



Baldwin County Planning & Zoning Commission Agenda

Thursday, July 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:**
 - June 2, 2022 Work Session Minutes
 - June 2, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Rezoning Case**

a.) Case, Z22-10, Gulf Coast Farm Property

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

Purpose: The applicant is requesting to rezone 39+/- acres from RA to RSF-2 to allow development of a single-family subdivision.

Location: The subject property is located on the south side of Hwy 98, east of County Road 91, in Planning District 33.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SC22-22 Robert White Road #2 and SV22-7, Variance

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 5- lot subdivision to be known as Robert White Road #2 and a variance to allow a remnant parcel to be excluded from the subdivision.

Location: The subject property is located on the north side of Robert White Road, east of Interstate 65 and south of Hoyle Bryars Road.

b.) Case, SC22-27, Persimmon Creek Estates PH II and SV22-11, Variance

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 8- lot subdivision to be known as Persimmon Creek Estates PH II and a variance to allow a remnant parcel to be excluded from the subdivision.

Location: The subject property is located at the intersection of Lechner Road and Co Rd 64, approximately ¼ mile north of Interstate 10.

c.) Case, SPP22-7, Sherwood Grove

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 166- lot subdivision to be known as Sherwood Grove Estates.

Location: The subject property is located on Sherwood Highlands Rd, south of Co Rd 24, east of State Highway 181, near Fish River.

9. Consideration of Applications and Requests: Zoning Cases

a.) Case CSP22-2, Circle K Convenience Store

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

Purpose: The applicant is requesting Commission Site Plan Approval to allow construction of a Circle K Convenience store.

Location: The subject property is located at the intersection of State Highway 181 and Co Rd 64 in Planning District 15.

b.) Case CSP22-14, Shoenight Property

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

Purpose: The applicant is requesting Commission Site Plan Approval to allow construction of a storage facility with boats and RV's, (previously approved in November 2020)

Location: The subject property is located on the south side of Co Rd 12 S, west of Willow Lake Estate Subdivision in Planning District 30.

c.) Case Z22-11, Ingersoll Property

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

Purpose: The applicant is requesting to rezone 1.5 acres from RSF-1 to RSF-2 to allow a family subdivision of the property.

Location: The subject property is located on the east side of Geno Road, in Planning District 30.

d.) Case Z22-12, Ahmadi Property

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

Purpose: The applicant is requesting to rezone 1.12 acres from B-2 to RSF-1 to allow construction of a garage and bring the home into conforming use.

Location: The subject property is located at 12822 St Highway 180 in Planning District 25.

10. Old Business:

a.) Case, S-20050, Final Site Plan, extension request

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

Purpose: The applicant is requesting a 1-year extension of the Final site Plan for Gulf Shores RV Resort.

Location: The subject property is located approximately 2.10 miles west of St Hwy 59 on the South side of Co Rd 6 in the Gulf Shores area.

11. New Business:

12. Public Comments:

13. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **August 4, 2022**

14. Adjournment.