



**Baldwin County Planning and Zoning Commission  
Work Session Minutes  
Thursday, December 2, 2021**

**I. OPENING**

Matthew Brown opened the Baldwin County Planning and Zoning Commission Work Session at 3:03 p.m. December 2, 2021 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

**II. ATTENDANCE**

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

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

**VIII. DISCUSSION ITEMS – SUBDIVISION CASES**

**a.) Case PUD21-000006 Glass Road RV Park final Site Plan Approval**

Request for final plat approval for a 14 site RV Park on approximately 3.78 acres located at the intersection of Patterson Road and Glass Road in the Wilcox Community. The subject property is unzoned in Planning District 13.

**b.) Case SC21-000001 Resubdivision of Lot 1 Paddock Trace Preliminary Plat Approval**

Request for preliminary plat approval for a 4-lot subdivision on approximately 27.3 acres located at the southern end of Horses-N-Hounds Road West near the Town of Magnolia Springs. The subject property is zoned RSF-1 in Planning District 21.

**c.) Case SPP21-000007 Silver Lake Phase II Preliminary Plat Approval**

Request for preliminary plat approval for a 14-lot subdivision on approximately 11.03 acres located north of Enchantment Lane, west of West Boulevard near the Town of Silverhill. The subject property is unzoned in Planning District 14.

#### IV. DISCUSSION ITEMS – REZONING CASES

**a.) Case Z21-000004 Cafferty Property Rezoning Request from RSF-1 to RSF-2**

Request to rezone approximately 0.37 acres of a 5 acre parcel from RSF-1 to RSF-2 to allow the property to be subdivided. The subject property is located on the east side of Scenic Highway 98 in Planning District 26.

**b.) Case Z21-000005 Kendrick Property Rezoning Request From RSF-E to B-3**

Request to rezone approximately 3.60 acres from RSF-E to B-3 to allow commercial use of the property. The subject property is located on the southeast corner of State Highway 225 and Whitehouse Fork Road Extension in Planning District 4.

**c.) Case Z21-000006 Parker Property Rezoning Request from RA to RSF-4**

Request to rezone approximately 40 acres from RA to RSF-4 to allow development of a single-family subdivision on the property. The subject property is located on the south side of County Road 16, east of Magnolia Springs Highway in Planning District 21.

**d.) Case S-21089 BFLC 63775 Subdivision phase 1 aka Beetree Creek Phase 1 Preliminary Plat Approval Request**

Request for preliminary plat approval of a 5-lot subdivision located on County Road 87. The subject property is unzoned in Planning District 13.

#### V. DISCUSSION ITEMS – REPORTS

Matthew Brown gave a brief presentation on the new availability in the online CitizenServe portal for the public to view pending and issued Planning and Zoning and Building permits.


Mr. Brown also reported on the status of three new district petitions.

#### VI. ADJOURNMENT

As there were no further items to discuss the work session adjourned at 3:47 p.m.

  
Paula S. Bonner, Planning Technician

1-6-22  
Date

  
Steve Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

1-6-22  
Date



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

**I. CALL TO ORDER**

Chairman Steve Pumphrey called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 4:00 p.m. on December 2, 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, Daniel Nance, Ernie Church, Robert Davis, Plumer Tonsmeire, Michael Mullek, Greg Seibert, and Bill Booher. Members Brandon Bias and Jason Padgett were absent. County Attorney Erin Fleming was also present.

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

**IV. APPROVAL OF THE MINUTES**

Robert Davis made a motion to approve the November 4, 2021 meeting minutes. Daniel Nance seconded the motion. All members voted aye. **The motion to approve the November 4, 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. OLD BUSINESS**



**a.) Case S-21089 BFLC 63775 Subdivision phase 1 aka Beetree Creek Phase 1 Preliminary Plat Approval Request**

Request for preliminary plat approval of a 5-lot subdivision located on County Road 87. The subject property is unzoned in Planning District 13.

