

PROCEEDINGS HELD BEFORE THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
(Regular Meeting)

Thursday, October 3, 2019

The following proceedings were held on this
the 3rd day of October, 2019, at the Baldwin
County Central Annex, Main Auditorium, 22251
Palmer Street, Robertsdale, Alabama, before Susan
C. Andrews, Certified Court Reporter Number 287.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

A P P E A R A N C E

PLANNING AND ZONING COMMISSIONERS PRESENT:

- Sam Davis, Jr., Chairman
- Arthur Oken, Vice-Chairperson
- Kevin Murphy
- Plumer Tonsmeire
- Brandon Bias
- Daniel Nance
- Robert Davis
- Nancy Mackey

BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT

PRESENT:

- Vince Jackson, Director, Planning and Zoning
- Wayne Dyess, County Administrator,
Administration Department
- Seth Peterson, Permit Subdivision Manager,
Highway Department
- Linda Lee, Planner
- D. J. Hart, Planning Technician
- Celena Boyken, Planner
- Mary Booth, Planning Technician
- Laurie Rumbaugh, Office Administrator

ON BEHALF OF THE PLANNING AND ZONING COMMISSION

- David Conner, Esquire

I N D E X

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 - Call to Order..... 5

2 - Invocation and Prayer..... 5

3 - Pledge of Allegiance..... 5

4 - Roll Call..... 5

5 - Approval of Meeting Minutes: September 5, 2019, Meeting Minutes..... 6
(Approved)

Announcements/Registration to Address the Commission..... 7

6 - Consideration of Applications and Requests: Re-Zoning Cases..... 7

7-A - Case Z-19040, Olde Towne Investments LLC Property..... 7
(Recommendation to Approve)

7-B - Case Z-19041, Thomas Robert Trebesh Trust Property..... 11
(Recommendation to Approve)

7-C - Case Z-19042, Parnell Development Property..... 13
(Recommendation to Approve)

8 - Consideration of Applications and Requests: Subdivision Cases..... 16

8-A - Case S-19050, Turnberry Crossing, Lot 19 Variance Request Approval..... 16
(Approved)

8-B - Case S-19053, Greek Cemetery Subdivision, Development Permit Approval..... 19
(Approved)

8-C - Case S-19054, Pinecrest Subdivision - Re-Sub of Lot 14 Development Permit Approval..... 21

8-D - Case S-19055, Mockingbird Hill - Unit Ii Phase Two Variance Request Approval..... 35
(Tabled)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I N D E X (cont.)

9 - Old Business.....	56
10 - New Business.....	56
11 - Public Comments.....	57
12 - Reports and Announcements.....	57
12-A - Staff Reports.....	57
12-B - Legal Counsel Reports.....	57
13 - Adjournment.....	58

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

P R O C E E D I N G S

1 - CALL TO ORDER

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: All right. We'll call the meeting to order at this point.

2 - INVOCATION AND PRAYER

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Vince, would you please us in the prayer and the Pledge?

MR. VINCE JACKSON: Please join me for the invocation.

(Mr. Vince Jackson led in prayer.)

3 - PLEDGE OF ALLEGIANCE

(The Pledge of Allegiance was recited.)

4 - ROLL CALL

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Thank you, Vince. Can we have a roll call?

MR. VINCE JACKSON: Mr. Sam Davis.

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Here.

MR. VINCE JACKSON: Mr. Murphy.

COMMISSION MEMBER KEVIN MURPHY: Here.

1 MR. VINCE JACKSON: Ms. Lowry.

2 (No response.)

3 MR. VINCE JACKSON: Mr. Nance.

4 COMMISSION MEMBER DANIEL NANCE: Here.

5 MR. VINCE JACKSON: Mr. Bias.

6 COMMISSION MEMBER BRANDON BIAS: Here.

7 MR. VINCE JACKSON: Mr. Oken.

8 COMMISSION MEMBER ARTHUR OKEN: Here.

9 MR. VINCE JACKSON: Ms. Mackey.

10 COMMISSION MEMBER NANCY MACKEY: Here.

11 MR. VINCE JACKSON: Mr. Robert Davis.

12 COMMISSION MEMBER ROBERT DAVIS: Here.

13 MR. VINCE JACKSON: And Mr. Tonsmeire.

14 COMMISSION MEMBER PLUMER TONSMEIRE:

15 Here.

16 MR. VINCE JACKSON: Mr. Chairman, we
17 have a quorum.

18 PLANNING AND ZONING COMMISSION CHAIRMAN
19 SAM DAVIS: Okay. Thank you.

20

21 **5 - APPROVAL OF MEETING MINUTES: SEPTEMBER 5, 2019,**

22 **MEETING MINUTES**

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: The first order of business is the
25 approval of minutes from the September 5 meeting.

26 Is there a motion to do so?

27 COMMISSION MEMBER KEVIN MURPHY: I make
28 a motion to approve.

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: There's a motion to approve those
3 minutes made. Is there a second?

4 COMMISSION MEMBER ARTHUR OKEN: Second,
5 Mr. Chairman.

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Second. All in favor, say aye.

8 (Commission Members say "aye" in unison.)

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: All opposed?

11 (No response.)

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Motion carries.

14

15 **6 - ANNOUNCEMENTS/REGISTRATION TO ADDRESS THE COMMISSION**

16 PLANNING AND ZONING COMMISSION CHAIRMAN

17 SAM DAVIS: Okay. We've got several cases
18 tonight. Anyone here who wishes to speak for or
19 against should have signed up to -- to speak at
20 the podium over here.

21 If there's anyone here that wishes to speak
22 that has not signed up to speak, you need to do
23 that now at the table out front.

24

25 **7 - CONSIDERATION OF APPLICATIONS AND REQUESTS:**

26 **RE-ZONING CASES**

27

28 **7-A - CASE Z-19040, OLDE TOWNE INVESTMENTS LLC PROPERTY**

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: That being said, we'll have the first
3 case, Z-19040, Olde Towne Investments, LLC.

4 COMMISSION MEMBER BRANDON BIAS:

5 Mr. Chairman, I need to recuse myself from this
6 case as well as the second case, Z-19041.

7 PLANNING AND ZONING COMMISSION CHAIRMAN

8 SAM DAVIS: Okay. Thank you. All right. Can we
9 have a staff report, Linda?

10 MS. LINDA LEE: Yes, sir. Good evening.

11 The subject property, which consists
12 approximately four-point-four (4.4) acres, is
13 currently zoned RA, Rural Agricultural District.

14 The designation of B-3, General Business
15 District, has been requested for the purpose of
16 establishing a marine retail sales business.

17 The subject property is located on the
18 northeast corner of Roscoe Road in Planning
19 District 30. On your screen is the locator map
20 showing the zoning of the subject property and
21 the properties around it. And this is the site
22 map.

23 The subject property is currently vacant.
24 The adjoining property to the south was re-zoned
25 to B-4, Major Commercial District, in 2017.

26 The property to the north was recently
27 annexed into the Orange Beach. The City Council
28 zoned this property GB, General Business, on

1 September 3, 2019.

2 The properties to the west are in the City of
3 Orange Beach and commercial. These are pictures
4 of the subject property and surrounding
5 properties.

6 The Baldwin County Master Plan provides a
7 future land use designation of agricultural for
8 the subject property. Approval of the re-zoning
9 will result in an amendment to the Future Land
10 Use Map to commercial.

11 The functional classification of Roscoe Road
12 is local. The traffic going to and from the
13 marine retail sales business could have an impact
14 on the traffic patterns or congestion. Access to
15 this site will require approval from the Baldwin
16 County Highway Department.

17 If approved, a twenty-five (25) foot
18 landscape buffer will be required along the
19 portions of the property which abut residential
20 uses, if the property is re-zoned.

21 Staff is unaware of any opposition to this
22 request. And staff recommends that Case Z-19040
23 be recommended for approval. I'll answer any
24 questions you have for me.

25 PLANNING AND ZONING COMMISSION CHAIRMAN

26 SAM DAVIS: Any questions for Linda?

27 (No response.)

28 PLANNING AND ZONING COMMISSION CHAIRMAN

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 SAM DAVIS: Okay. Thank you.

2 MS. LINDA LEE: You're welcome.

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: There is no one opposed. Thomas
5 Mueller, II, is here for the applicant.

6 Where are you at?

7 MR. THOMAS MUELLER, II: Here.

8 PLANNING AND ZONING COMMISSION CHAIRMAN

9 SAM DAVIS: Okay. Do you have anything you'd
10 like for us to know?

11 MR. THOMAS MUELLER, II: No, sir.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Okay. Any questions for Mr. Mueller?

14 (No response.)

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: I'm sorry. I failed to say we'll
17 open the public hearing. So -- so it is open.
18 All right. Thank you.

19 The public hearing is closed. Staff has
20 recommended a recommendation of approval. This
21 is a recommendation to the County Commission. Is
22 there a motion to do so?

23 COMMISSION MEMBER DANIEL NANCE: Motion
24 to approve.

25 PLANNING AND ZONING COMMISSION CHAIRMAN

26 SAM DAVIS: Okay. Motion to recommend approval
27 to the County Commission. Is there a second?

28 COMMISSION MEMBER NANCY MACKEY: I

1 second.

2 PLANNING AND ZONING COMMISSION CHAIRMAN

3 SAM DAVIS: Okay. There is a second. All in
4 favor, say aye.

5 (Commission Members say "aye" in unison.)

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: All opposed?

8 (No response.)

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: Carried unanimously.

11

12 **7-B - CASE Z-19041, THOMAS ROBERT TREBESH TRUST PROPERTY**

13 PLANNING AND ZONING COMMISSION CHAIRMAN

14 SAM DAVIS: Okay. The next case is Z-19041,
15 Thomas Trust Property.

16 MS. CELENA BOYKIN: This is a request to
17 re-zone a little over nineteen (19) acres from
18 RSF-1 to RA to allow a residence and a horse
19 ranch on the subject property.

20 The property is located on the south side of
21 US Highway 90 on County Road 62 South in Planning
22 District 12.

23 As you can see, the subject property is
24 currently RSF-1, which is residential. And the
25 applicant is asking RA, which is Rural
26 Agricultural, so they could have horses on the
27 subject property.

28 This property was originally zoned RA and --

1 when Planning District 12 became zoned in
2 November of 2006. The applicant will -- they
3 had -- they had an automatic re-zoning to RSF-1
4 in October of 2017, in order to subdivide some of
5 the property to make a subdivision. And that's
6 Chai Place, and that was approved.

7 But they're just asking for this larger lot,
8 which is almost twenty (20) acres to be re-zoned
9 to RA in order to have horses on it.

10 Staff has recommended approval of this
11 request.

12 PLANNING AND ZONING COMMISSION CHAIRMAN
13 SAM DAVIS: Any questions for Celena on this one?

14 (No response.)

15 PLANNING AND ZONING COMMISSION CHAIRMAN
16 SAM DAVIS: Okay. Thank you, Celena.

17 We'll open the public hearing at this point.
18 This is no opposition to this case. Stuart Smith
19 is here to speak on behalf of the request.

20 Where are you, Stuart?

21 (Mr. Stuart Smith indicating.)

22 PLANNING AND ZONING COMMISSION CHAIRMAN
23 SAM DAVIS: Okay. Do you have anything you'd
24 like for us to know?

25 MR. STUART SMITH: No, sir.

26 PLANNING AND ZONING COMMISSION CHAIRMAN
27 SAM DAVIS: All right. Does anyone on this
28 Commission have anything you'd like to ask

1 Mr. Smith?

2 (No response.)

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: Okay. Thank you.

5 The public hearing is now closed. Staff
6 recommended approval. There is no opposition.
7 And this will be a recommendation to the County
8 Commission. Is there a motion to do so?

9 COMMISSION MEMBER KEVIN MURPHY:

10 Mr. Chairman, I recommend approval to the County
11 Commission.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Thank you. There is a motion. Do I
14 hear a second?

15 COMMISSION MEMBER DANIEL NANCE: Second.

16 PLANNING AND ZONING COMMISSION CHAIRMAN

17 SAM DAVIS: There's a second. All in favor, say
18 aye.

19 (Commission Members say "aye" in unison.)

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: All opposed?

22 (No response.)

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: Carried unanimously.

25

26 **7-C - CASE Z-19042, PARNELL DEVELOPMENT PROPERTY**

27 PLANNING AND ZONING COMMISSION CHAIRMAN

28 SAM DAVIS: Okay. The next case, Z-19042,

1 Parnell Development Property. Can we have a
2 staff report?

3 MS. CELENA BOYKIN: This is a request to
4 re-zone sixty-four-point-eight-two (64.82) acres
5 from RSF-1 to RSF-E to allow for horses on the
6 subject property.

7 The property is located on the west side of
8 State Highway 225 in Planning District 4. The
9 project -- the subject property was originally
10 R -- OR, which is Outdoor Recreation.

11 It was re-zoned in 2005 to RSF-1 to -- Well,
12 it was re-zoned to RSF-1. And then in July of
13 this year, Tensaw Estates was approved, which
14 would be on the subject property.

15 They're only asking for the area shown in
16 red, just the larger lots, which meet the minimum
17 requirements for RA -- for RSF-E zoning.

18 The purpose is they wanted to be able to
19 have -- to allow the residents to have horses on
20 the larger lots. So that is why they're asking
21 for the RSF-E.

22 Staff has recommended approval of the subject
23 property.

24 PLANNING AND ZONING COMMISSION CHAIRMAN
25 SAM DAVIS: Any questions for Celena on this one?

26 (No response.)

27 PLANNING AND ZONING COMMISSION CHAIRMAN
28 SAM DAVIS: Okay. Thank you, Celena.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 We'll open the public hearing at this point.
2 Donnie Clark is here to speak for. There is no
3 opposition.

4 Donnie, where are you?

5 (Mr. Donnie Clark indicating.)

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Okay. Do you have anything you'd
8 like for us to know?

9 MR. DONNIE CLARK: I think she covered
10 it.

11 PLANNING AND ZONING COMMISSION CHAIRMAN

12 SAM DAVIS: All right. Any questions for Donnie
13 Clark from the Commission?

14 (No response.)

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Okay. We'll close the public hearing
17 at this point. Staff recommended approval.
18 There is no opposition. This, again, will be a
19 recommendation to the County Commission. Is
20 there a motion to do so?

21 COMMISSION MEMBER ARTHUR OKEN: So
22 moved, Mr. Chairman.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: There is a motion. Is there a
25 second?

26 COMMISSION MEMBER NANCY MACKEY: I'll
27 second.

28 PLANNING AND ZONING COMMISSION CHAIRMAN

1 SAM DAVIS: There's a second. All in favor, say
2 aye.

3 (Commission Members say "aye" in unison.)

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: All opposed?

6 (No response.)

7 PLANNING AND ZONING COMMISSION CHAIRMAN

8 SAM DAVIS: Carries unanimously.

9
10 **8 - CONSIDERATION OF APPLICATIONS AND REQUESTS:**

11 **SUBDIVISION CASES**

12
13 **8-A - CASE S-19050, TURNBERRY CROSSING, LOT 19 VARIANCE**

14 **REQUEST APPROVAL**

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Next case is S-19050, Turnberry
17 Crossing, Lot 19.

18 MS. MARY BOOTH: S-19045, Turnberry
19 Crossing, Lot 19, this is a variance request.
20 It's located in District 27, and it's un-zoned.
21 It's located on the east side of Impala Drive,
22 approximately nine hundred twenty (920) feet
23 south of County Road 20 South.

24 The applicant is requesting a variance to
25 change the side setback. The owners are
26 proposing to re-plat Lot 19 to change the south
27 side setback from ten (10) feet to nine (9) feet
28 five (5) inches. And no new lots will be

1 created.

2 The homeowners association has provided a
3 letter of approval. This is the proposed
4 re-plat. This was presented last month and was
5 tabled, because they made an error on their
6 request for the side setback. They have since
7 revised that. So they are requesting from ten
8 (10) foot to nine (9) foot five (5) inches.

9 Staff is currently recommending to disapprove
10 the variance request.

11 PLANNING AND ZONING COMMISSION CHAIRMAN
12 SAM DAVIS: Any questions for Mary on this one?

13 COMMISSION MEMBER NANCY MACKEY: I have
14 one question. What was the hardship for the
15 variance request?

16 MS. MARY BOOTH: The house is already
17 built. And they had already placed the brick on
18 there. So they had to take some off and put
19 hardy board back on.

20 And we did approve for Lot 13 last month. We
21 did approve that. So they would like to consider
22 the same for Lot 19.

23 They've taken measures for the future lots
24 that would have issues with the houses they're
25 building. So they're putting hardy board on
26 those so they won't have to be in the setback.

27 PLANNING AND ZONING COMMISSION CHAIRMAN
28 SAM DAVIS: The POA was in favor of the one that

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 we approved last month as well as in favor of
2 this one as well?

3 MS. MARY BOOTH: Yes, sir.

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: Okay. There's no opposition here.

6 Is the engineer here for this case? Didn't sign
7 up. So is anyone here on this case?

8 (No response.)

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: Okay. All right. Even though staff
11 is recommending to not approve -- I guess -- I
12 guess the public hearing has been opened and is
13 now closed. Since there is no one here in
14 opposition, the POA in favor, do we have a
15 recommendation of approval on this?

16 COMMISSION MEMBER ARTHUR OKEN: So
17 moved, Mr. Chairman.

18 PLANNING AND ZONING COMMISSION CHAIRMAN

19 SAM DAVIS: Okay. We have a motion to approve.
20 Is there a second?

21 COMMISSION MEMBER DANIEL NANCE: I'll
22 second.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: There is a second. All in favor, say
25 aye.

26 (Commission Members say "aye" in unison.)

27 PLANNING AND ZONING COMMISSION CHAIRMAN

28 SAM DAVIS: All opposed?

(No response.)

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Passed unanimously.

8-B - CASE S-19053, GREEK CEMETERY SUBDIVISION,
DEVELOPMENT PERMIT APPROVAL

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Okay. The next case is S-19053, Greek Cemetery Subdivision, development permit approval.

MS. MARY BOOTH: S-19053 for Greek Cemetery Subdivision, the applicant is requesting development permit approval for a proposed four (4) lot subdivision.

This is located in District 13. It is un-zoned. It is located on the west side of Greek Cemetery Road, approximately one-point-three-six (1.36) miles south of Highway 90.

Total acreage is nine-point-six (9.6), four (4) proposed lots. The smallest lot size is two-point-four (2.4) acres.

Water will be provided by East Central Baldwin Water Authority. Sewer will be onsite septic. And power will be provided by Baldwin EMC.

There are no deficiencies. And staff is recommending to approve the development permit.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: Any questions for Mary on this one?

3 (No response.)

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: Okay. Again, there's no opposition.

6 We'll open the public hearing at this point.

7 Angela Sherrer --

8 MS. ANGELA SHERRER: Sherrer.

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: -- are you here?

11 MS. ANGELA SHERRER: Yes.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Anything you'd like for us to know?

14 MS. ANGELA SHERRER: No, sir.

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Are there any questions for

17 Ms. Sherrer from the Commission?

18 (No response.)

19 PLANNING AND ZONING COMMISSION CHAIRMAN

20 SAM DAVIS: Okay. We'll close the public hearing

21 at this point. Staff recommended approval.

22 There is no opposition. Is there a motion to

23 approve?

24 COMMISSION MEMBER BRANDON BIAS: So

25 moved.

26 PLANNING AND ZONING COMMISSION CHAIRMAN

27 SAM DAVIS: Motion to approve is on the table.

28 Is there a second?

1 COMMISSION MEMBER NANCY MACKEY: Second.

2 PLANNING AND ZONING COMMISSION CHAIRMAN

3 SAM DAVIS: Okay. There is a second. All in
4 favor, say aye.

5 (Commission Members say "aye" in unison.)

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Any opposed?

8 (No response.)

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: Carried unanimously.

11

12 **8-C - CASE S-19054, PINECREST SUBDIVISION - RE-SUB OF**

13 **LOT 14 DEVELOPMENT PERMIT APPROVAL**

14 PLANNING AND ZONING COMMISSION CHAIRMAN

15 SAM DAVIS: Okay. The next case is S-19054,
16 Pinecrest Subdivision, re-sub of Lot 14
17 development permit.

18 MS. MARY BOOTH: S-19054, the applicant
19 is requesting development permit approval for a
20 proposed four (4) lot subdivision.

21 This is located in District 13. It is
22 un-zoned. It is located on the east side of
23 County Road 87 on Pinecrest Circle, which is
24 approximately two-point-two (2.2) miles from --
25 south of Highway 90.

