located between Fish River Road and County Road 9 from RA, Rural Agricultural, to RSF-4.

Discussion took place regarding lot size and density related to RSF-4 zoning designation and the possibility of the request being modified to RSF-1.

Ms. Marla Barnes, Chairman of the Planning District 14 Advisory Committee, noted there are no RSF-2 or RSF-4 zoning designations in Planning District 14 and suggested RSF-E or RSF-1 zoning for Request #4.

Ms. Rhonda Lorish, discussed the request to rezone her property to RV-1.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 10:34 a.m.

Further discussion took place regarding the requirements for zoning a property for an RV park which include going through the subdivision process to ensure proper infrastructure, storm water drainage, and to determine if a traffic study is needed.

Mr. Brown noted for the record the PPIN for Request #1 as currently listed in the staff report is incorrect and will be revised.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to approve Request #1 to zone PPIN 380504 to RSF-E, Residential Single Family-Estate, from RSF-2, Residential Single Family-2.

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

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to approve Request #2 to zone PPIN 396731 to RSF-1, Residential Single Family-1, from RSF-E, Residential Single Family-Estate.

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

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to approve Request #3 to zone PPIN 26949 to RV-1, RV Park, from Base Community Zoning.

The motion failed by the following vote:

Aye: 2 - James E. Ball, and Charles F. Gruber
Nay: 2 - Matthew P. McKenzie, and Billie Jo Underwood
Absent: 0
Abstain: 0

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to approve Request #4 to zone PPINS 7686 and 63260 to RSF-1, Residential Single Family-1, from RA, Rural Agricultural.

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

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt Resolution #2024-017 which approves the amendments to the Baldwin County Zoning Ordinance, adding Planning District 14 and miscellaneous changes to the full Zoning Ordinance.

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. PRD23-8 - Woodpecker Landing Planned Residential Development Site Plan

[24-0205](#)

Fabia Waters, Associate Planner, provided background information on Case No. PRD23-8 - Woodpecker Landing Planned Residential Development Site Plan, and Case No. Z23-36 - Woodpecker Landing Property Rezoning.

Chairman Underwood opened the public hearings for Item ES2 - Case No. PRD23-8 - Woodpecker Landing Planned Residential Development Site Plan, and Item ES3 - Case No. Z23-36, Woodpecker Landing Property Rezoning simultaneously at 10:47 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 hearings at 10:47 a.m.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, to adopt Resolution #2024-030, which approves Case No. PRD23-8 Woodpecker Landing, as it pertains to the Planned Residential Development (PRD) Site Plan approval for the development of 11.62 acres, more or less, known as Woodpecker Landing

located in Planning (Zoning) District 12.

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

ES3 Case No. Z23-36 - Woodpecker Landing Property Rezoning

[24-0196](#)

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt Resolution #2024-029, which approves Case No. Z23-36 Woodpecker Landing Property Rezoning, as it pertains to the rezoning of 11.62 acres, more or less, as located in Planning (Zoning) District 12, from RA, Rural Agricultural to RSF1, Residential Single Family.

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

ES4 Case No. Z23-28 - BC Property Investments Property Rezoning

[24-0204](#)

Buford King, Deputy Planning Director, provided background information on the subject property.

Chairman Underwood opened the public hearing at 10:52 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 10:52 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-026, which approves Case No. Z23-28, BC Property Investments Property Rezoning, as it pertains to the rezoning of 8.85 acres, more or less, as located in Planning (Zoning) District 12, from RA, Rural Agricultural and RSF-E, Residential Single Family Estate to B-3, General Business.

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

ES5 Case No. Z23-34 - Strassburg Property Rezoning

[24-0208](#)

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

Chairman Underwood opened the public hearing at 10:54 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 10:54 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to adopt Resolution #2024-027, which approves Case No. Z23-34, Strassburg Property Rezoning, as it pertains to the rezoning of 194 acres, more or less, as located in Planning (Zoning) District 4, from M-1, Light Industrial District to RA, Rural Agricultural 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

ES6 Case No. Z23-35 - Brown Property Rezoning

[24-0206](#)

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

Chairman Underwood opened the public hearing at 10:56 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 10:56 a.m.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-028, which approves Case No. Z23-35, Brown Property Rezoning, as it pertains to the rezoning of 1.98 acres, more or less, as located in Planning (Zoning) District 15, from RSF-E, Residential Single Family Estate to B-1, Professional Business 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

F OTHER STAFF RECOMMENDATIONS

None.

G ADDENDA

None.

H PUBLIC COMMENTS

Frank Lundy, County Engineer, discussed a recent project for rehabilitation of a portion of the Jill Hall Trail and introduced Ms. Nancy Johnson with the Baldwin County Trailblazers.

Ms. Johnson and members of the Jill Hall family, Ms. Toodles Dorgan and Ms. Freda Rambo, thanked the Commission and the Highway Department for improving the trail for the citizens to enjoy.

Mr. Elliott Lauderdale, member of the Trailblazers' Board of Directors, said it has been a joy to work with the Parks and Highway Departments and thanked them for improving the trail.

Ms. Charlene Lee, Director of the Walking School Bus, noted all age groups enjoy the trail and said she is so appreciative of the Commission's relationship with the Trailblazers. Ms. Lee thanked the Commission for their careful consideration of rezoning requests in accommodating the growth of the County.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Purchase of Real Property Located in Bay Minette for the Baldwin County
Commission

[24-0280](#)

Roger Rendleman, County Administrator, discussed the efforts to accommodate the upcoming addition of judgeships for Baldwin County by consolidating the District Attorney's Office staff in Bay Minette into one location which will free up space in the Bay Minette Courthouse. Mr. Rendleman recommended the Commission consider a Real Estate Purchase and Sale Agreement for the purchase of real property adjacent

to the District Attorney's office in Bay Minette in the amount of \$500,000.

It was decided the Commission would approve the Agreement in order to begin the due diligence process.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to approve and authorize the Chairman to execute the Real Estate Purchase and Sale Agreement between Owen Company, LLC, and the Baldwin County Commission for the purchase of real property located at 161 Hand Avenue, Bay Minette, Alabama (PIN #32382) in the amount of \$500,000.00.

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

K ADJOURNMENT

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to adjourn the November 21, 2023, Baldwin County Commission Regular meeting at 11:18 a.m.

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

Chairman Underwood said the November 21, 2023, Baldwin County Commission Regular meeting is adjourned at 11:18 a.m.

