

PROCEEDINGS HELD BEFORE THE  
BALDWIN COUNTY PLANNING AND ZONING COMMISSION  
(Regular Meeting)

Thursday, September 6, 2018

The following proceedings were held on this the 6th day of August, 2012, at the Baldwin County Central Annex, Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama, before Sue Anne Casey, Certified Court Reporter Number 336.

**A P P E A R A N C E****PLANNING AND ZONING COMMISSIONERS PRESENT:**

Sam Davis, Jr., Chairman

Spence Monroe, Vice-Chairperson

Kevin Murphy

Brandon Bias

Daniel Nance

Bonnie Lowry

Arthur Oken

**BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT PRESENT:**

Vince Jackson, Director, Planning and Zoning

Linda Lee, Planner

D. J. Hart, Planning Technician

Celena Boykin, Planner

Seth Peterson

**ON BEHALF OF THE PLANNING AND ZONING COMMISSION**

Rebecca Gaines, Esquire

## I N D E X

1		
2		
3		
4	1 - Call to Order.....	4
5	2 - Invocation and Prayer.....	4
6	3 - Pledge of Allegiance.....	4
7	4 - Roll Call.....	4
8	5 - Approval of Meeting Minutes.....	5
9	6 - Announcements/Registration to Address the	
10	Commission.....	6
11	7 - Consideration of Applications and Requests:	
12	Re-Zoning Cases .....	6
13	7A Case Z-18042, Reliable Properties LLC Property.	6
14	7B Case Z-18043, Creek Gulf Investments Property..	38
15	7C Case TA-18001, Text Amendment, Article 2,	
16	Section 2.3.24.....	44
17	8 - Consideration of Applications and Requests:	
18	Subdivision Cases .....	46
19	8A Case S-18031 Underwood Subdivision.....	46
20	8B S-18033 Sonoma Ridge, Ph 2 Development Permit..	49
21	10 - Old Business .....	81
22	10A Case P-18004, Bella Sera Gardens Property.....	81
23	11 - Reports and Announcements.....	95
24	12 - Adjournment.....	95
25		
26		
27		
28		

**P R O C E E D I N G S****1 - CALL TO ORDER**

CHAIRMAN SAM DAVIS: All right. We'll call the meeting to order at this point.

**2 - INVOCATION AND PRAYER**

CHAIRMAN SAM DAVIS: Vince, would you lead us in the invocation and the Pledge?

MR. VINCE JACKSON: Please join me for the invocation.

(PRAYER)

**3 - PLEDGE OF ALLEGIANCE**

(PLEDGE)

CHAIRMAN SAM DAVIS: Thank you, Vince. I appreciate that.

**4 - ROLL CALL**

CHAIRMAN SAM DAVIS: Could we have a roll call?

MR. VINCE JACKSON: Mr. Davis?

CHAIRMAN SAM DAVIS: Here.

MR. VINCE JACKSON: Mr. Hayes?

(No response.)

MR. VINCE JACKSON: Mr. Monroe?

COMMISSION MEMBER SPENCE MONROE: Here.

MR. VINCE JACKSON: Mr. Murphy?

COMMISSION MEMBER KEVIN MURPHY: Here.

MR. VINCE JACKSON: Mr. Oken?

COMMISSION MEMBER ARTHUR OKEN: Here.

MR. VINCE JACKSON: Mr. Thomas?

(No response.)



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 MR. VINCE JACKSON: Ms. Lowry?

2 COMMISSION MEMBER BONNIE LOWRY: Here.

3 MR. VINCE JACKSON: Mr. Nance?

4 COMMISSION MEMBER DANIEL NANCE: Here.

5 MR. VINCE JACKSON: And Mr. Bias?

6 COMMISSION MEMBER BRANDON BIAS: Here.

7 MR. VINCE JACKSON: Mr. Chairman, we have a  
8 quorum.

9 CHAIRMAN SAM DAVIS: Thank you. You want to go  
10 ahead and introduce our newest member?

11 MR. VINCE JACKSON: Yes, sir. I'd like to  
12 introduce Mr. Brandon Bias. He is the newest member of  
13 the Planning Commission. And with his appointment, we  
14 are now back up to full membership.

15 And Mr. Bias is also a member of the Board of  
16 Adjustment for County Commission District 2, which is  
17 Commissioner Elliott's district. So we are glad to have  
18 him here on the Planning Commission.

19 And also, I'd like to welcome back Becky  
20 Gaines. She has been with us several times before, but  
21 she is filling in for Mr. Conner tonight.

22 **5 - APPROVAL OF MEETING MINUTES**

23 CHAIRMAN SAM DAVIS: All right. The first  
24 order of business is the approval of the minutes from the  
25 August 2nd meeting.

26 Is there a motion to do so?

27 COMMISSION MEMBER ARTHUR OKEN: So moved,  
28 Mr. Chairman.

1 CHAIRMAN SAM DAVIS: Is there a second?

2 COMMISSION MEMBER BONNIE LOWRY: Second.

3 CHAIRMAN SAM DAVIS: All in favor, say aye.

4 (All members say "aye" in unison.)

5 CHAIRMAN SAM DAVIS: Minutes are approved.

6 **6 - ANNOUNCEMENTS/REGISTRATION TO ADDRESS THE COMMISSION**

7 CHAIRMAN SAM DAVIS: Okay. On the  
8 announcements and registrations, I'd first address the  
9 audience. If anyone is here that wishes to address the  
10 Commission tonight, if you did not sign up on the way in,  
11 you need to see the ladies at the table over there now.  
12 Otherwise, you're not allowed to speak.

13 **7 - CONSIDERATION OF APPLICATIONS AND REQUESTS: RE-ZONING CASES**

14 **7A - CASE Z-18042, RELIABLE PROPERTIES LLC PROPERTY**

15 CHAIRMAN SAM DAVIS: The first order of  
16 business is a rezoning case. It's Z-18042, Reliable  
17 Properties. Do we have a staff report?

18 MS. CELENA BOYKIN: Yes. This is a request to  
19 rezone 0.64 acres. It's currently zoned B-1. And the  
20 applicant is asking that it be rezoned to B-4. His  
21 request for the B-4 is to allow automobile sales.

22 The subject property is located on the northeast  
23 corner of South Holley Street and Highway 59 in Planning  
24 District 12. This parcel is currently being used as  
25 commercial. I believe there is a real estate office in  
26 there. And then the applicant also has his auto sales  
27 already started.

28 We did receive a complaint, and that's when the

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 applicant came in and realized that he did need the B-4  
2 zoning in order to do that. He came in and applied.

3 Here is the aerial photography. Here's the overall  
4 area of the zoning. There has been numerous commercial  
5 and industrial rezonings in this area. Here's pictures  
6 of the subject property. You can see the cars on the  
7 corner.

8 The subject property to the west side is in the  
9 Town of Loxley. There is an automobile sales currently  
10 already on that parcel. To the south of the subject  
11 property, south of Highway 59, you can see all that  
12 purple area is in the City of Loxley. There is a gas  
13 station. But to the north and east, there is residential  
14 zoning.

15 Staff has recommended approval of this rezoning  
16 request.

17 CHAIRMAN SAM DAVIS: Are there any questions  
18 for Celena on this?

19 COMMISSION MEMBER BONNIE LOWRY: Celena, what  
20 kind of building is on the property now?

21 MS. CELENA BOYKIN: It's an older home that has  
22 been converted to a commercial building. I believe  
23 there's two. There's a home and -- let's see -- and then  
24 another smaller building.

25 The picture on the top left, you can see that's  
26 where the real estate office is. And I believe there's  
27 another office in there.

28 COMMISSION MEMBER BONNIE LOWRY: Is it an

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 automobile business?

2 MS. CELENA BOYKIN: What was that?

3 COMMISSION MEMBER BONNIE LOWRY: Is it  
4 automobiles?

5 MS. CELENA BOYKIN: Yes. There's an automobile  
6 sale, and there is also a real estate company in there.  
7 I believe the applicant can probably answer what all  
8 commercial is in that building.

9 MR. RANDY SMITH: Oh, don't get up?

10 CHAIRMAN SAM DAVIS: Hold on a second. We'll  
11 call on you.

12 Any more questions for Celena?

13 (No response.)

14 CHAIRMAN SAM DAVIS: All right. Thank you,  
15 Celena.

16 We'll hear from the applicant. Are you Randy  
17 Smith?

18 MR. RANDY SMITH: Yes, sir.

19 CHAIRMAN SAM DAVIS: Okay. If you will, come  
20 up to the mic.

21 MR. RANDY SMITH: Okay. Yeah. We bought the  
22 property a couple of years ago. And the existing  
23 buildings were there at the time. There was no parking  
24 lot. It was just -- It was rocks.

25 And there were a lot of trees there, and so we took  
26 all that out, changed the color of the top, and renovated  
27 the inside of the building.

28 And I started the real estate business in this

1 smaller building there to the right, if you'll look at  
2 that picture, on the top left, and then moved into the  
3 bigger building to the left after that.

4 And so then I rented the small building just to the  
5 left of the cars to another business, and they were only  
6 in there a short period. And then I rented this to  
7 Gisele and Able; the car lot to them.

8 And I just made the assumption. I mean, I'll just  
9 be honest with y'all right now. I rented -- Across the  
10 way, there where the other car lot is, that's my property  
11 as well. I leased that to them.

12 And they're in the City of Loxley right across the  
13 street. And they have about fifty or so cars out there.  
14 But I just -- I assumed that if you could have a car lot  
15 in the City of Loxley, you could probably have it in the  
16 county.

17 And so, you know, this is my fault that we're here.  
18 And so -- But at the same time, there's -- This is  
19 Highway 59 and Highway 55. And it's commercial property  
20 all up and down there.

21 So, you know, I'm just asking y'all to rezone that  
22 basically because they're a start-up, you know. They've  
23 only been there a few months. And, you know, it's their  
24 livelihood. And there's one right across the way.

25 But I'm at fault for not coming in like I should  
26 have. I should have checked on it, and I did not do  
27 that.

28 CHAIRMAN SAM DAVIS: So it's your property, but

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 it's not your business?

2 MR. RANDY SMITH: No, sir. The car lot is  
3 their business.

4 CHAIRMAN SAM DAVIS: Okay.

5 MR. RANDY SMITH: The real estate is my  
6 business also. Yes, sir.

7 CHAIRMAN SAM DAVIS: Did you get permits for  
8 the improvements that you did there?

9 MR. RANDY SMITH: There was no -- I did not.  
10 What we did for the repaving, yes. We went through the  
11 road department and got all that approved.

12 The only other improvements were painting the roof  
13 and painting the interiors of the buildings.

14 CHAIRMAN SAM DAVIS: Yeah. I wouldn't assume  
15 you'd have to have permits for that. But the road  
16 department for the paving, was that County Or City Or  
17 State?

18 MR. RANDY SMITH: County.

19 CHAIRMAN SAM DAVIS: County?

20 MR. RANDY SMITH: Yes, sir. Yeah. That should  
21 be on record. We tried to get them to add a culvert in  
22 there, but they wouldn't let us do that. So we're stuck  
23 with the one. But, absolutely, we got that permit.

24 CHAIRMAN SAM DAVIS: Any questions for  
25 Mr. Smith?

26 (No response.)

27 CHAIRMAN SAM DAVIS: There's -- Is it Mildred  
28 Lipscomb signed up to speak in favor? I can't make out

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 the first name. Lipscomb.

2 MR. MICHAEL LIPSCOMB: Michael. It's not about  
3 this one.

4 CHAIRMAN SAM DAVIS: It's not about this one?

5 MR. MICHAEL LIPSCOMB: No, sir.

6 CHAIRMAN SAM DAVIS: It's Michael Lipscomb?

7 MR. MICHAEL LIPSCOMB: Yes.

8 CHAIRMAN SAM DAVIS: So you're not signed to  
9 speak to this case?

10 MR. MICHAEL LIPSCOMB: No.

11 CHAIRMAN SAM DAVIS: Okay. Which case are you  
12 signed up for?

13 MR. MICHAEL LIPSCOMB: I don't know the number.  
14 It's rezoning of Highway 12.

15 CHAIRMAN SAM DAVIS: All right. We've got four  
16 people signed up in opposition. Who wants to go first?  
17 Does anyone wish to go first?

18 MS. KIMBERLY WILSON: I'll go first.

19 CHAIRMAN SAM DAVIS: There's a lady standing  
20 back there, so let's let her go.

21 MS. KIMBERLY WILSON: I'm Kim Wilson. I live  
22 on the property directly north of Mr. Smith. And I have  
23 the lighting issue; the light shining directly on my  
24 house and on my property.

25 And I've had problems continually. And I've tried  
26 my best to rectify with Mr. Smith, but I haven't -- we  
27 just -- He won't work with me in any way.

28 When he moved in, he had a problem with my trees.

1 He kept on about my trees being cut down.

2 And I tried, you know -- I gave in on that. We cut  
3 my trees down. He put up a privacy fence. Then he put  
4 up his sign for his business right on the property line,  
5 and it has flood lights.

6 And I have pictures for everything, if I need to  
7 give those to you guys. The flood lights from his sign  
8 shines into my front yard. So we have a problem with  
9 that. And from what I understand, when I went to the  
10 zoning office, that's not permitted.

11 Then the car lot company -- he got -- They came in.  
12 They put up the commercial light, and that shines on my  
13 home in my bedroom. And I've tried to talk to Mr. Smith.  
14 He said I'd have to talk to the car lot owners, which I  
15 knew was wrong because he owns the property.

16 But he ushered me over to them. They said they  
17 would try to get it fixed. But I don't know if anything  
18 was ever done, because it's never been fixed. It still  
19 shines on my property. I still tried, on occasion, to  
20 talk to Mr. Smith, but he said he couldn't help me.

21 Then the car lot across the way west of me across  
22 the street moved in, and they were putting up lights. So  
23 I have light pollution in every corner now, which I did  
24 not have before.

25 As they were -- lights were going in then, I called  
26 Mr. Smith and I told him, I said, well, the lights are  
27 going in, let's try to make sure they're pointed away  
28 from my home so that they're not shining on my house.



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 He told me then, I can't help you, there's nothing I  
2 can do. So I knew at that point I'm hitting a block  
3 wall. So I quit talking to him. I went and made my  
4 complaint about the lighting issue. And this is how all  
5 this came about.

6 CHAIRMAN SAM DAVIS: Did you make a formal  
7 complaint to the County?

8 MS. KIMBERLY WILSON: I went to the zoning  
9 place, and that's how we found out about that the car lot  
10 was not supposed to be there.

11 CHAIRMAN SAM DAVIS: Okay.

12 MS. KIMBERLY WILSON: Yeah. And about the  
13 lighting issue, that it was against regulation. We are  
14 in such close proximity that it literally -- There's less  
15 than thirty (30) feet between our buildings; my house and  
16 his building.

17 I know that the land that's supposed to be up for  
18 commercial to change is less than two hundred (200) feet  
19 away. So it's -- It would be terrible to change it.

20 I know that they have the cars parked there, but  
21 they do their actual cleaning of the cars, engine work,  
22 and stuff like that behind the house, which is right  
23 over -- I mean, I can hear every bit of it.

24 COMMISSION MEMBER KEVIN MURPHY: Could you  
25 point on the map where your house is?

26 MS. KIMBERLY WILSON: My house is right there.  
27 This is where --

28 COMMISSION MEMBER KEVIN MURPHY: Right on top

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 of the blue box?

2 MR. MARK WILSON: Yeah. Right on top of the  
3 blue box.

4 MS. KIMBERLY WILSON: Right there. That's me.

5 COMMISSION MEMBER KEVIN MURPHY: And you're  
6 saying they do the cleaning and the --

7 MS. KIMBERLY WILSON: Oh, I'm sorry.

8 COMMISSION MEMBER KEVIN MURPHY: And you're  
9 saying they do the cleaning at that house right there?

10 MS. KIMBERLY WILSON: They do. They have like  
11 a tent set up back here. It's fenced in back here, and  
12 they have a tent set up back there.

13 And they pull back there and they pressure wash, do  
14 some engine work -- I don't know. They were revving  
15 their engines back there today.

16 I was trying to talk on the phone, because my air  
17 conditioner was messed up. And we couldn't even hear  
18 each other, because they were revving their engines.

19 COMMISSION MEMBER KEVIN MURPHY: Is that house  
20 to the right also a residence?

21 MS. KIMBERLY WILSON: Right here? Yes. And  
22 you'll be hearing from them in just a moment.

23 And the light shines in their yard as well from that  
24 light. But it actually shines into my bedroom and  
25 bathroom and on my -- When you walk out of my back door,  
26 it blinds you. I have pictures for all that.

27 And, also, he decided he was gonna fix it this  
28 Saturday. It became important this Saturday. And he

1 also trespassed on my property to fix it. He put up  
2 fences.

3 There's a privacy fence there. His way of fixing it  
4 was to put a privacy fence on top of a privacy fence to  
5 try to block it out. And he done it on my side of the  
6 fence instead of on his side of the fence and come behind  
7 my fenced-in property to do it.

8 CHAIRMAN SAM DAVIS: Any other questions for  
9 Ms. Wilson?

10 COMMISSION MEMBER BONNIE LOWRY: Is there any  
11 kind of buffer between your property and the commercial  
12 property?

13 MS. KIMBERLY WILSON: Well, there was some tree  
14 buffer and then the privacy fence. But other than that,  
15 no. The trees I had, he had me cut down.

16 COMMISSION MEMBER BONNIE LOWRY: But there is a  
17 fence between the commercial and your property?

18 MS. KIMBERLY WILSON: A privacy fence, yes,  
19 ma'am.

20 CHAIRMAN SAM DAVIS: And your main objection is  
21 the light pollution, if I'm understanding correctly?

22 MS. KIMBERLY WILSON: Light pollution and just  
23 the close proximity. If this car lot pulls out -- If it  
24 changes to a major commercial, he could do anything with  
25 it. You know, he could -- I don't feel like he's gonna  
26 take his neighbors into consideration, and we're just too  
27 close.

28 CHAIRMAN SAM DAVIS: All right. I think we're

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 gonna probably have some questions that staff is gonna  
2 need to address. I've made note of yours.

3 MS. KIMBERLY WILSON: Okay.

4 CHAIRMAN SAM DAVIS: So unless you've got  
5 anything else for us, we'll let you sit down and let the  
6 next one come up.

7 MS. KIMBERLY WILSON: Okay. Thank you.

8 CHAIRMAN SAM DAVIS: Thank you.

9 Alton?

10 MR. JAMES A. BLACK: Sorry about the coughing.  
11 I'm Alton Black, and I own this. And my son lives there.  
12 It's my home though. I've owned it for thirty years.

13 And the car lot does not bother me at all. It  
14 doesn't bother my family. But we don't want it changed  
15 to where it could be a heavier, you know, anything -- a  
16 gas station or anything to come in there once it's  
17 changed -- the zoning changes of it. So that's all I  
18 have to say. Thank you.

19 CHAIRMAN SAM DAVIS: Okay. Thank you.

20 Joy Black? I should have just said Mrs. Ann,  
21 because I never knew you were Joy.

22 MRS. JOY ANN BLACK: Okay. I'm Joy Ann Black,  
23 and I own property -- quite a few acres through there.  
24 It was supposed to be family dwelling and farmland.

25 And I have a grandson that lives on the corner  
26 there. I have a granddaughter that lives just a little  
27 ways up the street. And we don't want that changed to  
28 any other zoning.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 The car lot, I have no problem with. But I don't  
2 want it changed, because they could put a business there,  
3 service station, anything they want to. And I don't want  
4 it there, and I don't need it close to my property.

5 Any questions?

6 CHAIRMAN SAM DAVIS: Any questions for  
7 Mrs. Black?

8 (No response.)

9 CHAIRMAN SAM DAVIS: It doesn't sound like it.  
10 Thank you.

11 And we have Mark Wilson.

12 MR. MARK WILSON: My name is Mark Wilson, and I  
13 also own property just north of where my sister lives.  
14 She's having the problems.

15 My father lives there, Lloyd Wilson, and he's  
16 homebound now. And the lights not only affect her house,  
17 but it also affects his. I own the piece of property  
18 just north of him.

19 One of the things that my sister failed -- Well, she  
20 didn't fail. The partition that he put up on top of his  
21 privacy fence was not the whole privacy fence. It's just  
22 a small partition.

23 The problem with that is if we get another storm  
24 like we had the other night, that's going in her house,  
25 you know. I mean, it's that close.

26 You can literally -- You know, it's right there on  
27 her. When you walk out her back door, you can see it.  
28 And it's just a monstrosity of a piece of a fence on the

1 fence. And that's a danger to her.

2 But I mean, it just -- To me, it seems like  
3 he's familiar with the concept of seek forgiveness  
4 instead of ask permission. And if this changes, what is  
5 it gonna do then?

6 I mean, everything around him is residential, other  
7 than across the street. And I just don't feel like we  
8 need to change it.

9 CHAIRMAN SAM DAVIS: Any questions for  
10 Mr. Wilson?

11 (No response.)

12 CHAIRMAN SAM DAVIS: Okay. Thank you.

13 MR. MARK WILSON: Thank y'all.

14 CHAIRMAN SAM DAVIS: Mr. Smith, we'll give you  
15 an opportunity to rebut, if you've got anything to say to  
16 that.

17 MR. RANDY SMITH: Yes, sir. So there were some  
18 trees there all along here, and they were hanging out  
19 over the building and just staining the roof and just  
20 causing a mess.

21 The limbs would fall off on this end of the  
22 building -- My office is right there (indicating) -- and  
23 all out in their yard there.

24 And so, you know, I got with Vanessa and Kim about  
25 it. And at first, they said, no, you can't. I asked  
26 them could I take the trees down. And at first, they  
27 said no. And so I let it go.

28 And then, you know, the leaves kept piling up, and

1 it was just a mess going up the gutters and just turning  
2 the whole place green like trees do when they hangover  
3 your building.

4 So I went back again and I asked them if -- you  
5 know, if they would allow me to do it. And they said,  
6 well, maybe we'll consider it, if you'll put a fence up  
7 between us. And I said sure, I'll put a fence up between  
8 us, if you'll let me take the trees down.

9 So they agreed to it. I wrote up a little  
10 agreement, because they wanted it, and I said sure,  
11 that's fine and signed it and gave it to them. And I  
12 understand that. It's no problem.

13 CHAIRMAN SAM DAVIS: We don't really need that  
14 history as far as what y'all went through on the trees.  
15 The trees are gone.

16 MR. RANDY SMITH: Yes, sir.

17 CHAIRMAN SAM DAVIS: I'd like to hear about the  
18 light pollution to start with.

19 MR. RANDY SMITH: Okay. So they put up -- Able  
20 and Gisele, the car lot owners, had a power pole put  
21 right here to house one of those pretty good-sized flood  
22 lights. And so they put that up.

23 And then, of course, Kim and them came to us and  
24 said, you know, that that's shining in on our windows on  
25 this end of the house right here. There's a window  
26 there, and there's a window there.

27 And so I said, well, let's go talk to Able and  
28 Gisele and let's get together and see what we can figure

1 out.

2 And so we went and sat down in their office, which  
3 is this little building here, and we talked about it and  
4 we come to the conclusion that it was probably turned too  
5 far facing this direction. And so we had it -- So they  
6 had Riviera Utilities come back out and turn it further  
7 this way and down.

8 And so I've gone out there three or four times at  
9 night, because, you know, I'm concerned about it. I try  
10 to put myself in their shoes. I mean, I want to -- Look,  
11 I want to be a good neighbor.

12 And so I've been out there about three times at  
13 night. And just, to me, it seemed like the light that  
14 was striking the house over this six foot fencing that's  
15 there was like moonlight, like a full moon or something.

16 And so, you know, I just -- I thought, you know,  
17 that is -- It's not that much. And so, anyway, we come  
18 and had them move that.

19 And then after I came out there two or three times  
20 and decided, you know, this is not bad, they've got  
21 blinds in the window. And so if you think about -- I  
22 tried to just put myself in their shoes.

23 If you're sitting in your bedroom at your house and  
24 there's blinds -- Most people have got blinds -- what  
25 does it look like when the full moon is shining?

26 Yeah. There's light on the blind, but it's not  
27 lighting up the room inside. And so that's the  
28 conclusion that I came to on that.



1        So I told her at that point that I could not do  
2        anything, because, you know, we had the thing faced down  
3        like that. But, you know, the last couple of weeks, I've  
4        been thinking more and more about it.

5        And so I decided let's try -- Well, I had talked to  
6        Kim about putting up a 12-foot fence. The thing is six  
7        foot now. So let's put four-by-fours and just extend it  
8        up.

9        And so the other day, we got out there in the rain  
10       and put two four-by-four posts and put another six-foot  
11       section on that to cover this one window right here just  
12       to see how it would work.

13       When I went over there -- And you probably don't  
14       want to hear about this, but she accused me of  
15       trespassing. I guess I did. But I tapped on the door,  
16       beat on the door, stood there and tried to call her and  
17       everything. I couldn't get nobody to the door.

18       So I did go around to the back. And on my --  
19       Actually, the post holes are on my property. But I could  
20       not dig the holes from my side. And so I went over and  
21       dug the holes.

22       And she come out the front door. And you're  
23       trespassing. And I said, well -- You know, in my mind,  
24       I'm being a good neighbor. We're not fighting. We're  
25       trying to work this out.

26       And so, anyway, we put those up. And I told her, I  
27       said, we just put those up. And she said, it looks bad.  
28       It looks terrible. I don't want it up there.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 And then I got to thinking about, you know, the --  
2 The tropical storm came, so I'm thinking, yeah, what the  
3 other man said; that thing is way up there and that --  
4 you know, a strong wind could blow that thing down.

5 And so I got with Able and Gisele again, and I said,  
6 look, you know -- I measured -- I got the information  
7 about what the lighting rules are.

8 And so I got my little wheel out, and I measured.  
9 And it's about two hundred and sixty feet (260) from, you  
10 know, her house to that light. And then in the  
11 regulations, it says two hundred (200) feet.

12 And so I thought, well, you know, we're outside of  
13 that. And, actually, we're within the regulations on the  
14 lighting.

15 But then I got to thinking, you know what? If it  
16 was -- Again, trying to put myself in her shoes, and so I  
17 thought, you know what? Let's just take the light down.

18 So I got with them. They called Riviera Utilities.  
19 The light was taken down this morning; the big light.  
20 Okay. So it's gone.

21 And I have a photo of the -- just the little yard  
22 light -- plain little yard light; the six-dollar-a-month  
23 ones. That's up now. So the big light is gone.

24 CHAIRMAN SAM DAVIS: All right. Any questions  
25 for Mr. Smith?

26 (No response.)

27 MR. RANDY SMITH: Could I continue?

28 CHAIRMAN SAM DAVIS: Do you have something

1 else?

2 MR. RANDY SMITH: Yes, sir. I've got a  
3 couple -- They have a friend from Brazil that works on  
4 four-wheelers and stuff like that. And so I had a  
5 four-wheeler that wasn't running.

6 So the noise that she heard that day was I brought  
7 that four-wheeler over, and their friend, Jefferson, he  
8 was working on it and trying to start it up.

9 They're not doing mechanic work back here. This is  
10 just a little -- actually, a little storage thing back  
11 here.

12 Now, they do clean up the cars back there, yes. But  
13 there's a gate right here, and they pull the cars inside  
14 there and close that gate. So this is totally fenced all  
15 the way around here.

16 Of course, these block that. And so it's not  
17 unsightly or anything. They pull inside there and, you  
18 know, get the water hose and they wash them down, just  
19 like any car lot would.

20 So there's not major mechanic work going on back  
21 there other than that four-wheeler of mine. And he did  
22 get it started. It was running, so that was the noise  
23 that they heard today.

24 CHAIRMAN SAM DAVIS: Where do they do the  
25 mechanic work on the cars that they have out there?

26 MR. RANDY SMITH: They send them out. They  
27 send those out to mechanics and get it done.

28 COMMISSION MEMBER BONNIE LOWRY:

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 Mr. Chairman --

2 CHAIRMAN SAM DAVIS: All right. Unless you've  
3 got something else for us, we're gonna ask staff to come  
4 up so we can ask some questions of them.

5 COMMISSION MEMBER BONNIE LOWRY: Mr. Chairman.  
6 How long have you been operating as an automobile sales  
7 on this property?

8 MR. RANDY SMITH: So -- three -- How many  
9 months?

10 MS. GISELE MORAES: Since May.

11 MR. RANDY SMITH: Since May.

12 COMMISSION MEMBER BONNIE LOWRY: And have you  
13 been doing that under the B-1 commercial that you  
14 received?

15 MR. RANDY SMITH: Yes, ma'am.

16 COMMISSION MEMBER BONNIE LOWRY: Was there a  
17 conditional use for that?

18 MR. RANDY SMITH: No, ma'am. No, ma'am. Like  
19 I started out saying, it's totally my fault. I didn't  
20 check zoning. I just assumed that if we could have a car  
21 lot over across the road right here where they've got  
22 forty or fifty cars on there, that we could have them in  
23 the county.

24 It was a stupid assumption. It's my fault. I  
25 shouldn't assume that. And so she complained about the  
26 lights, and the city -- the county guy came out and he  
27 said, you can't do this. This is not zoned properly.  
28 And so that's why we're here.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 COMMISSION MEMBER BONNIE LOWRY: What type of  
2 permits do you have from the County?

3 MR. RANDY SMITH: I have a license; my real  
4 estate business. I'm not sure what you're --

5 COMMISSION MEMBER BONNIE LOWRY: For the  
6 business?

7 MR. RANDY SMITH: For their business?

8 MRS. GISELE MORAES: We have our license.

9 MR. RANDY SMITH: They have their license and  
10 their state license.

11 MRS. GISELE MORAES: And the city as well.

12 MR. RANDY SMITH: You have to have a state  
13 license to have a dealership -- a car lot.

14 CHAIRMAN SAM DAVIS: I think she's referring to  
15 a business license. Do you know what kind of business  
16 license they have?

17 MR. RANDY SMITH: I do not know. Do y'all  
18 have -- Did y'all go to the County and get a business  
19 license?

20 MRS. GISELE MORAES: We did, the County and the  
21 City, yes.

22 MR. RANDY SMITH: Yes. And, of course, I have  
23 my business license in the county.

24 CHAIRMAN SAM DAVIS: Any other questions for  
25 Mr. Smith?

26 (No response.)

27 CHAIRMAN SAM DAVIS: All right. Thank you,  
28 sir.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 Celena, will you come back up? Vince, we might need  
2 you to help.

3 COMMISSION MEMBER ARTHUR OKEN: Mr. Chairman, I  
4 have a question for staff.

5 CHAIRMAN SAM DAVIS: Yes, sir. Staff is coming  
6 up right now.

7 COMMISSION MEMBER ARTHUR OKEN: Celena, is  
8 there a substantial difference in the lighting  
9 requirements between a B-1 District and a B-4 District,  
10 or are they essentially the same?

11 MS. CELENA BOYKIN: They're they same.

12 COMMISSION MEMBER ARTHUR OKEN: Okay. So this  
13 lighting, really, with regard to whether this is a B-1 or  
14 a B-4 property, that is essentially irrelevant?

15 MS. CELENA BOYKIN: It's the same lighting for  
16 B-1 and B-4.

17 COMMISSION MEMBER ARTHUR OKEN: All right.  
18 Thank you.

19 COMMISSION MEMBER KEVIN MURPHY: Celena, I have  
20 a question. Does this meet the requirements of Article  
21 17 on landscape and buffering? Would this property meet  
22 those requirements?

23 MS. CELENA BOYKIN: No. The existing building  
24 is considered grandfathered in. It was there before this  
25 district became zoned. So it's grandfathered in.

26 COMMISSION MEMBER KEVIN MURPHY: I fully  
27 understand that. I'm just saying, as of today, if it  
28 were applied for today, it would not meet these

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 requirements of Article 17; is that correct?

2 MS. CELENA BOYKIN: Correct.

3 COMMISSION MEMBER KEVIN MURPHY: All right. So  
4 we're actually not grandfathered in, because this  
5 business is acting out of the requirements. And they're  
6 here tonight to get into the requirements that we're  
7 asking. So the property might be grandfathered in, but  
8 the business isn't; is that correct?

9 MS. CELENA BOYKIN: Correct. The business is  
10 not grandfathered in. That's why they're asking for this  
11 rezoning.

12 CHAIRMAN SAM DAVIS: I hear and understand the  
13 complaints of the neighbors about not wanting it to be a  
14 Major Commercial District. So is there an opportunity to  
15 do this under a conditional use under the current B-1?

16 MS. CELENA BOYKIN: No, not under the B-1.

17 CHAIRMAN SAM DAVIS: Not under the B-1.

18 MS. CELENA BOYKIN: B-3 with a conditional use.

19 COMMISSION MEMBER SPENCE MONROE: Celena, is  
20 there a buffer zone required or is that grandfathered in  
21 too?

22 MS. CELENA BOYKIN: It's grandfathered in. We  
23 would look at the buffers, if they were adding any  
24 structures.

25 COMMISSION MEMBER SPENCE MONROE: But with that  
26 structure being right on the property line on the north  
27 side, you can't put a buffer in there?

28 MR. VINCE JACKSON: The only thing they could

1 do would be to ask for a variance from the buffer  
2 requirement on that north side. It's not possible for  
3 them to put a buffer there, because it would be a  
4 requirement for twenty-five (25) feet. And given the  
5 position of the building, there's not enough room. So  
6 they would need to ask for a variance.

7 COMMISSION MEMBER SPENCE MONROE: And the  
8 fence, from what they've said, is six feet. I think  
9 eight feet is basically the largest we can require.

10 MR. VINCE JACKSON: We don't regulate fences in  
11 this planning district, so they could really -- they  
12 could build it taller.

13 CHAIRMAN SAM DAVIS: What about the light  
14 pollution as related to -- Supposedly, the larger light  
15 is now taken down. Is there -- Who controls that?

16 MS. CELENA BOYKIN: Well, in 5.1.6, it talks  
17 about the lighting standards. The maximum height of  
18 exterior lights shall be twenty-five (25) feet. No light  
19 shall be aimed directly toward a property designated  
20 residential, which is located within two hundred feet  
21 (200) of the light source. And that's the same for B-1  
22 and B-4.

23 CHAIRMAN SAM DAVIS: And should that occur, who  
24 do they complain to and who enforces it?

25 MS. CELENA BOYKIN: That would come to the  
26 Planning and Zoning office, and our code enforcement  
27 officer would go out there.

28 COMMISSION MEMBER BONNIE LOWRY: Do you have a



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 date as to when this property was actually changed to  
2 B-1?

3 MS. CELENA BOYKIN: That's what it was  
4 originally zoned when Planning District 12 became zoned.  
5 It started off as a B-1.

6 CHAIRMAN SAM DAVIS: Any other questions for  
7 staff?

8 COMMISSION MEMBER ARTHUR OKEN: Mr. Chairman,  
9 so I'm correct in concluding that, I mean, as unpleasant  
10 as that lighting is to the neighbors, it has nothing to  
11 do with the zoning classification of this property? It's  
12 zoned B-1. The occupants would like to have it rezoned  
13 to B-4.

14 MS. CELENA BOYKIN: They need the B-4 to keep  
15 the car lot on this parcel.

16 COMMISSION MEMBER ARTHUR OKEN: I understand.  
17 But the lighting, you know, is dependent of that. I  
18 mean, the issue as far as the neighbor is concerned is  
19 lighting.

20 MS. CELENA BOYKIN: Correct.

21 COMMISSION MEMBER ARTHUR OKEN: Without a  
22 rezoning, it's not going to affect the right of the  
23 present occupant to put up these lights that are  
24 apparently offensive. So it's a dispute, I understand.  
25 And I'm very sympathetic of the dispute. But I don't  
26 think it's a zoning issue.

27 CHAIRMAN SAM DAVIS: Well, there are two  
28 concerns though from the neighbors. It's not just the

1 lighting.

2 The lighting is a major concern of Mrs. Wilson. The  
3 other neighbor's major concern is what else will be  
4 allowed under a B-4 should the car lot cease to exist and  
5 the property be sold. And I certainly understand those  
6 concerns.

