



## Baldwin County Planning & Zoning Commission Agenda

Thursday, June 18, 2020  
5:00 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:**  
  
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-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.

**8. Consideration of Applications and Requests: Subdivision Cases**

**a.) Case HS-20002 Co Rd 64 – Hilltop RV Park**

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

Purpose: This is an appeal to the County administrative ruling concerning the enforcement of the Code of Alabama 1975 - Section 45-2-260 Regulation of setbacks.

Location: The subject site is located on the south side of County Road 64 just west of Patterson Road in the Wilcox area.

**b.) Case S-20001, Blue Heron 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 93-site RV Park.

Location: The subject property is located on the south side of Keller Road approximately 0.25 miles west of State Highway 59 in the Foley area.

**c.) Case S-20013, Camelia Place, 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 101-lot subdivision.

Location: The subject property is located at the intersection of Camellia Road and County Road 49 in the Silverhill area.

**d.) Case S-20020, Sugar Farms, 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.

Location: The subject property is located on the west side of Cortez Street approximately 0.10 mile south off of State Highway 180 in the Gulf Shores area.

**e.) Case S-20023, Silver Pines Unit Two, A Re-Sub of Lot 7**

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

Location: The subject property is located on the west side of West Blvd. approximately 0.42 miles north of North Boulevard in the Silverhill area.

**f.) Case S-20028, Flat Creek Estates**

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 1-lot subdivision.

Location: The subject property is located at the intersection River Road and Brady Road north off of County Road 68 Ext.

**g.) Case S-20030, Hill Top Subdivision 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.

Location: The subject property is located at the intersection of North Blvd. and West Blvd. in the Silverhill Area.

**h.) Case S-20031, Old Brady Road Subdivision, 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 5-lot subdivision.

Location: The subject property is located at the intersection of Old Brady Road and Fox Ford Road in the Bay Minette area.

**i.) Case S-20032, Jergisin Subdivision, 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 5-lot subdivision.

Location: The subject property is located on County Road 62 S approximately 1.5 miles south off of US Highway 90 in the Elsanor area.

**j.) Case S-20039, Elsanor Estates, 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 4-lot subdivision.

Location: The subject property is located on the southeasterly side of County Road 87 approximately 0.25 miles from the intersection of County Road 87 and Taylor Still Road in the Elsanor area.

**k.) Case S-20042, Cypress Ridge Estates, 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

Location: The subject property is on the east side of Whitehouse Fork Road Extension approximately 2 miles east of State Highway 225 at the intersection of Whitehouse Fork Ext. Road and Cord Ave. in the Whitehouse Fork area.

**l.) Case S-20024, The Summit, Variance Request Approval**

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

Purpose: The applicant is requesting Variance approval for the Summit Subdivision for the minimum front setback line.

Location: The subject property is located on east side of Young Street approximately 0.25 miles north of Twin Beech Road in the Fairhope area.

**9. Old Business:**

**10. New Business:**

**11. Public Comments**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: July 9, 2020

**13. Adjournment.**