



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, February 4, 2021**

I. CALL TO ORDER

Matthew Brown called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:02 p.m. on February 4, 2021 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

Steve Pumphrey opened the meeting with an invocation and prayer. He also led the pledge of allegiance.

III. ROLL CALL

Mr. Brown conducted a roll call. The following members were present: Daniel Nance, Brandon Bias, Robert Davis, Plumer Tonsmeire, Jason Padgett and Steve Pumphrey. Member Bonnie Lowery was absent. Erin Fleming was present as County Attorney.

Staff present included Matthew Brown, Celena Boykin, DJ Hart, Linda Lee, Mary Booth, Alfreda Jeffords, and Paula Bonner.

IV. ELECTION OF OFFICERS 2021

Mr. Brown read the By-Laws from Article 44 and described the responsibilities of the Chairman. Daniel Nance nominated Steve Pumphrey as Chairman. Jason Padgett moved to close the nominations. All members voted aye. **Motion to appoint Steve Pumphrey as Chairman carries on a vote of 6-0.** Jason Padgett nominated Brandon Bias as Vice-Chairman. All members voted aye. **The motion to appoint Brandon Bias as Vice-Chairman carries on a vote of 6-0.**

V. APPROVAL OF THE MINUTES

Jason Padgett made a motion to approve the January 7, 2021 meeting minutes. Robert Davis seconded the motion. All members voted aye. **The motion to approve the January 7, 2021 Planning Commission meeting minutes carries on a vote of 5-0.**

VI. ANNOUNCEMENTS/REGISTRATION

Mr. Brown explained the process of the public hearing.

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-21012 DECKER DEVELOPMENT APPROVAL

Mary Booth presented the application for development approval for a 5-lot subdivision on approximately 10.7 acres located on the north side of Baughman Road west of Bohemian Hall Road in the Silverhill area. The property is unzoned in Planning District 14. Mrs. Booth reported recommendation of approval by staff contingent upon complete review by staff.

Applicant Brian Decker addressed the Commission. John Rottger spoke in opposition. There was no one present in opposition.

Brandon Bias made a motion to approve the request subject to contingencies staff has recommended in their report. Jason Padgett seconded the motion. All other members voted aye. **Motion to approve Case S-21012 Decker Development Approval contingent upon complete review by staff carries on a vote of 5-0.**

b.) CASE S-21015 MAGNOLIA FARMS WEST SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for development permit approval for a 5-lot subdivision on approximately 57.11 acres located on the northeast side of Magnolia Farms Road west of Sweet Magnolia Lane. The property is unzoned in Planning District 13. Mrs. Booth reported recommendation of approval by staff contingent upon the final staff review.

Casey Hill with Dewberry was present to represent the applicant. Ms. Hill and Mrs. Booth answered questions from Bob Edmunds, Randy Marshall, Kenny Smith and Richard Gibbs.

Brandon Bias made a motion to approve the request contingent to staff's comments. Daniel Nance seconded the motion. All other members voted aye. **Motion to approve Case S-21015 Magnolia Farms West Subdivision Development Permit Approval contingent upon final staff review carries on a vote of 5-0.**

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE Z-21011 DAVIS PROPERTY REZONING REQUEST

Request to rezone approximately 35.51 acres from RSF-E to RSF-2 to allow residential subdivision development on the property. The subject property is located on the south side of Rebel Road west of Austin Road in Planning District 15. Mr. Brown reported the applicant has requested to postpone this case to the next meeting.

Jason Padgett made a motion to postpone the application until the next meeting. Brandon Bias seconded the motion. **Motion to postpone Case Z-21011 Davis Property Rezoning Request to the next meeting carries on a vote of 5-0.**

b.) CASE P-21002 PITTMAN PROPERTY CONDITIONAL USE APPROVAL

DJ Hart presented the request for conditional use approval to allow an office-warehouse facility with buildings for boat and RV storage on approximately 1.56 acres located on the north side of Milton Jones Road, west of State Highway 181. The property is zoned B-2 in Planning District 15. Mrs. Hart reported recommendation of approval by staff with conditions.

Mrs. Hart answered questions from the Commission. There was no one present to speak in favor or opposition of the request.

