



Baldwin County Commission Regular Meeting Minutes

Tuesday, April 16, 2024
10:00 AM

Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers – 2nd Floor,
1100 Fairhope Avenue, Fairhope, Alabama 36532

[Supporting documentation for the minutes can be viewed in the File ID link of each item.](#)

WELCOME, INVOCATION AND PLEDGE OF ALLEGIANCE

The Chairman called the meeting to order at 10:00 a.m. Following the Invocation by Jason Garcia, Pastor of Celebration Church, Fairhope, and the Pledge of Allegiance led by Commissioner Charles F. Gruber, the Commission transacted the following business to-wit:

Present: 4 - Commissioner James E. Ball, Commissioner Matthew P. McKenzie, Commissioner Billie Jo Underwood, and Commissioner Charles F. Gruber

Absent: 0

Also present were, Roger Rendleman, County Administrator, and Brad Hicks, County Attorney.

A ADOPTION OF MINUTES

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to adopt the minutes of the April 2, 2024, Regular Meeting.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

B COMMITTEE REPORTS

BA FINANCE/ADMINISTRATION DIVISION

BA1 Payment of Bills

[24-0662](#)

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, to approve payment of the bills and distribution of taxes which are listed in the Baldwin County Accounts Payable Payments.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

BA2 Notification of Interim Payments Approved by Clerk/Treasurer as Allowed Under Policy 8.1

[24-0661](#)

No action taken.

C CONSENT

Chairman Underwood noted Addendum Item GA1 is included in the Consent Agenda.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to approve the Consent Agenda including Addendum Item GA1.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

CA ADMINISTRATION

CA1 City of Orange Beach - Annexation Notification

[24-0668](#)

Acknowledge and make part of the record Act #2023-426, annexing property into the corporate limits of the City of Orange Beach, Alabama.

CA2 Baldwin County Eastern Shore Health Care Authority - Board Appointment(s)

[24-0561](#)

As related to the Baldwin County Eastern Shore Health Care Authority, take the following actions:

- 1) Re-appoint Ms. Emalyn “Em” Johnson, for a six (6) year term, said term to commence April 30, 2024, and expire April 30, 2030; and
- 2) Re-appoint Mr. John Baker, for a six (6) year term, said term to commence April 30, 2024, and expire April 30, 2030; and
- 3) Re-appoint Mr. Marian E. “Tut” Wynne, for a six (6) year term, said term to commence April 30, 2024, and expire April 30, 2030.

CA3 Cindy Haber Center, Inc. - Board Appointment(s)

[24-0650](#)

As it relates to the Cindy Haber Center, Inc., take the following actions:

- 1) Adopt Resolution #2024-101 which appoints Ms. Victoria Angel Loewen as a member of the Board of Directors for a pro-rata reduced six (6) year term, to fill the place seat formerly held by Ms. Lisa Thompson Saulters, said term commencing April 16, 2024, and expiring March 31, 2030.
- 2) Thank Ms. Lisa Thompson Saulters for her prior civic service.

CA4 Alabama State Veterans Memorial Cemetery at Spanish Fort - 2024 Memorial Day Event

[24-0653](#)

Related to the Alabama State Veterans Cemetery 2024 Memorial Day Event at the Alabama State Veterans Memorial Cemetery at Spanish Fort on Monday, May 27, 2024, take the following actions:

- 1) Make a determination that public purposes are served by and through the Baldwin County Commission expending County public funds and/or other County public assistance/in kind assistance to aid with the Memorial Day Event including, but not limited to, the provision of Baldwin Regional Area Transit System (BRATS) public transportation, 200 chairs, tent, portable PA system, stage and stage skirting for use by the public, said public purposes include the promotion of veterans and all branches of the United States Armed Services on their contributions and sacrifices, at a permanent public memorial cemetery, as well as civic purposes and recreational purposes benefiting the general public; and
- 2) Authorize the provision of BRATS public transportation for a total cost of \$319.00 (to be donated by Baldwin County BRATS Department and not reimbursed by another County Department) and the provision of chairs, tent, portable PA system, stage and stage skirting for use by the public for a total cost of \$2,509.00 as paid from the Commission Contingency Budget.

