



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 7, 2022

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:**
 - March 3, 2022 Work Session Minutes
 - March 3, 2022 Meeting Minutes
 - March 22, 2022 Special Called Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Rezoning Cases**

a.) Case Z22-3, Century Plaza Property

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

Purpose: The applicant is requesting to rezone 22.9 acres+/- from RA to MR to allow expansion of the Barbers Marina, boatyard, marine services, and offices on the parcel.

Location: The subject property is located on Fish Trap Road adjacent to Barber Marina, in Planning District 32.

b.) Case Z22-4, Smith Property

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

Purpose: The applicant is requesting to rezone 0.53 acres+/- from B-2 to B-3 to allow a drive thru coffee shop on the parcel.

Location: The subject property is located on the east side of US Hwy 98, in Planning District 16.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case SC22-4, Persimmon Creek Estates PH I, Preliminary Plat Approval

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 9-lot subdivision on 186.87 acres+/- be known as Persimmon Creek Estates PH I.

Location: The subject property is located at the intersection of Lechner Road and County Rd 64.

b.) Case SV22-2, Persimmon Creek Estates PH I, Subdivision 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 to allow a remnant parcel to be excluded from Persimmon Creek Estates PH I.

Location: The subject property is located at the intersection of Lechner Road and County Rd 64.

c.) Case SC22-9, Re-subdivision of Lot 2, East Ninety Subdivision, Preliminary Plat approval

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 4-lot subdivision on 24.14 acres+/- be known as Re-subdivision of Lot 2, East Ninety Subdivision.

Location: The subject property is located at the intersection Ard Road and US Hwy 90 in the Elsanor community.

d.) Case SC22-11, BFLC Elam Creek East PH II- 1st Addition, Preliminary Plat approval

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 5-lot subdivision on 119.55 acres+/- be known as BFLC Elam Creek East PH II.

Location: The subject property is located on the north side of Linholm Road approximately ¼ mile west of Co Rd 87.

e.) Case SC22-13, Grand View Subdivision, Preliminary Plat Approval

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 2-lot subdivision on 19.52 acres+/- be known as Grand View Subdivision.

Location: The subject property is located on the west side of Co Rd 95, approximately ¼ miles south of Co Rd 32.

9. Old Business:

10. New Business:

a.) HCA22-2, Synergy Homes, Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow a structure, already under construction, to remain in the Highway Construction Setback.

Location: The subject property is located on Co. Rd. 55, in the Hoiles Heights Subdivision, near Silverhill.

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Matthew, Proposed Amendments to the Baldwin County Zoning Ordinance.

https://baldwincountyalgov.sharepoint.com/:b:/s/PandZOnline/EWEe_aEgepTRGm02RG5CHlyYB-sCI_Qc2to0I9vZx6DiVQg?e=NZkgab

Legal Counsel Report:

Next Regular Meeting: **May 5, 2022**

13. Adjournment.