



**Baldwin County Planning and Zoning Commission
Meeting Minutes
Thursday, June 3, 2021**

I. CALL TO ORDER

Chairman Steve Pumphrey called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:09 p.m. on June 3, 2021 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

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

III. ROLL CALL

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

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

IV. APPROVAL OF THE MINUTES

Robert Davis made a motion to approve the May 6, 2021 meeting minutes. Jason Padgett seconded the motion. All members voted aye. **The motion to approve the May 6, 2021 Planning Commission meeting minutes carries on a vote of 4-0.**

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-21051 EAST NINETY SUBDIVISION VARIANCE REQUEST

Buford King presented the application for variance approval from the Baldwin County Planning Commission to allow the drainage easement along the west side of a portion

of proposed lot 1 be reduced from 15' to 10' development approval. The subject property consists of 2-lots on approximately 24.14 acres located on the south side of US Highway 90 west of Ard Road in the Elsanor area. The subject property is unzoned in Planning District 14. Mr. King reported recommendation of denial by staff due to a lack of hardship and self-imposed conditions.

Stuart Smith was present to represent the applicant. Suzanne Brown, Alice Coleman, and Joe Coleman signed up in opposition but did not speak. Mr. King and Mr. Stuart answered questions from commission members.

Michael Mullek made a motion to deny the variance request. Robert Davis seconded the motion. Daniel Nance voted nay. All other members voted aye. **Motion to deny Case S-21051 East Ninety Subdivision Variance Request carries on a vote of 3-1.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE P-21006 LORNA KRISTENE KILMER REVOCABLE TRUST PROPERTY CONDITIONAL USE APPROVAL

Linda Lee presented the request for conditional use approval to allow for a Horse Riding Academy for children on approximately 3 acres located on the north side of Oakberry Lane, east of Oakberry Court. The subject property is zoned RSF-E, Residential Single Family Estate, in Planning District 12. Mrs. Lee reported recommendation of approval by staff subject to conditions.

Mrs. Lee read a letter of opposition from an adjacent property. Amber Meinhardt spoke in favor of the request. Kara Glass and Joseph Kilmer signed up in favor of the request but did not speak. Mrs. Lee and Ms. Meinhardt answered questions from commission members. Mr. Pumphrey reported second letter submitted in opposition. There was no one present in opposition.

Mr. Mullek made a motion to approve the request with the conditions recommended by staff, specifically to address parking on site, to limit the hours from 10:00 a.m. to 6:00 p.m. daily, and to add a limit of the number of horses on the lot to be 6 at any given time. Jason Padgett seconded the motion. All members voted aye. **Motion to approve Case P-21006 Lorna Kristine Kilmer Revocable Trust Property Conditional Use Approval subject to the 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.**
- **Hours of operation are limited to 10:00 a.m. to 6:00 p.m. daily.**
- **Allowed signage is posted to identify the Riding Academy location.**
- **Any major changes and/or additions shall result in further review and approval by the Planning Commission.**

- **All off-street parking associated with the riding academy shall be located on the subject property and no parking along the right-of-way shall be permitted.**
- **Limit the number of horses on the lot to be 6 at any time.**

b.) CASE Z-21016 PATE REZONING REQUEST

Linda Lee presented the request to rezone approximately 2.08 acres from RSF-1, Residential Single Family, to RSF-E, Residential Single Family Estate to allow an accessory structure and horses on the property. The subject property is located on the south side of Josephine Drive, east of Marjon Lane in Planning District 32. Mrs. Lee reported recommendation of approval by staff.

Applicants Steve and Karen Pate spoke in favor of the request. Mrs. Lee and Mrs. Pate answered questions from commission members. There was no one present to speak in opposition of the request.

Jason Padgett made a motion to recommend approval of request to the County Commission. Daniel Nance seconded the motion. All members voted aye. **Motion to recommend approval of Case Z-21016 Pate Property Rezoning Request from RSF-1, Residential Single Family to RSF-E Residential Single Family Estate carries on a vote of 4-0.**

c.) CASE Z-21017 KINGS COURT TRUST PROPERTY REZONING REQUEST

Celena Boykin presented the request to rezone approximately 3 acres from RSF-1, Residential Single Family to RV-2, Recreational Vehicle Park to allow development of an RV Park. The subject property is located at the northwest intersection of County Road 26 and Grantham Road in Planning District 21. Mrs. Boykin reported recommendation of approval by staff contingent upon the applicant combining the 3 lots into 1.

Bobby King was present to represent the applicant. Mrs. Boykin answered questions from the Commission. No one spoke in opposition of the request.

