



Baldwin County Planning & Zoning Commission Agenda

Thursday, January 5, 2023

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

Email-planning@baldwincountyal.gov

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - December 1, 2022 Work Session Minutes
 - December 1, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Rezoning Cases**
8. **Old Business: Rezoning**

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-10, Underwood RV 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 197-site recreational vehicle park, Underwood RV Park.

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

b.) Case, PUD22-18, Viajar RV 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 95-site recreational vehicle park, Viajar RV Park.

Location: Subject property is located north of Brinks Willis Rd, east of Hwy 59 in the Foley area.

c.) Case, SC22-50, Swift-Lillian 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, Swift-Lillian Subdivision.

Location: Subject property is located at the intersection of Co Rd 91 and US Hwy 98, west of Lillian.

d.) Case, SC22-52, Ziegler Acres

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, Ziegler Acres.

Location: Subject property is located on the east side of Boros Road between Gardner Road and Comstock Road in the Elberta area.

e.) Case, SPP22-31, South Bend Village Phase 3-4

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 165-lot subdivision, South Bend Village, Ph 3-4.

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

10. Old Business: Subdivision

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

a.) Case, CSP22-34, Co Rd 49 Dollar General

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

Purpose: The applicant is requesting to Commission Site Plan Approval for a 10,640 square foot retail store on 1.84 acres zoned B-2.

Location: Subject property is located on the southwest quadrant of the intersection of Co Rd 12 and Co Rd 49 near the Bon Secour community, in Planning District 21.

b.) Case, CSP22-38, Co Rd 10-65 Dollar General

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

Purpose: The applicant is requesting to Commission Site Plan Approval for a 10,566 square foot retail store on 1.72 acres zoned B-2.

Location: Subject property is located east of the intersection of Co Rd 65 and Co Rd 10, near the Bon Secour Community, in Planning District 35.

c.) Case, CSP22-39, Lazzari Property

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

Purpose: The applicant is requesting to Commission Site Plan Approval for a 33,699 sq. ft. boat and RV Storage and mini warehouse on 9.7 acres zoned RA.

Location: Subject property is located on the south side of Co Rd 64, west of Loxley Heights Drive in the Loxley area, in Planning District 15.

12. New Business:

13. Public Comments:

14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **February 2, 2023**

15. Adjournment.