CA5 Perdido Vineyards “Dice Run” Benefit Motorcycle Ride

[24-0628](#)

Approve the request from Perdido Vineyards to use County Roads 39, 47, and 138, for the Perdido Vineyards Dice Run benefit motorcycle ride on April 20, 2024, beginning at 10:30 a.m. and ending at approximately 2:00 p.m.

Approval is contingent upon event organizer providing the County with a Certificate of Liability Insurance that meets County requirements prior to the event taking place.

The Baldwin County Sheriff’s Office will provide the necessary security for the event.

CA6 Termination of Lease Agreement with City of Bay Minette for Bay Minette Police Department Complex

[24-0617](#)

Accept the notice of termination from the City of Bay Minette and terminate the Lease Agreement between the Baldwin County Commission and the City of Bay Minette for the Bay Minette Police Department Complex, located at 300 North Hoyle Avenue, said termination effective April 16, 2024.

CA7 TEFRA Resolution #2024-087 - Approval of Bonds Issued by Infirmary Health System for Certain Capital Improvements for Facilities Located in Baldwin County, Alabama

[24-0592](#)

Adopt Resolution #2024-087 pursuant to Section 147 of the Internal Revenue Code, which consents and approves the bonds issued by Infirmary Health System Special Care Facilities Financing Authority of Mobile for capital improvements or expenditures of the Infirmary Health System, Inc. with the potential project sites in Baldwin County being in Fairhope, Daphne, and Bay Minette.

CA8 Creation of a Tax Increment Financing District 1 in Baldwin County and Approval of the Project Plan for TIF D1

[24-0623](#)

Adopt Resolution #2024-095 creating a Tax Increment Financing District in Baldwin County, Alabama, effective May 1, 2024, for a duration of 35 years, and approve the Project Plan for the Tax Increment Financing District 1 (“TIF D1”).

CA9 Resolution #2024-097 - General Obligation Tax Increment Warrants, Series 2024 - Tax Increment Financing (TIF) District 1

[24-0624](#)

Related to the Tax Increment Financing District (TIF D1) in Baldwin County, Alabama, adopt Resolution #2024-097 which authorizes the preparation and distribution of an offering statement in compliance with Rule 15c2-12, and authorizes the Chairman to declare the County’s official intent to make expenditures that are expected to be reimbursed from Warrant proceeds.

CC ARCHIVES AND HISTORY

CC1 Resolution #2024-109 - Appropriation from Historic Parks Fund to Baldwin County Bicentennial Park for Olde Time Days Event and Activities [24-0555](#)

Related to Olde Time Days Event and Activities take the following actions:

- 1) Adopt Resolution #2024-109 authorizing an appropriation of \$60,000.00 from the Historic Parks Fund to Baldwin County Bicentennial Park to cover costs associated with the Olde Time Days event and activities in observance of National Farmers Day; and
- 2) Authorize staff to partner with the South Alabama Antique Tractor and Engine Club (SAATEC) to host the Olde Time Days event to be held at Baldwin County Bicentennial Park on Saturday, October 5, 2024, from 9:00 a.m. until 4:00 p.m. at no cost to the public.

CE BUDGET/PURCHASING

CE1 Competitive Bid #WG24-24 - Labor and Incidental Materials for Roof Replacement and Maintenance to Various County Buildings for the Baldwin County Commission [24-0681](#)

Take the following actions:

- 1) Approve the specifications and authorize the Purchasing Director to place a competitive bid for labor and incidental materials for roof replacement and maintenance to various County buildings; and
- 2) Further, authorize the Chairman/Purchasing Division Commissioner for the Baldwin County Commission to approve any necessary addendums or clarifications if required after the bid is advertised; and
- 3) Approve and authorize the Purchasing Director to issue a Purchase Order to Garland/DBS, Inc. in the amount not to exceed \$400,000.00 for the roofing materials which are being purchased via the OMNIA Partners Public Sector national purchasing cooperative.

