

**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, October 5, 2023**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:06 p.m. October 5, 2023, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

**II. OPENING**

Chairman Pumphrey opened the meeting with an invocation. He also led the pledge of allegiance.

**III. ROLL CALL**

Chairman Pumphrey conducted a roll call. The following members were present: Steve Pumphrey, Brandon Bias, Plumber Tonsmeire, Michael Mullek, Greg Seibert, Bill Booher, Jamie Strategier, Glenn Seale, Diane Burnett and Michael Fletcher. Members Robert Davis, Jason Padgett, Mike McKenzie and Danny Bolton were absent.  
County Attorney Erin Fleming was also present.

Staff present Matthew Brown, Buford King, Celena Boykin, DJ Hart, Shawn Mitchell, Cory Rhodes, Ben Guerrero, Crystal Bates, Fabia Waters, Calla McKenzie, Brenda Brock, Ashley Campbell, Brittany Epling and Tucker Stewart.

**IV. APPROVAL OF MINUTES**

Mr. Booher made a motion to approve the September 7, 2023, work session and the September 7, 2023, meeting minutes. Ms. Burnett seconded the motion. All members voted aye. **The motion to APPROVE the September 7, 2023, Planning Commission work session minutes and the September 7, 2023, Planning Commission meeting minutes carried on a vote of 9-0.**

## **V. ANNOUNCEMENTS/REGISTRATION**

Chairman Pumphrey explained the public hearing registration and meeting procedures.

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

### **a.) Case PER23-17, Extension Request for S-20051 Summer Acres RV Resort (Formerly Sandy Toes RV Park)**

The applicant is requesting a 1 year extension of final site plan approval.

The case was presented by Buford King.

**The motion to APPROVE with conditions was made by Mr. Bias. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PER23-17, Extension Request for S-20051 Summer Acres RV Resort (Formerly Sandy Toes RV Park) carried on a vote of 9-0.**

### **b.) Case Z23-28, BC Property Investments Property.**

The applicant is requesting to rezone 8.85+/- acres from RA & RSF-E to B3.

The case was presented by Celena Boykin.

Zachary Bell was present for the applicant.  
Tim Moore signed up in support.

**The motion to recommend APPROVAL was made by Mr. Booher. Mr. Fletcher made the motion to second. Motion to recommend APPROVAL of case Z23-28, BC Property Investments Property carried on a vote of 8-1 with Mr. Bias voting no.**

### **c.) Case CSP23-26, Vertical Bridge, LLC**

The applicant is requesting to construct a 100'x80' area for a 255' tall self support cell tower.

The case was presented by Fabia Waters.

Patton Hahn was present to represent the applicant.  
Glenn Duval represented a group of citizens and spoke in opposition.

**The motion to APPROVE with conditions was made by Ms. Burnett. Mr. Bias made the motion to second. Motion to APPROVE with conditions Case CSP23-26, Vertical Bridge, LLC, carried on a vote of 8-1, with Ms. Strategier voting no.**

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

### **a.) Case TA23-3, Amendments to the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions.**

This is a request to amend the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions.

The case was presented by Matthew Brown.

Marla Barnes spoke in support.

Scott Carrier, Rhonda Lourash and Staci Turner signed up in opposition.

**The motion to recommend APPROVAL of Case TA23-3, Amendments to the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions as presented by staff was made by Mr. Bias. Mr. Tonsmeire made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of Case TA23-3, Amendments to the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions as presented by staff, carried on a vote of 9-0.**

### **b.) Case Z23-34, Strassburg Property**

The applicant is requesting to rezone 194+/- acres from M-1 to RA for agriculture use.

The case was presented by Cory Rhodes.

Shane Rush signed up in support.

**The motion to recommend APPROVAL was made by Mr. Tonsmeire. A second was made by Mr. Booher. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-34, Strassburg Property, carried on a vote of 9-0.**

### **c.) Case Z23-35, Brown Property**

The applicant is requesting to rezone 1.98+/- acres from RSF-E to B-1 for an office.

