



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, September 2, 2021**

**I. CALL TO ORDER**

Chairman Steve Pumphrey called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:01p.m. on September 2, 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, Brandon Bias, Robert Davis, Plumer Tonsmeire, Jason Padgett, Michael Mullek, and Bill Booher. Members Bonnie Lowery and Greg Seibert were absent. Erin Fleming was present as County Attorney.

Staff present included Matthew Brown, Celena Boykin, Buford King, DJ Hart, Linda Lee, Zack Gibbs, Weesie Jeffords, and Paula Bonner.

**IV. APPROVAL OF THE MINUTES**

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

**V. ANNOUNCEMENTS/REGISTRATION**

Chairman Pumphrey explained the public hearing registration and meeting procedures.

**VI. SUBDIVISION CASES**

**a.) CASE S-21050 SOUTHERN BELL RV PARK, FINAL SITE PLAN APPROVAL**

Request for final site plan approval to allow development of a 69-site RV Park on approximately 9.2 acres located on the northwest intersection of US Highway 98 and County Road 9. The subject property is unzoned in Planning District 14.

Brandon Bias recused himself from this case. Mr. Brown presented the case and explained the Final Site Plan Approval was previously approved as S-18013 on May 3, 2018 by the Baldwin County Planning Commission, but the applicant allowed the approval to lapse. Mr. Brown reported recommendation of approval by staff subject to compliance with the Baldwin County Subdivision Regulations. Scott Hutchison and Mark Huggans were present to represent the applicant and answer questions. There was no one present in opposition.

Daniel Nance made a motion to approve. Bill Booher seconded the motion. Brandon Bias was recused, all other members voted aye. **Motion to approve Case S-21050 Southern Belle RV Park Final Site Plan Approval carries on a vote of 6-0.** Mr. Bias joined the commission.

**b.) CASE S-21080 PLANTATION RV PARK PHASE II PLANNED DEVELOPMENT FINAL SITE PLAN APPROVAL**

Request for final site plan approval to allow development of a 54-site RV Park (Phase II) on approximately 13.02 acres located on the west side of County Road 65 north of County Road 12. The subject property is unzoned in Planning District 34.

Mr. King presented the case and reported recommendation of approval by staff subject to contingencies. Chris Lieb and Karen Slaten were present to represent the applicant and answer questions. There was no one present in opposition. Weesie Jeffords with the Baldwin County Highway Department answered questions from commission members.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case S-21080 Plantation RV Park Phase II Final Site Plan Approval subject to compliance with the Baldwin County Subdivision Regulations and the contingencies listed below carries on a vote of 7-0.**

- **EOR shall coordinate the construction plans review with the Baldwin County Highway Department staff and reflect turn lanes onto County Road 65 if required by the Baldwin County Highway Department as well as furnish any and all turnout permits, ROW permits, or license agreements and include with the construction plans review as required by the Baldwin County Highway Department staff.**
- **The site plan package for Phase II shall not be recorded until construction plans review has been accomplished for Phase II and approval granted by**

the Baldwin County Highway Department in the form of a Subdivision Permit.

- Routine text revisions to the site plan package and supporting documents provided by staff to the EOR on August 24, 2021 that were discovered during staff report preparation shall be reflected on the site plan package to be recorded.

**c.) CASE S-21082 CASTIBLANCO SUBDIVISION DEVELOPMENT PERMIT APPROVAL**

Request for Development Permit Approval to allow development of a 2-lot subdivision on approximately 0.81 acres located on the east side of County Road 9, south of County Road 28 in the Marlow community. The subject property is unzoned in Planning District 14.

Mr. King presented the case and reported recommendation of approval by staff subject to compliance with the Baldwin County Subdivision Regulations and contingencies. David Diehl was present to represent the applicant and answer questions. Rhett Cropper signed up in favor of the request. There was no one present in opposition.

Robert Davis made a motion to approve the development permit with the contingencies by staff. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to approve Case S-21082 Castiblanco Subdivision Development Permit Approval subject to compliance with the Baldwin County Subdivision Regulations and the contingencies listed below carries on a vote of 7-0.**

**with contingencies listed below carries on a vote of 7-0.**

- Completion of any alterations or modifications of the existing shared driveway to the satisfaction of the Baldwin County Highway Department shall be accomplished preceding signatures applied to the plat by Baldwin County staff.
- Contingency number 1 shall be cured by 8:00 a.m. CST on November 1, 2021 (60 days from the date of Planning Commission approval).