7 COMMISSION MEMBER ARTHUR OKEN: I understand.

8 COMMISSION MEMBER KEVIN MURPHY: Mr. Chairman,  
9 is there a chance we might could ask the owner if he  
10 would go with a B-3 and a conditional use? I think it  
11 would be more palpable for the residents around it. It  
12 would be more palpable for us.

13 CHAIRMAN SAM DAVIS: I think that's a staff  
14 question initially.

15 MR. VINCE JACKSON: You can recommend that the  
16 property be rezoned to B-3 rather than B-4, because B-3  
17 is a more restrictive designation.

18 Even if you didn't make that recommendation, the  
19 County Commission could approve B-3 instead of B-4. It's  
20 better if you can get the concurrence of the owner or the  
21 applicant, but you already have the ability to make that  
22 recommendation, and the County Commission has the ability  
23 to approve that lesser designation.

24 Now, assuming that B-3 would ultimately be approved,  
25 they would have to come back to you-all for conditional  
26 use approval in order to keep the car lot.

27 That might be a good opportunity to really address  
28 the lighting, because through the conditional use

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 process, you have the ability to impose conditions. And  
2 so you could certainly address the lighting in a more  
3 specific way.

4 The lighting is something that we can address  
5 through enforcement. And, you know, depending on what  
6 happens with this case ultimately, we may have to look at  
7 it further.

8 And it is the responsibility of the property owner.  
9 It doesn't matter if the property is being leased for a  
10 business. The property owner is responsible for making  
11 sure that the zoning requirements are met.

12 But like I said, if they did ultimately get a B-3  
13 instead and came back to you-all for conditional use  
14 approval, that would be a good opportunity for the  
15 Planning Commission to impose some conditions on the  
16 lighting.

17 CHAIRMAN SAM DAVIS: All right. Mr. Smith, do  
18 you want to step back up to the mic?

19 MR. RANDY SMITH: Yes, sir.

20 CHAIRMAN SAM DAVIS: Would you be amenable to a  
21 change to B-3 as opposed to a B-4?

22 MR. RANDY SMITH: Oh, sure. I just want to  
23 keep them in business.

24 CHAIRMAN SAM DAVIS: You're saying sure? You  
25 said sure?

26 MR. RANDY SMITH: Absolutely. Yes, sir.

27 COMMISSION MEMBER BONNIE LOWRY: This would be  
28 under a B-3 conditional.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: Yeah. But our attorney  
2 just said something to me. She's not sure that  
3 automobiles are acceptable in a B-3.

4 ATTORNEY REBECCA GAINES: I'm not sure  
5 automobile sales are listed as a conditional use. Auto  
6 part sales, auto repair, automobile storage.

7 COMMISSION MEMBER KEVIN MURPHY: Is that under  
8 conditional use?

9 ATTORNEY REBECCA GAINES: Yes, sir.

10 MR. RANDY SMITH: Can I inject something right  
11 there?

12 COMMISSION MEMBER KEVIN MURPHY: I think Vince  
13 could answer it.

14 MR. RANDY SMITH: This lot here doesn't -- Can  
15 I talk?

16 MR. VINCE JACKSON: Real quick, in response to  
17 the question about whether automobile sales can be  
18 allowed as a conditional use, according to the table of  
19 permitted uses, it can. And whenever we have a  
20 disagreement between the list and the table, the table  
21 takes precedent.

22 CHAIRMAN SAM DAVIS: Good. Thank you.

23 All right. You're amenable to a B-3?

24 MR. RANDY SMITH: Yes, sir.

25 CHAIRMAN SAM DAVIS: Conditional use to  
26 automobile sales only?

27 MR. RANDY SMITH: Yes, sir.

28 CHAIRMAN SAM DAVIS: Okay.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 COMMISSION MEMBER KEVIN MURPHY: And this  
2 conditional use, Mr. Chairman, would be for the  
3 occupant --

4 CHAIRMAN SAM DAVIS: This occupant only.

5 COMMISSION MEMBER KEVIN MURPHY: Only for this  
6 occupant.

7 CHAIRMAN SAM DAVIS: If you're gonna make the  
8 motion, you need to make a motion that way.

9 MR. VINCE JACKSON: And to be clear, if the B-3  
10 zoning is approved, they will need to come back with a  
11 conditional use application. That will not be an  
12 automatic thing.

13 CHAIRMAN SAM DAVIS: So the only motion that  
14 would need to be made is a recommendation for a B-3.

15 MR. VINCE JACKSON: Yes, sir.

16 CHAIRMAN SAM DAVIS: Okay. All right.

17 Thank you, Mr. Wilson -- I mean, Mr. Smith.

18 MR. RANDY SMITH: Okay. Can I say one other  
19 thing?

20 CHAIRMAN SAM DAVIS: Sure.

21 MR. RANDY SMITH: This property -- There's a  
22 major gas line that runs right down through here. And  
23 there are huge power poles right there. So as far as the  
24 Blacks' concern about this being used as some major  
25 commercial, it doesn't lend itself well for that purpose.

26 I mean, we have no intention of doing anything with  
27 it. I understand that I could sell it and then somebody  
28 else could buy it and do something else with it. But

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 there is a major gas line right down through there.

2 CHAIRMAN SAM DAVIS: Yeah. I'm not sure that  
3 would prohibit a service station.

4 COMMISSION MEMBER BONNIE LOWRY: Can I ask one  
5 more question?

6 CHAIRMAN SAM DAVIS: Sure.

7 COMMISSION MEMBER BONNIE LOWRY: The lighting  
8 that you have that you said you put the partition up for,  
9 is that an LED light?

10 MR. RANDY SMITH: The light that was up was an  
11 LED. Yes, ma'am.

12 COMMISSION MEMBER BONNIE LOWRY: And is it  
13 round or square and long?

14 MR. RANDY SMITH: It's gone. It has been  
15 removed.

16 COMMISSION MEMBER BONNIE LOWRY: Does it have a  
17 cover over it?

18 MR. RANDY SMITH: The new one that's up today?

19 COMMISSION MEMBER BONNIE LOWRY: I have a  
20 picture of it right here, if you'd like.

21 COMMISSION MEMBER KEVIN MURPHY: So you removed  
22 one and had a new one put up?

23 MR. RANDY SMITH: Yes, sir. The big LED light  
24 was removed this morning, and this small yard light was  
25 reinstalled. It sticks out like --

26 COMMISSION MEMBER KEVIN MURPHY: Does the new  
27 one point straight down?

28 MR. RANDY SMITH: Yes, sir. It sticks out just

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 like that. It sticks straight down.

2 COMMISSION MEMBER KEVIN MURPHY: I think that's  
3 what Bonnie is referring to is does it have a diffuser on  
4 it that points it straight down.

5 MR. RANDY SMITH: Yes, sir.

6 CHAIRMAN SAM DAVIS: Now, let me ask our  
7 attorney a question.

8 The concern is for something -- a major commercial  
9 development such as a service station in particular. Are  
10 service stations allowed by right to B-3?

11 ATTORNEY REBECCA GAINES: According to the  
12 charts, yes, they are.

13 CHAIRMAN SAM DAVIS: Vince, would you agree?

14 MR. VINCE JACKSON: A service station is  
15 allowed in B-3 by right.

16 CHAIRMAN SAM DAVIS: All right. So  
17 recommending a B-3 to avoid the service station does not  
18 get us there.

19 MR. VINCE JACKSON: But you have to look at it  
20 this way; is that property conducive to a service  
21 station?

22 It's a small parcel. Most service -- I mean,  
23 theoretically, yes. But the service stations that we're  
24 seeing wouldn't go on that property.

25 And you've also got the highway construction  
26 setback. That potentially removes some of the  
27 developable area.

28 You know, with new construction, you're gonna have a

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 buffer requirement. There's a lot of limiting factors on  
2 something like a service station going in there.

3 So I don't -- You know, even with a B-3 and the fact  
4 that, you know, the service station would be allowed  
5 under that designation, I don't think you would see one  
6 there.

7 CHAIRMAN SAM DAVIS: All right. Mr. Smith,  
8 have you got anything else?

9 MR. RANDY SMITH: No, sir.

10 CHAIRMAN SAM DAVIS: Anything else for  
11 Mr. Smith?

12 (No response.)

13 CHAIRMAN SAM DAVIS: Thank you, sir. You can  
14 have a seat.

15 I'll give the people that were against this -- Does  
16 anybody have anything else you would like to add?

17 MRS. JOY ANN BLACK: I would like to ask one  
18 question.

19 If it's zoned B-3, what would that be? (Inaudible.)

20 CHAIRMAN SAM DAVIS: The question is if it's  
21 zoned B-3, what would that be?

22 It would be a more restrictive zoning. However, it  
23 would still allow for a service station. But like what  
24 Vince said, is that with the setback that's required and  
25 the size of the property, it would be highly unlikely  
26 that they could put any kind of service station in there.

27 All right. Any other --

28 COMMISSION MEMBER ARTHUR OKEN: Mr. Chairman,



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 the question -- I wonder if there's an adjacent landowner  
2 or not, just out of curiosity.

3 CHAIRMAN SAM DAVIS: Her son is adjacent, and  
4 she's next to her son.

5 COMMISSION MEMBER ARTHUR OKEN: Okay. Adjacent  
6 to this --

7 CHAIRMAN SAM DAVIS: To this property.

8 COMMISSION MEMBER ARTHUR OKEN: -- property?

9 CHAIRMAN SAM DAVIS: Okay. If there are no  
10 more questions, we'll close the public hearing at this  
11 point.

12 Y'all have all heard the arguments for and against.  
13 Does anyone wish to make a motion?

14 COMMISSION MEMBER KEVIN MURPHY: I'll make a  
15 motion that we request the owner to change to a B-3  
16 zoning.

17 CHAIRMAN SAM DAVIS: Well, this would be a  
18 recommendation to the County Commission, so the motion  
19 would need to be to the County Commission to recommend  
20 approval of a B-3 as opposed to the requested B-4.

21 COMMISSION MEMBER KEVIN MURPHY: Just what he  
22 said.

23 MS. CELENA BOYKIN: Okay.

24 CHAIRMAN SAM DAVIS: All right. Is there a  
25 second?

26 COMMISSION MEMBER SPENCE MONROE: Second.

27 CHAIRMAN SAM DAVIS: Okay. There's a second.  
28 All in favor, say aye.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 COMMISSION MEMBER ARTHUR OKEN: Discussion,  
2 Mr. Chairman.

3 CHAIRMAN SAM DAVIS: Okay. Any discussion?

4 COMMISSION MEMBER ARTHUR OKEN: Is there  
5 clarification on whether or not a service station is  
6 permissible on your B-3 zoning?

7 CHAIRMAN SAM DAVIS: Yes, sir, they are. They  
8 are permissible, but Vince informed us that based on the  
9 size and the setbacks, it would hardly be advisable to  
10 fit one in there.

11 Any other discussion?

12 (No response.)

13 CHAIRMAN SAM DAVIS: All right. There's a  
14 motion and a second. All in favor, say aye.

15 (Some Commission Members says "aye" in unison.)

16 CHAIRMAN SAM DAVIS: All opposed?

17 COMMISSION MEMBER ARTHUR OKEN: No.

18 COMMISSION MEMBER SAM DAVIS: Okay. The motion  
19 carries. There's only one opposed.

20 **7B - CASE Z-18043, CREEK GULF INVESTMENTS PROPERTY**

21 CHAIRMAN SAM DAVIS: Okay. The next case is  
22 Z-18043. Do we have a staff report?

23 MS. LINDA LEE: Yes, sir. The subject  
24 properties are located on the east side of Magnolia  
25 Springs Highway south of County Road 12 in Planning  
26 District 21.

27 The subject properties are currently zoned B-3,  
28 General Business District, and are occupied with mobile

1 homes and one structure used for a business.

2 Only the portion of Lot 9 containing mobile homes is  
3 requested to be rezoned. The requested designation is  
4 RMH, Residential Manufactured Housing Park District. The  
5 purpose of this request is to allow for the continued use  
6 of the existing manufactured housing park.

7 On the screen is your locator map showing the  
8 location of the properties. And this is the site map  
9 showing the subject property. These are Google Earth  
10 2018 images. It shows the mobile homes that are  
11 currently on the property.

12 The adjoining properties are residential, commercial  
13 and vacant. The Baldwin County Master Plan provides a  
14 future land use designation of commercial for the subject  
15 properties.

16 After rezoning is approved, the Future Land Use Map  
17 will be amended to reflect the designation of  
18 residential. The surrounding future land use  
19 designations are residential and commercial. The  
20 adjoining properties to the south are zoned RMH,  
21 Residential Manufactured Housing Park.

22 Planning District 21 was zoned in June of 2009. The  
23 existing mobile home park was established at the time  
24 zoning was implemented with one mobile home on Lot 8 and  
25 four mobile homes on Lot 9.

26 Magnolia Springs Highway is a County-maintained  
27 road. There's currently a total of seven mobile homes on  
28 the property with the proposed addition of one more

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 mobile home. Staff does not anticipate any adverse  
2 affect to traffic patterns or congestion.

3 This is a site plan showing the proposed area to be  
4 rezoned. This is a proposed layout of the manufactured  
5 housing park.

6 And this is the subdivision plat for the  
7 subdivision. These are pictures of the subject property.  
8 These are pictures of the adjoining property to the south  
9 and to the north.

10 Staff feels this is a reasonable request and that  
11 this application should be recommended for approval.  
12 I'll answer any questions you may have for staff.

13 CHAIRMAN SAM DAVIS: Any questions for staff?

14 COMMISSION MEMBER BRANDON BIAS: Mr. Chairman,  
15 I have a question.

16 MS. LINDA LEE: Yes, sir.

17 COMMISSION MEMBER BRANDON BIAS: Is it my  
18 understanding that we're only looking at rezoning part of  
19 this property? There will be a split zoning on this  
20 property pending the final decision?

21 MS. LINDA LEE: Correct. Where you see the  
22 blue line, everything to the west would be RMH, and then  
23 the B-3 will remain to the east, because there is a  
24 commercial building on the portion that's gonna stay B-3.

25 COMMISSION MEMBER BRANDON BIAS: Thank you.

26 MS. LINDA LEE: You're welcome.

27 COMMISSION MEMBER KEVIN MURPHY: Linda, could  
28 we possibly classify this as a mistake that happened when

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 the zoning was put in place?

2 MS. LINDA LEE: Well, I don't know if it was a  
3 mistake. I don't know what their intentions were, but I  
4 do know that manufactured housing park was there when  
5 that zone was put in place.

6 COMMISSION MEMBER SPENCE MONROE: Linda, so  
7 they're gonna have to go through the mobile home park to  
8 ingress and egress to the commercial building in the  
9 back?

10 MS. LINDA LEE: Correct. That is what they  
11 currently do.

12 COMMISSION MEMBER SPENCE MONROE: Is that okay  
13 by standards?

14 COMMISSION MEMBER BONNIE LOWRY: Do they have a  
15 contract on it?

16 MS. LINDA LEE: I don't know if there's any  
17 type of contract. As far as I know, they own all of it.  
18 But I'm not aware of any policy or procedures that say  
19 you cannot access it through that mobile home park. It's  
20 currently being accessed that way. And that mobile home  
21 park is there. Vince may have an answer.

22 COMMISSION MEMBER KEVIN MURPHY: If this were  
23 reversed, it's highly likely we would not rezone B-3  
24 through a mobile home park, is that correct, if it were  
25 reversed?

26 MS. LINDA LEE: Say that again.

27 COMMISSION MEMBER KEVIN MURPHY: It's highly  
28 likely we would not allow it to be rezoned B-3 through a

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 mobile home park if this were a reversed situation.

2 MR. VINCE JACKSON: Yes.

3 MS. LINDA LEE: Yes.

4 CHAIRMAN SAM DAVIS: I will point out there's  
5 no opposition to this request.

6 MR. VINCE JACKSON: And I just wanted to  
7 mention, in response to Mr. Monroe's question, we don't  
8 have a stipulation in our zoning where you can't access a  
9 commercial zoning designation through another, in this  
10 case of a mobile home park.

11 Some jurisdictions do. Some of the municipalities  
12 where I worked previously did have that stipulation. The  
13 County does not. So it's fine for them to continue as  
14 they are, if this is rezoned, to access the B-3 through  
15 the RMH.

16 CHAIRMAN SAM DAVIS: Any other questions for  
17 staff?

18 COMMISSION MEMBER KEVIN MURPHY: Vince, this  
19 might be a question for our attorney, but is there any  
20 liability that we're accepting if a child were to get run  
21 over in that right-of-way?

22 ATTORNEY REBECCA GAINES: No more than you  
23 already would have in any other situation. The fact that  
24 it's commercial would not make a difference. And I can't  
25 imagine there being any liability for the County.

26 CHAIRMAN SAM DAVIS: All right. Thank you.

27 We'll open the public hearing at this point. Like I  
28 said, there's no opposition. The applicant is -- Is it

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 John Strutz? Do you have anything you would like for us  
2 to know?

3 MR. JOHN STRUTZ: Other than basically the only  
4 thing that I could add to it --

5 CHAIRMAN SAM DAVIS: I'll need you to come up  
6 to the mic.

7 MR. JOHN STRUTZ: Sorry. About the only thing  
8 that we could add to it concerning this property and the  
9 business property behind it is Gulf Creek Investments  
10 owns the mobile home park and Creek Enterprise owns the  
11 commercial property with the building on it, which is a  
12 shop.

13 They're both basically the same company. One is a  
14 separate entity due to, you know, residential on the  
15 mobile home park.

16 CHAIRMAN SAM DAVIS: All right. Thank you.  
17 Any questions for Mr. Strutz?

18 (No response.)

19 CHAIRMAN SAM DAVIS: Okay. Thank you.

20 There's a Michael Lipscomb signed up in favor. Have  
21 you got anything to say?

22 MR. MICHAEL LIPSCOMB: It's not this property.

23 CHAIRMAN SAM DAVIS: All right. Thank you.

24 We'll close the public hearing at this point. Staff  
25 recommended making a recommendation of approval to the  
26 County Commission. Is there a motion to do so?

27 COMMISSION MEMBER KEVIN MURPHY: I make a  
28 motion to recommend approval to the County Commission.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: All right. Is there a  
2 second?

3 COMMISSION MEMBER BRANDON BIAS: Second.

4 CHAIRMAN SAM DAVIS: All in favor, say aye.

5 (Commission Members say "aye" in unison.)

6 CHAIRMAN SAM DAVIS: All opposed?

7 (No response.)

8 CHAIRMAN SAM DAVIS: Carries unanimously.

9 **7C - CASE TA-18001, TEXT AMENDMENT, ARTICLE 2, SECTION 2.3.24**

10 CHAIRMAN SAM DAVIS: Okay. The next one is  
11 TA-18001. Could we have a staff report, please?

12 MR. VINCE JACKSON: Yes, sir. This was an  
13 amendment to the Baldwin County Zoning Ordinance, Article  
14 2, local provisions for Planning District 24, which is  
15 Ono Island. And it pertains to food trucks at Ono Island  
16 community sport facilities.

17 This proposed Text Amendment actually arose from a  
18 request from the property owners association of Ono  
19 Island. The property owners association would like to  
20 sponsor and host periodic community and social events at  
21 the community sport facilities down there. As part of  
22 those events, they want to be able to include food  
23 trucks.

24 We actually do allow food trucks in the zoning  
25 ordinance under the designations which allow fast food  
26 restaurants. However, there's no commercial zoning on  
27 Ono Island.

28 And so the property owners association tends to be



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 very conscientious about these things. And they wanted  
2 to make sure that there was a mechanism where they could  
3 legally have the food trucks.

4 And so short of rezoning property down there, we  
5 felt the best option was an amendment to their local  
6 provisions.

7 We put together a draft, sent it to them, they made  
8 a few comments that we incorporated into the draft, and  
9 that's what you see before you.

10 It sets some stipulations as far as number -- hours  
11 of operation, frequency and a few other requirements.  
12 Anything that would potentially exceed those  
13 stipulations, there's a mechanism through the board of  
14 adjustment to allow them to do more.

15 We think that this is a reasonable request. As I  
16 stated, the property owners association did request this.  
17 And I believe you received a copy of the letter from the  
18 administrator.

19 And so our recommendation is this be recommended to  
20 the County Commission for approval.

21 CHAIRMAN SAM DAVIS: Any questions for Vince on  
22 this?

23 (No response.)

24 CHAIRMAN SAM DAVIS: There's no one signed up  
25 in favor or against, so there's no litigating on this  
26 one.

27 We'll open the public hearing, just for necessity.  
28 Not being anyone to speak for or against, we'll now close

1 the public hearing.

2 Staff recommended a recommendation of approval to  
3 the County Commission. Is there a motion to do so?

4 COMMISSION MEMBER ARTHUR OKEN: So moved,  
5 Mr. Chairman.

6 CHAIRMAN SAM DAVIS: Is there a second?

7 COMMISSION MEMBER SPENCE MONROE: Second.

8 CHAIRMAN SAM DAVIS: All right. Is there any  
9 discussion?

10 (No response.)

11 CHAIRMAN SAM DAVIS: All right. We'll call for  
12 a vote. All in favor, say aye.

13 (Commission Members say "aye" in unison.)

14 CHAIRMAN SAM DAVIS: All opposed?

15 (No response.)

16 CHAIRMAN SAM DAVIS: It carries unanimously.

17 **8 - CONSIDERATION OF APPLICATIONS AND REQUESTS: SUBDIVISION CASES**

18 **8A - CASE S-18031 UNDERWOOD SUBDIVISION**

19 CHAIRMAN SAM DAVIS: The next case 18031,  
20 Underwood Subdivision.

21 MR. SETH PETERSON: S-18031, Underwood  
22 Subdivision, the applicant is requesting a development  
23 permit approval for a proposed three-lot subdivision on  
24 Underwood Road.

25 This property is located in District 14. The  
26 property is not zoned. It's on the northwest corner of  
27 Hanak Lane and Underwood Road. There's three proposed  
28 lots. The total acreage is 30.85. And the smallest lot

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 size is 1.87 acres.

2 This is a copy of the proposed plat. You can see  
3 each one of the lots will have frontage on Underwood  
4 Road. And this proposed subdivision plat meets the  
5 requirements of the county subdivision regulations.  
6 Staff would recommend to approve the development permit.

7 CHAIRMAN SAM DAVIS: Any questions for Seth?

8 COMMISSION MEMBER BONNIE LOWRY: I'm just  
9 concerned again about the egress and into the different  
10 lots on the back side.

11 MR. SETH PETERSON: There's three proposed lots  
12 here. Each one of these lots fronts on Underwood Road,  
13 so each one of these lots has frontage on a  
14 County-maintained paved road.

15 CHAIRMAN SAM DAVIS: Any other questions for  
16 Seth?

17 (No response.)

18 CHAIRMAN SAM DAVIS: Thank you, Seth.

19 We'll open the public hearing at this point. It  
20 looks like Claude -- Is it Pesaosers --

21 MR. CLAUDE PERAOSER: Peraoser.

22 CHAIRMAN SAM DAVIS: -- speaking for the  
23 applicant? Is the applicant here?

24 (An audience member indicates.)

25 CHAIRMAN SAM DAVIS: Have you got anything  
26 you'd like to say to us?

27 AN AUDIENCE MEMBER: No.

28 CHAIRMAN SAM DAVIS: No? There's no

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 opposition. You don't have to. I just always want to  
2 give you an opportunity.

3 AN AUDIENCE MEMBER: Well, I didn't sign up to  
4 speak.

5 CHAIRMAN SAM DAVIS: Well, since you're the  
6 applicant, you have a right to do so.

7 AN AUDIENCE MEMBER: We just want to split it,  
8 because we're gonna sell the house.

9 CHAIRMAN SAM DAVIS: Are you getting that?

10 THE COURT REPORTER: I'm having a hard time  
11 hearing her.

12 CHAIRMAN SAM DAVIS: You need to come up to the  
13 mic.

14 Again, there's no opposition to it.

15 MR. CLAUDE PERAOSER: All that we're doing is  
16 Parcel 1, which our home is on, is up for sale. And we  
17 want to keep the rest of the acreage that's there. We're  
18 increasing our nephew next door acreage by .37 just to  
19 give him room to get his RV in and out.

20 CHAIRMAN SAM DAVIS: Any questions for this  
21 gentleman?

22 (No response.)

23 CHAIRMAN SAM DAVIS: Thank you, sir.

24 All right. We'll close the public hearing at this  
25 point. This is within our purview of approval. The  
26 recommendation from staff has been to approve. Is there  
27 a motion to do so?

28 COMMISSION MEMBER KEVIN MURPHY: So moved.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: There's a motion to  
2 approve. Is there a second?

3 COMMISSION MEMBER ARTHUR OKEN: Second,  
4 Mr. Chairman.

5 CHAIRMAN SAM DAVIS: Okay. Any discussion?  
6 (No response.)

7 CHAIRMAN SAM DAVIS: I'll call for a vote. All  
8 in favor, say aye.

9 (Commission Members say "aye" in unison.)

10 CHAIRMAN SAM DAVIS: All opposed?

11 (No response.)

12 CHAIRMAN SAM DAVIS: Unanimous.

13 **8B - S-18033 SONOMA RIDGE, PH 2 DEVELOPMENT PERMIT**

14 CHAIRMAN SAM DAVIS: Okay. This looks like the  
15 last case; 18033 Sonoma Ridge.

16 MR. SETH PETERSON: In S-18033 Sonoma Ridge,  
17 Phase 2, the applicant is requesting a development permit  
18 approval for a hundred and eight (108) lot subdivision  
19 near Silverhill.

20 This property is located in District 14. The  
21 property is not zoned. And this is located behind Sonoma  
22 Ridge, Phase 1 off of County Road 49.

23 The site map you see there, the parcel that's being  
24 divided in this phase is highlighted. They're proposing  
25 a hundred and eight (108) new lots. Total acres is  
26 thirty-six-point-one-seven (36.17) acres.

27 The smallest lot size is seven thousand, five  
28 hundred and twenty-three (7,523) square feet. They're

1 proposing just over forty-nine hundred (4,900) feet of  
2 new roads.

3 Water will be provided by the Town of Silverhill.  
4 Sewer will be provided by Baldwin County Sewer Service.  
5 Baldwin County EMC is providing electricity.

6 The roadways in this development will be built to  
7 the County's subdivision standards. Drainage, they're  
8 proposing to collect the stormwater in inlets, curb and  
9 gutter, transporting those with underground pipes.

10 And the pond they're proposing is in the southwest  
11 corner. There is a -- If you look at the southwest  
12 corner, there is a little wooded area. They have had  
13 that wetland issue done, and they are staying at least  
14 thirty (30) feet outside of the wetlands. And the  
15 sidewalks will be constructed on both sides.

16 One thing to note. When we originally sent out the  
17 notifications to the property owners, the applicant was  
18 requesting a sidewalk variance to not install those.  
19 Since then, he's withdrawn that sidewalk variance and has  
20 agreed to install the sidewalks, so the variance is no  
21 longer needed.

22 The plat is broken into three different pages. The  
23 copy you see here is just an overall drainage plan, but  
24 this shows the entire phase. It shows you the stormwater  
25 pond in the southwest corner.

26 This is Page 1 of the plat, this is Page 2 of the  
27 plat, and this is Page 3 of the plat. And the  
28 requirements of the subdivision regulations have been met

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 for this case, and staff would recommend to approve the  
2 development permit.

3 CHAIRMAN SAM DAVIS: Any questions for Seth?

4 (No response.)

5 CHAIRMAN SAM DAVIS: All right. Thank you,  
6 Seth.

7 We'll open the public hearing at this point. It  
8 looks like, Trey Jinright, are you representing the  
9 developer?

10 MR. TREY JINRIGHT: Good evening. I'm Trey  
11 Jinright. I'm with Jay Consulting. And we are the  
12 project engineer and represent the applicant for the  
13 project.

14 Seth has basically covered the highlight of the  
15 project; a hundred and eight (108) lots. We had  
16 submitted this to the County a few months ago.

17 We have received some comments from the County's  
18 staff. We've worked through those so that we got before  
19 you, that meets completely the staff's subdivision  
20 regulations for the County.

21 So our intent here is to comply one hundred percent  
22 to the County regulations. And we'd be glad to discuss  
23 in further detail any items that you would like to as  
24 they come up.

25 CHAIRMAN SAM DAVIS: Are there any questions  
26 for Mr. Jinright?

27 (No response.)

28 CHAIRMAN SAM DAVIS: Thank you, sir.

1       There's several folks signed up in opposition. Does  
2       anyone have anything they'd like to approach the mic and  
3       address?

4       I understand that there's people that come tonight  
5       that really just wanted to hear what this was going to  
6       be. But, again, if anyone is signed up in opposition and  
7       wishes to address the Commission, it's time to do that  
8       now.

9               MR. JASON DEYTON: I'll say something.

10              CHAIRMAN SAM DAVIS: You need to come up to the  
11      mic.

12              MR. JASON DEYTON: My name is Jason Deyton.  
13      I'm a homeowner in Sonoma Ridge. I live on Chenin Blanc  
14      Drive.

15              One of the concerns, I think, that we have is with  
16      the design that was brought to all the homeowners in  
17      Sonoma Ridge, it appears that the traffic flow is gonna  
18      be increased on Chenin Blanc Drive substantially by the  
19      plan that's put forward and not routed to the current  
20      main boulevard.

21              That's an issue that, I think, all of us have with  
22      children, with our pets, and with the area where we  
23      bought our homes.

24              Another issue that we have with it is with a hundred  
25      and eight (108) additional homes coming in there, the  
26      traffic coming in one entrance is gonna be ridiculous.

27              We already have struggles in this subdivision  
28      getting in and out with landscaping companies coming in



1 doing lawn work.

2 Any kind of work happening on Sonoma Boulevard now,  
3 it's an issue to get in and out of the subdivision with  
4 seventy-seven (77) homes. If you add another additional  
5 hundred and eight (108) homes to that, now we have a  
6 problem.

7 We have a major traffic issue getting in and out of  
8 the subdivision. So one entrance is not okay with the  
9 homeowners that are currently in the subdivision.

10 The other issue that we have is with rainwater  
11 runoff. This past storm that came through wasn't a  
12 severe storm. We had, I think, what, eight and a half  
13 inches of rain that came through in Baldwin County, maybe  
14 ten.

15 The current retention pond was full. One of our  
16 homeowners here, I believe Avery, has some pictures of  
17 that retention pond, which to my understanding, there is  
18 not another retention pond in the works for this hundred  
19 and eight (108) homes, which is gonna take away  
20 thirty-seven (37) plus acres of absorption.

21 So now we're gonna have all of this running into the  
22 current retention pond, which is barely holding the water  
23 that we have going into it now.

24 I don't know. I mean, I don't see where this plan  
25 is feasible, is respectful of the homeowners that are  
26 there currently or is good for Silverhill.

27 I don't think any of us are opposed to the second  
28 phase being built. I just don't think we feel like the

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 planning has been put in that's proper to be respectful  
2 for the existing homeowners.

3 CHAIRMAN SAM DAVIS: All right. Any questions  
4 for this gentleman?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Thank you, sir.

7 MR. JASON DEYTON: Thank you.

8 CHAIRMAN SAM DAVIS: Anyone else have anything  
9 to add?

10 MR. AVERY SHELTON: My name is Avery Shelton.  
11 Thank you for the opportunity to speak tonight.

12 How many Sonoma Ridge residents are here right now?

13 (Raised hands)

14 MR. AVERY SHELTON: Okay. We all want Phase 2  
15 to happen. We really do. As Jason already mentioned, we  
16 have concerns with the main entrance being the only  
17 entrance right now for the seventh-seven (77) homes. And  
18 to add another hundred and eight (108) households to that  
19 is gonna be a major problem for us.

20 I did see where the roads are gonna be built for  
21 Phase 2 according to the County standards. Am I correct?  
22 Phase 1, I don't think the roads meet the standard.

23 And so with only one entrance coming in, how does  
24 Phase 1 fit into that plan in terms of the street  
25 conditions?

26 CHAIRMAN SAM DAVIS: Let me stop you. That  
27 concern has been expressed already, and we're gonna get  
28 Mr. Jinright to come back up. So we don't need to plow

1 the same ground twice.

2 MR. AVERY SHELTON: Okay. Very good. The  
3 other issue that I'm gonna bring up with the sidewalks,  
4 Phase 1 does not have sidewalks. Phase 2 does or will  
5 have.

6 A lot of families, a lot of kids riding their  
7 bicycles. All the kids right now ride their bikes, walk  
8 on the streets, along with the residents. And with  
9 construction and traffic coming through, again,  
10 pedestrians are on the road walking. So how does Phase 1  
11 fit into the --

12 CHAIRMAN SAM DAVIS: That kind of comes along  
13 with that traffic issue, so apparently we're gonna have  
14 that addressed.

15 MR. AVERY SHELTON: Okay. The infrastructure  
16 for our internet, Phase 1 has, I think, partially  
17 infrastructure. We don't have internet, and we're told  
18 from providers they won't come in unless there's no  
19 infrastructure to give us internet.

20 Phase 2 coming in, are they gonna have internet  
21 infrastructure, and will that tie into Phase 1? That's a  
22 question I have.

23 A lot of us bought homes under the pretense that we  
24 were going to have internet. And there's business owners  
25 here that run their business out of their homes.

26 I work from home with my job. I use my hot spot.  
27 And I tell you, it's horrible. It's horrible. With  
28 technology, we should have that internet.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: We all know what it's like  
2 not to have internet. Anything else?

3 MR. AVERY SHELTON: The current conditions of  
4 the roads from construction, Phase 1, are tore up.  
5 They're damaged. They're damaged. This kind of goes  
6 along with the road conditions, County standards.

7 When the school -- When everything is all said and  
8 done with Phase 2 and Phase 1, they're gonna have a  
9 hundred and eighty-five (185) households.

10 Is the county buses -- school buses going to be  
11 going into the subdivision? That's a question I have.  
12 And what are the requirements for the roads in terms of  
13 for the bussing to come through?

14 So, therefore, Phase 2 being in the back of the  
15 subdivision with only one entrance --

16 CHAIRMAN SAM DAVIS: Who's responsible for the  
17 upkeep of the roads in Phase 1?

18 MR. AVERY SHELTON: Right now, we're actually  
19 waiting for the developer to turn over the established  
20 HOA list.

21 CHAIRMAN SAM DAVIS: The HOA is responsible?

22 MR. AVERY SHELTON: Well, there's supposed to  
23 be an established HOA, which the developer is running.  
24 And we haven't -- We sent certified letters to them, and  
25 we've yet to get a request back or a response back from  
26 them.

27 CHAIRMAN SAM DAVIS: Okay.

28 MR. AVERY SHELTON: We're pretty much left

1 hanging on that one. I don't know why they're not  
2 responding back.

3 And Sonoma, LLC, was the developer. And then, of  
4 course, DSLD is the builder. Within our covenants, we  
5 have Sonoma, LLC. McMath and Lawrence are the two  
6 gentlemen under our covenants listed under the contract.

7 But they were going to, as a developer, establish  
8 the homeowners association and then turn it over to the  
9 board of directors, which Sonoma Ridge will vote who they  
10 would be.

11 And we're waiting for that to happen. And we have  
12 no response after sending certified letters that were  
13 received by Sonoma, LLC, and DSDL both.

14 CHAIRMAN SAM DAVIS: Are you paying homeowners  
15 dues at this point?

16 MR. AVERY SHELTON: Right now, we're not.

17 CHAIRMAN SAM DAVIS: You're not?

18 MR. AVERY SHELTON: No.

19 COMMISSION MEMBER BONNIE LOWRY: Mr. Chairman?  
20 When the homeowners that are there now purchased their  
21 homes, did you receive any type of subdivision homeowners  
22 rules or regulations with future potential development of  
23 the property?

24 MR. AVERY SHELTON: Yes. We have the general  
25 covenants that we have that also indicates that the  
26 developer will establish a homeowners association and  
27 then turn it over to the residents or the board of  
28 directors.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 COMMISSION MEMBER BONNIE LOWRY: That was upon  
2 completion of all phases?