26 Total acres, three-point-six (3.6); four (4)
27 proposed lots. The smallest lot size is
28 point-nine (.9) acres.

1 Water will be provided by East Central
2 Baldwin Water Authority. Sewer will be onsite
3 septic. And electricity will be provided by
4 Baldwin EMC.

5 There are deficiencies, and staff recommends
6 to approve the development permit.

7 PLANNING AND ZONING COMMISSION CHAIRMAN

8 SAM DAVIS: Any questions for staff on this one?

9 (No response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN

11 SAM DAVIS: All right. Thank you.

12 We'll open the public hearing at this point.
13 We do have opposition on this one, three people
14 to speak against.

15 Angela Sherrer, the same applicant as before,
16 would you like to come up to the podium?

17 MS. ANGELA SHERRER: I'll answer any
18 questions, if you have them.

19 PLANNING AND ZONING COMMISSION CHAIRMAN

20 SAM DAVIS: All right. Paul Johnson signed up in
21 opposition.

22 Are you here?

23 MR. PAUL JOHNSON: Yes, sir.

24 PLANNING AND ZONING COMMISSION CHAIRMAN

25 SAM DAVIS: Would you like to come up to the
26 podium and state your --

27 MR. PAUL JOHNSON: No. I'm good.

28 PLANNING AND ZONING COMMISSION CHAIRMAN

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 SAM DAVIS: So you're good. Does that mean
2 you're not opposed at this point?

3 MR. PAUL JOHNSON: No.

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: So you are opposed?

6 MR. PAUL JOHNSON: Oh, no. Just the
7 opposite. Let them -- let them do it.

8 PLANNING AND ZONING COMMISSION CHAIRMAN

9 SAM DAVIS: Oh, okay. So you're in support?

10 MR. PAUL JOHNSON: Yes, sir.

11 PLANNING AND ZONING COMMISSION CHAIRMAN

12 SAM DAVIS: Okay. Trever Boates. Did I say that
13 right?

14 MR. TREVER BOATES: Uh-huh. (Indicates
15 affirmatively.)

16 PLANNING AND ZONING COMMISSION CHAIRMAN

17 SAM DAVIS: Where are you?

18 (Mr. Trever Boates indicating.)

19 PLANNING AND ZONING COMMISSION CHAIRMAN

20 SAM DAVIS: Would you like to come up to the
21 podium?

22 MR. TREVER BOATES: Sure. I live across
23 the street from that, which would -- and have the
24 fifteen (15) acres.

25 And there is -- there's supposed to be a
26 homeowners association. There isn't as of yet,
27 but we're working on that.

28 But it's just when we bought the property, it

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 was supposed to be a lot. And it wasn't -- this
2 wasn't supposed to be able to happen. So we just
3 don't want it to happen.

4 PLANNING AND ZONING COMMISSION CHAIRMAN
5 SAM DAVIS: Was this property in the subdivision
6 that you bought in?

7 MR. TREVER BOATES: Yeah.

8 PLANNING AND ZONING COMMISSION CHAIRMAN
9 SAM DAVIS: Okay.

10 MR. TREVER BOATES: Straight across from
11 me. I live in a lot straight across from that
12 curve right there.

13 PLANNING AND ZONING COMMISSION CHAIRMAN
14 SAM DAVIS: Okay. Any questions for this
15 gentleman?

16 COMMISSION MEMBER KEVIN MURPHY: When
17 you say wasn't supposed to happen, was it written
18 on your deed or anything?

19 MR. TREVER BOATES: Right. It was a
20 contract that we all got when we bought the
21 property, that it was supposed to -- you weren't
22 supposed to be able to subdivide the lots.

23 PLANNING AND ZONING COMMISSION CHAIRMAN
24 SAM DAVIS: You say y'all don't have a homeowners
25 association?

26 MR. TREVER BOATES: Not as of right this
27 second, no. We're working on that.

28 PLANNING AND ZONING COMMISSION CHAIRMAN

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 SAM DAVIS: Has there ever been one?

2 MR. TREVER BOATES: Sir?

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: Has -- has there ever been one?

5 MR. TREVER BOATES: No.

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Okay.

8 ATTORNEY DAVID CONNER: Are you saying
9 that you understand that this property that we're
10 talking subdividing tonight in particular was a
11 part of that subdivision and --

12 MR. TREVER BOATES: Oh, yeah.

13 ATTORNEY DAVID CONNER: -- was deed
14 restricted?

15 MR. TREVER BOATES: Yeah. There's -- I
16 should have -- I was at work, and I didn't
17 realize it was today until my neighborhood called
18 me.

19 But there is a thing that says you weren't
20 supposed to be able to subdivide the property
21 when I purchased fifteen (15) or sixteen
22 (16) years ago.

23 ATTORNEY DAVID CONNER: Do you have
24 anything that you can show us on that tonight?

25 MR. TREVER BOATES: I don't, but I can
26 come up with it. It's at my house. I should
27 have brought it. That's my fault.

28 MS. ANGELA SHERRER: I have a copy of

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 the restrictions, if you'd like them.

2 PLANNING AND ZONING COMMISSION CHAIRMAN

3 SAM DAVIS: Okay. Hold on just a second.

4 MS. ANGELA SHERRER: Okay. Also, they
5 subdivided --

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: Hold on. Hold on a minute.

8 MS. ANGELA SHERRER: Okay. Sorry.

9 PLANNING AND ZONING COMMISSION CHAIRMAN

10 SAM DAVIS: You'll get your opportunity to talk
11 as soon as we get to that point.

12 Mr. Boates, you got anything else you'd like
13 to say?

14 MR. TREVER BOATES: No. No, sir, unless
15 y'all have got any questions for me, that's about
16 it.

17 PLANNING AND ZONING COMMISSION CHAIRMAN

18 SAM DAVIS: Any questions for Mr. Boates?

19 (No response.)

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: Okay. Thank you, sir.

22 MR. TREVER BOATES: Thank you.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: There's one other person signed up in
25 opposition. I can't make out your name, so
26 you'll have to come up and state your name.

27 MR. MIKE TRIMBLE: It's Mike Trimble.

28 THE COURT REPORTER: What's your name,

1 please?

2 MR. MIKE TRIMBLE: It's Mike Trimble
3 T-R-I-M-B-L-E.

4 THE COURT REPORTER: Thank you.

5 MR. MIKE TRIMBLE: And I have the
6 property that's directly west of that lot, that's
7 west of the two that they split up on this side.

8 And I heard y'all mention the other parcel
9 that's up there that somehow they subdivided.
10 I'll tell you exactly what happened.

11 Somehow these people came down from Maine.
12 And all they did was put up a couple stakes for a
13 while. Nobody told anybody in the neighborhood
14 about anything. And then, all of a sudden,
15 somebody moved a trailer in.

16 There's a sex offender that moved in the
17 trailer. And now the actual person that's listed
18 as of 3:30 this afternoon on the County website
19 that owns this property, he lives in Vietnam.

20 So, I mean, he doesn't even -- he probably
21 don't even know about restrictions, because he
22 bought it from a second party that had came in
23 and sold him their spot.

24 And we do have a restriction that there's
25 supposed one dwelling per lot, no more. So I was
26 the first person that bought in there. I bought
27 it before the road was there. And I also have
28 the property back behind it.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 And, honestly, the people that he bought out
2 to get rid of them was the drug problem. The
3 police was over there probably once or twice a
4 week.

5 And finally the neighbor bought them out.
6 And he was going to build his family a house.
7 We've got no problem if somebody wants to build a
8 house, put a trailer in, just not a whole row of
9 them. Do you know what I mean? I live --

10 PLANNING AND ZONING COMMISSION CHAIRMAN
11 SAM DAVIS: Are you talking about this particular
12 property?

13 MR. MIKE TRIMBLE: Yes, sir, that
14 particular property.

15 PLANNING AND ZONING COMMISSION CHAIRMAN
16 SAM DAVIS: Any questions for Mr. Trimble from
17 the Commission?

18 (No response.)

19 PLANNING AND ZONING COMMISSION CHAIRMAN
20 SAM DAVIS: All right. Thank you, sir.

21 MR. MIKE TRIMBLE: Thank you.

22 PLANNING AND ZONING COMMISSION CHAIRMAN
23 SAM DAVIS: Ms. Sherrer.

24 MS. ANGELA SHERRER: Yes.

25 PLANNING AND ZONING COMMISSION CHAIRMAN
26 SAM DAVIS: Will you come up to the podium?

27 (Ms. Angela Sherrer approached the podium.)

28 PLANNING AND ZONING COMMISSION CHAIRMAN

1 SAM DAVIS: Okay. You've heard the -- you've
2 heard the issues. You want to address those?

3 MS. ANGELA SHERRER: Lot 13 was
4 subdivided. I'm not sure how long ago, but I
5 know that it has been subdivide in this same
6 neighborhood.

7 We've gone back thirty (30) years and done
8 title research. And there's nothing that says
9 that we can't subdivide it, none of the
10 restrictions or anything, that we can't do what
11 we're asking.

12 ATTORNEY DAVID CONNER: I'm sorry.
13 Say -- what did you say?

14 MS. ANGELA SHERRER: We did a title
15 search, went back thirty (30) years. And there's
16 nothing that says that we can't subdivide this
17 property. It just says one home per lot. It
18 doesn't say that it can't be divided. And Lot 13
19 was divided. I'm not sure how long ago that was,
20 but it was divided.

21 PLANNING AND ZONING COMMISSION CHAIRMAN

22 SAM DAVIS: When you say you went back thirty
23 (30) years --

24 MS. ANGELA SHERRER: On our title
25 search.

26 PLANNING AND ZONING COMMISSION CHAIRMAN

27 SAM DAVIS: Yeah. I'm familiar with title and
28 title searches.

1 MS. ANGELA SHERRER: Right.

2 PLANNING AND ZONING COMMISSION CHAIRMAN

3 SAM DAVIS: But why stop at thirty (30)?

4 MS. ANGELA SHERRER: That's just how far
5 they went back.

6 PLANNING AND ZONING COMMISSION CHAIRMAN

7 SAM DAVIS: When was this developed -- when was
8 this developed originally? Do you know that?

9 MS. ANGELA SHERRER: I do not know.
10 Hold on. I have a plat. I can't read the plat.
11 I can't read the --

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Was it within the thirty (30) years
14 that you searched?

15 MS. ANGELA SHERRER: It was -- it was
16 within the thirty (30) years. Yes, sir. It
17 looks like '93. '93.

18 COMMISSION MEMBER KEVIN MURPHY: If this
19 was an existing subdivision, how can you
20 re-subdivide it?

21 ATTORNEY DAVID CONNER: Mr. Chairman,
22 what -- what I have been given is restricted
23 covenants of Pinecrest Acres Subdivision.

24 I'm going to say this, that we don't --
25 Planning Commission does not get involved in
26 enforcing restrictive covenants.

27 MS. ANGELA SHERRER: Right.

28 ATTORNEY DAVID CONNER: But there's

1 nothing in the restrictive covenants that were
2 apparently recorded on December 8, 1993, and
3 signed that same date that would appear to limit
4 further subdivision of the property.

5 MS. ANGELA SHERRER: Correct.

6 ATTORNEY DAVID CONNER: Now, if there's
7 something else out there, somebody would need to
8 show us, and we'll sort of take a look at it.

9 But, at the end of the day, the -- the County
10 doesn't enforce restrictive covenants. That
11 would be amongst the property owners, amongst
12 themselves to enforce any restrictive covenants,
13 deed restrictions, or otherwise, as it relates to
14 their property.

15 And so if there's somebody -- somebody's got
16 something else that would like for us to take a
17 look at it, I'd be glad to take a look at that.
18 But as a general rule, the Planning Commission
19 doesn't enforce restrictive covenants.

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: Vince, do you have anything to add on
22 that?

23 Do you plan to live on the property,
24 Ms. Sherrer?

25 MS. ANGELA SHERRER: Sir?

26 PLANNING AND ZONING COMMISSION CHAIRMAN

27 SAM DAVIS: Do you plan to live on the property?

28 MS. ANGELA SHERRER: No, sir.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: Do you currently own the property?

3 MS. ANGELA SHERRER: Yes, sir.

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: How long have you owned it?

6 MS. ANGELA SHERRER: About sixty
7 (60) days, probably.

8 PLANNING AND ZONING COMMISSION CHAIRMAN

9 SAM DAVIS: And your intent when you bought it
10 was to subdivide it?

11 MS. ANGELA SHERRER: Yes, sir.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: But you didn't think you needed to
14 seek that authority prior to purchasing?

15 MS. ANGELA SHERRER: We -- we own the
16 property. And if we don't -- if we don't
17 subdivide, then we'll sell it like it sits.

18 PLANNING AND ZONING COMMISSION CHAIRMAN

19 SAM DAVIS: Okay. Any other questions for
20 Ms. Sherrer?

21 (No response.)

22 AN AUDIENCE MEMBER: I have a question.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: You've been to the podium already.

25 We don't take questions from the floor. It's got
26 to come from the podium.

27 All right. Any more questions?

28 (No response.)

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: Thank you. We'll close the public
3 hearing at this point.

4 ATTORNEY DAVID CONNER: The question --
5 the question here is does it meet the subdivision
6 requirements? Has something been presented to us
7 that would prohibit the Planning Commission from
8 doing it? And I haven't seen anything yet. So
9 that's where I think we are, Mr. Chairman.

10 PLANNING AND ZONING COMMISSION CHAIRMAN

11 SAM DAVIS: All right. Does staff have anything
12 else to add?

13 COMMISSION MEMBER BRANDON BIAS:

14 Mr. Chairman, I have a question for staff.

15 On Lot 4, it shows the existing barn. Are we
16 creating a -- a nonconforming condition with that
17 location?

18 MS. MARY BOOTH: We've already double
19 checked on that, and it is an accessory
20 structure. It's not within the building setback.
21 I mean, it's in the setback, but it's not
22 considered a violation of the setback. It's not
23 zoned, either.

24 COMMISSION MEMBER BRANDON BIAS: Thank
25 you.

26 MS. MARY BOOTH: It's un-zoned.

27 PLANNING AND ZONING COMMISSION CHAIRMAN

28 SAM DAVIS: All right. Any other questions for

1 staff?

2 (No response.)

3 PLANNING AND ZONING COMMISSION CHAIRMAN

4 SAM DAVIS: Okay. Thank you.

5 Y'all have heard both sides. Staff is
6 recommending approval. Is there a motion to
7 either recommend approval or, in the alternate,
8 recommend denial?

9 (No response.)

10 PLANNING AND ZONING COMMISSION CHAIRMAN

11 SAM DAVIS: This is not a recommendation to the
12 Commission. This is in our purview. So we need
13 a motion one way or the other.

14 COMMISSION MEMBER BRANDON BIAS:

15 Mr. Chairman, I make a motion that we approve the
16 subdivision.

17 PLANNING AND ZONING COMMISSION CHAIRMAN

18 SAM DAVIS: Okay. There is a motion to approve.
19 Is there a second?

20 COMMISSION MEMBER NANCY MACKEY: I

21 second.

22 PLANNING AND ZONING COMMISSION CHAIRMAN

23 SAM DAVIS: Okay. There is a second. Let's have
24 a rollcall vote.

25 MS. MARY BOOTH: Mr. Murphy.

26 COMMISSION MEMBER KEVIN MURPHY: Yes.

27 MS. MARY BOOTH: Daniel Nance.

28 COMMISSION MEMBER DANIEL NANCE: Yes.

1 MS. MARY BOOTH: Brandon Bias.
 2 COMMISSION MEMBER BRANDON BIAS: Yes.
 3 MS. MARY BOOTH: Arthur Oken.
 4 COMMISSION MEMBER ARTHUR OKEN: Yes.
 5 MS. MARY BOOTH: Nancy Mackey.
 6 COMMISSION MEMBER NANCY MACKEY: Yes.
 7 MS. MARY BOOTH: Robert Davis.
 8 COMMISSION MEMBER ROBERT DAVIS: Yes.
 9 MS. MARY BOOTH: Plumer Tonsmeire.
 10 COMMISSION MEMBER PLUMER TONSMEIRE:
 11 Yes.
 12 MS. MARY BOOTH: Motion carries.
 13 PLANNING AND ZONING COMMISSION CHAIRMAN
 14 SAM DAVIS: All right. Thank you.

15
 16 **8-D - CASE S-19055, MOCKINGBIRD HILL - UNIT II PHASE TWO**
 17 **VARIANCE REQUEST APPROVAL**

18 PLANNING AND ZONING COMMISSION CHAIRMAN
 19 SAM DAVIS: Next case, S-19054 -- I'm sorry --
 20 19055, Mockingbird Hill, Unit II.
 21 MS. MARY BOOTH: S-19055, Mockingbird
 22 Hill, Unit II, Phase 2 variance request. The
 23 applicant is requesting a variance from the
 24 design standards of the minimum lot size
 25 requirements.
 26 This is located in District 22. It zone
 27 RSF-2. It is located on the east side of Deer
 28 Acre Lane zero-point-four (0.4) miles south of US

1 Highway 98.

2 The owner is requesting a variance on minimum
3 square feet, lot width, utility requirements, and
4 curb and gutter requirements so that Phase 2 can
5 be designed the same as Phase 1.

6 This is zoned RSF-2 and meets zoning
7 requirements but will not subdivision
8 requirements as proposed.

9 The applicant has provided a letter of
10 support. The conditions of Baldwin County
11 Subdivision Regulations have criteria to be met.

12 Staff has reviewed the applicant's request,
13 and do not see they meet the conditions. We
14 don't consider this to be a hardship.

15 The applicant is requesting a variance for a
16 minimal lot size of forty thousand (40,000)
17 square feet. The proposed lots are going to be
18 twenty-three thousand (23,000) square feet.

19 They would have to have -- As it stands, he
20 would have to have a hundred and twenty
21 (120) feet lot width in order to not have public
22 water, public sewer, and to carry the overhead
23 power, as he's proposing.

24 For the hundred (100) foot that he's
25 proposing, the closest minimum design requirement
26 would be twenty thousand (20,000) to forty
27 thousand (40,000) square feet, which would
28 require underground power, either water or sewer,

1 eighty (80) foot lot width, and require curb and
2 gutter, which he is not requiring -- he's not
3 wanting to do curb and gutter.

4 This was the previously approved Unit II,
5 Phase 1. And this is his proposed for Phase 2.
6 Staff recommends to disapprove the variance
7 request.

8 PLANNING AND ZONING COMMISSION CHAIRMAN
9 SAM DAVIS: Any questions for staff?

10 COMMISSION MEMBER KEVIN MURPHY: I --

11 COMMISSION MEMBER NANCY MACKEY: I --

12 COMMISSION MEMBER KEVIN MURPHY: -- have
13 one. Go ahead.

14 COMMISSION MEMBER NANCY MACKEY: When it
15 was originally approved in '97, was there any
16 variances sought at that time or had to be -- be
17 met?

18 MS. MARY BOOTH: Not that I'm aware of.
19 I have had some research done. And we cannot
20 find any minutes, any records of anything that
21 was approved/disapproved, any meeting minutes, or
22 anything.

23 COMMISSION MEMBER NANCY MACKEY: Thank
24 you.

25 COMMISSION MEMBER KEVIN MURPHY: And the
26 existing lots around this have already been
27 developed?

28 MS. MARY BOOTH: Yes, sir, in 1996.

1 COMMISSION MEMBER KEVIN MURPHY: And if
2 we were to disapprove it, the cost of development
3 without the upgrades of our new rules and
4 regulations that we're going by today would be
5 cost prohibitive, because it would take a lot
6 more house and money with the parameter already
7 being developed. Wouldn't staying in the same
8 development be feasible? Can we do it?

9 MS. MARY BOOTH: Is that considered a
10 hardship? Is that considered a financial
11 hardship?

12 COMMISSION MEMBER KEVIN MURPHY: And due
13 to the fact that we changed our rules, because it
14 was --

15 MS. MARY BOOTH: Right.

16 COMMISSION MEMBER KEVIN MURPHY: --
17 approved originally.

18 MS. MARY BOOTH: Financial hardship is
19 not a condition for approval of a variance.
20 There are other options that are available to
21 them to meet the Subdivision Regulations;
22 therefore, staff is recommending denial or
23 disapproval.

24 PLANNING AND ZONING COMMISSION CHAIRMAN
25 SAM DAVIS: Expand on the other options available
26 to them a little bit for us.

27 MS. MARY BOOTH: Granting of the
28 variance will not be detrimental to the public

1 safety, health, or welfare, or injuries to other
2 property.

