



Baldwin County Planning & Zoning Commission Agenda

Thursday, December 1, 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:**
 - November 3, 2022 Work Session Minutes
 - November 3, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z22-18, Davis Property

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

Purpose: The applicant is requesting to rezone 4.1 acres from RSF-E to B-2 to allow construction of a business office and storage units on the property.

Location: Subject property is located on the south side of Co Rd 64, east of State Hwy 181 in the Daphne area, in Planning District 15.

b.) 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.

c.) Case, Z22-22, McLendon Property

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

Purpose: The applicant is requesting to rezone 1.06 acres from RSF-1 to RSF-2 to allow the parcel to be subdivided.

Location: Subject property is located at, in Planning District 26

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-15, Grand River 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 142-unit recreational vehicle park, Grand River RV Park.

Location: Subject property is located at the intersection of Co Rd 64 and Linholm Rd, east of Loxley.

b.) Case, S-17014, & SV22-18, Graystone RV Park

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

Purpose: The applicant is requesting 3 variances from the Baldwin County Subdivision Regulations to continue development of Graystone RV Park, an 87-unit RV park.

Location: Subject property is located at the intersection of Co Rd 36 and the Baldwin Beach Express.

c.) Case, SC22-41 and SV22-17, Quail Spring 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, Quail Spring Subdivision and a variance from the Baldwin County Subdivision Regulations to allow the exclusion of the remnant parcel.

Location: Subject property is located on Old Ganey Road, east of State Hwy 59, north of I-65.

d.) Case, SC22-48, Homestead Estates

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, Homestead Estates.

Location: Subject property is located at the intersection of Charlie Head Road and Sibley Road in the Stapleton community.

e.) Case, STA-22001, Text Amendments to the Baldwin County Subdivision Regulations

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

Purpose: Proposed Text Amendments to the Baldwin County Subdivision Regulations.

9. Old Business: Subdivision

a.) The Grove, Phase 3, 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 Approval of Phase 3 of The Grove, a 177-unit Mobile Home Park originally approved on November 5, 2020.

Location: The subject property is located on the east side of County Road 65 approximately 0.5 miles south of Co Road 12 S in the Foley area.

10. Consideration of Applications and Requests: Commission Site Plan

Approval

a.) Case, CSP22-23 and SV22-19 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 construct a 10,000 sq. ft building on the property and variance approval from the PUD requirements.

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

b.) Case, CSP22-30, Little Point Clear

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 awnings/canopies for the existing venue.

Location: Subject property is located on the west side of Scenic Hwy 98, south of Battles Road in Planning District 26.

11. New Business:

12. Public Comments:

13. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: ***January 5, 2023***

14. Adjournment.