



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, October 2, 2025**

I. CALL TO ORDER

Vice-Chairman Brandon Bias opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. October 2, 2025, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

Vice-Chairman Bias opened the meeting with an invocation given by Mr. Shamburger and Vice-Chairman Bias led the pledge of allegiance.

III. ROLL CALL

Vice-Chairman Bias conducted a roll call. The following members were present: Robert Davis, Scott Schamburger, Michael Mullek, Greg Seibert, Jamie Strategier, Michael Fletcher, George Watters and Reid Key. Member Steven Pumphrey was absent.

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

IV. APPROVAL OF MINUTES

The motion to APPROVE the September 4, 2025, Planning Commission Agenda Review minutes, and the September 4, Planning Commission meeting minutes was made by Mr. Seibert. Mr. Davis made the motion to second. All members voted in favor of the motion. The motion to APPROVE the September 4, 2025, Planning Commission Agenda Review minutes, and the September 4, 2025, Planning Commission meeting minutes carried on a vote of 8-0.

V. CONSIDERATION OF CONSENT AGENDA

a.) Case HCA25-02, Keen Property Highway Construction Setback Appeal

The applicant requested an appeal to allow the construction of a single-family dwelling in the required highway construction setback.

b.) Case HCA25-04, Big Fish Ministries Highway Construction Setback Appeal

The applicant requested an appeal to allow the required parking for the proposed convalescent home to be in the highway construction setback.

c.) Case PER25-39, Sherwood Grove Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for SPP22-07.

d.) Case PER25-41, Pleasant's Oaks Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for SPP23-21.

e.) Case PER25-42, Emerald Coast RV Park Extension

The applicant requested a one (1) year extension of Preliminary Plat approval for PUD23-14.

The motion to APPROVE case HCA25-02 Keen Property Highway Construction Setback Appeal, HCA25-04 Big Fish Ministries Highway Construction Setback Appeal, PER25-39 Sherwood Grove Extension, PER25-41 Pleasant's Oaks Extension and PER25-42 Emerald Coast RV Park Extension was made by Ms. Strategier. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to APPROVE case HCA25-02 Keen Property Highway Construction Setback Appeal, HCA25-04 Big Fish Ministries Highway Construction Setback Appeal, PER25-39 Sherwood Grove Extension, PER25-41 Pleasant's Oaks Extension and PER25-42 Emerald Coast RV Park Extension carried on a vote of 8-0.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

VII. PUBLIC HEARINGS

PUBLIC HEARING GUIDELINES

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

a.) Case PUD25-10, Old Plash Island Road P.U.D.

The applicant requested Planned Unit Development (PUD) approval for adding four (4) additional storage units.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Ernest Lee was present to represent the applicant.
Kathy Powell and Kris Powell, property owners, were present.
The chairman closed the public hearing.

The motion to APPROVE with conditions case PUD25-10, Old Plash Island Road P.U.D. was made by Mr. Shamburger. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case PUD25-10, Old Plash Island Road P.U.D. carried on a vote of 8-0.

b.) Case SC25-42, Graves Estates – Replat of Lot 7A Oak River View Subdivision

The applicant requested Preliminary Plat approval for the replat of lot 7A of Oak River View Subdivision, a 2-lot residential subdivision.

The case was presented by Jenny Mosley.
The chairman opened the public hearing.
Ms. Palmer was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SC25-42, Graves Estates – Replat of Lot 7A Oak River View Subdivision was made by Mr. Shamburger. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC25-42, Graves Estates – Replat of Lot 7A Oak River View Subdivision carried on a vote of 8-0.

c.) Case SPP24-24, BFLC The Estates of Beetree Creek Subdivision

The applicant requested Preliminary Plat approval for a 112-lot large acre 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 SPP24-24, BFLC The Estates of Beetree Creek Subdivision was made by Mr. Mulek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-24, BFLC The Estates of Beetree Creek Subdivision carried on a vote of 8-0.

d.) Case SPP25-05/SV25-06, Wayland's Place Subdivision

The applicant requested Preliminary Plat approval for a 17-lot residential subdivision and approval for a variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

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 SV25-06, Wayland's Place Subdivision was made by Mr. Seibert. Mr. Shamburger made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SV25-06, Wayland's Place Subdivision carried on a vote of 8-0.

The motion to APPROVE with conditions case SPP25-05, Wayland's Place Subdivision was made by Mr. Seibert. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP25-05, Wayland's Place Subdivision carried on a vote of 8-0.

e.) Case SRP25-14, Woodpecker Landing Subdivision

The applicant requested Revised Preliminary Plat approval to relocate the lot line between two existing lots of record located within two separate subdivisions.

The case was presented by Fabia Waters.
The chairman opened the public hearing.
Randy Arp and Shannon Higginbotham were present to represent the applicant.
Eric Naquin, adjacent property owner, was present and spoke.
The chairman closed the public hearing.

The motion to APPROVE with conditions case SRP25-14, Woodpecker Landing Subdivision was made by Mr. Shamburger. Mr. Mullek made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SRP25-14, Woodpecker Landing Subdivision carried on a vote of 8-0.

f.) Case CSP25-18, Mullek Cell Tower

The applicant requested Commission Site Plan Approval for a 260' self-support telecommunications tower.

The case was presented by Cory Rhodes.
The chairman opened the public hearing.
Bob Chopra was present to represent the applicant.
The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-18, Mullek Cell Tower was made by Mr. Seibert. Ms. Strategier made the motion to second. All members voted in favor of the motion. Mr. Mullek recused himself. Motion to APPROVE with conditions case CSP25-18, Mullek Cell Tower carried on a vote of 7-0.

g.) Case CSP25-24, Travelers Food Mart

The applicant requested Commission Site Plan Approval for a 4,905 sf auto convenience store.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Jeffery Keen was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-24, Travelers Food Mart was made by Mr. Shamburger. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case CSP25-24, Travelers Food Mart carried on a vote of 8-0.

h.) Case CSP25-27, Port City Glass Addition

The applicant requested Commission Site Plan Approval for an additional 50'x100' covered area to be added to the previously approved Port City Glass facility (CSP24-30).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

David M. Shumer was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP25-27, Port City Glass Addition 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 CSP25-27, Port City Glass Addition carried on a vote of 8-0.

VIII. OTHER BUSINESS:

None.

IX. PUBLIC COMMENTS:

Michael Ludvigsen made comments regarding the Fort Morgan Advisory Committee being able to review applications submitted for properties located in District 25.

Ahmad Atout had a complaint about soil and other debris being dumped onto his property from a nearby worksite. Details were noted and a complaint will be entered with Planning and Zoning Code Enforcement.

X. PLANNING COMMISSIONER COMMENTS

None.

XI. DIRECTOR'S REPORT

- a.) **Ongoing Projects Update** – GOMESA Grant Funding Received and Master Plan Update.
- b.) **Summary of Rezoning Actions by the County Commission**
- c.) **Summary of Permits Issued to Date**
- d.) **Interagency Coordination Update**

XII. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 5:09 p.m.

Brenda Brock

Brenda Brock, Planning Technician

11-6-25

Date

Steven Pumphrey

Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

11-6-25

Date