3 Conditions upon which a request for variance
4 is based are unique to the property for which the
5 variance is sought. Because of the particular
6 physical surroundings, shape, or topographical
7 conditions of the specific property involved, a
8 particular hardship to the owner would result as
9 distinguished from a mere inconvenience if the
10 strict letter of these regulations are carried
11 out.

12 The variance will not in any manner vary from
13 the provisions of other adopted policies and
14 regulations of the Baldwin County Commission.
15 Inconvenience, financial concerns, or
16 self-imposed conditions shall not be considered a
17 hardship for the purpose of granting a variance.

18 ATTORNEY DAVID CONNER: These -- these
19 are the -- these are the conditions for granting
20 a variance. What you're saying is there are
21 other ways they could come into compliance. For
22 example, you're saying they could use larger
23 lots.

24 MS. MARY BOOTH: That's right.

25 ATTORNEY DAVID CONNER: So there are
26 other way that they could submit a subdivision
27 plat that would meet the requirements without
28 having to grant the variance, I think is what

1 she's saying.

2 MS. MARY BOOTH: Yes, sir.

3 ATTORNEY DAVID CONNER: Okay.

4 PLANNING AND ZONING COMMISSION CHAIRMAN

5 SAM DAVIS: An they're wanting the variance so
6 they can have onsite wells and -- and septic
7 systems?

8 MS. MARY BOOTH: Basically the request
9 for the variance is so it would mirror the same
10 as Phase 1. They wanted the same lot size as
11 what they have in Phase 1.

12 PLANNING AND ZONING COMMISSION CHAIRMAN

13 SAM DAVIS: Has Phase 1 got septic and wells?

14 MS. MARY BOOTH: Yes, sir.

15 PLANNING AND ZONING COMMISSION CHAIRMAN

16 SAM DAVIS: Is sewer available out there?

17 MS. MARY BOOTH: I'm not a hundred
18 percent sure.

19 AN AUDIENCE MEMBER: Yes, sir.

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: Any other questions for Mary?

22 (No response.)

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: All right. Thank you, Mary.

25 We'll open the public hearing at this point.
26 Blake Higgins, come on up to the podium.

27 (Ms. Blake Higgins approached the podium.)

28 PLANNING AND ZONING COMMISSION CHAIRMAN

1 SAM DAVIS: Tell us what you're wanting to do and
2 why you're wanting to do it.

3 MS. BLAKE HIGGINS: My name is Blake
4 Higgins. I was born and raised in Elberta. My
5 kids go to school in Elberta. I have a vested
6 interest in this.

7 It was originally my father's property. He
8 did the parameter, Phase 1 and Phase 2, in 1997.
9 Before the end of the phase when it was able to
10 be completed, the recession hit, and so the
11 ending was not -- it was halted.

12 So what we're asking is I'm here to advocate
13 for the variance to complete the subdivision as
14 it was originally engineered by Volkert.

15 The reason that it's a hardship in many ways
16 is because any undeveloped subdivision is a
17 hardship for the owner, developer, and
18 surrounding neighbors, and the community of
19 Elberta.

20 The reason why the lot size is so important
21 is because the health department has agreed to
22 stand on the perk test if the design is
23 unchanged. So that's why that's so important.

24 Now, we are completely willing to make
25 modified changes that are feasible to complete
26 this development. Changing the lot sizes changes
27 everything. So that's why I'm here, to --

28 PLANNING AND ZONING COMMISSION CHAIRMAN

1 SAM DAVIS: What changes are you talking about
2 that are feasible?

3 MS. BLAKE HIGGINS: So, for example,
4 like retention pond -- When you come in on
5 Phase 2 and hold it to a different standard as
6 the rest of the subdivision, it still deescalates
7 the rest of neighbors; right? You -- you
8 require, you know, gutters.

9 And just for property value, there's certain
10 things, like he touched on as far as cost, that
11 would not be feasible from the owner and
12 developer perspective.

13 So I'd like to come in and finish out this
14 subdivision that was originally engineered and
15 approved through the health department to have
16 congruency of the subdivision.

17 A large lot left unfinished in the center of
18 a large small-lot subdivision does not benefit
19 anyone.

20 PLANNING AND ZONING COMMISSION CHAIRMAN

21 SAM DAVIS: Any questions for Ms. Higgins?

22 COMMISSION MEMBER BRANDON BIAS: In
23 looking at the two -- the -- the approved plat
24 from 1997, it shows seventeen (17) lots. Let's
25 see. The resubmission shows twenty (20). Does
26 that not trigger the health department to
27 consider a new perk test for this development?

28 MS. BLAKE HIGGINS: No. There shouldn't

1 be any changes there.

2 COMMISSION MEMBER BRANDON BIAS: Yeah.
3 There's -- there's different number of lots
4 between these two plats.

5 MS. BLAKE HIGGINS: That's the original.

6 COMMISSION MEMBER KEVIN MURPHY: You've
7 got two big lots on the north side right in the
8 middle.

9 MS. BLAKE HIGGINS: Surly, I'm not sure.
10 I'd have to get with the engineer to answer you
11 on that correctly. It looks like those other two
12 lots are congruent now where they looked larger
13 before. Can you go back to that?

14 COMMISSION MEMBER BRANDON BIAS: Yeah.
15 Just counting them out, there's seventeen (17)
16 numbered lots on the Volkert plan and twenty (20)
17 number lots on the Rowe Engineering plan.

18 PLANNING AND ZONING COMMISSION CHAIRMAN
19 SAM DAVIS: Who is your engineer on this project?

20 MS. BLAKE HIGGINS: His name is Eric
21 Hayes out the Mobile.

22 ATTORNEY DAVID CONNER: Is this -- on
23 the previous plat that was approved and signed
24 was a final plat approval, it -- was it -- were
25 any of those improvements every constructed? Is
26 there a road through the property or anything?

27 MS. BLAKE HIGGINS: No.

28 ATTORNEY DAVID CONNER: And on 3 and 4,

1 and talking about the larger lots on 4, it shows
2 a detention pond. How are y'all handling the
3 water on the new -- the new phase? Is that
4 detention pond no longer necessary as depicted on
5 original plat that was approved?

6 MS. BLAKE HIGGINS: I do know that they
7 have plans for a retention pond. Can you go back
8 to the new one?

9 ATTORNEY DAVID CONNER: The new plat
10 shows two lots in the place -- four lots in the
11 place of those two larger lots. And on the
12 previous plan, it does show a detention pond
13 there and wetlands.

14 COMMISSION MEMBER BRANDON BIAS: And
15 even it looks like some of the dimensions on
16 these lots changed, too. Because the lot lines
17 on the Rowe Engineering plans line up north to
18 south, but they don't necessarily line up north
19 on south on the -- the Volkert plat. So there --
20 there's -- there's clear differences between
21 those two.

22 PLANNING AND ZONING COMMISSION CHAIRMAN
23 SAM DAVIS: Obviously, there are questions that
24 you're not prepared to answer, that the engineer
25 could answer?

26 MS. BLAKE HIGGINS: Right. Exactly.
27 The engineer was advised to complete the original
28 Volkert engineered subdivision.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: Okay. With that being said --

3 MS. BLAKE HIGGINS: We were unaware of
4 that.

5 PLANNING AND ZONING COMMISSION CHAIRMAN

6 SAM DAVIS: With that being said, with these
7 questions that -- that we deem are important, you
8 can't answer them. Would you like to postpone
9 this until the next meeting so you can get your
10 engineer here?

11 MS. BLAKE HIGGINS: Well, can I get
12 someone on the phone?

13 PLANNING AND ZONING COMMISSION CHAIRMAN

14 SAM DAVIS: No.

15 ATTORNEY DAVID CONNER: Postponing gives
16 you the option to get somebody here to answer the
17 questions. And -- and the notices and
18 everything, the application process is not
19 interrupted. It gives an opportunity to come
20 back and bring the people that you need to answer
21 the questions that are being raised.

22 MS. BLAKE HIGGINS: I think that would
23 be a good idea, because I have the same
24 questions.

25 ATTORNEY DAVID CONNER: Okay. If
26 you'll -- if you'll place that in writing and
27 give that to staff, that you would like this item
28 postponed, and based on your verbal statement of

1 that, they'll take action to postpone this item;
2 okay.

3 And, also, I would suggest that since you're
4 giving additional information, the public hearing
5 be opened at next meeting as well to receive any
6 additional comments.

7 Vince, unless you have a different approach
8 to that.

9 MS. BLAKE HIGGINS: No. That sounds
10 good.

11 PLANNING AND ZONING COMMISSION CHAIRMAN
12 SAM DAVIS: Okay. There's several people signed
13 up in opposition to this. In the light that this
14 is going to be postponed until next month's
15 meeting, does anyone have anything they'd like to
16 offer before we close the public hearing that's
17 here?

18 AN AUDIENCE MEMBER: I'd like to talk.

19 PLANNING AND ZONING COMMISSION CHAIRMAN
20 SAM DAVIS: Okay. Come on up to the podium.

21 Ms. Higgins, you can have a seat if you'd
22 like.

23 THE COURT REPORTER: State your name,
24 please, sir.

25 MR. GARY MARTIN: Gary Martin.

26 Yes. My name is Gary Martin, and I live on
27 the first phase.

28 We have -- my family and I, we have four (4)

1 lots down there. And when we bought it, they
2 told us that, you know, it's going to be
3 another -- they was going to do the second phase
4 and everything.

5 And we said, well, that's no problem with the
6 second phase and all. But now they're wanting to
7 change, not putting the street in, not putting
8 gutters in, not putting the holding pond in.

9 Well, that water's going to go on us.
10 There's no way it can't go on us down there, you
11 know. And we been working for twenty (20) years
12 on it, just about twenty (20) years on
13 everything. And we just don't understand why
14 they can't go by the rules.

15 And if we're working on good faith, what I
16 was told when I bought the land was they would
17 put in the first phase, then they had to pave
18 Deer Acres before they put in the second phase.

19 Well, then they went to court or something
20 another and somehow or other didn't pave Deer
21 Acres; okay? So the State or whoever had to come
22 in and whoever paved it come in and paved it.

23 Well, I was out in the yard, cleaning,
24 working on my yard. And I heard some noise out
25 there in that second phase.

26 So I go out there. And here's a guy with a
27 dozier pushing my trees down, you know. And I
28 stopped him. And I said, what are you doing with

1 the -- you know, pushing -- well, they told me to
2 clear all the way to cul-de-sac. And I said, no.
3 This is my property. But he had already pushed
4 down probably ten (10) trees. And I stopped him
5 from doing that.

6 It wasn't long after that I heard some noise
7 out there. And I went and checked to see what
8 the noise was out there, beating around. And got
9 out there, and they was bringing in a cement
10 plant, you know.

11 So if we're going on good faith, we've got to
12 stick with the plat or the regulations. Because,
13 undoubtedly, that is not good faith, when they
14 was going to bring in -- So we had to get
15 together and stop them from putting in a cement
16 plant.

17 And, you know, I just -- I don't understand
18 what the big deal is of not going with what we
19 draw -- you know, what they drew up, you know,
20 with the streets, gutters.

21 Because it's going to bring the value down on
22 ours if they just let anybody come in. There's
23 no way that it can't. Plus, if you ain't got
24 gutters or streets and all, when they cleared the
25 lot -- We -- It's on hill. So all the water is
26 going to come down on our property, you know.
27 And it's going to run into our home, you know.

28 So they -- they just about got to put it in

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 to -- to keep it off of us. I have -- I -- you
2 know, I don't see how -- how they could, you
3 know, keep it from going on us.

4 PLANNING AND ZONING COMMISSION CHAIRMAN
5 SAM DAVIS: All right. Are you saying you've got
6 curb and gutters on what's out there now?

7 MR. GARY MARTIN: On Phase 1? Yes. In
8 front of my property, we've got gutters.

9 PLANNING AND ZONING COMMISSION CHAIRMAN
10 SAM DAVIS: Phase 1 has curb and gutters?

11 MR. GARY MARTIN: Yes.

12 PLANNING AND ZONING COMMISSION CHAIRMAN
13 SAM DAVIS: Okay.

14 MR. GARY MARTIN: Well, it don't have
15 the -- it's got a drainage gutter, cement gutter,
16 yes. Yes, it does.

17 PLANNING AND ZONING COMMISSION CHAIRMAN
18 SAM DAVIS: All right. Any other --

19 COMMISSION MEMBER KEVIN MURPHY: If it
20 were -- if it were approved by the original plat,
21 would you be okay with that, if -- if it -- if
22 the original plat were adhered to?

23 AN AUDIENCE MEMBER: No.

24 AN AUDIENCE MEMBER: No.

25 MR. GARY MARTIN: Well, I'd rather them
26 stick to forty thousand (40,000), you know.
27 Forty thousand (40,000) is what y'all's by --
28 whatever you call it. I don't know what --

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: Regulation.

3 MR. GARY MARTIN: That's forty thousand
4 (40,000); right, sir? But I'd rather you stick
5 with that, because, you know, we have dogs. We
6 have kids. And the less people around, the
7 better it is, you know.

8 So, yes, I'd rather it go by the County
9 standards or the State standards and all. But --
10 but you got to have the street and the gutter and
11 all that, the holding pond and all that, or
12 you're going to turn water on, well, all of us
13 right over in that corner, you know.

14 And -- and one thing, too, I don't understand
15 why everybody on Phase 1 didn't get a notice for
16 the meeting. Is there a reason for that?

17 PLANNING AND ZONING COMMISSION CHAIRMAN

18 SAM DAVIS: Every adjoining property owner should
19 have got a notice.

20 Is that right, Vince?

21 MR. GARY MARTIN: No, they didn't.

22 MR. VINCE JACKSON: Every directly
23 adjacent property should have gotten a notice,
24 but that would not include everybody in Phase 1,
25 because they would not be directly adjacent.

26 MR. GARY MARTIN: But it's going to be
27 bring the value of their place down if it's not
28 done right, just like it's going to bring mine

1 down, even though I do adjoin it, you know.

2 But it's, you know -- well, you know how, you
3 know, they can just bring anything in if you
4 ain't -- don't go by the rules and regulations.

5 PLANNING AND ZONING COMMISSION CHAIRMAN

6 SAM DAVIS: All right. Let me ask a question.

7 The rest of the folks out there, this gentleman
8 has done a good job representing I think what
9 probably is the will of the crowd. Everyone else
10 that's out there that signed up that agrees with
11 what he said, would y'all please raise your hand?

12 (Several audience members complied.)

13 PLANNING AND ZONING COMMISSION CHAIRMAN

14 SAM DAVIS: Okay. Does anyone have anything
15 different to offer than what was said? Okay.

16 ATTORNEY DAVID CONNER: This -- this,
17 obviously, is going to be -- Mr. Chairman, you
18 can allow people to talk if you want to, but it's
19 obviously going to be potentially changes to this
20 plat or some questions that are answered at next
21 meeting.

22 The idea is to recess this public hearing and
23 reconvene it at next meeting. You could
24 either -- the Chairman could allow people to
25 speak now, if you want, or you could just wait
26 and bring your comments back at the next meeting
27 once you have more information about the full
28 plan and what's going to be done.

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: And that would probably be the better
3 thing to do, because we're not taking any action
4 on it tonight.

5 But another thing we would encourage you to
6 do, if -- if you and the developer have not
7 gotten together and come to some kind of mutual
8 agreement, is that when y'all come back next
9 month, try to kind of pick a spokesperson that's
10 going to represent your views.

11 We'll have that person speak, and then we'll
12 give the same opportunity to anyone else that had
13 any additional to add that that person may not
14 have said an opportunity to speak. So --

15 MR. GARY MARTIN: And could we get the
16 other people in the Phase 1 a notice, too, where
17 they could -- Because I've talked to all of them
18 up and down Phase 1. And they -- every one I
19 talked to is against it, but they didn't get a
20 notice.

21 ATTORNEY DAVID CONNER: Yes, sir. The
22 way the notice is given, it's given in accordance
23 with state law and the procedures adopted by the
24 County Commission in the Subdivision Regulations.
25 And so it's sent out to the appropriate persons.

26 I would encourage you and anybody else who
27 received a notice to share that with your
28 neighbors and make sure that they know what's

1 happening.

2 MR. GARY MARTIN: Could I get a --

3 ATTORNEY DAVID CONNER: There's no --
4 there's no guarantee that there's going to be
5 other notices sent out to other property owners.
6 Because someplace you have to draw a line at some
7 point.

8 MR. GARY MARTIN: Would y'all take a
9 petition if I got everybody to sign with their
10 name, address --

11 ATTORNEY DAVID CONNER: The Commission
12 will consider anything that's submitted.

13 MR. GARY MARTIN: Okay. And excuse me.
14 Is this a re-plat, or is this a variation?

15 ATTORNEY DAVID CONNER: The way it's set
16 up is that they're requesting a variance from
17 some of the subdivision plat requirements,
18 subdivision requirements in order to do a new
19 subdivision on the property.

20 And as you saw earlier, there's questions
21 that arose that the applicant was not aware of
22 that's here tonight.

23 And so what's going to happen is they'll
24 suggest to recess the public hearing, reconvene
25 at the next meeting to give them time to either
26 submit revised drawings/plans to accurately
27 reflect what the proposed plan is.

28 And then the public hearing will be reopened

1 again for anyone to state what their -- if
2 they're in favor or opposition to it.

3 And the action -- There's not going to be any
4 vote taken tonight. The action is going to be
5 postponed, I believe, to the next meeting as
6 well.

7 MR. GARY MARTIN: And the next meeting
8 is on --

9 ATTORNEY DAVID CONNER: Vince.

10 MR. VINCE JACKSON: November 7.

11 PLANNING AND ZONING COMMISSION CHAIRMAN
12 SAM DAVIS: The first Thursday of next month.

13 MR. VINCE JACKSON: November 7.

14 ATTORNEY DAVID CONNER: November 7, same
15 time, same place.

16 MR. GARY MARTIN: And but this ain't a
17 re-plat? This is a variation, not a re-plat?

18 ATTORNEY DAVID CONNER: It's really
19 going to depend on how they submit it. I think
20 they're asking for two things. One --

21 MS. BLAKE HIGGINS: The original. The
22 original.

23 ATTORNEY DAVID CONNER: It's hard to
24 answer that question right now based on the
25 information that's been given. They're going
26 to -- they're going to submit the correct
27 information, and then we'll go from there; okay?

28 MR. GARY MARTIN: All right. Thank you.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 PLANNING AND ZONING COMMISSION CHAIRMAN

2 SAM DAVIS: All right. Thank you.

3 We'll recess the public hearing at this
4 point. There is a request to table this until
5 next month's meeting. Is there a motion to do
6 so?

7 COMMISSION MEMBER ARTHUR OKEN: So
8 moved, Mr. Chairman.

9 COMMISSION MEMBER BRANDON BIAS:
10 Mr. Chairman, I have another point I'd like to --

11 COMMISSION MEMBER ARTHUR OKEN: So
12 moved, Mr. Chairman.

13 PLANNING AND ZONING COMMISSION CHAIRMAN

14 SAM DAVIS: Okay. Thank you.

15 Brandon is wanting to make a point.

16 COMMISSION MEMBER BRANDON BIAS: The
17 applicant stated and in their letter as well it
18 states the health department will honor the
19 original perk test. Is it a reasonable request
20 to get that in writing from the health department
21 prior to our consideration?

22 MS. MARY BOOTH: We can get that.

23 PLANNING AND ZONING COMMISSION CHAIRMAN

24 SAM DAVIS: That's a staff report -- I mean, a
25 staff response.

26 MS. MARY BOOTH: We can -- we can get
27 that.

28 COMMISSION MEMBER BRANDON BIAS: Thank

1 you.

2 PLANNING AND ZONING COMMISSION CHAIRMAN
3 SAM DAVIS: Okay. We still -- we've got a motion
4 for -- we've got a first to recommend recess
5 until next month. Is there a second?

6 COMMISSION MEMBER DANIEL NANCE: Second.

7 PLANNING AND ZONING COMMISSION CHAIRMAN
8 SAM DAVIS: Okay. There is a second. All in
9 favor, say aye.

10 (Commission Members say "aye" in unison.)

11 PLANNING AND ZONING COMMISSION CHAIRMAN
12 SAM DAVIS: All opposed?

13 (No response.)

14 PLANNING AND ZONING COMMISSION CHAIRMAN
15 SAM DAVIS: It's recessed or postponed until the
16 next meeting. And we'll reconvene the hearing at
17 the next meeting.

18

19 **9 - OLD BUSINESS**

20 PLANNING AND ZONING COMMISSION CHAIRMAN
21 SAM DAVIS: Okay. That's all the cases. Is
22 there any old business?

23 MR. VINCE JACKSON: No old business.

24

25 **10 - NEW BUSINESS**

26 PLANNING AND ZONING COMMISSION CHAIRMAN
27 SAM DAVIS: Any new business?

28 MR. VINCE JACKSON: No new business.

11 - PUBLIC COMMENTS

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Any public comments?

