



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, December 3, 2020**

I. CALL TO ORDER

Chairman Sam Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:04 p.m. on December 3, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

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

III. ROLL CALL

Vince Jackson conducted a roll call. The following members were present: Chairman Sam Davis, Kevin Murphy, Daniel Nance, Robert Davis, and Jason Padgett. Members Bonnie Lowery, Brandon Bias, and Plumer Tonsmeire were absent. Erin Fleming was present as County Attorney.

Staff present included Vince Jackson, Celena Boykin, Linda Lee, DJ Hart, Crystal Bates, Mary Booth, Laurie Rumbaugh, Alfreda Jeffords, and Paula Bonner.

IV. APPROVAL OF THE MINUTES

Kevin Murphy made a motion to approve the November 5, 2020 meeting minutes. Daniel Nance seconded the motion. All members voted aye. **The motion to approve the November 5, 2020 Planning Commission meeting minutes carries on a vote of 4-0.**

V. ANNOUNCEMENTS/REGISTRATION

Chairman Davis informed the audience of the public hearing registration procedure.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE Z-20044 DAN & DAN LLC PROPERTY REZONING REQUEST

Linda Lee presented the request to rezone approximately 3 acres from RA to B-3 to allow a convenience store and gas station on the property. The subject property is located at 12990 County Road 95 in Planning District 22. Mrs. Lee reported

recommendation of approval by staff.

Hetal Patel was present to represent the applicant. There was no one present in opposition.

Jason Padgett made a motion to recommend approval of the request. Robert Davis seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20044 Dan & Dan LLC Property rezoning request from RA to B-3 carries on a vote of 4-0.**

b.) CASE Z-20045 PARNELL DEVELOPMENT LLC PROPERTY REZONING REQUEST

Vince Jackson presented the request to rezone approximately 1-acre RSF-1 to RR to allow expansion of an existing storage facility. The subject property is located on the west side of State Highway 225 in Planning District 4. Mr. Jackson reported recommendation of approval by staff.

Les Parnell was present to answer questions. There was no one present in opposition.

Daniel Nance made a motion to recommend approval of the request. Kevin Murphy seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20045 Parnell Development LLC Property rezoning request from RSF-1 to RR carries on a vote of 4-0.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-20078 BFLC 63762 PHASE I DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for development permit approval for a 5-lot subdivision on approximately 56.93 acres located on the east side of County Road 64 north of Oasis Boulevard and Waterworld Road in the Wilcox area. The property is unzoned in Planning District 13. Mrs. Booth reported recommendation of approval by staff contingent upon deficient items being addressed prior to final plat approval.

Trent Wilson was present to represent the applicant and answer questions. Ruth Childress spoke in opposition of the request.

Daniel Nance made a motion to approve contingent receipt of the revisions requested by staff. Kevin Murphy seconded the motion. All other members voted aye. **Motion to approve Case S-20078 BFLC 63762 Phase I Development Permit Approval contingent upon the deficient items listed below being addressed prior to final plat approval carries on a vote of 4-0.**

- **Vicinity map needs to be updated.**
- **HCS lines need to be shown and labeled.**
- **Graphic Scale Bar needs to be added.**
- **E-911 has recommended the subdivision be renamed as proposed name poses a public safety risk and possibly delay in response times.**
- **The drainage narrative does not include for the common drives and map will need to be updated accordingly.**