3 MR. AVERY SHELTON: Phase 1. If I'm wrong,  
4 correct me.

5 CHAIRMAN SAM DAVIS: Any other questions for  
6 this gentleman?

7 (No response.)

8 CHAIRMAN SAM DAVIS: Thank you, sir.

9 MR. JASON DEYTON: May I say something?

10 CHAIRMAN SAM DAVIS: If it's something  
11 different that you haven't said already.

12 MR. JASON DEYTON: It applies to the question  
13 that Ms. Lowry asked.

14 CHAIRMAN SAM DAVIS: Okay.

15 MR. JASON DEYTON: When we all signed our  
16 closing documents, everyone was provided with a zip drive  
17 that had the covenants and the rules of the covenants.

18 And DSLD was set up to be the architectural  
19 committee until eighty-five percent (85%) of Phase 1 was  
20 completed. And then at eighty-five percent (85%) of the  
21 completion of Phase 1, DSLD and Sonoma Ridge, LLC, were  
22 to hand over the existing, which was supposed to have  
23 been already founded, homeowners association that we all  
24 agreed to when we signed our closing documents at  
25 eighty-five percent (85%).

26 We have requested. We have sent certified letters.  
27 We have had zero response. The first response that we  
28 get from anything having to do with Sonoma Ridge, Phase 1

1 or Phase 2, was this addendum that was wanting to have  
2 Phase 2 started.

3 We have had zero response from them. So we feel as  
4 Phase 1 homeowners that they're not concerned about what  
5 we've done since we paid for our homes.

6 COMMISSION MEMBER BONNIE LOWRY: How long ago  
7 were the letters sent out?

8 MR. AVERY SHELTON: They received them in the  
9 middle of August.

10 MR. JASON DEYTON: Yeah. Our letters were sent  
11 out in the middle of August. We received a notification  
12 from DSLD that they were no longer gonna be maintaining  
13 the common areas as they had done as the architectural  
14 committee as of September 1st.

15 We received that notification, I want to say, early  
16 August, late July. And we have had zero response as far  
17 as trying to get anything together so that as a  
18 neighborhood, we can establish our HOA, put boards in.

19 The bulk of the neighborhood, if I'm not mistaken,  
20 is willing to have a neighborhood-governed HOA. And we  
21 have to have the articles of incorporation to be able to  
22 start the dues and the fees to start maintaining our  
23 neighborhood.

24 And we have gotten no response from any of the  
25 powers that be of Phase 1. Again, the first response  
26 that we get is them telling us what they want to do with  
27 Phase 2, which totally changes the traffic direction for  
28 most of Phase 1.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: Let me ask you, did you  
2 state that you have been -- the development has been  
3 notified that DSLD will no longer maintain the common  
4 areas?

5 MR. JASON DEYTON: We, as homeowners, were  
6 notified. We don't know what DSLD did to the Sonoma  
7 Ridge, LLC. DSLD sent out letters to us, as homeowners,  
8 stating that as of September 1st, they will no longer be  
9 maintaining the common areas.

10 We have no way to gather dues from the other  
11 homeowners to start a maintenance company, to sign a  
12 contract with a maintenance company to get the common  
13 areas maintained.

14 So I mean, we're sitting here right now, as  
15 homeowners, with probably close to an acre, maybe an acre  
16 and a half of common areas that we have no way to pay to  
17 maintain.

18 And now they're telling us they want to run heavy  
19 equipment through our main streets and through our side  
20 streets to start a development in Phase 2. That is  
21 completely irresponsible.

22 None of us are opposed to the hundred and eight  
23 (108) lots coming in. We all like the idea of the second  
24 phase. It's not gonna do anything but help our home  
25 values. We're okay with it.

26 But we don't want to see us, as homeowners, punished  
27 for lack of planning for Phase 2 and lack of completion  
28 of Phase 1. It's not acceptable to the seventy-eight



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 (78) people -- seventy-seven (77) homeowners that are  
2 there now. I think it's irresponsible.

3 COMMISSION MEMBER BONNIE LOWRY: Is there  
4 anyone here who owns the property and who is actually  
5 going to do Phase 2?

6 CHAIRMAN SAM DAVIS: We've got the engineer  
7 here. The engineer is here. He's gonna come back up.

8 All right. Thank you very much.

9 MR. JASON DEYTON: Thank you.

10 CHAIRMAN SAM DAVIS: Unless there's anything  
11 else that's different from the people that are signed up  
12 to speak against this, I'm gonna go back to Mr. Jinright  
13 and ask him to answer the questions.

14 Is there anybody that has anything different on the  
15 opposition?

16 (No response.)

17 CHAIRMAN SAM DAVIS: All right. Thank you.

18 Mr. Jinright?

19 MR. TREY JINRIGHT: Yes, sir. Thank you.  
20 Sonoma Ridge was -- Phase 1 was approved probably around  
21 2006 or so -- 2006-2007. That's about twelve years ago.

22 When it was designed at that time and approved, this  
23 Phase 2 was part of that overall concept. This has  
24 always been part of the plan.

25 This layout is basically the same layout that we've  
26 had for the last twelve years, basically. As the market  
27 has gone, now it's just the that Phase 1 has just  
28 recently been built up and now we're going into Phase 2.

1        So Phase 1 was completed in 2006-2007. The  
2        right-of-way and the roadway improvements were done to  
3        public standards. They were constructed and accepted as  
4        public right-of-way back in that timeframe.

5        So those roadways are public infrastructure. So all  
6        the streets in there were built to public standards;  
7        those standard criteria being back in 2006-2007  
8        timeframe. But, again, that's public infrastructure  
9        today. That's been accepted by the County as the public  
10       right-of-way.

11       The traffic -- You know, when we did Phase 1, we had  
12       put in some turn lanes out there with the anticipation of  
13       additional traffic coming in on Phase 2.

14       We never dreamed that it would be twelve years later  
15       we'd be building Phase 2, but that's where we're at  
16       today. But in order to meet current design standards, we  
17       had a new traffic study done just recently.

18       It was submitted as part of our package to the  
19       County and reviewed. That traffic study was in  
20       concurrence with new traffic design standards and was  
21       submitted to the County for their concurrence.

22       That study was with two options. One was to put a  
23       second driveway onto 49. The other option was just to  
24       build the one single -- just keep the traffic on the  
25       single access point, which is actually a boulevard that  
26       comes in there.

27       The traffic study showed that there would be no  
28       difference in traffic flow, that it is an acceptable

1 level of service with the single access point.

2 Since that -- When we originally did the  
3 neighborhood, we put in enhanced entrance features at  
4 that time that would take this additional traffic.

5 So the traffic study has been submitted with this  
6 phase to current standards shows that one access point  
7 for this entire Phase 1 and Phase 2 is acceptable to  
8 County standards. So that's that part of it there.

9 The drainage in the area out there, there's two  
10 things going on. So the neighborhood -- Phase 2 has a  
11 separate pond. I think a gentleman spoke about the first  
12 pond that handles the first phase of development.

13 But Phase 2 has its own separate pond. It's located  
14 in this area right here, this large pond right here.  
15 It's carrying the stormwater for Phase 2.

16 Another thing that we had worked with the County  
17 over the last few months is that the County has a thirty  
18 (30) foot drainage easement that runs down the south side  
19 of this property in there, and that area has not  
20 functioned properly in recent history.

21 So we modeled that to determine what's going on.  
22 Our model took some storms in recent history, calibrated  
23 those, and we were able to reflect conditions that match  
24 what the area has been experiencing.

25 In an effort to enhance this, because that's what  
26 we're trying to do is make this project better, we're  
27 actually gonna widen this ditch out, create some offsite  
28 storage in this location here for additional stormwater

1 storage, and then we're gonna slope pave a concrete ditch  
2 down this location here to make sure this area will flow  
3 appropriately.

4 Two of the storms that were peaking that ditch out  
5 as they're built today is designed, once we get it  
6 completed and don't have a storm, it will take a lot of  
7 load off that that the gentleman spoke about in Phase 1's  
8 pond.

9 It'll make work with Phase 2 at the time with the  
10 whole drainage basin coming down through there to relieve  
11 the stress that County Road 49 is experiencing today. So  
12 this project will fix those issues. So we're taking care  
13 of the drainage. We've addressed the traffic.

14 The internet -- there is -- We have been in contact  
15 with our local internet provider -- the developer's  
16 internet utility. But a utility is interested in this  
17 neighborhood.

18 As it sits right now, their economics won't justify  
19 them putting in a tower out there. They're talking with  
20 the property owner. I'll use my cursor.

21 I believe this is showing the common area. So we  
22 have common areas the development is sitting in this  
23 location right here. And they are proposing to put a  
24 tower in to provide internet service to the community.

25 So you do have one internet provider that is very  
26 interested in your neighborhood. They are -- I think  
27 their economics trigger, when Phase 2 goes into effect,  
28 that creates enough of a demand which offsets the cost of

1 putting the tower in to provide internet to the service.

2 So they had reached out to me like a week ago and  
3 wanted to know how this project was moving forward and,  
4 you know, assuming that Phase 2 could go forward, that  
5 they were very interested in putting the tower and  
6 providing internet through the neighborhood.

7 So that is one item that I do know of personally  
8 that I spoke with a lady about and that -- that's got  
9 some seriousness to bring internet to your service.

10 Like any other utility, it's kind of a competition.  
11 But we do have one service provider that's looking at  
12 that area.

13 And then as far as the HOA, you know, we're here  
14 tonight talking about the subdivision for Phase 2 and how  
15 it meets the County's development standards.

16 That's what we're talking about is getting the Phase  
17 2. Does it meet the subdivision regulations and does it  
18 comply -- does the property have the ability to move  
19 forward and create its own -- There will be a POA that's  
20 set up or HOA set up for this neighborhood.

21 That is between the developer, the lots -- you know,  
22 the builder and the homeowners of that nature right  
23 there. I can't speak to that item. But I do know that  
24 that's something that's taking force.

25 It did sound like some certified mail went out just  
26 a few weeks ago in August, and so as anything like that  
27 nature, it takes a couple of days to get that stuff  
28 moving and information flowing.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1       So I'll be -- Now that it's brought to my attention,  
2       I'll certainly be working with the developer and make  
3       sure we get this item handled.

4       Anything other additional, I'll be glad to talk to  
5       you about it specifically.

6               CHAIRMAN SAM DAVIS: So you don't know anything  
7       about the property owners association and the lack of  
8       communication?

9               MR. TREY JINRIGHT: No, sir. That's the first  
10      I've heard of it, quite honestly.

11              CHAIRMAN SAM DAVIS: That's the first you've  
12      heard about they were gonna abandon doing the  
13      maintenance --

14              MR. TREY JINRIGHT: Yes, sir. I doubt  
15      seriously -- I mean, I know the property owner that's had  
16      it for twelve years. That's not his game. He's not  
17      gonna leave somebody abandoned.

18              I've known him for a very long time, personally, and  
19      I don't see, you know, with the investment that they're  
20      putting in Phase 2, they would never just abandon Phase  
21      1, maintaining it until there's an entity in place to do  
22      so. That just doesn't seem rational.

23              CHAIRMAN SAM DAVIS: I agree that would make  
24      sense.

25              Any other questions for Mr. Jinright?

26                                      (No response.)

27              MR. TREY JINRIGHT: Thank y'all. If y'all have  
28      anything else, I'll be glad to talk to you.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: Thank you.

2 Does staff have anything to add?

3 MR. SETH PETERSON: I just wanted to verify the  
4 understanding that the roads in Phase 1 are maintained by  
5 the County and were built to the County standards at that  
6 time. If you have any other questions, I'm here to  
7 answer them.

8 COMMISSION MEMBER ARTHUR OKEN: Question for  
9 staff.

10 CHAIRMAN SAM DAVIS: Yes, sir.

11 COMMISSION MEMBER ARTHUR OKEN: Have you heard  
12 anything tonight that suggests that we reverse the  
13 recommendation that this permit be approved?

14 MR. SETH PETERSON: No, sir. There were some  
15 valid comments that were brought up. We sent the notice  
16 out for this -- for property owners that had an  
17 opportunity to come to our office.

18 Some of these questions could have been answered in  
19 our office beforehand. And we probably could have helped  
20 them understand some of these things.

21 So there were some good points brought up, but  
22 nothing that would change our recommendation for  
23 approval.

24 CHAIRMAN SAM DAVIS: What happens if this  
25 recommendation for approval is denied as it relates to  
26 timing before they could bring it back?

27 MR. SETH PETERSON: There is a time period that  
28 they would have to wait in order to reapply. I'd have to

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 look at the regulations to see what that time period is.

2 Becky, I don't know if you know that offhand.

3 ATTORNEY REBECCA GAINES: I don't know it off  
4 the top of my head.

5 MR. SETH PETERSON: You know, with a  
6 subdivision development, you know, we have a set of  
7 subdivision regulations that apply to the development.

8 You know, the applicant has met all those  
9 requirements by regulations. The property is not zoned.  
10 They meet our minimum lot size, our minimum lot width and  
11 roadway standards. They've provided everything that our  
12 regulation requirements provide, so I would recommend to  
13 approve it.

14 COMMISSION MEMBER KEVIN MURPHY: What would  
15 happen if Mr. Jinright were to request it to be tabled  
16 then? If it were tabled until they worked out the  
17 situation with the homeowners on Phase 1, I think if they  
18 were all happy, they wouldn't be here tonight and this  
19 would have been right on down the road.

20 So if he were to table it, could he come back in  
21 thirty days and bring it back up?

22 MR. SETH PETERSON: If the applicant wishes to  
23 table this request, he can request that to the  
24 Commission, and the Commission can vote to table it until  
25 the next meeting.

26 CHAIRMAN SAM DAVIS: All right. Any other  
27 questions?

28 COMMISSION MEMBER BONNIE LOWRY: Seth, do you



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 know if the property owners had any inclusion or anything  
2 when they purchased their homes as far as the upkeep was  
3 concerned?

4 MR. SETH PETERSON: I have not reviewed their  
5 restrictive covenants. But typically, when you buy a lot  
6 in a subdivision, that lot -- that deed has got a  
7 reference to restrictive covenants. And those  
8 restrictive covenants typically lay out that procedure.

9 CHAIRMAN SAM DAVIS: Bonnie, there was  
10 testimony that they were made aware of restrictive  
11 covenants and of the proposed timeframe for the property  
12 owners association to be turned over.

13 Any other questions for Seth?

14 (No response.)

15 CHAIRMAN SAM DAVIS: Okay. Thank you, Seth.

16 COMMISSION MEMBER ARTHUR OKEN: I'm not sure if  
17 this is a question for Seth.

18 So staff can accommodate a request by the developer  
19 of this subdivision to withdraw their request at this  
20 time and resubmit it at some specified future date?

21 CHAIRMAN SAM DAVIS: Our attorney just informed  
22 us that if it's denied, it's a four-month waiting period.

23 And, yes, the developer can request it be tabled,  
24 and then we can honor that request for thirty days or  
25 sixty days or however long we wish.

26 As it states right now, we'd either have to deny it  
27 or approve it.

28 COMMISSION MEMBER KEVIN MURPHY: Unless he were

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 to request for it to be tabled.

2 COMMISSION MEMBER ARTHUR OKEN: Yes. Does  
3 the -- Is there room in the rules for them to withdraw  
4 the application or postpone their application?

5 CHAIRMAN SAM DAVIS: Yes. I'm gonna give him  
6 that opportunity before we vote.

7 COMMISSION MEMBER ARTHUR OKEN: All right.  
8 Thank you, sir.

9 MR. JASON DEYTON: Chair, I would also like to  
10 state again, as I stated in my first statement, I don't  
11 believe any of the homeowners in Sonoma Ridge are opposed  
12 to Phase 2.

13 We're not opposed to the Phase 2 of the development.  
14 We're not opposed to the continuing of the development of  
15 Sonoma Ridge, for it to be a complete subdivision.  
16 That's not what our problem is. Our problem is the  
17 condition of the current roads.

18 We have a homeowner here tonight that her son  
19 tripped over the poor condition of the roads inside of  
20 Sonoma Ridge and hurt his arm.

21 CHAIRMAN SAM DAVIS: Let me address that. I  
22 was gonna do that anyway, but this will be a perfect  
23 time.

24 MR. JASON DEYTON: Yes, sir.

25 CHAIRMAN SAM DAVIS: It's been stated and  
26 verified by staff that these roads are now  
27 County-maintained roads. So I don't know who your  
28 commissioner is in that area, but that would be the

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 person to start with.

2 MR. JASON DEYTON: I will find out. We will  
3 absolutely find out who our commissioner is and let him  
4 know of our concerns.

5 CHAIRMAN SAM DAVIS: And that's why that's  
6 addressed at this point. The developer doesn't have  
7 anything to do with the roads.

8 MR. JASON DEYTON: But my concerns with that  
9 that do pertain to the developer -- And, again, none of  
10 us are opposed to this development proceeding forward,  
11 but we are concerned with the current state of those  
12 roads, which I know that needs to go to our commissioner.

13 How is that gonna further deteriorate with one  
14 entrance and heavy equipment coming in and out where we  
15 already have trouble?

16 CHAIRMAN SAM DAVIS: It's a valid concern, and  
17 it's so noted.

18 MR. JASON DEYTON: Yes, sir. And, again, I  
19 would like to go forward. You know, we are not opposed  
20 to this development happening. We would just like some  
21 consideration for the existing homeowners and what we  
22 have as our investment to be protected.

23 CHAIRMAN SAM DAVIS: Sure. And as I stated  
24 earlier, we're not gonna continue plowing the same  
25 ground, and we're doing that. So --

26 MR. JASON DEYTON: Yes, sir. Thank you.

27 CHAIRMAN SAM DAVIS: Thank you.

28 Are you signed up?

1 MR. HUNTER ROBINSON: I am.

2 CHAIRMAN SAM DAVIS: What is your name?

3 MR. HUNTER ROBINSON: Hunter Robinson. I am  
4 also a homeowner in Sonoma Ridge. I have just a couple  
5 of rebuttals to what the developer had said.

6 He talked about that there is a cable and internet  
7 provider that is very interested into coming into our  
8 neighborhood. We had a company -- Point Broadband had  
9 shown a lot of interest into coming into our  
10 neighborhood. And once they did all their cost analysis,  
11 we haven't heard anything else from them.

12 I spoke to a lady with that company about a month  
13 ago, and she said that the equipment needed to make it  
14 into our neighborhood was gonna cost about fifty thousand  
15 dollars (\$50,000), and she said that they were hoping to  
16 get some kind of assistance from the developer or from  
17 DSLD.

18 Now, a hundred and eight (108) houses, that's an  
19 increase of nearly two hundred and fifty percent (250%)  
20 to our neighborhood, but that's still probably not gonna  
21 be enough to cover fifty thousand dollars (\$50,000) for  
22 them. It's still probably going to be a negative on the  
23 cost analysis for them.

24 So without some kind of sense from DSLD or the  
25 developer, they're probably not going to be coming in,  
26 leaving us in the dark on that as well.

27 Now, in terms of the landscaping and the homeowners  
28 association, the covenants says that the homeowners

1 association will be turned over to us when eighty-five  
2 percent (85%) of the homes have been sold. Now,  
3 eighty-five percent (85%) of the homes have been sold for  
4 quite sometime.

5 So this issue with turning it over to the homeowners  
6 association is nothing new. This is not something that  
7 should have just happened, and it's not something that  
8 should be catching them off guard by our letters coming  
9 to them.

10 This is something that they should have -- that they  
11 did know about for sometime. So these two matters, they  
12 don't really lend towards a precedence that this company  
13 wants to take care of their customers.

14 They have Phase 2 coming in, obviously, to make them  
15 a lot of money, but, again, we're not against Phase 2.  
16 But we don't want anything that's gonna happen unless  
17 there is something in writing that these issues are going  
18 to be taken care of.

19 There's nothing that shows that they will act in  
20 good faith down the road to take care of us. And I think  
21 that's the issue that all of these homeowners have here.

22 CHAIRMAN SAM DAVIS: And that's really been  
23 expressed adequately tonight.

24 MR. HUNTER ROBINSON: Yes, sir.

25 CHAIRMAN SAM DAVIS: And we appreciate your  
26 opinion and everybody's opinion here that has -- that is  
27 here and has spoken against it. But we have a very clear  
28 picture of that at this point.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 MR. HUNTER ROBINSON: Yes. And you also made a  
2 comment that it would not make sense to abandon the  
3 maintenance.

4 Now, I agree it doesn't make sense, but I have not  
5 seen anybody from their company come through in several  
6 weeks. We've had homeowners cutting the common areas.  
7 We've seen elderly gentlemen cutting the grass on their  
8 push lawnmowers in the common area. So what makes sense  
9 isn't exactly applicable here.

10 CHAIRMAN SAM DAVIS: We appreciate that  
11 comment.

12 MR. HUNTER ROBINSON: Yes, sir.

13 CHAIRMAN SAM DAVIS: Thank you, sir.

14 COMMISSION MEMBER KEVIN MURPHY: Mr. Chairman,  
15 could I get someone to explain to me about internet? I  
16 am probably one of the most untechnical people there is,  
17 and I still use a dial-up flip phone. But Dish has  
18 internet. CenturyLink, I'm sure, provides internet with  
19 telephone.

20 AN AUDIENCE MEMBER: CenturyLink does not  
21 provide internet to our neighborhood.

22 AN AUDIENCE MEMBER: CenturyLink will not come  
23 into the area. They told me they're not coming in there.

24 AN AUDIENCE MEMBER: They have a substation --

25 CHAIRMAN SAM DAVIS: Hold on. Let's talk about  
26 that later, because we don't need to get into that right  
27 now. We'll explain that later.

28 COMMISSION MEMBER KEVIN MURPHY: It floors me.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: There are areas that  
2 internet is not provided in the county.

3 MR. SETH PETERSON: There's been a lot of  
4 discussion about internet. I just want to point out that  
5 that's not something that's considered in subdivision  
6 regulations. That's not something that we can require.  
7 I want to point that out for you.

8 CHAIRMAN SAM DAVIS: Right.

9 Mr. Jinright, I'm just gonna ask you a question.  
10 These folks have some legitimate concerns. I can tell  
11 this panel is very concerned and considerate of those  
12 opinions.

13 Would you like to request, on behalf of the  
14 applicant, that this be tabled for thirty (30) days to  
15 try to address some of the concerns for the citizens?

16 MR. TREY JINRIGHT: If -- So this hearing  
17 here -- And it's gotten a little bit out of control,  
18 quite honestly -- is about whether the development meets  
19 the subdivision standards. And we do. Black and white,  
20 yes, we do. So if you were to turn us down, you would  
21 turn us down on the conditions. But what item do we not  
22 meet?

23 The HOA is a serious concern with these folks. And  
24 I have been in conversation with them tonight as I  
25 recently have heard it. And they will take care of this  
26 maintenance until this HOA has been established.

27 What has happened is, is that in our process of  
28 submitting our plats, this subdivision has moved through

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 pretty fast, and they've sold their lots out.

2 So they're particular on their comments sent out in  
3 the letter in between the meeting notice here that HOA  
4 needs to be established to maintain the common areas.

5 So now we're in a discussion that DSLD and these  
6 homeowners need to set up an HOA for Phase 1. We're here  
7 to talk about Phase 2.

8 CHAIRMAN SAM DAVIS: Let me stop you, because I  
9 think you're kind of getting condescending now.

10 MR. TREY JINRIGHT: No, sir. I'm not getting  
11 condescending. I want to help them.

12 CHAIRMAN SAM DAVIS: Well, it sounds like it to  
13 me.

14 MR. TREY JINRIGHT: No, sir. I'm not being  
15 disrespectful at all.

16 CHAIRMAN SAM DAVIS: Well, it sounds like it.  
17 So let me just stop you. I'm giving you an opportunity  
18 right now, as Chairman of this Commission.

19 I'm not saying and I don't know, because I can't  
20 predict which way this vote is gonna go. But if you  
21 don't table it for thirty days -- If you don't request a  
22 table for thirty days and the vote goes down, then it's  
23 four months before you can bring it back.

24 So I'm giving you an opportunity. And I just need a  
25 yes-or-no answer.

26 MR. TREY JINRIGHT: Can you give me just five  
27 minutes to make a decision? I can't make this --

28 CHAIRMAN SAM DAVIS: I can do that.



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 MR. TREY JINRIGHT: Yes, sir.

2 CHAIRMAN SAM DAVIS: We'll close the public  
3 hearing except for that answer.

4 (Break)

5 CHAIRMAN SAM DAVIS: All right. We'll come  
6 back to order.

7 MR. TREY JINRIGHT: You know, I had a redeye  
8 last night, so I'm a little tired. So my agitation is  
9 not towards you. It's probably just because I'm  
10 exhausted. So I apologize. Condescending is not my  
11 thing.

12 The developer here, we're trying to do the right  
13 thing. In order to do the right thing, we have to get a  
14 project going forward to fund these things.

15 And the internet situation, all those things are  
16 funded by this -- is hanging on this Phase 2 development.  
17 Fixing the drainage issues are hanging on this Phase 2  
18 development.

19 The HOA is something that will be established. The  
20 developer will -- can work this over. And I don't -- You  
21 know, one thing that I was wondering is if it would be a  
22 potential for y'all to put a condition on the approval of  
23 the land permit with the effective of an active HOA.

24 You know, that may be something that would give you  
25 a level of comfort here. The DSLD has been maintaining  
26 the common areas up until, you know, recently, I  
27 understand.

28 I think there's some -- I'm not gonna disagree with

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 what some of the comments that have been made. They have  
2 given me the assurance that they will continue to  
3 maintain those going forward until this HOA is in place.

4 So I'm looking at there may be some happy medium in  
5 there that will allow us to move forward and not  
6 sideways, quite honestly.

7 So I respectfully make that request for your  
8 consideration. If that's not available, then, you know,  
9 we'll look at other options, too. But I'm here to work  
10 with you. I'm here to work with these people over here  
11 as well.

12 CHAIRMAN SAM DAVIS: Unfortunately, I had  
13 closed the public hearing except for your answer as it  
14 relates to the developer. So if you want us to consider  
15 it, we're gonna have to ask staff and legal if we can  
16 condition the permit approval.

17 If we cannot condition the permit approval, then  
18 we're not gonna reopen the public hearing for you to ask  
19 for tabling. So if you're asking for either/or, you need  
20 to go ahead and do that now.

21 MR. TREY JINRIGHT: Well, I guess, you know,  
22 we'll have to -- So what you're saying is that I'm either  
23 gonna ask for a conditional use or asking for it to be  
24 tabled, one of the two?

25 CHAIRMAN SAM DAVIS: You can ask for a  
26 conditional use connected to the permit; if not that,  
27 table it for thirty days.

28 MR. TREY JINRIGHT: Correct.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: Okay. That's what you're  
2 asking.

3 MR. TREY JINRIGHT: Yes, sir.

4 CHAIRMAN SAM DAVIS: Okay. Thank you very  
5 much.

6 I guess the question for legal would be can we  
7 condition the approval of the development permit?

8 ATTORNEY REBECCA GAINES: I'm trying to find  
9 something now. I am unaware of anything that allows  
10 that. I will look in the regulations, but I'm unaware of  
11 any process to condition it on the formation of an HOA.

12 CHAIRMAN SAM DAVIS: Vince, are you aware, or  
13 Seth?

14 MR. SETH PETERSON: Subdivision plat approval,  
15 they have to get development permit approval from the  
16 Planning and Zoning Commission. You're the body that the  
17 County Commission has appointed to make a decision on  
18 this case.

19 Chapter 4.5 discusses the development permit and the  
20 approval process for that for the Planning and Zoning  
21 Commission. The Chapter 4.5 of the subdivision  
22 regulations states that if the application -- the plat  
23 and the application meets the requirements of the  
24 subdivision regulations, the Planning and Zoning  
25 Commission shall approve the plat. It doesn't mention  
26 any kind of conditional approvals.

27 There's a process in the regs for other things such  
28 as apartments, RV parks, non-typical subdivisions that

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 allows the Commission to place conditions on their  
2 approval, but just a direct subdivision approval, it  
3 doesn't mention conditional approval.

4 CHAIRMAN SAM DAVIS: All right. Okay. At this  
5 point then, what is before us is staff is recommending  
6 approval of the development permit. The applicant has  
7 asked for a conditional development permit, which we  
8 cannot do, or in the event of that, a postponement of  
9 thirty days.

10 I'm trying to be careful about how I'm saying this  
11 to try to get it right. So we need a motion to either  
12 approve or deny or to table for thirty days --  
13 Correction. Instead of thirty days, it will be tabled  
14 until the October meeting.

15 So do we have a motion one way or the other or in  
16 the alternative for a table?

17 COMMISSION MEMBER ARTHUR OKEN: Just a point  
18 of -- Just a fact question, Mr. Chairman. Is it within  
19 our -- Has legal determined that it's appropriate for us  
20 to approve this with a condition?

21 CHAIRMAN SAM DAVIS: No, sir. It is not  
22 appropriate for a condition.

23 COMMISSION MEMBER ARTHUR OKEN: All right. Can  
24 we -- is it appropriate for -- do we have the -- Is it  
25 lawful for us to table it?

26 CHAIRMAN SAM DAVIS: We do have the ability to  
27 table it. And the applicant has requested that we do  
28 that, if we're not sure that we can approve it.

**BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018**

1 COMMISSION MEMBER ARTHUR OKEN: Then I would so  
2 move.

3 CHAIRMAN SAM DAVIS: For tabling?

4 COMMISSION MEMBER ARTHUR OKEN: For tabling it.

5 CHAIRMAN SAM DAVIS: Until the October meeting?

6 COMMISSION MEMBER ARTHUR OKEN: Yes, sir.

7 CHAIRMAN SAM DAVIS: Okay. There's a motion on  
8 the floor to table this until the October meeting. Is  
9 there a second?

10 COMMISSION MEMBER SPENCE MONROE: Second.

11 CHAIRMAN SAM DAVIS: Okay. All in favor, say  
12 aye.

13 (Commission Members say "aye" in unison.)

14 CHAIRMAN SAM DAVIS: All opposed?

15 (No response.)

16 CHAIRMAN SAM DAVIS: Motion tabled until the  
17 October meeting.

18 **10 - OLD BUSINESS**

19 **10A - CASE P-18004, BELLA SERA GARDENS PROPERTY**

20 CHAIRMAN SAM DAVIS: Okay. Our last case is  
21 under Old Business. It's P-18004, Bella Sera Gardens  
22 Property.

23 MR. VINCE JACKSON: Yes, sir. I'll wait just a  
24 minute so we can kind of clear the room.

25 Okay. This is a request involving a  
26 previously-approved conditional use. And you've actually  
27 looked at this property several times.

28 The first time, there were two previous approvals

1 which were granted under the original case number  
2 P-14003. The first from September 4th of 2014 was the  
3 initial approval to allow for weddings to be hosted on  
4 the property with operating hours ending at 8 p.m. The  
5 second approval, which was granted on September 7, 2017,  
6 was to allow additional events to be hosted and to extend  
7 the operational hours until 10 p.m.

8 At that time, there was a condition which was quoted  
9 as volume of music shall be regulated so that no sound  
10 shall be audible at the property lines. That condition  
11 was included as part of that approval.

12 The third review took place on May 3, 2018, and that  
13 is under the current case number of P-18004. The primary  
14 reason for that approval was that there had been an  
15 addition of an open-air chapel to the previously-approved  
16 garden venue.

17 As you know, conditional use approval is site-plan  
18 specific. So the addition of that chapel, which had not  
19 been previously approved, required for the owner to come  
20 back and ask for approval.

21 In your ruling on May 3rd, the chapel was approved,  
22 but the overall approval was granted for a period of four  
23 months with the application to return to the Planning  
24 Commission on September 6th, which is what brings us here  
25 today. And so we're here to review the application.

26 As you know, prior to the May hearing, there were  
27 numerous complaints about noise. We heard those from the  
28 concerned residents. And as a result, there was some

1 additional language added to the conditions pertaining to  
2 the noise and amplified music.

3 One of the reasons for granting the four-month  
4 approval was to kind of watch and see if there were  
5 additional complaints and then how things worked out with  
6 the new approval.

7 Early on in the process, we did receive a few  
8 complaints, but it was very few compared to what we had  
9 received before. So in the four months since May, we  
10 haven't really received that many complaints about the  
11 noise, which is a good thing.

12 In talking with a representative of the applicant in  
13 bringing this back, there was some discussion about  
14 possibly asking the Planning Commission to revisit the  
15 issues of the noise, amplified music and the hours of  
16 operation.

17 However, as I understand it, what will likely occur  
18 is that there will be a new application. So the action  
19 that you will need to take this evening will be to extend  
20 the approval and remove the four-month limitation with  
21 the original conditions that were opposed in May  
22 remaining in place.

23 Then at some point in the future, probably for the  
24 October meeting, the applicant will come back with a new  
25 application to address possibly changing some of the  
26 conditions.

27 And those are the comments I have at this time. And  
28 I'll be happy to answer any questions.

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 CHAIRMAN SAM DAVIS: Any questions for Vince?

2 (No response.)

3 CHAIRMAN SAM DAVIS: I have one question for  
4 our counsel. Since this request is to extend for a  
5 period of time, do we have to have a public hearing?

6 ATTORNEY REBECCA GAINES: For safety's sake, I  
7 believe I would.

8 CHAIRMAN SAM DAVIS: All right. We'll open the  
9 public hearing at this point.

10 Mrs. Gregorius, do you have anything you'd like to  
11 say to us?

12 (No response.)

13 CHAIRMAN SAM DAVIS: How long is the extension  
14 being asked for?

15 MR. VINCE JACKSON: Well, basically you would  
16 approve it without a time limitation. Typically, when  
17 you approve a conditional use, the only time limitation  
18 is the six months for them to get started to submit their  
19 land use certificate and the building permit.

20 Once they've done that, then they've fulfilled the  
21 condition of conditional use and they can continue to  
22 operate as long as necessary, you know, from here on out.

23 So, basically, what you would be doing today is just  
24 approving it without a four-month time limit. Then if  
25 the applicant wishes to address the conditions, they will  
26 submit a new application.

27 CHAIRMAN SAM DAVIS: Okay. So we'll be  
28 approving current conditional use on a permanent basis?



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 MR. VINCE JACKSON: Yes, sir.

2 CHAIRMAN SAM DAVIS: Okay. There's one person  
3 signed up in opposition.

4 Dorothy Faircloth, do you have anything you would  
5 like to say?

6 MRS. DOROTHY FAIRCLOTH: Yes, sir. I'm Dorothy  
7 Faircloth. And I'm kind of taken aback by the fact that  
8 they're gonna try to change the noise and ask for  
9 permission to have noise beyond the borders.

10 So I don't know what to say about that except that  
11 everyone in our neighborhood who complained, it was a big  
12 issue for them. I do say that they haven't had a lot of  
13 noise there for this four-month period, but then I don't  
14 think they've had as many events as they had been having.

15 Because the evening events earlier had been  
16 practically weekly, and now it's subsided. I don't know  
17 if it's because it's a rainy season and they're not doing  
18 outside events or what. But that's part of the reason  
19 possibly that there haven't been the complaints.

20 And I was gonna ask if the noise resumes with the  
21 more events, if they do start having more events, do we  
22 still have recourse? I guess that's what I have to ask.

23 Oh, I did -- One other thing: When there was the  
24 one complaint and they went past the nine o'clock  
25 deadline, they went to almost 11:30 with the noise and  
26 the -- past the deadline, obviously. And their answer or  
27 their justification was that it was a personal party.

28 And I want to just address the fact that they're now

1 an LLC. Bella Sera Gardens is owned by an LLC, Limited  
2 Liability Corporation, so there's not personal ownership.  
3 And I don't think -- I think we should address the fact  
4 that they wouldn't have a chance to do -- to not abide by  
5 the rules because it's a personal event.

