



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 5, 2020

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

www.planning.baldwincountyal.gov

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**

September 3, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**

a.) **Case S20052-The Grove Ph 3, Final Site Plan Approval**

Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting final site plan approval for a 177-lot development on 35+/- acres.

Location: The subject property is located on the east side of County Road 65 approximately 0.50 miles south of County Road 12S in the Foley area.

b.) Case S-20064, Ford Commons, Development Permit Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Development Permit approval for a 6-lot subdivision on 9.55+/- acres.

Location: The subject property is located on the west side of Poplar Road approximately 0.42 miles south of US Highway 90 in the Elsanor area

c.) Case S-20068 Fields Crossing, Development Permit Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Development Permit Approval for a 37-lot subdivision on 15.03+/- acres.

Location: The subject property is located on the south side of US Highway 98 approximately 0.20 miles east of County Road 91 in the Lillian area.

d.) Case S-20069, Hookbone RV Park, Final Site Plan Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting final site plan approval for a 41 site RV resort on 4.77+/- acres.

Location: The subject property is located on the west side of State Highway 59 approximately 0.30 miles south of Vaughn Road in the Summerdale area.

e.) Case S-20071, Flat Creek Estates Resub of lot 1, Development Permit Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Development Permit Approval for a 7-lot subdivision on 86.30+/- acres.

Location: The subject property is located on the west side of Brady Road approximately 0.25 miles north of River Road in the Styx River area.

f.) Case S-20072, Davis Road Division Resub of lot 1, Development Permit Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Development Permit Approval for a 2-lot subdivision on 5.0+/- acres.

Location: The subject property is located on the south side of US Highway 31 between Davis Road and Pimperl Road in the Perdido area.

8. Consideration of Applications and Requests: Re-Zoning Cases

a.) Case TA-20002,

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: Amendments to the *Baldwin County Zoning Ordinance* Article 7 and Article 22 as they pertain to Off-street Parking Requirements for the TR, Tourist Resort District

b.) Case P-20011, Nguyen Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Conditional Use Approval to allow construction of a new cell tower and support structures on property zoned Rural Agriculture.

Location: The subject property is located on the west side of James Road, west of County Road 12 South, in Planning District 30.

c.) Case P-20012, Seaman Capital, LLC Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Conditional Use Approval to allow a retail store exceeding 8,000 sq. ft. on property zoned B-2.

Location: The subject property is located at the corner of US Highway 98 and County Road 97, in Planning District 22.

d.) Case P-20013, Neat Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Conditional Use Approval to allow a wedding and event venue to operate on property zoned Rural Agricultural.

Location: The subject property is located at 27300 Schoen Rd, in Planning District 22.

e.) Case P-20014, Shoenight Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Conditional Use Approval to allow a storage facility including storage for boats and recreational vehicles.

Location: The subject property is located at 20524 County Road 12 S, in Planning District 30.

f.) Case Z-20032, Valentyne Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 4.87 +/- acres from RMF-6 to RV-1 to allow expansion of the existing

Recreational Vehicle Park.

Location: The subject property is located at 11650 County Road 99, in Planning District 23.

g.) Case Z-20033, Brown Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 1.62 acres from RA to RR to allow commercial and residential use of the property.

Location: The subject property is located at 15082 County Road 93, in Planning District 22.

h.) Case Z-20035, Moraes Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 0.91+/- acres from B-2 to B-3 to allow an auto dealership and repair shop.

Location: The subject property is located at 25891 State Highway 59, in Planning District 12

i.) Case Z-20036, Saxon Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 1.62+/-acres from RA to B-4 to allow commercial use of the property.

Location: The subject property is located at 20940 County Road 64, in Planning District 12

j.) Case Z-20038, Weeks Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 27+/- acres from RA to RR to allow commercial use of the property.

Location: The subject property is located at the southeast corner of Co Rd 26 and Magnolia Springs Highway, in Planning District 21.

k.) Case Z-20039, Green Side Up LLC Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 39.5 +/- acres to allow development of a residential subdivision of the property.

Location: The subject property is located on the south side of US Highway 98, in Planning District 22.

l.) Case Z-20040, Gates VI, LLC Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 5.6+/- acres from B-2 to HDR to allow the development of a 56-unit apartment complex on the parcel.

Location: The subject property is located at the southeast corner of County Road 64 and Pollard Road, in Planning District 15

9. Old Business:

- 10. New Business:** *Approval of the 2021 Baldwin County Planning and Zoning Commission Calendar*

11. Public Comments

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: December 3, 2020

13. Adjournment.