



Baldwin County Planning & Zoning Commission Agenda

Thursday, September 1, 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:**
 - August 4, 2022 Work Session Minutes
 - August 4, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. **Consideration of Applications and Requests: Rezoning Cases**

a.) **Case, Z22-16, Martin Property**

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

Purpose: The applicant is requesting to rezone 1.31+/- acres from RSF-1 to RSF-2 to allow for possible subdivision of the property.

Location: The subject property is located east of Fox Run Lane, north of County Road 32, in Planning District 19.

8. **Rezoning Old Business:**

a.) **Case P-15001, Little Point Clear**

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

Purpose: Review of corrective action taken to bring the venue into compliance with the approved Conditional Use Application.

9. **Rezoning New Business:**

a.) **Case TA-22004, Text Amendments to the Baldwin County Zoning Ordinance**

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

Purpose: Amendments to the Baldwin County Zoning Ordinance to add Planning District 35 Zoning Maps and Local Provisions and add miscellaneous changes to the Full Ordinance.

10. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-11, KOA RV Park

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

Purpose: The applicant is requesting PUD Site Plan Approval for a 44-unit RV Park.

Location: The subject property is located on the east side of Co Rd 99, South of the Lillian community, near Perdido Bay.

b.) Case, SC22-20, Magnolia 12 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 2- lot subdivision to be known as Magnolia 12 Subdivision.

Location: The subject property is located south of Magnolia Springs on the southwest corner of the intersection of Co. Rd 12 and Co Rd 49.

c.) Case, SC22-29, BFLC Elam Creek East 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 East PH III Subdivision.

Location: Subject property is located on the south side of Linholm Road approximately 0.25 miles west of County Road 87

d.) Case, SC2-37, County Road 87 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 County Road 87 Subdivision.

Location: Subject property is located on east side of County Road 87 approximately 0.50 miles south of County Road 38.

e.) Case, SC22-38, Delaney 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 2- lot subdivision to be known as Delaney Subdivision.

Location: Subject property is located on the south side of County Road 24 (Underwood Road) and east of County Road 9.

f.) Case, SC22-39, 95/98 Crossroads 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 2- lot subdivision to be known as 95/98 Crossroads Subdivision

Location: Subject parcel is on southeast corner at the intersection of County Rd. 95 and US Highway 98. It is east of Elberta.

g.) Case, SPP22-13, South Bend Village

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 125- lot subdivision to be known as South Bend Village

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

h.) Case, SV22-12, Sugar Sands RV Park-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 requirement for wetland

setbacks and wetland buffers as related to Sugar Sands RV Park.

Location: Subject property is located on the west side of Roscoe Road immediately south of Burkowski Lane, approximately ¼ mile west of the Foley Beach Express.

i.) Case, SV22-13, Deep South Boat Storage & RV Park

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 for building setbacks in boat storage & RV Park.

Location: The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

11. Subdivision Old Business:

a.) Case, S-20051, Sandy Toes RV Park, Extension Request

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

Purpose: The applicant is requesting an extension for the final site plan approval.

Location: The subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.

b.) Case, SV22-13, Deep South Boat Storage & RV Park-Extension Request

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

Purpose: The applicant is requesting a final extension of the final site plan approval.

Location: The subject property is on the south side of County Road 12 South approximately 0.40 miles west of State Highway 59 in Foley.

12. Consideration of Applications and Requests: Commission Site Plan Approval

a.) Case, CSP22-16, Church of His Presence

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

Purpose: The applicant is requesting commission site plan approval for a 77,320 sq ft heated and cooled auditorium and classroom space.

Location: Subject property is located on the east side of State Highway 181.

b.) Case, CSP22-17, Burke’s Meat Market

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

Purpose: The applicant is requesting commission site plan approval for a 3,342 sq ft building for a meat market.

Location: Subject property is located at the intersection of CR 62 N and Price Grubbs Road in Elsanor

c.) Case, CSP22-18, Perdue 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 for construction of a storage facility.

Location: Located on the south side of Milton Jones Road, west of State Highway 181 in the Daphne area

13. Commission Site Plan Approval Old Business:

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: Amendments/Revisions to July 7, 2022 Staff Recommendations.

14. Public Comments:

15. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **October 6, 2022**

16. Adjournment.