6 CHAIRMAN SAM DAVIS: All right. Let me pose  
7 that question to our attorney.

8 I think the question is they're an LLC, are they  
9 allowed to have a personal party after hours by the  
10 owner?

11 ATTORNEY REBECCA GAINES: Generally, an LLC  
12 would be considered its own independent person just like  
13 you or me. Now, it's a fictitious identity, but it would  
14 have the same rights as you or I over our own property.

15 I don't know if the conditional use applied to their  
16 personal use of the property or just the business use in  
17 terms of events. But if it were owned by John Smith, I  
18 would think John Smith could have a party and the same  
19 would apply to the LLC.

20 MRS. DOROTHY FAIRCLOTH: So you're saying that  
21 the corporation has a personal event? I mean, I'm just  
22 asking.

23 ATTORNEY REBECCA GAINES: It has an identity,  
24 just like you or I working through its shareholders. So  
25 if you could have the event, then it could have the  
26 event.

27 I believe the personal event would be allowed  
28 independently with the conditional use. I would have to

1 research that. It's a pretty narrow question. But just  
2 the fact that it's an LLC does not prohibit it from  
3 having its own events on its own property.

4 MRS. DOROTHY FAIRCLOTH: So if -- In the case  
5 that the ownership would be extended to other owners,  
6 then H owner could be a personal owner of the LLC and  
7 then each person could have personal events? I'm just  
8 asking.

9 ATTORNEY REBECCA GAINES: Well, just the LLC  
10 would have events. The LLC is independent of its owners.  
11 It's considered a separate person. So it's events would  
12 be what's allowed.

13 Now, granted, it's hard to tell what's, you know,  
14 the president's event versus the LLC's event. I give you  
15 that. But in terms of property ownership, it would have  
16 the same rights over its property that you would if it  
17 were just a normal piece of property and not an event  
18 center.

19 MRS. DOROTHY FAIRCLOTH: I'm still kind of  
20 confused. So --

21 ATTORNEY REBECCA GAINES: It's a confusing  
22 issue. And it's confusing to the Courts, too, because  
23 there are cases on that all the time.

24 MRS. DOROTHY FAIRCLOTH: Okay. I know from an  
25 IRS point of view, if an LLC owns the property and then  
26 owners of the units use the property, they have to use it  
27 as though they were renting it, just like anybody else.  
28 So they would have to pay the LLC to use the property.

1 So they're not considered --

2 ATTORNEY REBECCA GAINES: And that's what I  
3 basically said. LLC events can be held. But, granted,  
4 it's hard to differentiate which event is being held by  
5 the president or the owner and which one by the LLC.  
6 That's hard for anybody to know.

7 So it is an issue for enforcement. But just as a  
8 strictly legal issue, the LLC can have the LLC's events  
9 at its place just like you could have your events at your  
10 house.

11 MRS. DOROTHY FAIRCLOTH: Okay. Well, this was  
12 a personal wedding, so that's not an LLC event; is that  
13 correct?

14 ATTORNEY REBECCA GAINES: Probably -- Again,  
15 it's an issue I would have to research. But you're  
16 probably correct there.

17 COMMISSION MEMBER BONNIE LOWRY: May I ask what  
18 is your absolute major concern?

19 MRS. DOROTHY FAIRCLOTH: Oh, really, right at  
20 this time, we're happy. I mean, I don't mind -- I'm not  
21 against the event venue. We're trying to protect our  
22 homes and our peace. And we don't want the loud noises  
23 in the late evening, especially in the late evening. But  
24 we really don't want the loud noises.

25 It has been in the past where the noise has gone on  
26 to as far as a mile away and maybe even farther that the  
27 music was able to be heard.

28 COMMISSION MEMBER BONNIE LOWRY: What about

1 your present conditions?

2 MRS. DOROTHY FAIRCLOTH: Well, we had in  
3 June -- I believe in June and July, there were a couple  
4 of events that were loud.

5 Now, the last couple of months, I don't think there  
6 have been as many events. And some of them have been in  
7 the afternoon and not gone -- definitely not gone past  
8 nine o'clock. But, yes, it's been much better.

9 CHAIRMAN SAM DAVIS: That would be also  
10 indicated by the fact that you're the only one here to  
11 speak against it. There's six people here tonight in  
12 favor.

13 And none of the rest -- It's been backed previous  
14 times here with protestors. So, apparently, they're  
15 trying their best to meet the spirit of the agreement.

16 MRS. DOROTHY FAIRCLOTH: Either they're --  
17 Well, I'd like to think that that is the case. And if  
18 that's the case, we'll be happy.

19 But if the reason that the noise has subsided is  
20 because they're not having events, then if they resume,  
21 that's my concern; that the noise would resume.

22 CHAIRMAN SAM DAVIS: All right. Anything else  
23 for us?

24 MRS. DOROTHY FAIRCLOTH: That's all.

25 CHAIRMAN SAM DAVIS: Thank you.

26 Does staff have any other comments?

27 MR. VINCE JACKSON: There's a representative of  
28 the applicant here. He did sign up to speak, and he

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 would like to address you.

2 CHAIRMAN SAM DAVIS: Okay.

3 MR. VINCE JACKSON: I'll hold off on my  
4 additional comments until everyone else who wishes to  
5 speak has spoken.

6 CHAIRMAN SAM DAVIS: All right.

7 MR. RICK DAVIS: Commission, my name is Rick  
8 Davis. I'm with Davis and Hill in Daphne. I'm here on  
9 behalf of Bella Sera.

10 And the Gregorius' are here as well just in case the  
11 Commission had any questions for me that I wasn't  
12 equipped to answer.

13 I think that Commissioner Murphy would have liked my  
14 original plan as I showed up with a printout blow-up  
15 piece of cardboard and an easel to talk to you all. And  
16 I get to y'all's facility, and y'all have got a lot going  
17 on here. This is pretty impressive.

18 What I wanted to follow up, and I'm not going to  
19 beat all the points that I planned, because truth be  
20 told, it sounds as if from that one opposition that the  
21 applicant, my client, has been doing what this Commission  
22 intended for it to do when it posed the conditions on it  
23 back in May.

24 And I can say that we have had events throughout the  
25 entire period -- throughout the interim, as recently as  
26 Saturday night. And the reason that I bring up Saturday  
27 night is an additional showing that Bella Sera is  
28 committed to abiding by this Commission's instructions,

1 so much so that even hiring the sound technician to be  
2 there on property Saturday night.

3 Now, that sound technician could get up here and  
4 talk y'all cross-eyed with figures. But, again, judging  
5 from the opposition expressed, I'm not really sure that's  
6 necessary at this juncture. Suffice it to say that we  
7 were there during one of our standard events Saturday  
8 night to determine the levels of sound coming from the  
9 property lines.

10 And it's something we've all come very comfortable  
11 with, and it's something that apparently from the  
12 experience over the interim time since the last meeting  
13 has been consistent and absent some of those squabbles  
14 maybe in June or July. For the most part, I think the  
15 spirit of the conditions that this commission has imposed  
16 upon us have been abided by.

17 I'm happy to answer any questions. I will say that  
18 this is probably my dozenth time dealing with sound  
19 issues in the County.

20 And as the Commission knows, sound can be so  
21 variable, and it varies contextually and subjectively.  
22 Contextually in that you know that a cellphone is never  
23 as loud as it is in the middle of a Planning Commission  
24 meeting.

25 Subjectively, I'm sitting at the Gene Stallings  
26 United Way luncheon today, and my 80-year-old grandmother  
27 turns to my grandfather after Gene Stallings is already  
28 speaking, leans very gingerly over to his ear and says,

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 "I can't hear anything he's saying." And all the tables  
2 in front of us turned around.

3 Every person is gonna hear things differently. Our  
4 point with the sound technician was to try to put some  
5 objectivity to these readings and these determinations.

6 But, again, as far as I can tell, everything is  
7 being abided by, and it seems that the area has calmed  
8 down a little bit due to the conditions that you put on  
9 and are abided.

10 So I'm happy to answer any questions at this point.

11 CHAIRMAN SAM DAVIS: Any questions for  
12 Mr. Davis?

13 (No response.)

14 CHAIRMAN SAM DAVIS: Thank you, sir.

15 COMMISSION MEMBER BONNIE LOWRY: I just have  
16 one question. Approximately how many events are you  
17 holding a week?

18 MR. RICK DAVIS: Well, I think the events  
19 generally are limited to one on the weekends at this  
20 time. And that's because for the most part, these events  
21 are weddings. And brides usually want to get married on  
22 football Saturdays for some reason. So this time of year  
23 in particular is often on the weekends.

24 CHAIRMAN SAM DAVIS: Any other questions?

25 (No response.)

26 CHAIRMAN SAM DAVIS: All right. Thank you.  
27 Vince?

28 MR. VINCE JACKSON: I was just gonna say, you



1 know, the issue that we're here to deal with tonight is  
2 granting the approval without the four-month time  
3 period -- basically granting permanent approval.

4 If they decide to come back and ask for a  
5 reconsideration of some of the conditions, then we'll  
6 discuss those at that time.

7 As to the question about recourse, if there are  
8 noise issues, certainly there is recourse. Those  
9 complaints can be called in to the Planning and Zoning  
10 department. And, you know, we do not regulate personal  
11 events.

12 We've talked about the LLC before. That's really a  
13 legal question. But personal events are not regulated by  
14 zoning.

15 So our recommendation is to grant the approval with  
16 the original conditions that remove the four-month time  
17 limit and grant the approval permanently.

18 CHAIRMAN SAM DAVIS: All right. Thank you.

19 We'll close the public hearing at this point.

20 COMMISSION MEMBER SPENCE MONROE: Can I ask  
21 Vince a question?

22 CHAIRMAN SAM DAVIS: Sure.

23 COMMISSION MEMBER SPENCE MONROE: We're still  
24 gonna have the limitations like the 9 p.m. for music --

25 MR. VINCE JACKSON: Yes.

26 COMMISSION MEMBER SPENCE MONROE: -- and things  
27 of that nature? So all of those stipulations still  
28 remain?

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

1 MR. VINCE JACKSON: Right. We felt -- I think  
2 what was ultimately determined is that if we -- if there  
3 is a desire at some point to change those conditions,  
4 that that would need to be a new application, new case  
5 number and a totally new public hearing.

6 COMMISSION MEMBER SPENCE MONROE: I just wanted  
7 to make sure.

8 MR. VINCE JACKSON: Yes, sir.

9 COMMISSION MEMBER SPENCE MONROE: So if I sit  
10 here and recommend approval based on Items 1 through 11  
11 on Page 52 of 59 with the exception of Item 10, because  
12 that's granted for four months --

13 MR. VINCE JACKSON: That's correct.

14 COMMISSION MEMBER SPENCE MONROE: -- you're --  
15 Okay. And I am recommending that approval.

16 CHAIRMAN SAM DAVIS: Okay.

17 COMMISSION MEMBER KEVIN MURPHY: Vince, I have  
18 a question now. We do reserve the right that if they  
19 come back in front of us again and ask for some changes,  
20 we can go back and put a time limit to test those  
21 changes? We do reserve that right?

22 MR. VINCE JACKSON: Yes.

23 CHAIRMAN SAM DAVIS: Any other discussion?

24 (No response.)

25 CHAIRMAN SAM DAVIS: All right. Is there a  
26 second to Spence's motion?

27 COMMISSION MEMBER BONNIE LOWRY: Second.

28 CHAIRMAN SAM DAVIS: Okay. There's a second.

1 All in favor, say aye.

2 (Commission Members say "aye" in unison.)

3 CHAIRMAN SAM DAVIS: All opposed?

4 (No response.)

5 CHAIRMAN SAM DAVIS: Carries unanimously.

6 **11 - REPORTS AND ANNOUNCEMENTS**

7 CHAIRMAN SAM DAVIS: Any staff reports?

8 MR. VINCE JACKSON: No staff reports. Your  
9 next regular meeting is October 4th.

10 And in the very near future, we will be contacting  
11 you about some training ideas. Now that we have a full  
12 membership, we need to -- we've got some new people, and  
13 we do need to conduct some training. So you'll be  
14 hearing on that soon.

15 CHAIRMAN SAM DAVIS: Sounds good. Legal  
16 counsel report?

17 ATTORNEY REBECCA GAINES: No report.

18 **12 - ADJOURNMENT**

19 CHAIRMAN SAM DAVIS: All right. In that case,  
20 we stand adjourned.

21

22 (CONCLUSION)

23

24

25

26

27

28

## C E R T I F I C A T E

STATE OF ALABAMA)

BALDWIN COUNTY)

I hereby certify that the above and foregoing transcript was taken down by me in stenotype and the proceedings were transcribed by means of computer-aided transcription, and that the foregoing represents a true and correct transcript of the meeting given by said parties upon said meeting.

I further certify that I am neither of counsel nor of kin to the parties, nor am I in anywise interested in the result of said proceedings.



---

SUE ANNE CASEY

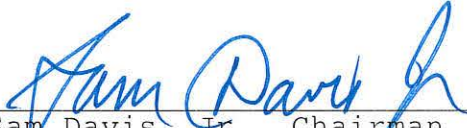
Certified Court Reporter

Certification No. 336

## C E R T I F I C A T E

I, Sam Davis, Jr., Chairman of the Baldwin County Planning and Zoning Commission, do hereby certify that the foregoing transcript of the minutes of the September 6, 2018, Monthly Meeting are a true and correct transcription of the minutes as prepared by Sue Anne Casey, Alabama Certified Court Reporter, License No. 336.

I, Sam Davis, Jr., do hereby affix my signature on this, the 4 day of Oct., 2018.

  
\_\_\_\_\_  
Sam Davis, Jr., Chairman,  
Baldwin County Planning and  
Zoning Commission

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>\$</b>	64:9, 64:27, 65:4, 65:14, 65:17, 66:20, 70:12, 70:13, 73:14, 73:15, 76:7, 77:16, 77:17 <b>2.3.24</b> [1] - 44:9 <b>2.3.24</b> ..... ..... [1] - 3:14 <b>200</b> [3] - 13:18, 22:11, 28:21 <b>2006</b> [1] - 61:21 <b>2006-2007</b> [3] - 61:21, 62:1, 62:7 <b>2009</b> [1] - 39:22 <b>2012</b> [1] - 1:13 <b>2014</b> [1] - 82:2 <b>2017</b> [1] - 82:5 <b>2018</b> [5] - 1:5, 39:10, 82:12, 97:6, 97:10 <b>21</b> [2] - 38:26, 39:22 <b>22251</b> [1] - 1:14 <b>24</b> [1] - 44:14 <b>25</b> [2] - 28:4, 28:18 <b>250%</b> [1] - 72:19 <b>260</b> [1] - 22:9 <b>2nd</b> [1] - 5:25	<b>55</b> [1] - 9:19 <b>59</b> [4] - 6:23, 7:11, 9:19, 94:11	<b>absent</b> [1] - 91:13 <b>absolute</b> [1] - 88:18 <b>absolutely</b> [3] - 10:23, 31:26, 71:3 <b>absorption</b> [1] - 53:20 <b>acceptable</b> [4] - 32:3, 60:28, 62:28, 63:7 <b>accepted</b> [2] - 62:3, 62:9 <b>accepting</b> [1] - 42:20 <b>access</b> [6] - 41:19, 42:8, 42:14, 62:25, 63:1, 63:6 <b>accessed</b> [1] - 41:20 <b>accommodate</b> [1] - 69:18 <b>according</b> [3] - 32:18, 35:11, 54:21 <b>accused</b> [1] - 21:14 <b>acre</b> [2] - 60:15 <b>acreage</b> [3] - 46:28, 48:17, 48:18 <b>acres</b> [6] - 6:19, 16:23, 47:1, 49:25, 49:26, 53:20 <b>act</b> [1] - 73:19 <b>acting</b> [1] - 27:5 <b>action</b> [1] - 83:18 <b>active</b> [1] - 77:23 <b>actual</b> [1] - 13:21 <b>add</b> [8] - 10:21, 36:16, 43:4, 43:8, 53:4, 54:9, 54:18, 67:2 <b>added</b> [1] - 83:1 <b>addendum</b> [1] - 59:1 <b>adding</b> [1] - 27:23 <b>addition</b> [3] - 39:28, 82:15, 82:18 <b>additional</b> [11] - 52:25, 53:4, 62:13, 63:4, 63:28, 66:4, 82:6, 83:1, 83:5, 90:4, 90:27 <b>ADDRESS</b> [1] - 6:6 <b>Address</b> [1] - 3:9 <b>address</b> [15] - 6:8, 6:9, 16:2, 30:27, 31:2, 31:4, 52:3, 52:7, 70:21, 75:15, 83:25, 84:25, 85:28, 86:3, 90:1 <b>addressed</b> [3] - 55:14, 64:13, 71:6 <b>adequately</b> [1] - 73:23 <b>adjacent</b> [3] - 37:1, 37:3, 37:5 <b>adjoining</b> [3] - 39:12, 39:20, 40:8 <b>adjourned</b> [1] - 95:20 <b>ADJOURNMENT</b> [1] -	95:18 <b>Adjournment</b> ..... ..... [1] - 3:22 <b>adjustment</b> [2] - 5:16, 45:14 <b>administrator</b> [1] - 45:18 <b>adverse</b> [1] - 40:1 <b>advisable</b> [1] - 38:9 <b>aerial</b> [1] - 7:3 <b>affect</b> [3] - 17:16, 29:22, 40:2 <b>affects</b> [1] - 17:17 <b>affix</b> [1] - 97:9 <b>afternoon</b> [1] - 89:7 <b>agitation</b> [1] - 77:8 <b>ago</b> [7] - 8:22, 51:16, 59:6, 61:21, 65:2, 65:26, 72:13 <b>agree</b> [3] - 35:13, 66:23, 74:4 <b>agreed</b> [3] - 19:9, 50:20, 58:24 <b>agreement</b> [2] - 19:10, 89:15 <b>ahead</b> [2] - 5:10, 78:20 <b>aided</b> [1] - 96:8 <b>aimed</b> [1] - 28:19 <b>air</b> [2] - 14:16, 82:15 <b>Alabama</b> [2] - 1:15, 97:8 <b>ALABAMA</b> [1] - 96:3 <b>ALLEGIANCE</b> [1] - 4:11 <b>Allegiance</b> ..... ..... [1] - 3:6 <b>allow</b> [11] - 6:21, 19:5, 36:23, 39:5, 41:28, 44:24, 44:25, 45:14, 78:5, 82:3, 82:6 <b>allowed</b> [9] - 6:12, 30:4, 32:18, 35:10, 35:15, 36:4, 86:9, 86:27, 87:12 <b>allows</b> [2] - 79:9, 80:1 <b>almost</b> [1] - 85:25 <b>alternative</b> [1] - 80:16 <b>Alton</b> [2] - 16:9, 16:11 <b>amenable</b> [2] - 31:20, 32:23 <b>amended</b> [1] - 39:17 <b>Amendment</b> [2] - 3:14, 44:17 <b>AMENDMENT</b> [1] - 44:9 <b>amendment</b> [2] - 44:13, 45:5 <b>amplified</b> [2] - 83:2, 83:15
<b>\$50,000</b> [2] - 72:15, 72:21		<b>6</b>		
<b>0</b>		<b>6</b> [7] - 1:5, 3:9, 3:9, 3:11, 3:12, 6:6, 97:6 <b>6th</b> [2] - 1:12, 82:24		
<b>0.64</b> [1] - 6:19		<b>7</b>		
<b>1</b>		<b>7</b> [3] - 3:10, 6:13, 82:5 <b>7,523</b> [1] - 49:28 <b>77</b> [3] - 53:4, 54:17, 61:1 <b>78</b> [1] - 61:1 <b>7A</b> [2] - 3:12, 6:14 <b>7B</b> [2] - 3:13, 38:20 <b>7C</b> [2] - 3:14, 44:9		
<b>1</b> [32] - 3:4, 4:2, 48:16, 49:22, 50:26, 54:22, 54:24, 55:4, 55:10, 55:16, 55:21, 56:4, 56:8, 56:17, 58:3, 58:19, 58:21, 58:28, 59:4, 59:25, 59:28, 60:28, 61:20, 61:27, 62:1, 62:11, 63:7, 66:21, 67:4, 68:17, 76:6, 94:10 <b>1's</b> [1] - 64:7 <b>1.87</b> [1] - 47:1 <b>10</b> [4] - 3:19, 81:18, 82:7, 94:11 <b>108</b> [9] - 49:18, 49:25, 51:15, 52:25, 53:5, 53:19, 54:18, 60:23, 72:18 <b>10A</b> [2] - 3:20, 81:19 <b>11</b> [3] - 3:21, 94:10, 95:6 <b>11:30</b> [1] - 85:25 <b>12</b> [6] - 3:22, 6:24, 11:14, 29:4, 38:25, 95:18 <b>12-foot</b> [1] - 21:6 <b>14</b> [2] - 46:25, 49:20 <b>17</b> [2] - 26:21, 27:1 <b>18031</b> [1] - 46:19 <b>18033</b> [1] - 49:15 <b>185</b> [1] - 56:9 <b>1st</b> [2] - 59:14, 60:8	<b>8</b>	<b>8</b> [4] - 3:15, 39:24, 46:17, 82:4 <b>80-year-old</b> [1] - 91:26 <b>81</b> [2] - 3:19, 3:20 <b>85%</b> [4] - 58:19, 58:20, 73:2, 73:3 <b>85%</b> [1] - 58:25 <b>8A</b> [2] - 3:17, 46:18 <b>8B</b> [2] - 3:18, 49:13		
	<b>3</b>	<b>9</b>		
	<b>3</b> [4] - 3:6, 4:11, 50:27, 82:12 <b>30</b> [4] - 13:15, 50:14, 63:18, 75:14 <b>30.85</b> [1] - 46:28 <b>336</b> [3] - 1:16, 96:23, 97:8 <b>36.17</b> [1] - 49:26 <b>37</b> [2] - 48:18, 53:20 <b>38</b> [1] - 3:13 <b>3rd</b> [1] - 82:21	<b>9</b> [3] - 39:2, 39:25, 93:24 <b>95</b> [2] - 3:21, 3:22		
	<b>4</b>	<b>A</b>		
	<b>4</b> [6] - 3:4, 3:5, 3:6, 3:7, 4:15 <b>4,900</b> [1] - 50:1 <b>4.5</b> [2] - 79:19, 79:21 <b>44</b> [1] - 3:14 <b>46</b> [2] - 3:16, 3:17 <b>49</b> [4] - 3:18, 49:22, 62:23, 64:11 <b>4th</b> [2] - 82:2, 95:9	<b>aback</b> [1] - 85:7 <b>abandon</b> [3] - 66:12, 66:20, 74:2 <b>abandoned</b> [1] - 66:17 <b>abide</b> [1] - 86:4 <b>abided</b> [3] - 91:16, 92:7, 92:9 <b>abiding</b> [1] - 90:28 <b>ability</b> [5] - 30:21, 30:22, 31:1, 65:18, 80:26 <b>Able</b> [4] - 9:7, 19:19, 19:27, 22:5 <b>able</b> [4] - 44:22, 59:21, 63:23, 88:27		
<b>2</b>	<b>5</b>			
<b>2</b> [43] - 3:5, 3:14, 3:18, 4:5, 5:16, 44:9, 44:14, 49:13, 49:17, 50:26, 54:14, 54:21, 55:4, 55:20, 56:8, 56:14, 59:1, 59:2, 59:27, 60:20, 60:27, 61:5, 61:23, 61:28, 62:13, 62:15, 63:7, 63:10, 63:13, 63:15,	<b>5</b> [3] - 3:8, 5:22 <b>5.1.6</b> [1] - 28:16 <b>52</b> [1] - 94:11			

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<p><b>AN</b> [6] - 47:27, 48:3, 48:7, 74:20, 74:22, 74:24</p> <p><b>analysis</b> [2] - 72:10, 72:23</p> <p><b>AND</b> [8] - 1:3, 2:3, 2:11, 2:18, 4:5, 6:13, 46:17, 95:6</p> <p><b>Ann</b> [2] - 16:20, 16:22</p> <p><b>ANN</b> [2] - 16:22, 36:17</p> <p><b>ANNE</b> [1] - 96:21</p> <p><b>Anne</b> [2] - 1:15, 97:7</p> <p><b>Annex</b> [1] - 1:13</p> <p><b>announcements</b> [1] - 6:8</p> <p><b>ANNOUNCEMENTS</b> [1] - 95:6</p> <p><b>Announcements.....</b> [1] - 3:21</p> <p><b>Announcements/Registration</b> [1] - 3:9</p> <p><b>ANNOUNCEMENTS/REGISTRATION</b> [1] - 6:6</p> <p><b>answer</b> [14] - 8:7, 32:13, 40:12, 41:21, 61:13, 67:7, 76:25, 77:3, 78:13, 83:28, 85:26, 90:12, 91:17, 92:10</p> <p><b>answered</b> [1] - 67:18</p> <p><b>anticipate</b> [1] - 40:1</p> <p><b>anticipation</b> [1] - 62:12</p> <p><b>anyway</b> [3] - 20:17, 21:26, 70:22</p> <p><b>anywise</b> [1] - 96:13</p> <p><b>apartments</b> [1] - 79:28</p> <p><b>apologize</b> [1] - 77:10</p> <p><b>applicable</b> [1] - 74:9</p> <p><b>applicant</b> [24] - 6:20, 6:26, 7:1, 8:7, 8:16, 30:21, 42:28, 46:22, 47:23, 48:6, 49:17, 50:17, 51:12, 68:8, 68:22, 75:14, 80:6, 80:27, 83:12, 83:24, 84:25, 89:28, 90:21</p> <p><b>application</b> [12] - 33:11, 40:11, 70:4, 79:22, 79:23, 82:23, 82:25, 83:18, 83:25, 84:26, 94:4</p> <p><b>Applications</b> [2] - 3:10, 3:15</p> <p><b>APPLICATIONS</b> [2] - 6:13, 46:17</p> <p><b>applied</b> [3] - 7:2, 26:28, 86:15</p> <p><b>applies</b> [1] - 58:12</p>	<p><b>apply</b> [2] - 68:7, 86:19</p> <p><b>appointed</b> [1] - 79:17</p> <p><b>appointment</b> [1] - 5:13</p> <p><b>appreciate</b> [3] - 4:14, 73:25, 74:10</p> <p><b>approach</b> [1] - 52:2</p> <p><b>appropriate</b> [3] - 80:19, 80:22, 80:24</p> <p><b>appropriately</b> [1] - 64:3</p> <p><b>APPROVAL</b> [1] - 5:22</p> <p><b>Approval</b> [1] - 3:8</p> <p><b>approval</b> [42] - 5:24, 7:15, 30:26, 31:14, 37:20, 40:11, 43:25, 43:28, 45:20, 46:2, 46:23, 48:25, 49:18, 67:23, 67:25, 77:22, 78:16, 78:17, 79:7, 79:14, 79:15, 79:20, 80:2, 80:3, 80:6, 82:3, 82:5, 82:11, 82:14, 82:17, 82:20, 82:22, 83:4, 83:6, 83:20, 93:2, 93:3, 93:15, 93:17, 94:10, 94:15</p> <p><b>approvals</b> [2] - 79:26, 81:28</p> <p><b>approve</b> [14] - 30:19, 30:23, 47:6, 48:26, 49:2, 51:1, 68:13, 69:27, 79:25, 80:12, 80:20, 80:28, 84:16, 84:17</p> <p><b>approved</b> [12] - 6:5, 10:11, 30:24, 33:10, 39:16, 61:20, 61:22, 67:13, 81:26, 82:15, 82:19, 82:21</p> <p><b>approving</b> [2] - 84:24, 84:28</p> <p><b>architectural</b> [2] - 58:18, 59:13</p> <p><b>area</b> [18] - 7:4, 7:5, 7:12, 35:27, 40:3, 50:12, 52:22, 63:9, 63:14, 63:19, 63:24, 64:2, 64:21, 65:12, 70:28, 74:8, 74:23, 92:7</p> <p><b>areas</b> [10] - 59:13, 60:4, 60:9, 60:13, 60:16, 64:22, 74:6, 75:1, 76:4, 77:26</p> <p><b>arguments</b> [1] - 37:12</p> <p><b>arm</b> [1] - 70:20</p> <p><b>arose</b> [1] - 44:17</p> <p><b>ARTHUR</b> [28] - 4:26,</p>	<p>5:27, 26:3, 26:7, 26:12, 26:17, 29:8, 29:16, 29:21, 30:7, 36:28, 37:5, 37:8, 38:1, 38:4, 38:17, 46:4, 49:3, 67:8, 67:11, 69:16, 70:2, 70:7, 80:17, 80:23, 81:1, 81:4, 81:6</p> <p><b>Arthur</b> [1] - 2:10</p> <p><b>ARTICLE</b> [1] - 44:9</p> <p><b>article</b> [2] - 26:20, 27:1</p> <p><b>Article</b> [2] - 3:14, 44:13</p> <p><b>articles</b> [1] - 59:21</p> <p><b>assistance</b> [1] - 72:16</p> <p><b>association</b> [12] - 44:18, 44:19, 44:28, 45:16, 57:8, 57:26, 58:23, 66:7, 69:12, 72:28, 73:1, 73:6</p> <p><b>assume</b> [2] - 10:14, 24:25</p> <p><b>assumed</b> [2] - 9:14, 24:20</p> <p><b>assuming</b> [2] - 30:24, 65:4</p> <p><b>assumption</b> [2] - 9:8, 24:24</p> <p><b>assurance</b> [1] - 78:2</p> <p><b>attention</b> [1] - 66:1</p> <p><b>attorney</b> [5] - 32:1, 35:7, 42:19, 69:21, 86:7</p> <p><b>ATTORNEY</b> [14] - 32:4, 32:9, 35:11, 42:22, 68:3, 79:8, 84:6, 86:11, 86:23, 87:9, 87:21, 88:2, 88:14, 95:17</p> <p><b>audible</b> [1] - 82:10</p> <p><b>audience</b> [2] - 6:9, 47:24</p> <p><b>AUDIENCE</b> [6] - 47:27, 48:3, 48:7, 74:20, 74:22, 74:24</p> <p><b>Auditorium</b> [1] - 1:14</p> <p><b>August</b> [6] - 1:13, 5:25, 59:9, 59:11, 59:16, 65:26</p> <p><b>auto</b> [3] - 6:26, 32:5, 32:6</p> <p><b>automatic</b> [1] - 33:12</p> <p><b>automobile</b> [9] - 6:21, 7:9, 8:1, 8:5, 24:6, 32:5, 32:6, 32:17, 32:26</p> <p><b>automobiles</b> [2] - 8:4, 32:3</p>	<p><b>available</b> [1] - 78:8</p> <p><b>Avery</b> [2] - 53:16, 54:10</p> <p><b>AVERY</b> [13] - 54:10, 54:14, 55:2, 55:15, 56:3, 56:18, 56:22, 56:28, 57:16, 57:18, 57:24, 58:3, 59:8</p> <p><b>avoid</b> [1] - 35:17</p> <p><b>aware</b> [3] - 41:18, 69:10, 79:12</p> <p><b>aye</b> [15] - 6:3, 6:4, 37:28, 38:14, 38:15, 44:4, 44:5, 46:12, 46:13, 49:8, 49:9, 81:12, 81:13, 95:1, 95:2</p>	<p><b>BEFORE</b> [1] - 1:2</p> <p><b>beforehand</b> [1] - 67:19</p> <p><b>behalf</b> [2] - 75:13, 90:9</p> <p><b>BEHALF</b> [1] - 2:18</p> <p><b>behind</b> [4] - 13:22, 15:6, 43:9, 49:21</p> <p><b>Bella</b> [5] - 3:20, 81:21, 86:1, 90:9, 90:27</p> <p><b>BELLA</b> [1] - 81:19</p> <p><b>best</b> [3] - 11:26, 45:5, 89:15</p> <p><b>better</b> [3] - 30:20, 63:26, 89:8</p> <p><b>between</b> [9] - 13:15, 15:11, 15:17, 19:7, 26:9, 32:20, 65:21, 76:3</p> <p><b>beyond</b> [1] - 85:9</p> <p><b>BIAS</b> [5] - 5:6, 40:14, 40:17, 40:25, 44:3</p> <p><b>Bias</b> [2] - 2:7, 5:5</p> <p><b>bias</b> [2] - 5:12, 5:15</p> <p><b>bicycles</b> [1] - 55:7</p> <p><b>big</b> [4] - 22:19, 22:23, 34:23, 85:11</p> <p><b>bigger</b> [1] - 9:3</p> <p><b>bikes</b> [1] - 55:7</p> <p><b>bit</b> [3] - 13:23, 75:17, 92:8</p> <p><b>BLACK</b> [3] - 16:10, 16:22, 36:17</p> <p><b>Black</b> [1] - 16:11</p> <p><b>black</b> [4] - 16:20, 16:22, 17:7, 75:19</p> <p><b>Blacks'</b> [1] - 33:24</p> <p><b>Blanc</b> [2] - 52:13, 52:18</p> <p><b>blind</b> [1] - 20:26</p> <p><b>blinds</b> [4] - 14:26, 20:21, 20:24</p> <p><b>block</b> [3] - 13:2, 15:5, 23:16</p> <p><b>blow</b> [2] - 22:4, 90:14</p> <p><b>blow-up</b> [1] - 90:14</p> <p><b>blue</b> [3] - 14:1, 14:3, 40:22</p> <p><b>board</b> [4] - 5:15, 45:13, 57:9, 57:27</p> <p><b>boards</b> [1] - 59:18</p> <p><b>body</b> [1] - 79:16</p> <p><b>BONNIE</b> [31] - 5:2, 6:2, 7:19, 7:28, 8:3, 15:10, 15:16, 23:28, 24:5, 24:12, 24:16, 25:1, 25:5, 28:28, 31:27, 34:4, 34:7, 34:12, 34:16, 34:19, 41:14, 47:8, 57:19,</p>
---	--	---	---	---

