



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, July 11, 2024**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:01 p.m. July 11, 2024, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

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

III. ROLL CALL

Chairman Pumphrey conducted a roll call. The following members were present: Steve Pumphrey, Robert Davis, Michael Mulek, Greg Seibert, Jamie Strategier, Mike McKenzie, Diane Burnett, Michael Fletcher, Danny Bolton, George Watters and Reid Key. Members Brandon Bias, Jason Padgett and Glenn Seale were absent.

Staff present were Jay Dickson, Buford King, Celena Boykin, Shawn Mitchell, Fabia Waters, Cory Rhodes, Crystal Bates, Brenda Brock, Ashley Campbell, Ben Guerrera, Calla McKenzie, Brittany Epling, Tyler Austin, Vince Ramer and Mark Acreman.
County Attorney Erin Fleming was also present.

IV. APPROVAL OF MINUTES

Mr. Davis made a motion to approve the June 6, 2024, Planning Commission work session minutes and the June 6, 2024, Planning Commission meeting minutes. Mr. Bolton seconded the motion. All members voted in favor of the motion. The motion to APPROVE the June 6, 2024, Planning Commission work session minutes and the June 6, 2024, Planning Commission meeting minutes carried on a vote of 10-0.

V. ANNOUNCEMENTS/REGISTRATION

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

Chairman Pumphrey announced that case SC24-25 Double Eagle Estates was withdrawn. Cases Z24-17 Point Clear Village III and Z24-18 Bengtson Property were requested to be held over and would not be heard.

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case PER24-25, Two Lakes RV Park/Subdivision

The applicant requested a one (1) year Extension of Final Site Plan approval of cases S-21087 & S-21089.

b.) Case PER24-26, Flamingo RV Park aka Plantation RV Park

The applicant requested a one (1) year Extension of Final Site Plan approval of case S-21080.

c.) Case PER24-29, Malbis Park Place Apartments

The applicant requested a one (1) year Extension of Final Site Plan approval of case S-21066, Malbis Park Place Apartments, formerly Parkside at Eastern Shore.

d.) Case PER24-30, South Bend Village

The applicant requested a one (1) year Extension of Preliminary Plat approval of South Bend Village Subdivision, Ph 1-2, a 125-lot subdivision.

The motion to APPROVE cases PER24-25, Two Lakes RV Park/Subdivision, PER24-26, Flamingo RV Park aka Plantation RV Park, PER24-29, Malbis Park Place Apartments and PER24-30, South Bend Village was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases PER24-25, Two Lakes RV Park/Subdivision, PER24-26, Flamingo RV Park aka Plantation RV Park, PER24-29, Malbis Park Place Apartments and PER24-30, South Bend Village carried on a vote of 10-0.

The chairman opened the public hearing.

The chairman closed the public hearing.

e.) Case CSP24-01, Office Space

The applicant requested Commission Site Plan Approval for a 720 square foot office building.

f.) Case SC24-27, Prickett Subdivision

The applicant requested Preliminary & Final Plat (concurrent) approval for an 8-lot subdivision.

g.) Case SV24-10, Coleman Family Division

The applicant requested a variance from the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and grandchildren/great-grandchildren.

The motion to APPROVE cases CSP24-01 Office Space, SC24-27 Prickett Subdivision and SV24-10 Coleman Family Division was made by Mr. Bolton. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases CSP24-01 Office Space, SC24-27 Prickett Subdivision and SV24-10 Coleman Family Division carried on a vote of 10-0.

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

a.) Case CSP24-19, Coastal Church

The applicant requested Commission Site Plan Approval for the construction of a classroom building and lobby area.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Chris Lieb, Tim Simmons and Casey Weaver were present to represent the applicant.

Glenda Turner signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE case CSP24-19, Coastal Church was made by Mr. Mullek. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE case CSP24-19, Coastal Church carried on a vote of 10-0.

b.) Case CSP24-25, G Paws Farm

The applicant requested Commission Site Plan Approval for a dog grooming and boarding facility.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.
Crystal Geiger, the property owner, was present and spoke.
John Thompson signed up as neutral.
The chairman closed the public hearing.

The motion to APPROVE with conditions case CSP24-25, G Paws Farm was made by Mr. Davis. Mr. Fletcher made the motion to second. All members voted in favor of the motion with Mr. Bolton voting no. Motion to APPROVE with conditions case CSP24-25, G Paws Farm carried on a vote of 9-1.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SC24-28, 3 Amigos Subdivision

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

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.
Melissa Hadley was present to represent the applicant.
John Walley did not sign up but spoke.
The chairman closed the public hearing.

The motion to APPROVE case SC24-28, 3 Amigos Subdivision was made by Mr. Bolton. Mr. Key made the motion to second. All members voted in favor of the motion. Motion to APPROVE case SC24-28, 3 Amigos Subdivision carried on a vote of 10-0.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z24-19, Fincher Property

The applicant requested to rezone 45.30 +/- acres from RSF-3 to RSF-4.

The case was presented by Crystal Bates.

The chairman opened the public hearing.
Dwayne Smith was present for the applicant.
Ray Moore signed up in opposition.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-19, Fincher Property was made by Ms. Burnett. Ms. Strategier made a motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Mr. Davis abstained. Motion to recommend DENIAL of case Z24-19, Fincher Property carried on a vote 8-1.

b.) Case Z24-21, MacCartee Property

The applicant requested to rezone 1.6 +/- acres from B-2 to RMF-6.

