

**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, November 7, 2024**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. November 7, 2024, 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, Brandon Bias, Robert Davis, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, and George Watters. Members Scott Shamburger, Glenn Seale and Reid Key were absent.

Staff present were Jay Dickson, Buford King, Shawn Mitchell, Celena Boykin, Josh Newman, Fabia Waters, Cory Rhodes, Ashley Campbell, Crystal Bates, Mary Booth, Mark Acreman and Frank Lundy.

County Attorney Erin Fleming was also present.

**IV. APPROVAL OF MINUTES**

The motion to **APPROVE** the October 3, 2024, Planning Commission work session minutes and the October 3, 2024, Planning Commission meeting minutes was made by Mr. Seibert. Mr. Davis made the motion to second. All members voted in favor of the motion. The motion to **APPROVE** the October 3, 2024, Planning Commission work session minutes and the October 3, 2024, Planning Commission meeting minutes carried on a vote of 8-0.

## **V. ANNOUNCEMENTS/REGISTRATION**

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

## **VI. CONSIDERATION OF CONSENT AGENDA**

### **a.) Case PER24-41, Lone Oak Subdivision**

The applicant requested a one (1) year extension of the Preliminary Plat for SPP21-14, Lone Oak Farms Subdivision.

### **b.) Case PER24-42, Fairhope Falls Ph 6-7 Extension**

The applicant requested a one (1) year extension of the Preliminary Plat for cases S-21019 & S-21020, Fairhope Falls Ph 6-7.

### **c.) Case CSP24-36, Bayshore Christian School**

The applicant requested Commission Site Plan approval for a 4,902 sf classroom addition to the existing school.

### **d.) Case PUD22-17, Firefly Commons**

The applicant requested authority to sign off on the Final Site Plan for recording of Firefly Commons.

### **e.) Case SC24-47, Wynns Place**

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 3-lot subdivision.

### **f.) Case SC24-51, Resub Lot 6 Bishop Trace**

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 3-lot subdivision.

### **g.) Case SPP24-21, The Meadows Subdivision**

The applicant requested Preliminary Plat approval for a 6-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

**The motion to APPROVE cases PER24-41 Lone Oak Subdivision, PER24-42 Fairhope Falls Ph 6-7 Extension, CSP24-36 Bayshore Christian School, PUD22-17 Firefly Commons, SC24-47 Wynns Place, SC24-51 Resub Lot 6 Bishop Trace and SPP24-21 The Meadows Subdivision was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-41 Lone Oak Subdivision, PER24-42 Fairhope Falls Ph**

**6-7 Extension, CSP24-36 Bayshore Christian School, PUD22-17 Firefly Commons, SC24-47 Wynns Place, SC24-51 Resub Lot 6 Bishop Trace and SPP24-21 The Meadows Subdivision carried on a vote of 8-0.**

- h.) Case SPP24-28, Smithfield Estates Subdivision [Removed from Consent Agenda]**  
The applicant requested Preliminary Plat approval for an 8-lot subdivision.

The case was presented by Fabia Waters.

The chairman opened the public hearing  
Henry Snow signed up in opposition.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP24-28, Smithfield Estates Subdivision was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-28, Smithfield Estates Subdivision carried on a vote of 8-0.**

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

None.

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

None.

#### **IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES**

- a.) Case Z24-17 & SPP24-22/SC24-21, Point Clear Village PH 3**

The applicant requested to rezone 2.2 +/- acres from Neighborhood Business District (B-2) to Residential Single Family (RSF-2) and Preliminary Plat approval for a 3-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.  
Melissa Hadley was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-17, Point Clear Village PH 3 was made by Mr. Davis. Mr. Fletcher made the motion to second. All members**

**voted in favor of the motion. Mr. Bias recused himself. Motion to recommend APPROVAL of case Z24-17, Point Clear Village PH 3 carried on a vote of 7-0.**

**The motion to APPROVE with conditions of case SPP24-22/SC24-21, Point Clear Village PH 3 was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion. Mr. Bias recused himself. Motion to APPROVE with conditions case SPP24-22/SC24-21, Point Clear Village PH 3 carried on a vote of 7-0.**

**b.) Case Z24-31 Volovecky Property & PRD24-04 Lanterna Subdivision**

The applicant requested to rezone 39 +/- acres from Neighborhood Business District (B-2) to Residential Multi-Family (RMF-6) and to rezone 49 +/- acres from Rural Agricultural (RA) and Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-2). Also, approval for a 295 unit Planned Residential Development (PRD).

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Trey Jinright and Kevin Leach were present to represent the applicant.

Samuel Dean, James Clark, Raymond Jones, Brenda Ladd and Ben Schoenfeld signed up in opposition.

Bob Allen and Chris Jones signed up as neutral.

Anthony Laconsay did not sign up but spoke.

The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-31, Volovecky Property was made by Ms. Burnett. Mr. Davis made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to recommend APPROVAL of case Z24-31, Volovecky Property carried on a vote of 7-1.**

**The motion to recommend APPROVAL with conditions of case PRD24-04, Lanterna Subdivision was made by Ms. Strategier. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Seibert voting no. Motion to recommend APPROVAL with conditions of case PRD24-04, Lanterna Subdivision carried on a vote of 7-1.**

**c.) Case Z24-41, Fernandez Property**

The applicant requested to rezone 3.5 +/- acres from Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-1).