Chairman Pumphrey reported this item has been addressed with staff and will not be heard tonight.

**VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES**

**a.) Case PUD21-000006 Glass Road RV Park final Site Plan Approval**

Request for final plat approval for a 14 site RV Park on approximately 3.78 acres located at the intersection of Patterson Road and Glass Road in the Wilcox Community. The subject property is unzoned in Planning District 13.

Mary Booth presented the request and reported recommendation of approval by staff subject to conditions. Ashley Campbell reported on the impacted wetlands. Chris Lieb was present to represent the applicant. Owner Jasper Little signed up in favor but did not speak. There was no one present in opposition.

Robert Davis made a motion to approve with the contingencies listed by staff. Michael Mullek seconded the motion. All other members voted aye. **Motion to approve Case PUD21-000006 Glass Rod RV Park Final Site Approval subject to the conditions listed below carries on a vote of 7-0.**

- **Provide a letter from a wetland professional agreeing that all prior wetland impacts have been resolved and fill dirt has been removed.**
- **Coordination with Baldwin County Highway Department for construction and roadway improvements to Patterson Road and the issuance of a subdivision permit from Baldwin County Highway Department prior to any improvements.**
- **There can be no new RVs placed on site until all conditions have been met, approved, and final site plan has been recorded.**

**b.) Case SC21-000001 Resubdivision of Lot 1 Paddock Trace Preliminary Plat Approval**

Request for preliminary plat approval for a 4-lot subdivision on approximately 27.3 acres located at the southern end Horses-N-Hounds Road West near the Town of Magnolia Springs. The subject property is zoned RSF-1 in Planning District 21.

Mary Booth presented the request and reported recommendation of approval by staff with conditions. Hunter Smith was present to represent the applicant and answer questions. Oswalt Lipscomb and Albert Lipscomb commented on the discrepancies with the legal description. Edwin Benson was present to speak for the Horses-N-Hounds Property Owners Association. Mary Booth, Wessie Jeffords, and Matthew Brown answered questions from the commission.

Daniel Nance made a motion to approve as presented with conditions stated. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to approve Case SC21-000001 Resubdivision of Lot 1 Paddock Trace Preliminary Plat Approval with the conditions listed below carries on a vote of 7-0.**

- Applicant shall resolve any discrepancies with the legal description of the proposed division with the adjacent property owners prior to recording the final plat.
- Address any issues that may arise or be of concern regarding the storm water drainage.

**c.) Case SPP21-000007 Silver Lake Phase II Preliminary Plat Approval**

Request for preliminary plat approval for a 14-lot subdivision on approximately 11.03 acres located north of Enchantment Lane, west of West Boulevard near the Town of Silverhill. The subject property is unzoned in Planning District 14.

Michael Mullek recused himself from this case. Mary Booth presented the request and reported recommendation of approval by staff. Randy Arp was present to represent the owner and answer questions. Owner Guilford Bardnard was present but did not speak. There was no one present in opposition.

Ernie Church made a motion to approve the request. Bill Booher seconded the motion. Michael Mullek was recused. All other members voted aye. **Motion to approve Case SPP21-000007 Silver Lake Phase II Preliminary Plat Approval carries on a vote of 6-0.** Michael Mullek returned to his place with the commission.

## **VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES**

**a.) Case Z21-000004 Cafferty Property Rezoning Request from RSF-1 to RSF-2**

Request to rezone approximately 0.37 acres of a 5-acre parcel from RSF-1 to RSF-2 to allow the property to be subdivided. The subject property is located on the east side of Scenic Highway 98 in Planning District 26.

Celena Boykin presented the request and reported recommendation of approval by staff and answered questions. Owner Marie Cafferty addressed the commission. Andrew Smith spoke in opposition for himself and three of his relatives Ellie Lanier, Charlotte Thoresen, and Sarah Crosby.

