



Baldwin County Planning & Zoning Commission Agenda

Thursday, October 6, 2022
4:00 p.m.

Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
planning.baldwincountyal.gov

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - September 1, 2022 Work Session Minutes
 - September 1, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. **Rezoning Old 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

8. **Rezoning New Business:**

a.) **Approval of 2022-2023 meeting calendar.**

9. **Consideration of Applications and Requests: Subdivision Cases**

a.) **Case, SC22-34, Rabun Estates 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 Rabun Estates Subdivision.

Location: The subject property is located on Paul Road, approximately 6 miles northeast of Bay Minette.

10. **Subdivision Old Business:**

a.) **Case, SC22-43, Styx River East PH II**

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

Purpose: The applicant is requesting to amend the approved preliminary plat for Styx River East PH II, a 5-lot subdivision.

Location: The subject property is located on the south side of Linholm Road, east of Co Road 64 Ext.

11. Subdivision New Business:

a.) Case, HCA22-7, Big Mouth, Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal from the Highway Construction Setback to allow restaurant parking spaces to be built.

Location: The subject property is located at the southeastern end of Co Rd 1 in Planning District 26.

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

a.) Case, CSP22-5, Nicky Meatballs LLC Property, Happy Acres Storage

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 construct 3 pole barns totaling 21,900 sq. ft. for boat and RV storage.

Location: Subject property is located on US Highway 98, west of Happy Acres Drive, near Elberta in Planning District 22

b.) Case, CSP22-19, Bobe Property, Sunset Storage

a) 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 46-unit storage facility.

Location: Subject property is located on the north side of US Highway 98, near Lillian in Planning District 22.

c.) Case, CSP22-22, Coastal Church 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 classroom building and walkway totaling 10, 412 sq. ft.

Location: Located on the on-County Road 64, east of County Road 54W, in the Daphne area in Planning District 15.

13. Public Comments:

14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **November 3, 2022**

15. Adjournment.