



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

I. CALL TO ORDER

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

II. OPENING

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

III. ROLL CALL

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

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

III. APPROVAL OF THE MINUTES

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

IV. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASE

a.) CASE Z-20002 FOSTER PROPERTY

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

- Approval shall be for this applicant and this location only.
- A land use certificate shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.
- If signage is proposed, a sign permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.
- All requirements found in Section 13.14 shall be met.
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

Thomas Granger and Carl Johnson were present in support of the request. Mr. Johnson stated he agreed to the conditions by staff. There was no one present in opposition.

Arthur Oken made a motion to approve the request with conditions recommended by staff. Bonnie Lowery seconded the motion. **All members voted aye. Motion to approve Case P-20001 Pitman Property Conditional Use Request with conditions listed below carries on a vote of 4-0.**

- **Approval shall be for this applicant and this location only.**
- **A land use certificate shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.**
- **If signage is proposed, a sign permit application, demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.**
- **All requirements found in Section 13.14 shall be met.**
- **Any major changes and/or additions shall result in further review and approval by the Planning Commission.**

b.) CASE P-20003 SUTTON PROPERTY

D. J. Hart presented the conditional use request to allow a used tire store in an existing building. The property is located on the northeast corner of U.S. Highway 98 in District 22 and was recently rezoned from B-2 to B-3. Mrs. Hart reported that staff recommended approval subject to the conditions listed below.

- Approval shall be for this applicant and this location only.
- All storage and display of tires shall be confined behind the building, as shown on the submitted site plan.
- All parking associated with the business shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No required parking is allowed in the Highway Construction Setback. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance. (9 parking spaces).
- Any lighting, whether permanent or temporary shall meet the requirements of Section 5.3.5 of the Baldwin County Zoning Ordinance.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of the 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 business shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

There was no one present in opposition. Applicant Roberto Barboza I. Fernandez was present to represent the request. Mr. Fernandez and Mrs. Hart answered questions.

Arthur Oken made a motion to approve the request subject to the conditions recommended by staff. Bonnie Lowery seconded the motion. All members voted aye.

Motion to approve Case P-20003 Sutton Property with the conditions listed below carries on a vote of 4-0.

- **Approval shall be for this applicant and this location only.**
- **All storage and display of tires shall be confined behind the building, as shown on the submitted site plan.**
- **All parking associated with the business shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No required parking is allowed in the Highway**

Construction Setback. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance. (9 parking spaces).

- Any lighting, whether permanent or temporary shall meet the requirements of Section 5.3.5 of the Baldwin County Zoning Ordinance.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of the 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 business shall necessitate additional review and approval by the Planning Commission.

VII. OLD BUSINESS

Mr. Jackson reported there was no old business.

VIII. NEW BUSINESS

Mr. Jackson reported there was no new business.

VIII. PUBLIC COMMENTS

There were no public comments.

X. REPORTS AND ANNOUNCEMENTS

There were no announcements or legal reports.

XI. NEXT REGULAR MEETING

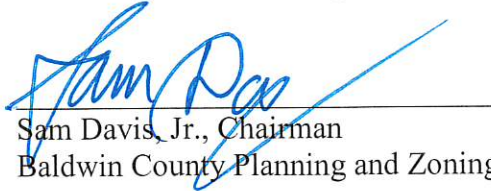
The next Planning Commission Meeting is scheduled for March 5, 2020.

XII. ADJOURN

As there was no further business the meeting adjourned at 7:09 p.m.


Paula S. Bonner, Planning Technician


Date


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


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-20003

Sutton Property

Conditional Use Approval

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

P-20003 Sutton Property

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

Roberto - Barbosa

Name (Print Clearly)

Date R

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20001

Pittman Property

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

P-20001, Pittman Property

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

Thomas E. Granger

Name (Print Clearly)

Date 02/06/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20001

Pittman Property

Conditional Use Approval

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P-20001, Pittman Property

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

Name (Print Clearly)

Date

1/06/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20012

Silver Pines, resub of lot 1,3 and 5

Development Permit Approval

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S-20012 Silver Pines, resub of lot 1,3 and 5

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

DAVID DIEHL

Name (Print Clearly)

Date 02-06-2010

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20012

Silver Pines, resub of lot 1,3 and 5

Development Permit Approval

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

S-20012 Silver Pines, resub of lot 1,3 and 5

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

Cynthia Bystriky

Name (Print Clearly)

Date 2-6-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20011

Magnolia Acres Ph 2

Variance

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

S-20011

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

James Ellis

Name (Print Clearly)

Date February 4, 2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20009

Burnstand Subdivision

Development Permit Approval

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

S-20009 Burnstand Subdivision

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

Shasta Frederic

Name (Print Clearly)

Date 2/6/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20009

Burnstand Subdivision

Development Permit Approval

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

S-20009 Burnstand Subdivision

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

Joe Frederic

Name (Print Clearly)

Date 2-6-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20009

Burnstand Subdivision

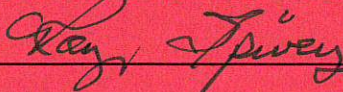
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I would like to address the Planning Commission on the following:

S-20009 Burnstand Subdivision

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



Name (Print Clearly)

Date 8-6-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20009

Burnstand Subdivision

Development Permit Approval

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

S-20009 Burnstand Subdivision

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

Name (Print Clearly)

Date RICHARD LILES

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20009

Burnstand Subdivision

Development Permit Approval

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

S-20009 Burnstand Subdivision

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

Robert Eugene Spirey Sr

Name (Print Clearly)

Date 02/06/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20009

Burnstand Subdivision

Development Permit Approval

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

S-20009 Burnstand Subdivision

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

DAVID SUMER

Name (Print Clearly)

Date 2/6/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20003

Osprey Park

Final Site Plan Approval

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

S-20003 Osprey Park

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

Eric Jackson

Name (Print Clearly)

Date 2-06-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20003

Osprey Park

Final Site Plan Approval

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

S-20003 Osprey Park

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

Calvin A. Clayton

Name (Print Clearly)

Date 02/06/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20003

Osprey Park

Final Site Plan Approval

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

S-20003 Osprey Park

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

Tody Nolfe

Name (Print Clearly)

Date 2-6-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20002

Foster Property

~~Conditional Use Approval~~

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

Z-20002, Foster Property

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

Barbara Foster

Name (Print Clearly)

Date 2/06/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20002

Foster Property

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- 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-20002, Foster Property

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

Sidney Foster

Name (Print Clearly)

Date 2/6/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20002

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

Z-20002, Foster Property

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

Carl Johnson Z-4-26

Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20002

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

Z-20002, Foster Property

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

MICHAEL FOSTER

Name (Print Clearly)

Date 2-6-2020