CE2 Extension of Competitive Bid #WG22-34 - Provision for Rental of Solar Powered Portable Message Signs for the Baldwin County Commission [24-0618](#)

Extend Competitive Bid #WG22-34 for the Provision for Rental of Solar Powered Portable Message Signs with C & H Construction Services, LLC, for an additional twelve (12) months at the same prices, terms and conditions as stated in the original bid award on June 7, 2022. The new extension will expire on June 7, 2025.

CE3 Pre-qualification of Contractors for Demolition of Existing Building and [24-0654](#)

Construction of a New Baldwin County District Attorney Building Located
in Bay Minette, Alabama, for the Baldwin County Commission

Take the following actions:

1) Approve the following eight (8) pre-qualification applications for the demolition of existing building and construction of a new Baldwin County District Attorney Building located in Bay Minette, Alabama:

Triptek Construction, LLC
Bayshore Construction Co., Inc.
Stuart Construction, LLC
White-Spunner Construction, LLC
Rolin Construction, Inc.
J. T. Harrison Construction Co., Inc.
Rogers & Willard, Inc.
Witherington Construction Corp.; and

2) Reject the applications of the following five (5) applicants as non-qualified:

Crucible Construction, LLC
Jim Cooper Construction Co., Inc.
Persons Services Corporation, LLC
M W Rogers Construction Co., LLC
Waverly Construction of Alabama, LLC; and

3) Authorize the Purchasing Director and the Architect to bid the project.

CE4 Annual Pre-award Risk Assessment by ADCNR

[24-0673](#)

Authorize the Chairman to execute the annual Alabama Department of Conservation and Natural Resources (ADCNR) Subrecipient Risk Assessment questionnaire which allows ADCNR to determine a subrecipient's ability to carry out projects and comply with Federal and State Statutes, regulations and the terms and conditions of subawards for purposes of determining the appropriate subrecipient monitoring.

CH COMMUNICATIONS/INFORMATION SYSTEMS (CIS)

CH1 Agreement Regarding Baldwin County Interoperability Communications
System with Tensaw Volunteer Fire Department

[24-0652](#)

Approve and authorize the Chairman to execute the Agreement Regarding Baldwin County Interoperability Communications System between the Baldwin County Commission and Tensaw Volunteer Fire Department for the use of the Baldwin County Interoperability P25 700/800 MHz Communication System.

This agreement shall be effective upon the date of full execution by both parties for a term of three (3) years, unless otherwise terminated by the parties set forth herein. Any party may terminate this Agreement by giving ninety (90) days written notice of such termination to the other party.

CH2 Donation of Surplus Equipment to The Baldwin County Amateur Radio Club

[24-0660](#)

Approve the donation of the following three (3) laptops to The Baldwin County Amateur Radio Club:

Type: Laptop(s)

Model: HP ProBook 650 G8 Notebook PC

Serial Number(s): 5CD10334X8, 5CD103330P, 5CD10334Y6

CH3 Sale of Surplus Equipment on GovDeals.com

[24-0659](#)

Authorize the sale of the following equipment from Communications and Information Systems (CIS) Department by online auction on GovDeals.com:

Lot 1: 59 desktops, 15 printers and miscellaneous power adapters, keyboards, cables and printer drawers, Xerox transfer unit, and fuser module.

Lot 2: 42 laptops, 38 monitors, 1 under-desk mount, miscellaneous laptop docks, 3 monitor stands, 1 Ergotron standing desk, and 1 Ergotron TV cart.

CJ **ELECTED OFFICIALS**

CJ1 Sheriff's Office - Contract for Law Enforcement Services for City of Orange Beach

[24-0410](#)

Approve the Contract for Law Enforcement Services between the Baldwin County Commission, the City of Orange Beach, and the Baldwin County Sheriff's Office for the provision of law enforcement protection to the City of Orange Beach, Alabama. The term of this agreement shall be from January 1, 2024, to December 31, 2024.

Any party may terminate this agreement without cause or further liability to the other, except as to the indemnification provided herein, upon thirty (30) days written notice to the parties to this agreement.

