



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 4, 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:**
 - July 7, 2022 Work Session Minutes
 - July 7, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Case**

a.) 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.

8. Consideration of Applications and Requests: Rezoning Cases

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.

b.) Case CSP22-15, Wise 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 10,000 sq. ft. building.

Location: The subject property is located on the south side of Milton Jones Road, west of State Highway 181, in Planning District 15.

c.) Case, Z22-13, Fort Morgan Marina Property

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

Purpose: The applicant is requesting to rezone 4+/- acres from B-2 to B-4 to allow future development of a 24-pad class “A” motor coach resort and the make all lots the same zoning.

Location: The subject property is located on the north side of Hwy 180, adjacent to Fort Morgan Marina, in Planning District 25.

d.) Case, Z22-14, Lazzari Property

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

Purpose: The applicant is requesting to rezone 12+/- acres from RSF-2 to RA to allow farm related use of the property.

Location: The subject property is located at 15163 Fackler Road, in Planning District 12.

e.) Case, Z22-15, God is Bidden Property

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

Purpose: The applicant is requesting to rezone 4.6+/- acres from RA to HDR to allow multifamily development of the parcel.

Location: The subject property is located east of the Beach Express and south of Roscoe Road, in Planning District 30.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-8, Wandering Spirits RV Park

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

Purpose: The applicant is requesting PUD Site Plan Approval for a 62-unit RV Park.

Location: The subject property is located on at the end of Glass Road, south of Interstate 10 and east of Wilcox Road.

b.) Case, SC22-17, Spring Creek Subdivision

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 5-lot subdivision to be known as Spring Creek Subdivision.

Location: The subject property is located at the northwest corner of Ted Lysek Road and Spring Creek Drive, west of the town of Summerdale.

c.) Case, SC22-25, Peebles Subdivision

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 7- lot subdivision to be known as Peebles Subdivision.

Location: The subject property is located on the north side of Woerner Road and west of County Road 95, near Elberta.

d.) Case, SC28- BFLC Elam Creek West PH 4 Subdivision

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 BFLC Elam Creek West PH 4.

Location: The subject property is located on the north side of Linholm Road approximately 1.17 miles west of County Road 87.

e.) Case, SC22-30, BFCL Elam Creek West PH III Subdivision

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 BFLC Elam Creek West PH III.

Location: The subject property is located on the north side of Linholm Road approximately 1.17 miles west of County Road 87.

f.) Case, SC22-31, Hege Subdivision

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 Hege Subdivision

Location: The subject property is located on the west side of Vaughn Road, north of Makani Hill Road.

g.) Case, SC22-32, Donnenwirth Subdivision

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 3- lot subdivision to be known as Donnenwirth Subdivision.

Location: The subject property is located on the corner of Perdido Street and Rosalia Street in the Lillian area.

h.) Case, SC22-35, First South Farm Credit Subdivision

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 First South Farm Credit Subdivision

Location: The subject property is located on State Highway 59/US Hwy 31, just south of Bay Minette.

i.) Case, SC22-36, Johnson Subdivision

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 7- lot subdivision to be known as Johnson Subdivision

Location: The subject property is located on the south side of County Road 138, east of Highway 225 in Bay Minette.

j.) Case, SPP22-12, Tealwood Estates Phase I

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 76- lot subdivision to be known as Tealwood Estates, Phase I

Location: The subject property is located on Underwood Road, between Co Rd 9 and Co Rd 49, east of Fish River.

10. Old Business:

11. New Business:

a.) Case, HCA22-6, DeLucia Property,
Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Highway Construction Approval to allow a structure, already placed on the property to remain.

Location: The subject property is located on the south side of Co Rd 64, east of Co Rd 54 and west of Fish River.

12. Public Comments:

13. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **September 1, 2022**

14. Adjournment.