The case was presented by Celena Boykin.

Cale Myrick was present to represent the applicant.

**The motion to recommend APPROVAL was made by Mr. Seibert. A second was made by Mr. Booher. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z23-35, Brown Property, carried on a vote of 9-0.**

**d.) Case Z23-36/PRD23-8, Woodpecker Landing**

The applicant is requesting to rezone 11.62+/- acres from RA to RSF-1 to allow a Planned Residential Development and to approve the site plan for Woodpecker Landing, a 15 lot PRD.

The case was presented by Fabia Waters.

Shannon Higginbotham and Randy Arp were present to represent the applicant.

Brandon Jones and Phillip Markham signed up in opposition.  
Vanessa Elias signed up as neutral.

**The motion to recommend APPROVAL was made by Mr. Booher. A second was made by Mr. Seibert. All members voted in favor of the motion. Motion to recommend APPROVAL of Case Z23-36, carried on a vote of 9-0.**

**The motion to recommend APPROVAL with conditions was made by Mr. Booher. A second was made by Ms. Burnett. All members voted in favor of the motion. Motion to recommend APPROVAL with conditions of Case PRD2308, carried on a vote of 9-0.**

**VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES**

**a.) Case HCA23-3/HCA23-5, Synergy Homes**

The applicant is requesting a Highway Construction Setback Appeal to allow two homes to be built in the Highway Construction Setback.

The case was presented by Shawn Mitchell.

**The motion to APPROVE was made by Mr. Bias. The motion to second was made by Mr. Seibert. Motion to APPROVE cases HCA23-3 and HCA23-5, Synergy Homes carried on a vote of 8-1 with Ms. Burnett voting no.**

**b.) Case PUD23-10, Ricky Rawlins RV Park**

The applicant is requesting Final Site Plan approval for Ricky Rawlins RV Park, a 13-site RV Park.

The case was presented by Fabia Waters.

Chris Lieb and Ricky Rawlins were present to represent the applicant.

**The motion to APPROVE with conditions was made by Mr. Seibert. The motion to second was made by Mr. Fletcher. All members voted in favor of the motion. The motion to APPROVE with conditions case PUD23-10, Ricky Rawlins RV Park carried on a vote of 9-0.**

**c.) Case PUD23-14, Emerald Coast Resort**

The applicant is requesting Final Site Plan approval for Emerald Coast Resort, a 125-site RV Park.

The case was presented by Fabia Waters.

Baker Davis, Shravan Lunar and Yogesh Patel were present to represent the applicant. Gaurav Chopra signed up in support.

**The motion to APPROVE with conditions was made by Ms. Strategier. The motion to second was made by Mr. Booher. Mr. Bias recused himself. The motion to APPROVE with conditions case PUD23-14, Emerald Coast Resort carried on a vote of 8-0.**

**d.) Case PUD23-15, Oak Place RV Park**

The applicant is requesting a Planned Unit Development of Oak Place RV Park, a 32-unit development.

The case was presented by Shawn Mitchell.

Chris Lieb and Cliff Davis were present to represent the applicant. Brandon Williams and Jeanie Lackey signed up in opposition.

**The motion to APPROVE with conditions was made by Mr. Booher. The motion to second was made by Mr. Fletcher. Mr. Bias recused himself. The motion to APPROVE with conditions case PUD23-15, Oak Place RV Park, carried on a vote of 8-0.**

**e.) Case SPP23-20, Shipp Road Industrial Park**

The applicant is requesting Preliminary Plat approval for Shipp Road Industrial Park, a 22-lot non-residential subdivision.

The case was presented by Mary Booth.

Kyle Strahan was present to represent the applicant.

Michelle Long signed up in opposition and Brian Aaron signed up as neutral.