**d.) CASE S-21085 DYAS FAMILY SUBDIVISION VARIANCE APPROVAL**

Request for a variance from Section 4.2(a) of the Baldwin County Subdivision Regulations which pertains to the 30-foot width of ingress/egress on approximately 3.14 acres located on the west side of Scenic Highway 98 south of Old Battles Road. The subject property is zoned RSF-1 and RSF-2 in Planning District 24.

Ms. Fleming stated she would not participate in this case due to a conflict of interest. Mr. Brown presented the case and reported recommendation of approval by staff contingent on the valid transfer of property to an immediate family member pursuant to the requirements of Section 4.2(a) of the Baldwin County Subdivision within 12 months of the granting of the variance.



Eric Dyas was present to represent the applicant and answer questions. Jim Currie, Missy Jones (spoke in opposition for herself and Rebekah Lamar), Tricia Niemeyer, and Rob Littleton spoke in support of the request.

Plumer Tonsmeire made a motion to deny the request. Bill Booher seconded the motion. Daniel Nance, Plumer Tonsmeire, Michael Mullek, and Bill Booher voted aye. Brandon Bias, Robert Davis, and Jason Padgett voted nay. **Motion to deny Case S-21085 Dyas Family Subdivision Variance Approval carries on a vote of 4-3.**

- e.) **CASE S-21087 TWO LAKES RV PARK PHASE ONE SUBDIVISION VARIANCE APPROVAL**  
Request for a variance from Article 5 Section 5.1.1 of the Baldwin County Subdivision Regulations which pertains to the minimum lot size on approximately 11.64 acres located on the west side of Roscoe Road north of Burkowski Lane. The subject property is a PRD zoned RV-2 in Planning District 30.

Mr. King presented the case and reported recommendation of approval for the variance from section 5.1.1 of the Baldwin County Subdivision Regulations. Chris Lieb was present to represent the applicant and answer questions. There was no one present in opposition.

Daniel Nance made a motion to approve the variance request. Brandon Bias seconded the motion. Daniel Nance, Brandon Bias, Robert Davis, Plumer Tonsmeire, and Jason Padgett voted aye. Michael Mullek and Bill Booher voted nay. **Motion to approve Case S-21087 Two Lakes RV Park Phase One Subdivision Variance Approval carries on a vote of 5-2.**

- f.) **CASE S-21089 TWO LAKES RV PARK PHASE ONE PLANNED DEVELOPMENT SITE PLAN APPROVAL**

Request for Development Permit Approval for a 45-lot subdivision on approximately 11.64 acres located on the west side of Roscoe Road north of Burkowski Lane. The subject property is a PRD zoned RV-2 in Planning District 30.

Mr. King presented the case and reported recommendation of approval by staff subject to compliance with the Baldwin County Subdivision Regulations and contingencies recommended by staff. Chris Lieb was present to represent the applicant and answer questions. There was no one present in opposition.

Daniel Nance made a motion to approve the request with contingencies recommended by staff. Brandon Bias seconded the motion. All members voted aye. **Motion to approve Case S-21089 Two Lakes RV Park Phase One Development Site Plan Approval subject to compliance with the Baldwin County Subdivision Regulations and the contingency items listed below carries on a vote of 7-0.**

- Coordinate and reflect on the Planned Development Site plan any and all review comments and revisions related to the “traditional” subdivision application (Case S-21087).
- The Planned Development Site Plan within Case number S-21089 shall not be recorded until approval of both the subdivision variance and the “traditional” subdivision within Case number S-21087 is attained.
  - Subject property is included within the Planning Jurisdiction of the City of Gulf Shores and the “traditional” subdivision shall be approved by the Gulf Shores Planning Commission. The County-level approval of the “traditional” subdivision shall be administrative and will not be considered by the Baldwin County Planning Commission.
  - The applicant may wish to delay recording the Planned Development Site Plan until the construction plans approval process through the Baldwin County Highway Department is complete so that any construction-related edits to the site plan are reflected on the site plan and thus the recorded site plan reflects “for construction” plans.
  - The Planned Development Site Plan recording shall include a certificate of approval sheet similar to a “traditional” subdivision plat as well as all plans including but not limited to sheets C1.0 through C14.0.

## VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

### a.) CASE P-21008 O AND F, LLC PROPERTY CONDITIONAL USE APPROVAL REQUEST

Request for Conditional Use Approval to allow a 500 square foot drive-thru coffee shop on approximately 1.0 acre located at 10185 County Road 64. The subject property is zoned B-3 in Planning District 15.

Linda Lee presented the request and reported recommendation of approval subject to conditions by staff. Doug Chaffin with Sawgrass and Angelo Fermo answered questions from commission members. Weesie Jeffords with the Baldwin County Highway Department also answered commission questions. There was no one present in opposition.

Daniel Nance made a motion to approve with contingencies. Robert Davis seconded the motion. Brandon Bias voted nay. All other members voted aye. **Motion to approve Case P-21008 request for conditional use approval with the conditions listed below carries on a vote of 6-1.**

- Approval is contingent on the approval of variances from the required number of parking spaces and reduced size of the loading/unloading space.
- Approval shall be for this location only.
- Hours of operation are limited to 6:00 a.m. to 1:00 p.m.



- The applicant will be required to submit a subsequent land-use certificate application to the Planning and Zoning Department, which must include a site plan that substantially conforms with the site plan that is part of this approval and meets all the requirements of the zoning Ordinance, including landscape buffer requirements, setbacks, parking requirements, etc.
- A land use certificate shall be obtained within six (6) months from the date of approval.
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

**b.) CASE TA-21002 AMENDMENTS TO THE BALDWIN COUNTY ZONING ORDINANCE, ARTICLE 3, 4, 5, 6, 7, 8, 10, 12, 13, 19, 21, 22 AND 23 SITE PLAN APPROVAL AND REMOVAL OF ARTICLE 19.17 AGRICULTURAL LAND.**

A proposed Text Amendment to the Baldwin County Zoning Ordinance as it pertains to incorporation of the site plan approvals for certain developments and removal of Article 19.17 Agricultural Land.

Matthew Brown presented the case and reported recommendation of approval by staff. There was no one present in favor or opposition.

After discussion Daniel Nance made a motion to recommend approval with conditions. Brandon Bias seconded the motion. All members voted aye. **Motion to recommend approval of Case TA-21002 Amendments to the Baldwin County Zoning Ordinance, Article 3, 4, 5, 6, 7, 8, 10, 12, 13, 19, 21, 22 and 23 Site Plan Approval and removal of Article 19.17 Agricultural Land with conditions listed below carries on a vote of 7-0.**

- Update RV Requirements in the Zoning Ordinance to match the RV Requirements in the Subdivision Regulations.
- Request approval from HOA/POA or submit an affidavit indicating no covenants or restrictions will be violated for Commission site plan approval applications.

## **VIII. OLD BUSINESS**

**a.) CASE S-19038 DEEP SOUTH BOAT STORAGE & RV PARK FINAL SITE PLAN APPROVAL EXTENSION REQUEST**

Request for final site plan approval extension for a 70-site development on approximately 10.25 acres located on the south side of County Road 12 South west of State Highway 59. The subject property is unzoned in Planning District 27.

Brandon Bias recused himself from this case. Mr. Brown presented the extension request and reported recommendation of approval by staff of a one (1) year extension of the Final Site Plan Approval subject to compliance with the Baldwin County Subdivision Regulations and contingencies.

Robert Davis made a motion to approve the extension request. Jason Padgett seconded the motion. Brandon Bias was recused. All other members voted aye. **Motion to approve Case S-19038 Deep South RV Park Request for a one (1) year extension of the Final Site Plan Approval subject to compliance with the Baldwin County Subdivision Regulations and contingencies listed below carries on a vote of 6-0.**

- **The development shall conform to the Baldwin County Subdivision Regulations in effect at the time when the extension is granted as contemplated by Article § 9.5.3.**
  - **The Baldwin County Subdivision Regulations in effect at the time of this extension consideration were adopted by the Baldwin County Commission on October 6, 2020.**
  - **Staff has not performed an exhaustive cross-comparison of the 2019 vs. 2020 subdivision regulations to determine if any alterations to the approved Final Site Plan are required to comply with the 2020 Baldwin County Subdivision Regulations.**

Brandon Bias returned to his place with the commission.

