



Baldwin County Planning & Zoning Commission Agenda

Thursday, October 7, 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:**
 - September 2, 2021 meeting minutes
 - September 2, 2021 work session minutes
6. **Announcements/Registration to address the Commission.**

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

a.) Case P-21009, Fort Morgan Volunteer Fire Department Property, Conditional Use Approval

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 new fire department to be built on the parcel.

Location: The subject property is located on State Highway 180, between Our Road and Cortez Street, in Planning District 25.

b.) Case Z-21033, Kittrell Property, Re-zone RSF-1 to RA

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

Purpose: The applicant is requesting to rezone 14.71 acres from RSF-1 to RA to allow agricultural uses of the property.

Location: The subject property is located on the south side of US Highway 98, east of Hillcrest Road, in Planning District 33.

c.) Case Z-21024, Lazzari Property, Re-Zone RSF-E to RA

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

Purpose: The applicant is requesting to rezone 27.66 acres from RSF-E to RA to allow an open-air storage facility on the parcel.

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

d.) Case Z-21035, Twin Oaks Co. Property, Re-Zone B-3 to B-4

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

Purpose: The applicant is requesting to rezone 4.22 acres from B-3 to B-4 to allow more diverse commercial development.

Location: The subject property is located in the median of the Foley Beach Express, in Planning District 30.

e.) Proposed Land Disturbance Ordinance

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

Purpose:

A new proposed land disturbance ordinance that would help control filling, grading, dredging, and similar land disturbance activities which may increase flood damage or erosion, by applying the land disturbance requirements of the Baldwin County Zoning Ordinance within areas displayed on a new Hydric Potential Map.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-20070, Vernant Park Estates, Preliminary Plat Approval

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

Purpose: The applicant is requesting Preliminary Plat Approval for a 12-lot subdivision on 55.95 acres

Location: The subject property is located on the east side of Vernant Park Road and north of County Road 12 S near the Town of Magnolia Springs.

b.) Case S-21057, Savannah Estates Phase I, Variance Request

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

Purpose: The applicant is requesting a variance from the *Baldwin County Subdivision Regulations* as it pertains to lot size.

Location: The subject property is located on the east side of County Road 54 approximately 2,000 feet north of County Road 64 near the City of Daphne.

c.) Case S-20067, Dogwood Estates Phase I, Preliminary Plat Approval

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

Purpose: The applicant is requesting Preliminary Plat Approval for a 72-lot subdivision on 25.16 acres.

Location: The subject property is located at the northeast intersection of the Baldwin Beach Express along Co Rd 36 near the Town of Summerdale.

d.) Case S-21078, Park View Phase 1, Preliminary Plat Approval

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

Purpose: The applicant is requesting Preliminary Plat Approval for a 78-lot subdivision on 34.44 acres.

Location: The subject property is located on the north side of Camelia Road, west of West Boulevard near the Town of Silverhill.

e.) Case S-21090, Dogwood Express, Preliminary Plat Approval

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

Purpose: The applicant is requesting Preliminary Plat Approval for a 1-lot subdivision on 65.16 acres.

Location: The subject property is located at the northeast intersection of the Baldwin Beach Express along Co Rd 36 near the Town of Summerdale.

f.) Case S-21091, Lot 1 Silverhill Creek Estates, Variance Approval

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

Purpose: The applicant is requesting Variance Approval as it pertains to submission of a wetland delineation requirement.
Location: The subject property is located on the northeast corner of East Blvd. and Camellia Rd in the Silverhill area.

9. Old Business:

10 New Business: Approval of the 2022 Meeting Calendar

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **November 4, 2021**

13. Adjournment.