



Baldwin County Planning & Zoning Commission Agenda

Thursday, September 2, 2021

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:**

August 5, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**

a.) **Case S-21050, Southern Bell 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 to allow development of a 69-site RV Park on +/-9.2 acres.

Location: The subject property is located on the on the northwest corner of the intersection of US Hwy 98 and County Road 9.

b.) Case S-21080 – Plantation RV Park Phase II, Final Site Plan Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 54-site RV Park (Phase II) on 13.02 acres.

Location: The subject property is located on the west side of County Road 65 approximately 1.2 miles north County Road 12.

c.) Case S-21082, Castiblanco Subdivision Development Permit Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 0.81 acres.

Location: The subject property is located on the east side of County Road 9, approximately 850 feet south of County Road 28 in the Marlow Community, near Summerdale.

d.) Case S-21085, Dyas Family Subdivision Variance Approval

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a variance from section 4.2(a) of the *Baldwin County Subdivision Regulations* which pertains to the 30' width of ingress/egress.

Location: The subject property is located on the west side of Scenic Highway 98 several hundred feet south of Old Battles Rd.

e.) Case S-21087, Two Lakes RV Park Subdivision Variance Approval

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

- Purpose: The applicant is requesting a variance from Article 5, section 5.1.1 of the *Baldwin County Subdivision Regulations* which pertains minimum lot size.
- Location: The subject property is located on the west side of Roscoe Road, north of Burkowski Lane.

f.) Case S-21089, Two Lakes RV Park 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 a Development Permit Approval for a 45-lot subdivision on 11.64 acres.
- Location: The subject property is located on the west side of Roscoe Road, north of Burkowski Lane

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

a.) Case P-21008, O & F Development 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 500 sq. ft. drive-thru coffee shop on a parcel zoned B-3.
- Location: 10185 Co Rd 64, in Planning District 15.

b.) Case TA-21002, Amendments to the Baldwin County Zoning Ordinance, Article 3,4,5,6,7,8,10,12,13,19,21,22 and 23, Site Plan Approval and removal of Article 19.17, Agricultural Land.

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

- Purpose: A proposed Text Amendment to the *Baldwin County Zoning Ordinance* as it pertains to incorporation of site

plan approvals for certain developments and removal of article 19.17, agricultural land.

9. Old Business:

a.) **Case S-19038, Deep South Boat Storage & RV Park, Final Site Plan Approval Extension Request.**

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports: **Update on proposed changes to the Subdivision Regulations.**

Legal Counsel Report:

Next Regular Meeting: **October 7, 2021**

13. Adjournment.