Daniel Nance made a motion to approve the request with conditions recommended by staff. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to approve Case P-21002 Pittman Property Conditional Use Approval with the conditions listed below carries on a vote of 5-0.**

- **Approval shall be for this applicant and this location only.**
- **Parcels must be combined into one before the land use application will be accepted to ensure required acreage of 3 acres has been met.**
- **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.**

c.) CASE Z-21002 SUTE PROPERTY REZONING REQUEST

Celena Boykin presented the request to rezone approximately 4.7 acres from RSF-E to B-3 to allow commercial use of the property. The subject property is located at 10275 County Road 64 North in Planning District 15. Mrs. Boykin reported recommendation of approval by staff.

Mrs. Boykin answered questions from the Commission. Applicant J.R. Sute addressed the Commission and answered questions. JoAnne Keller, Frances Berga-Rigsby, Louisa Toler, and Walter Penry spoke in opposition of the request.

Brandon Bias made a motion to recommend denial of the request. Daniel Nance seconded the motion. All members voted aye. **Motion to recommend denial of Case Z-21002 Sute Property Rezoning Request to rezone 4.7 acres from RSF-E to B-3 carries on a vote of 5-0.**

d.) CASE Z-21004 BALDWIN WHOLESALE FLORIST INC. REZONING REQUEST

Celena Boykin presented the request to rezone approximately 39.5 acres from RSF-1 to RSF-4 to allow a residential subdivision development on the property. The subject property is located on the south side of US Highway 90 west of State Highway 59 in District 15. Mrs. Boykin reported recommendation of approval by staff.

Mrs. Boykin answered questions from the Commission. Trey Jinright of Jade Consulting was present to represent the applicant and answered questions. Anderson Reed signed up in favor but did not speak. Wayne Melton, James Lovell and Ken Sanderson spoke in opposition. Isaac Brownlow III signed up in opposition but did not speak.

Jason Padgett made a motion to recommend approval. Daniel Nance seconded the request. Brandon Bias voted nay. All other members voted aye. **Motion to recommend approval of Case Z-21004 Baldwin Wholesale Florist Inc. Rezoning Request from RSF-1 to RSF-4 carries on a vote of 4-1**

e.) CASE Z-21009 COTTON CREEK RV & BOAT STORAGE PROPERTY

Linda Lee presented the request to rezone approximately .70 acres from RSF-1 to B-4 to allow commercial use of the property. The subject property is located on the west side of Roscoe Road south of Burkowski Lane in Planning District 30. Mrs. Lee reported recommendation of approval by staff.

Applicant Lonnie Stowe addressed the Commission. There was no one present in opposition.

Brandon Bias made a motion to recommend approval to the County Commission. Jason Padgett seconded the motion. All members voted aye. **Motion to recommend approval to the County Commission of Case Z-21009 Cotton Creek RV & Boat Storage Property rezoning request from RSF-1 to B-4 carries on a vote of 5-0.**

IX. OLD BUSINESS

a.) MAGNOLIA SHORES PHASE 1 AND 2 DEVELOPMENT PERMIT EXTENSION REQUEST

Mary Booth presented the request for an additional 12-month extension of Development Permit Approval for property located on the south side of County Road 24 between Norris Lane and Joe Norris Lane in the Foley area. The subject property is unzoned in Planning District 14.

Brandon Bias recused himself from this case. Mrs. Booth reported recommendation of approval by staff.

Robert Davis made a motion to approve the extension request. Daniel Nance seconded the motion. Brandon Bias was recused. All other members voted aye. **Motion to approve Magnolia Shores Phase 1 and 2 a 12-month extension of Development Permit Extension Request carries on a vote of 4-0.**

X. NEW BUSINESS

Mr. Brown reported no new business.

XI. PUBLIC COMMENTS

There were no public comments.

XII. REPORTS AND ANNOUNCEMENTS

DIRECTOR'S REPORT:

Matthew Brown presented the Director's Report. Mr. Brown and the Commission discussed topics in the report list below.

How can we serve the Planning Commission Members better?

- More detailed staff presentation on nuanced cases
- Work session or pre-meeting info podcast
- Clarity on how questions can be directed
- Planning Commissioner training

LEGAL REPORTS:

Ms. Fleming reported there were no legal reports.

