



## Baldwin County Planning & Zoning Commission Agenda

Thursday, June 4, 2020

6:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[www.planning.baldwincountyal.gov](http://www.planning.baldwincountyal.gov)

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - a.) **March 5, 2020 meeting minutes**
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-Zoning Cases**
  - a.) **Case P-20002, Neat Property**

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

Purpose: The applicant is requesting an extension to an approved

Conditional Use Approval to allow an event and wedding venue to operate on property zoned RA.

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

**b.) Case P-20005, Lillian Land & Timber Company 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 Luxury Wedding Barn on property zoned RA.

Location: The subject property is located on the west side of County Road 91, north of Faircloth Road, in Planning District 22.

**c.) Case P-20006, Hayes 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 an automobile sales and restaurant with pick-up window to operate on property zoned B-3.

Location: The subject property is located on the east side of State Highway 181 to the east of Pleasant Road, in Planning District 15.

**d.) Case Z-20008, Lambert Ventures 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 13 acres more or less from RSF-2 to RA to allow a landscape business to operate on the parcel.

Location: The subject property is located on the south side of US Highway 90, west of Bay Branch Drive, in Planning District 28.

**e.) Case Z-20009, Hrabovsky Property**

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

- Purpose: The applicant is requesting to rezone 23 acres more or less from RSF-4 to RSF-E to allow agricultural and residential use of the property.
- Location: The subject property is located south and west of Yorkshire Subdivision, in Planning District 15.

**f.) Case Z-20012, Sweatt Property**

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

- Purpose: The applicant is requesting to rezone 23.22 acres more or less from RSF-1, RMF-6 and B-2 to HDR, High Density Residential, to allow a multi-family residential (270-unit apartment home community) on the parcel.
- Location: The subject property is located on the west side of State Highway 181 and Rigsby Road, in Planning District 15.

**g.) Case Z-20016, Puckett 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-acre of a 7.26-acre parcel from RSF-E to B-3 to allow commercial use of the parcel.
- Location: The subject property is located on north side of County Road 64, east of State Highway 181, in Planning District 15.

**h.) Case Z-20017, Pelfrey Property**

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

- Purpose: The applicant is requesting to rezone 13.9-acres more or

less from RSF-1 to RA to allow residential and agricultural use of the property

Location: The subject property is located on the west side of County Road 93, south of Sunset Drive, in Planning District 22.

**i.) Case Z-20018, DCF, 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 38 acres from RA to RSF-2 to allow development of a single-family residential subdivision on the parcel.

Location: The subject property is located on the southeast corner of the intersection of Rigsby Road and Larry Street Road, north of St. Augustine Subdivision, in Planning District 15.

**8.) Old Business:**

**9.) New Business:**

**10.) Public Comments**

**11.) Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: June 18, 2020

**12.) Adjournment.**