Greg Seibert made a motion to recommend approval to the County Commission. Michael Mullek seconded the motion. All other members voted aye. **Motion to recommend approval to County Commission of Case Z21-000004 Cafferty Property Rezoning Request from RSF-1 to RSF-2 carries on a vote of 7-0.**

**b.) Case Z21-000005 Kendrick Property Rezoning Request From RSF-E to B-3**

Request to rezone approximately 3.60 acres from RSF-E to B-3 to allow commercial use of the property. The subject property is located on the southeast corner of State Highway 225 and Whitehouse Fork Road Extension in Planning District 4.

Linda Lee presented the request and reported recommendation of approval by staff and answered questions. Chairman Pumphrey reported receipt of a petition with signatures opposing the request. Brian Kendrick addressed the commission and answered questions. Beth Sudduth and Ann Cook spoke in opposition. Marvin Thomas signed up in opposition but did not speak.

Michael Mullek made a motion to recommend approval from RSF-E to B-3. Bill Booher seconded the motion. Daniel Nance voted nay. All other members voted aye. **Motion to recommend approval of Case Z21-000005 Kendrick Property rezoning request from RSF-E to B-3 carries on a vote of 6-1.**

**c.) Case Z21-000006 Ellis (Parker) Property Rezoning Request from RA to RSF-4**

Request to rezone approximately 40 acres from RA to RSF-4 to allow development of a single-family subdivision on the property. The subject property is located on the south side of County Road 16, east of Magnolia Springs Highway in Planning District 21.

Celena Boykin presented the request and reported recommendation of denial by staff. James Ellis and Roderick Burkle spoke in favor of the request. Tommy Cleverdon spoke in opposition. Mrs. Boykin and Buford King answered commission questions.

Michael Mullek made a motion to recommend denial as it is not appropriate for the surrounding area. Greg Seibert seconded the motion. All members voted aye. **Motion to recommend denial of Case Z21-000006 Ellis (Parker) Property rezoning request from RA to RSF-4 carries on a vote of 7-0.**

**IX. NEW BUSINESS**

There was no new business.

**X. PUBLIC COMMENTS**

There were no public comments.

**XI. REPORTS AND ANNOUNCEMENTS**

**Staff Reports**

- Matthew Brown thanked Law Enforcement and CIS Team for attending.
- Mr. Brown discussed with the commission holding a special meeting for certain Conditional Use venues.

**Legal Counsel Reports**


There were no legal reports

**Next Regular Meeting**

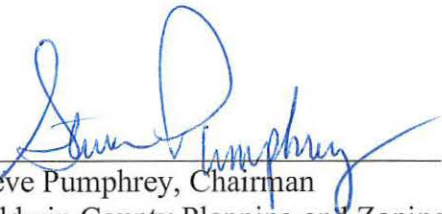
January 6, 2022

**XII. ADJOURNMENT**

As there was no further business the meeting adjourned at 5:36 p.m.

  
Paula S. Bonner, Planning Technician

2/1/22  
Date

  
Steve Pumphrey, Chairman

Baldwin County Planning and Zoning Commission

1-6-22  
Date

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



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## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z21-000005

Kendrick Property

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

Z21-000005, Kendrick Property

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

Brian Kendrick

Name (Print Clearly)

Date 12-2-21



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z21-000006

Parker Property

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

Z21-000006, Parker Property

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

Tommy Cleverdon

Name (Print Clearly)

Date 12/2/21



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Z21-000006

Parker Property

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

Z21-000006, Parker Property

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

James Ellis

Name (Print Clearly)

Date Dec. 2, 2021



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Z21-000006

#### Parker Property

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

Z21-000006, Parker Property

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Roderick Burke RODERICK BURKE

Name (Print Clearly)

Date 12/2/2021



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### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z21-000005

Kendrick Property

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

Z21-000005, Kendrick Property

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

Mauri Thomas

Name (Print Clearly)