**The motion to TABLE until the December meeting to evaluate an additional access was made by Mr. Booher. The motion to second was made by Mr. Mullek. All members voted in favor of the motion. The motion to TABLE until the December meeting to evaluate an additional access for case SPP23-20, Shipp Road Industrial Park, carried on a vote of 9-0.**

**f.) Case SPP23-21, Pleasant's Oaks Subdivision**

The applicant is requesting Preliminary Plat approval for Pleasant's Oaks, a 6-lot residential subdivision.

The case was presented by Mary Booth.

Cecil Hudson was present to represent the applicant.

Gale Wilson and Wade Wilson signed up as neutral.

**The motion to APPROVE with conditions was made by Mr. Bias. The motion to second was made by Mr. Tonsmeire. All members voted in favor of the motion. The motion to APPROVE with conditions case SPP23-21, Pleasant's Oaks Subdivision, carried on a vote of 9-0.**

**g.) Case SC23-37, BFLC Elam Creek West Phase VI**

The applicant is requesting Preliminary Plat Approval for BFLC Elam Creek West Phase VI, a 5-lot subdivision.

The case was presented by Shawn Mitchell.

**The motion to APPROVE with conditions was made by Mr. Bias. The motion to second was made by Mr. Seibert. All members voted in favor of the motion. The motion to APPROVE with conditions case SC23-37, BFLC Elam Creek West Phase VI, carried on a vote of 9-0.**

**h.) Case SC23-39, Graham's Place**

The applicant is requesting Preliminary Plat Approval for Graham's Place, a 3-lot subdivision.

The case was presented by Fabia Waters.

Hunter Smith was present to represent the applicant.

Ruben Cadena and Kevin Hollingshead signed up in opposition.

Dale Marston signed up as neutral.

**The motion to APPROVE with conditions was made by Mr. Bias. The motion to second was made by Mr. Mullek. The motion to APPROVE with conditions case SC23-39, Graham's Place, carried on a vote of 5-4 with Mr. Tonsmeire, Mr. Seibert, Mr. Booher and Mr. Seale voting no.**

**i.) Case SC23-41, Live Oak Manor**

The applicant is requesting Preliminary Plat Approval for Live Oak Manor, a 2-lot subdivision.

The case was presented by Mary Booth.

Hunter Smith was present to represent the applicant.

**The motion to APPROVE was made by Mr. Mullek. The motion to second was made by Mr. Booher. All members voted in favor of the motion. The motion to APPROVE case SC23-41, Live Oak Manor, carried on a vote of 9-0.**

**IX. CONSIDERATION OF APPLICATIONS AND REQUESTS- COMMISSION SITE PLAN APPROVAL**

**a.) Case CSP23-19, Gerges Hydroponic Farm**

The applicant is requesting Commission Site Plan Approval to allow the construction of a 39,758sf building for agricultural use as a Hydroponic Farm.

The case was presented by Buford King.

Randy Arp was present to represent the applicant.

**The motion to APPROVE with conditions was made by Mr. Fletcher. The motion to second was made by Ms. Burnett. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP23-19, Gerges Hydroponic Farm, carried on a vote of 9-0.**

**b.) Case CSP23-33, Hwy. 98 Ice Machine**

The case was presented by Buford King.

Hugh Mayerhoff was present to represent the applicant.

**The motion to APPROVE with conditions was made by Mr. Seibert. The motion to second was made by Mr. Booher. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP23-33, Hwy. 98 Ice Machine, carried on a vote of 9-0.**

**X. REPORTS AND ANNOUNCEMENTS**

No reports or announcements.

**XI. ADJOURNMENT**

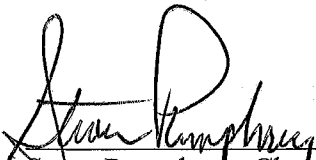
As there were no further items to discuss the meeting adjourned at 7:42 p.m.



Brenda Brock, Planning Technician

11-2-2023

Date



Steve Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

11-2-23

Date