CL **ENVIRONMENTAL MANAGEMENT**

CL1 Mandatory Garbage Fees - Low Income Exemption Applications 2024

[24-0667](#)

Take the following actions related to persons that have applied to be exempt from the Baldwin County mandatory garbage fees by the Baldwin County Low Income Exemption

Program:

1st Quarter starting January 1, 2024 - March 31, 2024:

Approve 15 and Deny 10 Low Income Applicants

CL2 Mandatory Garbage Fees - Social Security Exemption Applications 2024

[24-0666](#)

Take the following actions related to persons that have applied to be exempt from the Baldwin County mandatory garbage fees by State granted exemption:

1st Quarter starting January 1, 2024 - March 31, 2024:

Approve 279 and Deny 43 Social Security Exemption Applications

CN GRANTS

CN1 Protective Partitions in Various Baldwin County Commission Facilities -
Permission to Advertise

[24-0670](#)

Take the following actions:

1) Approve the Purchasing Director and Architect to place a competitive bid for the protective partitions in various Baldwin County Commission facilities; and

2) Approve the Chairman to execute any project-related documents.
Funding will be from the America Rescue Plan Act (ARPA) funds.

CN2 Sheriff's Office - Fiscal Year 2024 Homeland Security Grant Application

[24-0669](#)

Take the following actions:

1) Confirm, ratify, and approve the submittal of the FY 2024 Homeland Security Grant application to the Alabama Law Enforcement Agency (ALEA) by staff on behalf of the Baldwin County Sheriff's Office (BCSO) requesting \$27,650.00, in federal funds, said funds to be used to purchase low-night vision goggles to improve officer and public safety by enhancing officers' low-light capabilities during tactical situations. (Forms for the Grant Application were submitted by staff electronically prior to Commission approval due to time constraints and submission deadline of April 15, 2024.); and

2) Authorize the Chairman to sign any other documents related to this grant application.

CN3 Fiscal Year 2025 Alabama Coastal Area Management Program (ACAMP)
Grant Application

[24-0632](#)

Take the following actions:

1) Approve the submittal of the Alabama Coastal Area Management Program grant

application by the Highway Department on behalf of the Baldwin County Commission requesting \$50,000.00 in grant funds for the Meadows Park Public Access; and

2) Authorize the Chairman to sign any other documents related to this grant application.

CO HIGHWAY

CO1 Case No. S-20086 - The Estates at The Verandas, Phase 1 - Release Maintenance Bond

[24-0621](#)

Authorize staff to release the Surety Document (Maintenance Bond) from Fidelity and Deposit Company of Maryland on behalf of Ammons & Blackmon Construction, LLC, for The Estates at The Verandas, Phase 1, in the amount of \$140,425.30 which guarantees the workmanship and materials of the roadways and drainage improvements within the public rights-of-way as shown on the approved Final Plat and "As-Built" construction plans.

CO2 License Agreement #24010 - Kee Avenue - Right-of-Way

[24-0647](#)

Take the following actions:

1) Approve License Agreement #24010 permitting Baldwin County Sewer Service, LLC, c/o Richie Barnett to install a 2-inch sewer force main and a 1.5-inch service on unmaintained right-of-way on the east side of Kee Avenue in Lillian. The term of this agreement shall commence on the date of full execution. License for installation shall terminate at 11:59 p.m. on October 15, 2024. License for maintenance shall be indefinite according to the terms of the agreement or until modified by a written agreement with Licensor; and

2) Authorize the County Engineer to execute Utility Permit #24075-S.

CO3 Subaward Grant Agreement with ADCNR for Fish River Watershed Sediment and Stormwater Improvements Project - Regional Stormwater Pond Preliminary Engineering Funding

[24-0679](#)

Authorize the Chairman to execute an agreement between the Baldwin County Commission and Alabama Department of Conservation and Natural Resources (ADCNR) to provide preliminary engineering of the conversion of approximately 80 acres of farmland into a regional stormwater facility that will improve water quality within the Fish River Watershed.

This agreement shall be effective upon full execution and shall end on September 30, 2026.