MR. VINCE JACKSON: No, sir.

12 - REPORTS AND ANNOUNCEMENTS**12-A - STAFF REPORTS**

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: All right. Any staff reports?

MR. VINCE JACKSON: No staff reports.

12-B - LEGAL COUNSEL REPORTS

PLANNING AND ZONING COMMISSION CHAIRMAN

SAM DAVIS: Legal counsel reports?

ATTORNEY DAVID CONNER: I have a -- I have a short statement. I would like to say that the -- the -- my -- this will be my last Planning Commission meeting. Our contract with the County will end on October the 20th.

The firm of Stone, Granade, and Crosby and Brad Hicks has been appointed. And they're going to be -- do a great job. You'll be in good hands.

And I just want to tell y'all it's been a pleasure and a privilege to represent Baldwin County and the Planning Commission. It has not only been a professional relationship that we

1 have developed, but we're also friends.

2 And I have enjoyed every moment of it and
3 appreciate the opportunity I was given to serve
4 in that capacity.

5 I want to thank you all for your service and
6 what all you've done, staff and everyone else.
7 It's been a pleasure. And I want you to know
8 that I wish you all the best in the future. And
9 I thank you for letting me share that.

10 PLANNING AND ZONING COMMISSION CHAIRMAN
11 SAM DAVIS: Thank you for your service and your
12 friendship. And we appreciate everything you've
13 done for us and helping us to get through the
14 processes.

15 MR. VINCE JACKSON: And I just want to
16 say -- I just want to say from the staff level
17 that we appreciate all David's work. I think
18 we've been working -- working together for about
19 nine (9) years now. And he's been good to work
20 with. And we will miss him, but I'm sure we will
21 see him from time to time.

22 ATTORNEY DAVID CONNER: Thank you.

23

24 **13 - ADJOURNMENT**

25 PLANNING AND ZONING COMMISSION CHAIRMAN
26 SAM DAVIS: All right. Well, with that, we stand
27 adjourned.

28 MR. VINCE JACKSON: Thank you all.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

1 (The Regular Meeting of the Baldwin County Planning and
2 Zoning Commission was adjourned at 7:00 p.m.)
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

C E R T I F I C A T E

STATE OF ALABAMA)

BALDWIN COUNTY)

I hereby certify that the above and foregoing transcript was taken down by me in stenotype and the proceedings were transcribed by means of computer-aided transcription, and that the foregoing represents a true and correct transcript of the meeting given by said parties upon said meeting.

I further certify that I am neither of counsel nor of kin to the parties, nor am I in anywise interested in the result of said proceedings.



SUSAN C. ANDREWS,
Certified Court Reporter,
Certification No. 287

C E R T I F I C A T E

I, Sam Davis, Jr., Chairman of the Baldwin County Planning and Zoning Commission, do hereby certify that the foregoing transcript of the minutes of the October 3, 2019, Monthly Meeting are a true and correct transcription of the minutes as prepared by Susan C. Andrews, Alabama Certified Court Reporter, License No. 287.

I, Sam Davis, Jr., do hereby affix my signature on this, the 7TH day of NOV, 2019.



Sam Davis, Jr., Chairman,
Baldwin County Planning and
Zoning Commission

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

	2019 [7] - 1:5, 1:13, 3:7, 6:21, 9:1, 61:6, 61:12	7	address [2] - 29:2, 53:10	10:25, 11:2, 11:6, 11:9, 11:13, 12:12, 12:15, 12:22, 12:26, 13:3, 13:12, 13:16, 13:20, 13:23, 13:27, 14:24, 14:27, 15:6, 15:11, 15:15, 15:23, 15:28, 16:4, 16:7, 16:10, 16:15, 17:11, 17:27, 18:4, 18:9, 18:18, 18:23, 18:27, 19:2, 19:7, 20:1, 20:4, 20:9, 20:12, 20:15, 20:19, 20:26, 21:2, 21:6, 21:9, 21:14, 22:7, 22:10, 22:19, 22:24, 22:28, 23:4, 23:8, 23:11, 23:16, 23:19, 24:4, 24:8, 24:13, 24:23, 24:28, 25:3, 25:6, 26:2, 26:6, 26:9, 26:17, 26:20, 26:23, 28:10, 28:15, 28:19, 28:22, 28:25, 28:28, 29:21, 29:26, 30:2, 30:6, 30:12, 31:20, 31:26, 32:1, 32:4, 32:8, 32:12, 32:18, 32:23, 33:1, 33:10, 33:27, 34:3, 34:10, 34:17, 34:22, 35:13, 35:18, 37:8, 38:24, 40:4, 40:12, 40:15, 40:20, 40:23, 40:28, 41:28, 42:20, 43:18, 44:22, 45:1, 45:5, 45:13, 46:11, 46:19, 49:4, 49:9, 49:12, 49:17, 50:1, 50:17, 51:5, 51:13, 52:1, 54:11, 55:1, 55:13, 55:23, 56:2, 56:7, 56:11, 56:14, 56:20, 56:26, 57:2, 57:6, 57:9, 57:14, 58:10, 58:25
'93 [2] - 30:17	20th [1] - 57:20	7 [8] - 3:9, 3:10, 3:11, 3:12, 7:25, 54:10, 54:13, 54:14	adhered [1] - 49:22	
'97 [1] - 37:15	21 [1] - 3:25	7-A [2] - 3:12, 7:28	adjacent [2] - 50:23, 50:25	
0	22251 [1] - 1:14	7-B [2] - 3:14, 11:12	adjoin [1] - 51:1	
0.4 [1] - 35:28	225 [1] - 14:8	7-C [2] - 3:16, 13:26	adjoining [2] - 8:24, 50:18	
1	23,000 [1] - 36:18	7:00 [1] - 59:2	adjourned [2] - 58:27, 59:2	
1 [14] - 3:3, 5:3, 36:5, 37:5, 40:10, 40:11, 40:13, 41:8, 49:7, 49:10, 50:15, 50:24, 52:16, 52:18	25 [1] - 9:17	8	ADJOURNMENT [1] - 58:24	
1.36 [1] - 19:18	27 [1] - 16:20	8 [3] - 3:18, 16:10, 31:2	Adjournment	
10 [5] - 4:4, 16:27, 17:8, 48:4, 56:25	287 [3] - 1:16, 60:23, 61:10	8-A [2] - 3:19, 16:13 [1] - 4:9	
100 [1] - 36:24	3	8-B [2] - 3:21, 19:5	Administration [1] - 2:16	
11 [3] - 3:14, 4:5, 57:1	3 [6] - 1:5, 3:5, 5:17, 9:1, 43:28, 61:6	8-C [2] - 3:24, 21:12	Administrator [2] - 2:15, 2:23	
12 [4] - 4:6, 11:22, 12:1, 57:6	3.6 [1] - 21:26	8-D [2] - 3:26, 35:16	adopted [2] - 39:13, 52:23	
12-A [2] - 4:7, 57:8	30 [7] - 8:19, 29:7, 29:15, 29:23, 30:3, 30:13, 30:16	80 [1] - 37:1	advised [1] - 44:27	
12-B [2] - 4:8, 57:13	35 [1] - 3:27	87 [1] - 21:23	advocate [1] - 41:12	
120 [1] - 36:21	3:30 [1] - 27:18	9	affirmatively [1] - 23:15	
13 [8] - 3:16, 4:9, 17:20, 19:15, 21:21, 29:3, 29:18, 58:24	3rd [1] - 1:13	9 [6] - 4:3, 16:27, 17:8, 21:28, 56:19, 58:19	affix [1] - 61:11	
14 [3] - 3:24, 21:13, 21:16	4	9.6 [1] - 19:20	afternoon [1] - 27:18	
15 [2] - 23:24, 25:21	4 [11] - 3:6, 5:20, 14:8, 19:14, 19:21, 21:20, 21:26, 33:15, 43:28, 44:1, 46:28	90 [3] - 11:21, 19:19, 21:25	ago [3] - 25:22, 29:4, 29:19	
16 [3] - 3:18, 3:20, 25:22	4.4 [1] - 8:12	920 [1] - 16:22	agreed [1] - 41:21	
17 [2] - 42:24, 43:15	40,000 [5] - 36:16, 36:27, 49:26, 49:27, 50:4	98 [1] - 36:1	agreement [1] - 52:8	
19 [8] - 3:20, 3:22, 11:17, 16:13, 16:17, 16:19, 16:26, 17:22	5	A	agrees [1] - 51:10	
19055 [1] - 35:20	5 [11] - 3:3, 3:4, 3:5, 3:6, 3:7, 3:7, 6:21, 6:25, 16:28, 17:8	able [5] - 14:18, 24:2, 24:22, 25:20, 41:9	agricultural [1] - 9:7	
1993 [1] - 31:2	56 [2] - 4:3, 4:4	abut [1] - 9:19	Agricultural [2] - 8:13, 11:26	
1996 [1] - 37:28	57 [4] - 4:5, 4:6, 4:7, 4:8	access [1] - 9:14	ahead [1] - 37:13	
1997 [2] - 41:8, 42:24	58 [1] - 4:9	accessory [1] - 33:19	aided [1] - 60:9	
2	6	accordance [1] - 52:22	ain't [3] - 48:23, 51:4, 54:16	
2 [7] - 3:4, 5:8, 35:22, 36:4, 37:5, 41:8, 42:5	6 [3] - 3:7, 3:9, 7:15	accurately [1] - 53:26	Alabama [2] - 1:15, 61:9	
2.2 [1] - 21:24	60 [1] - 32:7	Acre [1] - 35:28	ALABAMA [1] - 60:3	
2.4 [1] - 19:22	62 [1] - 11:21	acreage [1] - 19:20	ALLEGIANCE [1] - 5:17	
20 [5] - 12:8, 16:23, 43:16, 47:11, 47:12	64.82 [1] - 14:4	Acres [3] - 30:23, 47:18, 47:21	Allegiance [1] - 5:18	
20) [1] - 42:25		acres [8] - 8:12, 11:17, 12:8, 14:4, 19:22, 21:26, 21:28, 23:24	Allegiance	
20,000 [1] - 36:26		action [4] - 46:1, 52:3, 54:3, 54:4	.. [1] - 3:5	
2005 [1] - 14:11		actual [1] - 27:17	allow [5] - 11:18, 14:5, 14:19, 51:18, 51:24	
2006 [1] - 12:2		add [3] - 31:21, 33:12, 52:13	almost [1] - 12:8	
2017 [2] - 8:25, 12:4		additional [3] - 46:4, 46:6, 52:13	alternate [1] - 34:7	
		Address [1] - 3:9	amendment [1] - 9:9	
		ADDRESS [1] - 7:15	AN [5] - 32:22, 40:19, 46:18, 49:23, 49:24	
			AND [164] - 1:3, 2:3, 2:12, 2:24, 5:4, 5:8, 5:9, 5:21, 5:25, 6:18, 6:23, 7:1, 7:6, 7:9, 7:12, 7:16, 7:25, 8:1, 8:7, 9:25, 9:28, 10:3, 10:8, 10:12, 10:15,	

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>Annex [1] - 1:14 annexed [1] - 8:27 ANNOUNCEMENTS [1] - 57:6 Announcements..... [1] - 4:6 ANNOUNCEMENTS/ REGISTRATION [1] - 7:15 Announcements/ Registration [1] - 3:9 answer [9] - 9:23, 22:17, 43:10, 44:24, 44:25, 45:8, 45:16, 45:20, 54:24 answered [1] - 51:20 anywise [1] - 60:15 appear [1] - 31:3 applicant [12] - 10:5, 11:25, 12:2, 16:24, 19:12, 21:18, 22:15, 35:23, 36:9, 36:15, 53:21, 55:17 applicant's [1] - 36:12 application [1] - 45:18 Applications [2] - 3:10, 3:18 APPLICATIONS [2] - 7:25, 16:10 appointed [1] - 57:22 appreciate [3] - 58:3, 58:12, 58:17 approach [1] - 46:7 approached [2] - 28:27, 40:27 appropriate [1] - 52:25 APPROVAL [5] - 6:21, 16:14, 19:6, 21:13, 35:17 Approval [1] - 3:7 approval [21] - 6:25, 9:8, 9:15, 9:23, 10:20, 10:26, 12:10, 13:6, 13:10, 14:22, 15:17, 17:3, 18:15, 19:10, 19:13, 20:21, 21:19, 34:6, 34:7, 38:19, 43:24 Approval..... [1] - 3:20 Approval..... [1] - 3:25 Approval..... [2] - 3:22, 3:27 approve [13] - 6:28, 7:2, 10:24, 17:20, 17:21, 18:11, 18:19, 19:28, 20:23, 20:27,</p>	<p>22:6, 34:15, 34:18 Approve [3] - 3:13, 3:15, 3:17 approved [12] - 9:17, 12:6, 14:13, 18:1, 37:4, 37:15, 38:17, 42:15, 42:23, 43:23, 44:5, 49:20 Approved [3] - 3:8, 3:20, 3:23 approved/ disapproved [1] - 37:21 area [1] - 14:15 arose [1] - 53:21 ARTHUR [7] - 6:8, 7:4, 15:21, 18:16, 35:4, 55:7, 55:11 Arthur [2] - 2:5, 35:3 association [3] - 17:2, 23:26, 24:25 ATTORNEY [27] - 25:8, 25:13, 25:23, 29:12, 30:21, 30:28, 31:6, 33:4, 39:18, 39:25, 40:3, 43:22, 43:28, 44:9, 45:15, 45:25, 51:16, 52:21, 53:3, 53:11, 53:15, 54:9, 54:14, 54:18, 54:23, 57:16, 58:22 audience [1] - 51:12 AUDIENCE [5] - 32:22, 40:19, 46:18, 49:23, 49:24 Auditorium [1] - 1:14 Authority [2] - 19:24, 22:2 authority [1] - 32:14 automatic [1] - 12:3 available [3] - 38:20, 38:25, 40:16 aware [2] - 37:18, 53:21 aye [14] - 7:7, 7:8, 11:4, 11:5, 13:18, 13:19, 16:2, 16:3, 18:25, 18:26, 21:4, 21:5, 56:9, 56:10</p>	<p>36:10, 39:14, 57:26, 59:1, 61:4, 61:16 barn [1] - 33:15 based [3] - 39:4, 45:28, 54:24 Beach [2] - 8:27, 9:3 beating [1] - 48:8 became [1] - 12:1 BEFORE [1] - 1:2 BEHALF [1] - 2:24 behalf [1] - 12:19 behind [1] - 27:28 benefit [1] - 42:18 best [1] - 58:8 better [2] - 50:7, 52:2 between [2] - 43:4, 44:20 BIAS [14] - 6:6, 8:4, 20:24, 33:13, 33:24, 34:14, 35:2, 42:22, 43:2, 43:14, 44:14, 55:9, 55:16, 55:28 Bias [3] - 2:8, 6:5, 35:1 big [2] - 43:7, 48:18 bit [1] - 38:26 Blake [3] - 40:26, 40:27, 41:3 BLAKE [14] - 41:3, 42:3, 42:28, 43:5, 43:9, 43:20, 43:27, 44:6, 44:26, 45:3, 45:11, 45:22, 46:9, 54:21 board [2] - 17:19, 17:25 Boates [4] - 23:12, 23:18, 26:12, 26:18 BOATES [13] - 23:14, 23:22, 24:7, 24:10, 24:19, 24:26, 25:2, 25:5, 25:12, 25:15, 25:25, 26:14, 26:22 BOOTH [29] - 16:18, 17:16, 18:3, 19:11, 21:18, 33:18, 33:26, 34:25, 34:27, 35:1, 35:3, 35:5, 35:7, 35:9, 35:12, 35:21, 37:18, 37:28, 38:9, 38:15, 38:18, 38:27, 39:24, 40:2, 40:8, 40:14, 40:17, 55:22, 55:26 Booth [1] - 2:22 born [1] - 41:4 bought [11] - 23:28, 24:6, 24:20, 27:22, 27:26, 28:1, 28:5, 32:9, 47:1, 47:16</p>	<p>Boyken [1] - 2:21 BOYKIN [2] - 11:16, 14:3 Brad [1] - 57:22 BRANDON [14] - 6:6, 8:4, 20:24, 33:13, 33:24, 34:14, 35:2, 42:22, 43:2, 43:14, 44:14, 55:9, 55:16, 55:28 Brandon [3] - 2:8, 35:1, 55:15 brick [1] - 17:17 bring [7] - 45:20, 48:14, 48:21, 50:27, 50:28, 51:3, 51:26 bringing [1] - 48:9 brought [1] - 25:27 buffer [1] - 9:18 build [2] - 28:6, 28:7 building [2] - 17:25, 33:20 built [1] - 17:17 BUSINESS [2] - 56:19, 56:25 business [7] - 6:24, 8:16, 9:13, 56:22, 56:23, 56:27, 56:28 Business [2] - 8:14, 8:28 Business..... [2] - 4:3, 4:4</p>	<p>3:18 Cases..... [1] - 3:11 CELENA [2] - 11:16, 14:3 Celena [5] - 2:21, 12:13, 12:16, 14:25, 14:28 cement [3] - 48:9, 48:15, 49:15 CEMETERY [1] - 19:5 Cemetery [4] - 3:21, 19:9, 19:12, 19:17 center [1] - 42:17 Central [3] - 1:14, 19:23, 22:1 certain [1] - 42:9 Certification [1] - 60:23 Certified [3] - 1:16, 60:22, 61:9 certify [3] - 60:6, 60:13, 61:5 Chai [1] - 12:6 CHAIRMAN [156] - 5:4, 5:9, 5:21, 5:25, 6:18, 6:23, 7:1, 7:6, 7:9, 7:12, 7:16, 8:1, 8:7, 9:25, 9:28, 10:3, 10:8, 10:12, 10:15, 10:25, 11:2, 11:6, 11:9, 11:13, 12:12, 12:15, 12:22, 12:26, 13:3, 13:12, 13:16, 13:20, 13:23, 13:27, 14:24, 14:27, 15:6, 15:11, 15:15, 15:23, 15:28, 16:4, 16:7, 16:15, 17:11, 17:27, 18:4, 18:9, 18:18, 18:23, 18:27, 19:2, 19:7, 20:1, 20:4, 20:9, 20:12, 20:15, 20:19, 20:26, 21:2, 21:6, 21:9, 21:14, 22:7, 22:10, 22:19, 22:24, 22:28, 23:4, 23:8, 23:11, 23:16, 23:19, 24:4, 24:8, 24:13, 24:23, 24:28, 25:3, 25:6, 26:2, 26:6, 26:9, 26:17, 26:20, 26:23, 28:10, 28:15, 28:19, 28:22, 28:25, 28:28, 29:21, 29:26, 30:2, 30:6, 30:12, 31:20, 31:26, 32:1, 32:4, 32:8, 32:12, 32:18, 32:23, 33:1, 33:10, 33:27,</p>
			C	
	B		<p>CALL [2] - 5:3, 5:20 Call..... .. [1] - 3:6 cannot [1] - 37:19 capacity [1] - 58:4 carried [4] - 11:10, 13:24, 21:10, 39:10 carries [3] - 7:13, 16:8, 35:12 carry [1] - 36:22 Case [8] - 3:12, 3:14, 3:16, 3:19, 3:21, 3:24, 3:26, 9:22 CASE [7] - 7:28, 11:12, 13:26, 16:13, 19:5, 21:12, 35:16 case [12] - 8:3, 8:6, 11:14, 12:18, 13:28, 16:16, 18:6, 18:7, 19:8, 21:15, 35:19 cases [2] - 7:17, 56:21 CASES [2] - 7:26, 16:11 Cases..... [1] -</p>	
	<p>B-3 [1] - 8:14 B-4 [1] - 8:25 BALDWIN [3] - 1:3, 2:12, 60:4 Baldwin [13] - 1:13, 9:6, 9:15, 19:24, 19:25, 22:2, 22:4,</p>			

