



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, April 1, 2021**

I. CALL TO ORDER

Chairman Pumphrey called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:03p.m. on April 1, 2021 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

Chairman 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: Steven Pumphrey, Daniel Nance, Brandon Bias, Robert Davis, Plumer Tonsmeire, and Michael Mullek. Jason Padgett and Bonnie Lowery were absent.

Erin Fleming was present as County Attorney.

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

IV. APPROVAL OF THE MINUTES

Brandon Bias made motion to approve the March 4, 2021 meeting minutes. Daniel Nance seconded the motion. All members voted aye.

The motion to approve the March 4, 2021 Planning Commission meeting minutes carries on a vote of 5-0.

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE P-21004 BOIEHM PROPERTY CONDITIONAL USE APPROVAL

Linda Lee presented the request for conditional use approval to allow for the replacement of a 250-foot wireless telecommunication tower on approximately 1.467 acres that was damaged in recent storms. The subject property is located on the southeast intersection of State Highway 180 and Veterans Road in Planning District 25 zoned B-3, General Business District.

Mrs. Lee reported recommendation of approval by staff subject to conditions and answered questions. Applicant Shamaury Myrick was present to answer questions. There was no one present in opposition.

Brandon Bias made a motion to approve subject to the conditions staff has listed in the report. Robert Davis seconded the motion. All members voted aye. **Motion to approve Case P-21004 Boihem Property Conditional Use Approval to allow for the replacement of a 250-foot telecommunication tower on approximately 1.467 acres that was damaged by recent storms subject to the conditions listed below carries on a vote of 5-0.**

- **Approval shall be for this location only.**
- **A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use Approval. The Planning Commission may grant additional time if deemed necessary.**
- **Proposed tower must be in compliance with Section 13.9 of the Baldwin County Zoning Ordinance.**
- **Proposed tower must not exceed maximum height of existing tower (250 feet)**
- **Any major changes/or additions shall result in further review and approval by the Planning Commission.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-21007 OAK PLACE FINAL SITE PLAN APPROVAL

Mary Booth presented the application for final site plan approval to allow development of a 32-unit Mobile Home Park to be known as Oak Place on approximately 5.49 acres. The subject property is located on the north side of Oak Road West, also known as County Road 6 in the Gulf Shores area. The property is unzoned in Planning District 27.

Brandon Bias recused himself from this case. Mrs. Booth described a change in the site plan to reflect sites rather than lots as requested by Gulf Shores Utilities. Mrs. Booth and Mr. Brown answered questions from commission members. Mrs. Booth reported no deficiencies and recommendation of approval by staff. Doug Bailey was present to answer questions. Cliff Davis signed up in favor but did not speak. There was no one present in opposition of the request.

Daniel Nance made a motion to approve as presented. Michael Mullek seconded the motion. Brandon Bias recused. All other members voted aye. **Motion to approve Case S-21007 Oak Place Final Site Plan Approval carries on a vote of 4-0.**

b.) CASE S-21037 LAMBETH SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for development permit approval for a 2-lot subdivision on approximately 10.74 acres. The subject property is located on the east side of Rabun Road also known as County Road 47. The property is unzoned in Planning District 2.

Mr. Bias returned to his place with the Commission. Mrs. Booth reported no deficiencies or revisions and recommendation of approval by staff. Mrs. Booth answered questions from commission members. Randal Tillman was present to represent the applicant. There was no one present in opposition of the request.

Plumer Tonsmeire made a motion to approve the request. Brandon Bias seconded the motion. All other members voted aye. **Motion to approve Case S-21037 Lambeth Subdivision Development Permit Approval carries on a vote of 5-0.**

VIII. OLD BUSINESS

Mr. Brown reported there was no old business.

IX. NEW BUSINESS

Mr. Brown reported there was no new business.

X. PUBLIC COMMENTS

There were no public comments.

XI. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Brown thanked the Commission for serving and attending training.

Mr. Brown reported on the following items:

- An upcoming item on the County Commission agenda to consider approval for publishing, and request for publication, for the master plan.
- A second Planning District 19 advisory committee meeting which was held earlier that day, the election process and 180-day moratorium for that district, and a timeline for the zoning of the district to be approved.
- Future staff reports on County Commission decisions that differ from the Planning Commission.
- The withdrawal of Blackwater Subdivision appeal to the County Commission.
- An upcoming election in May for a new proposed Planning District 11.

Mr. Brown also introduced the newest staff member Buford King and the upcoming appointment of new Planning Commission member Greg Siebert.

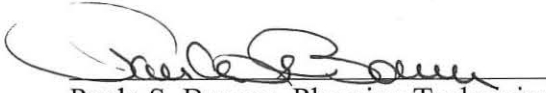
Ms. Fleming reported there were no reports from legal council.

XII. NEXT REGULAR MEETING


The next Planning Commission Meeting is scheduled for May 6, 2021 at 4:00 p.m.

XIII. ADJOURN

As there was no further business the meeting adjourned at 4:33 p.m.


Paula S. Bonner, Planning Technician

5/6/21
Date


Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

5-6-21
Date

* *A video recording of this meeting may be viewed 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-21004

Boihem 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-21004, Boihem Property Conditional Use Approval

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

Shannan Myrick

Name (Print Clearly)

Date 4-1-21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21007

Oak Place

Final Site Plan Approval

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

S-21007 Oak Place Final Site Plan Approval

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

Doug Bailey - Engineer

Name (Print Clearly)

Date 4/1/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21007

Oak Place

Final Site Plan Approval

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

S-21007 Oak Place Final Site Plan Approval

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

Cliff Davis

Name (Print Clearly)

Date 4/1/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-21037

Lambeth Subdivision

Development Permit Approval

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

S-21037 Lambeth Subdivision Development Permit Approval

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

RANDALL TILLMAN

Name (Print Clearly)

Date 04-01-21