CP JUVENILE DETENTION

CP1 Resolution #2024-104 - Fiscal Year 2024 Reallocation of Budgeted Funds

[24-0682](#)

Adopt Resolution #2024-104 amending the Fiscal Year 2024 Budget (Resolution #2023-186 and Resolution #2023-187, adopted September 28, 2023) to authorize the reallocation of funds to upgrade the Juvenile Detention Center's Fire Protection System.

CR PERSONNEL

CR1 Highway Department (Foley) - Promotion

[24-0676](#)

Approve the promotion of Derica Johnson from the Operations Support Specialist I position (#5389) grade 305 (\$16.70 per hour / \$34,736.00 annually) to fill the vacant Operations Support Specialist II position (#5224) at a grade 307 (\$18.04 per hour / \$37,523.20 annually) effective no sooner than April 22, 2024.

CR2 Juvenile Detention Center - Employment of Two Detention Worker I Positions

[24-0677](#)

Take the following actions:

- 1) Approve the employment of Jamie Garrett to fill the open Detention Worker I position (#5734) at a grade 308 (\$18.00 per hour / \$37,440.00 annually); and
- 2) Approve the employment of Matthew Quinley to fill the open Detention Worker I position (#5341) at a grade 308 (\$18.00 per hour / \$37,440.00 annually).

These actions shall be effective no sooner than April 22, 2024.

CR3 Probate Office - Employment of One License Revenue Officer I Position

[24-0678](#)

Approve the employment of Amanda Maggerise to fill the open License Revenue Officer I position (#5691) grade 306 (\$16.54 per hour / \$34,403.20 annually) to be effective no sooner than April 22, 2024.

G ADDENDA

GA GENERAL

GA1 Alabama Gulf of Mexico Energy Security Act (GOMESA) - 2024 Project Application

[24-0688](#)

Take the following actions:

- 1) Adopt Resolution #2024-110 and authorize the Highway Department to submit an application to the Alabama Department of Conservation and Natural Resources for Alabama Gulf of Mexico Energy Security Act (GOMESA) funds for construction of the

Gulfway Street Beach Access project; and

2) Authorize the Chairman to execute any other project related documents.

Resolution Authorizing Baldwin County, Alabama, to Join the State of Alabama and Other Local Governments as Participants in Current and Future Opioid Settlements Related to Cardinal Health and Cencora f/k/a AmerisourceBergen Drug Company

24-0709

Mr. David Conner, County legal counsel with Blackburn & Conner, P.C., appeared before the Commission regarding a proposed settlement to settle claims against Cardinal Health and Cencora, formerly known as AmerisourceBergen Drug Company. Mr. Conner said he recommends the approval of the settlement. Mr. Conner discussed the impact of the opioid epidemic on local government, law enforcement, and mental health agencies.

Mr. Conner said he recommends the Commission to adopt Resolution #2024-111 which approves the settlement with Cardinal Health and Cencora, authorizes the Chairman to sign any and all documents, and includes a Memorandum of Understanding regarding the allocation of funds from the Endo and Mallinckrodt bankruptcies to offset and minimize reporting requirements.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-111 authorizing Baldwin County to join the State of Alabama and other local governments as participants in current and future opioid settlements related to Cardinal Health and Cencora, formerly known as AmerisourceBergen Drug Company.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

D PRESENTATIONS

DA GENERAL

DA1 Proclamation - Fair Housing Month - April 2024

24-0533

After Mr. Rendleman read the Proclamation for Fair Housing Month, Commissioner Ball presented it to Ms. Kayla Sanders, Director of Marketing and Communications with Baldwin Realtors.

Ms. Sanders read a prepared statement regarding the history of the Fair Housing

Act and the responsibilities the members of the National Association of Realtors have in upholding this Act.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to adopt a Proclamation proclaiming the month of April 2024 as "Fair Housing Month" in Baldwin County, Alabama.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

DA2 Baldwin County Environmental Advisory Committee - 2024 Environmental Stewardship Awards

[24-0522](#)

Ashley Campbell, Natural Resource Planner, and Rebecca Peacock, Planning Technician, introduced Environmental Advisory Committee members Mr. Brett Gaar and Mr. Tom Schmitz. After Mr. Schmitz read the resolution which recognizes the 2024 Environmental Advisory Committee award recipients, Mr. Gaar presented the resolution and a plaque to each of the award recipients.

