



**Baldwin County Planning and Zoning Commission
Meeting Minutes
January 9, 2020**

I. CALL TO ORDER

Planning Director Vince Jackson called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 6:00 p.m. on January 9, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

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

III. ROLL CALL

Mr. Jackson conducted a roll call. The following members were present: Chairman Sam Davis, Daniel Nance, Arthur Oken, Nancy Mackey, Robert Davis and Plumber Tonsmeier. Commission members absent were Kevin Murphy, Bonnie Lowry, and Brandon Bias.

Attorney Erin Fleming was present as legal counsel.

Staff present included Vince Jackson, Wayne Dyess, Celena Boykin, D.J. Hart, Mary Booth, Laurie Rumbaugh, and Paula Bonner.

IV. ELECTION OF OFFICERS

Nancy Mackey nominated Sam Davis as chairman. Arthur Oken seconded the motion. All members voted aye. **The motion to appoint Sam Davis as Chairman carries on a vote of 5-0.**

Chairman Sam Davis nominated Arthur Oken as Vice-Chairman. Daniel Nance seconded the motion. All members voted aye. **The motion to appoint Arthur Oken as Vice-Chairman carries on a vote of 5-0.**

V. APPROVAL OF THE MINUTES

Daniel Nance made a motion to approve the December 5, 2019 meeting minutes. Nancy Mackey seconded the motion. Arthur Oken abstained as he was absent for the December meeting. All other members voted aye. **The motion to approve the December 5, 2019 minutes carries on a vote of 4-0.**

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – CONDITIONAL USE APPROVAL

a.) CASE P-20002 NEAT PROPERTY

Celena Boykin presented the Conditional Use request for an event and wedding venue located at 27300 Schoen Road Elberta, Alabama. Mrs. Boykin answered questions from the Commission. Staff recommended approval with the conditions listed below.

- Approval shall be for this applicant and this location only.
- All off-street parking associated with the venue shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No parking along the right-of-way shall be permitted. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance.
- Any lighting, whether permanent or temporary, which might be installed in conjunction with the venue, shall be shielded and directed away from adjacent properties.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the dated of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- All signage must comply with Article 16 of the Baldwin County Zoning Ordinance.
- Any Expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

Applicant John Neat told Commission members that he, his wife Karolyn Neat, and neighbor Tracey Cooper were all present in support of the request. Mr. Neat answered questions from the Commission. Adjacent property owner Sherry Frank spoke in opposition of the application and said her son lives on her property. Mrs. Frank inquired about an undeveloped right-of-way between the properties that runs from Schoen Road to Gottler Road. Mr. and Mrs. Neat said they do not plan on using the

undeveloped right-of-way, that they plan to use the existing drive. They also said they currently live on the property, and plan to continue living on it.

Daniel Nance made a motion to approve the Conditional Use with the conditions recommended by staff and the addition of a 60-foot setback added on the north side of the property to include the County right-of-way, making a total of a 100-feet. Arthur Oken seconded the motion. All members voted aye. **Motion to approve the Conditional Use Case P-20002 with conditions (listed below) carries on a vote of 5-0.**

- **Approval shall be for this applicant and this location only.**
- **All off-street parking associated with the venue shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No parking along the right-of-way shall be permitted. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance.**
- **Any lighting, whether permanent or temporary, which might be installed in conjunction with the venue, shall be shielded and directed away from adjacent properties.**
- **A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the dated of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.**
- **All signage must comply with Article 16 of the Baldwin County Zoning Ordinance.**
- **Any Expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.**
- **An addition of a 60-foot setback added to the north side of the property to include the County right-of-way, making a total of 100-feet.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS - SUBDIVISION CASES

a.) CASE S-19061 TAYLOR SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application which was tabled from the December 5, 2019 meeting. Mrs. Booth reported there are no deficiencies and staff recommended approval. Robert Taylor and Christina Dempsey were present in favor of the request but did not speak. There was no one present to speak in opposition of the request.

