



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

I. CALL TO ORDER

Chairman Sam Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:00 p.m. on August 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

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

Erin Fleming was present as County Attorney. Staff present included Vince Jackson, D.J. Hart, Mary Booth, Laurie Rumbaugh, and Paula Bonner.

IV. APPROVAL OF THE MINUTES

Robert Davis made a motion to approve the July 9, 2020 meeting minutes. Nancy Mackey seconded the motion. All members voted aye. **The motion to approve the July 9, 2020 Planning Commission meeting minutes carries on a vote of 5-0.**

V. ANNOUNCEMENTS/REGISTRATION

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

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-20054 COTTON FIELD SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Brandon Bias recused himself from this request and left the stage. Mary Booth presented the application for development permit approval for a 9-lot subdivision on approximately

20 acres located at the intersection of Ard Road and Brewer Road in the Elsanor area. The subject property is unzoned in Planning District 13. Mrs. Booth reported revisions and deficiencies have been addressed and recommendation of approval by staff.

There was no one present to represent the applicant or speak in favor of the request. Conna McHenry signed up in opposition and presented pictures to the Commission. Danny McHenry signed up in opposition but did not speak. Mrs. Booth answered questions.

Kevin Murphy made a motion to approve the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20054 Cotton Field Subdivision Development Permit Approval carries on a vote of 4-0.** Mr. Bias returned to the stage.

b.) CASE S-20055 RAVAN RANCH DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for development permit approval for a 2-lot subdivision on approximately 37 acres located on the south side of US Highway 98 east of County Road 91 in the Lillian area. The property is zoned RMF-6 in Planning District 33.

Mrs. Booth reported that due to an error in the public notice the application is being pulled and will be heard at the September meeting. **Case S-20055 Ravan Ranch Development Permit is carried over to the September Planning Commission meeting.**

c.) CASE S-20056 HIGHLAND FARMS DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for a 7-lot subdivision on approximately 62 acres on the south side of Bromley Road west of Jimmy Faulkner Drive in the Spanish Fort area. The subject property is unzoned in Planning District 7. Mrs. Booth reported revisions and deficiencies have been addressed and staff recommended approval.

There was no one present to represent the applicant or speak in favor of the request. Violet Gardner spoke in opposition. Mrs. Booth answered questions.

Brandon Bias made a motion to approve the request. Robert Davis seconded the motion. All members voted aye. **Motion to approve Case S-20056 Highland Farms Development Permit Approval carries on a vote of 5-0.**

d.) CASE S-20058 FAIRHOPE MOTOR COACH PHASE II FINAL SITE PLAN APPROVAL

Mary Booth presented the request for a 12 site RV resort on approximately 5.07 acres located on the north side of State Highway 104 east of Higbee Road in the Fairhope area. The subject property is unzoned in Planning District 14.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Max Dearing with Jade Development represented the applicant. There was no one present in opposition. Mrs. Booth answered questions.

Nancy Mackey made a motion to approve the request. Brandon Bias seconded the motion. All members voted aye. **Motion to approve Case S-20058 Fairhope Motor Coach Phase II Final Site Plan Approval carries on a vote of 5-0.**

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE Z-20026 MERRITT & WALDING PROPERTIES LLP PROPERTY

Vince Jackson presented the request to rezone approximately 19 acres from RA to B-4 to allow a RV/Camper dealership. The subject property is located on the south side of County Road 68 east of the Baldwin Beach Express in Planning District 12.

Mr. Jackson reported recommendation of approval by staff and answered questions. Coley Boone with Merritt & Walding was present to represent the applicant and answered questions. There was no one present in opposition.

Brandon Bias made a motion to recommend approval. Kevin Murphy seconded the motion. **Motion to recommend approval for Case Z-20026 Merritt & Walding Properties LLP Property rezoning request from RA to B-4 carries on a vote of 5-0.**

b.) CASE Z-20027 ESTATE OF INEZ STOTS PROPERTY

Vince Jackson presented the request to rezone approximately .5 acres from RSF-3 to B-2 to allow commercial use of the property. The subject property is located at 9765 Milton Jones Road in Planning District 15.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Patricia Reed and her real estate agent Tania Lazzari spoke in favor of the request. Johnny Stanton signed up in opposition but did not speak at the podium.

Nancy Mackey made a motion to recommend approval to the County Commission. Robert Davis seconded the motion. Brandon Bias voted nay. All other members voted aye. **Motion to recommend approval to County Commission for Case Z-20027 Estate of Inez Stots Property rezoning request from RSF-3 to B-2 carries on a vote of 4-1.**

c.) CASE Z-20028 ESTATE OF INEZ STOTS PROPERTY

Mr. Jackson presented the request to rezone approximately 7.91 acres from RSF-1 to B-2 to allow commercial use of the property. The subject property is located at 28045 County Road 66 North in Planning District 15.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Patricia Reed and her real estate agent Tania Lazzari spoke in favor of the request. No one spoke in opposition of the request.