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

58:1, 59:6, 61:3, 68:28, 88:17, 88:28, 92:15, 94:27 <b>Bonnie</b> [3] - 2:9, 35:3, 69:9 <b>borders</b> [1] - 85:9 <b>bother</b> [2] - 16:13, 16:14 <b>bought</b> [3] - 8:21, 52:23, 55:23 <b>boulevard</b> [2] - 52:20, 62:25 <b>Boulevard</b> [1] - 53:2 <b>box</b> [2] - 14:1, 14:3 <b>BOYKIN</b> [18] - 6:18, 7:21, 8:2, 8:5, 26:11, 26:15, 26:23, 27:2, 27:9, 27:16, 27:18, 27:22, 28:16, 28:25, 29:3, 29:14, 29:20, 37:23 <b>Boykin</b> [1] - 2:16 <b>Brandon</b> [2] - 2:7, 5:12 <b>BRANDON</b> [5] - 5:6, 40:14, 40:17, 40:25, 44:3 <b>Brazil</b> [1] - 23:3 <b>Break</b> [1] - 77:4 <b>brides</b> [1] - 92:21 <b>bring</b> [6] - 55:3, 65:9, 67:26, 68:21, 76:23, 90:26 <b>bringing</b> [1] - 83:13 <b>brings</b> [1] - 82:24 <b>broadband</b> [1] - 72:8 <b>broken</b> [1] - 50:22 <b>brought</b> [5] - 23:6, 52:16, 66:1, 67:15, 67:21 <b>buffer</b> [7] - 15:11, 15:14, 27:20, 27:27, 28:1, 28:3, 36:1 <b>buffering</b> [1] - 26:21 <b>buffers</b> [1] - 27:23 <b>build</b> [2] - 28:12, 62:24 <b>builder</b> [2] - 57:4, 65:22 <b>building</b> [20] - 7:20, 7:22, 7:24, 8:8, 8:27, 9:1, 9:3, 9:4, 13:16, 18:19, 18:22, 19:3, 20:3, 26:23, 28:5, 40:24, 41:8, 43:11, 62:15, 84:19 <b>buildings</b> [3] - 8:23, 10:13, 13:15 <b>built</b> [7] - 50:6, 53:28, 54:20, 61:28, 62:6,	64:5, 67:5 <b>bulk</b> [1] - 59:19 <b>buses</b> [2] - 56:10 <b>Business</b> [1] - 3:19 <b>business</b> [29] - 5:24, 6:16, 8:1, 8:28, 9:5, 10:1, 10:3, 10:6, 12:4, 17:2, 25:4, 25:6, 25:7, 25:15, 25:18, 25:23, 27:5, 27:8, 27:9, 31:10, 31:23, 38:28, 39:1, 43:9, 55:24, 55:25, 81:21, 86:16 <b>BUSINESS</b> [1] - 81:18 <b>bussing</b> [1] - 56:13 <b>buy</b> [2] - 33:28, 69:5  <b>C</b>  <b>cable</b> [1] - 72:6 <b>calibrated</b> [1] - 63:22 <b>CALL</b> [2] - 4:2, 4:15 <b>Call.....</b> ..... [1] - 3:7 <b>calmed</b> [1] - 92:7 <b>cannot</b> [3] - 41:19, 78:17, 80:8 <b>car</b> [18] - 9:7, 9:10, 9:14, 10:2, 12:11, 12:14, 12:21, 13:9, 15:23, 16:13, 17:1, 19:20, 23:19, 24:20, 25:13, 29:15, 30:4, 30:26 <b>cardboard</b> [1] - 90:15 <b>care</b> [5] - 64:12, 73:13, 73:18, 73:20, 75:25 <b>careful</b> [1] - 80:10 <b>carries</b> [4] - 38:19, 44:8, 46:16, 95:5 <b>carrying</b> [1] - 63:15 <b>cars</b> [9] - 7:6, 9:5, 9:13, 13:20, 13:21, 23:12, 23:13, 23:25, 24:22 <b>Case</b> [5] - 3:12, 3:13, 3:14, 3:17, 3:20 <b>CASE</b> [5] - 6:14, 38:20, 44:9, 46:18, 81:19 <b>case</b> [19] - 6:16, 11:9, 11:11, 31:6, 38:21, 42:10, 46:19, 49:15, 51:1, 79:18, 81:20, 82:1, 82:13, 87:4, 89:17, 89:18, 90:10, 94:4, 95:19 <b>Cases</b> [2] - 3:11, 3:16	<b>CASES</b> [2] - 6:13, 46:17 <b>cases</b> [1] - 87:23 <b>CASEY</b> [1] - 96:21 <b>Casey</b> [2] - 1:15, 97:8 <b>catching</b> [1] - 73:8 <b>causing</b> [1] - 18:20 <b>cease</b> [1] - 30:4 <b>Celena</b> [9] - 2:16, 7:18, 7:19, 8:12, 8:15, 26:1, 26:7, 26:19, 27:19 <b>CELENA</b> [18] - 6:18, 7:21, 8:2, 8:5, 26:11, 26:15, 26:23, 27:2, 27:9, 27:16, 27:18, 27:22, 28:16, 28:25, 29:3, 29:14, 29:20, 37:23 <b>cellphone</b> [1] - 91:22 <b>center</b> [1] - 87:18 <b>Central</b> [1] - 1:13 <b>CenturyLink</b> [3] - 74:18, 74:20, 74:22 <b>certainly</b> [4] - 30:5, 31:2, 66:2, 93:8 <b>certificate</b> [1] - 84:19 <b>Certification</b> [1] - 96:23 <b>Certified</b> [3] - 1:15, 96:22, 97:8 <b>certified</b> [4] - 56:24, 57:12, 58:26, 65:25 <b>certify</b> [3] - 96:6, 96:12, 97:4 <b>Chair</b> [1] - 70:9 <b>chairman</b> [1] - 76:18 <b>CHAIRMAN</b> [226] - 4:3, 4:6, 4:13, 4:16, 4:18, 5:9, 5:23, 6:1, 6:3, 6:5, 6:7, 6:15, 7:17, 8:10, 8:14, 8:19, 9:28, 10:4, 10:7, 10:14, 10:19, 10:24, 10:27, 11:4, 11:6, 11:8, 11:11, 11:15, 11:19, 13:6, 13:11, 15:8, 15:20, 15:28, 16:4, 16:8, 16:19, 17:6, 17:9, 18:9, 18:12, 18:14, 19:13, 19:17, 22:24, 22:28, 23:24, 24:2, 25:14, 25:24, 25:27, 26:5, 27:12, 27:17, 28:13, 28:23, 29:6, 29:27, 30:13, 31:17, 31:20, 31:24, 32:1, 32:22, 32:25, 32:28, 33:4, 33:7, 33:13, 33:16,	33:20, 34:2, 34:6, 35:6, 35:13, 35:16, 36:7, 36:10, 36:13, 36:20, 37:3, 37:7, 37:9, 37:17, 37:24, 37:27, 38:3, 38:7, 38:13, 38:16, 38:21, 40:13, 42:4, 42:16, 42:26, 43:5, 43:16, 43:19, 43:23, 44:1, 44:4, 44:6, 44:8, 44:10, 45:21, 45:24, 46:6, 46:8, 46:11, 46:14, 46:16, 46:19, 47:7, 47:15, 47:18, 47:22, 47:25, 47:28, 48:5, 48:9, 48:12, 48:20, 48:23, 49:1, 49:5, 49:7, 49:10, 49:12, 49:14, 51:3, 51:5, 51:25, 51:28, 52:10, 54:3, 54:6, 54:8, 54:26, 55:12, 56:1, 56:16, 56:21, 56:27, 57:14, 57:17, 58:5, 58:8, 58:10, 58:14, 60:1, 61:6, 61:10, 61:17, 66:6, 66:11, 66:23, 67:1, 67:10, 67:24, 68:26, 69:9, 69:15, 69:21, 70:5, 70:21, 70:25, 71:5, 71:16, 71:23, 71:27, 72:2, 73:22, 73:25, 74:10, 74:13, 74:25, 75:1, 75:8, 76:8, 76:12, 76:16, 76:28, 77:2, 77:5, 78:12, 78:25, 79:1, 79:4, 79:12, 80:4, 80:21, 80:26, 81:3, 81:5, 81:7, 81:11, 81:14, 81:16, 81:20, 84:1, 84:3, 84:8, 84:13, 84:27, 85:2, 86:6, 89:9, 89:22, 89:25, 90:2, 90:6, 92:11, 92:14, 92:24, 92:26, 93:18, 93:22, 94:16, 94:23, 94:25, 94:28, 95:3, 95:5, 95:7, 95:15, 95:19 <b>Chairman</b> [19] - 2:4, 5:7, 5:28, 24:1, 24:5, 26:3, 29:8, 30:8, 33:2, 36:28, 38:2, 40:14, 46:5, 49:4, 57:19, 74:14, 80:18, 97:3, 97:13 <b>Chairperson</b> [1] - 2:5 <b>chance</b> [2] - 30:9, 86:4	<b>change</b> [8] - 13:18, 13:19, 18:8, 31:21, 37:15, 67:22, 85:8, 94:3 <b>changed</b> [6] - 8:26, 16:14, 16:17, 16:27, 17:2, 29:1 <b>changes</b> [6] - 15:24, 16:17, 18:4, 59:27, 94:19, 94:21 <b>changing</b> [1] - 83:25 <b>chapel</b> [3] - 82:15, 82:18, 82:21 <b>chapter</b> [2] - 79:19, 79:21 <b>charts</b> [1] - 35:12 <b>check</b> [1] - 24:20 <b>checked</b> [1] - 9:26 <b>Chenin</b> [2] - 52:13, 52:18 <b>child</b> [1] - 42:20 <b>children</b> [1] - 52:22 <b>citizens</b> [1] - 75:15 <b>city</b> [5] - 7:12, 9:12, 9:15, 24:26, 25:11 <b>City</b> [2] - 10:16, 25:21 <b>clarification</b> [1] - 38:5 <b>classification</b> [1] - 29:11 <b>classify</b> [1] - 40:28 <b>Claude</b> [1] - 47:20 <b>CLAUDE</b> [2] - 47:21, 48:15 <b>clean</b> [1] - 23:12 <b>cleaning</b> [3] - 13:21, 14:6, 14:9 <b>clear</b> [3] - 33:9, 73:27, 81:24 <b>client</b> [1] - 90:21 <b>close</b> [13] - 13:14, 15:23, 15:27, 17:4, 17:25, 23:14, 37:10, 43:24, 45:28, 48:24, 60:15, 77:2, 93:19 <b>closed</b> [1] - 78:13 <b>closing</b> [2] - 58:16, 58:24 <b>code</b> [1] - 28:26 <b>collect</b> [1] - 50:8 <b>color</b> [1] - 8:26 <b>comfort</b> [1] - 77:25 <b>comfortable</b> [1] - 91:10 <b>coming</b> [19] - 9:25, 26:5, 52:25, 52:26, 52:28, 54:23, 55:9, 55:20, 60:23, 62:13, 64:10, 71:14, 72:7, 72:9, 72:25, 73:8, 73:14, 74:23, 91:8
---	---	---	---	---



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>comment</b> [2] - 74:2, 74:11	49:9, 52:7, 68:24, 76:18, 79:16, 79:17, 79:21, 79:25, 80:1, 81:13, 82:24, 83:14, 90:11, 90:21, 91:20, 91:23, 95:2, 97:4, 97:14	<b>computer</b> [1] - 96:8	<b>consider</b> [2] - 19:6, 78:14	10:18, 10:19, 24:23, 24:26, 25:23, 38:25, 39:13, 47:5, 49:22, 50:4, 53:13, 56:10, 64:11, 75:2
<b>comments</b> [8] - 45:8, 51:17, 67:15, 76:2, 78:1, 83:27, 89:26, 90:4	<b>commission</b> [3] - 5:16, 90:7, 91:15	<b>computer-aided</b> [1] - 96:8	<b>considerate</b> [1] - 75:11	<b>COUNTY</b> [3] - 1:3, 2:11, 96:4
<b>commercial</b> [22] - 6:25, 7:4, 7:22, 8:8, 9:19, 12:12, 13:18, 15:11, 15:17, 15:24, 24:13, 33:25, 35:8, 39:12, 39:14, 39:19, 40:24, 41:8, 42:9, 42:24, 43:11, 44:26	<b>Commission's</b> [1] - 90:28	<b>concept</b> [2] - 18:3, 61:23	<b>consideration</b> [3] - 15:26, 71:21, 78:8	<b>County</b> [39] - 1:13, 5:16, 10:16, 13:7, 25:2, 25:18, 25:20, 30:19, 30:22, 37:18, 37:19, 39:26, 42:13, 42:25, 43:26, 43:28, 44:13, 45:20, 46:3, 47:14, 50:5, 51:16, 51:20, 51:22, 54:21, 56:6, 62:9, 62:19, 62:21, 63:8, 63:16, 63:17, 67:5, 70:27, 79:17, 91:19, 97:4, 97:14
<b>Commercial</b> [1] - 27:14	<b>Commission.....</b> [1] - 3:9	<b>concern</b> [9] - 30:2, 30:3, 33:24, 35:8, 54:27, 71:16, 75:23, 88:18, 89:21	<b>Consideration</b> [2] - 3:10, 3:15	<b>County's</b> [3] - 50:7, 51:17, 65:15
<b>COMMISSION</b> [114] - 1:3, 2:18, 4:22, 4:24, 4:26, 5:2, 5:4, 5:6, 5:27, 6:2, 6:6, 7:19, 7:28, 8:3, 13:24, 13:28, 14:5, 14:8, 14:19, 15:10, 15:16, 23:28, 24:5, 24:12, 24:16, 25:1, 25:5, 26:3, 26:7, 26:12, 26:17, 26:19, 26:26, 27:3, 27:19, 27:25, 28:7, 28:28, 29:8, 29:16, 29:21, 30:7, 30:8, 31:27, 32:7, 32:12, 33:1, 33:5, 34:4, 34:7, 34:12, 34:16, 34:19, 34:21, 34:26, 35:2, 36:28, 37:5, 37:8, 37:14, 37:21, 37:26, 38:1, 38:4, 38:17, 38:18, 40:14, 40:17, 40:25, 40:27, 41:6, 41:12, 41:14, 41:22, 41:27, 42:18, 43:27, 44:3, 46:4, 46:7, 47:8, 48:28, 49:3, 57:19, 58:1, 59:6, 61:3, 67:8, 67:11, 68:14, 68:28, 69:16, 69:28, 70:2, 70:7, 74:14, 74:28, 80:17, 80:23, 81:1, 81:4, 81:6, 81:10, 88:17, 88:28, 92:15, 93:20, 93:23, 93:26, 94:6, 94:9, 94:14, 94:17, 94:27	<b>Commissioner</b> [1] - 90:13	<b>concerns</b> [8] - 29:28, 30:6, 52:15, 54:16, 71:4, 71:8, 75:10, 75:15	<b>CONSIDERATION</b> [2] - 6:13, 46:17	<b>County-maintained</b> [3] - 39:26, 47:14, 70:27
<b>COMMISSIONERS</b> [1] - 2:3	<b>Commissioner</b> [1] - 90:13	<b>concerning</b> [1] - 43:8	<b>considered</b> [5] - 26:24, 75:5, 86:12, 87:11, 88:1	<b>couple</b> [7] - 8:22, 21:3, 23:3, 65:27, 72:4, 89:3, 89:5
<b>committed</b> [1] - 90:28	<b>COMMISSIONERS</b> [1] - 2:3	<b>concerns</b> [8] - 29:28, 30:6, 52:15, 54:16, 71:4, 71:8, 75:10, 75:15	<b>consistent</b> [1] - 91:13	<b>course</b> [4] - 19:23, 23:16, 25:22, 57:4
<b>committee</b> [2] - 58:19, 59:14	<b>COMMISSIONERS</b> [1] - 2:3	<b>concluding</b> [1] - 29:9	<b>constructed</b> [2] - 50:15, 62:3	<b>Court</b> [3] - 1:15, 96:22, 97:8
<b>common</b> [11] - 59:13, 60:3, 60:9, 60:12, 60:16, 64:21, 64:22, 74:6, 74:8, 76:4, 77:26	<b>committed</b> [1] - 90:28	<b>conclusion</b> [3] - 20:4, 20:28, 95:22	<b>construction</b> [4] - 35:25, 35:28, 55:9, 56:4	<b>COURT</b> [1] - 48:10
<b>communication</b> [1] - 66:8	<b>commitment</b> [2] - 58:19, 59:14	<b>concrete</b> [1] - 64:1	<b>consulting</b> [1] - 51:11	<b>Courts</b> [1] - 87:22
<b>community</b> [4] - 44:16, 44:20, 44:21, 64:24	<b>common</b> [11] - 59:13, 60:3, 60:9, 60:12, 60:16, 64:21, 64:22, 74:6, 74:8, 76:4, 77:26	<b>concurrence</b> [3] - 30:20, 62:20, 62:21	<b>contact</b> [1] - 64:14	<b>covenants</b> [10] - 57:4, 57:6, 57:25, 58:17, 69:5, 69:7, 69:8, 69:11, 72:28
<b>companies</b> [1] - 52:28	<b>communication</b> [1] - 66:8	<b>concurrent</b> [3] - 30:20, 62:20, 62:21	<b>contacting</b> [1] - 95:10	<b>cover</b> [3] - 21:11, 34:17, 72:21
<b>company</b> [9] - 8:6, 12:11, 43:13, 60:11, 60:12, 72:8, 72:12, 73:12, 74:5	<b>community</b> [4] - 44:16, 44:20, 44:21, 64:24	<b>condescending</b> [3] - 76:9, 76:11, 77:10	<b>containing</b> [1] - 39:2	<b>covered</b> [1] - 51:14
<b>compared</b> [1] - 83:8	<b>companies</b> [1] - 52:28	<b>condition</b> [12] - 70:17, 70:19, 77:22, 78:16, 78:17, 79:7, 79:11, 80:20, 80:22, 82:8, 82:10, 84:21	<b>contextually</b> [2] - 91:21, 91:22	<b>create</b> [2] - 63:27, 65:19
<b>competition</b> [1] - 65:10	<b>company</b> [9] - 8:6, 12:11, 43:13, 60:11, 60:12, 72:8, 72:12, 73:12, 74:5	<b>conditional</b> [26] - 24:17, 27:15, 27:18, 30:10, 30:25, 30:28, 31:13, 31:28, 32:5, 32:8, 32:18, 32:25, 33:2, 33:11, 78:23, 78:26, 79:26, 80:3, 80:7, 81:26, 82:17, 84:17, 84:21, 84:28, 86:15, 86:28	<b>continually</b> [1] - 11:25	<b>creates</b> [1] - 64:28
<b>complain</b> [1] - 28:24	<b>compared</b> [1] - 83:8	<b>conditioner</b> [1] - 14:17	<b>continue</b> [5] - 22:27, 42:13, 71:24, 78:2, 84:21	<b>Creek</b> [1] - 3:13
<b>complained</b> [2] - 24:25, 85:11	<b>competition</b> [1] - 65:10	<b>conditions</b> [19] - 31:1, 31:15, 54:25, 56:3, 56:6, 63:23, 75:21, 80:1, 83:1, 83:21, 83:26, 84:25, 89:1, 90:22, 91:15, 92:8, 93:5, 93:16, 94:3	<b>continuing</b> [1] - 70:14	<b>CREEK</b> [1] - 38:20
<b>complaint</b> [4] - 6:28, 13:4, 13:7, 85:24	<b>complain</b> [1] - 28:24	<b>conduct</b> [1] - 95:13	<b>contract</b> [4] - 41:15, 41:17, 57:6, 60:12	<b>creek</b> [2] - 43:9, 43:10
<b>complaints</b> [7] - 27:13, 82:27, 83:5, 83:8, 83:10, 85:19, 93:9	<b>complained</b> [2] - 24:25, 85:11	<b>conduct</b> [1] - 95:13	<b>control</b> [1] - 75:17	<b>criteria</b> [1] - 62:7
<b>complete</b> [1] - 70:15	<b>complaint</b> [4] - 6:28, 13:4, 13:7, 85:24	<b>confused</b> [1] - 87:20	<b>controls</b> [1] - 28:15	<b>cross</b> [1] - 91:4
<b>completed</b> [3] - 58:20, 62:1, 64:6	<b>complaints</b> [7] - 27:13, 82:27, 83:5, 83:8, 83:10, 85:19, 93:9	<b>confusing</b> [2] - 87:21, 87:22	<b>conversation</b> [1] - 75:24	<b>cross-eyed</b> [1] - 91:4
<b>completely</b> [2] - 51:19, 60:21	<b>complete</b> [1] - 70:15	<b>congestion</b> [1] - 40:2	<b>converted</b> [1] - 7:22	<b>culvert</b> [1] - 10:21
<b>completion</b> [3] - 58:2, 58:21, 60:27	<b>completed</b> [3] - 58:20, 62:1, 64:6	<b>connected</b> [1] - 78:26	<b>copy</b> [3] - 45:17, 47:2, 50:23	<b>curb</b> [1] - 50:8
<b>comply</b> [2] - 51:21, 65:18	<b>completely</b> [2] - 51:19, 60:21	<b>conner</b> [1] - 5:21	<b>corner</b> [8] - 6:23, 7:7, 12:23, 16:25, 46:26, 50:11, 50:12, 50:25	<b>curiosity</b> [1] - 37:2
	<b>completion</b> [3] - 58:2, 58:21, 60:27	<b>conscientious</b> [1] - 45:1	<b>corporation</b> [2] - 86:2, 86:21	<b>current</b> [11] - 27:15, 52:19, 53:15, 53:22, 56:3, 62:16, 63:6, 70:17, 71:11, 82:13, 84:28
	<b>completing</b> [1] - 51:19, 60:21		<b>correct</b> [17] - 27:1, 27:2, 27:8, 27:9, 29:9, 29:20, 40:21, 41:10, 41:24, 54:21, 58:4, 78:28, 88:13, 88:16, 94:13, 96:10, 97:6	<b>cursor</b> [1] - 64:20
	<b>completing</b> [1] - 51:19, 60:21		<b>correctly</b> [1] - 15:21	
	<b>completing</b> [1] - 51:19, 60:21		<b>cost</b> [4] - 64:28, 72:10, 72:14, 72:23	
	<b>completing</b> [1] - 51:19, 60:21		<b>coughing</b> [1] - 16:10	
	<b>completing</b> [1] - 51:19, 60:21		<b>counsel</b> [3] - 84:4, 95:16, 96:12	
	<b>completing</b> [1] - 51:19, 60:21		<b>county</b> [15] - 9:16,	

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>customers</b> [1] - 73:13 <b>cut</b> [3] - 12:1, 12:2, 15:15 <b>cutting</b> [2] - 74:6, 74:7	56:1, 56:16, 56:21, 56:27, 57:14, 57:17, 58:5, 58:8, 58:10, 58:14, 60:1, 61:6, 61:10, 61:17, 66:6, 66:11, 66:23, 67:1, 67:10, 67:24, 68:26, 69:9, 69:15, 69:21, 70:5, 70:21, 70:25, 71:5, 71:16, 71:23, 71:27, 72:2, 73:22, 73:25, 74:10, 74:13, 74:25, 75:1, 75:8, 76:8, 76:12, 76:16, 76:28, 77:2, 77:5, 78:12, 78:25, 79:1, 79:4, 79:12, 80:4, 80:21, 80:26, 81:3, 81:5, 81:7, 81:11, 81:14, 81:16, 81:20, 84:1, 84:3, 84:8, 84:13, 84:27, 85:2, 86:6, 89:9, 89:22, 89:25, 90:2, 90:6, 90:7, 92:11, 92:14, 92:18, 92:24, 92:26, 93:18, 93:22, 94:16, 94:23, 94:25, 94:28, 95:3, 95:5, 95:7, 95:15, 95:19 <b>Davis</b> [8] - 2:4, 4:17, 25:27, 26:5, 27:12, 27:17, 28:13, 28:23, 29:6, 29:27, 30:13, 31:17, 31:20, 31:24, 32:1, 32:22, 32:25, 32:28, 33:4, 33:7, 33:13, 33:16, 33:20, 34:2, 34:6, 35:6, 35:13, 35:16, 36:7, 36:10, 36:13, 36:20, 37:3, 37:7, 37:9, 37:17, 37:24, 37:27, 38:3, 38:7, 38:13, 38:16, 38:18, 38:21, 40:13, 42:4, 42:16, 42:26, 43:5, 43:16, 43:19, 43:23, 44:1, 44:4, 44:6, 44:8, 44:10, 45:21, 45:24, 46:6, 46:8, 46:11, 46:14, 46:16, 46:19, 47:7, 47:15, 47:18, 47:22, 47:25, 47:28, 48:5, 48:9, 48:12, 48:20, 48:23, 49:1, 49:5, 49:7, 49:10, 49:12, 49:14, 51:3, 51:5, 51:25, 51:28, 52:10, 54:3, 54:6, 54:8, 54:26, 55:12,	62:16, 62:20 <b>designated</b> [1] - 28:19 <b>designation</b> [7] - 30:17, 30:23, 36:5, 39:3, 39:14, 39:17, 42:9 <b>designations</b> [2] - 39:19, 44:25 <b>designed</b> [2] - 61:22, 64:5 <b>desire</b> [1] - 94:3 <b>detail</b> [1] - 51:23 <b>deteriorate</b> [1] - 71:13 <b>determinations</b> [1] - 92:5 <b>determine</b> [2] - 63:21, 91:8 <b>determined</b> [2] - 80:19, 94:2 <b>developable</b> [1] - 35:27 <b>developer</b> [18] - 51:9, 56:19, 56:23, 57:3, 57:7, 57:26, 65:21, 66:2, 69:18, 69:23, 71:6, 71:9, 72:5, 72:16, 72:25, 77:12, 77:20, 78:14 <b>developer's</b> [1] - 64:15 <b>DEVELOPMENT</b> [1] - 49:13 <b>Development</b> [1] - 3:18 <b>development</b> [26] - 35:9, 46:22, 47:6, 49:17, 50:6, 51:2, 57:22, 60:2, 60:20, 63:12, 64:22, 65:15, 68:6, 68:7, 70:13, 70:14, 71:10, 71:20, 75:18, 77:16, 77:18, 79:7, 79:15, 79:19, 80:6, 80:7 <b>DEYTON</b> [15] - 52:9, 52:12, 54:7, 58:9, 58:12, 58:15, 59:10, 60:5, 61:9, 70:9, 70:24, 71:2, 71:8, 71:18, 71:26 <b>Deyton</b> [1] - 52:12 <b>dial</b> [1] - 74:17 <b>dial-up</b> [1] - 74:17 <b>difference</b> [3] - 26:8, 42:24, 62:28 <b>different</b> [5] - 47:9, 50:22, 58:11, 61:11, 61:14 <b>differentiate</b> [1] - 88:4 <b>differently</b> [1] - 92:3	<b>diffuser</b> [1] - 35:3 <b>dig</b> [1] - 21:20 <b>direct</b> [1] - 80:2 <b>direction</b> [2] - 20:5, 59:27 <b>directly</b> [3] - 11:22, 11:23, 28:19 <b>Director</b> [1] - 2:13 <b>directors</b> [2] - 57:9, 57:28 <b>disagree</b> [1] - 77:28 <b>disagreement</b> [1] - 32:20 <b>discuss</b> [2] - 51:22, 93:6 <b>discusses</b> [1] - 79:19 <b>discussion</b> [9] - 38:1, 38:3, 38:11, 46:9, 49:5, 75:4, 76:5, 83:13, 94:23 <b>Dish</b> [1] - 74:17 <b>dispute</b> [2] - 29:24, 29:25 <b>disrespectful</b> [1] - 76:15 <b>District</b> [7] - 26:9, 27:14, 38:26, 39:4, 39:22, 44:14, 46:25 <b>district</b> [9] - 5:16, 5:17, 6:24, 26:9, 26:25, 28:11, 29:4, 38:28, 49:20 <b>ditch</b> [3] - 63:27, 64:1, 64:4 <b>divided</b> [1] - 49:24 <b>documents</b> [2] - 58:16, 58:24 <b>dollar</b> [1] - 22:22 <b>dollars</b> [2] - 72:15, 72:21 <b>done</b> [10] - 12:18, 15:5, 23:27, 50:13, 56:8, 59:5, 59:13, 62:2, 62:17, 84:20 <b>door</b> [7] - 14:25, 17:27, 21:15, 21:16, 21:17, 21:22, 48:18 <b>Dorothy</b> [2] - 85:4, 85:6 <b>DOROTHY</b> [10] - 85:6, 86:20, 87:4, 87:19, 87:24, 88:11, 88:19, 89:2, 89:16, 89:24 <b>doubt</b> [1] - 66:14 <b>down</b> [32] - 9:20, 12:1, 12:3, 15:15, 16:5, 18:26, 19:8, 20:2, 20:7, 21:2, 22:4, 22:17, 22:19, 23:18, 28:15, 33:22, 34:1,	34:27, 35:1, 35:4, 44:21, 45:4, 63:18, 64:2, 64:10, 68:19, 73:20, 75:20, 75:21, 76:22, 92:8, 96:7 <b>dozenth</b> [1] - 91:18 <b>draft</b> [2] - 45:7, 45:8 <b>drainage</b> [7] - 50:7, 50:23, 63:9, 63:18, 64:10, 64:13, 77:17 <b>dreamed</b> [1] - 62:14 <b>drive</b> [1] - 58:16 <b>Drive</b> [2] - 52:14, 52:18 <b>driveaway</b> [1] - 62:23 <b>DSDL</b> [1] - 57:13 <b>DSL</b> [1] - 57:4, 58:18, 58:21, 59:12, 60:3, 60:6, 60:7, 72:17, 72:24, 76:5, 77:25 <b>due</b> [2] - 43:14, 92:8 <b>dues</b> [3] - 57:15, 59:22, 60:10 <b>dug</b> [1] - 21:21 <b>during</b> [1] - 91:7 <b>dwelling</b> [1] - 16:24
<b>E</b>				
<b>ear</b> [1] - 91:28 <b>early</b> [2] - 59:15, 83:7 <b>earth</b> [1] - 39:9 <b>easel</b> [1] - 90:15 <b>easement</b> [1] - 63:18 <b>east</b> [3] - 7:13, 38:24, 40:23 <b>economics</b> [2] - 64:18, 64:27 <b>effect</b> [1] - 64:27 <b>effective</b> [1] - 77:23 <b>effort</b> [1] - 63:25 <b>egress</b> [2] - 41:8, 47:9 <b>eight</b> [12] - 28:9, 49:18, 49:25, 51:15, 52:25, 53:5, 53:12, 53:19, 54:18, 60:22, 60:28, 72:18 <b>eighty</b> [6] - 56:9, 58:19, 58:20, 58:25, 73:1, 73:3 <b>eighty-five</b> [6] - 56:9, 58:19, 58:20, 58:25, 73:1, 73:3 <b>either</b> [4] - 69:26, 78:22, 80:11, 89:16 <b>either/or</b> [1] - 78:19 <b>elderly</b> [1] - 74:7 <b>electricity</b> [1] - 50:5				

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>Elliott's</b> <sup>[1]</sup> - 5:17 <b>EMC</b> <sup>[1]</sup> - 50:5 <b>end</b> <sup>[2]</sup> - 18:21, 19:25 <b>ending</b> <sup>[1]</sup> - 82:4 <b>enforcement</b> <sup>[3]</sup> - 28:26, 31:5, 88:7 <b>enforces</b> <sup>[1]</sup> - 28:24 <b>engine</b> <sup>[2]</sup> - 13:21, 14:14 <b>engineer</b> <sup>[3]</sup> - 51:12, 61:6, 61:7 <b>engines</b> <sup>[2]</sup> - 14:15, 14:18 <b>enhance</b> <sup>[1]</sup> - 63:25 <b>enhanced</b> <sup>[1]</sup> - 63:3 <b>Enterprise</b> <sup>[1]</sup> - 43:10 <b>entire</b> <sup>[3]</sup> - 50:24, 63:7, 90:25 <b>entity</b> <sup>[2]</sup> - 43:14, 66:21 <b>entrance</b> <sup>[8]</sup> - 52:26, 53:8, 54:16, 54:17, 54:23, 56:15, 63:3, 71:14 <b>equipment</b> <sup>[3]</sup> - 60:19, 71:14, 72:13 <b>equipped</b> <sup>[1]</sup> - 90:12 <b>especially</b> <sup>[1]</sup> - 88:23 <b>Esquire</b> <sup>[1]</sup> - 2:19 <b>essentially</b> <sup>[2]</sup> - 26:10, 26:14 <b>establish</b> <sup>[3]</sup> - 57:7, 57:26, 59:18 <b>established</b> <sup>[6]</sup> - 39:23, 56:19, 56:23, 75:26, 76:4, 77:19 <b>estate</b> <sup>[6]</sup> - 6:25, 7:26, 8:6, 8:28, 10:5, 25:4 <b>evening</b> <sup>[5]</sup> - 51:10, 83:19, 85:15, 88:23 <b>event</b> <sup>[12]</sup> - 80:8, 86:5, 86:21, 86:25, 86:26, 86:27, 87:14, 87:17, 88:4, 88:12, 88:21 <b>events</b> <sup>[26]</sup> - 44:20, 44:22, 82:6, 85:14, 85:15, 85:18, 85:21, 86:17, 87:3, 87:7, 87:10, 87:11, 88:3, 88:8, 88:9, 89:4, 89:6, 89:20, 90:24, 91:7, 92:16, 92:18, 92:20, 93:11, 93:13 <b>exactly</b> <sup>[1]</sup> - 74:9 <b>exceed</b> <sup>[1]</sup> - 45:12 <b>except</b> <sup>[3]</sup> - 77:3, 78:13, 85:10 <b>exception</b> <sup>[1]</sup> - 94:11 <b>exhausted</b> <sup>[1]</sup> - 77:10 <b>exist</b> <sup>[1]</sup> - 30:4	<b>existing</b> <sup>[7]</sup> - 8:22, 26:23, 39:6, 39:23, 54:2, 58:22, 71:21 <b>experience</b> <sup>[1]</sup> - 91:12 <b>experiencing</b> <sup>[2]</sup> - 63:24, 64:11 <b>explain</b> <sup>[2]</sup> - 74:15, 74:27 <b>expressed</b> <sup>[3]</sup> - 54:27, 73:23, 91:5 <b>extend</b> <sup>[4]</sup> - 21:7, 82:6, 83:19, 84:4 <b>extended</b> <sup>[1]</sup> - 87:5 <b>extension</b> <sup>[1]</sup> - 84:13 <b>exterior</b> <sup>[1]</sup> - 28:18 <b>eyed</b> <sup>[1]</sup> - 91:4	<b>fees</b> <sup>[1]</sup> - 59:22 <b>feet</b> <sup>[12]</sup> - 13:15, 13:18, 22:9, 22:11, 28:4, 28:8, 28:9, 28:18, 28:20, 49:28, 50:1, 50:14 <b>felt</b> <sup>[2]</sup> - 45:5, 94:1 <b>fence</b> <sup>[17]</sup> - 12:3, 15:3, 15:4, 15:6, 15:14, 15:17, 15:18, 17:21, 17:28, 18:1, 19:6, 19:7, 21:6, 28:8 <b>fenced</b> <sup>[3]</sup> - 14:11, 15:7, 23:14 <b>fenced-in</b> <sup>[1]</sup> - 15:7 <b>fences</b> <sup>[2]</sup> - 15:2, 28:10 <b>fencing</b> <sup>[1]</sup> - 20:14 <b>few</b> <sup>[9]</sup> - 9:23, 16:23, 45:8, 45:11, 51:16, 63:17, 65:26, 83:7, 83:8 <b>fictitious</b> <sup>[1]</sup> - 86:13 <b>fifty</b> <sup>[5]</sup> - 9:13, 24:22, 72:14, 72:19, 72:21 <b>fighting</b> <sup>[1]</sup> - 21:24 <b>figure</b> <sup>[1]</sup> - 19:28 <b>figures</b> <sup>[1]</sup> - 91:4 <b>filling</b> <sup>[1]</sup> - 5:21 <b>final</b> <sup>[1]</sup> - 40:20 <b>fine</b> <sup>[2]</sup> - 19:11, 42:13 <b>first</b> <sup>[18]</sup> - 5:23, 6:8, 6:15, 11:1, 11:16, 11:17, 11:18, 18:25, 18:26, 58:27, 59:25, 63:11, 63:12, 66:9, 66:11, 70:10, 81:28, 82:2 <b>fit</b> <sup>[3]</sup> - 38:10, 54:24, 55:11 <b>five</b> <sup>[10]</sup> - 28:4, 28:18, 49:27, 56:9, 58:19, 58:20, 58:25, 73:1, 73:3, 76:26 <b>fix</b> <sup>[3]</sup> - 14:27, 15:1, 64:12 <b>fixed</b> <sup>[2]</sup> - 12:17, 12:18 <b>fixing</b> <sup>[2]</sup> - 15:3, 77:17 <b>flip</b> <sup>[1]</sup> - 74:17 <b>flood</b> <sup>[3]</sup> - 12:5, 12:7, 19:21 <b>floor</b> <sup>[1]</sup> - 81:8 <b>floors</b> <sup>[1]</sup> - 74:28 <b>flow</b> <sup>[3]</sup> - 52:17, 62:28, 64:2 <b>flowing</b> <sup>[1]</sup> - 65:28 <b>folks</b> <sup>[3]</sup> - 52:1, 75:10, 75:23 <b>follow</b> <sup>[1]</sup> - 90:18 <b>following</b> <sup>[1]</sup> - 1:12	<b>food</b> <sup>[5]</sup> - 44:15, 44:22, 44:24, 44:25, 45:3 <b>foot</b> <sup>[4]</sup> - 20:14, 21:7, 21:10, 63:18 <b>football</b> <sup>[1]</sup> - 92:22 <b>force</b> <sup>[1]</sup> - 65:24 <b>foregoing</b> <sup>[3]</sup> - 96:6, 96:9, 97:5 <b>forgiveness</b> <sup>[1]</sup> - 18:3 <b>formal</b> <sup>[1]</sup> - 13:6 <b>formation</b> <sup>[1]</sup> - 79:11 <b>forty</b> <sup>[2]</sup> - 24:22, 50:1 <b>forty-nine</b> <sup>[1]</sup> - 50:1 <b>forward</b> <sup>[9]</sup> - 52:19, 65:3, 65:4, 65:19, 71:10, 71:19, 77:14, 78:3, 78:5 <b>founded</b> <sup>[1]</sup> - 58:23 <b>four</b> <sup>[21]</sup> - 11:15, 20:8, 21:7, 21:10, 23:4, 23:5, 23:7, 23:21, 39:25, 69:22, 76:23, 82:22, 83:3, 83:9, 83:20, 84:24, 85:13, 93:2, 93:16, 94:12 <b>four-by-four</b> <sup>[1]</sup> - 21:10 <b>four-by-fours</b> <sup>[1]</sup> - 21:7 <b>four-month</b> <sup>[7]</sup> - 69:22, 83:3, 83:20, 84:24, 85:13, 93:2, 93:16 <b>four-wheeler</b> <sup>[3]</sup> - 23:5, 23:7, 23:21 <b>four-wheelers</b> <sup>[1]</sup> - 23:4 <b>fours</b> <sup>[1]</sup> - 21:7 <b>frequency</b> <sup>[1]</sup> - 45:11 <b>friend</b> <sup>[2]</sup> - 23:3, 23:7 <b>front</b> <sup>[4]</sup> - 12:8, 21:22, 92:2, 94:19 <b>frontage</b> <sup>[2]</sup> - 47:3, 47:13 <b>fronts</b> <sup>[1]</sup> - 47:12 <b>fulfilled</b> <sup>[1]</sup> - 84:20 <b>full</b> <sup>[5]</sup> - 5:14, 20:15, 20:25, 53:15, 95:11 <b>fully</b> <sup>[1]</sup> - 26:26 <b>functioned</b> <sup>[1]</sup> - 63:20 <b>fund</b> <sup>[1]</sup> - 77:14 <b>funded</b> <sup>[1]</sup> - 77:16 <b>future</b> <sup>[6]</sup> - 39:14, 39:18, 57:22, 69:20, 83:23, 95:10 <b>Future</b> <sup>[1]</sup> - 39:16	<b>G</b> <b>GAINES</b> <sup>[14]</sup> - 32:4, 32:9, 35:11, 42:22, 68:3, 79:8, 84:6, 86:11, 86:23, 87:9, 87:21, 88:2, 88:14, 95:17 <b>Gaines</b> <sup>[2]</sup> - 2:19, 5:20 <b>game</b> <sup>[1]</sup> - 66:16 <b>garden</b> <sup>[1]</sup> - 82:16 <b>Gardens</b> <sup>[3]</sup> - 3:20, 81:21, 86:1 <b>GARDENS</b> <sup>[1]</sup> - 81:19 <b>gas</b> <sup>[4]</sup> - 7:12, 16:16, 33:22, 34:1 <b>gate</b> <sup>[2]</sup> - 23:13, 23:14 <b>gather</b> <sup>[1]</sup> - 60:10 <b>Gene</b> <sup>[2]</sup> - 91:25, 91:27 <b>general</b> <sup>[2]</sup> - 38:28, 57:24 <b>generally</b> <sup>[2]</sup> - 86:11, 92:19 <b>gentleman</b> <sup>[5]</sup> - 48:21, 54:4, 58:6, 63:11, 64:7 <b>gentlemen</b> <sup>[2]</sup> - 57:6, 74:7 <b>gingerly</b> <sup>[1]</sup> - 91:28 <b>Gisele</b> <sup>[4]</sup> - 9:7, 19:20, 19:28, 22:5 <b>GISELE</b> <sup>[4]</sup> - 24:10, 25:8, 25:11, 25:20 <b>given</b> <sup>[3]</sup> - 28:4, 78:2, 96:10 <b>glad</b> <sup>[4]</sup> - 5:17, 51:22, 66:4, 66:28 <b>gonna</b> <sup>[48]</sup> - 14:27, 15:25, 16:1, 18:5, 24:3, 33:7, 35:28, 40:24, 41:7, 48:8, 52:17, 52:26, 53:19, 53:21, 54:19, 54:20, 54:27, 55:3, 55:13, 55:20, 56:8, 59:12, 60:24, 61:7, 61:12, 63:27, 64:1, 66:12, 66:17, 70:5, 70:22, 71:13, 71:24, 72:14, 72:20, 73:16, 75:9, 76:20, 77:28, 78:15, 78:18, 78:23, 85:8, 85:20, 92:3, 92:28, 93:24 <b>good-sized</b> <sup>[1]</sup> - 19:21 <b>Google</b> <sup>[1]</sup> - 39:9 <b>governed</b> <sup>[1]</sup> - 59:20 <b>granddaughter</b> <sup>[1]</sup> -
--	---	---	--	--