Date 12/2/2021



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

**Z21-000005**

**Kendrick Property**

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

**Z21-000005, Kendrick Property**

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

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

Date

ANN H COOK



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z21-000005

Kendrick Property

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

Z21-000005, Kendrick Property

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

Beth Sudduth

Name (Print Clearly)

Date 12-2-2021



## OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z21-000004

Cafferty Property

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

Z21-000004, Cafferty Property

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

Andrew Smith

Name (Print Clearly)

Date 12/2/21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

Z21-000004

Cafferty Property

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

Z21-000004, Cafferty Property

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

Mare Cafferty  
Name (Print Clearly)  
Date 12-2-2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SPP21-000007

Silver Lake, Phase II

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

SPP21-000007, Silver Lake, Phase 11

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

CANDY ARP P.E.

Name (Print Clearly)

Date 12-2-21



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SPP21-000007

Silver Lake, Phase II

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

SPP21-000007, Silver Lake, Phase 11

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

GUILFORD J BARNARD

Name (Print Clearly)

Date 12-02-2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

**SC21-000001**

#### **Resub of lot 1 Paddock Trace**

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

**SC21-000001, Resub of Lot 1 Paddock Trace**

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

Edwin Benson

Name (Print Clearly)

Date 12/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

**SC21-000001**

**Resub of lot 1 Paddock Trace**

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

**SC21-000001, Resub of Lot 1 Paddock Trace**

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

Oswalt Lipscomb

Name (Print Clearly)

Date 12-2-2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

SC21-000001

#### Resub of lot 1 Paddock Trace

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

SC21-000001, Resub of Lot 1 Paddock Trace

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

Albert Lipscomb

Name (Print Clearly)

Date 12/2/21

Note: I do have a concern about the accurate Property boundaries (Different survey states)



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

SC21-000001

#### Resub of lot 1 Paddock Trace

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

SC21-000001, Resub of Lot 1 Paddock Trace

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

HUNTER SMITH

Name (Print Clearly)

Date 12/21/2024



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

PUD21-000006

Glass Road RV Park

- 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.*
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- 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:

PUD21-000006, Glass Road RV Park

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

CHRIS LIEB

Name (Print Clearly)

Date 12/2/2021



## NO OPPOSITION REGISTRATION FORM

### BALDWIN COUNTY PLANNING COMMISSION

#### SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

PUD21-000006

Glass Road RV Park

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
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I would like to address the Planning Commission on the following:

PUD21-000006, Glass Road RV Park

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

Jasper Little

Name (Print Clearly)

Date 12/2/2021



# PETITION TO STOP COMMERCIAL ZONING AT HWY 225 & COUNTY ROAD 40

Neighbors, our community is residential and we do not want any more commercial zoning. This will cause congestion on Highway 225 and County Road 40. This needs to be safe for our community. Once they zone it commercial they can elect to put any type of establishment they choose.

We live here for the country life and not for the noise and traffic. Also, remember Hwy 225 is an evacuation route.

Please sign petition below so we can submit to the Baldwin County Zoning Board.

