



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 3, 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:**
 - October 6, 2022 Work Session Minutes
 - October 6, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z22-20, May Property

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

Purpose: The applicant is requesting to rezone 1.8 acres from B-2 to B-4 to allow automobile sales and the sale of portable buildings on the parcel.

Location: Subject property is located south of U.S. Hwy 98 and CR 99 in Lillian, in Planning District 33.

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b.) Case, Z22-21, Fox Branch MHP, LLC Property

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

Purpose: The applicant is requesting to rezone 4.8 acres from RSF-1 to RMH to allow the current use as a mobile home park to continue.

Location: Subject property is located at 30376 Fox Branch Road, in Planning District 12

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-10, Underwood RV Park

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

Purpose: The applicant is requesting PUD approval for a 208-site recreational vehicle park, Underwood RV Park.

Location: Subject property is located on the north side of Underwood Road west of County Road 49.

b.) Case, PUD22-14, Baldwin Acres Mobile Home Park

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

Purpose: The applicant is requesting PUD approval for a 45-unit mobile home park, Baldwin Acres Mobile Home Park.

Location: Subject property is located on the north side of Dubose Road west of Baldwin Beach Express.

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

a.) Case, CSP22-26, GLAINE LLC

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 a 1,571 sq. ft. addition to an existing office building.

Location: Subject property is located east of US Highway 98 in Fairhope, in Planning District 16.

b.) Case, CSP22-27, Smith Property, Provision Coffee

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 drive-thru coffee shop to be built on the parcel.

Location: Subject property is located east of US Highway 98 in Fairhope, in Planning District 16

.c.) Case, CSP22-28, Carillon Oaks

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 for construction of a 48-bed convalescent/nursing home on the parcel.

Location: Subject property is located on the west side of State Route 181, north of Co Rd. 64, in the Malbis Community, in Planning District 15.

d.) Case, CSP22-29, Yinzers LLC

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 change the interior use of the building space from retail to restaurant.

Location: Subject property is located on the south side of County Road 64, east of Austin Road, in Planning District 15.

10. Public Comments:

11. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

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

12. Adjournment.