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<p>16:26  <b>grandfather</b> [1] - 91:27  <b>grandfathered</b> [7] - 26:24, 26:25, 27:4, 27:7, 27:10, 27:20, 27:22  <b>grandmother</b> [1] - 91:26  <b>grandson</b> [1] - 16:25  <b>grant</b> [2] - 93:15, 93:17  <b>granted</b> [6] - 82:1, 82:5, 82:22, 87:13, 88:3, 94:12  <b>granting</b> [3] - 83:3, 93:2, 93:3  <b>grass</b> [1] - 74:7  <b>green</b> [1] - 19:2  <b>Gregorius</b> [1] - 84:10  <b>Gregorius'</b> [1] - 90:10  <b>ground</b> [2] - 55:1, 71:25  <b>guard</b> [1] - 73:8  <b>guess</b> [4] - 21:15, 78:21, 79:6, 85:22  <b>Gulf</b> [1] - 3:13  <b>gulf</b> [1] - 43:9  <b>GULF</b> [1] - 38:20  <b>gutter</b> [1] - 50:9  <b>gutters</b> [1] - 19:1  <b>guy</b> [1] - 24:26  <b>guys</b> [1] - 12:7</p> <p style="text-align: center;"><b>H</b></p> <p><b>half</b> [2] - 53:12, 60:16  <b>Hanak</b> [1] - 46:27  <b>hand</b> [1] - 58:22  <b>handled</b> [1] - 66:3  <b>handles</b> [1] - 63:12  <b>hands</b> [1] - 54:13  <b>hanging</b> [4] - 18:18, 57:1, 77:16, 77:17  <b>hangover</b> [1] - 19:2  <b>happy</b> [7] - 68:18, 78:4, 83:28, 88:20, 89:18, 91:17, 92:10  <b>hard</b> [4] - 48:10, 87:13, 88:4, 88:6  <b>hardly</b> [1] - 38:9  <b>Hart</b> [1] - 2:15  <b>Hayes</b> [1] - 4:19  <b>head</b> [1] - 68:4  <b>hear</b> [9] - 8:16, 13:23, 14:17, 19:17, 21:14, 27:12, 52:5, 92:1, 92:3  <b>heard</b> [10] - 23:6,</p>	<p>23:23, 37:12, 66:10, 66:12, 67:11, 72:11, 75:25, 82:27, 88:27  <b>hearing</b> [20] - 14:22, 37:10, 42:27, 43:24, 45:27, 46:1, 47:19, 48:11, 48:24, 51:7, 75:16, 77:3, 78:13, 78:18, 82:26, 84:5, 84:9, 93:19, 94:5, 95:14  <b>heavier</b> [1] - 16:15  <b>heavy</b> [2] - 60:18, 71:14  <b>height</b> [1] - 28:17  <b>HELD</b> [1] - 1:2  <b>held</b> [3] - 1:12, 88:3, 88:4  <b>help</b> [5] - 12:20, 13:1, 26:2, 60:24, 76:11  <b>helped</b> [1] - 67:19  <b>hereby</b> [3] - 96:6, 97:4, 97:9  <b>highlight</b> [1] - 51:14  <b>highlighted</b> [1] - 49:24  <b>highly</b> [3] - 36:25, 41:23, 41:27  <b>highway</b> [8] - 6:23, 7:11, 9:19, 11:14, 35:25, 38:25, 39:26  <b>Hill</b> [1] - 90:8  <b>hiring</b> [1] - 91:1  <b>history</b> [3] - 19:14, 63:20, 63:22  <b>hitting</b> [1] - 13:2  <b>HOA</b> [15] - 56:20, 56:21, 56:23, 59:18, 59:20, 65:13, 65:20, 75:23, 75:26, 76:3, 76:6, 77:19, 77:23, 78:3, 79:11  <b>hold</b> [3] - 8:10, 74:25, 90:3  <b>holding</b> [2] - 53:22, 92:17  <b>holes</b> [3] - 21:19, 21:20, 21:21  <b>Holley</b> [1] - 6:23  <b>home</b> [19] - 7:21, 7:23, 12:13, 12:28, 16:12, 39:23, 39:24, 40:1, 41:7, 41:19, 41:20, 41:24, 42:1, 42:10, 43:10, 43:15, 48:16, 55:26, 60:24  <b>homebound</b> [1] - 17:16  <b>homeowner</b> [3] - 52:13, 70:18, 72:4  <b>homeowners</b> [28] -</p>	<p>52:16, 53:9, 53:16, 53:25, 54:2, 57:8, 57:14, 57:20, 57:21, 57:26, 58:23, 59:4, 60:5, 60:7, 60:11, 60:15, 60:26, 61:1, 65:22, 68:17, 70:11, 71:21, 72:27, 72:28, 73:5, 73:21, 74:6, 76:6  <b>homes</b> [19] - 39:1, 39:2, 39:10, 39:25, 39:27, 52:23, 52:25, 53:4, 53:5, 53:19, 54:17, 55:23, 55:25, 57:21, 59:5, 69:2, 73:2, 73:3, 88:22  <b>honest</b> [1] - 9:9  <b>honestly</b> [3] - 66:10, 75:18, 78:6  <b>honor</b> [1] - 69:24  <b>hoping</b> [1] - 72:15  <b>horrible</b> [2] - 55:27  <b>hose</b> [1] - 23:18  <b>host</b> [1] - 44:20  <b>hosted</b> [2] - 82:3, 82:6  <b>hot</b> [1] - 55:26  <b>hours</b> [5] - 45:10, 82:4, 82:7, 83:15, 86:9  <b>house</b> [17] - 11:24, 12:28, 13:15, 13:22, 13:25, 13:26, 14:9, 14:19, 17:16, 17:24, 19:21, 19:25, 20:14, 20:23, 22:10, 48:8, 88:10  <b>households</b> [2] - 54:18, 56:9  <b>houses</b> [1] - 72:18  <b>housing</b> [5] - 39:4, 39:6, 39:21, 40:5, 41:4  <b>huge</b> [1] - 33:23  <b>hundred</b> [18] - 13:18, 22:9, 22:11, 28:20, 49:18, 49:25, 49:28, 50:1, 51:15, 51:21, 52:24, 53:5, 53:18, 54:18, 56:9, 60:22, 72:18, 72:19  <b>HUNTER</b> [5] - 72:1, 72:3, 73:24, 74:1, 74:12  <b>Hunter</b> [1] - 72:3  <b>hurt</b> [1] - 70:20</p>	<p style="text-align: center;"><b>I</b></p> <p><b>idea</b> [1] - 60:23  <b>ideas</b> [1] - 95:11  <b>identity</b> [2] - 86:13, 86:23  <b>images</b> [1] - 39:10  <b>imagine</b> [1] - 42:25  <b>implemented</b> [1] - 39:24  <b>important</b> [1] - 14:28  <b>impose</b> [2] - 31:1, 31:15  <b>imposed</b> [1] - 91:15  <b>impressive</b> [1] - 90:17  <b>improvements</b> [3] - 10:8, 10:12, 62:2  <b>Inaudible</b> [1] - 36:19  <b>inches</b> [1] - 53:13  <b>include</b> [1] - 44:22  <b>included</b> [1] - 82:11  <b>inclusion</b> [1] - 69:1  <b>incorporated</b> [1] - 45:8  <b>incorporation</b> [1] - 59:21  <b>increase</b> [1] - 72:19  <b>increased</b> [1] - 52:18  <b>increasing</b> [1] - 48:18  <b>independent</b> [2] - 86:12, 87:10  <b>independently</b> [1] - 86:28  <b>indicated</b> [1] - 89:10  <b>indicates</b> [2] - 47:24, 57:25  <b>indicating</b> [1] - 18:22  <b>industrial</b> [1] - 7:5  <b>information</b> [2] - 22:6, 65:28  <b>informed</b> [2] - 38:8, 69:21  <b>infrastructure</b> [6] - 55:15, 55:17, 55:19, 55:21, 62:5, 62:8  <b>ingress</b> [1] - 41:8  <b>initial</b> [1] - 82:3  <b>inject</b> [1] - 32:10  <b>inlets</b> [1] - 50:8  <b>inside</b> [5] - 8:27, 20:27, 23:13, 23:17, 70:19  <b>install</b> [2] - 50:18, 50:20  <b>instead</b> [5] - 15:6, 18:4, 30:19, 31:13, 80:13  <b>instructions</b> [1] - 90:28</p>	<p><b>intended</b> [1] - 90:22  <b>intent</b> [1] - 51:21  <b>intention</b> [1] - 33:26  <b>intentions</b> [1] - 41:3  <b>interest</b> [1] - 72:9  <b>interested</b> [5] - 64:16, 64:26, 65:5, 72:7, 96:13  <b>interim</b> [2] - 90:25, 91:12  <b>interiors</b> [1] - 10:13  <b>internet</b> [23] - 55:16, 55:17, 55:19, 55:20, 55:24, 55:28, 56:2, 64:14, 64:15, 64:16, 64:24, 64:25, 65:1, 65:6, 65:9, 72:6, 74:15, 74:18, 74:21, 75:2, 75:4, 77:15  <b>introduce</b> [2] - 5:10, 5:12  <b>investment</b> [2] - 66:19, 71:22  <b>INVESTMENTS</b> [1] - 38:20  <b>investments</b> [1] - 43:9  <b>Investments</b> [1] - 3:13  <b>INVOCATION</b> [1] - 4:5  <b>Invocation</b> [1] - 3:5  <b>invocation</b> [2] - 4:7, 4:9  <b>involving</b> [1] - 81:25  <b>irrelevant</b> [1] - 26:14  <b>irresponsible</b> [2] - 60:21, 61:2  <b>IRS</b> [1] - 87:25  <b>Island</b> [4] - 44:15, 44:19, 44:27  <b>issue</b> [21] - 11:23, 13:4, 13:13, 29:18, 29:26, 50:13, 52:21, 52:24, 53:3, 53:7, 53:10, 55:3, 55:13, 73:5, 73:21, 85:12, 87:22, 88:7, 88:8, 88:15, 93:1  <b>issues</b> [6] - 64:12, 73:17, 77:17, 83:15, 91:19, 93:8  <b>it'll</b> [1] - 64:9  <b>item</b> [5] - 65:7, 65:23, 66:3, 75:21, 94:11  <b>items</b> [2] - 51:23, 94:10  <b>itself</b> [1] - 33:25</p> <p style="text-align: center;"><b>J</b></p> <p><b>JACKSON</b> [35] - 4:8,</p>
---	--	---	---	--

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

4:17, 4:19, 4:21, 4:23, 4:25, 4:27, 5:1, 5:3, 5:5, 5:7, 5:11, 27:28, 28:10, 30:15, 32:16, 33:9, 33:15, 35:14, 35:19, 42:2, 42:6, 44:12, 81:23, 84:15, 85:1, 89:27, 90:3, 92:28, 93:25, 94:1, 94:8, 94:13, 94:22, 95:8 <b>Jackson</b> [1] - 2:13 <b>JAMES</b> [1] - 16:10 <b>JASON</b> [15] - 52:9, 52:12, 54:7, 58:9, 58:12, 58:15, 59:10, 60:5, 61:9, 70:9, 70:24, 71:2, 71:8, 71:18, 71:26 <b>Jason</b> [2] - 52:12, 54:15 <b>Jay</b> [1] - 51:11 <b>Jefferson</b> [1] - 23:7 <b>Jimright</b> [9] - 51:8, 51:11, 51:26, 54:28, 61:12, 61:18, 66:25, 68:15, 75:9 <b>JINRIGHT</b> [14] - 51:10, 61:19, 66:9, 66:14, 66:27, 75:16, 76:10, 76:14, 76:26, 77:1, 77:7, 78:21, 78:28, 79:3 <b>job</b> [1] - 55:26 <b>John</b> [3] - 43:1, 86:17, 86:18 <b>JOHN</b> [2] - 43:3, 43:7 <b>join</b> [1] - 4:8 <b>Joy</b> [3] - 16:20, 16:21, 16:22 <b>JOY</b> [2] - 16:22, 36:17 <b>Jr</b> [4] - 2:4, 97:3, 97:9, 97:13 <b>judging</b> [1] - 91:4 <b>July</b> [3] - 59:16, 89:3, 91:14 <b>juncture</b> [1] - 91:6 <b>June</b> [4] - 39:22, 89:3, 91:14 <b>jurisdictions</b> [1] - 42:11 <b>justification</b> [1] - 85:27 <b>justify</b> [1] - 64:18	62:24 <b>kept</b> [2] - 12:1, 18:28 <b>KEVIN</b> [30] - 4:24, 13:24, 13:28, 14:5, 14:8, 14:19, 26:19, 26:26, 27:3, 30:8, 32:7, 32:12, 33:1, 33:5, 34:21, 34:26, 35:2, 37:14, 37:21, 40:27, 41:22, 41:27, 42:18, 43:27, 48:28, 68:14, 69:28, 74:14, 74:28, 94:17 <b>Kevin</b> [1] - 2:6 <b>kids</b> [2] - 55:6, 55:7 <b>Kim</b> [4] - 11:21, 18:24, 19:23, 21:6 <b>KIMBERLY</b> [14] - 11:18, 11:21, 13:8, 13:12, 13:26, 14:4, 14:7, 14:10, 14:21, 15:13, 15:18, 15:22, 16:3, 16:7 <b>kin</b> [1] - 96:13 <b>kind</b> [16] - 7:20, 15:11, 25:15, 36:26, 53:2, 55:12, 56:5, 65:10, 72:16, 72:24, 76:9, 79:26, 81:24, 83:4, 85:7, 87:19 <b>known</b> [1] - 66:18 <b>knows</b> [1] - 91:20	74:8 <b>Lawrence</b> [1] - 57:5 <b>lay</b> [1] - 69:8 <b>layout</b> [3] - 40:4, 61:25 <b>lead</b> [1] - 4:6 <b>leans</b> [1] - 91:28 <b>leased</b> [2] - 9:11, 31:9 <b>least</b> [1] - 50:13 <b>leave</b> [1] - 66:17 <b>leaves</b> [1] - 18:28 <b>leaving</b> [1] - 72:26 <b>LED</b> [3] - 34:9, 34:11, 34:23 <b>LEE</b> [9] - 38:23, 40:16, 40:21, 40:26, 41:2, 41:10, 41:16, 41:26, 42:3 <b>Lee</b> [1] - 2:14 <b>left</b> [5] - 7:25, 9:2, 9:3, 9:5, 56:28 <b>legal</b> [6] - 78:15, 79:6, 80:19, 88:8, 93:13, 95:15 <b>legally</b> [1] - 45:3 <b>legitimate</b> [1] - 75:10 <b>lend</b> [2] - 33:25, 73:12 <b>less</b> [2] - 13:14, 13:18 <b>lesser</b> [1] - 30:23 <b>letter</b> [2] - 45:17, 76:3 <b>letters</b> [7] - 56:24, 57:12, 58:26, 59:7, 59:10, 60:7, 73:8 <b>level</b> [2] - 63:1, 77:25 <b>levels</b> [1] - 91:8 <b>liability</b> [3] - 42:20, 42:25, 86:2 <b>License</b> [1] - 97:8 <b>license</b> [9] - 25:3, 25:8, 25:9, 25:10, 25:13, 25:15, 25:16, 25:19, 25:23 <b>light</b> [25] - 11:23, 12:12, 12:23, 14:23, 14:24, 15:21, 15:22, 19:18, 20:13, 20:26, 22:10, 22:17, 22:19, 22:22, 22:23, 28:13, 28:14, 28:18, 28:21, 34:9, 34:10, 34:23, 34:24 <b>lighting</b> [20] - 11:23, 13:4, 13:13, 20:27, 22:7, 22:14, 26:8, 26:13, 26:15, 28:17, 29:10, 29:17, 29:19, 30:1, 30:2, 30:28, 31:2, 31:4, 31:16, 34:7 <b>lights</b> [10] - 12:5, 12:7, 12:22, 12:25, 12:26,	17:16, 19:22, 24:26, 28:18, 29:23 <b>likely</b> [3] - 41:23, 41:28, 83:17 <b>limbs</b> [1] - 18:21 <b>limit</b> [3] - 84:24, 93:17, 94:20 <b>limitation</b> [3] - 83:20, 84:16, 84:17 <b>limitations</b> [1] - 93:24 <b>limited</b> [2] - 86:1, 92:19 <b>limiting</b> [1] - 36:1 <b>Linda</b> [3] - 2:14, 40:27, 41:6 <b>LINDA</b> [9] - 38:23, 40:16, 40:21, 40:26, 41:2, 41:10, 41:16, 41:26, 42:3 <b>line</b> [5] - 12:4, 27:26, 33:22, 34:1, 40:22 <b>lines</b> [2] - 82:10, 91:9 <b>Lipscomb</b> [3] - 10:28, 11:6, 43:20 <b>lipscomb</b> [1] - 11:1 <b>LIPSCOMB</b> [6] - 11:2, 11:5, 11:7, 11:10, 11:13, 43:22 <b>list</b> [2] - 32:20, 56:20 <b>listed</b> [2] - 32:5, 57:6 <b>literally</b> [2] - 13:14, 17:26 <b>litigating</b> [1] - 45:25 <b>live</b> [2] - 11:21, 52:13 <b>livelihood</b> [1] - 9:24 <b>lives</b> [5] - 16:11, 16:25, 16:26, 17:13, 17:15 <b>LLC</b> [23] - 3:12, 6:14, 57:3, 57:5, 57:13, 58:21, 60:7, 86:1, 86:8, 86:11, 86:19, 87:2, 87:6, 87:9, 87:10, 87:25, 87:28, 88:3, 88:5, 88:8, 88:12, 93:12 <b>LLC's</b> [2] - 87:14, 88:8 <b>Lloyd</b> [1] - 17:15 <b>load</b> [1] - 64:7 <b>local</b> [3] - 44:14, 45:5, 64:15 <b>located</b> [7] - 6:22, 28:20, 38:24, 46:25, 49:20, 49:21, 63:13 <b>location</b> [4] - 39:8, 63:28, 64:2, 64:23 <b>locator</b> [1] - 39:7 <b>look</b> [10] - 9:1, 20:25, 22:6, 27:23, 31:6, 35:19, 50:11, 68:1,	78:9, 79:10 <b>Look</b> [1] - 20:10 <b>looked</b> [1] - 81:27 <b>looking</b> [3] - 40:18, 65:11, 78:4 <b>looks</b> [5] - 21:27, 21:28, 47:20, 49:14, 51:8 <b>loud</b> [4] - 88:22, 88:24, 89:4, 91:23 <b>Lowry</b> [3] - 2:9, 5:1, 58:13 <b>LOWRY</b> [31] - 5:2, 6:2, 7:19, 7:28, 8:3, 15:10, 15:16, 23:28, 24:5, 24:12, 24:16, 25:1, 25:5, 28:28, 31:27, 34:4, 34:7, 34:12, 34:16, 34:19, 41:14, 47:8, 57:19, 58:1, 59:6, 61:3, 68:28, 88:17, 88:28, 92:15, 94:27 <b>Loxley</b> [4] - 7:9, 7:12, 9:12, 9:15 <b>luncheon</b> [1] - 91:26
<b>M</b>				
<b>ma'am</b> [5] - 15:19, 24:15, 24:18, 34:11 <b>Magnolia</b> [2] - 38:24, 39:26 <b>mail</b> [1] - 65:25 <b>main</b> [4] - 15:20, 52:20, 54:16, 60:19 <b>Main</b> [1] - 1:14 <b>maintain</b> [4] - 60:3, 60:17, 76:4, 78:3 <b>maintained</b> [5] - 39:26, 47:14, 60:13, 67:4, 70:27 <b>maintaining</b> [5] - 59:12, 59:22, 60:9, 66:21, 77:25 <b>maintenance</b> [5] - 60:11, 60:12, 66:13, 74:3, 75:26 <b>Major</b> [1] - 27:14 <b>major</b> [11] - 15:24, 23:20, 30:2, 30:3, 33:22, 33:24, 34:1, 35:8, 53:7, 54:19, 88:18 <b>man</b> [1] - 22:3 <b>manufactured</b> [5] - 39:4, 39:6, 39:21, 40:4, 41:4 <b>map</b> [4] - 13:25, 39:7,				

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<p>39:8, 49:23  <b>Map</b> [1] - 39:16  <b>MARK</b> [3] - 14:2, 17:12, 18:13  <b>mark</b> [2] - 17:11, 17:12  <b>market</b> [1] - 61:26  <b>married</b> [1] - 92:21  <b>Master</b> [1] - 39:13  <b>match</b> [1] - 63:23  <b>matter</b> [1] - 31:9  <b>matters</b> [1] - 73:11  <b>maximum</b> [1] - 28:17  <b>McMath</b> [1] - 57:5  <b>mean</b> [16] - 9:8, 13:23, 17:25, 18:2, 18:6, 20:10, 29:9, 29:18, 33:17, 33:26, 35:22, 53:24, 60:14, 66:15, 86:21, 88:20  <b>means</b> [1] - 96:8  <b>measured</b> [2] - 22:6, 22:8  <b>mechanic</b> [3] - 23:9, 23:20, 23:25  <b>mechanics</b> [1] - 23:27  <b>mechanism</b> [2] - 45:2, 45:13  <b>medium</b> [1] - 78:4  <b>meet</b> [9] - 26:20, 26:21, 26:28, 54:22, 62:16, 65:17, 68:10, 75:22, 89:15  <b>meeting</b> [14] - 4:4, 5:25, 68:25, 76:3, 80:14, 81:5, 81:8, 81:17, 83:24, 91:12, 91:24, 95:9, 96:10, 96:11  <b>Meeting</b> [3] - 1:4, 3:8, 97:6  <b>MEETING</b> [1] - 5:22  <b>meets</b> [5] - 47:4, 51:19, 65:15, 75:18, 79:23  <b>MEMBER</b> [117] - 4:22, 4:24, 4:26, 5:2, 5:4, 5:6, 5:27, 6:2, 7:19, 7:28, 8:3, 13:24, 13:28, 14:5, 14:8, 14:19, 15:10, 15:16, 23:28, 24:5, 24:12, 24:16, 25:1, 25:5, 26:3, 26:7, 26:12, 26:17, 26:19, 26:26, 27:3, 27:19, 27:25, 28:7, 28:28, 29:8, 29:16, 29:21, 30:7, 30:8, 31:27, 32:7, 32:12, 33:1, 33:5, 34:4, 34:7, 34:12,</p>	<p>34:16, 34:19, 34:21, 34:26, 35:2, 36:28, 37:5, 37:8, 37:14, 37:21, 37:26, 38:1, 38:4, 38:17, 38:18, 40:14, 40:17, 40:25, 40:27, 41:6, 41:12, 41:14, 41:22, 41:27, 42:18, 43:27, 44:3, 46:4, 46:7, 47:8, 47:27, 48:3, 48:7, 48:28, 49:3, 57:19, 58:1, 59:6, 61:3, 67:8, 67:11, 68:14, 68:28, 69:16, 69:28, 70:2, 70:7, 74:14, 74:20, 74:22, 74:24, 74:28, 80:17, 80:23, 81:1, 81:4, 81:6, 81:10, 88:17, 88:28, 92:15, 93:20, 93:23, 93:26, 94:6, 94:9, 94:14, 94:17, 94:27  <b>member</b> [4] - 5:10, 5:12, 5:15, 47:24  <b>Members</b> [6] - 38:15, 44:5, 46:13, 49:9, 81:13, 95:2  <b>members</b> [1] - 6:4  <b>membership</b> [2] - 5:14, 95:12  <b>mention</b> [3] - 42:7, 79:25, 80:3  <b>mentioned</b> [1] - 54:15  <b>mess</b> [2] - 18:20, 19:1  <b>messed</b> [1] - 14:17  <b>met</b> [3] - 31:11, 50:28, 68:8  <b>mic</b> [6] - 8:20, 31:18, 43:6, 48:13, 52:2, 52:11  <b>MICHAEL</b> [6] - 11:2, 11:5, 11:7, 11:10, 11:13, 43:22  <b>Michael</b> [3] - 11:2, 11:6, 43:20  <b>middle</b> [3] - 59:9, 59:11, 91:23  <b>might</b> [5] - 26:1, 27:7, 30:9, 30:27, 42:19  <b>Mildred</b> [1] - 10:27  <b>mile</b> [1] - 88:26  <b>mind</b> [2] - 21:23, 88:20  <b>mine</b> [1] - 23:21  <b>minimum</b> [2] - 68:10  <b>minute</b> [1] - 81:24  <b>MINUTES</b> [1] - 5:22  <b>minutes</b> [5] - 5:24, 6:5, 76:27, 97:5,</p>	<p>97:7  <b>Minutes</b>.....  [1] - 3:8  <b>mistake</b> [2] - 40:28, 41:3  <b>mistaken</b> [1] - 59:19  <b>mobile</b> [16] - 38:28, 39:2, 39:10, 39:23, 39:24, 39:25, 39:27, 40:1, 41:7, 41:19, 41:20, 41:24, 42:1, 42:10, 43:10, 43:15  <b>model</b> [1] - 63:22  <b>modeled</b> [1] - 63:21  <b>moment</b> [1] - 14:22  <b>money</b> [1] - 73:15  <b>MONROE</b> [15] - 4:22, 27:19, 27:25, 28:7, 37:26, 41:6, 41:12, 46:7, 81:10, 93:20, 93:23, 93:26, 94:6, 94:9, 94:14  <b>Monroe</b> [2] - 2:5, 4:21  <b>Monroe's</b> [1] - 42:7  <b>monstrosity</b> [1] - 17:28  <b>month</b> [9] - 22:22, 69:22, 72:12, 83:3, 83:20, 84:24, 85:13, 93:2, 93:16  <b>Monthly</b> [1] - 97:6  <b>months</b> [10] - 9:23, 24:9, 51:16, 63:17, 76:23, 82:23, 83:9, 84:18, 89:5, 94:12  <b>moon</b> [2] - 20:15, 20:25  <b>moonlight</b> [1] - 20:15  <b>MORAES</b> [4] - 24:10, 25:8, 25:11, 25:20  <b>morning</b> [2] - 22:19, 34:24  <b>most</b> [6] - 20:24, 35:22, 59:28, 74:16, 91:14, 92:20  <b>motion</b> [19] - 5:26, 33:8, 33:13, 37:13, 37:15, 37:18, 38:14, 38:18, 43:26, 43:28, 46:3, 48:27, 49:1, 80:11, 80:15, 81:7, 81:16, 94:26  <b>move</b> [4] - 20:18, 65:18, 78:5, 81:2  <b>moved</b> [7] - 5:27, 9:2, 11:28, 12:22, 46:4, 48:28, 75:28  <b>moving</b> [2] - 65:3, 65:28  <b>MR</b> [147] - 4:8, 4:17,</p>	<p>4:19, 4:21, 4:23, 4:25, 4:27, 5:1, 5:3, 5:5, 5:7, 5:11, 8:18, 8:21, 10:2, 10:5, 10:9, 10:18, 10:20, 11:2, 11:5, 11:7, 11:10, 11:13, 16:10, 17:12, 18:13, 18:17, 19:16, 19:19, 22:27, 23:2, 23:26, 24:8, 24:11, 24:15, 24:18, 25:3, 25:7, 25:9, 25:12, 25:17, 25:22, 27:28, 28:10, 30:15, 31:19, 31:22, 31:26, 32:10, 32:14, 32:16, 32:24, 32:27, 33:9, 33:15, 33:18, 33:21, 34:10, 34:14, 34:18, 34:23, 34:28, 35:5, 35:14, 35:19, 36:9, 42:2, 42:6, 43:3, 43:7, 43:22, 44:12, 46:21, 47:11, 47:21, 48:15, 49:16, 51:10, 52:9, 52:12, 54:7, 54:10, 54:14, 55:2, 55:15, 56:3, 56:18, 56:22, 56:28, 57:16, 57:18, 57:24, 58:3, 58:9, 58:12, 58:15, 59:8, 59:10, 60:5, 61:9, 61:19, 66:9, 66:14, 66:27, 67:3, 67:14, 67:27, 68:5, 68:22, 69:4, 70:9, 70:24, 71:2, 71:8, 71:18, 71:26, 72:1, 72:3, 73:24, 74:1, 74:12, 75:3, 75:16, 76:10, 76:14, 76:26, 77:1, 77:7, 78:21, 78:28, 79:3, 79:14, 81:23, 84:15, 85:1, 89:27, 90:3, 90:7, 92:18, 92:28, 93:25, 94:1, 94:8, 94:13, 94:22, 95:8  <b>MRS</b> [15] - 16:22, 25:8, 25:11, 25:20, 36:17, 85:6, 86:20, 87:4, 87:19, 87:24, 88:11, 88:19, 89:2, 89:16, 89:24  <b>MS</b> [42] - 6:18, 7:21, 8:2, 8:5, 11:18, 11:21, 13:8, 13:12, 13:26, 14:4, 14:7, 14:10, 14:21, 15:13, 15:18, 15:22, 16:3, 16:7, 24:10, 26:11,</p>	<p>26:15, 26:23, 27:2, 27:9, 27:16, 27:18, 27:22, 28:16, 28:25, 29:3, 29:14, 29:20, 37:23, 38:23, 40:16, 40:21, 40:26, 41:2, 41:10, 41:16, 41:26, 42:3  <b>municipalities</b> [1] - 42:11  <b>Murphy</b> [3] - 2:6, 4:23, 90:13  <b>MURPHY</b> [30] - 4:24, 13:24, 13:28, 14:5, 14:8, 14:19, 26:19, 26:26, 27:3, 30:8, 32:7, 32:12, 33:1, 33:5, 34:21, 34:26, 35:2, 37:14, 37:21, 40:27, 41:22, 41:27, 42:18, 43:27, 48:28, 68:14, 69:28, 74:14, 74:28, 94:17  <b>music</b> [5] - 82:9, 83:2, 83:15, 88:27, 93:24</p>
<b>N</b>				
<p><b>name</b> [6] - 11:1, 17:12, 52:12, 54:10, 72:2, 90:7  <b>NANCE</b> [1] - 5:4  <b>Nance</b> [2] - 2:8, 5:3  <b>narrow</b> [1] - 87:1  <b>nature</b> [3] - 65:22, 65:27, 93:27  <b>near</b> [2] - 49:19, 95:10  <b>nearly</b> [1] - 72:19  <b>necessary</b> [2] - 84:22, 91:6  <b>necessity</b> [1] - 45:27  <b>need</b> [27] - 6:11, 7:1, 12:6, 16:2, 17:4, 18:8, 19:13, 26:1, 28:6, 29:14, 33:8, 33:10, 33:14, 37:19, 43:5, 48:12, 52:10, 54:28, 74:26, 76:6, 76:24, 78:19, 80:11, 83:19, 94:4, 95:12, 95:13  <b>needed</b> [2] - 50:21, 72:13  <b>needs</b> [2] - 71:12, 76:4  <b>negative</b> [1] - 72:22  <b>neighbor</b> [3] - 20:11, 21:24, 29:18  <b>neighbor's</b> [1] - 30:3  <b>neighborhood</b> [16] -</p>				