#### **IX. NEW BUSINESS**

There was no new business.

#### **X. PUBLIC COMMENTS**

There were no public comments.

#### **XI. REPORTS AND ANNOUNCEMENTS**

Staff Reports: Mr. Brown gave an update on proposed changes to the Subdivision Regulations.

Legal Counsel Report: There were no council reports.


Next Regular Meeting: October 7, 2021

#### **XII. ADJOURNMENT**

As there was no further business the meeting adjourned at 6:49 p.m.

  
Paula S. Bonner, Planning Technician

10/7/21  
Date

  
Steve Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

10-7-2021  
Date

\* A video recording of this meeting may be viewed on online at [www.baldwincountyal.gov](http://www.baldwincountyal.gov).



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21050

Southern Bell RV Park

Final Site Plan Approval

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
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- *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:

S-21050, Southern Bell RV Park, Final Site Plan Approval

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

Name (Print Clearly) \_\_\_\_\_

MARK HUSSAIS

Date \_\_\_\_\_

9/2/21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21050

Southern Bell RV Park

Final Site Plan Approval

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S-21050, Southern Bell RV Park, Final Site Plan Approval

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Scott Hutchinson - GMC

Name (Print Clearly)

Date

9-2-21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21080

#### Plantation RV Park Phase II

#### Final Site Plan Approval

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S-21080, Plantation RV Park Phase II, Final Site Plan Approval

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

\_\_\_\_\_  
Name (Print Clearly)

Date

KAREN SLATEN  
9/2/21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21080

#### Plantation RV Park Phase II

#### Final Site Plan Approval

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S-21080, Plantation RV Park Phase II, Final Site Plan Approval

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CHRIS LEO

Name (Print Clearly)

Date 9/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21082

Castiblanco Subdivision

Development Permit Approval

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

S-21082, Castiblanco Subdivision, Development Permit Approval

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

Rhett Cropper RHETT CROPPER

Name (Print Clearly)

Date 9/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21082

#### Castiblanco Subdivision

#### Development Permit Approval

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S-21082, Castiblanco Subdivision, Development Permit Approval

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

DAVID DIEHL

Name (Print Clearly)

Date 09/2/2021



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21085

Dyas Family Subdivision

Variance Approval

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

S-21085, Dyas Family Subdivision, Variance Approval

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

ROB LITTLETON

Name (Print Clearly)

Date 9/2/21



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21085

Dyas Family Subdivision

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

S-21085, Dyas Family Subdivision, Variance Approval

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

TRICIA NIEMEYER

Name (Print Clearly)

Date 9/2/2021



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21085

#### Dyas Family Subdivision

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

S-21085, Dyas Family Subdivision, Variance Approval

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

Missy Jones

Name (Print Clearly)

Date 9/2/21



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21085

Dyas Family Subdivision

Variance Approval

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

S-21085, Dyas Family Subdivision, Variance Approval

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

Rebekah Abel Lamar

Name (Print Clearly)

Date

9/2/21



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21085

Dyas Family Subdivision

Variance Approval

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S-21085, Dyas Family Subdivision, Variance Approval

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

Tim Canale

Name (Print Clearly)

Date 09/02/21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

**S-21085**

#### **Dyas Family Subdivision**

#### **Variance 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:

**S-21085, Dyas Family Subdivision, Variance Approval**

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

ERIC DYAS

Name (Print Clearly)

Date 9.2.21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21087

#### Two Lakes RV Park Subdivision

#### Variance Approval

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

S-21087, Two Lakes RV Park Subdivision, Variance Approval

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

CHRIS LEB

Name (Print Clearly)

Date 9/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21089

#### Two Lakes RV Park Subdivision

#### Planned Development Site Plan Approval

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

S-21089, Two Lakes RV Park Subdivision, Planned Development Site Plan Approval

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

CHRIS LIEB

Name (Print Clearly)

Date 9/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-21008

#### O & F Development Property

#### Conditional Use Approval

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

P-21008, O & F Development Property, Conditional Use Approval

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

Doug Chaffin

Name (Print Clearly)

Date 9/2/21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

P-21008

#### O & F Development Property

#### Conditional Use Approval

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P-21008, O & F Development Property, Conditional Use Approval

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

Angelo Ferme

Name (Print Clearly)

Date 9-2-2021