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, Section 15(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, Section 15(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, Section 15(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, Section 15(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