



Baldwin County Planning & Zoning Commission Agenda

Thursday, December 3, 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:**

November 5, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-zoning Cases**

a.) **Case Z-20044, Dan & Dan 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 3+/- acres, of a 52.8-acre parcel, from RA to B-3 to allow a convenience store and gas station on the property.

Location: The subject property is located at 12990 County Road 95, in Planning District 22.

b.) Case Z-20045, Parnell Development 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 1+/- acres, of a 5.3-acre parcel, from RSF-1 to RR to allow expansion of an existing storage facility.

Location: The subject property is located on the west side of State Highway 225, in Planning District 4.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-20078 BFLC 63762 PH I, 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 to allow development of a 5-lot subdivision on 57.01 acres.

Location: The subject property is located on the east side of County Road 64 approximately 0.50 miles from Oasis Blvd and Waterworld Road in the Wilcox area.

b.) Case S-20080 BFLC 63761 PH I, 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 to allow development of a 5-lot subdivision on 77.3 acres.

Location: The subject property is located between County Road 64 and County Road 87 on south side of Linholm Road and on the east side of Goat Cooper Road in the Wilcox area.

c.) Case S-20082 BFLC 63758 PH I, 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 to allow development of a 5-lot subdivision on 52.04 acres.

Location: The subject property is located between County Road 64 and County Road 87 on the north side of Linholm Road and on the east side of Peter Morris Road in the Wilcox area.

d.) Case S-20083 BFLC 63758 PH II, 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 to allow development of a 5-lot subdivision on 140.9 acres.

Location: The subject property is located between County Road 64 and County Road 87 on the south side of Linholm Road in the Wilcox area.

e.) Case S-20088 BFLC 63773 PH II, 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 to allow development of a 5-lot subdivision on 126.47 acres.

Location: The subject property is located on the west side of County Road 87 approximately 0.75 miles south of the I-10 overpass.

f.) Case S-20089 BFLC 63775 PH I, 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 to allow development of a 5-lot subdivision on 86.15 acres.

Location: The subject property is located on the east side of County Road 87 approximately 1.5 miles north of the I-10 overpass.

g.) Case S-20091 Ali Acres, 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 to allow development of a 5-lot subdivision on 17.03 acres.

Location: The subject property is located on the south side of County Road 38 approximately 1.3 miles west of County Road 87 in the Summerdale area.

h.) Case S-20092 Moye Subdivision, Variance Request

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

Purpose: The applicant is requesting a variance form the Baldwin County Subdivision Regulations as it pertains to roads.

Location: The subject property is located between Propst Road and US Hwy 31.

i.) Case S-20092 Moye 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 to allow development of a 2-lot subdivision on 26.09 acres.

Location: The subject property is located between Propst Road and US Hwy 31,

j.) Case S-20093 Sonora Acres, 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 to allow development of a 2-lot subdivision on 44.0 acres.

Location: The subject property is located on the south side of County Road 28 between Lillie Lane and Vic Mikkelsen Road approximately 0.75 miles west of County Road 55 in the Summerdale area.

k.) Case S-20094 West 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 to allow development of a 4-lot subdivision on 26.22-acres.

Location: The subject property is located on the west side of County Road 87 between Seed Orchard Road and Allen Road approximately 1.75 miles north of Linholm Road.

l.) Case S-20097 BFLC 63773 PH I, 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 to allow development of a 5-lot subdivision on 151.03 acres.

Location: The subject property is located on the west side of County Road 87 south of the I-10 overpass.

9. Old Business:

10. New Business:

11. Public Comments

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: January 7, 2021

13. Adjournment.