

MINUTES PLANNING COMMISSION JANUARY 26, 2026

City Of Robertsdale
January 26, 2026

The Planning Commission of the City of Robertsdale, Alabama, met on Monday, January 26, 2026, at 6:00 p.m. in the Council Chambers of Robertsdale City Hall, being the date, time, and place designated for such meeting.

Upon call, the following members of the Commission were present: Chairman Eric Spaulding, Councilmember Jonathan Kitchens, Samantha Silwinski-Rockenbauer, Mary Booth, Tonya Lynn, Clint Raymond Alvear, James Burnett, and Mark Fincher.
Absent: Fabia Waters and Mayor Ruthie Campbell. A quorum being present, the meeting proceeded with the transaction of business. Chairman Eric Spaulding presided over the meeting, and Deborah Toler served as Secretary.

Chairman Spaulding called for any additions or corrections to the minutes from the November 20, 2025 meeting. There being none, a motion was made by Tonya Lynn and seconded by Samantha Silwinski-Rockenbauer to approve the minutes as presented. Motion carried unanimously.

Chairman Spaulding stated that there were two items of discussion on the agenda:

1. Blackwater Ridge Turn Lane Extension Request
2. Re-Subdivision – Wingo Subdivision

Blackwater Ridge Turn Lane Extension Request

Mark Fincher, Building Official, presented the request to modify the timing of the extension of the northbound left-turn lane on Baldwin Beach Express, proposing a stipulation that the turn lane be completed prior to 50% completion of Phase 2.

William Graham with Jade Engineers addressed the Commission regarding the coordination process with ALDOT and the turn lane construction timeline. Mr. Graham agreed to the proposed stipulation and timeframe. Phase 2 will be discussed at the next Planning Commission meeting scheduled for February 23, 2026. The public hearing was closed and opened for Commission discussion. With no further discussion, a motion was made by Mary Booth and seconded by Tonya Lynn to accept the stipulation requiring completion of the turn lane prior to 50% completion of Phase 2. Motion carried unanimously.

Re-Subdivision – Wingo Subdivision

Mark Fincher, Building Official, presented the request for re-subdivision of the Wingo Subdivision. The request proposes dividing the existing Lot 10 into two lots, identified as Lot 9 and Lot 10. The property is zoned B-2.

Erin Childress spoke on behalf of FFMI, LLC, the property owner, stating that the proposed division would allow FFMI, LLC to sell Lot 9 to the adjacent property owner.

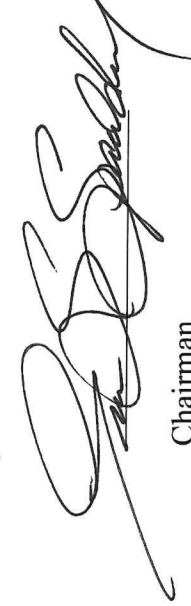
Chairman Spaulding asked if there was any discussion. There being none, a motion was made by Jonathan Kitchens and seconded by Mary Booth to approve the division of the lots. Motion carried unanimously.

There being no further business to come before the Commission, a motion to Adjourn was made by Tonya Lynn and seconded by James Burnett. Motion carried unanimously, and the meeting was adjourned.

APPROVED THIS 23rd DAY OF February, 2026



Secretary



Chairman