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

59:18, 59:19, 59:20, 59:23, 63:3, 63:10, 64:17, 64:26, 65:6, 65:20, 72:8, 72:10, 72:14, 72:20, 74:21, 85:11 <b>neighborhood-</b> <b>governed</b> [1] - 59:20 <b>neighbors</b> [4] - 15:26, 27:13, 29:10, 29:28 <b>nephew</b> [1] - 48:18 <b>never</b> [5] - 12:18, 16:21, 62:14, 66:20, 91:22 <b>new</b> [17] - 34:18, 34:22, 34:26, 35:28, 49:25, 50:2, 62:17, 62:20, 73:6, 83:6, 83:18, 83:24, 84:26, 94:4, 94:5, 95:12 <b>newest</b> [2] - 5:10, 5:12 <b>next</b> [8] - 16:6, 37:4, 38:21, 44:10, 46:19, 48:18, 68:25, 95:9 <b>night</b> [8] - 17:24, 20:9, 20:13, 77:8, 90:26, 90:27, 91:2, 91:8 <b>nine</b> [3] - 50:1, 85:24, 89:8 <b>nobody</b> [1] - 21:17 <b>noise</b> [15] - 23:6, 23:22, 82:27, 83:2, 83:11, 83:15, 85:8, 85:9, 85:13, 85:20, 85:25, 88:25, 89:19, 89:21, 93:8 <b>noises</b> [2] - 88:22, 88:24 <b>non</b> [1] - 79:28 <b>non-typical</b> [1] - 79:28 <b>none</b> [3] - 60:22, 71:9, 89:13 <b>normal</b> [1] - 87:17 <b>north</b> [7] - 7:13, 11:22, 17:13, 17:18, 27:26, 28:2, 40:9 <b>northeast</b> [1] - 6:22 <b>northwest</b> [1] - 46:26 <b>note</b> [2] - 16:2, 50:16 <b>noted</b> [1] - 71:17 <b>nothing</b> [5] - 13:1, 29:10, 67:22, 73:6, 73:19 <b>notice</b> [2] - 67:15, 76:3 <b>notification</b> [2] - 59:11, 59:15 <b>notifications</b> [1] - 50:17 <b>notified</b> [2] - 60:3,	60:6 <b>Number</b> [1] - 1:16 <b>number</b> [5] - 11:13, 45:10, 82:1, 82:13, 94:5 <b>numerous</b> [2] - 7:4, 82:27  <b>O</b>  <b>o'clock</b> [2] - 85:24, 89:8 <b>objection</b> [1] - 15:20 <b>objectivity</b> [1] - 92:5 <b>obviously</b> [2] - 73:14, 85:26 <b>occasion</b> [1] - 12:19 <b>occupant</b> [4] - 29:23, 33:3, 33:4, 33:6 <b>occupants</b> [1] - 29:12 <b>occupied</b> [1] - 38:28 <b>occur</b> [2] - 28:23, 83:17 <b>October</b> [6] - 80:14, 81:5, 81:8, 81:17, 83:24, 95:9 <b>OF</b> [6] - 2:18, 4:11, 5:22, 6:13, 46:17, 96:3 <b>offensive</b> [1] - 29:24 <b>offhand</b> [1] - 68:2 <b>office</b> [9] - 6:25, 7:26, 7:27, 12:10, 18:22, 20:2, 28:26, 67:17, 67:19 <b>officer</b> [1] - 28:27 <b>offsets</b> [1] - 64:28 <b>offsite</b> [1] - 63:27 <b>often</b> [1] - 92:23 <b>OKEN</b> [28] - 4:26, 5:27, 26:3, 26:7, 26:12, 26:17, 29:8, 29:16, 29:21, 30:7, 36:28, 37:5, 37:8, 38:1, 38:4, 38:17, 46:4, 49:3, 67:8, 67:11, 69:16, 70:2, 70:7, 80:17, 80:23, 81:1, 81:4, 81:6 <b>Oken</b> [2] - 2:10, 4:25 <b>Old</b> [2] - 3:19, 81:21 <b>OLD</b> [1] - 81:18 <b>older</b> [1] - 7:21 <b>ON</b> [1] - 2:18 <b>once</b> [4] - 16:16, 64:5, 72:10, 84:20 <b>one</b> [59] - 9:24, 10:23, 11:3, 11:4, 16:6, 17:19, 19:21, 21:11,	33:18, 34:4, 34:18, 34:22, 34:27, 36:5, 36:17, 38:10, 38:19, 39:1, 39:24, 39:28, 43:13, 44:10, 45:24, 45:26, 47:3, 47:12, 47:13, 49:26, 50:16, 51:21, 52:15, 52:26, 53:8, 53:15, 54:23, 56:15, 57:1, 62:22, 62:24, 63:6, 64:25, 65:7, 65:11, 71:13, 74:16, 77:21, 78:24, 80:15, 83:3, 84:3, 85:2, 85:24, 88:5, 89:10, 90:20, 91:7, 92:16, 92:19 <b>One</b> [1] - 85:23 <b>ones</b> [1] - 22:23 <b>Ono</b> [4] - 44:15, 44:18, 44:27 <b>open</b> [6] - 42:27, 45:27, 47:19, 51:7, 82:15, 84:8 <b>open-air</b> [1] - 82:15 <b>operate</b> [1] - 84:22 <b>operating</b> [2] - 24:6, 82:4 <b>operation</b> [2] - 45:11, 83:16 <b>operational</b> [1] - 82:7 <b>opinion</b> [2] - 73:26 <b>opinions</b> [1] - 75:12 <b>opportunity</b> [10] - 18:15, 27:14, 30:27, 31:14, 48:2, 54:11, 67:17, 70:6, 76:17, 76:24 <b>opposed</b> [17] - 31:21, 37:20, 38:16, 38:19, 44:6, 46:14, 49:10, 53:27, 60:22, 70:11, 70:13, 70:14, 71:10, 71:19, 81:14, 83:21, 95:3 <b>opposition</b> [11] - 11:16, 42:5, 42:28, 48:1, 48:14, 52:1, 52:6, 61:15, 85:3, 90:20, 91:5 <b>option</b> [2] - 45:5, 62:23 <b>options</b> [2] - 62:22, 78:9 <b>ORDER</b> [1] - 4:2 <b>order</b> [9] - 4:4, 5:24, 6:15, 7:2, 30:26, 62:16, 67:28, 77:6, 77:13 <b>Order</b> .....	..... [1] - 3:4 <b>Ordinance</b> [1] - 44:13 <b>ordinance</b> [1] - 44:25 <b>original</b> [4] - 82:1, 83:21, 90:14, 93:16 <b>originally</b> [3] - 29:4, 50:16, 63:2 <b>otherwise</b> [1] - 6:12 <b>outside</b> [3] - 22:12, 50:14, 85:18 <b>overall</b> [4] - 7:3, 50:23, 61:23, 82:22 <b>own</b> [11] - 16:11, 16:23, 17:13, 17:17, 41:17, 63:13, 65:19, 86:12, 86:14, 87:3 <b>owned</b> [3] - 16:12, 86:1, 86:17 <b>owner</b> [12] - 30:9, 30:20, 31:8, 31:10, 37:15, 64:20, 66:15, 82:19, 86:10, 87:6, 88:5 <b>owners</b> [15] - 12:14, 19:20, 44:18, 44:19, 44:28, 45:16, 50:17, 55:24, 66:7, 67:16, 69:1, 69:12, 87:5, 87:10, 87:26 <b>ownership</b> [3] - 86:2, 87:5, 87:15 <b>owns</b> [5] - 12:15, 43:10, 61:4, 87:25  <b>P</b>  <b>P-14003</b> [1] - 82:2 <b>P-18004</b> [4] - 3:20, 81:19, 81:21, 82:13 <b>p.m</b> [3] - 82:4, 82:7, 93:24 <b>package</b> [1] - 62:18 <b>page</b> [4] - 50:26, 50:27, 94:11 <b>pages</b> [1] - 50:22 <b>paid</b> [1] - 59:5 <b>painting</b> [2] - 10:12, 10:13 <b>Palmer</b> [1] - 1:14 <b>palpable</b> [2] - 30:11, 30:12 <b>panel</b> [1] - 75:11 <b>parcel</b> [6] - 6:24, 7:10, 29:15, 35:22, 48:16, 49:23 <b>Park</b> [1] - 39:4 <b>park</b> [13] - 39:6, 39:21, 39:23, 40:5, 41:4, 41:7, 41:19, 41:21,	41:24, 42:1, 42:10, 43:10, 43:15 <b>parked</b> [1] - 13:20 <b>parking</b> [1] - 8:23 <b>parks</b> [1] - 79:28 <b>part</b> [11] - 32:6, 40:18, 44:21, 61:23, 61:24, 62:18, 63:8, 82:11, 85:18, 91:14, 92:20 <b>partially</b> [1] - 55:16 <b>particular</b> [3] - 35:9, 76:2, 92:23 <b>parties</b> [2] - 96:11, 96:13 <b>partition</b> [3] - 17:20, 17:22, 34:8 <b>party</b> [3] - 85:27, 86:9, 86:18 <b>past</b> [5] - 53:11, 85:24, 85:26, 88:25, 89:7 <b>patterns</b> [1] - 40:2 <b>pave</b> [1] - 64:1 <b>paved</b> [1] - 47:14 <b>paving</b> [1] - 10:16 <b>pay</b> [2] - 60:16, 87:28 <b>paying</b> [1] - 57:14 <b>peace</b> [1] - 88:22 <b>peaking</b> [1] - 64:4 <b>pedestrians</b> [1] - 55:10 <b>pending</b> [1] - 40:20 <b>people</b> [10] - 11:16, 20:24, 36:15, 52:4, 61:1, 61:11, 74:16, 78:10, 89:11, 95:12 <b>PERAOSER</b> [2] - 47:21, 48:15 <b>Peraoser</b> [1] - 47:21 <b>percent</b> [7] - 51:21, 58:19, 58:20, 58:25, 72:19, 73:2, 73:3 <b>perfect</b> [1] - 70:22 <b>period</b> [9] - 9:6, 67:27, 68:1, 69:22, 82:22, 84:5, 85:13, 90:25, 93:3 <b>periodic</b> [1] - 44:20 <b>permanent</b> [2] - 84:28, 93:3 <b>permanently</b> [1] - 93:17 <b>permissible</b> [2] - 38:6, 38:8 <b>permission</b> [2] - 18:4, 85:9 <b>PERMIT</b> [1] - 49:13 <b>permit</b> [16] - 10:23, 46:23, 47:6, 49:17, 51:2, 67:13, 77:23, 78:16, 78:17, 78:26,
---	--	--	--	---

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

79:7, 79:15, 79:19, 80:6, 80:7, 84:19 <b>Permit.</b> [1] - 3:18 <b>permits</b> [3] - 10:7, 10:15, 25:2 <b>permitted</b> [2] - 12:10, 32:19 <b>person</b> [6] - 71:1, 85:2, 86:12, 87:7, 87:11, 92:3 <b>personal</b> [12] - 85:27, 86:2, 86:5, 86:9, 86:16, 86:21, 86:27, 87:6, 87:7, 88:12, 93:10, 93:13 <b>personally</b> [2] - 65:7, 66:18 <b>pertain</b> [1] - 71:9 <b>pertaining</b> [1] - 83:1 <b>pertains</b> [1] - 44:15 <b>Pesaosers</b> [1] - 47:20 <b>Peterson</b> [1] - 2:17 <b>PETERSON</b> [11] - 46:21, 47:11, 49:16, 67:3, 67:14, 67:27, 68:5, 68:22, 69:4, 75:3, 79:14 <b>pets</b> [1] - 52:22 <b>Ph</b> [1] - 3:18 <b>PH</b> [1] - 49:13 <b>Phase</b> [2] - 49:17, 56:8 <b>phase</b> [66] - 49:22, 49:24, 50:24, 53:28, 54:14, 54:21, 54:22, 54:24, 55:4, 55:10, 55:16, 55:20, 55:21, 56:4, 56:8, 56:14, 56:17, 58:3, 58:19, 58:21, 58:28, 59:1, 59:2, 59:4, 59:25, 59:27, 59:28, 60:20, 60:24, 60:27, 60:28, 61:5, 61:20, 61:23, 61:27, 61:28, 62:1, 62:11, 62:13, 62:15, 63:6, 63:7, 63:10, 63:12, 63:13, 63:15, 64:7, 64:9, 64:27, 65:4, 65:14, 65:16, 66:20, 67:4, 68:17, 70:12, 70:13, 73:14, 73:15, 76:6, 76:7, 77:16, 77:17 <b>phases</b> [1] - 58:2 <b>phone</b> [2] - 14:16, 74:17 <b>photo</b> [1] - 22:21 <b>photography</b> [1] - 7:3 <b>picture</b> [4] - 7:25, 9:2,	34:20, 73:28 <b>pictures</b> [6] - 7:5, 12:6, 14:26, 40:7, 40:8, 53:16 <b>piece</b> [4] - 17:17, 17:28, 87:17, 90:15 <b>piling</b> [1] - 18:28 <b>pipes</b> [1] - 50:9 <b>place</b> [10] - 13:9, 19:2, 41:1, 41:5, 66:21, 78:3, 80:1, 82:12, 83:22, 88:9 <b>plain</b> [1] - 22:22 <b>Plan</b> [1] - 39:13 <b>plan</b> [8] - 40:3, 50:23, 52:19, 53:24, 54:24, 61:24, 82:17, 90:14 <b>planned</b> [1] - 90:19 <b>Planner</b> [2] - 2:14, 2:16 <b>planning</b> [6] - 6:23, 28:11, 29:4, 39:22, 54:1, 60:27 <b>PLANNING</b> [4] - 1:3, 2:3, 2:11, 2:18 <b>Planning</b> [17] - 2:13, 2:15, 5:13, 5:18, 28:26, 31:15, 38:25, 44:14, 79:16, 79:20, 79:24, 82:23, 83:14, 91:23, 93:9, 97:4, 97:14 <b>plat</b> [10] - 40:6, 47:2, 47:4, 50:22, 50:26, 50:27, 79:14, 79:22, 79:25 <b>plats</b> [1] - 75:28 <b>PLEDGE</b> [2] - 4:11, 4:12 <b>Pledge</b> [2] - 3:6, 4:7 <b>plow</b> [1] - 54:28 <b>plowing</b> [1] - 71:24 <b>plus</b> [1] - 53:20 <b>POA</b> [1] - 65:19 <b>point</b> [31] - 4:4, 13:2, 13:25, 21:1, 34:27, 37:11, 42:4, 42:27, 43:24, 47:19, 48:25, 49:26, 51:7, 57:15, 62:25, 63:1, 63:6, 71:6, 72:8, 73:28, 75:4, 75:7, 80:5, 80:17, 83:23, 84:9, 87:25, 92:4, 92:10, 93:19, 94:3 <b>pointed</b> [1] - 12:27 <b>points</b> [3] - 35:4, 67:21, 90:19 <b>pole</b> [1] - 19:20 <b>poles</b> [1] - 33:23	<b>policy</b> [1] - 41:18 <b>pollution</b> [5] - 12:23, 15:21, 15:22, 19:18, 28:14 <b>pond</b> [11] - 50:10, 50:25, 53:15, 53:17, 53:18, 53:22, 63:11, 63:12, 63:13, 63:14, 64:8 <b>poor</b> [1] - 70:19 <b>portion</b> [2] - 39:2, 40:24 <b>pose</b> [1] - 86:6 <b>posed</b> [1] - 90:22 <b>position</b> [1] - 28:5 <b>possible</b> [1] - 28:2 <b>possibly</b> [4] - 40:28, 83:14, 83:25, 85:19 <b>post</b> [1] - 21:19 <b>postpone</b> [1] - 70:4 <b>postponement</b> [1] - 80:8 <b>posts</b> [1] - 21:10 <b>potential</b> [2] - 57:22, 77:22 <b>potentially</b> [2] - 35:26, 45:12 <b>power</b> [2] - 19:20, 33:23 <b>powers</b> [1] - 59:25 <b>practically</b> [1] - 85:16 <b>PRAYER</b> [2] - 4:5, 4:10 <b>Prayer</b> ..... - [1] - 3:5 <b>precedence</b> [1] - 73:12 <b>precedent</b> [1] - 32:21 <b>predict</b> [1] - 76:20 <b>prepared</b> [1] - 97:7 <b>PRESENT</b> [2] - 2:3, 2:11 <b>present</b> [2] - 29:23, 89:1 <b>president</b> [1] - 88:5 <b>president's</b> [1] - 87:14 <b>pressure</b> [1] - 14:13 <b>pretense</b> [1] - 55:23 <b>pretty</b> [5] - 19:21, 56:28, 76:1, 87:1, 90:17 <b>previous</b> [2] - 81:28, 89:13 <b>previously</b> [4] - 42:12, 81:26, 82:15, 82:19 <b>previously-approved</b> [2] - 81:26, 82:15 <b>primary</b> [1] - 82:13 <b>printout</b> [1] - 90:14 <b>privacy</b> [8] - 12:3,	15:3, 15:4, 15:14, 15:18, 17:21 <b>problem</b> [9] - 11:28, 12:8, 17:1, 17:23, 19:12, 53:6, 54:19, 70:16 <b>problems</b> [2] - 11:25, 17:14 <b>procedure</b> [1] - 69:8 <b>procedures</b> [1] - 41:18 <b>proceeding</b> [1] - 71:10 <b>PROCEEDINGS</b> [1] - 1:2 <b>proceedings</b> [3] - 1:12, 96:8, 96:14 <b>process</b> [6] - 31:1, 75:27, 79:11, 79:20, 79:27, 83:7 <b>prohibit</b> [2] - 34:3, 87:2 <b>project</b> [7] - 51:12, 51:13, 51:15, 63:26, 64:12, 65:3, 77:14 <b>proper</b> [1] - 54:1 <b>properly</b> [2] - 24:27, 63:20 <b>PROPERTIES</b> [1] - 6:14 <b>Properties</b> [1] - 3:12 <b>properties</b> [7] - 6:17, 38:24, 38:27, 39:8, 39:12, 39:15, 39:20 <b>Property</b> [2] - 3:12, 81:22 <b>PROPERTY</b> [3] - 6:14, 38:20, 81:19 <b>property</b> [89] - 6:22, 7:6, 7:8, 7:11, 7:20, 8:22, 9:10, 9:19, 9:28, 11:22, 11:24, 12:4, 12:15, 12:19, 15:1, 15:7, 15:11, 15:12, 15:17, 16:23, 17:4, 17:13, 17:17, 21:19, 24:7, 26:14, 26:21, 27:7, 27:26, 28:19, 29:1, 29:11, 30:5, 30:16, 31:8, 31:9, 31:10, 33:21, 35:20, 35:24, 36:25, 37:7, 37:8, 39:9, 39:11, 39:28, 40:7, 40:8, 40:19, 40:20, 43:8, 43:9, 43:11, 43:22, 44:18, 44:19, 44:28, 45:4, 45:16, 46:25, 46:26, 49:20, 49:21, 50:17, 57:23, 61:4, 63:19, 64:20, 65:18, 66:7, 66:15,	67:16, 68:9, 69:1, 69:11, 81:27, 82:4, 82:10, 86:14, 86:16, 87:3, 87:15, 87:16, 87:17, 87:25, 87:26, 87:28, 91:2, 91:9 <b>Property.</b> [1] - 3:13 <b>Property.....</b> [1] - 3:20 <b>proposed</b> [10] - 39:28, 40:3, 40:4, 44:17, 46:23, 46:27, 47:2, 47:4, 47:11, 69:11 <b>proposing</b> [5] - 49:24, 50:1, 50:8, 50:10, 64:23 <b>protect</b> [1] - 88:21 <b>protected</b> [1] - 71:22 <b>protestors</b> [1] - 89:14 <b>provide</b> [4] - 64:24, 65:1, 68:12, 74:21 <b>provided</b> [5] - 50:3, 50:4, 58:16, 68:11, 75:2 <b>provider</b> [4] - 64:15, 64:25, 65:11, 72:7 <b>providers</b> [1] - 55:18 <b>provides</b> [2] - 39:13, 74:18 <b>providing</b> [2] - 50:5, 65:6 <b>provisions</b> [2] - 44:14, 45:6 <b>proximity</b> [2] - 13:14, 15:23 <b>public</b> [21] - 37:10, 42:27, 43:24, 45:27, 46:1, 47:19, 48:24, 51:7, 62:3, 62:4, 62:5, 62:6, 62:8, 62:9, 77:2, 78:13, 78:18, 84:5, 84:9, 93:19, 94:5 <b>pull</b> [3] - 14:13, 23:13, 23:17 <b>pulls</b> [1] - 15:23 <b>punished</b> [1] - 60:26 <b>purchased</b> [2] - 57:20, 69:2 <b>purple</b> [1] - 7:12 <b>purpose</b> [2] - 33:25, 39:5 <b>purview</b> [1] - 48:25 <b>push</b> [1] - 74:8 <b>put</b> [40] - 12:3, 12:12, 15:1, 15:4, 17:2, 17:20, 19:6, 19:7, 19:19, 19:20, 19:22, 20:10, 20:22, 21:7, 21:10, 21:26, 21:27, 22:16, 27:27, 28:3,
---	---	---	---	---



## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

29:23, 34:8, 34:22, 36:26, 41:1, 41:5, 45:7, 52:19, 54:1, 59:18, 62:12, 62:22, 63:3, 64:23, 77:22, 92:4, 92:8, 94:20 <b>putting</b> [6] - 12:22, 21:6, 64:19, 65:1, 65:5, 66:20	<b>Re-Zoning</b> [1] - 3:11 <b>RE-ZONING</b> [1] - 6:13 <b>reached</b> [1] - 65:2 <b>readings</b> [1] - 92:5 <b>real</b> [7] - 6:25, 7:26, 8:6, 8:28, 10:5, 25:3, 32:16 <b>realized</b> [1] - 7:1 <b>really</b> [13] - 19:13, 26:13, 28:11, 30:27, 52:5, 54:15, 73:12, 73:22, 83:10, 88:19, 88:24, 91:5, 93:12 <b>reapply</b> [1] - 67:28 <b>reason</b> [5] - 82:14, 85:18, 89:19, 90:26, 92:22 <b>reasonable</b> [2] - 40:10, 45:15 <b>reasons</b> [1] - 83:3 <b>Rebecca</b> [1] - 2:19 <b>REBECCA</b> [14] - 32:4, 32:9, 35:11, 42:22, 68:3, 79:8, 84:6, 86:11, 86:23, 87:9, 87:21, 88:2, 88:14, 95:17 <b>rebut</b> [1] - 18:15 <b>rebuttals</b> [1] - 72:5 <b>receive</b> [3] - 6:28, 57:21, 83:7 <b>received</b> [9] - 24:14, 45:17, 51:17, 57:13, 59:8, 59:11, 59:15, 83:9, 83:10 <b>recent</b> [2] - 63:20, 63:22 <b>recently</b> [5] - 61:28, 62:17, 75:25, 77:26, 90:25 <b>recommend</b> [7] - 30:15, 37:19, 43:28, 47:6, 51:1, 68:12, 94:10 <b>recommendation</b> [12] - 30:18, 30:22, 33:14, 37:18, 43:25, 45:19, 46:2, 48:26, 67:13, 67:22, 67:25, 93:15 <b>recommended</b> [5] - 7:15, 40:11, 43:25, 45:19, 46:2 <b>recommending</b> [3] - 35:17, 80:5, 94:15 <b>reconsideration</b> [1] - 93:5 <b>record</b> [1] - 10:21 <b>recourse</b> [3] - 85:22, 93:7, 93:8	<b>rectify</b> [1] - 11:26 <b>redeye</b> [1] - 77:7 <b>reference</b> [1] - 69:7 <b>referring</b> [2] - 25:14, 35:3 <b>reflect</b> [2] - 39:17, 63:23 <b>regard</b> [1] - 26:13 <b>registrations</b> [1] - 6:8 <b>regs</b> [1] - 79:27 <b>regular</b> [1] - 95:9 <b>Regular</b> [1] - 1:4 <b>regulate</b> [2] - 28:10, 93:10 <b>regulated</b> [2] - 82:9, 93:13 <b>regulation</b> [2] - 13:13, 68:12 <b>regulations</b> [15] - 22:11, 22:13, 47:5, 50:28, 51:20, 51:22, 57:22, 65:17, 68:1, 68:7, 68:9, 75:6, 79:10, 79:22, 79:24 <b>reinstalled</b> [1] - 34:25 <b>related</b> [1] - 28:14 <b>relates</b> [2] - 67:25, 78:14 <b>RELIABLE</b> [1] - 6:14 <b>Reliable</b> [2] - 3:12, 6:16 <b>relieve</b> [1] - 64:10 <b>remain</b> [2] - 40:23, 93:28 <b>remaining</b> [1] - 83:22 <b>remove</b> [2] - 83:20, 93:16 <b>removed</b> [3] - 34:15, 34:21, 34:24 <b>removes</b> [1] - 35:26 <b>renovated</b> [1] - 8:26 <b>rented</b> [3] - 9:4, 9:6, 9:9 <b>renting</b> [1] - 87:27 <b>reopen</b> [1] - 78:18 <b>repair</b> [1] - 32:6 <b>repaving</b> [1] - 10:10 <b>report</b> [5] - 6:17, 38:22, 44:11, 95:16, 95:17 <b>REPORTER</b> [1] - 48:10 <b>Reporter</b> [3] - 1:15, 96:22, 97:8 <b>REPORTS</b> [1] - 95:6 <b>Reports</b> [1] - 3:21 <b>reports</b> [2] - 95:7, 95:8 <b>represent</b> [1] - 51:12 <b>representative</b> [2] - 83:12, 89:27	<b>representing</b> [1] - 51:8 <b>represents</b> [1] - 96:9 <b>request</b> [24] - 6:18, 6:21, 7:16, 37:15, 39:5, 40:10, 42:5, 44:18, 45:15, 45:16, 56:25, 68:15, 68:23, 69:18, 69:19, 69:23, 69:24, 70:1, 75:13, 76:21, 78:7, 81:25, 84:4 <b>requested</b> [5] - 37:20, 39:3, 58:26, 80:27 <b>requesting</b> [3] - 46:22, 49:17, 50:18 <b>REQUESTS</b> [2] - 6:13, 46:17 <b>Requests</b> [2] - 3:10, 3:15 <b>require</b> [2] - 28:9, 75:6 <b>required</b> [3] - 27:20, 36:24, 82:19 <b>requirement</b> [3] - 28:2, 28:4, 36:1 <b>requirements</b> [14] - 26:9, 26:20, 26:22, 27:1, 27:5, 27:6, 31:11, 45:11, 47:5, 50:28, 56:12, 68:9, 68:12, 79:23 <b>research</b> [2] - 87:1, 88:15 <b>reserve</b> [2] - 94:18, 94:21 <b>residence</b> [1] - 14:20 <b>residential</b> [9] - 7:13, 18:6, 28:20, 39:4, 39:12, 39:18, 39:19, 39:21, 43:14 <b>residents</b> [5] - 30:11, 54:12, 55:8, 57:27, 82:28 <b>respectful</b> [2] - 53:25, 54:1 <b>respectfully</b> [1] - 78:7 <b>responding</b> [1] - 57:2 <b>response</b> [43] - 4:20, 4:28, 8:13, 10:26, 17:8, 18:11, 22:26, 25:26, 32:16, 36:12, 38:12, 42:7, 43:18, 44:7, 45:23, 46:10, 46:15, 47:17, 48:22, 49:6, 49:11, 51:4, 51:27, 54:5, 56:25, 57:12, 58:7, 58:27, 59:3, 59:16, 59:24, 59:25, 61:16, 66:26, 69:14, 81:15, 84:2,	84:12, 92:13, 92:25, 94:24, 95:4 <b>responsibility</b> [1] - 31:8 <b>responsible</b> [3] - 31:10, 56:16, 56:21 <b>rest</b> [2] - 48:17, 89:13 <b>restaurants</b> [1] - 44:26 <b>restrictive</b> [6] - 30:17, 36:22, 69:5, 69:7, 69:8, 69:10 <b>resubmit</b> [1] - 69:20 <b>result</b> [2] - 82:28, 96:14 <b>resume</b> [2] - 89:20, 89:21 <b>resumes</b> [1] - 85:20 <b>retention</b> [4] - 53:15, 53:17, 53:18, 53:22 <b>return</b> [1] - 82:23 <b>reverse</b> [1] - 67:12 <b>reversed</b> [3] - 41:23, 41:25, 42:1 <b>review</b> [2] - 82:12, 82:25 <b>reviewed</b> [2] - 62:19, 69:4 <b>revisit</b> [1] - 83:14 <b>revving</b> [2] - 14:14, 14:18 <b>rezone</b> [3] - 6:19, 9:21, 41:23 <b>rezoned</b> [7] - 6:20, 29:12, 30:16, 39:3, 40:4, 41:28, 42:14 <b>rezoning</b> [8] - 6:16, 7:15, 11:14, 27:11, 29:22, 39:16, 40:18, 45:4 <b>rezonings</b> [1] - 7:5 <b>RICK</b> [2] - 90:7, 92:18 <b>Rick</b> [1] - 90:7 <b>ride</b> [1] - 55:7 <b>ridge</b> [6] - 49:15, 54:12, 61:20, 70:11, 70:20, 72:4 <b>Ridge</b> [10] - 3:18, 49:16, 49:22, 52:13, 52:17, 57:9, 58:21, 58:28, 60:7, 70:15 <b>RIDGE</b> [1] - 49:13 <b>ridiculous</b> [1] - 52:26 <b>riding</b> [1] - 55:6 <b>right-of-way</b> [4] - 42:21, 62:2, 62:4, 62:10 <b>rights</b> [2] - 86:14, 87:16 <b>Riviera</b> [2] - 20:6, 22:18
<b>Q</b>				
<b>questions</b> [38] - 7:17, 8:12, 10:24, 15:8, 16:1, 17:5, 17:6, 18:9, 22:24, 24:4, 25:24, 29:6, 37:10, 40:12, 40:13, 42:16, 43:17, 45:21, 47:7, 47:15, 48:20, 51:3, 51:25, 54:3, 58:5, 61:13, 66:25, 67:6, 67:18, 68:27, 69:13, 83:28, 84:1, 90:11, 91:17, 92:10, 92:11, 92:24 <b>quick</b> [1] - 32:16 <b>quit</b> [1] - 13:3 <b>quite</b> [5] - 16:23, 66:10, 73:4, 75:18, 78:6 <b>quorum</b> [1] - 5:8 <b>quoted</b> [1] - 82:8				
<b>R</b>				
<b>rain</b> [2] - 21:9, 53:13 <b>rainwater</b> [1] - 53:10 <b>rainy</b> [1] - 85:17 <b>Raised</b> [1] - 54:13 <b>RANDY</b> [40] - 8:9, 8:18, 8:21, 10:2, 10:5, 10:9, 10:18, 10:20, 18:17, 19:16, 19:19, 22:27, 23:2, 23:26, 24:8, 24:11, 24:15, 24:18, 25:3, 25:7, 25:9, 25:12, 25:17, 25:22, 31:19, 31:22, 31:26, 32:10, 32:14, 32:24, 32:27, 33:18, 33:21, 34:10, 34:14, 34:18, 34:23, 34:28, 35:5, 36:9 <b>Randy</b> [1] - 8:16 <b>rather</b> [1] - 30:16 <b>rational</b> [1] - 66:22 <b>Re</b> [1] - 3:11 <b>RE</b> [1] - 6:13				