The case was presented by Crystal Bates.

The chairman opened the public hearing.  
Carl Hance signed up in opposition.  
The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-41, Fernandez Property was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-41, Fernandez Property carried on a vote of 8-0.**

**d.) Case Z24-42, Howle Property**

The applicant requested to rezone .45 +/- acres from Neighborhood Business District (B-2) to Major Commercial District (B-4).

The case was presented by Brittany Epling.

The chairman opened the public hearing.  
Chris Howle, property owner, was present.  
The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-42, Howle Property was made by Mr. Fletcher. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-42, Howle Property carried on a vote of 8-0.**

**e.) Case Z24-43, Wild Property**

The applicant requested to rezone 11 +/- acres from Residential Single Family (RSF-2) to Rural District (RR).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.  
Zachary Bell was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to recommend DENIAL of case Z24-43, Wild Property was made by Mr. Watters. Ms. Strategier made the motion to second. All members voted in opposition to the motion with Mr. Davis, Ms. Strategier and Mr. Watters voting yes. Motion to recommend DENIAL of case Z24-43, Wild Property failed on a vote of 3-5.**

**The motion to recommend APPROVAL of case Z24-43, Wild Property was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Davis, Ms. Strategier and Mr. Watters voting no.**

**Motion to recommend APPROVAL of case Z24-43, Wild Property carried on a vote of 5-3.**

**f.) Case Z24-44, Fletcher Property**

The applicant requested to rezone 22 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business (B-2).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Alexander Owen was present to represent the applicant.

The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-44, Fletcher Property was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-44, Fletcher Property carried on a vote of 8-0.**

**g.) Case Z24-45, Wiese Property**

The applicant requested to rezone 26 +/- acres from Residential Single Family (RSF-2) to Rural Agricultural (RA).

The case was presented by Crystal Bates.

The chairman opened the public hearing.

The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-45, Wiese Property was made by Mr. Mülle. Mr. Seibert made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to recommend APPROVAL of case Z24-45, Wiese Property carried on a vote of 7-1.**

**h.) Case Z24-46, Bed & Blinds Inc Property**

The applicant requested to rezone 3.3 +/- acres from Rural District (RR) to General Business (B-3).

The case was presented by Celena Boykin.

The chairman opened the public hearing.

Joseph Thetford was present to represent the applicant.

The chairman closed the public hearing.

**The motion to recommend APPROVAL of case Z24-46, Bed & Blinds Inc Property was made by Mr. Davis. Mr. Seibert made the motion to second. All**

**members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-46, Bed & Blinds Inc Property carried on a vote of 8-0.**

## **X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES**

### **a.) Case PUD24-10, Southern Path RV Camp**

The applicant requested Final Site Plan approval for a 36-unit RV Park.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.

Sarah Henry and Sylvia Stewart signed up in opposition.

Houston Lamkin and Joseph Brown signed up as neutral.

The chairman closed the public hearing.

**The motion to TABLE case PUD24-10, Southern Path RV Camp until the December 5, 2024 meeting to address landscaping, fencing issues, utility easement and to see if the ALDOT permit has been obtained was made by Ms. Strategier. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Motion to TABLE case PUD24-10, Southern Path RV Camp until the December 5, 2024 meeting to address landscaping, fencing issues, utility easement and to see if the ALDOT permit has been obtained carried on a vote of 7-1.**

### **b.) Case SPP24-11, Blueberry Estates**

The applicant requested Preliminary Plat approval for a 6-lot subdivision, Blueberry Estates.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Hunter Smith was present to represent the applicant.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP24-11, Blueberry Estates was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-11, Blueberry Estates carried on a vote of 8-0.**

### **c.) Case SPP24-20, Legacy Hills**

The applicant requested Preliminary Plat approval for a 242-lot subdivision, Legacy Hills.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

David Dichiara was present to represent the applicant.

Charles Adams signed up in opposition.

Tim Vosloh and Cindy Brasfield signed up as neutral.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP24-20, Legacy Hills was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-20, Legacy Hills carried on a vote of 8-0.**

#### **XI. NEW BUSINESS:**

##### **a.) Approval of the 2024-2025 Planning Commission Meeting Calendar**

**The motion to APPROVE the 2024-2025 Planning Commission meeting calendar was made by Mr. Seibert. Mr. Mullek seconded the motion. All members voted in favor of the motion. Motion to APPROVE the 2024-2025 Planning Commission meeting calendar carried on a vote of 8-0.**

#### **XII. REPORTS AND ANNOUNCEMENTS**

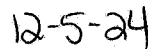
No reports or announcements.

#### **XIII. ADJOURNMENT**

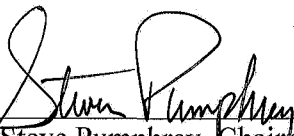
As there were no further items to discuss, the meeting was adjourned at 6:57 p.m.



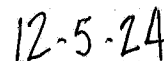
Brenda Brock, Planning Technician



Date



Steve Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission



Date