Following the presentation, the Commissioners discussed the collaborative efforts of the award recipients and the importance of environmental stewardship.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-103 which recognizes the Baldwin County Environmental Advisory Committee 2024 Environmental Stewardship Award recipients listed below:

Agriculture and Forestry

Baldwin County's Soil & Water Conservation District's Conservation Ag Education Program

Large Business

Grand Hotel

Small Business

Cooper Farm - 4H Program

Educational Program

Jessica Sampley - Gulf Shores High School Career Tech Program

Education Teacher

Tammy Grace

Environmental Organization
Tom & Laurie Eberly - Little Lagoon Oyster Gardening Program

Government Employee
Angie Eckman - Water Watch Steward

Individual Citizens
Pitman, Turner & Milling Families - Titi Swamp Land Donation

Government Agency
Orange Beach Wildlife Center - Wildlife Rehab and Restoration

Environmental Stewardship Student Initiative
Cade Kichler - Lillian Recreational Park Wildlife Viewing Area

Special Recognition
In Memory of Andrew James - Environmental Stewardship

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber
Nay: 0
Absent: 0
Abstain: 0

E PUBLIC HEARINGS

EO HIGHWAY

EO1 Case No. VAC-24-1 - Vacation of a Portion of Rosalia Avenue Being a 60 Foot Right-of-Way in Lillian, Alabama [24-0665](#)

Mark Acreman, Assistant County Engineer, provided background information on the request to vacate a portion of Rosalia Avenue in Lillian, Alabama, and explained the inconsistencies found in the title records that facilitate the need for a portion of right-of-way on 7th Street to be quitclaimed back to the County which will accommodate a right turn lane if needed in the future.

Chairman Underwood opened the public hearing at 10:51 a.m. and asked if there is anyone present who wishes to speak.

Mr. Ronald Bellars thanked the Commission for its consideration of the vacation request.

There being no further requests to address the Commission, Chairman

Underwood closed the public hearing at 10:52 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner Matthew P. McKenzie, to take the following actions:

- 1) Approve the request from Ronald E. Bellars, Bertie Bellars, and Bradland, LLC, to vacate a portion of Rosalia Avenue being a 60 foot right-of-way contingent upon Ronald E. Bellars and Bertie Bellars executing a Quitclaim Deed for a portion of 7th Street and a Fee Simple Warranty Deed for a portion of right-of-way at the intersection of County Road 99 and 7th Street to Baldwin County; and
- 2) Adopt Resolution #2024-088 which approves the vacation in accordance with Section 23-4-2 and Section 23-4-20 of the Code of Alabama 1975; and
- 3) Authorize the Chairman to execute a Quitclaim Deed conveying any and all right and title to that portion of property owned by Baldwin County located at the intersection of County Road 99 and Rosalia Avenue to Ronald E. Bellars and Bertie Bellars contingent upon approval of the Rosalia Avenue vacation.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES PLANNING AND ZONING

ES1 *Case No. Z24-01 - Bornholt Property Rezoning

[24-0671](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman Underwood opened the public hearing at 10:57 a.m. and asked if there is anyone present who wishes to speak.

The following citizens were present in opposition of the rezoning request and expressed their concerns:

Ms. Jeanne Piotrowicz
Mr. Trevor White
Mr. David Diehl with SE Civil
Ms. Kimberly Campbell
Ms. Gwen Block

The primary concerns were the impact to existing infrastructure, increased traffic,

and pedestrian safety due to the increased traffic.

Mr. John Paul Vallas discussed the zoning designation requested and said he feels R1 (Residential Single Family-1) is most compatible with the area.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 11:12 a.m.

