



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, August 7, 2025**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:02 p.m. August 7, 2025, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, 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: Robert Davis, Michael Mullek, Greg Seibert, Jamie Strategier, Diane Burnett, Michael Fletcher, George Watters and Reid Key. Members Brandon Bias and Scott Shamburger were absent.

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

**IV. APPROVAL OF AGENDA**

**The motion to APPROVE the August 7, 2025, Planning Commission Agenda was made by Mr. Davis. Mr. Fletcher made the motion to second. All members voted in favor of the motion. The motion to APPROVE the August 7, 2025, Planning Commission Agenda carried on a vote of 9-0.**

## **V. APPROVAL OF MINUTES**

The motion to APPROVE the July 10, 2025, Planning Commission Agenda Review minutes, the July 10, 2025, Planning Commission Work Session minutes and the July 10, 2025, Planning Commission meeting minutes was made by Mr. Seibert. Ms. Strategier made the motion to second. All members voted in favor of the motion. The motion to APPROVE the July 10, 2025, Planning Commission Agenda Review minutes, the July 10, 2025, Planning Commission Work Session minutes and the July 10, 2025, Planning Commission meeting minutes carried on a vote of 9-0.

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

### **a.) Case PER25-30, Elizabeth Gardens Ph 2 & 3 Extension**

The applicant requested a one (1) year extension of the Preliminary Plat approval for SPP23-15.

### **b.) Case PER25-31, South Bend Village Ph 1 & 2 Extension**

The applicant requested a one (1) year extension of the Preliminary Plat approval for SPP22-13.

The motion to APPROVE cases PER25-30 Elizabeth Gardens Ph 2 & 3 Extension and PER25-31 South Bend Village Ph 1 & 2 Extension, was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER25-30 Elizabeth Gardens Ph 2 & 3 Extension and PER25-31 South Bend Village Ph 1 & 2 Extension carried on a vote of 9-0.

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

None.

## **VIII. PUBLIC HEARINGS**

### **PUBLIC HEARING GUIDELINES**

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

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

### **a.) Case PUD25-03/CSP25-13/SV25-17**

The applicant requested Planned Unit Development (PUD) approval and Commission Site Plan (CSP) approval for additional warehouses and one office building along with a Variance from the Baldwin County Subdivision Regulations to allow for

modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Colton Chapman and Larry Smith were present to represent the applicant.  
Ricardo Johnson signed up in opposition.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case PUD25-03, Milton Jones Warehouses was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD25-03, Milton Jones Warehouses carried on a vote of 9-0.**

**The motion to APPROVE with conditions case CSP25-13, Milton Jones Warehouses was made by Mr. Davis. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-13, Milton Jones Warehouses carried on a vote of 9-0.**

**The motion to APPROVE case SV25-17, Milton Jones Warehouses was made by Mr. Davis. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SV25-17, Milton Jones Warehouses carried on a vote of 9-0.**

**b.) Case SC25-30, BFLC Cowpen Creek Ph IV**

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

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

**The motion to APPROVE with conditions case SC25-30, BFLC Cowpen Creek Ph IV was made by Mr. Mullek. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-30, BFLC Cowpen Creek Ph IV carried on a vote of 9-0.**

**c.) Case SC25-31, Replat of The Woodlands at Malbis Lots 24, 25, 26**

The applicant requested Preliminary Plat approval for the replat of Lots 24, 25, 26 of The Woodlands at Malbis Subdivision.

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

Aaron Collins was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-31, Replat of The Woodlands at Malbis Lots 24, 25, 26 was made by Mr. Davis. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-31, Replat of The Woodlands at Malbis Lots 24, 25, 26 carried on a vote of 9-0.**

**d.) Case SC25-32, Palms Veterinary Subdivision**

The applicant requested Preliminary Plat approval for a 3-lot commercial subdivision.

The case was presented by Jenny Mosley.  
The chairman opened the public hearing.  
Aaron Collins was present to represent the applicant.  
Jay Corte signed up as neutral.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-32, Palms Veterinary Subdivision was made by Mr. Mullek. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-32, Palms Veterinary Subdivision carried on a vote of 9-0.**

**e.) Case SC25-34, TBG – Old CR 95 – Plat 1 Subdivision**

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

The case was presented by Mary Booth.  
The chairman opened the public hearing.  
Deanna Hyche was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SC25-34, TBG – Old CR 95 – Plat 1 Subdivision was made by Mr. Mullek. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-34, TBG – Old CR 95 – Plat 1 Subdivision carried on a vote of 9-0.**

**f.) Case SC25-35, WA Keller Subdivision**

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

The applicant requested to Table the case until the September 4, 2025, Planning Commission meeting.

**The motion to TABLE case SC25-35, WA Keller Subdivision until the September 4, 2025 Planning Commission meeting was made by Mr. Seibert. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to TABLE case SC25-35, WA Keller Subdivision until the September 4, 2025 Planning Commission meeting carried on a vote of 9-0.**

**g.) Case SPP24-23, BFLC Estates at Elam Creek Subdivision**

The applicant requested Preliminary Plat approval for a 15-lot large acre residential subdivision.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP24-23, BFLC Estates at Elam Creek Subdivision was made by Mr. Mullek. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-23, BFLC Estates at Elam Creek Subdivision carried on a vote of 9-0.**

**h.) Case SPP25-20, Long Bayou Preserve Subdivision**

The applicant requested Preliminary Plat approval for a 48-lot residential subdivision.

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Tyler Goodwin, property owner, was present.  
Tom Granger and Hunter Smith were present to represent the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions and to defer the waiver request to Final Plat for case SPP25-20, Long Bayou Preserve Subdivision was made by Mr. Davis. Mr. Fletcher made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions and to defer the waiver request to Final Plat for case SPP25-20, Long Bayou Preserve Subdivision carried on a vote of 9-0.**

**i.) Case SPP25-22, Estates on 31 Subdivision**

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

The case was presented by Fabia Waters.  
The chairman opened the public hearing.  
Cathy Barnette was present to represent the applicant.  
The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-22, Estates on 31 Subdivision was made by Mr. Mullek. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-22, Estates on 31 Subdivision carried on a vote of 9-0.**

**j.) Case SPP25-24, Serenity Acres Subdivision**

The applicant requested Preliminary Plat approval for a 4-lot residential subdivision.

The case was presented by Jenny Mosley.

The chairman opened the public hearing.

Hunter Smith was present to represent the applicant.

Deidre Hart, Ken Hart and Terry Wilhite signed up in opposition.

The chairman closed the public hearing.

**The motion to APPROVE with conditions case SPP25-24, Serenity Acres Subdivision was made by Mr. Seibert. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-24, Serenity Acres Subdivision carried on a vote of 9-0.**

**X. CONSIDERATION OF APPLICATIONS AND REQUESTS – COMMISSION SITE PLAN APPROVAL CASES**

None.

**XI. OTHER BUSINESS:**

None.

**XII. PUBLIC COMMENTS:**

None.

**XIII. PLANNING COMMISSIONER COMMENTS**

Ms. Strategier, Mr. Mullek and Mr. Key each shared comments on a variety of topics.

**XIV. DIRECTOR'S REPORT**

- a.) **Ongoing Projects Update**
- b.) **Summary of Rezoning Actions by the County Commission**
- c.) **Summary of Permits Issued to Date**
- d.) **Interagency Coordination Update**

**XV. ADJOURNMENT**

As there were no further items to discuss, the meeting was adjourned at 6:00 p.m.

Brenda Brock  
Brenda Brock, Planning Technician

9-4-25  
Date

Steven Pumphrey  
Steven Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

9-4-25  
Date