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>34:3, 34:10, 34:17, 34:22, 35:13, 35:18, 37:8, 38:24, 40:4, 40:12, 40:15, 40:20, 40:23, 40:28, 41:28, 42:20, 43:18, 44:22, 45:1, 45:5, 45:13, 46:11, 46:19, 49:4, 49:9, 49:12, 49:17, 50:1, 50:17, 51:5, 51:13, 52:1, 54:11, 55:1, 55:13, 55:23, 56:2, 56:7, 56:11, 56:14, 56:20, 56:26, 57:2, 57:9, 57:14, 58:10, 58:25</p> <p>Chairman [18] - 2:4, 6:16, 7:5, 8:5, 13:10, 15:22, 18:17, 30:21, 33:9, 33:14, 34:15, 51:17, 51:24, 55:8, 55:10, 55:12, 61:3, 61:15</p> <p>Chairperson [1] - 2:5</p> <p>change [3] - 16:25, 16:26, 47:7</p> <p>changed [2] - 38:13, 44:16</p> <p>changes [5] - 41:25, 41:26, 42:1, 43:1, 51:19</p> <p>changing [1] - 41:26</p> <p>checked [2] - 33:19, 48:7</p> <p>Circle [1] - 21:23</p> <p>City [2] - 8:27, 9:2</p> <p>Clark [3] - 15:2, 15:5, 15:13</p> <p>CLARK [1] - 15:9</p> <p>classification [1] - 9:11</p> <p>cleaning [1] - 47:23</p> <p>clear [2] - 44:20, 48:2</p> <p>cleared [1] - 48:24</p> <p>close [4] - 15:16, 20:20, 33:2, 46:16</p> <p>closed [3] - 10:19, 13:5, 18:13</p> <p>closest [1] - 36:25</p> <p>comments [3] - 46:6, 51:26, 57:3</p> <p>COMMENTS [1] - 57:1</p> <p>Comments..... [1] - 4:5</p> <p>Commercial [1] - 8:25</p> <p>commercial [2] - 9:3, 9:10</p> <p>Commission [28] - 7:8, 10:21, 10:27, 11:5, 12:28, 13:8,</p>	<p>13:11, 13:19, 15:13, 15:19, 16:3, 18:26, 20:17, 21:5, 28:17, 30:25, 31:18, 33:7, 34:12, 39:14, 52:24, 53:11, 56:10, 57:19, 57:27, 59:2, 61:4, 61:16</p> <p>COMMISSION [214] - 1:3, 2:24, 5:4, 5:9, 5:21, 5:25, 5:28, 6:4, 6:6, 6:8, 6:10, 6:12, 6:14, 6:18, 6:23, 6:27, 7:1, 7:4, 7:6, 7:9, 7:12, 7:15, 7:16, 8:1, 8:4, 8:7, 9:25, 9:28, 10:3, 10:8, 10:12, 10:15, 10:23, 10:25, 10:28, 11:2, 11:6, 11:9, 11:13, 12:12, 12:15, 12:22, 12:26, 13:3, 13:9, 13:12, 13:15, 13:16, 13:20, 13:23, 13:27, 14:24, 14:27, 15:6, 15:11, 15:15, 15:21, 15:23, 15:26, 15:28, 16:4, 16:7, 16:15, 17:11, 17:13, 17:27, 18:4, 18:9, 18:16, 18:18, 18:21, 18:23, 18:27, 19:2, 19:7, 20:1, 20:4, 20:9, 20:12, 20:15, 20:19, 20:24, 20:26, 21:1, 21:2, 21:6, 21:9, 21:14, 22:7, 22:10, 22:19, 22:24, 22:28, 23:4, 23:8, 23:11, 23:16, 23:19, 24:4, 24:8, 24:13, 24:16, 24:23, 24:28, 25:3, 25:6, 26:2, 26:6, 26:9, 26:17, 26:20, 26:23, 28:10, 28:15, 28:19, 28:22, 28:25, 28:28, 29:21, 29:26, 30:2, 30:6, 30:12, 30:18, 31:20, 31:26, 32:1, 32:4, 32:8, 32:12, 32:18, 32:23, 33:1, 33:10, 33:13, 33:24, 33:27, 34:3, 34:10, 34:14, 34:17, 34:20, 34:22, 34:26, 34:28, 35:2, 35:4, 35:6, 35:8, 35:10, 35:13, 35:18, 37:8, 37:10, 37:11, 37:12, 37:14, 37:23, 37:25, 38:1, 38:12, 38:16,</p>	<p>38:24, 40:4, 40:12, 40:15, 40:20, 40:23, 40:28, 41:28, 42:20, 42:22, 43:2, 43:6, 43:14, 43:18, 44:14, 44:22, 45:1, 45:5, 45:13, 46:11, 46:19, 49:4, 49:9, 49:12, 49:17, 49:19, 50:1, 50:17, 51:5, 51:13, 52:1, 54:11, 55:1, 55:7, 55:9, 55:11, 55:13, 55:16, 55:23, 55:28, 56:2, 56:6, 56:7, 56:11, 56:14, 56:20, 56:26, 57:2, 57:9, 57:14, 58:10, 58:25</p> <p>Commission..... [1] - 3:9</p> <p>COMMISSIONERS [1] - 2:3</p> <p>community [1] - 41:18</p> <p>complete [3] - 41:13, 41:25, 44:27</p> <p>completed [1] - 41:10</p> <p>completely [1] - 41:24</p> <p>compliance [1] - 39:21</p> <p>complied [1] - 51:12</p> <p>computer [1] - 60:9</p> <p>computer-aided [1] - 60:9</p> <p>concerns [1] - 39:15</p> <p>condition [2] - 33:16, 38:19</p> <p>conditions [6] - 36:10, 36:13, 39:3, 39:7, 39:16, 39:19</p> <p>congestion [1] - 9:14</p> <p>congruency [1] - 42:16</p> <p>congruent [1] - 43:12</p> <p>CONNER [27] - 25:8, 25:13, 25:23, 29:12, 30:21, 30:28, 31:6, 33:4, 39:18, 39:25, 40:3, 43:22, 43:28, 44:9, 45:15, 45:25, 51:16, 52:21, 53:3, 53:11, 53:15, 54:9, 54:14, 54:18, 54:23, 57:16, 58:22</p> <p>Conner [1] - 2:25</p> <p>consider [4] - 17:21, 36:14, 42:27, 53:12</p> <p>CONSIDERATION [2] - 7:25, 16:10</p> <p>consideration [1] - 55:21</p>	<p>Consideration [2] - 3:10, 3:18</p> <p>considered [4] - 33:22, 38:9, 38:10, 39:16</p> <p>consists [1] - 8:11</p> <p>constructed [1] - 43:25</p> <p>cont [1] - 4:1</p> <p>contract [2] - 24:20, 57:19</p> <p>copy [1] - 25:28</p> <p>corner [2] - 8:18, 50:13</p> <p>correct [4] - 31:5, 54:26, 60:10, 61:7</p> <p>correctly [1] - 43:11</p> <p>cost [3] - 38:2, 38:5, 42:10</p> <p>Council [1] - 8:27</p> <p>Counsel [1] - 4:8</p> <p>COUNSEL [1] - 57:13</p> <p>counsel [2] - 57:15, 60:14</p> <p>counting [1] - 43:15</p> <p>COUNTY [3] - 1:3, 2:12, 60:4</p> <p>County [23] - 1:14, 2:15, 9:6, 9:16, 10:21, 10:27, 11:21, 13:7, 13:10, 15:19, 16:23, 21:23, 27:18, 31:9, 36:10, 39:14, 50:8, 52:24, 57:19, 57:27, 59:1, 61:4, 61:16</p> <p>couple [1] - 27:12</p> <p>court [1] - 47:19</p> <p>Court [3] - 1:16, 60:22, 61:9</p> <p>COURT [3] - 26:28, 27:4, 46:23</p> <p>covenants [6] - 30:23, 30:26, 31:1, 31:10, 31:12, 31:19</p> <p>covered [1] - 15:9</p> <p>created [1] - 17:1</p> <p>creating [1] - 33:16</p> <p>criteria [1] - 36:11</p> <p>Crosby [1] - 57:21</p> <p>Crossing [3] - 3:19, 16:17, 16:19</p> <p>CROSSING [1] - 16:13</p> <p>crowd [1] - 51:9</p> <p>cul [1] - 48:2</p> <p>cul-de-sac [1] - 48:2</p> <p>curb [5] - 36:4, 37:1, 37:3, 49:6, 49:10</p> <p>curve [1] - 24:12</p>	<p style="text-align: center;">D</p> <p>Daniel [2] - 2:9, 34:27</p> <p>DANIEL [6] - 6:4, 10:23, 13:15, 18:21, 34:28, 56:6</p> <p>date [1] - 31:3</p> <p>David [1] - 2:25</p> <p>DAVID [27] - 25:8, 25:13, 25:23, 29:12, 30:21, 30:28, 31:6, 33:4, 39:18, 39:25, 40:3, 43:22, 43:28, 44:9, 45:15, 45:25, 51:16, 52:21, 53:3, 53:11, 53:15, 54:9, 54:14, 54:18, 54:23, 57:16, 58:22</p> <p>David's [1] - 58:17</p> <p>Davis [8] - 2:4, 2:10, 5:24, 6:11, 35:7, 61:3, 61:11, 61:15</p> <p>DAVIS [158] - 5:5, 5:10, 5:22, 5:26, 6:12, 6:19, 6:24, 7:2, 7:7, 7:10, 7:13, 7:17, 8:2, 8:8, 9:26, 10:1, 10:4, 10:9, 10:13, 10:16, 10:26, 11:3, 11:7, 11:10, 11:14, 12:13, 12:16, 12:23, 12:27, 13:4, 13:13, 13:17, 13:21, 13:24, 13:28, 14:25, 14:28, 15:7, 15:12, 15:16, 15:24, 16:1, 16:5, 16:8, 16:16, 17:12, 17:28, 18:5, 18:10, 18:19, 18:24, 18:28, 19:3, 19:8, 20:2, 20:5, 20:10, 20:13, 20:16, 20:20, 20:27, 21:3, 21:7, 21:10, 21:15, 22:8, 22:11, 22:20, 22:25, 23:1, 23:5, 23:9, 23:12, 23:17, 23:20, 24:5, 24:9, 24:14, 24:24, 25:1, 25:4, 25:7, 26:3, 26:7, 26:10, 26:18, 26:21, 26:24, 28:11, 28:16, 28:20, 28:23, 28:26, 29:1, 29:22, 29:27, 30:3, 30:7, 30:13, 31:21, 31:27, 32:2, 32:5, 32:9, 32:13, 32:19, 32:24, 33:2, 33:11, 33:28, 34:4, 34:11, 34:18, 34:23, 35:8,</p>
--	--	---	---	---

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>35:14, 35:19, 37:9, 38:25, 40:5, 40:13, 40:16, 40:21, 40:24, 41:1, 42:1, 42:21, 43:19, 44:23, 45:2, 45:6, 45:14, 46:12, 46:20, 49:5, 49:10, 49:13, 49:18, 50:2, 50:18, 51:6, 51:14, 52:2, 54:12, 55:2, 55:14, 55:24, 56:3, 56:8, 56:12, 56:15, 56:21, 56:27, 57:3, 57:10, 57:15, 58:11, 58:26</p> <p>days [1] - 32:7</p> <p>de [1] - 48:2</p> <p>deal [1] - 48:18</p> <p>December [1] - 31:2</p> <p>deed [3] - 24:18, 25:13, 31:13</p> <p>deem [1] - 45:7</p> <p>Deer [3] - 35:27, 47:18, 47:20</p> <p>deescalates [1] - 42:6</p> <p>deficiencies [2] - 19:27, 22:5</p> <p>denial [2] - 34:8, 38:22</p> <p>Department [3] - 2:16, 2:18, 9:16</p> <p>DEPARTMENT [1] - 2:12</p> <p>department [5] - 41:21, 42:15, 42:26, 55:18, 55:20</p> <p>depicted [1] - 44:4</p> <p>design [3] - 35:24, 36:25, 41:22</p> <p>designation [2] - 8:14, 9:7</p> <p>designed [1] - 36:5</p> <p>detention [3] - 44:2, 44:4, 44:12</p> <p>detrimental [1] - 38:28</p> <p>developed [5] - 30:7, 30:8, 37:27, 38:7, 58:1</p> <p>developer [3] - 41:17, 42:12, 52:6</p> <p>Development [4] - 3:16, 3:22, 3:25, 14:1</p> <p>development [10] - 19:9, 19:13, 19:28, 21:17, 21:19, 22:6, 38:2, 38:8, 41:26, 42:27</p> <p>DEVELOPMENT [3] - 13:26, 19:6, 21:13</p> <p>differences [1] - 44:20</p>	<p>different [4] - 42:5, 43:3, 46:7, 51:15</p> <p>dimensions [1] - 44:15</p> <p>directly [3] - 27:6, 50:22, 50:25</p> <p>Director [1] - 2:14</p> <p>disapproval [1] - 38:23</p> <p>disapprove [3] - 17:9, 37:6, 38:2</p> <p>distinguished [1] - 39:9</p> <p>District [11] - 8:13, 8:15, 8:19, 8:25, 11:22, 12:1, 14:8, 16:20, 19:15, 21:21, 35:26</p> <p>divided [3] - 29:18, 29:19, 29:20</p> <p>dogs [1] - 50:5</p> <p>done [7] - 29:7, 37:19, 50:28, 51:8, 51:28, 58:6, 58:13</p> <p>Donnie [4] - 15:2, 15:4, 15:5, 15:12</p> <p>DONNIE [1] - 15:9</p> <p>double [1] - 33:18</p> <p>down [11] - 27:11, 47:1, 47:10, 47:27, 48:4, 48:21, 48:26, 50:27, 51:1, 52:18, 60:7</p> <p>dozier [1] - 47:27</p> <p>drainage [1] - 49:15</p> <p>draw [2] - 48:19, 53:6</p> <p>drawed [1] - 48:19</p> <p>drawings/plans [1] - 53:26</p> <p>Drive [1] - 16:21</p> <p>drug [1] - 28:2</p> <p>due [1] - 38:12</p> <p>dwelling [1] - 27:25</p> <p>Dyess [1] - 2:15</p>	<p>encourage [2] - 52:5, 52:26</p> <p>end [3] - 31:9, 41:9, 57:20</p> <p>ending [1] - 41:11</p> <p>enforce [3] - 31:10, 31:12, 31:19</p> <p>enforcing [1] - 30:26</p> <p>engineer [6] - 18:6, 43:10, 43:19, 44:24, 44:27, 45:10</p> <p>engineered [3] - 41:14, 42:14, 44:28</p> <p>Engineering [2] - 43:17, 44:17</p> <p>enjoyed [1] - 58:2</p> <p>Eric [1] - 43:20</p> <p>error [1] - 17:5</p> <p>Esquire [1] - 2:25</p> <p>establishing [1] - 8:16</p> <p>Estates [1] - 14:13</p> <p>evening [1] - 8:10</p> <p>exactly [2] - 27:10, 44:26</p> <p>example [2] - 39:22, 42:3</p> <p>excuse [1] - 53:13</p> <p>existing [3] - 30:19, 33:15, 37:26</p> <p>expand [1] - 38:25</p>	<p>first [7] - 6:24, 8:2, 27:26, 46:27, 47:17, 54:12, 56:4</p> <p>five [3] - 9:17, 16:28, 17:8</p> <p>floor [1] - 32:25</p> <p>folks [1] - 51:7</p> <p>following [1] - 1:12</p> <p>foot [5] - 9:17, 17:8, 36:24, 37:1</p> <p>foregoing [3] - 60:7, 60:10, 61:5</p> <p>forty [5] - 36:16, 36:26, 49:26, 49:27, 50:3</p> <p>four [11] - 8:12, 14:4, 19:13, 19:20, 19:22, 21:20, 21:26, 35:28, 44:10, 46:28</p> <p>four-point-four [1] - 8:12</p> <p>friends [1] - 58:1</p> <p>friendship [1] - 58:12</p> <p>front [2] - 7:23, 49:8</p> <p>full [1] - 51:27</p> <p>functional [1] - 9:11</p> <p>future [3] - 9:7, 17:23, 58:8</p> <p>Future [1] - 9:9</p>	<p>18:12</p> <p>gutter [6] - 36:4, 37:2, 37:3, 49:15, 50:10</p> <p>gutters [7] - 42:8, 47:8, 48:20, 48:24, 49:6, 49:8, 49:10</p> <p>guy [1] - 47:26</p>
				H
				<p>halted [1] - 41:11</p> <p>hand [1] - 51:11</p> <p>handling [1] - 44:2</p> <p>hands [1] - 57:24</p> <p>hard [1] - 54:23</p> <p>hardship [9] - 17:14, 36:14, 38:10, 38:11, 38:18, 39:8, 39:17, 41:15, 41:17</p> <p>hardy [2] - 17:19, 17:25</p> <p>Hart [1] - 2:20</p> <p>Hayes [1] - 43:21</p> <p>health [6] - 39:1, 41:21, 42:15, 42:26, 55:18, 55:20</p> <p>hear [1] - 13:14</p> <p>heard [6] - 27:8, 29:1, 29:2, 34:5, 47:24, 48:6</p> <p>hearing [19] - 10:17, 10:19, 12:17, 13:5, 15:1, 15:16, 18:12, 20:6, 20:20, 22:12, 33:3, 40:25, 46:4, 46:16, 51:22, 53:24, 53:28, 55:3, 56:16</p> <p>HELD [1] - 1:2</p> <p>held [1] - 1:12</p> <p>helping [1] - 58:13</p> <p>hereby [3] - 60:6, 61:5, 61:11</p> <p>Hicks [1] - 57:22</p> <p>Higgins [5] - 40:26, 40:27, 41:4, 42:21, 46:21</p> <p>HIGGINS [14] - 41:3, 42:3, 42:28, 43:5, 43:9, 43:20, 43:27, 44:6, 44:26, 45:3, 45:11, 45:22, 46:9, 54:21</p> <p>Highway [7] - 2:18, 9:16, 11:21, 14:8, 19:19, 21:25, 36:1</p> <p>HILL [1] - 35:16</p> <p>hill [1] - 48:25</p> <p>Hill [3] - 3:26, 35:20, 35:22</p>
				G
				<p>GARY [15] - 46:25, 49:7, 49:11, 49:14, 49:25, 50:3, 50:21, 50:26, 52:15, 53:2, 53:8, 53:13, 54:7, 54:16, 54:28</p> <p>Gary [2] - 46:25, 46:26</p> <p>GB [1] - 8:28</p> <p>General [2] - 8:14, 8:28</p> <p>general [1] - 31:18</p> <p>gentleman [2] - 24:15, 51:7</p> <p>given [6] - 30:22, 52:22, 54:25, 58:3, 60:11</p> <p>glad [1] - 31:17</p> <p>Granade [1] - 57:21</p> <p>grant [1] - 39:28</p> <p>granting [3] - 38:27, 39:17, 39:19</p> <p>great [1] - 57:23</p> <p>Greek [4] - 3:21, 19:9, 19:11, 19:17</p> <p>GREEK [1] - 19:5</p> <p>guarantee [1] - 53:4</p> <p>guess [2] - 18:11,</p>
				F
				<p>fact [1] - 38:13</p> <p>failed [1] - 10:16</p> <p>faith [3] - 47:15, 48:11, 48:13</p> <p>familiar [1] - 29:27</p> <p>family [2] - 28:6, 46:28</p> <p>far [2] - 30:4, 42:10</p> <p>father's [1] - 41:7</p> <p>fault [1] - 25:27</p> <p>favor [11] - 7:7, 11:4, 13:17, 16:1, 17:28, 18:1, 18:14, 18:24, 21:4, 54:2, 56:9</p> <p>feasible [4] - 38:8, 41:25, 42:2, 42:11</p> <p>feet [8] - 16:22, 16:27, 36:3, 36:17, 36:18, 36:21, 36:27</p> <p>fifteen [2] - 23:24, 25:21</p> <p>final [1] - 43:24</p> <p>finally [1] - 28:5</p> <p>financial [3] - 38:10, 38:18, 39:15</p> <p>finish [1] - 42:13</p> <p>firm [1] - 57:21</p>
				E
				<p>east [3] - 16:21, 21:22, 35:27</p> <p>East [2] - 19:23, 22:1</p> <p>eight [1] - 14:4</p> <p>eighty [1] - 37:1</p> <p>either [5] - 33:23, 34:7, 36:28, 51:24, 53:25</p> <p>Elberta [3] - 41:4, 41:5, 41:19</p> <p>electricity [1] - 22:3</p> <p>EMC [2] - 19:26, 22:4</p>