Motion by Commissioner Charles F. Gruber, seconded by Commissioner James E. Ball, to deny the request to rezone Case No. Z24-01, Bornholt Property Rezoning.

After the motion and second, and before the vote, the Commissioners discussed the growth of Baldwin County and compatibility with surrounding properties being the first consideration in a rezoning request.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES2 Case No. Z24-02 - Carillon Oaks Property Rezoning

[24-0643](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman Underwood opened the public hearing at 11:20 a.m. and asked if there is anyone present who wishes to speak.

Ms. Jessica McDill, legal counsel on behalf of the applicant, discussed the project plan for the property which includes office space and a day care facility. Ms. McDill said she feels this use is consistent with the Baldwin County Master Plan.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 11:22 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Matthew P. McKenzie, to reject the Planning Commission's recommendation of denial and adopt Resolution #2024-091, which approves Case No. Z24-02, Carillon Oaks Property Rezoning, as it pertains to the rezoning of 2.91 acres, more or less, as located in Planning (Zoning) District 15, from CR, Conservation Resource, to B-1, Professional Business.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES3 Case No. Z24-03 - Vaughan Property Rezoning

[24-0625](#)

Cory Rhodes, Planner, provided background information on the subject property.

Chairman Underwood opened the public hearing at 11:25 a.m. and asked if there is anyone present who wishes to speak.

DeAnna Hyche, Development Manager with the Broadway Group, representing the property owner, said she feels the rezoning request is commensurate with the long term use plan and she is present today to answer any questions.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 11:26 a.m.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, to adopt Resolution #2024-092, which approves Case No Z24-03, Vaughan Property Rezoning, as it pertains to the rezoning of approximately 2.52 acres, more or less, located in the Planning (Zoning) District 22, from RA, Rural Agricultural District, to B-2, Neighborhood Business District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES4 Case No. Z24-04 - Lewis Property Rezoning

[24-0614](#)

Cory Rhodes, Planner, provided background information on the subject property.

Chairman Underwood opened the public hearing at 11:27 a.m. and asked if there is anyone present who wishes to speak.

There being no requests to address the Commission, Chairman Underwood closed the public hearing at 11:27 a.m.

Motion by Commissioner James E. Ball, seconded by Commissioner Charles F. Gruber, to adopt Resolution #2024-093, which approves Case No. Z24-04 Lewis Property Rezoning, as it pertains to the rezoning of 5 acres, more or less, as located in Planning

(Zoning) District 22, from RA, Rural Agricultural District, to B-3, General Business District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

ES5 Case No. Z24-05 - Curtis Property Rezoning

[24-0672](#)

Celena Boykin, Senior Planner, provided background information on the subject property.

Chairman Underwood opened the public hearing at 11:29 a.m. and asked if there is anyone present who wishes to speak.

Mr. Scott Curtis said he is here to answer any questions and provided the Commissioners maps of the property.

There being no further requests to address the Commission, Chairman Underwood closed the public hearing at 11:32 a.m.

Motion by Commissioner Matthew P. McKenzie, seconded by Commissioner James E. Ball, to adopt Resolution #2024-094, which approves Case No. Z24-05, Curtis Property Rezoning, as it pertains to the rezoning of 3.07 acres, more or less, as located in Planning (Zoning) District 21, from RV-2, Recreational Vehicle Park, to RR, Rural District.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

F OTHER STAFF RECOMMENDATIONS

None.

H PUBLIC COMMENTS

None.

I PRESS QUESTIONS

None.

J COMMISSIONER COMMENTS

The Commissioners provided their closing comments.

Commissioner Ball requested Mr. Rendleman and Jay Dickson, Planning Director, to look into incorporating golf driving ranges into the Baldwin County Master Plan.

K ADJOURNMENT

Motion by Commissioner Matthew P. McKenzie, to adjourn the April 16, 2024, Baldwin County Commission Regular Meeting at 11:42 a.m.

Chairman Underwood said the April 16, 2024, Baldwin County Commission Regular meeting is adjourned at 11:42 a.m.

A handwritten signature in black ink that reads "Bill Underwood". The signature is written in a cursive, flowing style.