Arthur Oken made a motion to approve the request. Robert Davis seconded the motion. All members voted aye. **Motion to approve Taylor Subdivision Development Permit carries on a vote of 5-0.**

b.) CASE S-19063 KOIER AIR SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application which was tabled from the December 5, 2019 meeting. Mrs. Booth reported there are no deficiencies and staff recommended approval. Hunter Smith was present to represent the developer but did not speak. There was no one present to speak in opposition.

Daniel Nance made a motion to approve the request. Arthur Oken seconded the motion. All members voted aye. **Motion to approve Case S-19063 Development Permit carries on a vote of 5-0.**

c.) CASE S-20003 OSPREY PARK SITE PLAN APPROVAL

Mrs. Booth reported the application is to be tabled until next month.

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

Mrs. Booth reported the application is to be tabled until next month.

e.) CASE S-20007 SILVER RANCH ESTATES DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application and reported that the prior deficiencies have been addressed except for the following.

- The Town of Silverhill advised they can provide water, but the applicant has not provided a written letter of willingness to serve.

Mrs. Booth stated staff recommended approval contingent upon receipt of written documentation.

Developer Leonard Smart was present to address the Commission. Mr. Smart read aloud the proposed restrictive covenants for the subdivision and answered questions from the Commission.

Neighbors Kim Phillippi, Michael Brown, and Randal Garner signed up in opposition of the request, however when they spoke all three stated they were no longer opposed due to the type of subdivision Mr. Smart is proposing.

Robert Davis made a motion to approve the application contingent upon the letter of availability from the Town Silverhill. Arthur Oken seconded the motion. All members voted aye. **Motion carries to approve Case-20007 Silver Ranch Estates Development Permit contingent upon the letter of availability from the Town of Silverhill passes on a vote of 5-0.**

VIII. OLD BUSINESS

Mr. Jackson reported there was no old business.

Mr. Jackson reminded members of the six (6) hours of training that is now required of all Planning Commission members and described the training.

VIII. NEW BUSINESS

Mr. Jackson reported there was no new business

X. PUBLIC COMMENTS

There were no public comments.

XI. REPORTS AND ANNOUNCEMENTS

There were no staff reports.


There were no legal counsel reports.

XII. NEXT REGULAR MEETING

The next Planning Commission Meeting is scheduled for February 6, 2020.

XIII. ADJOURN

As there was no further business the meeting adjourned at 6:34 p.m.


Paula S. Bonner, Planning Technician

2/6/20
Date


Sam Davis, Jr., Chairman
Baldwin County Planning and
Zoning Commission

2/6/2020
Date

* A video recording of this meeting may be viewed on online at www.baldwincountyal.gov.

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20002

Neat Property

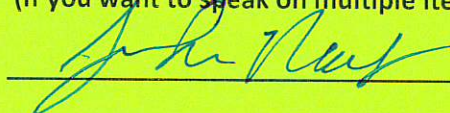
Conditional Use Approval

- 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:

P-20002, Neat Property, Conditional Use Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)



Name (Print Clearly)

Date 1/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20002

Neat Property

Conditional Use Approval

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P-20002, Neat Property, Conditional Use Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Sharon Frank

Name (Print Clearly)

Date 1-9-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-19061

Taylor Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-19061 Taylor Subdivision

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Robert Taylor

Name (Print Clearly)

Date 1-9-19

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-19061

Taylor Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-19061 Taylor Subdivision

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Christina Dempsey

Name (Print Clearly)

Date 1-9-15

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19063

Koier Air

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-19063 Koier Air

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Hunter Smith

Name (Print Clearly)

Date 1/9/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20007

Silver Ranch Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-2007 Silver Ranch Estates

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Kim Phillippi

Name (Print Clearly)

Date 1/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20007

Silver Ranch Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-2007 Silver Ranch Estates

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Covenants

Name (Print Clearly)

Date

Randall Garner 1/9/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20007

Silver Ranch Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-2007 Silver Ranch Estates

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

MICHAEL BROWN

Name (Print Clearly)

Date 1-9-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20007

Silver Ranch Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-2007 Silver Ranch Estates

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Leonard Smart

Name (Print Clearly)

Date 1-9-20