



Baldwin County Planning & Zoning Commission Agenda

Thursday, March 2, 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 and approval of meeting minutes:**

February 2, 2023 Meeting Minutes
5. **Announcements/Registration to address the Commission.**
6. **Consideration of Applications and Requests: Rezoning Cases**

a.) **Case, Z22-23, Andrade Property**

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

Purpose: The applicant is requesting to rezone 1.10+/- acres from

RSF-1 to RSF-2 and B-2 to allow commercial use of the existing metal building and continued residential use of the existing home.

Location: Subject property is located on the west side of State Hwy 181, south of St Highway 104 in the Fairhope area, in Planning District 37.

b.) Case, PZ23-1, Baird Property

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

Purpose: The applicant is requesting to rezone 24 acres from RSF-1 to RA to allow agricultural use of the property.

Location: Subject property is located on the southwest corner of the intersection of Boros Rd and Gardner Road., in Planning District 22.

c.) Case, Z23-3 Carol King Trust Property

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

Purpose: The applicant is requesting to rezone 3+/- acres from RV-2 to B-3 to allow commercial use of the property.

Location: Subject property is located on the northwest corner of Grantham Road and Co Rd 24, in Planning District 21.

d.) Case, Z23-4 Turner Property

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

Purpose: The applicant is requesting to rezone 17.08+/- acres from RMF-6 and RSF-2 to RSF-E to allow residential single-family use of the property.

Location: Subject property is located on the south side of Josephine Drive, east of Marjon Lane, in Planning District 32.

e.) Proposed Text Amendments to the Local Provisions for Planning Districts 4, 22, 29, 32 and 33.

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

Purpose: The purpose is the address Text Amendments to the Local Provisions for Planning Districts 22,29, 32 and 33.

7. Old Business: Rezoning

a.) Update to approved Planning and Zoning meeting schedule

Purpose: To update the times for the subdivision pre-application meetings on the approved 2022-2023 meeting schedule.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SPP22-24, Bienville Landing

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

Purpose: The applicant is requesting preliminary plat approval of a 137-lot subdivision, Bienville Landing.

Location: Subject property is located on the north side of Co Rd 10, west of Bon View.

b.) Case, PUD22-19, Clear Creek RV Resort

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

Purpose: The applicant is requesting Planned Unit Development approval of a 264/unit RV Park, Clear Creek RV Resort.

Location: Subject property is located south of Doc McDuffie Rd, east of the Foley Beach Express, in the Foley area.

c.) Case, SC22-55, Dewberry Farms

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

Purpose: The applicant is requesting preliminary plat approval of a 5-lot subdivision, Dewberry Farms.

Location: Subject property is located south of Bertha Cleveland Rd., west of Highway 225, and southwest of the City of Bay Minette.

d.) Case, SC23-2, Popee Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 2-lot subdivision, Popee Subdivision.

Location: Subject property is located on the west side of County Road 95 approximately 0.25 miles south of County Road 32 in the Elberta community.

e.) Case, SC23-3, BFLC Beetree Creek Ph 3 Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 5-lot subdivision, BFLC Beetree Creek Phase 3 Subdivision.

Location: Subject property is located on the east side of County Road 87 approximately 1.25 miles north of I-10 in the Elsanor Community.

f.) Case, SC23-4, BFLC Elam Creek East PH IV Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 5-lot subdivision, BFLC Elam Creek East PH IV Subdivision.

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

g.) Case, SC23-5, BFLC Eight Mile Creek East PH 3 Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 5-lot subdivision, BFLC Eight Mile Creek East PH 3 Subdivision.

Location: Subject property is located on the south side of Linholm Road and west side of Goat Cooper Road North in the Robertsdale/Wilcox community.

h.) Case, SC23-6, BFLC Elam Creek West PH V Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 5-lot subdivision, BFLC Elam Creek West PH V Subdivision.

Location: Subject property is located on the south side of Linholm Road approximately 1 mile west of County Road 87.

i.) Case, SC23-8, BFLC Forest Acres Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 12-lot subdivision, BFLC Forest Acres Subdivision.

Location: Subject property is located approximately 430' south of Parker Lane south off Patterson Road in the Robertsdale/Wilcox community.

j.) Case, SC23-9, Beck Row Subdivision

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

Purpose: The applicant is requesting preliminary plat approval of a 3-lot subdivision, Beck Row Subdivision.

Location: Subject property is located on the east side of Three Rivers Road south of Silmaril Lane in the Seminole Community.

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

a.) Case, CSP22-44, Viajar RV Park

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 construct a 95-unit RV Park.

Location: Subject property is located north of Brinks Willis Road, east of Highway 59 and west of Foley Beach Express in Foley.

b.) Case, CSP23-1, First Gulf Storage Group, 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 construct an additional storage building totaling 40,650 sq. ft. for mini-storage use.

Location: Subject property is located at the intersection of Gayfer Road Ext and State Highway 181 in Fairhope.

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **April 6, 2023**

13. Adjournment.