NAME & ADDRESS

NAME & ADDRESS

Faye Pettway	Hwy 59 Bay Minette
Ashley Kimmel	8903 Bromley Rd Bay Minette
Amelia Madley	Bromley Rd Bay Minette
Brian Sellen	Hwy 59 Bay Minette
Mountains	12899 Sanderling Loop SP
Adam Taylor	12899 Sanderling Loop SP
Brian Kimmel	8903 Bromley Rd Bay Minette
Carol Williams	Baldwin Farms Apt 218 Kdale Ct
Mike Kiebt	Magnolia Church Rd Bay Minette
Marie Huffman	37621 Magnolia Church Rd
Frank Barlow	37671 Magnolia Church Rd
Tracy Bailey	37671 Magnolia Church Rd
Auth A. Thomas	37396 Magnolia Church Rd Bay Minette
Martin A. Thomas	" " " "
Kenneth A. Thomas	" " " "
Marylin L. Thomas	" " " "
Michael S. Thomas	" " " "
STEVE BELZ	37399 MAGNOLIA CHURCH RD.
Barlowe Bell	" " " "
NING SCOTT	3763 Magnolia Church
Wanda Cooper	37519 Magnolia Church
ONeal Barnes Jr	37639 Magnolia Church road
Louvenia Anderson	37621 Magnolia Church Rd Bay Minette
Roosevelt Anderson	37621 " " " "
Velma Hawkins	" " " "
MARLON ANDERSON	" " " "
Calvin Watkins	37714 Magnolia Ch Rd
Antonia Watkins	37714 Magnolia Ch Rd Bay Minette
LARRY A. Sledge	37751 Magnolia church RD, Bay Minette AL
Alice D. Sledge	37751 MAGNOLIA Church RD, Bay Minette AL
Jeta Cook	38080 Magnolia Church Rd
	" " " "







[illegible]



# PETITION TO STOP COMMERCIAL ZONING AT HWY 225 & COUNTY ROAD 40

Neighbors, our community is residential and we do not want any more commercial zoning. This will cause congestion on Highway 225 and County Road 40. This needs to be safe for our community. Once they zone it commercial they can elect to put any type of establishment they choose.

We live here for the country life and not for the noise and traffic. Also, remember Hwy 225 is an evacuation route.

Please sign petition below so we can submit to the Baldwin County Zoning Board.

NAME &amp; ADDRESS

NAME &amp; ADDRESS

Cheryl Mander 39050 T.A. Road Bay Mills, MI  
 Teri Hunter 39050 T.A. Road Bay Mills, MI  
 Dyllis Holland 41856 S. Ganes Rd Bay Mills  
 Skye Hildner 41856 S. Ganes Rd  
 Candice Thompson 41846 S. Ganes Rd  
 Chopper 38181 St Hwy 225  
 Janette Shumaker 38181 St Hwy 225  
 Emma Francis 38181 State Hwy 225  
 Hannah Baynton 38255 State Hwy 225  
 Aleeth Baynton 38255 State Hwy 225  
 Waja Shumaker 38181 St. Hwy 225  
 Boldine T. Wesley 40505 Lake Dr. B.M. AL 36507  
 Sigrid Wesley 40505 Lake Rd. B.M. AL 36507







# PETITION TO STOP COMMERCIAL ZONING AT HWY 225 & COUNTY ROAD 40

Neighbors, our community is residential and we do not want any more commercial zoning. This will cause congestion on Highway 225 and County Road 40. This needs to be safe for our community. Once they zone it commercial they can elect to put any type of establishment they choose.

We live here for the country life and not for the noise and traffic. Also, remember Hwy 225 is an evacuation route.

Please sign petition below so we can submit to the Baldwin County Zoning Board.

NAME &amp; ADDRESS

NAME &amp; ADDRESS

[illegible]







AFFIDAVIT

Before me, the undersigned authority in and for said county and state, personally appeared Dr. Khaled Ghorab, who is known by me and who, after being by me first duly sworn, doth depose and say under oath as follows:


My name is Dr. Khaled Ghorab and I am currently an investor for a project that is associated with PPIN 32754 in Baldwin County, Alabama. Mr. Ellis and I have numerous investments that we intend to complete if our request is approved by the Baldwin County Planning and Zoning Commission. We will offer the following amenities to all residents of our proposed subdivision and any residents of Baldwin County who live within a 1-mile radius of the subject property. Amenities include: workout area, swimming pool, clubhouse, and game room. The subdivision will have 120 + lots and will be a great benefit to the area. As you all know our county is growing rapidly and additional homes are needed in the area.