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>hit [1] - 41:10 hold [5] - 26:3, 26:7, 30:10, 42:5 holding [2] - 47:8, 50:11 home [2] - 29:17, 48:27 homeowners [3] - 17:2, 23:26, 24:24 honestly [1] - 28:1 honor [1] - 55:18 horse [1] - 11:18 horses [4] - 11:26, 12:9, 14:5, 14:19 house [5] - 17:16, 25:26, 28:6, 28:8, 38:6 houses [1] - 17:24 hundred [4] - 16:22, 36:20, 36:24, 40:17</p>	<p>issues [2] - 17:24, 29:2 item [2] - 45:27, 46:1</p> <p style="text-align: center;">J</p> <p>JACKSON [20] - 5:12, 5:24, 5:27, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:16, 50:22, 54:10, 54:13, 56:23, 56:28, 57:4, 57:11, 58:15, 58:28 Jackson [2] - 2:14, 5:15 job [2] - 51:8, 57:23 Johnson [1] - 22:20 JOHNSON [5] - 22:23, 22:27, 23:3, 23:6, 23:10 join [1] - 5:12 Jr [4] - 2:4, 61:3, 61:11, 61:15 July [1] - 14:12</p> <p style="text-align: center;">K</p> <p>keep [2] - 49:1, 49:3 KEVIN [14] - 5:28, 6:27, 13:9, 24:16, 30:18, 34:26, 37:10, 37:12, 37:25, 38:1, 38:12, 38:16, 43:6, 49:19 Kevin [1] - 2:6 kids [2] - 41:5, 50:6 kin [1] - 60:14 kind [2] - 52:7, 52:9</p>	<p>Legal [1] - 4:8 LEGAL [1] - 57:13 legal [1] - 57:15 less [1] - 50:6 letter [4] - 17:3, 36:9, 39:10, 55:17 letting [1] - 58:9 level [1] - 58:16 License [1] - 61:9 light [1] - 46:13 limit [1] - 31:3 LINDA [2] - 8:10, 10:2 Linda [3] - 2:19, 8:9, 9:26 line [3] - 44:17, 44:18, 53:6 lines [1] - 44:16 listed [1] - 27:17 live [6] - 23:22, 24:11, 28:9, 31:23, 31:27, 46:26 lives [1] - 27:19 LLC [3] - 3:12, 7:28, 8:3 local [1] - 9:12 located [11] - 8:17, 11:20, 14:7, 16:20, 16:21, 19:15, 19:16, 21:21, 21:22, 35:26, 35:27 location [1] - 33:17 locator [1] - 8:19 look [3] - 31:8, 31:17 looked [1] - 43:12 looking [1] - 42:23 looks [3] - 30:17, 43:11, 44:15 LOT [2] - 16:13, 21:13 Lowry [1] - 6:1</p>	<p>50:26, 52:15, 53:2, 53:8, 53:13, 54:7, 54:16, 54:28 Martin [2] - 46:25, 46:26 Mary [5] - 2:22, 17:12, 20:2, 40:21, 40:24 MARY [29] - 16:18, 17:16, 18:3, 19:11, 21:18, 33:18, 33:26, 34:25, 34:27, 35:1, 35:3, 35:5, 35:7, 35:9, 35:12, 35:21, 37:18, 37:28, 38:9, 38:15, 38:18, 38:27, 39:24, 40:2, 40:8, 40:14, 40:17, 55:22, 55:26 Master [1] - 9:6 mean [5] - 23:1, 27:20, 28:9, 33:21, 55:24 means [1] - 60:9 measures [1] - 17:23 meet [5] - 14:16, 33:5, 36:13, 38:21, 39:27 Meeting [5] - 1:4, 3:7, 3:7, 59:1, 61:7 meeting [19] - 5:5, 6:25, 37:21, 45:9, 46:5, 46:15, 50:16, 51:21, 51:23, 51:26, 53:25, 54:5, 54:7, 55:5, 56:16, 56:17, 57:19, 60:11, 60:12 MEETING [2] - 6:21, 6:22 meets [1] - 36:6 MEMBER [60] - 5:28, 6:4, 6:6, 6:8, 6:10, 6:12, 6:14, 6:27, 7:4, 8:4, 10:23, 10:28, 13:9, 13:15, 15:21, 15:26, 17:13, 18:16, 18:21, 20:24, 21:1, 24:16, 30:18, 32:22, 33:13, 33:24, 34:14, 34:20, 34:26, 34:28, 35:2, 35:4, 35:6, 35:8, 35:10, 37:10, 37:11, 37:12, 37:14, 37:23, 37:25, 38:1, 38:12, 38:16, 40:19, 42:22, 43:2, 43:6, 43:14, 44:14, 46:18, 49:19, 49:23, 49:24, 55:7, 55:9, 55:11, 55:16, 55:28, 56:6 members [1] - 51:12 Members [7] - 7:8, 11:5, 13:19, 16:3,</p>	<p>18:26, 21:5, 56:10 mention [1] - 27:8 mere [1] - 39:9 met [2] - 36:11, 37:17 middle [1] - 43:8 MIKE [5] - 26:27, 27:2, 27:5, 28:13, 28:21 Mike [2] - 26:27, 27:2 miles [3] - 19:18, 21:24, 35:28 mine [1] - 50:28 minimal [1] - 36:16 minimum [4] - 14:16, 35:24, 36:2, 36:25 minute [1] - 26:7 MINUTES [2] - 6:21, 6:22 Minutes [1] - 3:7 minutes [6] - 6:25, 7:3, 37:20, 37:21, 61:6, 61:8 Minutes..... [1] - 3:7 mirror [1] - 40:9 miss [1] - 58:20 Mobile [1] - 43:21 Mockingbird [3] - 3:26, 35:20, 35:21 MOCKINGBIRD [1] - 35:16 modified [1] - 41:25 moment [1] - 58:2 money [1] - 38:6 month [6] - 17:4, 17:20, 18:1, 52:9, 54:12, 56:5 month's [2] - 46:14, 55:5 Monthly [1] - 61:6 motion [21] - 6:26, 6:28, 7:2, 7:13, 10:22, 10:23, 10:26, 13:8, 13:13, 15:20, 15:24, 18:19, 20:22, 20:27, 34:6, 34:13, 34:15, 34:18, 35:12, 55:5, 56:3 moved [7] - 15:22, 18:17, 20:25, 27:15, 27:16, 55:8, 55:12 MR [62] - 5:12, 5:24, 5:27, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:16, 10:7, 10:11, 12:25, 15:9, 22:23, 22:27, 23:3, 23:6, 23:10, 23:14, 23:22, 24:7, 24:10, 24:19, 24:26, 25:2, 25:5, 25:12, 25:15, 25:25,</p>
<p style="text-align: center;">I</p> <p>idea [2] - 45:23, 51:22 li [1] - 3:26 ll [7] - 10:5, 10:7, 10:11, 35:16, 35:20, 35:22, 37:4 impact [1] - 9:13 Impala [1] - 16:21 important [3] - 41:20, 41:23, 45:7 imposed [1] - 39:16 improvements [1] - 43:25 inches [2] - 16:28, 17:8 include [1] - 50:24 inconvenience [2] - 39:9, 39:15 Indicates [1] - 23:14 indicating [3] - 12:21, 15:5, 23:18 information [4] - 46:4, 51:27, 54:25, 54:27 injuries [1] - 39:1 intent [1] - 32:9 interest [1] - 41:6 interested [1] - 60:15 interrupted [1] - 45:19 Investments [2] - 3:12, 8:3 INVESTMENTS [1] - 7:28 Invocation [1] - 3:4 INVOCATION [1] - 5:8 invocation [1] - 5:13 involved [2] - 30:25, 39:7</p>	<p style="text-align: center;">L</p> <p>land [2] - 9:7, 47:16 Land [1] - 9:9 landscape [1] - 9:18 Lane [1] - 35:28 large [2] - 42:17, 42:18 larger [7] - 12:7, 14:16, 14:20, 39:22, 43:12, 44:1, 44:11 last [4] - 17:4, 17:20, 18:1, 57:18 Laurie [1] - 2:23 law [1] - 52:23 led [1] - 5:15 LEE [2] - 8:10, 10:2 Lee [1] - 2:19 left [1] - 42:17</p>	<p style="text-align: center;">M</p> <p>Mackey [3] - 2:11, 6:9, 35:5 MACKEY [10] - 6:10, 10:28, 15:26, 17:13, 21:1, 34:20, 35:6, 37:11, 37:14, 37:23 Main [1] - 1:14 Maine [1] - 27:11 Major [1] - 8:25 Manager [1] - 2:17 manner [1] - 39:12 map [2] - 8:19, 8:22 Map [1] - 9:10 marine [2] - 8:16, 9:13 MARTIN [15] - 46:25, 49:7, 49:11, 49:14, 49:25, 50:3, 50:21,</p>		

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>26:14, 26:22, 26:27, 27:2, 27:5, 28:13, 28:21, 46:25, 49:7, 49:11, 49:14, 49:25, 50:3, 50:21, 50:22, 50:26, 52:15, 53:2, 53:8, 53:13, 54:7, 54:10, 54:13, 54:16, 54:28, 56:23, 56:28, 57:4, 57:11, 58:15, 58:28</p> <p>MS^[70] - 8:10, 10:2, 11:16, 14:3, 16:18, 17:16, 18:3, 19:11, 20:8, 20:11, 20:14, 21:18, 22:17, 25:28, 26:4, 26:8, 28:24, 29:3, 29:14, 29:24, 30:1, 30:4, 30:9, 30:15, 30:27, 31:5, 31:25, 31:28, 32:3, 32:6, 32:11, 32:15, 33:18, 33:26, 34:25, 34:27, 35:1, 35:3, 35:5, 35:7, 35:9, 35:12, 35:21, 37:18, 37:28, 38:9, 38:15, 38:18, 38:27, 39:24, 40:2, 40:8, 40:14, 40:17, 41:3, 42:3, 42:28, 43:5, 43:9, 43:20, 43:27, 44:6, 44:26, 45:3, 45:11, 45:22, 46:9, 54:21, 55:22, 55:26</p> <p>Mueller^[2] - 10:5, 10:13</p> <p>MUELLER^[2] - 10:7, 10:11</p> <p>Murphy^[3] - 2:6, 5:27, 34:25</p> <p>MURPHY^[14] - 5:28, 6:27, 13:9, 24:16, 30:18, 34:26, 37:10, 37:12, 37:25, 38:1, 38:12, 38:16, 43:6, 49:19</p> <p>mutual^[1] - 52:7</p>	<p>Nancy^[2] - 2:11, 35:5</p> <p>NANCY^[10] - 6:10, 10:28, 15:26, 17:13, 21:1, 34:20, 35:6, 37:11, 37:14, 37:23</p> <p>necessarily^[1] - 44:18</p> <p>necessary^[1] - 44:4</p> <p>need^[5] - 7:22, 8:5, 31:7, 34:12, 45:20</p> <p>needed^[1] - 32:13</p> <p>neighbor^[1] - 28:5</p> <p>neighborhood^[3] - 25:17, 27:13, 29:6</p> <p>neighbors^[3] - 41:18, 42:7, 52:28</p> <p>new^[10] - 16:28, 38:3, 42:27, 44:3, 44:8, 44:9, 53:18, 56:27, 56:28</p> <p>New^[1] - 4:4</p> <p>NEW^[1] - 56:25</p> <p>next^[21] - 11:14, 13:28, 16:16, 19:8, 21:15, 35:19, 45:9, 46:5, 46:14, 51:20, 51:23, 51:26, 52:8, 53:25, 54:5, 54:7, 54:12, 55:5, 56:5, 56:16, 56:17</p> <p>nine^[6] - 16:22, 16:27, 17:8, 19:20, 21:28, 58:19</p> <p>nine-point-six^[1] - 19:20</p> <p>nineteen^[1] - 11:17</p> <p>nobody^[1] - 27:13</p> <p>noise^[3] - 47:24, 48:6, 48:8</p> <p>nonconforming^[1] - 33:16</p> <p>none^[1] - 29:9</p> <p>north^[4] - 8:26, 43:7, 44:17, 44:18</p> <p>northeast^[1] - 8:18</p> <p>nothing^[3] - 29:8, 29:16, 31:1</p> <p>notice^[7] - 50:15, 50:19, 50:23, 52:16, 52:20, 52:22, 52:27</p> <p>notices^[2] - 45:17, 53:5</p> <p>November^[4] - 12:2, 54:10, 54:13, 54:14</p> <p>number^[2] - 43:3, 43:17</p> <p>Number^[1] - 1:16</p> <p>numbered^[1] - 43:16</p>	<p style="text-align: center;">O</p> <p>obviously^[3] - 44:23, 51:17, 51:19</p> <p>October^[5] - 1:5, 1:13, 12:4, 57:20, 61:6</p> <p>OF^[7] - 2:24, 5:17, 6:21, 7:25, 16:10, 21:12, 60:3</p> <p>offender^[1] - 27:16</p> <p>offer^[2] - 46:16, 51:15</p> <p>Office^[1] - 2:23</p> <p>OKEN^[7] - 6:8, 7:4, 15:21, 18:16, 35:4, 55:7, 55:11</p> <p>Oken^[3] - 2:5, 6:7, 35:3</p> <p>Old^[1] - 4:3</p> <p>OLD^[1] - 56:19</p> <p>old^[2] - 56:22, 56:23</p> <p>OLDE^[1] - 7:28</p> <p>Olde^[2] - 3:12, 8:3</p> <p>ON^[1] - 2:24</p> <p>once^[2] - 28:3, 51:27</p> <p>one^[23] - 10:4, 12:13, 14:25, 17:12, 17:14, 17:28, 18:2, 18:13, 19:18, 20:2, 22:8, 22:13, 25:1, 25:4, 26:24, 27:25, 29:17, 34:13, 37:13, 44:8, 50:14, 52:18, 54:20</p> <p>one-point-three-six^[1] - 19:18</p> <p>onsite^[3] - 19:24, 22:2, 40:6</p> <p>open^[7] - 10:17, 12:17, 15:1, 20:6, 22:12, 40:25</p> <p>opened^[2] - 18:12, 46:5</p> <p>opportunity^[5] - 26:10, 45:19, 52:12, 52:14, 58:3</p> <p>opposed^[10] - 7:10, 10:4, 11:7, 13:21, 16:5, 18:28, 21:7, 23:2, 23:5, 56:12</p> <p>opposite^[1] - 23:7</p> <p>opposition^[14] - 9:21, 12:18, 13:6, 15:3, 15:18, 18:5, 18:14, 20:5, 20:22, 22:13, 22:21, 26:25, 46:13, 54:2</p> <p>option^[1] - 45:16</p> <p>options^[2] - 38:20, 38:25</p>	<p>OR^[1] - 14:10</p> <p>Orange^[2] - 8:27, 9:3</p> <p>ORDER^[1] - 5:3</p> <p>order^[6] - 5:6, 6:24, 12:4, 12:9, 36:21, 53:18</p> <p>Order..... - [1] - 3:3</p> <p>original^[8] - 43:5, 44:5, 44:27, 49:20, 49:22, 54:21, 54:22, 55:19</p> <p>originally^[8] - 11:28, 14:9, 30:8, 37:15, 38:17, 41:7, 41:14, 42:14</p> <p>otherwise^[1] - 31:13</p> <p>Outdoor^[1] - 14:10</p> <p>overhead^[1] - 36:22</p> <p>own^[2] - 32:2, 32:15</p> <p>owned^[1] - 32:5</p> <p>owner^[5] - 36:2, 39:8, 41:17, 42:11, 50:18</p> <p>owners^[3] - 16:25, 31:11, 53:5</p> <p>owns^[1] - 27:19</p>	<p>Permit^[3] - 2:17, 3:22, 3:25</p> <p>PERMIT^[2] - 19:6, 21:13</p> <p>permit^[6] - 19:9, 19:13, 19:28, 21:17, 21:19, 22:6</p> <p>person^[5] - 26:24, 27:17, 27:26, 52:11, 52:13</p> <p>persons^[1] - 52:25</p> <p>perspective^[1] - 42:12</p> <p>Peterson^[1] - 2:17</p> <p>petition^[1] - 53:9</p> <p>PHASE^[1] - 35:16</p> <p>phase^[8] - 41:9, 44:3, 46:27, 47:3, 47:6, 47:17, 47:18, 47:25</p> <p>Phase^[18] - 3:26, 35:22, 36:4, 36:5, 37:5, 40:10, 40:11, 40:13, 41:8, 42:5, 49:7, 49:10, 50:15, 50:24, 52:16, 52:18</p> <p>phone^[1] - 45:12</p> <p>physical^[1] - 39:6</p> <p>pick^[1] - 52:9</p> <p>pictures^[1] - 9:3</p> <p>PINECREST^[1] - 21:12</p> <p>Pinecrest^[4] - 3:24, 21:16, 21:23, 30:23</p> <p>Place^[1] - 12:6</p> <p>place^[5] - 44:10, 44:11, 45:26, 50:27, 54:15</p> <p>placed^[1] - 17:17</p> <p>Plan^[1] - 9:6</p> <p>plan^[7] - 31:23, 31:27, 43:16, 43:17, 44:12, 51:28, 53:27</p> <p>Planner^[2] - 2:19, 2:21</p> <p>PLANNING^[160] - 1:3, 2:3, 2:12, 2:24, 5:4, 5:9, 5:21, 5:25, 6:18, 6:23, 7:1, 7:6, 7:9, 7:12, 7:16, 8:1, 8:7, 9:25, 9:28, 10:3, 10:8, 10:12, 10:15, 10:25, 11:2, 11:6, 11:9, 11:13, 12:12, 12:15, 12:22, 12:26, 13:3, 13:12, 13:16, 13:20, 13:23, 13:27, 14:24, 14:27, 15:6, 15:11, 15:15, 15:23, 15:28, 16:4, 16:7, 16:15, 17:11, 17:27,</p>
<p style="text-align: center;">N</p> <p>name^[8] - 26:25, 26:26, 26:28, 41:3, 43:20, 46:23, 46:26, 53:10</p> <p>Nance^[3] - 2:9, 6:3, 34:27</p> <p>NANCE^[6] - 6:4, 10:23, 13:15, 18:21, 34:28, 56:6</p>		<p style="text-align: center;">P</p> <p>p.m^[1] - 59:2</p> <p>Palmer^[1] - 1:15</p> <p>parameter^[2] - 38:6, 41:8</p> <p>parcel^[1] - 27:8</p> <p>Parnell^[2] - 3:16, 14:1</p> <p>PARNELL^[1] - 13:26</p> <p>part^[1] - 25:11</p> <p>particular^[5] - 25:10, 28:11, 28:14, 39:5, 39:8</p> <p>parties^[2] - 60:11, 60:14</p> <p>party^[1] - 27:22</p> <p>passed^[1] - 19:3</p> <p>patterns^[1] - 9:14</p> <p>Paul^[1] - 22:20</p> <p>PAUL^[5] - 22:23, 22:27, 23:3, 23:6, 23:10</p> <p>pave^[2] - 47:17, 47:20</p> <p>paved^[2] - 47:22</p> <p>people^[9] - 22:13, 27:11, 28:1, 45:20, 46:12, 50:6, 51:18, 51:24, 52:16</p> <p>per^[2] - 27:25, 29:17</p> <p>percent^[1] - 40:18</p> <p>perk^[3] - 41:22, 42:27, 55:19</p>		