XIII. NEXT REGULAR MEETING

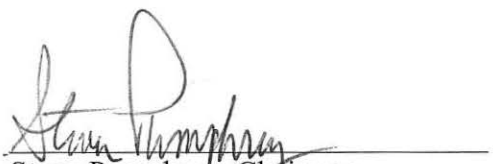
The next Planning Commission Meeting is scheduled for March 4, 2021 at 4:00 p.m.

XIIV. ADJOURN

As there was no further business the meeting adjourned at 5:47 p.m.


Paula S. Bonner, Planning Technician

3/4/2021
Date


Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

3-4-2021
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-21009

Cotton Creek RV & Boat Storage Property

Rezone RSF-1 to B-4

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Z-21009, Cotton Creek RV & Boat Storage Property, Rezone RSF-1 to B-4

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

Lonnie R Stowe

Name (Print Clearly)

Date 2/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-21004

Baldwin Wholesale Florist Inc Property

Rezone RSF-1 to RSF-4

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Z-21004, Baldwin Wholesale Florist Inc Property, Rezone RSF-1 to RSF-4

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

TREY J. WRIGHT

Name (Print Clearly)

Date 2/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-21004

Baldwin Wholesale Florist Inc Property

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Z-21004, Baldwin Wholesale Florist Inc Property, Rezone RSF-1 to RSF-4

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

ANDERSON REED

Name (Print Clearly)

Date 2/4/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Baldwin Wholesale Florist Property

Rezone-RSF-E to B-3

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Z-19002, Baldwin Wholesale Florist Property, Rezone RSF-E to B-3

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Name (Print Clearly)

ISAAC BROWNLOW III

X

Date 2-4-21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Baldwin Wholesale Florist Property

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

Name (Print Clearly)

WAYNE MELTON

Date 2/4/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

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Z-19002, Baldwin Wholesale Florist Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

James A Lovell 2

Date _____

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Baldwin Wholesale Florist Property

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Z-19002, Baldwin Wholesale Florist Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

KEN SANDERSON

Date 2-4-2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-21002

Sute Property

Rezone RSF-E to B-3

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

Z-21002, Sute Property, Rezone RSF-E to B-3

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

J R SUTE

Name (Print Clearly)

Date 02/04/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Sute Property

Rezone-RSF-E to B-3

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Z-19002, Sute Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

Jo Anne Keller

Date 2-4-21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Sute Property

Rezone-RSF-E to B-3

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Z-19002, Sute Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

Frances Berga-Rigsby

Date Feb 4th 2021

2

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

Z-19002

Sute Property

Rezone-RSF-E to B-3

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Z-19002, Sute Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

LOUISA TOLER

3

Date

2-4-21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL

Z-19002

Sute Property

Rezone-RSF-E to B-3

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Z-19002, Sute Property, Rezone RSF-E to B-3

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

Name (Print Clearly)

Walter PENRY

4

Date

7-4-21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21015

Magnolia Farms West Subdivision

DEVELOPMENT PERMIT APPROVAL

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

S-21015, Magnolia Farms West Subdivision, Development Permit Approval

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

Richard R. GIBBS ✓

Name (Print Clearly)

Date Feb-4-21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-21015

Magnolia Farms West Subdivision

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

S-21015, Magnolia Farms West Subdivision, Development Permit Approval

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

Randy Marshall

Name (Print Clearly)

Date 2-4-21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21015

Magnolia Farms West Subdivision

DEVELOPMENT PERMIT APPROVAL

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
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KENNY SMITH ✓

Name (Print Clearly)

Date 2-4-2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-21015

Magnolia Farms West Subdivision

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Bob Edmunds

Name (Print Clearly)

Date 2-4-21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-21012

Decker

DEVELOPMENT PERMIT APPROVAL

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

S-21012, Decker, Developmental Permit Approval

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

Name (Print Clearly)

JOHN ROTTGER

Date

2/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21012

Decker

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S-21012, Decker, Development Permit Approval

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

BRIAN DECKER

Name (Print Clearly)

Date 2-4-2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21015

Magnolia Farms West Subdivision

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

Casey Hill (as agent, Dewberry)

Name (Print Clearly)

Date 02/04/21