Daniel Nance made a motion to recommend approval to County Commission. Michael Mullek seconded the motion. All members voted aye. **Motion to recommend approval of Case Z-21007 Kings Court Trust Property Rezoning Request to rezone approximately 3 acres from RSF-1 to RV-2 carries on a vote of 4-0.**

VIII. OLD BUSINESS

a.) S-19039 ISABELLA ESTATES DEVELOPMENT PERMIT EXTENSION APPROVAL

Mary Booth presented the request for extension of Development Permit Approval for a 5-lot subdivision on approximately 31.3 acres. The subject property is located on the western side of County Road 112 between Horseneck Road and Phillipsville Road (County Road 61) in unzoned Planning District 5. Mrs. Booth reported recommendation of approval by staff for a one year extension.

Robert Davis made a motion to approve the extension for one year. Michael Mullek seconded the motion. All voted aye. **Motion to approve Case S-19039 Isabella Development Permit Approval Extension for one year carries on a vote of 4-0.**

IX. ADDENDUM - SUBDIVISION OLD BUSINESS

a.) CASE S-20069 HOOKBONE RV PARK

Matthew Brown reported on development permit previously approved by the Planning Commission on November 5, 2020. Mr. Brown explained that since that approval time it was discovered that the Town of Summerdale exercises their subdivision regulations on the development. Any future review activities related to the case will be handled administratively by staff and not come before the Planning Commission.

X. PUBLIC COMMENTS

There were no public comments.

XI. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Brown reported on the topics listed below.

- Gratitude for Planning Commission members
- An appeal by Blackwater Subdivision to the County Commission for the subdivision denial by Planning Commission.
- Cross training of Planning and Zoning Staff
- Planning District 19
- Senate Bill SB-107
- Proposed revisions to subdivision and zoning regulations.

LEGAL REPORTS:

Ms. Fleming reported there were no legal reports.

XII. NEXT REGULAR MEETING

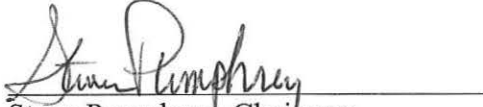
The next Planning Commission Meeting is scheduled for July 8, 2021 at 4:00 p.m.

XIII. ADJOURN

As there was no further business the meeting adjourned at 5:02 p.m.


Paula S. Bonner, Planning Technician


Date


Steve Pumphrey, 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.

S-21051

East Ninety Subdivision

Variance Request

- 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:

S-21051, East Ninety Subdivision, Variance Request

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

STUART SMITH

Name (Print Clearly)

Date 6/03/2021

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21051

East Ninety Subdivision

Variance Request

- 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:

S-21051, East Ninety Subdivision, Variance Request

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

Joe R. Coleman

Name (Print Clearly)

Date 6/3/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-21051

East Ninety Subdivision

Variance Request

- 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:

S-21051, East Ninety Subdivision, Variance Request

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

Suzanne Brown

Name (Print Clearly)

Date 6/3/2021

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21051

East Ninety Subdivision

Variance Request

- 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:

S-21051, East Ninety Subdivision, Variance Request

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

Alice Coleman

Name (Print Clearly)

Date June 3

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-21006

Lorna Kristene Kilmer Revocable Trust Property

Conditional Use Request

- 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-21006, Lorna Kristene Kilmer Revocable Trust, Conditional Use Request

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

Amber Meinhardt

Name (Print Clearly)

Date 6-3-2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-21006

Lorna Kristene Kilmer Revocable Trust Property

Conditional Use Request

- 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-21006, Lorna Kristene Kilmer Revocable Trust, Conditional Use Request

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

Name (Print Clearly)

JOSEPH L. KILMER

Date

03 JUNE 2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-21006

Lorna Kristene Kilmer Revocable Trust Property

Conditional Use Request

- 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-21006, Lorna Kristene Kilmer Revocable Trust, Conditional Use Request

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

Nara Glass

Name (Print Clearly)

Date 6/3/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Pate Property

Rezone RSF-1 to RSF-E

- 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-21016, Pate Property

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

Karen Pate

Name (Print Clearly)

Date 10/3/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Pate Property

Rezone RSF-1 to RSF-E

- 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-21016, Pate Property

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

Stephen Pate

Name (Print Clearly)

Date 6-3-2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-21017

Kings Court Trust Property

Rezone RSF-1 to RV-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-21017, Kings Court Trust Property

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

Bobby J. King

Name (Print Clearly)

Date 6-3-21