



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, March 2, 2023**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:02 p.m. March 2, 2023, 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: Steven Pumphrey, Brandon Bias, Robert Davis, Plumer Tonsmeire, Michael Mullek, Bill Booher, Mike McKenzie and Michael Fletcher. Members Jason Padgett, Greg Seibert, Jamie Strateiger, Rebecca Teel, and Diane Burnett were absent. County Attorney Shawn Alves was also present.

Staff present included Matthew Brown, Buford King, Celena Boykin, DJ Hart, Mary Booth, Shawn Mitchell, Cory Rhodes, Crystal Bates, Calla McKenzie, Fabia Waters, Paula Bonner, Vince Ramer, Robert Brown, Tyler Mitchell and Tucker Stuart.

IV. APPROVAL OF MINUTES

Michael Mullek made a motion to approve the February 2, 2023, work session and the February 2, 2023 meeting minutes with one correction. Bill Booher seconded the motion. All members voted aye. **The motion to approve the February 2, 2023, Planning Commission work session and the February 2, 2023, Planning Commission meeting minutes, with correction, carried on a vote of 7-0.**

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z22-23, Andrade Property

The applicant is requesting to WITHDRAW this application.

Mr Bias made the motion to APPROVE the request to withdraw. Mr. Davis made the second. All members voted in favor of the motion, **Motion to APPROVE carried on a vote of 7-0.**

b.) Case Z23-1, Baird Property

The applicant is requesting to rezone 24 acres from RSF-1 to RA to allow agricultural use of the property

The case was presented by Fabia Waters

Casey Suchcicki was present for the applicant.

Mr Davis made the motion to Recommend APPROVAL of the request. Mr. Booher made the second. All members voted in favor of the motion, **Motion to Recommend APPROVAL of Case Z23-1, Baird Property carried on a vote of 7-0.**

c.) Case Z23-3, Carol King Trust Property

The applicant is requesting to rezone 3+/- acres from RV-2 to B-3 to allow commercial use of the property.

The case was presented by Celena Boykin.

Scott Curtis was present for the applicant.

Mr. Booher made a motion to table for 30 days, then withdrew the motion.

Mr Davis made the motion to Recommend DENIAL the request. Mr. Tonsmeire made the second. All members voted in favor of the motion, **Motion to Recommend DENIAL of Case Z23-3, Carol King Trust Property carried on a vote of 7-0.**

d.) Case Z23-4 Turner Property

The applicant is requesting to rezone 17.08+/- acres from RSF-2 and RMF-6 to RSF-E to allow single family residential use of the property.

The case was presented by Paula Bonner

No one was present for the applicant.

Mr Bias made the motion to Recommend APPROVAL of the request. Mr. Tonsmeire made the second. All members voted in favor of the motion, **Motion to Recommend APPROVAL of Case Z23-4, Turner Property carried on a vote of 7-0.**

e.) Case TA-23001, Text Amendment to Local Provisions for Planning Districts 4, 22, 29, 32 and 33.

This is a request for amendments to the Local Provisions for Planning Districts 4, 22,29,32 and 33.

The case was presented by Matthew Brown.

The following were present in favor of the amendment: Mr. Thompson, Ms. Gambill.

Mr Mullek made the motion to Recommend APPROVAL of the request, as submitted by staff, leaving out Planning District 32 and sidewalks requirement only in the radial area.

Mr. Booher made the second. All members voted in favor of the motion, **Motion to Recommend APPROVAL of Case TA-23001 carried on a vote of 7-0.**

VII. OLD BUSINESS – REZONING

a.) Update to approved Planning and Zoning meeting schedule

The request is to update the subdivision pre-application meeting on the approved 2022-2023 meeting schedule.

Mr Booher made the motion to Approve the request. Mr. Bias made the second. All member voted in favor of the motion. **Motion to APPROVE change to the meeting calendar carried on a vote of 7-0.**