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>18:4, 18:9, 18:18, 18:23, 18:27, 19:2, 19:7, 20:1, 20:4, 20:9, 20:12, 20:15, 20:19, 20:26, 21:2, 21:6, 21:9, 21:14, 22:7, 22:10, 22:19, 22:24, 22:28, 23:4, 23:8, 23:11, 23:16, 23:19, 24:4, 24:8, 24:13, 24:23, 24:28, 25:3, 25:6, 26:2, 26:6, 26:9, 26:17, 26:20, 26:23, 28:10, 28:15, 28:19, 28:22, 28:25, 28:28, 29:21, 29:26, 30:2, 30:6, 30:12, 31:20, 31:26, 32:1, 32:4, 32:8, 32:12, 32:18, 32:23, 33:1, 33:10, 33:27, 34:3, 34:10, 34:17, 34:22, 35:13, 35:18, 37:8, 38:24, 40:4, 40:12, 40:15, 40:20, 40:23, 40:28, 41:28, 42:20, 43:18, 44:22, 45:1, 45:5, 45:13, 46:11, 46:19, 49:4, 49:9, 49:12, 49:17, 50:1, 50:17, 51:5, 51:13, 52:1, 54:11, 55:1, 55:13, 55:23, 56:2, 56:7, 56:11, 56:14, 56:20, 56:26, 57:2, 57:9, 57:14, 58:10, 58:25</p> <p>Planning [15] - 2:14, 2:20, 2:22, 8:18, 11:21, 12:1, 14:8, 30:25, 31:18, 33:7, 57:18, 57:27, 59:1, 61:4, 61:16</p> <p>plans [2] - 44:7, 44:17</p> <p>plant [2] - 48:10, 48:16</p> <p>plat [19] - 16:26, 17:4, 30:10, 39:27, 42:23, 43:23, 43:24, 44:5, 44:9, 44:19, 48:12, 49:20, 49:22, 51:20, 53:14, 53:17, 54:17</p> <p>plats [1] - 43:4</p> <p>pleasure [2] - 57:26, 58:7</p> <p>PLEDGE [1] - 5:17</p> <p>Pledge [3] - 3:5, 5:11, 5:18</p> <p>Plumer [2] - 2:7, 35:9</p> <p>PLUMER [2] - 6:14,</p>	<p>35:10</p> <p>plus [1] - 48:23</p> <p>POA [2] - 17:28, 18:14</p> <p>podium [11] - 7:20, 22:16, 22:26, 23:21, 28:26, 28:27, 32:24, 32:26, 40:26, 40:27, 46:20</p> <p>point [24] - 5:6, 8:12, 12:17, 14:4, 15:1, 15:17, 19:18, 19:20, 19:22, 20:6, 20:21, 21:24, 21:26, 21:28, 22:12, 23:2, 26:11, 33:3, 35:28, 40:25, 53:7, 55:4, 55:10, 55:15</p> <p>point-nine [1] - 21:28</p> <p>police [1] - 28:3</p> <p>policies [1] - 39:13</p> <p>pond [7] - 42:4, 44:2, 44:4, 44:7, 44:12, 47:8, 50:11</p> <p>portions [1] - 9:19</p> <p>postpone [2] - 45:8, 46:1</p> <p>postponed [4] - 45:28, 46:14, 54:5, 56:15</p> <p>postponing [1] - 45:15</p> <p>potentially [1] - 51:19</p> <p>power [3] - 19:25, 36:23, 36:28</p> <p>PRAYER [1] - 5:8</p> <p>prayer [2] - 5:11, 5:15</p> <p>Prayer..... [1] - 3:4</p> <p>prepared [2] - 44:24, 61:8</p> <p>PRESENT [2] - 2:3, 2:13</p> <p>presented [2] - 17:4, 33:6</p> <p>previous [2] - 43:23, 44:12</p> <p>previously [1] - 37:4</p> <p>privilege [1] - 57:26</p> <p>problem [3] - 28:2, 28:7, 47:5</p> <p>procedures [1] - 52:23</p> <p>PROCEEDINGS [1] - 1:2</p> <p>proceedings [3] - 1:12, 60:8, 60:16</p> <p>process [1] - 45:18</p> <p>processes [1] - 58:14</p> <p>professional [1] - 57:28</p> <p>prohibit [1] - 33:7</p> <p>prohibitive [1] - 38:5</p>	<p>project [2] - 14:9, 43:19</p> <p>properties [3] - 8:21, 9:2, 9:5</p> <p>Property [2] - 11:15, 14:1</p> <p>PROPERTY [3] - 7:28, 11:12, 13:26</p> <p>property [53] - 8:11, 8:17, 8:20, 8:23, 8:24, 8:26, 8:28, 9:4, 9:8, 9:19, 9:20, 11:19, 11:20, 11:23, 11:27, 11:28, 12:5, 14:6, 14:7, 14:9, 14:14, 14:23, 23:28, 24:5, 24:21, 25:9, 25:20, 27:6, 27:19, 27:28, 28:12, 28:14, 29:17, 31:4, 31:11, 31:14, 31:23, 31:27, 32:2, 32:16, 39:2, 39:4, 39:7, 41:7, 42:9, 43:26, 48:3, 48:26, 49:8, 50:18, 50:23, 53:5, 53:19</p> <p>Property..... [1] - 3:12</p> <p>Property..... [1] - 3:14</p> <p>Property..... [1] - 3:16</p> <p>proposed [9] - 17:3, 19:13, 19:21, 21:20, 21:27, 36:8, 36:17, 37:5, 53:27</p> <p>proposing [3] - 16:26, 36:23, 36:25</p> <p>provided [6] - 17:2, 19:23, 19:25, 22:1, 22:3, 36:9</p> <p>provides [1] - 9:6</p> <p>provisions [1] - 39:13</p> <p>PUBLIC [1] - 57:1</p> <p>public [22] - 10:17, 10:19, 12:17, 13:5, 15:1, 15:16, 18:12, 20:6, 20:20, 22:12, 33:2, 36:21, 36:22, 38:28, 40:25, 46:4, 46:16, 51:22, 53:24, 53:28, 55:3, 57:3</p> <p>Public [1] - 4:5</p> <p>purchased [1] - 25:21</p> <p>purchasing [1] - 32:14</p> <p>purpose [3] - 8:15, 14:18, 39:17</p> <p>purview [1] - 34:12</p> <p>pushed [1] - 48:3</p> <p>pushing [2] - 47:27,</p>	<p>48:1</p> <p>put [6] - 17:18, 27:12, 28:8, 47:17, 47:18, 48:28</p> <p>putting [5] - 17:25, 47:7, 47:8, 48:15</p>	<p>really [1] - 54:18</p> <p>reason [3] - 41:15, 41:20, 50:16</p> <p>reasonable [1] - 55:19</p> <p>receive [1] - 46:5</p> <p>received [1] - 52:27</p> <p>recently [1] - 8:26</p> <p>recess [4] - 51:22, 53:24, 55:3, 56:4</p> <p>recessed [1] - 56:15</p> <p>recession [1] - 41:10</p> <p>recited [1] - 5:18</p> <p>recommend [5] - 10:26, 13:10, 34:7, 34:8, 56:4</p> <p>Recommendation [3] - 3:13, 3:15, 3:17</p> <p>recommendation [6] - 10:20, 10:21, 13:7, 15:19, 18:15, 34:11</p> <p>recommended [7] - 9:23, 10:20, 12:10, 13:6, 14:22, 15:17, 20:21</p> <p>recommending [5] - 17:9, 18:11, 19:28, 34:6, 38:22</p> <p>recommends [3] - 9:22, 22:5, 37:6</p> <p>reconvene [3] - 51:23, 53:24, 56:16</p> <p>recorded [1] - 31:2</p> <p>records [1] - 37:20</p> <p>Recreation [1] - 14:10</p> <p>recuse [1] - 8:5</p> <p>red [1] - 14:16</p> <p>reflect [1] - 53:27</p> <p>Regular [2] - 1:4, 59:1</p> <p>regulation [1] - 50:2</p> <p>Regulations [3] - 36:11, 38:21, 52:24</p> <p>regulations [5] - 38:4, 39:10, 39:14, 48:12, 51:4</p> <p>relates [1] - 31:13</p> <p>relationship [1] - 57:28</p> <p>reopened [1] - 53:28</p> <p>report [3] - 8:9, 14:2, 55:24</p> <p>REPORTER [3] - 26:28, 27:4, 46:23</p> <p>Reporter [3] - 1:16, 60:22, 61:9</p> <p>Reports [1] - 4:6</p> <p>REPORTS [3] - 57:6, 57:8, 57:13</p> <p>reports [3] - 57:10, 57:11, 57:15</p> <p>Reports..... [1] -</p>
Q				
<p>questions [29] - 9:24, 9:26, 10:13, 12:13, 14:25, 15:12, 17:12, 20:2, 20:16, 22:8, 22:18, 24:14, 26:15, 26:18, 28:16, 32:19, 32:25, 32:27, 33:28, 37:9, 40:21, 42:21, 44:23, 45:7, 45:17, 45:21, 45:24, 51:20, 53:20</p> <p>quorum [1] - 6:17</p>				
R				
<p>RA [6] - 8:13, 11:18, 11:25, 11:28, 12:9, 14:17</p> <p>raise [1] - 51:11</p> <p>raised [2] - 41:4, 45:21</p> <p>ranch [1] - 11:19</p> <p>rather [3] - 49:25, 50:4, 50:8</p> <p>Re [2] - 3:11, 3:24</p> <p>RE [2] - 7:26, 21:12</p> <p>re [16] - 8:24, 9:8, 9:20, 11:17, 12:3, 12:8, 14:4, 14:11, 14:12, 16:26, 17:4, 21:16, 30:20, 53:14, 54:17</p> <p>re-plat [5] - 16:26, 17:4, 53:14, 54:17</p> <p>Re-Sub [1] - 3:24</p> <p>RE-SUB [1] - 21:12</p> <p>re-sub [1] - 21:16</p> <p>re-subdivide [1] - 30:20</p> <p>re-zone [2] - 11:17, 14:4</p> <p>re-zoned [5] - 8:24, 9:20, 12:8, 14:11, 14:12</p> <p>Re-Zoning [1] - 3:11</p> <p>re-zoning [2] - 9:8, 12:3</p> <p>RE-ZONING [1] - 7:26</p> <p>read [2] - 30:10, 30:11</p> <p>realize [1] - 25:17</p>				

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

4:8 Reports [1] - 4:7 represent [2] - 52:10, 57:26 representing [1] - 51:8 represents [1] - 60:10 REQUEST [2] - 16:14, 35:17 request [16] - 9:22, 11:16, 12:11, 12:19, 14:3, 16:19, 17:6, 17:10, 17:15, 35:22, 36:12, 37:7, 39:3, 40:8, 55:4, 55:19 Request [2] - 3:20, 3:26 requested [1] - 8:15 requesting [8] - 16:24, 17:7, 19:12, 21:19, 35:23, 36:2, 36:15, 53:16 Requests [2] - 3:11, 3:18 REQUESTS [2] - 7:25, 16:10 require [4] - 9:15, 36:28, 37:1, 42:8 required [1] - 9:18 requirement [1] - 36:25 requirements [10] - 14:17, 33:6, 35:25, 36:3, 36:4, 36:7, 36:8, 39:27, 53:17, 53:18 requiring [1] - 37:2 research [2] - 29:8, 37:19 residence [1] - 11:18 residential [2] - 9:19, 11:24 residents [1] - 14:19 response [26] - 6:2, 7:11, 9:27, 10:14, 11:8, 12:14, 13:2, 13:22, 14:26, 15:14, 16:6, 18:8, 19:1, 20:3, 20:18, 21:8, 22:9, 26:19, 28:18, 32:21, 32:28, 34:2, 34:9, 40:22, 55:25, 56:13 rest [3] - 42:6, 42:7, 51:7 restricted [2] - 25:14, 30:22 restriction [1] - 27:24 restrictions [4] - 26:1,	27:21, 29:10, 31:13 restrictive [5] - 30:26, 31:1, 31:10, 31:12, 31:19 resubmission [1] - 42:25 result [3] - 9:9, 39:8, 60:15 retail [2] - 8:16, 9:13 retention [2] - 42:4, 44:7 reviewed [1] - 36:12 revised [2] - 17:7, 53:26 rid [1] - 28:2 Road [6] - 8:18, 9:11, 11:21, 16:23, 19:17, 21:23 road [2] - 27:27, 43:26 ROBERT [3] - 6:12, 11:12, 35:8 Robert [4] - 2:10, 3:14, 6:11, 35:7 Robertsdale [1] - 1:15 Roll [1] - 3:6 ROLL [1] - 5:20 roll [1] - 5:22 rollcall [1] - 34:24 Roscoe [2] - 8:18, 9:11 row [1] - 28:8 Rowe [2] - 43:17, 44:17 RSF [3] - 14:5, 14:17, 14:21 RSF-1 [6] - 11:18, 11:24, 12:3, 14:5, 14:11, 14:12 RSF-2 [2] - 35:27, 36:6 RSF-E [3] - 14:5, 14:17, 14:21 rule [1] - 31:18 rules [4] - 38:3, 38:13, 47:14, 51:4 Rumbaugh [1] - 2:23 run [1] - 48:27 Rural [2] - 8:13, 11:25	35:16, 35:21 sac [1] - 48:2 safety [1] - 39:1 sales [2] - 8:16, 9:13 Sam [5] - 2:4, 5:24, 61:3, 61:11, 61:15 SAM [156] - 5:5, 5:10, 5:22, 5:26, 6:19, 6:24, 7:2, 7:7, 7:10, 7:13, 7:17, 8:2, 8:8, 9:26, 10:1, 10:4, 10:9, 10:13, 10:16, 10:26, 11:3, 11:7, 11:10, 11:14, 12:13, 12:16, 12:23, 12:27, 13:4, 13:13, 13:17, 13:21, 13:24, 13:28, 14:25, 14:28, 15:7, 15:12, 15:16, 15:24, 16:1, 16:5, 16:8, 16:16, 17:12, 17:28, 18:5, 18:10, 18:19, 18:24, 18:28, 19:3, 19:8, 20:2, 20:5, 20:10, 20:13, 20:16, 20:20, 20:27, 21:3, 21:7, 21:10, 21:15, 22:8, 22:11, 22:20, 22:25, 23:1, 23:5, 23:9, 23:12, 23:17, 23:20, 24:5, 24:9, 24:14, 24:24, 25:1, 25:4, 25:7, 26:3, 26:7, 26:10, 26:18, 26:21, 26:24, 28:11, 28:16, 28:20, 28:23, 28:26, 29:1, 29:22, 29:27, 30:3, 30:7, 30:13, 31:21, 31:27, 32:2, 32:5, 32:9, 32:13, 32:19, 32:24, 33:2, 33:11, 33:28, 34:4, 34:11, 34:18, 34:23, 35:14, 35:19, 37:9, 38:25, 40:5, 40:13, 40:16, 40:21, 40:24, 41:1, 42:1, 42:21, 43:19, 44:23, 45:2, 45:6, 45:14, 46:12, 46:20, 49:5, 49:10, 49:13, 49:18, 50:2, 50:18, 51:6, 51:14, 52:2, 54:12, 55:2, 55:14, 55:24, 56:3, 56:8, 56:12, 56:15, 56:21, 56:27, 57:3, 57:10, 57:15, 58:11, 58:26 saw [1] - 53:20 school [1] - 41:5	screen [1] - 8:19 search [2] - 29:15, 29:25 searched [1] - 30:14 searches [1] - 29:28 seat [1] - 46:21 second [32] - 7:3, 7:4, 7:7, 8:6, 10:27, 11:1, 11:3, 13:14, 13:15, 13:17, 15:25, 15:27, 16:1, 18:20, 18:22, 18:24, 20:28, 21:1, 21:3, 24:27, 26:3, 27:22, 34:19, 34:21, 34:23, 47:3, 47:6, 47:18, 47:25, 56:5, 56:6, 56:8 see [6] - 11:23, 36:13, 42:25, 48:7, 49:2, 58:21 seek [1] - 32:14 self [1] - 39:16 self-imposed [1] - 39:16 sell [1] - 32:17 sent [2] - 52:25, 53:5 SEPTEMBER [1] - 6:21 September [3] - 3:7, 6:25, 9:1 septic [4] - 19:25, 22:3, 40:6, 40:13 serve [1] - 58:3 service [2] - 58:5, 58:11 set [1] - 53:15 setback [7] - 16:25, 16:27, 17:6, 17:26, 33:20, 33:21, 33:22 Seth [1] - 2:17 seventeen [2] - 42:24, 43:15 several [3] - 7:17, 46:12, 51:12 sewer [5] - 19:24, 22:2, 36:22, 36:28, 40:16 sex [1] - 27:16 shall [1] - 39:16 shape [1] - 39:6 share [2] - 52:27, 58:9 Sherrer [8] - 20:7, 20:8, 20:17, 22:15, 28:23, 28:27, 31:24, 32:20 SHERRER [23] - 20:8, 20:11, 20:14, 22:17, 25:28, 26:4, 26:8, 28:24, 29:3, 29:14, 29:24, 30:1, 30:4,	30:9, 30:15, 30:27, 31:5, 31:25, 31:28, 32:3, 32:6, 32:11, 32:15 short [1] - 57:17 show [3] - 25:24, 31:8, 44:12 showing [1] - 8:20 shown [1] - 14:15 shows [5] - 33:15, 42:24, 42:25, 44:1, 44:10 side [11] - 11:20, 14:7, 16:21, 16:25, 16:27, 17:6, 19:16, 21:22, 27:7, 35:27, 43:7 sides [1] - 34:5 sign [2] - 18:6, 53:9 signature [1] - 61:12 signed [8] - 7:19, 7:22, 22:20, 26:24, 31:3, 43:23, 46:12, 51:10 site [2] - 8:21, 9:15 sits [1] - 32:17 six [3] - 19:18, 19:20, 21:26 sixteen [1] - 25:21 sixty [2] - 14:4, 32:6 sixty-four-point- eight-two [1] - 14:4 size [6] - 19:21, 21:27, 35:24, 36:16, 40:10, 41:20 sizes [1] - 41:26 small [1] - 42:18 small-lot [1] - 42:18 smallest [2] - 19:21, 21:27 Smith [3] - 12:18, 12:21, 13:1 SMITH [1] - 12:25 sold [1] - 27:23 someone [1] - 45:12 someplace [1] - 53:6 soon [1] - 26:11 sorry [4] - 10:16, 26:8, 29:12, 35:19 sort [1] - 31:8 sought [2] - 37:16, 39:5 sounds [1] - 46:9 South [2] - 11:21, 16:23 south [9] - 8:24, 11:20, 16:23, 16:26, 19:18, 21:25, 35:28, 44:18, 44:19 specific [1] - 39:7 split [1] - 27:7
	S			
	S-19045 [1] - 16:18 S-19050 [3] - 3:19, 16:13, 16:16 S-19053 [4] - 3:21, 19:5, 19:8, 19:11 S-19054 [5] - 3:24, 21:12, 21:15, 21:18, 35:19 S-19055 [3] - 3:26,			