Kevin Murphy made a motion to recommend approval. Brandon Bias seconded the motion. Roll call vote: Kevin Murphy, aye; Bonnie Lowery, aye; Brandon Bias, nay; Nancy Mackey, nay; Robert Davis, nay. **Motion to recommend approval for Case Z-20028 Estate of Inez Stots Property rezoning request from RSF-1 to B-2 fails on a vote of 3-2.**

e.) CASE Z-20029 SCHAMBEAU PROPERTY

Mr. Jackson presented the request to rezone approximately 3.61 acres from RSF-E to B-3 to allow replacement of fire damaged mini-warehouse unit and bring existing facility into conformity. The subject property is located at 10430 County Road 64 in Planning District 15.

Mr. Jackson reported recommendation of approval by staff and answered questions. Mr. Jackson also read a letter of support from Bernard and Nancy Connick which was received after the staff report was written. Applicant Daniel Schambeau answered questions. There was no one present in opposition of the request.

Kevin Murphy made a motion to recommend approval. Brandon Bias seconded the motion. All members voted aye. **Motion to recommend approval to County Commission for Case Z-20029 Schambeau Property rezoning request from RSF-E to B-3 carries on a vote of 5-0.**

V. OLD BUSINESS

Mr. Jackson reported there was no old business.

VI. NEW BUSINESS

Mr. Jackson reported there was no new business.

VII. PUBLIC COMMENTS

There were no public comments.

VIII. REPORTS AND ANNOUNCEMENTS

Mr. Jackson reported there were no staff reports or announcements.

Ms. Fleming reported there were no legal reports.


There was discussion regarding the lack of applicant attendance at the meeting. Discussion was also held regarding the new start time of the meetings.

IX. NEXT REGULAR MEETING

The next Planning Commission Meeting is scheduled for September 3, 2020 at 4:00 p.m.

X. ADJOURN

As there was no further business the meeting adjourned at 4:00 p.m.


Paula S. Bonner, Planning Technician

9/3/20
Date


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

9/3/2020
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.

Z-20028

Estate of Inez Stots Property

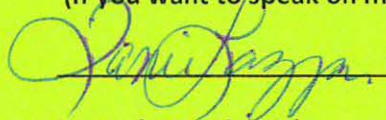
Re-Zone RSF-1 to B-2

- 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-20028, Estate of Inez Stots Property, Re-Zone RSF-1 to B-2

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



Name (Print Clearly)