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>RMH</b> [4] - 39:4, 39:20, 40:22, 42:15 <b>Road</b> [2] - 46:27, 47:12 <b>road</b> [14] - 10:11, 10:15, 24:21, 38:25, 39:27, 46:24, 47:4, 47:14, 49:22, 55:10, 56:6, 64:11, 68:19, 73:20 <b>roads</b> [13] - 50:2, 54:20, 54:22, 56:4, 56:12, 56:17, 67:4, 70:17, 70:19, 70:26, 70:27, 71:7, 71:12 <b>roadway</b> [2] - 62:2, 68:11 <b>roadways</b> [2] - 50:6, 62:5 <b>Robertsdale</b> [1] - 1:14 <b>ROBINSON</b> [5] - 72:1, 72:3, 73:24, 74:1, 74:12 <b>Robinson</b> [1] - 72:3 <b>rocks</b> [1] - 8:24 <b>Roll</b> [1] - 3:7 <b>ROLL</b> [1] - 4:15 <b>roll</b> [1] - 4:16 <b>roof</b> [2] - 10:12, 18:19 <b>room</b> [5] - 20:27, 28:5, 48:19, 70:3, 81:24 <b>round</b> [1] - 34:13 <b>routed</b> [1] - 52:19 <b>rules</b> [5] - 22:7, 57:22, 58:17, 70:3, 86:5 <b>ruling</b> [1] - 82:21 <b>run</b> [3] - 42:20, 55:25, 60:18 <b>running</b> [4] - 23:5, 23:22, 53:21, 56:23 <b>runoff</b> [1] - 53:11 <b>runs</b> [2] - 33:22, 63:18 <b>RV</b> [2] - 48:19, 79:28	4:13, 4:16, 4:18, 5:9, 5:23, 6:1, 6:3, 6:5, 6:7, 6:15, 7:17, 8:10, 8:14, 8:19, 9:28, 10:4, 10:7, 10:14, 10:19, 10:24, 10:27, 11:4, 11:6, 11:8, 11:11, 11:15, 11:19, 13:6, 13:11, 15:8, 15:20, 15:28, 16:4, 16:8, 16:19, 17:6, 17:9, 18:9, 18:12, 18:14, 19:13, 19:17, 22:24, 22:28, 23:24, 24:2, 25:14, 25:24, 25:27, 26:5, 27:12, 27:17, 28:13, 28:23, 29:6, 29:27, 30:13, 31:17, 31:20, 31:24, 32:1, 32:22, 32:25, 32:28, 33:4, 33:7, 33:13, 33:16, 33:20, 34:2, 34:6, 35:6, 35:13, 35:16, 36:7, 36:10, 36:13, 36:20, 37:3, 37:7, 37:9, 37:17, 37:24, 37:27, 38:3, 38:7, 38:13, 38:16, 38:18, 38:21, 40:13, 42:4, 42:16, 42:26, 43:5, 43:16, 43:19, 43:23, 44:1, 44:4, 44:6, 44:8, 44:10, 45:21, 45:24, 46:6, 46:8, 46:11, 46:14, 46:16, 46:19, 47:7, 47:15, 47:18, 47:22, 47:25, 47:28, 48:5, 48:9, 48:12, 48:20, 48:23, 49:1, 49:5, 49:7, 49:10, 49:12, 49:14, 51:3, 51:5, 51:25, 51:28, 52:10, 54:3, 54:6, 54:8, 54:26, 55:12, 56:1, 56:16, 56:21, 56:27, 57:14, 57:17, 58:5, 58:8, 58:10, 58:14, 60:1, 61:6, 61:10, 61:17, 66:6, 66:11, 66:23, 67:1, 67:10, 67:24, 68:26, 69:9, 69:15, 69:21, 70:5, 70:21, 70:25, 71:5, 71:16, 71:23, 71:27, 72:2, 73:22, 73:25, 74:10, 74:13, 74:25, 75:1, 75:8, 76:8, 76:12, 76:16, 76:28, 77:2, 77:5, 78:12, 78:25, 79:1,	79:4, 79:12, 80:4, 80:21, 80:26, 81:3, 81:5, 81:7, 81:11, 81:14, 81:16, 81:20, 84:1, 84:3, 84:8, 84:13, 84:27, 85:2, 86:6, 89:9, 89:22, 89:25, 90:2, 90:6, 92:11, 92:14, 92:24, 92:26, 93:18, 93:22, 94:16, 94:23, 94:25, 94:28, 95:3, 95:5, 95:7, 95:15, 95:19 <b>sat</b> [1] - 20:2 <b>Saturday</b> [6] - 14:28, 90:26, 91:2, 91:7 <b>Saturdays</b> [1] - 92:22 <b>school</b> [2] - 56:7, 56:10 <b>screen</b> [1] - 39:7 <b>season</b> [1] - 85:17 <b>seat</b> [1] - 36:14 <b>second</b> [22] - 6:1, 6:2, 8:10, 37:25, 37:26, 37:27, 38:14, 44:2, 44:3, 46:6, 46:7, 49:2, 49:3, 53:27, 60:23, 62:23, 81:9, 81:10, 82:5, 94:26, 94:27, 94:28 <b>section</b> [1] - 21:11 <b>Section</b> [1] - 3:14 <b>SECTION</b> [1] - 44:9 <b>see</b> [20] - 6:11, 7:6, 7:11, 7:23, 7:25, 17:27, 19:28, 21:12, 36:5, 40:21, 45:9, 47:2, 49:23, 50:23, 53:24, 54:20, 60:26, 66:19, 68:1, 83:4 <b>seeing</b> [1] - 35:24 <b>seek</b> [1] - 18:3 <b>seem</b> [1] - 66:22 <b>sell</b> [2] - 33:27, 48:8 <b>send</b> [2] - 23:26, 23:27 <b>sending</b> [1] - 57:12 <b>sense</b> [5] - 66:24, 72:24, 74:2, 74:4, 74:8 <b>sent</b> [9] - 45:7, 50:16, 56:24, 58:26, 59:7, 59:10, 60:7, 67:15, 76:2 <b>separate</b> [4] - 43:14, 63:11, 63:13, 87:11 <b>September</b> [7] - 1:5, 59:14, 60:8, 82:2, 82:5, 82:24, 97:6 <b>SERA</b> [1] - 81:19 <b>Sera</b> [5] - 3:20, 81:21,	86:1, 90:9, 90:27 <b>serious</b> [1] - 75:23 <b>seriously</b> [1] - 66:15 <b>seriousness</b> [1] - 65:9 <b>service</b> [20] - 17:3, 34:3, 35:9, 35:10, 35:14, 35:17, 35:20, 35:22, 35:23, 36:2, 36:4, 36:23, 36:26, 38:5, 50:4, 63:1, 64:24, 65:1, 65:9, 65:11 <b>set</b> [7] - 14:11, 14:12, 58:18, 65:20, 68:6, 76:6 <b>setback</b> [2] - 35:26, 36:24 <b>setbacks</b> [1] - 38:9 <b>SETH</b> [11] - 46:21, 47:11, 49:16, 67:3, 67:14, 67:27, 68:5, 68:22, 69:4, 75:3, 79:14 <b>Seth</b> [12] - 2:17, 47:7, 47:16, 47:18, 51:3, 51:6, 51:14, 68:28, 69:13, 69:15, 69:17, 79:13 <b>sets</b> [1] - 45:10 <b>seven</b> [7] - 39:27, 49:26, 49:27, 53:4, 53:20, 54:17, 61:1 <b>seventh</b> [1] - 54:17 <b>seventh-seven</b> [1] - 54:17 <b>seventy</b> [3] - 53:4, 60:28, 61:1 <b>seventy-eight</b> [1] - 60:28 <b>seventy-seven</b> [2] - 53:4, 61:1 <b>several</b> [4] - 5:20, 52:1, 74:5, 81:27 <b>severe</b> [1] - 53:12 <b>Sewer</b> [2] - 50:4 <b>shall</b> [5] - 28:18, 28:19, 79:25, 82:9, 82:10 <b>shareholders</b> [1] - 86:24 <b>SHELTON</b> [13] - 54:10, 54:14, 55:2, 55:15, 56:3, 56:18, 56:22, 56:28, 57:16, 57:18, 57:24, 58:3, 59:8 <b>Shelton</b> [1] - 54:10 <b>shines</b> [5] - 12:8, 12:12, 12:19, 14:23, 14:24	<b>shining</b> [4] - 11:23, 12:28, 19:24, 20:25 <b>shoes</b> [3] - 20:10, 20:22, 22:16 <b>shop</b> [1] - 43:12 <b>short</b> [2] - 9:6, 45:4 <b>showed</b> [2] - 62:27, 90:14 <b>showing</b> [5] - 39:7, 39:9, 40:3, 64:21, 90:27 <b>shown</b> [1] - 72:9 <b>shows</b> [5] - 39:10, 50:24, 63:6, 73:19 <b>side</b> [10] - 7:8, 15:5, 15:6, 21:20, 27:27, 28:2, 38:24, 47:10, 60:19, 63:18 <b>sides</b> [1] - 50:15 <b>sidewalk</b> [2] - 50:18, 50:19 <b>sidewalks</b> [4] - 50:15, 50:20, 55:3, 55:4 <b>sideways</b> [1] - 78:6 <b>sign</b> [6] - 6:10, 12:4, 12:7, 48:3, 60:11, 89:28 <b>signature</b> [1] - 97:9 <b>signed</b> [14] - 10:28, 11:8, 11:12, 11:16, 19:11, 43:20, 45:24, 52:1, 52:6, 58:15, 58:24, 61:11, 71:28, 85:3 <b>Silverhill</b> [3] - 49:19, 50:3, 53:26 <b>single</b> [3] - 62:24, 62:25, 63:1 <b>sister</b> [2] - 17:13, 17:19 <b>sit</b> [2] - 16:5, 94:9 <b>site</b> [4] - 39:8, 40:3, 49:23, 82:17 <b>site-plan</b> [1] - 82:17 <b>sits</b> [1] - 64:18 <b>sitting</b> [4] - 20:23, 60:14, 64:22, 91:25 <b>situation</b> [4] - 42:1, 42:23, 68:17, 77:15 <b>six</b> [8] - 20:14, 21:6, 21:10, 22:22, 28:8, 49:26, 84:18, 89:11 <b>six-dollar-a-month</b> [1] - 22:22 <b>six-foot</b> [1] - 21:10 <b>sixty</b> [2] - 22:9, 69:25 <b>size</b> [5] - 36:25, 38:9, 47:1, 49:27, 68:10 <b>sized</b> [1] - 19:21 <b>slope</b> [1] - 64:1
<b>S</b>				
<b>S-18031</b> [3] - 3:17, 46:18, 46:21 <b>S-18033</b> [3] - 3:18, 49:13, 49:16 <b>safety's</b> [1] - 84:6 <b>sake</b> [1] - 84:6 <b>sale</b> [2] - 8:6, 48:16 <b>sales</b> [8] - 6:21, 6:26, 7:9, 24:6, 32:5, 32:6, 32:17, 32:26 <b>Sam</b> [4] - 2:4, 97:3, 97:9, 97:13 <b>SAM</b> [227] - 4:3, 4:6,				

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<p><b>small</b> [4] - 9:4, 17:22, 34:24, 35:22</p> <p><b>smaller</b> [2] - 7:24, 9:1</p> <p><b>smallest</b> [2] - 46:28, 49:27</p> <p><b>SMITH</b> [40] - 8:9, 8:18, 8:21, 10:2, 10:5, 10:9, 10:18, 10:20, 18:17, 19:16, 19:19, 22:27, 23:2, 23:26, 24:8, 24:11, 24:15, 24:18, 25:3, 25:7, 25:9, 25:12, 25:17, 25:22, 31:19, 31:22, 31:26, 32:10, 32:14, 32:24, 32:27, 33:18, 33:21, 34:10, 34:14, 34:18, 34:23, 34:28, 35:5, 36:9</p> <p><b>Smith</b> [16] - 8:17, 10:25, 11:22, 11:26, 12:13, 12:20, 12:26, 18:14, 22:25, 25:25, 31:17, 33:17, 36:7, 36:11, 86:17, 86:18</p> <p><b>social</b> [1] - 44:20</p> <p><b>sold</b> [4] - 30:5, 73:2, 73:3, 76:1</p> <p><b>someone</b> [1] - 74:15</p> <p><b>sometime</b> [2] - 73:4, 73:11</p> <p><b>son</b> [4] - 16:11, 37:3, 37:4, 70:18</p> <p><b>SONOMA</b> [1] - 49:13</p> <p><b>Sonoma</b> [20] - 3:18, 49:15, 49:16, 49:21, 52:13, 52:17, 53:2, 54:12, 57:3, 57:5, 57:9, 57:13, 58:21, 58:28, 60:6, 61:20, 70:11, 70:15, 70:20, 72:4</p> <p><b>soon</b> [1] - 95:14</p> <p><b>sorry</b> [3] - 14:7, 16:10, 43:7</p> <p><b>sound</b> [9] - 17:9, 65:25, 82:9, 91:1, 91:3, 91:8, 91:18, 91:20, 92:4</p> <p><b>sounds</b> [4] - 76:12, 76:16, 90:20, 95:15</p> <p><b>source</b> [1] - 28:21</p> <p><b>south</b> [7] - 6:23, 7:10, 7:11, 38:25, 39:20, 40:8, 63:18</p> <p><b>southwest</b> [3] - 50:10, 50:11, 50:25</p> <p><b>speaking</b> [2] - 47:22, 91:28</p> <p><b>specific</b> [2] - 31:3,</p>	<p>82:18</p> <p><b>specifically</b> [1] - 66:5</p> <p><b>specified</b> [1] - 69:20</p> <p><b>Spence</b> [1] - 2:5</p> <p><b>SPENCE</b> [15] - 4:22, 27:19, 27:25, 28:7, 37:26, 41:6, 41:12, 46:7, 81:10, 93:20, 93:23, 93:26, 94:6, 94:9, 94:14</p> <p><b>Spence's</b> [1] - 94:26</p> <p><b>spirit</b> [2] - 89:15, 91:15</p> <p><b>split</b> [2] - 40:19, 48:7</p> <p><b>spoken</b> [2] - 73:27, 90:5</p> <p><b>sponsor</b> [1] - 44:20</p> <p><b>sport</b> [2] - 44:16, 44:21</p> <p><b>spot</b> [1] - 55:26</p> <p><b>Springs</b> [2] - 38:25, 39:26</p> <p><b>squabbles</b> [1] - 91:13</p> <p><b>square</b> [2] - 34:13, 49:28</p> <p><b>staff</b> [30] - 6:17, 7:15, 16:1, 24:3, 26:4, 26:5, 29:7, 30:13, 38:22, 40:1, 40:10, 40:12, 40:13, 42:17, 43:24, 44:11, 46:2, 47:6, 48:26, 51:1, 51:18, 67:2, 67:9, 69:18, 70:26, 78:15, 80:5, 89:26, 95:7, 95:8</p> <p><b>staff's</b> [1] - 51:19</p> <p><b>staining</b> [1] - 18:19</p> <p><b>Stallings</b> [2] - 91:25, 91:27</p> <p><b>stand</b> [1] - 95:20</p> <p><b>standard</b> [3] - 54:22, 62:7, 91:7</p> <p><b>standards</b> [15] - 28:17, 41:13, 50:7, 54:21, 56:6, 62:3, 62:6, 62:16, 62:20, 63:6, 63:8, 65:15, 67:5, 68:11, 75:19</p> <p><b>standing</b> [1] - 11:19</p> <p><b>start</b> [9] - 9:22, 19:18, 23:8, 59:22, 60:11, 60:20, 71:1, 85:21</p> <p><b>start-up</b> [1] - 9:22</p> <p><b>started</b> [7] - 6:27, 8:28, 23:22, 24:19, 29:5, 59:2, 84:18</p> <p><b>STATE</b> [1] - 96:3</p> <p><b>State</b> [1] - 10:17</p> <p><b>state</b> [5] - 25:10,</p>	<p>25:12, 60:2, 70:10, 71:11</p> <p><b>statement</b> [1] - 70:10</p> <p><b>states</b> [2] - 69:26, 79:22</p> <p><b>stating</b> [1] - 60:8</p> <p><b>station</b> [13] - 7:13, 16:16, 17:3, 34:3, 35:9, 35:14, 35:17, 35:21, 36:2, 36:4, 36:23, 36:26, 38:5</p> <p><b>stations</b> [2] - 35:10, 35:23</p> <p><b>stay</b> [1] - 40:24</p> <p><b>staying</b> [1] - 50:13</p> <p><b>stereotype</b> [1] - 96:7</p> <p><b>step</b> [1] - 31:18</p> <p><b>sticks</b> [3] - 34:25, 34:28, 35:1</p> <p><b>still</b> [10] - 12:18, 12:19, 36:23, 72:20, 72:22, 74:17, 85:22, 87:19, 93:23, 93:27</p> <p><b>stipulation</b> [2] - 42:8, 42:12</p> <p><b>stipulations</b> [3] - 45:10, 45:13, 93:27</p> <p><b>stood</b> [1] - 21:16</p> <p><b>stop</b> [3] - 54:26, 76:8, 76:17</p> <p><b>storage</b> [4] - 23:10, 32:6, 63:28, 64:1</p> <p><b>storm</b> [5] - 17:23, 22:2, 53:11, 53:12, 64:6</p> <p><b>storms</b> [2] - 63:22, 64:4</p> <p><b>stormwater</b> [4] - 50:8, 50:24, 63:15, 63:28</p> <p><b>straight</b> [3] - 34:27, 35:1, 35:4</p> <p><b>street</b> [6] - 6:23, 9:13, 12:22, 16:27, 18:7, 54:24</p> <p><b>Street</b> [1] - 1:14</p> <p><b>streets</b> [4] - 55:8, 60:19, 60:20, 62:6</p> <p><b>stress</b> [1] - 64:11</p> <p><b>strictly</b> [1] - 88:8</p> <p><b>striking</b> [1] - 20:14</p> <p><b>strong</b> [1] - 22:4</p> <p><b>structure</b> [2] - 27:26, 39:1</p> <p><b>structures</b> [1] - 27:24</p> <p><b>struggles</b> [1] - 52:27</p> <p><b>Strutz</b> [2] - 43:1, 43:17</p> <p><b>STRUTZ</b> [2] - 43:3, 43:7</p> <p><b>stuck</b> [1] - 10:22</p> <p><b>study</b> [5] - 62:17,</p>	<p>62:19, 62:22, 62:27, 63:5</p> <p><b>stuff</b> [3] - 13:22, 23:4, 65:27</p> <p><b>stupid</b> [1] - 24:24</p> <p><b>Subdivision</b> [2] - 3:16, 46:22</p> <p><b>subdivision</b> [31] - 40:6, 40:7, 46:20, 46:23, 47:4, 47:5, 49:18, 50:7, 50:28, 51:19, 52:27, 53:3, 53:8, 53:9, 56:11, 56:15, 57:21, 65:14, 65:17, 68:6, 68:7, 69:6, 69:19, 70:15, 75:5, 75:19, 75:28, 79:14, 79:21, 79:24, 80:2</p> <p><b>SUBDIVISION</b> [2] - 46:17, 46:18</p> <p><b>Subdivision.....</b> [1] - 3:17</p> <p><b>subdivisions</b> [1] - 79:28</p> <p><b>subject</b> [9] - 6:22, 7:6, 7:8, 7:10, 38:23, 38:27, 39:9, 39:14, 40:7</p> <p><b>subjectively</b> [2] - 91:21, 91:25</p> <p><b>submit</b> [2] - 84:18, 84:26</p> <p><b>submitted</b> [4] - 51:16, 62:18, 62:21, 63:5</p> <p><b>submitting</b> [1] - 75:28</p> <p><b>subsided</b> [2] - 85:16, 89:19</p> <p><b>substantial</b> [1] - 26:8</p> <p><b>substantially</b> [1] - 52:18</p> <p><b>substation</b> [1] - 74:24</p> <p><b>Sue</b> [2] - 1:15, 97:7</p> <p><b>SUE</b> [1] - 96:21</p> <p><b>suffice</b> [1] - 91:6</p> <p><b>suggests</b> [1] - 67:12</p> <p><b>supposed</b> [5] - 13:10, 13:17, 16:24, 56:22, 58:22</p> <p><b>supposedly</b> [1] - 28:14</p> <p><b>surrounding</b> [1] - 39:18</p> <p><b>sympathetic</b> [1] - 29:25</p>	<p>44:9, 44:11</p> <p><b>table</b> [15] - 6:11, 32:18, 32:20, 68:20, 68:23, 68:24, 76:21, 76:22, 78:27, 80:12, 80:16, 80:25, 80:27, 81:8</p> <p><b>tabled</b> [8] - 68:15, 68:16, 69:23, 70:1, 75:14, 78:24, 80:13, 81:16</p> <p><b>tables</b> [1] - 92:1</p> <p><b>tabling</b> [3] - 78:19, 81:3, 81:4</p> <p><b>talks</b> [1] - 28:16</p> <p><b>taller</b> [1] - 28:12</p> <p><b>tapped</b> [1] - 21:15</p> <p><b>technician</b> [3] - 91:1, 91:3, 92:4</p> <p><b>Technician</b> [1] - 2:15</p> <p><b>technology</b> [1] - 55:28</p> <p><b>telephone</b> [1] - 74:19</p> <p><b>ten</b> [1] - 53:14</p> <p><b>tends</b> [1] - 44:28</p> <p><b>tent</b> [2] - 14:11, 14:12</p> <p><b>terms</b> [5] - 54:24, 56:12, 72:27, 86:17, 87:15</p> <p><b>terrible</b> [2] - 13:19, 21:28</p> <p><b>test</b> [1] - 94:20</p> <p><b>testimony</b> [1] - 69:10</p> <p><b>Text</b> [2] - 3:14, 44:17</p> <p><b>TEXT</b> [1] - 44:9</p> <p><b>THE</b> [4] - 1:2, 2:18, 6:6, 48:10</p> <p><b>theoretically</b> [1] - 35:23</p> <p><b>therefore</b> [1] - 56:14</p> <p><b>they've</b> [9] - 9:22, 20:20, 24:21, 28:8, 68:11, 76:1, 84:20, 85:14</p> <p><b>thinking</b> [4] - 21:4, 22:1, 22:2, 22:15</p> <p><b>third</b> [1] - 82:12</p> <p><b>thirty</b> [15] - 13:15, 16:12, 49:26, 50:14, 53:20, 63:17, 68:21, 69:24, 75:14, 76:21, 76:22, 78:27, 80:9, 80:12, 80:13</p> <p><b>thirty-seven</b> [1] - 53:20</p> <p><b>thirty-six-point-one-seven</b> [1] - 49:26</p> <p><b>Thomas</b> [1] - 4:27</p> <p><b>thousand</b> [3] - 49:27, 72:14, 72:21</p> <p><b>three</b> [9] - 20:8, 20:12,</p>
---	--	---	--	--

## T

TA-18001 [3] - 3:14,

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<p>20:19, 24:8, 46:23, 46:27, 47:11, 49:28, 50:22</p> <p><b>three-lot</b> [1] - 46:23</p> <p><b>throughout</b> [2] - 90:24, 90:25</p> <p><b>Thursday</b> [1] - 1:5</p> <p><b>tie</b> [1] - 55:21</p> <p><b>timeframe</b> [3] - 62:4, 62:8, 69:11</p> <p><b>timing</b> [1] - 67:26</p> <p><b>tired</b> [1] - 77:8</p> <p><b>TO</b> [2] - 4:2, 6:6</p> <p><b>today</b> [12] - 14:15, 23:23, 26:27, 26:28, 34:18, 62:9, 62:16, 64:5, 64:11, 82:25, 84:23, 91:26</p> <p><b>together</b> [3] - 19:28, 45:7, 59:17</p> <p><b>tonight</b> [13] - 5:21, 6:10, 27:6, 52:4, 54:11, 65:14, 67:12, 68:18, 70:18, 73:23, 75:24, 89:11, 93:1</p> <p><b>took</b> [3] - 8:25, 63:22, 82:12</p> <p><b>top</b> [8] - 7:25, 8:26, 9:2, 13:28, 14:2, 15:4, 17:20, 68:4</p> <p><b>tore</b> [1] - 56:4</p> <p><b>total</b> [3] - 39:27, 46:28, 49:25</p> <p><b>totally</b> [4] - 23:14, 24:19, 59:27, 94:5</p> <p><b>toward</b> [1] - 28:19</p> <p><b>towards</b> [2] - 73:12, 77:9</p> <p><b>tower</b> [4] - 64:19, 64:24, 65:1, 65:5</p> <p><b>town</b> [2] - 7:9, 50:3</p> <p><b>traffic</b> [18] - 40:2, 52:17, 52:26, 53:7, 55:9, 55:13, 59:27, 62:11, 62:13, 62:17, 62:19, 62:20, 62:24, 62:27, 62:28, 63:4, 63:5, 64:13</p> <p><b>training</b> [2] - 95:11, 95:13</p> <p><b>transcribed</b> [1] - 96:8</p> <p><b>transcript</b> [3] - 96:7, 96:10, 97:5</p> <p><b>transcription</b> [2] - 96:9, 97:7</p> <p><b>transporting</b> [1] - 50:9</p> <p><b>tree</b> [1] - 15:13</p> <p><b>trees</b> [11] - 8:25, 11:28, 12:1, 12:3, 15:15, 18:18, 18:26,</p>	<p>19:2, 19:8, 19:14, 19:15</p> <p><b>trespassed</b> [1] - 15:1</p> <p><b>trespassing</b> [2] - 21:15, 21:23</p> <p><b>Trey</b> [2] - 51:8, 51:10</p> <p><b>TREY</b> [14] - 51:10, 61:19, 66:9, 66:14, 66:27, 75:16, 76:10, 76:14, 76:26, 77:1, 77:7, 78:21, 78:28, 79:3</p> <p><b>tried</b> [7] - 10:21, 11:25, 12:2, 12:13, 12:19, 20:22, 21:16</p> <p><b>trigger</b> [1] - 64:27</p> <p><b>tripped</b> [1] - 70:19</p> <p><b>tropical</b> [1] - 22:2</p> <p><b>trouble</b> [1] - 71:15</p> <p><b>trucks</b> [4] - 44:15, 44:23, 44:24, 45:3</p> <p><b>true</b> [2] - 96:9, 97:6</p> <p><b>truth</b> [1] - 90:19</p> <p><b>try</b> [9] - 12:17, 12:27, 15:5, 20:9, 21:5, 75:15, 80:11, 85:8, 92:4</p> <p><b>trying</b> [11] - 14:16, 21:25, 22:16, 23:8, 59:17, 63:26, 77:12, 79:8, 80:10, 88:21, 89:15</p> <p><b>turn</b> [7] - 20:6, 56:19, 57:8, 57:27, 62:12, 75:20, 75:21</p> <p><b>turned</b> [4] - 20:4, 69:12, 73:1, 92:2</p> <p><b>turning</b> [2] - 19:1, 73:5</p> <p><b>turns</b> [1] - 91:27</p> <p><b>twelve</b> [4] - 61:21, 61:26, 62:14, 66:16</p> <p><b>twenty</b> [3] - 28:4, 28:18, 49:28</p> <p><b>twenty-five</b> [2] - 28:4, 28:18</p> <p><b>twenty-three</b> [1] - 49:28</p> <p><b>twice</b> [1] - 55:1</p> <p><b>two</b> [16] - 7:23, 13:18, 20:19, 21:10, 22:9, 22:11, 28:20, 29:27, 57:5, 62:22, 63:9, 64:4, 72:19, 73:11, 78:24, 81:28</p> <p><b>type</b> [3] - 25:1, 41:17, 57:21</p> <p><b>typical</b> [1] - 79:28</p> <p><b>typically</b> [3] - 69:5, 69:8, 84:16</p>	<p><b>U</b></p> <p><b>ultimately</b> [4] - 30:24, 31:6, 31:12, 94:2</p> <p><b>unanimous</b> [1] - 49:12</p> <p><b>unanimously</b> [3] - 44:8, 46:16, 95:5</p> <p><b>unaware</b> [2] - 79:9, 79:10</p> <p><b>under</b> [16] - 24:13, 27:15, 27:16, 27:17, 30:4, 31:28, 32:7, 36:5, 44:25, 55:23, 57:6, 81:21, 82:1, 82:13</p> <p><b>underground</b> [1] - 50:9</p> <p><b>Underwood</b> [1] - 3:17</p> <p><b>UNDERWOOD</b> [1] - 46:18</p> <p><b>underwood</b> [6] - 46:20, 46:21, 46:24, 46:27, 47:3, 47:12</p> <p><b>unfortunately</b> [1] - 78:12</p> <p><b>unison</b> [7] - 6:4, 38:15, 44:5, 46:13, 49:9, 81:13, 95:2</p> <p><b>United</b> [1] - 91:26</p> <p><b>units</b> [1] - 87:26</p> <p><b>unless</b> [6] - 16:4, 24:2, 55:18, 61:10, 69:28, 73:16</p> <p><b>unlikely</b> [1] - 36:25</p> <p><b>unpleasant</b> [1] - 29:9</p> <p><b>unsightly</b> [1] - 23:17</p> <p><b>untechnical</b> [1] - 74:16</p> <p><b>up</b> [80] - 5:14, 6:10, 8:9, 8:20, 9:20, 9:22, 10:28, 11:12, 11:16, 12:3, 12:4, 12:12, 12:22, 13:17, 14:11, 14:12, 14:17, 15:1, 16:6, 16:27, 17:20, 18:28, 19:1, 19:6, 19:7, 19:9, 19:19, 19:22, 20:27, 21:6, 21:8, 21:26, 21:27, 21:28, 22:3, 22:23, 23:8, 23:12, 24:4, 26:1, 26:6, 29:23, 31:18, 34:8, 34:10, 34:18, 34:22, 43:5, 43:20, 45:24, 48:3, 48:12, 48:16, 51:24, 52:1, 52:6, 52:10, 54:28, 55:3, 56:4, 58:18, 61:7, 61:11,</p>	<p>61:28, 65:20, 67:15, 67:21, 68:21, 71:28, 74:17, 76:6, 77:26, 85:3, 89:28, 90:14, 90:18, 90:26, 91:3</p> <p><b>upkeep</b> [2] - 56:17, 69:2</p> <p><b>uses</b> [1] - 32:19</p> <p><b>ushered</b> [1] - 12:16</p> <p><b>utilities</b> [2] - 20:6, 22:18</p> <p><b>utility</b> [3] - 64:16, 65:10</p> <p><b>V</b></p> <p><b>vacant</b> [1] - 39:13</p> <p><b>valid</b> [2] - 67:15, 71:16</p> <p><b>values</b> [1] - 60:25</p> <p><b>Vanessa</b> [1] - 18:24</p> <p><b>variable</b> [1] - 91:21</p> <p><b>variance</b> [5] - 28:1, 28:6, 50:18, 50:19, 50:20</p> <p><b>varies</b> [1] - 91:21</p> <p><b>venue</b> [2] - 82:16, 88:21</p> <p><b>verified</b> [1] - 70:26</p> <p><b>verify</b> [1] - 67:3</p> <p><b>versus</b> [1] - 87:14</p> <p><b>Vice</b> [1] - 2:5</p> <p><b>Vice-Chairperson</b> [1] - 2:5</p> <p><b>view</b> [1] - 87:25</p> <p><b>Vince</b> [16] - 2:13, 4:6, 4:13, 26:1, 32:12, 35:13, 36:24, 38:8, 41:21, 42:18, 45:21, 79:12, 84:1, 92:27, 93:21, 94:17</p> <p><b>VINCE</b> [35] - 4:8, 4:17, 4:19, 4:21, 4:23, 4:25, 4:27, 5:1, 5:3, 5:5, 5:7, 5:11, 27:28, 28:10, 30:15, 32:16, 33:9, 33:15, 35:14, 35:19, 42:2, 42:6, 44:12, 81:23, 84:15, 85:1, 89:27, 90:3, 92:28, 93:25, 94:1, 94:8, 94:13, 94:22, 95:8</p> <p><b>volume</b> [1] - 82:9</p> <p><b>vote</b> [7] - 46:12, 49:7, 57:9, 68:24, 70:6, 76:20, 76:22</p>	<p><b>W</b></p> <p><b>wait</b> [2] - 67:28, 81:23</p> <p><b>waiting</b> [3] - 56:19, 57:11, 69:22</p> <p><b>walk</b> [3] - 14:25, 17:27, 55:7</p> <p><b>walking</b> [1] - 55:10</p> <p><b>wall</b> [1] - 13:3</p> <p><b>wants</b> [2] - 11:16, 73:13</p> <p><b>wash</b> [2] - 14:13, 23:18</p> <p><b>watch</b> [1] - 83:4</p> <p><b>water</b> [3] - 23:18, 50:3, 53:22</p> <p><b>ways</b> [1] - 16:27</p> <p><b>wedding</b> [1] - 88:12</p> <p><b>weddings</b> [2] - 82:3, 92:21</p> <p><b>week</b> [2] - 65:2, 92:17</p> <p><b>weekends</b> [2] - 92:19, 92:23</p> <p><b>weekly</b> [1] - 85:16</p> <p><b>weeks</b> [3] - 21:3, 65:26, 74:6</p> <p><b>welcome</b> [2] - 5:19, 40:26</p> <p><b>west</b> [3] - 7:8, 12:21, 40:22</p> <p><b>wetland</b> [1] - 50:13</p> <p><b>wetlands</b> [1] - 50:14</p> <p><b>wheel</b> [1] - 22:8</p> <p><b>wheeler</b> [3] - 23:5, 23:7, 23:21</p> <p><b>wheelers</b> [1] - 23:4</p> <p><b>white</b> [1] - 75:19</p> <p><b>whole</b> [3] - 17:21, 19:2, 64:10</p> <p><b>widen</b> [1] - 63:27</p> <p><b>width</b> [1] - 68:10</p> <p><b>willing</b> [1] - 59:20</p> <p><b>WILSON</b> [17] - 11:18, 11:21, 13:8, 13:12, 13:26, 14:2, 14:4, 14:7, 14:10, 14:21, 15:13, 15:18, 15:22, 16:3, 16:7, 17:12, 18:13</p> <p><b>Wilson</b> [8] - 11:21, 15:9, 17:11, 17:12, 17:15, 18:10, 30:2, 33:17</p> <p><b>wind</b> [1] - 22:4</p> <p><b>window</b> [4] - 19:25, 19:26, 20:21, 21:11</p> <p><b>windows</b> [1] - 19:24</p> <p><b>wish</b> [3] - 11:17, 37:13, 69:25</p>
---	---	---	---	---

## BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 09/06/2018

<b>wishes</b> [5] - 6:9, 52:7, 68:22, 84:25, 90:4 <b>withdraw</b> [2] - 69:19, 70:3 <b>withdrawn</b> [1] - 50:19 <b>wonder</b> [1] - 37:1 <b>wondering</b> [1] - 77:21 <b>wooded</b> [1] - 50:12 <b>works</b> [2] - 23:3, 53:18 <b>writing</b> [1] - 73:17 <b>wrote</b> [1] - 19:9
<b>Y</b>
<b>y'all</b> [12] - 9:9, 9:21, 18:13, 19:14, 25:17, 25:18, 37:12, 66:27, 77:22, 90:16, 91:4 <b>y'all's</b> [1] - 90:16 <b>yard</b> [6] - 12:8, 14:23, 18:23, 22:21, 22:22, 34:24 <b>year</b> [1] - 92:22 <b>years</b> [6] - 8:22, 16:12, 61:21, 61:26, 62:14, 66:16 <b>yes-or-no</b> [1] - 76:25 <b>you-all</b> [2] - 30:25, 31:13
<b>Z</b>
<b>Z-18042</b> [3] - 3:12, 6:14, 6:16 <b>Z-18043</b> [3] - 3:13, 38:20, 38:22 <b>zero</b> [3] - 58:27, 59:3, 59:16 <b>zip</b> [1] - 58:16 <b>zone</b> [2] - 27:20, 41:5 <b>zoned</b> [14] - 6:19, 24:27, 26:25, 29:4, 29:12, 36:19, 36:21, 38:27, 39:20, 39:22, 46:26, 49:21, 68:9 <b>ZONING</b> [5] - 1:3, 2:3, 2:11, 2:18, 6:13 <b>zoning</b> [23] - 7:2, 7:4, 7:14, 12:10, 13:8, 16:17, 16:28, 24:20, 29:11, 29:26, 31:11, 33:10, 36:22, 37:16, 38:6, 39:24, 40:19, 41:1, 42:8, 42:9, 44:24, 44:26, 93:14 <b>Zoning</b> [10] - 2:13, 3:11, 28:26, 44:13, 79:16, 79:20, 79:24, 93:9, 97:4, 97:14



May 12

**NO OPPOSITION REGISTRATION FORM**

**BALDWIN COUNTY PLANNING COMMISSION**

**SPEAKING REGISTRATION TO ADDRESS THE COMMISSION**

**Baldwin County Central Annex, Robertsdale, AL.**

**Z-18042**

**Reliable Properties, LLC Property**

**Re-Zone B-1 to B-4**

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- **When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.**
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

**I would like to address the Planning Commission on the following:**

**Z-18042, Reliable Properties, LLC Property, Re-Zone B-1 to B-4**

**(If you want to speak on multiple items, you must fill out a separate registration form for each.)**

Michael Lipscomb

**Name (Print Clearly)**

**Date** 9-6-18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-18042

Reliable Properties, LLC Property

Re-Zone B-1 to B-4

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18042, Reliable Properties, LLC Property, Re-Zone B-1 to B-4

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Randy M. Smith

Name (Print Clearly)

Date 07-06-18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-18042

Reliable Properties LLC Property

Rezone B-1 to B-4

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18042, 1<sup>st</sup> Reliable Properties LLC Property, Rezone B-1 to B-4

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Kimberly Wilson

Date

9-6-18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

Z-18042

Reliable Properties LLC Property

Rezone B-1 to B-4

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18042, 1<sup>st</sup> Reliable Properties LLC Property, Rezone B-1 to B-4

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Joy Ann Blak

Date 9-6-18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

Z-18042

Reliable Properties LLC Property

Rezone B-1 to B-4

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18042, 1<sup>st</sup> Reliable Properties LLC Property, Rezone B-1 to B-4

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

James A. Black

Date

9-6-2018



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-18042

Reliable Properties LLC Property

Rezone B-1 to B-4

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18042, 1<sup>st</sup> Reliable Properties LLC Property, Rezone B-1 to B-4

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

MARK WILSON

Date

9-6-18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-18043

Creek Gulf Investments Property

Re-Zone B-3 to RMH

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

Z-18043, Creek Gulf Investments Property, Re-Zone B-3 to RMH

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

JOHN W. STRUTZ

Name (Print Clearly)

Date 09-06-2018



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-18031

Underwood Subdivision

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18031, Underwood Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

CLAUDE J. DESROSIERS

Name (Print Clearly)

Date 9-6-18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

CW Petty

Name (Print Clearly)

Date 9-6-18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

PATRICK MCGILL

Name (Print Clearly)

Date 9/6/18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

AVERY SABBION

Name (Print Clearly)

Date SEPT 6, 2018



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

IREY J. JORDAN

Name (Print Clearly)

Date 5/6/18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

S-18033

Sonoma Ridge, Phase 2

#### Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

✓ Name (Print Clearly)

Jason Dayton

Date 9/6/18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-18033

Sonoma Ridge, Phase 2

#### Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Nelma Hillman

Date

9/6/18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Rita Baggett

Date

Sept 6, 2018



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-18033

Sonoma Ridge, Phase 2

Development Permit Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

S-18033, Sonoma Ridge Phase 2, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Hunter Robinson

Date

9-6-18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-18004

Bella Sera Gardens

Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Robin Gregorius

Name (Print Clearly)

Date 7/6/18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-18004

Bella Sera Gardens

Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Patricia Thames

Name (Print Clearly)

Date 9/6/2018



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-18004

Bella Sera Gardens

Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Rick Davis

Name (Print Clearly)

Date 9/6/18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-18004

Bella Sera Gardens

Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Don Gregorius

Name (Print Clearly)

Date 9/6/18



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-18004

Bella Sera Gardens

Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Caylen Staub

Name (Print Clearly)

Date 9-6-18



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

P-18004

Bella Sera Gardens

#### Conditional Use Review

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
- No person may address the Planning Commission without first obtaining recognition from the Chair and will be allowed up to three (3) minutes. Any speaker who indicated that he (she) is speaking also for (in place of) others present may be granted additional time, at the Chair's discretion.
- *When four (4) or more persons have registered to speak, the Chair may encourage the speakers to appoint a spokesperson, who will then be given up to ten (10) minutes to speak.*
- Speakers shall be required to speak from the podium equipped with a microphone and will be expected to state their name and address for the record at the onset of their presentation.
- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
- Profane, insulting or threatening language or gestures, or disruptive behavior of any kind shall not be tolerated. If such unacceptable behavior is engaged, the speaker may be asked by the Chair to cease and desist and/or may be directed to depart the meeting.

I would like to address the Planning Commission on the following:

P-18004, Bella Sera Gardens, Conditional Use Review

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

DOROTHY FAIRCLOTH

Date 9-6-18