



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

I. CALL TO ORDER

Chairman Steve Pumphrey called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:02 p.m. on November 4, 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

Chairman Pumphrey conducted a roll call. The following members were present: Steve Pumphrey, Brandon Bias, Robert Davis, Plumer Tonsmeire, Michael Mullek, Greg Seibert, and Bill Booher. Members Daniel Nance, Ernie Church, and Jason Padgett were absent. County Attorney Erin Fleming was also present.

Staff present included Matthew Brown, Buford King, Celena Boykin, DJ Hart, Ashley Campbell, Mary Booth, Weesie Jeffords, Crystal Bates, Fabia Waters, and Paula Bonner.

IV. APPROVAL OF THE MINUTES

Bill Booher made a motion to approve the October 7, 2021 meeting minutes. Robert Davis seconded the motion. All members voted aye. **The motion to approve the October 7, 2021 Planning Commission meeting minutes carries on a vote of 6-0.**

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – REQUEST TO TABLE

a.) CASE Z-21040 LAZZARI PROPERTY REZONING REQUEST

Request to rezone approximately 50.75 acres from RA to RSF-3 to allow development

of a single-family subdivision on the parcel. The subject property located on the corner of County Road 54 and County Road 54 West in Planning District 15.

Celena Boykin reported a request from the applicant to table this case to a future meeting.

Michael Mullek made a motion to table Case Z-21040 to a future meeting. Brandon Bias seconded the motion. All members voted aye. **Motion to table Case Z-21040 rezoning request from RA to RSF-3 to a future meeting carries on a vote of 6-0.**

VII. COMMENTS FROM THE PLANNING DIRECTOR

Planning Director Matthew Brown presented a preamble slide of brief synopsis of the Zoning Ordinance versus the Subdivision Regulations.

Mr. Brown thanked Officer Ludke for attending the meeting. Mr. Brown also congratulated Buford King on his promotion to Deputy Planning Director.

VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-21067 DOGWOOD ESTATES PHASE 1 PRELIMINARY PLAT APPROVAL

Request for preliminary plat approval for a 72-lot subdivision on approximately 25.16 acres located on the northeast intersection of the Baldwin Beach Express along County Road 36. The subject property is unzoned in Planning District 18.

Buford King presented the request and reported recommendation of approval by staff subject to contingencies. David Diehl and Rhett Cropper were present to represent the applicant and answer questions. Terry Munn, and Tyler Munn spoke in opposition. Randy Roy, Community Planning Liaison Officer for Naval Air Station Whiting Field addressed the Commission regarding the location of the proposed development which is adjacent to NOLF Summerdale. Mr. Roy referred to letters he submitted regarding the active aircraft activities at NOLF Summerdale and the request for disclosure to future property owners of those activities. Mr. King, Chairman Pumphrey, and Weesie Jeffords responded to the public comments and commission member questions.

Brandon Bias made a motion for approval including staff's four contingencies and the addition of the note on the plat regarding the proximity to NOLF. Greg Seibert seconded the motion. Bill Booher voted nay. All other members voted aye. **Motion to approve Case S-21067 Dogwood Estates Phase 1 Preliminary Plat Approval carries on a vote of 5-1 with the contingencies listed below.**

- Reflection of the altered ROW along CR 36 to be shown on the Estates plat when recorded, as well as coordinated with the turn lanes to be installed during the construction of Phase I of Dogwood Estates.
- Coordinate and reflect the features of the Dogwood Express portion of the plat on the Dogwood Estates plat when recorded.
- Approval of case number S-21090 Dogwood Express preliminary plat.

- Memorialize within the approval that the applicant and general public are reminded subject property is located adjacent to a U.S. Department of Defense (DoD) facility, Outlying Field (OLF) Summerdale, which is a component of the flight training programs operated by the U.S. Navy. Flight operations from this facility involving low-flying aircraft will occur near and over subject property and a note included on the recorded plat that reflects that the subject property is adjacent to NOLF Summerdale.

b.) CASE S-21090 DOGWOOD EXPRESS PHASE I PRELIMINARY PLAT APPROVAL

Request for preliminary plat approval for a 1-lot subdivision on approximately 65.16 acres located on the northeast intersection of the Baldwin Beach Express along County Road 36. The subject property is unzoned in Planning District 18.

Buford King presented the request and reported recommendation of approval by staff with contingencies. David Diehl and Rhett Cropper were present to represent the applicant and answer questions. Terry Munn, Emily Munn, Tyler Munn, and Terry Landon spoke in opposition. Matthew Brown and Mr. King answered questions from commission members.