The case was presented by Calla McKenzie.

The chairman opened the public hearing.

Caleb MacCartee, the property owner, was present.

Gregg Bridwell was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-21, MacCartee Property was made by Mr. Bolton. Ms. Strategier made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-21, MacCartee Property, carried on a vote of 10-0.

c.) Case Z24-22, Lipscomb Property

The applicant requested to rezone 6.5 +/- acres from B-2 to RSF-2.

The case was presented by Ben Guerrero.

The chairman opened the public hearing.

Jay Broughton was present to represent the applicant.

The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-22, Lipscomb Property was made by Mr. Fletcher. Mr. Mullek made the motion to second. All members voted in favor of the motion with Mr. Key voting no. Motion to recommend APPROVAL of case Z24-22, Lipscomb Property, carried on a vote of 9-1.

d.) Case Z24-23, Jim & Donna Enterprises LLC Property

The applicant requested to rezone 124 +/- acres from RA to RSF-1.

The case was presented by Celena Boykin.

The chairman opened the public hearing.
John Farley was present to represent the applicant.
Iris Baker and Nick Good signed up in opposition.
The chairman closed the public hearing.

The motion to TABLE case Z24-23, Jim & Donna Enterprises LLC Property until the August 1, 2024 meeting to allow further discussion of the zoning designation with staff and the applicant was made by Mr. Seibert. Mr. Bolton made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to TABLE case Z24-23, Jim & Donna Enterprises LLC Property until the August 1, 2024 meeting to allow further discussion of the zoning designation with staff and the applicant, carried on a vote of 9-1.

e.) Case Z24-24, Keith Property & PRD24-03, Graden Place

The applicant requested to rezone 20 +/- acres from RA to RSF-1 and approval for a 24-site Planned Residential Development (PRD).

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-24, Keith Property and case PRD24-03, Graden Place subject to staff conditions was made by Mr. Davis. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Key voting no. Mr. McKenzie recused himself. Motion to recommend APPROVAL of case Z24-24, Keith Property and case PRD24-03, Graden Place subject to staff conditions, carried on a vote of 8-1.

f.) Case Z24-25, Frank Property & PRD24-02, Farmington

The applicant requested to rezone 78 +/- acres from RA to RSF-1 and approval for a 102-site Planned Residential Development (PRD).

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Dwayne Smith was present to represent the applicant.
Kim Frank signed up in opposition.
The chairman closed the public hearing.

The motion to recommend DENIAL of case Z24-25, Frank Property and case PRD24-02, Farmington was made by Ms. Burnett. Ms. Strategier made the motion to second. All members voted in favor of the motion with Mr. Fletcher voting no. Motion to recommend DENIAL of case Z24-25, Frank Property and case PRD24-02, Farmington, carried on a vote of 9-1.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case SC24-26, Hall's Creek Farm

The applicant requested Preliminary & Final Plat (concurrent) approval for a 28-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Randall Tillman was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE case SC24-26, Hall's Creek Farm was made by Mr. Fletcher. Ms. Strategier made the motion to second. All members voted in favor of the motion with Ms. Burnett voting no. Motion to APPROVE case SC24-26, Hall's Creek Farm carried on a vote of 9-1.

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

a.) Case CSP24-12, Smeraglia Kennels

The applicant requested Commission Site Plan approval for a dog kennel.

The case was presented by Cory Rhodes.

The chairman opened the public hearing.

Chris Leib and Michelle McCarty were present to represent the applicant.

Glenn Hopper, Dawn Hopper, Melanie Wilks, Brady Ellison, Deborah Jones and Gary Ellison signed up in opposition.

The chairman closed the public hearing.

The motion to DENY case CSP24-12, Smeraglia Kennels was made by Ms. Burnett. Mr. Bolton made the motion to second. Ms. Burnett WITHDREW her motion.

The motion to TABLE case CSP24-12, Smeraglia Kennels until the October 3, 2024 meeting to allow time for the applicant to submit a more comprehensive kennel management plan was made by Mr. Fletcher. Ms. Burnett made the motion to second. All members voted in favor of the motion with Mr. Mullek, Mr. McKenzie and Mr. Bolton voting no. Motion to TABLE case CSP24-12, Smeraglia Dog Kennels until the October 3, 2024 meeting to allow time for the applicant to submit a more comprehensive kennel management plan carried on a vote of 7-3.

XII. NEW BUSINESS:

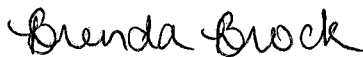
No new business.

XIII. REPORTS AND ANNOUNCEMENTS

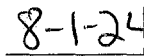
No reports or announcements.

XIV. ADJOURNMENT

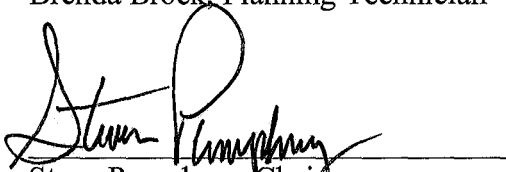
As there were no further items to discuss, the meeting was adjourned at 7:06 p.m.



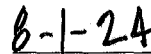
Brenda Brock, Planning Technician



Date



Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission



Date