  
\_\_\_\_\_  
**DR. KHALED GHORAB**

STATE OF ALABAMA  
BALDWIN COUNTY

Before me, the undersigned Notary Public in and for the said state and county, personally appeared **DR. KHALED GHORAB**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand and seal this 2 day of December 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 8/27/25

(Seal)



TOTAL				HIGH		LOW	AVERAGE		MEDIAN	TOTAL PRICE										
LISTING COUNT: 15				DAYS ON MARKET:		106	2	44	27	LIST PRICE: \$249,900		\$183,500		\$233,920	\$236,900	\$3,508,800				
										SOLD PRICE: \$0		\$0		\$0	\$0	\$0				
Status	Pics	Virtual Tour 1	MLS #	Original Price	Price	Property Type	Structure Style	Address	Subdivsn or Commnty	Condo Complex #	Unit	City	Area	BD	FB	HB	Lvg Area	ApxYrBlt	DOM	CDOM
1	A	No	323122	\$183,500	\$183,500	RD	Cottage	618 East Gate Circle				Foley	Foley 2	3	2	0	1224	1985	10	10
2	CS	No	323337	\$215,000	\$215,000	RD	Cottage	967 Summerton Drive	Hickory Bend			Foley	Foley 2	3	2	0	1381	2016	3	3
3	A	No	320846	\$220,000	\$220,000	RD	Contemporary	15127 Highland Cir	Magnolia Estate			Foley	Foley 1	4	2	0	1569	1995	80	80
4	A	No	323078	\$229,000	\$225,000	RD	Traditional	1712 Abbey Loop	Abbey Ridge			Foley	Foley 2	3	2	0	1396	2007	12	12
5	A	No	320267	\$248,000	\$228,000	RD	Ranch	5 Windgate Ct	Cypress Pond			Foley	Foley 2	3	2	0	1400	1994	74	74
6	A	No	323349	\$234,900	\$234,900	RD	Single Story	22873 Lake South Drive	Leisure Lake			Foley	Foley 3	3	2	0	1418	1999	2	2
7	A	Yes	318838	\$246,275	\$236,900	RD	Traditional	13971 Shea Circle	Magnolia Pines	48		Foley	Foley 1	3	2	0	1641	2021	106	106
8	A	No	320920	\$251,275	\$236,900	RD	Cottage	13981 Shea Circle	Magnolia Pines	47		Foley	Foley 1	3	2	0	1611	2021	61	61
9	A	No	321573	\$240,000	\$240,000	RD	Single Story	16566 Sugar Loop	Sweet Gum Village			Foley	Foley 1	3	2	0	1724	2006	27	27
10	CoS	No	317948	\$240,000	\$240,000	RD	Craftsman	12432 Copperwood Drive	Copperwood			Foley	Foley 1	3	2	0	1401	2017	65	65
11	A	No	322834	\$249,000	\$249,000	RD	Single Story	1064 Amazon Drive	River Trace			Foley	Foley 2	4	3	0	2284	2006	4	4
12	A	No	322768	\$249,900	\$249,900	RD	Single Story	1 Windgate Ct	Cypress Pond			Foley	Foley 2	3	2	0	1513	1993	20	20
13	A	No	323234	\$249,900	\$249,900	RD	Ranch	112 Myrtle Ct	Creekside Estates			Foley	Foley 2	4	2	1	1700	1995	7	7
14	A	Yes	318870	\$253,275	\$249,900	RD	Traditional	13844 Logan Place	Magnolia Pines	22		Foley	Foley 1	4	2	0	1787	2021	105	105
15	A	Yes	318871	\$253,275	\$249,900	RD	Traditional	13845 Shea Circle	Magnolia Pines	23		Foley	Foley 1	4	2	0	1787	2021	105	105



TOTAL				HIGH LOW AVG MED				HIGH		LOW	AVERAGE	MEDIAN		TOTAL PRICE							
LISTING COUNT: 15				DAYS ON MARKET: 106 2 44 27				LIST PRICE: \$249,900		\$183,500	\$233,920	\$236,900		\$3,508,800							
								SOLD PRICE: \$0		\$0	\$0	\$0		\$0							
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