



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, February 6, 2020**

I. CALL TO ORDER

Chairman Sam Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 6:02 p.m. on February 6, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

Vince Jackson opened the meeting with an invocation and prayer. He also led the pledge of allegiance.

III. ROLL CALL

Mr. Jackson conducted a roll call. The following members were present: Chairman Sam Davis, Kevin Murphy, Bonnie Lowery, Arthur Oken, and Robert Davis. Members Daniel Nance, Brandon Bias, Nancy Mackey, and Plumer Tonsmeire were absent. County Attorney Erin Fleming was present.

Staff present included Vince Jackson, D.J. Hart, Linda Lee, Mary Booth, Laurie Rumbaugh, and Paula Bonner.

III. APPROVAL OF THE MINUTES

Arthur Oken made a motion to approve the January 9, 2020 meeting minutes. Robert Davis seconded the motion. All members voted aye. **The motion to approve the January 9, 2020 minutes carries on a vote of 4-0.**

IV. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASE

a.) CASE Z-20002 FOSTER PROPERTY

Mr. Jackson presented the rezoning request for property located on the north side of County Road 64 in District 15. The request is to rezone approximately 5 acres from RSF-E to B-3 to allow for a commercial development. Mr. Jackson answered questions and reported staff recommended approval.

Carl Johnson, Barbara Foster, and Sidney Foster were present in favor of the request. Mr. Johnson spoke for the applicant and confirmed Alabama Department of Transportation and Baldwin County Highway Department requirements will be followed. There was no one present in opposition.

Arthur Oken made a motion to recommend approval. Kevin Murphy seconded the motion. All Members voted aye. **Motion to recommend approval to Baldwin County Commission Case Z-20002 rezoning request from RSF-E to B-3 carries on a vote of 4-0.**

V. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-20003 OSPREY PARK FINAL SITE PLAN APPROVAL

Mrs. Booth presented the application for an 8 lot RV Park on approximately 20 acres located on the east side of Osprey Lane in un-zoned District 13. Mrs. Booth reported no deficiencies and stated staff recommended approval.

Eric Jackson was present to represent the applicant. Adjacent property owners Jody Nolfe and Calvin Clingan spoke in opposition of the request. Mrs. Booth and Eric Jackson answered questions from the Commission and public.

Bonnie Lowery made a motion to approve the request. Arthur Oken seconded the motion. **Case S-20003 Osprey Park Final Site Plan Approval for an RV Park carries on a vote of 4-0.**

b.) CASE S-20004 THOMPSON HALL QUADPLEXES FINAL SITE PLAN APPROVAL

Mrs. Booth reported the applicant requested to table the application to the next meeting due to comments received from the City of Fairhope.

Kevin Murphy made a motion to table the application. Robert Davis seconded the motion. All members voted aye. **Motion to table Case S-20004 Thompson Hall Quadplexes Final Site Approval until the March 5, 2020 meeting carries on a vote of 4-0.**

c.) CASE S-20009 BURNSTAND SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application for a 3-lot subdivision on approximately 6.1 acres located on County Road 62. The property is in District 12 and zoned RSF-1. Mrs. Booth reported there were no deficiencies and staff recommended approval.

David Shumer was present to represent the applicant and answered questions from the Commission. Shasta Frederic, Roy Spivey, Joe Frederic, and Richard Liles spoke in opposition of the request. Robert Eugene Spivey, Jr. signed up in opposition but did not speak. Mr. Shumer and Mrs. Booth answered questions.

Kevin Murphy made a motion to approve the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20009 Burnstand Subdivision Permit Approval carries on a vote of 4-0.**