Date 8-6-20







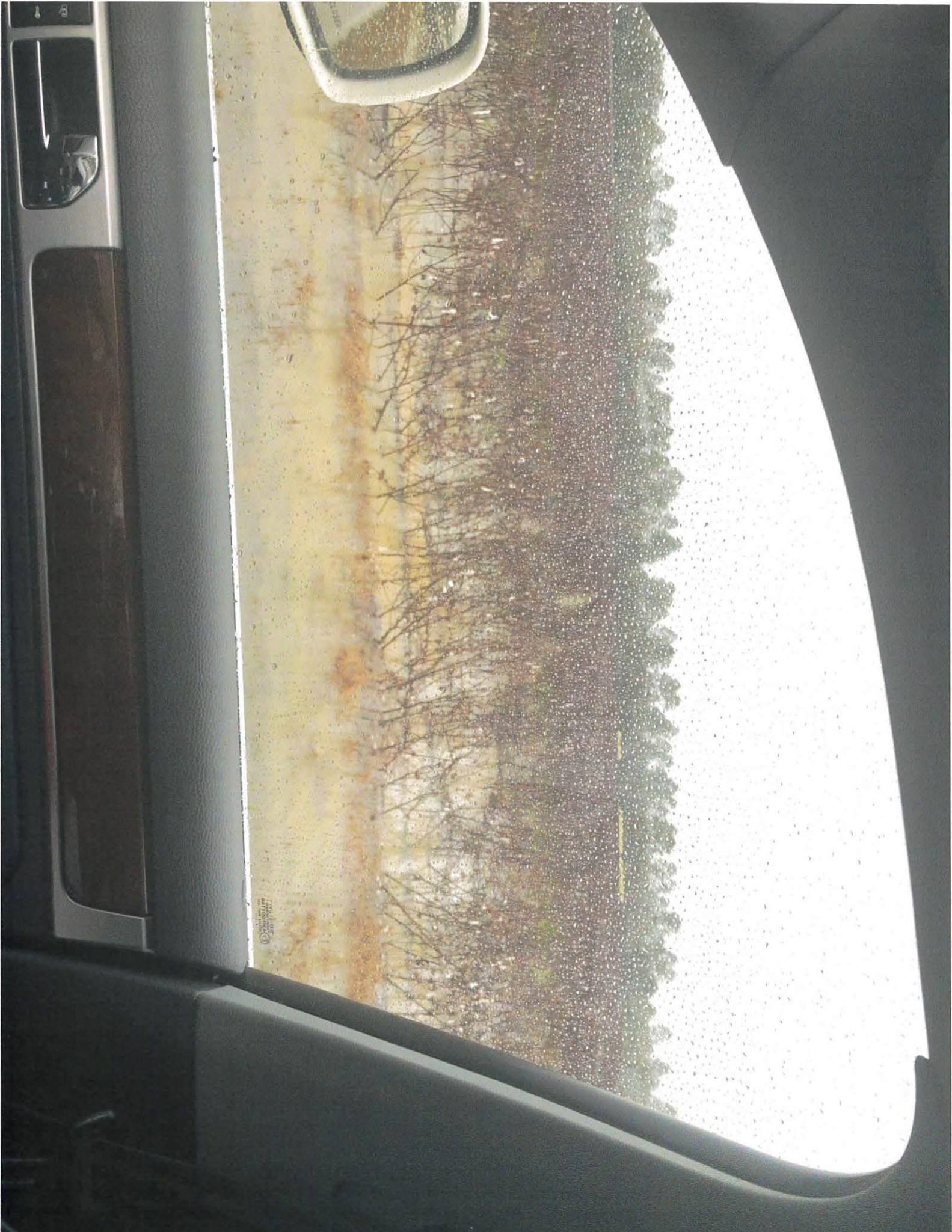


6-15-2017



6-15-17







OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20056

Thank You!
😊

- All individuals wishing to address the Commission must fill out a speaking request form.
- No person may address the Commission without receiving recognition from the Chair and will be allowed to speak for the time indicated that he (she) is requested to speak. The Chair may, at his/her discretion, extend or shorten the speaking time, at the Chair's discretion.
- When four (4) or more persons request to speak, the Chair may encourage the speakers to appoint a spokesperson to speak for the group.
- Speakers shall be recognized by the Chair, stand at a microphone and will be expected to state the purpose of their presentation.
- Speakers shall confine their remarks to the subject matter of their presentation 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-20056, Highland Farms Development Permit Approval

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

Violet Gardner

Name (Print Clearly)

Date

8-16-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20058

Fairhope Motor Coach PH II

Final Site Plan Approval

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

S-20058, Fairhope Motor Coach PH II, Final Site Plan Approval

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

Max Pearing

Name (Print Clearly)

Date 8-6-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z-20026

Merritt & Walding Property

Re-Zone RA to B-4

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

Z-20026, Merritt & Walding Property, Re-Zone RA to B-4

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

Colby Boone

Name (Print Clearly)

Date 8/6/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20027

Estate of Inez Stots Property

Re-Zone RSF-3 to B-2

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

Z-20027, Estate of Inez Stots Property, Re-Zone RSF-3 to B-2

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


Name (Print Clearly)

Date

8-6-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20027

Estate of Inez Stots Property

Re-Zone RSF-3 to B-2

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Z-20027, Estate of Inez Stots Property, Re-Zone RSF-3 to B-2

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

Patricia Lee

Name (Print Clearly)

Date 8/6/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20027

Estate of Inez Stots Property

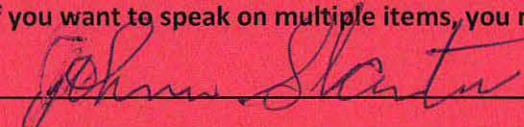
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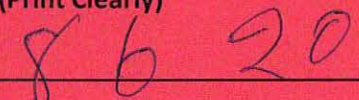
Z-20027, Estate of Inez Stots Property, Re-Zone RSF-3 to B-2

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



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-20028

Estate of Inez Stots Property

Re-Zone RSF-1 to B-2

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

Z-20028, Estate of Inez Stots Property, Re-Zone RSF-1 to B-2

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

Patricia Reed

Name (Print Clearly)

Date

8/1/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-20029

Schambeau Property

Re-Zone RSF-E to B-3

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

Z-20029, Schambeau Property, Re-Zone RSF-E to B-3

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

Daniel Schambeau

Name (Print Clearly)

Date 8-6-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20054

Cotton Field Subdivision

Development Permit Approval

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

S-20054, Cotton Field Development Permit Approval

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

Conna McHenry

Name (Print Clearly)

Date 8-6-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20054

Cotton Field Subdivision

Development Permit Approval

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

S-20054, Cotton Field Development Permit Approval

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

DANNY MCHENRY

Name (Print Clearly)

Date 8-6-20