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

<p>spokesperson [1] - 52:9</p> <p>spot [1] - 27:23</p> <p>square [4] - 36:3, 36:17, 36:18, 36:27</p> <p>staff [30] - 8:9, 9:21, 9:22, 10:19, 12:10, 13:5, 14:2, 14:22, 15:17, 17:9, 18:10, 19:27, 20:21, 22:5, 22:8, 33:11, 33:14, 34:1, 34:5, 36:12, 37:6, 37:9, 38:22, 45:27, 55:24, 55:25, 57:10, 57:11, 58:6, 58:16</p> <p>Staff [1] - 4:7</p> <p>STAFF [1] - 57:8</p> <p>stakes [1] - 27:12</p> <p>stand [2] - 41:22, 58:26</p> <p>standard [1] - 42:5</p> <p>standards [3] - 35:24, 50:9</p> <p>stands [1] - 36:19</p> <p>State [3] - 14:8, 47:21, 50:9</p> <p>state [5] - 22:26, 26:26, 46:23, 52:23, 54:1</p> <p>STATE [1] - 60:3</p> <p>statement [2] - 45:28, 57:17</p> <p>states [1] - 55:18</p> <p>staying [1] - 38:7</p> <p>stereotype [1] - 60:8</p> <p>stick [3] - 48:12, 49:26, 50:4</p> <p>still [2] - 42:6, 56:3</p> <p>Stone [1] - 57:21</p> <p>stop [2] - 30:3, 48:15</p> <p>stopped [2] - 47:28, 48:4</p> <p>straight [2] - 24:10, 24:11</p> <p>Street [1] - 1:15</p> <p>street [3] - 23:23, 47:7, 50:10</p> <p>streets [2] - 48:20, 48:24</p> <p>strict [1] - 39:10</p> <p>structure [1] - 33:20</p> <p>Stuart [3] - 12:18, 12:20, 12:21</p> <p>STUART [1] - 12:25</p> <p>SUB [1] - 21:12</p> <p>Sub [1] - 3:24</p> <p>sub [1] - 21:16</p> <p>subdivide [8] - 12:4, 24:22, 25:20, 29:5,</p>	<p>29:9, 29:16, 30:20, 32:17</p> <p>subdivided [4] - 26:5, 27:9, 29:4, 32:10</p> <p>subdividing [1] - 25:10</p> <p>SUBDIVISION [3] - 16:11, 19:5, 21:12</p> <p>subdivision [21] - 12:5, 19:14, 21:20, 24:5, 25:11, 30:19, 31:4, 33:5, 34:16, 36:7, 39:26, 41:13, 41:16, 42:6, 42:14, 42:16, 42:18, 44:28, 53:17, 53:18, 53:19</p> <p>Subdivision [11] - 2:17, 3:18, 3:22, 3:24, 19:9, 19:12, 21:16, 30:23, 36:11, 38:21, 52:24</p> <p>subject [13] - 8:11, 8:17, 8:20, 8:23, 9:4, 9:8, 11:19, 11:23, 11:27, 14:6, 14:9, 14:14, 14:22</p> <p>submit [4] - 39:26, 53:26, 54:19, 54:26</p> <p>submitted [1] - 53:12</p> <p>sudden [1] - 27:14</p> <p>suggest [2] - 46:3, 53:24</p> <p>support [2] - 23:9, 36:10</p> <p>supposed [8] - 23:25, 24:1, 24:2, 24:17, 24:21, 24:22, 25:20, 27:25</p> <p>surly [1] - 43:9</p> <p>surrounding [2] - 9:4, 41:18</p> <p>surroundings [1] - 39:6</p> <p>SUSAN [1] - 60:21</p> <p>Susan [2] - 1:15, 61:8</p> <p>systems [1] - 40:7</p>	<p>T</p> <p>T-R-I-M-B-L-E [1] - 27:3</p> <p>table [3] - 7:23, 20:27, 55:4</p> <p>Tabled [1] - 3:27</p> <p>tabled [1] - 17:5</p> <p>Technician [2] - 2:20, 2:22</p> <p>ten [3] - 16:27, 17:7, 48:4</p>	<p>Tensaw [1] - 14:13</p> <p>test [3] - 41:22, 42:27, 55:19</p> <p>THE [6] - 1:2, 2:24, 7:15, 26:28, 27:4, 46:23</p> <p>themselves [1] - 31:12</p> <p>therefore [1] - 38:22</p> <p>they've [1] - 17:23</p> <p>thirty [6] - 29:7, 29:15, 29:22, 30:3, 30:13, 30:16</p> <p>THOMAS [3] - 10:7, 10:11, 11:12</p> <p>Thomas [3] - 3:14, 10:4, 11:15</p> <p>thousand [7] - 36:16, 36:18, 36:26, 36:27, 49:26, 49:27, 50:3</p> <p>three [4] - 19:18, 21:26, 22:13, 36:18</p> <p>three-point-six [1] - 21:26</p> <p>Thursday [2] - 1:5, 54:12</p> <p>title [5] - 29:8, 29:14, 29:24, 29:27, 29:28</p> <p>TO [2] - 5:3, 7:15</p> <p>today [2] - 25:17, 38:4</p> <p>together [3] - 48:15, 52:7, 58:18</p> <p>tonight [6] - 7:18, 25:10, 25:24, 52:4, 53:22, 54:4</p> <p>TONSMEIRE [2] - 6:14, 35:10</p> <p>Tonsmeire [3] - 2:7, 6:13, 35:9</p> <p>topographical [1] - 39:6</p> <p>total [2] - 19:20, 21:26</p> <p>touched [1] - 42:10</p> <p>Towne [2] - 3:12, 8:3</p> <p>TOWNE [1] - 7:28</p> <p>traffic [2] - 9:12, 9:14</p> <p>trailer [3] - 27:15, 27:17, 28:8</p> <p>transcribed [1] - 60:8</p> <p>transcript [3] - 60:7, 60:11, 61:5</p> <p>transcription [2] - 60:9, 61:7</p> <p>TREBESH [1] - 11:12</p> <p>Treesh [1] - 3:14</p> <p>trees [2] - 47:27, 48:4</p> <p>Trever [2] - 23:12, 23:18</p> <p>TREVER [13] - 23:14, 23:22, 24:7, 24:10, 24:19, 24:26, 25:2,</p>	<p>25:5, 25:12, 25:15, 25:25, 26:14, 26:22</p> <p>trigger [1] - 42:26</p> <p>TRIMBLE [5] - 26:27, 27:2, 27:5, 28:13, 28:21</p> <p>Trimble [3] - 26:27, 27:2, 28:16</p> <p>true [2] - 60:10, 61:7</p> <p>Trust [2] - 3:14, 11:15</p> <p>TRUST [1] - 11:12</p> <p>try [1] - 52:9</p> <p>turn [1] - 50:12</p> <p>TURNBERRY [1] - 16:13</p> <p>Turnberry [3] - 3:19, 16:16, 16:18</p> <p>twenty [10] - 9:17, 12:8, 16:22, 36:18, 36:20, 36:26, 42:25, 43:16, 47:11, 47:12</p> <p>twenty-five [1] - 9:17</p> <p>twenty-three [1] - 36:18</p> <p>twice [1] - 28:3</p> <p>two [13] - 14:4, 19:22, 21:24, 27:7, 42:23, 43:4, 43:7, 43:11, 44:10, 44:11, 44:21, 54:20</p> <p>Two [1] - 3:26</p> <p>TWO [1] - 35:16</p> <p>two-point-four [1] - 19:22</p> <p>two-point-two [1] - 21:24</p>	<p>Unit [4] - 3:26, 35:20, 35:22, 37:4</p> <p>unless [2] - 26:14, 46:7</p> <p>up [23] - 7:19, 7:22, 18:7, 22:16, 22:20, 22:25, 23:20, 25:26, 26:24, 26:26, 27:7, 27:9, 27:12, 28:26, 40:26, 44:17, 44:18, 46:13, 46:20, 48:19, 51:10, 52:18, 53:16</p> <p>upgrades [1] - 38:3</p> <p>US [2] - 11:21, 35:28</p> <p>uses [1] - 9:20</p> <p>utility [1] - 36:3</p>
V					
<p>vacant [1] - 8:23</p> <p>value [3] - 42:9, 48:21, 50:27</p> <p>VARIANCE [2] - 16:13, 35:17</p> <p>Variance [2] - 3:20, 3:26</p> <p>variance [21] - 16:19, 16:24, 17:10, 17:15, 35:22, 35:23, 36:2, 36:15, 37:6, 38:19, 38:28, 39:3, 39:5, 39:12, 39:17, 39:20, 39:28, 40:5, 40:9, 41:13, 53:16</p> <p>variances [1] - 37:16</p> <p>variation [2] - 53:14, 54:17</p> <p>vary [1] - 39:12</p> <p>verbal [1] - 45:28</p> <p>vested [1] - 41:5</p> <p>Vice [1] - 2:5</p> <p>Vice-Chairperson [1] - 2:5</p> <p>Vietnam [1] - 27:19</p> <p>views [1] - 52:10</p> <p>Vince [8] - 2:14, 5:10, 5:15, 5:22, 31:21, 46:7, 50:20, 54:9</p> <p>VINCE [20] - 5:12, 5:24, 5:27, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:16, 50:22, 54:10, 54:13, 56:23, 56:28, 57:4, 57:11, 58:15, 58:28</p> <p>violation [1] - 33:22</p> <p>Volkert [4] - 41:14, 43:16, 44:19, 44:28</p> <p>vote [2] - 34:24, 54:4</p>					
U					
<p>un-zoned [4] - 16:20, 19:16, 21:22, 33:26</p> <p>unanimously [5] - 11:10, 13:24, 16:8, 19:3, 21:10</p> <p>unaware [2] - 9:21, 45:3</p> <p>unchanged [1] - 41:23</p> <p>underground [1] - 36:28</p> <p>undeveloped [1] - 41:16</p> <p>undoubtedly [1] - 48:13</p> <p>unfinished [1] - 42:17</p> <p>unique [1] - 39:4</p> <p>unison [7] - 7:8, 11:5, 13:19, 16:3, 18:26, 21:5, 56:10</p> <p>UNIT [1] - 35:16</p>					

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/03/2019

W	8:24, 8:28, 9:20, 11:28, 12:1, 12:8, 14:11, 14:12, 16:20, 19:16, 21:22, 33:23, 33:26, 36:6	zoning [5] - 8:20, 9:8, 12:3, 14:17, 36:6
wait [1] - 51:25 wants [1] - 28:7 water [7] - 19:23, 22:1, 36:22, 36:28, 44:3, 48:25, 50:12 Water [2] - 19:24, 22:2 water's [1] - 47:9 Wayne [1] - 2:15 ways [2] - 39:21, 41:15 website [1] - 27:18 week [1] - 28:4 welcome [1] - 10:2 welfare [1] - 39:1 wells [2] - 40:6, 40:13 west [5] - 9:2, 14:7, 19:16, 27:6, 27:7 wetlands [1] - 44:13 whole [1] - 28:8 width [3] - 36:3, 36:21, 37:1 willing [1] - 41:24 wish [1] - 58:8 wishes [2] - 7:18, 7:21 writing [2] - 45:26, 55:20 written [1] - 24:17	Zoning [5] - 2:14, 3:11, 59:2, 61:4, 61:16 ZONING [161] - 1:3, 2:3, 2:12, 2:24, 5:4, 5:9, 5:21, 5:25, 6:18, 6:23, 7:1, 7:6, 7:9, 7:12, 7:16, 7:26, 8:1, 8:7, 9:25, 9:28, 10:3, 10:8, 10:12, 10:15, 10:25, 11:2, 11:6, 11:9, 11:13, 12:12, 12:15, 12:22, 12:26, 13:3, 13:12, 13:16, 13:20, 13:23, 13:27, 14:24, 14:27, 15:6, 15:11, 15:15, 15:23, 15:28, 16:4, 16:7, 16:15, 17:11, 17:27, 18:4, 18:9, 18:18, 18:23, 18:27, 19:2, 19:7, 20:1, 20:4, 20:9, 20:12, 20:15, 20:19, 20:26, 21:2, 21:6, 21:9, 21:14, 22:7, 22:10, 22:19, 22:24, 22:28, 23:4, 23:8, 23:11, 23:16, 23:19, 24:4, 24:8, 24:13, 24:23, 24:28, 25:3, 25:6, 26:2, 26:6, 26:9, 26:17, 26:20, 26:23, 28:10, 28:15, 28:19, 28:22, 28:25, 28:28, 29:21, 29:26, 30:2, 30:6, 30:12, 31:20, 31:26, 32:1, 32:4, 32:8, 32:12, 32:18, 32:23, 33:1, 33:10, 33:27, 34:3, 34:10, 34:17, 34:22, 35:13, 35:18, 37:8, 38:24, 40:4, 40:12, 40:15, 40:20, 40:23, 40:28, 41:28, 42:20, 43:18, 44:22, 45:1, 45:5, 45:13, 46:11, 46:19, 49:4, 49:9, 49:12, 49:17, 50:1, 50:17, 51:5, 51:13, 52:1, 54:11, 55:1, 55:13, 55:23, 56:2, 56:7, 56:11, 56:14, 56:20, 56:26, 57:2, 57:9, 57:14, 58:10, 58:25	
Y		
y'all [9] - 24:24, 26:15, 27:8, 34:5, 44:2, 51:11, 52:8, 53:8, 57:25 y'all's [1] - 49:27 yard [2] - 47:23, 47:24 year [1] - 14:13 years [9] - 25:22, 29:7, 29:15, 29:23, 30:13, 30:16, 47:11, 47:12, 58:19		
Z		
Z-19040 [4] - 3:12, 7:28, 8:3, 9:22 Z-19041 [4] - 3:14, 8:6, 11:12, 11:14 Z-19042 [3] - 3:16, 13:26, 13:28 zero [1] - 35:28 zero-point-four [1] - 35:28 zone [3] - 11:17, 14:4, 35:26 zoned [15] - 8:13,		

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Blake W. Higgins

Name (Print Clearly)

Date Oct. 3, 2019

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

ELLIS MITTS

Name (Print Clearly)

Date 10-3-19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission **MUST** fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up **to three (3) minutes**. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- **When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.**
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Virginia Sargent

Name (Print Clearly)

Date 10-3-19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

BARY K MARTIN

Name (Print Clearly)

Date 10-3-19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Mary T. Williams

Name (Print Clearly)

Date 10/3/2019

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19055 Mockingbird Hill, Unit II Phase 2

Variance Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19055 Mockingbird Hill, Unit II Phase 2

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Shelly Lancaster

Name (Print Clearly)

Date 3 Oct 2019

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19054 Pinecrest Subdivision

Development Permit Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19054 Pinecrest Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Trevor Boates

Name (Print Clearly)

Date 10/3/19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19054 Pinecrest Subdivision

Development Permit Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19054 Pinecrest Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Date

10-3-19

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19054 Pinecrest Subdivision

Development Permit Request

- All individuals wishing to address the Planning Commission **MUST** fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up **to three (3) minutes**. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- **When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.**
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19054 Pinecrest Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Paul F Johnson

Name (Print Clearly)

Date 10/3/19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19054 Pinecrest Subdivision

Development Permit Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19054 Pinecrest Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Angela Sherrer

Name (Print Clearly)

Date 10/3/19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19053 Greek Cemetery Subdivision

Development Permit Request

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-19053 Greek Cemetery Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

 Angela Shener

Name (Print Clearly)

Date 10/3/19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

~~Z-19040 Olde Towne Investments LLC Property~~

Z-19042 ~~Rezone-RA to B-3~~
Parnell Dev.

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up **to three (3) minutes**. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-19040 Olde Towne Investments LLC Property

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Donnie Clark

Name (Print Clearly)

Date 10.03.19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-19041 Thomas Robert Trebesh Trust Property

Rezone-RSF-1 to RA

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up ***to three (3) minutes***. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- ***When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.***
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-19041 Thomas Robert Trebesh Trust Property

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

STUART SMITH

Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-19040 Olde Towne Investments LLC Property

Rezone-RA to B-3

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-19040 Olde Towne Investments LLC Property

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Thomas R Mueller II

Name (Print Clearly)

Date *Oct 3 2019*

To Planning and Zoning Commission,

Case No. Z-19042

My name is Kyle Redden; I live in the Bromley community and work in Bay Minette. I am opposed to the rezoning request by Parnell Development for the above case number. First, the developer just had the property rezoned and now wants a denser zoning? Seems like something shady to me. The developer should have rezoned the property for the desired zoning to begin with.

Secondly, I strongly urge the Commission to require the applicant to commission a traffic study at the developers expense if the Commission is going to move forward with the request. Hwy 225 is extremely busy at various times of the day and with no turn lanes for the development, will place an undue burden on the motoring public trying to get to work, school, ect.

Thank you for your consideration in this matter.

Kyle Redden

S-19054

Baldwin County Planning & Zoning Commission

22070 Highway 59

Robertsdale, Alabama

Dear Planning Committee,

I am the owner of the property at 25995 Pinecrest Circle, Robertsdale Alabama.

I am in favor of the new subdivision as I believe it would improve the general area and provide better road and maintenance of our area. I am pleased that you are developing this area.

Sincerely,



Christine Harrison Living Trust

5-19054

I am sorry but due to my schedule I am unable to attend in person. I am William Cowan and I live at 25998 Pinecrest Circle in Robertsdale in the Pinecrest Subdivision lot 1. I am also the executor of the estate of my mother and father in law Peter and Gay Cash who owned lots 2 and 3 in the subdivision until they died and now I represent thru probate until it is resolved.

I wish to speak to the matter of the consideration of subdividing lot 14 down to 4 smaller lots. I am against it. There is precedent for subdividing lots here as years ago one of the 3 acre lots was split into 2 1.5 acre lots. This seemed acceptable as it still maintained a reasonably large lot size. I would be against the subdividing to lots smaller than 1.5 acres. Subdividing lot 14 down to 4 lots would create too many small lots as well as more than doubling the lot count of the inner portion of the circle. The reason most of us bought out here to start with was to maintain an area of lesser home density. There are other lots in our area of Elsanor where smaller lots won't violate existing land covenants. I do not want the neighborhood to take such a drastic increase in home density.

Please consider these opinions and I hope you are able to find that there is no reason to allow lot 14 to be subdivided.

Thank you,

Bill & Beth Cowan

Owner lot 1

Executor of Estate for Lots 2 and 3

Laurie Rumbaugh

S-19055

From: Mary Booth
Sent: Thursday, September 26, 2019 4:14 PM
To: Laurie Rumbaugh
Subject: S-19055 Mockingbird Hill Variance - Opposition

Ms. Mary Williams, 251-269-2680, called at 3:52 this afternoon and is very much in opposition to this case. She feels the proposed development is 'less desirable' than what is currently in the area. She plans on attending the meeting and possibly her son, David McGee, as well. If he cannot attend, she will bring a letter of opposition from him with her.

Thanks,

Mary Booth, Subdivision Coordinator
Baldwin County Planning & Zoning
22251 Palmer Street
Robertsdale, AL 36567
Physical: 22070 St. Hwy 59, 3rd Floor, Robertsdale, AL 36567
☎ Office: 251-937-0278
✉ E-Mail: mbooth@baldwincountyal.gov



**Baldwin County Planning &
Zoning Commission
22251 Palmer Street
Robertsdale, AL 36567**

September 27, 2019

**RE: Case No. S-19055 Mockingbird Hill Variance
Public Hearing - October 3, 2019**

Dear Chairman and Commission Members:

I am asking the Planning and Zoning Commission not to approve the variance application submitted by Woerner Displays which would allow him to vary from the requirements of the Baldwin County Subdivision Regulations; specifically, Section 5.1.1 Minimum Design Requirements.

I purchased my property in 1995 (my lot is the first lot in Unit 1) the lots are a good size and thought this will be a nice quiet area for my family. Mockingbird Hill Subdivision Unit 1 lots were sold with a set of Restrictive Covenants which specified certain provisions, restrictions and covenants that Woerner has not enforced in the past. I will not go into detail because I do not want to offend anyone for their living standards, but you can take a drive through the area to see for yourself. If this variance application is approved I am sure the same will happen with Unit 2. Mr. Woerner had a chance to open and sell lots in Unit 2 but didn't want to adhere to the guidelines put forth by Baldwin County back then, he would have had to pave the road from Highway 98 into Unit 2. The Baldwin County Highway Department paved the road and we are very grateful for that. Deer Acres Lane and Dove Lane were paved as a single purpose road and I do not know what the added traffic will do to this road. Developers need to be held responsible for what they develop and not for how much money they can make. There is a big problem with runoff in Baldwin County and if paved roads, curb and gutter and sidewalks will help then the developers need to adhere to the guidelines. I only wish these guideline were in place when I was purchasing property.

With the rapid growth that is occurring in Baldwin County I commend the Baldwin County Planning and Zoning Commission for their efforts in making a set of building standards that will make a better life for everyone. Before retiring I served as an Assistant Town Clerk, Court Clerk Magistrate and Town Clerk for twenty one years in Baldwin County and during that time I served on a Planning Commission for eleven years. I have seen the changes that Baldwin County is making and I believe that these changes will benefit everyone in the future.

In closing I would like to ask again, that the Baldwin County Planning and Zoning Commission deny the variance application submitted by Woerner Displays. Building Regulations and Standards are in place for many different reasons. If building variances are approved then why have a set of regulations. Thank you for your time, effort and all you do for the citizens of Baldwin County.

**Sincerely,
Karen S. Biel 251-747-6693
12730 Deer Acres Lane
Elberta, AL 36530**

Baldwin County Planning &
Zoning Commission
ATTN: Subdivisions
22251 Palmer Street
Robertsdale, AL 36567

September 30, 2019

RE: Mockingbird Hill Variance Case No. S-19055

Dear Commission Members:

We are Tom and Helen Beard and we purchased the property located at 12656 Deer Acres Ln. Elberta, AL. aka Lot 4, Mockingbird Hill Subdivision, Unit 1. We purchased the property May 20, 2019 at which time we were given a copy of the Restrictive Covenants of the subdivision which we adhere to. One of the main attractions of this property to us was the posted Dead End access and the very low amount of traffic due to limited development of the surrounding area. The Dead End road status results in primarily homeowner access and outside traffic tends to be a non-issue for us.

We are submitting this letter to the Board to voice our **opposition** to Woerner Displays Inc. variance request regarding property located on the east side of Deer Acres Ln. which is located behind our property.

If granted, this variance will result in major development of the immediate surrounding property, more road openings and heavy construction traffic on an already Dead End access street. This will create on-going construction noise to an existing tranquil neighborhood, dust/dirt to an existing clean environment and dangerous construction traffic to an existing safe and limited property owner access street. Thus, we feel if the requested variance is granted, the ensuing development will compromise the wonderful environment we currently enjoy and will create safety issues we currently do not have to address.

We thank the Board for their hard work and for their consideration to **DENY** Woerner Display, Inc. their variance request. We look forward to many years of peace and tranquility on Deer Acres Lane.

Thank you,

Charles T. Beard, Jr. (Tom) and Helen M. Beard
12656 Deer Acres Ln. Elberta AL. 36530
901-288-3443

Laurie Rumbaugh

From: Mary Booth
Sent: Tuesday, October 1, 2019 9:36 AM
To: Laurie Rumbaugh
Subject: S-19055 - Mockingbird Hill - Opposition

Ms. Karen Hill, 251-747-6693, called on Friday, 9-27-19 @2:08PM with opposition to this case and plans on attending.

Thanks,

Mary Booth, Subdivision Coordinator

Baldwin County Planning & Zoning

22251 Palmer Street

Robertsdale, AL 36567

Physical: 22070 St. Hwy 59, 3rd Floor, Robertsdale, AL 36567

☎ **Office: 251-937-0278**

✉ **E-Mail: mbooth@baldwincountyal.gov**