Robert Davis made a motion to approve the application with contingencies set forth by staff. Greg Seibert seconded the motion. Bill Booher voted nay. All other members voted aye. **Motion to approve Case S-21090 Dogwood Express Phase 1 Preliminary Plat Approval carries on a vote of 5-1 with the contingencies listed below carries on a vote of 5-1.**

- Reflection of the altered ROW along CR 36 on the plat prior to recording, coordinated with the turn lanes at CR36 and BBE to be installed during the construction of Phase I of Dogwood Estates.
- Reflection of a 5' natural buffer on the plat, as required by section 5.2.2(d)(ii) of the Subdivision Regulations, related to the existing ditch on proposed lot one. A note on the plat shall indicate the ditch shall not be filled or modified and the 5' buffer shall be from top of bank on each side of the ditch.
- Approval of case number S-21067 Dogwood Estates preliminary plat and approval of the related subdivision permit by the Baldwin County Highway Department.
- Reflection of any drainage notes on the Dogwood Express plat required to coordinate with the Dogwood Estates Plat.
- Cross-reference contingency #4 from the Dogwood Estates approval as applicable related to the nearby Summerdale OLF and a note included on the recorded plat that reflects that the subject property is adjacent to NOLF Summerdale.

c.) CASE SV21-000002 EASY LIKE THAT RV PARK VARIANCE REQUEST

Request for a variance from Section 5.16(b) Special Requirements for Recreation Vehicle Parks/Campgrounds as it pertains to Traffic Study Requirements for a 99 site

RV Park on approximately 12.94 acres located on the south side of US Highway 98 east of County Road 95. The subject property is zoned RV-1 in Planning District 22.

Brandon Bias recused himself from this case. Buford King presented the request and reported recommendation of denial by staff. Scott Hutchinson was present to represent the owner and answer questions. Mr. King, Ms. Jeffords, and Mr. Brown answered commission questions. Nate Williamson, Sabe Nicholson, and Lydia Franz spoke in favor of the request.

Robert Davis made a motion to deny the variance request. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to deny Case SV21-000002 Easy Like that RV Park Variance Request carries on a vote of 5-0.** Brandon Bias returned to place with the commission.

d.) CASE S-21053 PALMETTO FARMS PRELIMINARY PLAT APPROVAL

Request for preliminary plat approval for a 5-lot subdivision on approximately 20.5 acres on the south side of County Road 26 between County Road 95 and John Block Road. The subject property is zoned RA in Planning District 32.

Greg Seibert recused himself from this case. Buford King presented the case and reported recommendation of approval by staff subject to compliance with the Baldwin County Subdivision Regulations. David Shumer was present to represent the applicant. Nathan Kichler spoke in opposition. Shellie Kichler signed up in opposition but did not speak. Mr. King and Mr. Shumer addressed questions regarding the drainage.

Bill Booher made a motion to approve the application. Brandon Bias seconded the motion. All members voted aye. **Motion to approve Case S-21053 Palmetto Farms Preliminary Plat Approval carries on a vote of 6-0.** Greg Seibert returned to his place with the commission.

e.) CASE S-21079 PARK VIEW PHASE II PRELIMINARY PLAT APPROVAL

Request for preliminary plat approval for a 55-lot subdivision on approximately 13.76 acres located on the north side of Camellia Road west of West Boulevard. The subject property is unzoned in Planning District 14.

Buford King presented the request and reported recommendation of approval by staff subject to compliance with the Baldwin County Subdivision Regulations. David Diehl and Rhett Cropper were present to represent the applicant. There was no one present to speak in opposition.

Brandon Bias made a motion to approve. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to approve Case S-21079 Park View Phase II Preliminary Plat Approval carries on a vote of 6-0.**

IX. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE P-21011 ALBEE PROPERTY COMMISSION SITE PLAN APPROVAL

Request for Commission Site Plan Approval to allow a personal aircraft hangar to be built on approximately 4.5 acres located on the north side of Sunset Drive, lot 2 Shields

(Airport) Subdivision. The subject property is zoned RA in Planning District 22.

DJ Hart presented the request and reported recommendation of approval subject to conditions by staff. Applicant Keith Albee addressed the commission and answered questions. There was no one present in opposition.

Michael Mullek made a motion to approve subject to conditions. Bill Booher seconded the motion. All other members voted aye. **Motion to approve Case P-21011 Albee Property Commission Site Plan Approval with the conditions listed below carries on a vote of 6-0.**

- Approval shall be for this applicant and this location only.
- The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (issuance of a building permit) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.
- Any expansion of the proposed structure shall necessitate additional review by the Planning Commission.

b.) CASE Z-21039 GREENWELL PROPERTY REZONING REQUEST

Request to rezone approximately 5 acres from RA to RV-1 to allow development of an RV Park on the property. The subject property located on the north side of Brinks Willis Road east of James Road in Planning District 22.

Celena Boykin presented the request and reported recommendation of approval by staff. Weesie Jeffords, Matthew Brown and Celena Boykin addressed commission questions. Donald Rowe and Pat Greenwell were present to answer questions. There was no one present in opposition.

Brandon Bias made a motion to recommend approval. Greg Seibert seconded the motion. All members voted aye. **Motion to recommend approval of Case Z-21039 rezoning request from RA to RV-1 carries on a vote of 6-0.**

X. NEW BUSINESS

a.) CASE S-21084 SARAH FARMS PHASE II HIGHWAY CONSTRUCTION SETBACK APPEAL

Request for a Highway Construction Setback Appeal to allow a storm water management area to extend approximately 17' into the Highway Construction Setback for a 92-lot development on approximately 98.67 acres located on the north side of County Road 12 South, west of Sherman Road. The subject property is zoned RSF-4, RSF-1 and RA in Planning District 21.

