



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, February 6, 2025**

I. CALL TO ORDER

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:09 p.m. February 6, 2025, 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, Robert Davis, Greg Seibert, Jamie Strategier, Diane Burnett and George Watters. Members Scott Shamburger, Michael Mullek, Glenn Seale, Michael Fletcher and Reid Key were absent.

Staff present were Jay Dickson, Shawn Mitchell, Celena Boykin, Josh Newman, Cory Rhodes, Ashley Campbell, Brenda Brock, Mary Booth, Fabia Waters, Crystal Bates, Calla McKenzie, and Mark Acreman.

County Attorney Brad Hicks was also present.

IV. APPROVAL OF MINUTES

The motion to **APPROVE** the January 9, 2025, Planning Commission work session minutes and the January 9, 2025, 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 January 9, 2025, Planning Commission work session minutes and the January 9, 2025, Planning Commission meeting minutes carried on a vote of 6-0.

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF CONSENT AGENDA

a.) Case CSP24-35, Campbell Road Cell Tower

The applicant requested Commission Site Plan approval for the construction of a new cell tower.

b.) Case SC24-59, Replat of Lot 1, Guthrie Estates

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision.

c.) Case SC24-62, Clayton Subdivision

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision.

The chairman opened the public hearing.

The chairman closed the public hearing.

The motion to APPROVE cases CSP24-35 Campbell Road Cell Tower, SC24-59 Replat of Lot 1, Guthrie Estates and Case SC24-62 Clayton Subdivision was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE cases CSP24-35 Campbell Road Cell Tower, SC24-59 Replat of Lot 1, Guthrie Estates and Case SC24-62 Clayton Subdivision carried on a vote of 6-0.

[Removed from Consent Agenda]

d.) Case PER25-01, Beach and Barn RV Park Ext (formerly Salty Stay RV Park)

The applicant requested the second & FINAL one (1) year extension of the Final Site Plan approval of PUD21-10, Beach and Barn RV Park that was originally approved February 3, 2022.

The case was presented by Mary Booth.

The chairman opened the public hearing.

Chris Lieb was present to represent the applicant.

The chairman closed the public hearing.

The motion to APPROVE case PER25-01, Beach and Barn RV Park Ext (formerly Salty Stay RV Park) was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion with Mr. Seibert and Ms. Strategier voting no. Motion to APPROVE case PER25-01, Beach and Barn RV Park Ext (formerly Salty Stay RV Park) carried on a vote of 4-2.

e.) Case SC24-60, Bryars Subdivision

The applicant requested Preliminary & Final Plat (Concurrent) approval for a 4-lot subdivision.

The case was presented by Mary Booth.

The chairman opened the public hearing.

Craig Terrell signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SC24-60, Bryars Subdivision was made by Mr. Bias. Ms. Seibert made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SC24-60, Bryars Subdivision carried on a vote of 6-0.

f.) Case SPP24-36, Seville Estates

The applicant requested Preliminary Plat approval for a 9-lot subdivision.

The case was presented by Shawn Mitchell.

The chairman opened the public hearing.

Cathy Barnette was present to represent the applicant.

Orval Wicker signed up as neutral.

Cecelia Arnold signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-36, Seville Estates was made by Mr. Davis. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to APPROVE with conditions case SPP24-36, Seville Estates carried on a vote of 6-0.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

None.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – HIGHWAY CONSTRUCTION SETBACK APPEAL CASES

None.

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case PRD24-10, Two Lakes Phases 1 & 2

The applicant requested Planned Residential Development approval for a 114-unit RV Park.

The case was presented by Celena Boykin.

The chairman opened the public hearing.
Chris Lieb was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case PRD24-10, Two Lakes Phases 1 & 2 was made by Mr. Seibert. Mr. Watters made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case PRD24-10, Two Lakes Phases 1 & 2 carried on a vote of 6-0.

b.) Case Z24-51, Hagle Property

The applicant requested to rezone 29 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-1).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.
Seth Moore was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-51, Hagle Property was made by Mr. Bias. Ms. Burnett made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-51, Hagle Property carried on a vote of 6-0.

c.) Case Z24-55, No Doubt Holdings, LLC Property

The applicant requested to rezone 4.2 +/- acres from Base Community Zoning (BCZ) to Rural District (RR).

The case was presented by Cory Rhodes.

The chairman opened the public hearing.
Tom Granger was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-55, No Doubt Holdings, LLC Property was made by Mr. Davis. Mr. Seibert made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-55, No Doubt Holdings, LLC Property carried on a vote of 6-0.

d.) Case Z24-56, Greene Property

The applicant requested to rezone .50 +/- acres from Residential Single Family (RSF-1) to Residential Single Family Residential (RSF-2).

The case was presented by Crystal Bates.

The chairman opened the public hearing.
Michael Johnson was present to represent the applicant.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-56, Greene Property was made by Mr. Bias. Mr. Davis made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-56, Greene Property carried on a vote of 6-0.

e.) Case Z24-57, Smith Property

The applicant requested to rezone 1.76 +/- acres from General Business District (B-3) to Major Commercial District (B-4).

The case was presented by Calla McKenzie.

The chairman opened the public hearing.
The chairman closed the public hearing.

The motion to recommend APPROVAL of case Z24-57, Smith Property was made by Ms. Burnett. Mr. Bias made the motion to second. All members voted in favor of the motion. Motion to recommend APPROVAL of case Z24-57, Smith Property carried on a vote of 6-0.

X. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) Case PUD24-13, Cottages on 31

The applicant requested Final Site Plan approval for a 29-unit townhouse development.

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Price Hightower, Bobby Riis and Cathy Barnette were present to represent the applicant.

Michele White, Latisha Byrd, Michael Riley and Kathy Connick signed up in opposition.

The chairman closed the public hearing.

The motion to APPROVE with conditions case PUD24-13, Cottages on 31 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 PUD24-13, Cottages on 31 carried on a vote of 6-0.

b.) Case SPP24-39, Southtown Phase II

The applicant requested Preliminary Plat approval for a 193-lot subdivision.

[Chairman Steven Pumphrey recused himself so Vice-Chairman Brandon Bias became acting Chairman.]

The case was presented by Fabia Waters.

The chairman opened the public hearing.

Austin Lutz was present to represent the applicant.

Lisa Mitchell, Mike Caldwell, Cindy Caldwell and Jane Krchak Martin signed up in opposition.

Niki Whitaker signed up as neutral.

The chairman closed the public hearing.

The motion to APPROVE with conditions case SPP24-39, Southtown Phase II was made by Mr. Seibert. Mr. Davis made the motion to second. All members voted in favor of the motion with Mr. Bias as acting Chairman, not voting. Motion to APPROVE with conditions case SPP24-39, Southtown Phase II carried on a vote of 5-0.

XI. NEW BUSINESS:

None.

XII. REPORTS AND ANNOUNCEMENTS

No reports or announcements.

XII. ADJOURNMENT

As there were no further items to discuss, the meeting was adjourned at 6:02 p.m.

Brenda Brock, Planning Technician

Date

Steven Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

Date