



Baldwin County Planning & Zoning Commission Agenda

Thursday, July 9, 2020

5:00 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. Announcements/Registration to address the Commission.
6. 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.

c.) Case P-20007, Ono Island POA 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 fire station with live-in facility on property zoned OR.
- Location: The subject property is located on the southwest corner of River Road and Dolphin Drive., in Planning District 24.

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.

j.) Case Z-20020, Cahoon Property

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

- Purpose: The applicant is requesting to rezone 4.5 acres +/- from RSF-1 to RMH to allow expansion of an existing, grandfathered, Manufactured Housing Park.
- Location: The subject property is located on the on the northeast corner of the intersection of County Road 26 and Collins Lane, in Planning District 20.

k.) Case Z-20021, Dixon Company 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 10 acres from CR to RR to allow single family use of the property with reduced building setbacks.
- Location: The subject property is located on the south side of Newberry Lane, east of Magnolia Springs Highway, in Planning District 21.

**l.) Case Z-20023, Baldwin County Board of Education
Property**

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

Purpose: The applicant is requesting to rezone .25 acres+/- of a 18.32 acre parcel from RSF-E to RSF-4 to allow a water well to be located on the property.

Location: The subject property is located on the south side of County Road 64, west of County Road 54 East, in Planning District 15.

7 Old Business:

8.) New Business:

9.) Public Comments

10.) Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: August 6, 2020

11.) Adjournment.