Mrs. Booth reported recommendation of denial by staff due to non-compliance with the Highway Construction Setback Policy. Vincent Lucido and Marion Dean Grizzle spoke in favor of the request. There was no one present in opposition.

Michael Mullek made a motion to deny due to non-compliance with the Highway Construction Setback Policy. Bill Booher seconded the motion. All members voted aye. **Motion to deny Case S-21084 Sarah Farms Phase II Highway Construction Setback Appeal carries on a vote of 6-0**

XI. PUBLIC COMMENTS

There were no public comments.

XI. REPORTS AND ANNOUNCEMENTS


Staff Reports: There were no staff reports.

Legal Counsel Report: There were no counsel reports.

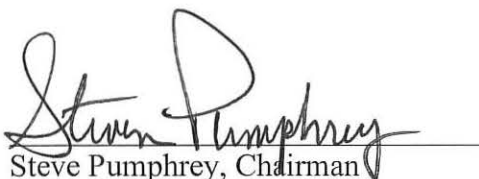
Next Regular Meeting: December 2, 2021

XII. ADJOURNMENT

As there was no further business the meeting adjourned at 6:33 p.m.


Paula S. Bonner, Planning Technician

12/2/21
Date


Steve Pumphrey, Chairman
Baldwin County Planning and Zoning Commission

12.2.21
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-21039

Greenwell Property

Rezone RA to RV-1

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- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
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I would like to address the Planning Commission on the following:

Z-21039, Greenwell Property

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

DONALD ROWE

Name (Print Clearly)

Date 11/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z-21039

Greenwell Property

Rezone RA to RV-1

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

Z-21039, Greenwell Property

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

Pat Greenwell

Name (Print Clearly)

Date

11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

P-21011

Albee Property

Commission Site Plan Approval

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

P-21011, Albee Property

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

KEITH ALBEE

Name (Print Clearly)

Date 11/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21079

Park View Phase 2

Preliminary Plat Approval

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

S-21079 Park View Phase 2

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

DAVID DIEHL (QUESTIONS)

Name (Print Clearly)

Date

11/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21079

Park View Phase 2

Preliminary Plat Approval

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

S-21079 Park View Phase 2

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

RHETT CROPPER

Name (Print Clearly)

Date 11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-21053

Palmetto Farms

Preliminary Plat Approval

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

S-21053, Palmetto Farms

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

DAVID SHOMER

Name (Print Clearly)

Date 11/4/2021

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21053

Palmetto Farms

Preliminary Plat Approval

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

S-21053, Palmetto Farms

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

Nathan + Shellie Kichler

Name (Print Clearly)

Date 10/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SV21-000002

Easy Like That RV Park

Variance Request Approval

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

SV21-000002 Easy Like That RV Park

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

SCOTT HUTCHINSON

Name (Print Clearly)

Date 11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SV21-000002

Easy Like That RV Park

Variance Request Approval

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

SV21-000002 Easy Like That RV Park

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



Name (Print Clearly)

Date 11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SV21-000002

Easy Like That RV Park

Variance Request Approval

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

SV21-000002 Easy Like That RV Park

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

Sabe Nicholson

Name (Print Clearly)

Date Sabe Nicholson

11-4-21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SV21-000002

Easy Like That RV Park

Variance Request Approval

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

SV21-000002 Easy Like That RV Park

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

Nate Williamson

Name (Print Clearly)

Date 11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21090

Dogwood Express

Preliminary Plat Approval

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

S-21090, Dogwood Express

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

RHETT CROPPER

Name (Print Clearly)

Date 11/4/21

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

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Dogwood Express

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

S-21090, Dogwood Express

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

DAVID DIEHL (QUESTIONS)

Name (Print Clearly)

Date 11/4/2021

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21090

Dogwood Express

Preliminary Plat Approval

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TERRY L. MURIN

Name (Print Clearly)

Date 11-4-21

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Emily Mann

Name (Print Clearly)

Date Ferry Mann 11/4/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21090

Dogwood Express

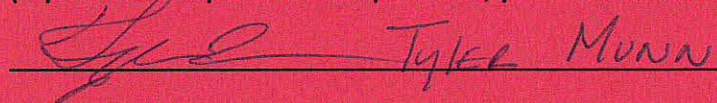
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Name (Print Clearly)

Date 9/4/21

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

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Terry Landon

Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-21067

Dogwood Estates

Preliminary Plat Approval

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DAVID DIEHL

Name (Print Clearly)

Date 11/4/2021

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

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S-21067

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RAETT CROPPER

Name (Print Clearly)

Date

11/4/21

OPPOSITION REGISTRATION FORM

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Emily Munn

Name (Print Clearly)

Date 11/4/21

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Name (Print Clearly)

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