



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 6, 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:**
 - March 2, 2023 Work Session Minutes
 - March 2, 2023 Meeting Minutes
 - March 23, 2023 Special Called Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z23-5, Strack Property

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

Purpose: The applicant is requesting to rezone 2.64+/- acres from RSF-1 to B-2 to allow commercial use of the property.

Location: Subject property is located east of State Hwy 181 and south of Windmill Road, in Planning District 37.

b.) Case, Z23-7, Pintarelli Property

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

Purpose: The applicant is requesting to rezone 5+/- acres from RSF-E to RA to allow for expansion of the existing mini-storage facility.

Location: Subject property is located to the west of County Road 54E, south of County Road 64 in Daphne, in Planning District 15.

8. Old Business: Rezoning

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SV23-3, Henderson Family Division

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

Purpose: The applicant is requesting variance approval from article 4, section 4.2 of the Baldwin County Subdivision Regulations as it pertains to Family Exemptions.

Location: Subject property is located on the south side of US Highway 98, west of Keller Road.

b.) Case, SC22-53, Fidler Estates

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, Fidler Estates.

Location: Subject property is located at intersection of Heidelberg Drive and Heidelberg Road off County Road 9 in the Silverhill community.

c.) Case, SC23-1, Brown 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, Brown Subdivision.

Location: Subject property is located south of CR 3 and north of US Hwy 98, approximately a quarter mile west of Greeno Rd.

d.) Case, SC23-10, Phillips Place 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, Phillips Place Subdivision.

Location: Subject property is located South of County Road 28 on the west side of George Younce Road in the Foley area.

e.) Case, SC23-12, Oak Ridge Park 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 4-lot subdivision, Oak Ridge Park Subdivision.

Location: Subject property is located on the east side of Hwy 287, north of Louis Cooper Rd. It is north of Bay Minette.

f.) Case, SPP23-4, Mill Creek Subdivision, Phase I

*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 103-lot subdivision, Mill Creek Subdivision, Phase I.

Location: Subject property is located on the south side of County Rd. 34, east of Ted Lysek Rd and west of Davis Rd. It is a quarter mile west of the Town of Summerdale.

g.) Case, SPP23-2, Tealwood Estates Subdivision, Phase 1-7

*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 636-lot subdivision, Tealwood Estates Subdivision, Phase 1-7.

Location: Subject property is located on the north side of Underwood Rd., east of County Road 9 and Fish River, and west of County Road 49.

h.) Case, SPP23-3, Gaineswood 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 174-lot subdivision, Gaineswood Subdivision,

Location: Subject property is located on State Highway 181 between County Road 32 and County Road 24 on the west side of State Highway 181.

i.) Case, SPP23-6, BFLC Cowpen Creek Ph III 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, BFLC Cowpen Creek Ph III Subdivision,

Location: Subject property is located on the western side of County Road 87 south of the I-10 overpass.

10. Old Business: Subdivision

a.) Case, S-21007, Oak Place MH Park

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

Purpose: The applicant is requesting a one-year extension for the final site plan approval for Oak Place MH Park which was approved on April 1, 2021.

Location: Subject property is located on the north side of Oak Road W, also known as County Road 6, in the Gulf Shores Area.

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

a.) Case, CSP22-45, Sassy Bass Grill

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 allow renovations and improvements to an existing restaurant. The property is zoned B-2 in Planning District 25.

Location: Subject property is located approximately 200 feet east of the intersection of Our Road and State Route 180 (Fort Morgan Road) on the south side of Fort Morgan Road.

b.) Case, CSP22-46, Powersouth Energy Cooperative

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 two additions to the existing building, a truck bay and office space. The property is zoned M-1 in Planning District 12.

Location: Subject property is located north of County Road 64 and east of Oakleaf Lane in the Robertsedale area.

c.) Case, CSP23-5, Bayshore Christian School

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 allow for construction of a private school on the property. The property is zoned RA in Planning District 15.

Location: Subject property is located on the west side of County Road 13 (CR 13) approximately 700 feet south of the intersection of Glover Lane and CR 13. The west side of subject property also contains frontage along Friendship Road.

d.) Case, CSP23-10, Pittman 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 allow an addition to an existing commercial building. The property is zoned M-1 in Planning District 15.

Location: Subject property is located west of State Hwy 181 and south of Milton Jones Rd.

e.) Case, P-18004, Bella Sera Gardens

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

Purpose: Review compliance with the requirements of the previously approved Conditional Use and whether revoking of the approval may be appropriate. The property is zoned RSF-E in Planning District 15.

Location: Subject property is located at 25049 Co Rd 49 in the Loxley Area.

f.) Case, CSP22-41, Ecovery, 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 allow construction of a 28,560 sq. ft. building on the parcel. The property is zoned M-1 in Planning District 12.

Location: Subject property is located on the east of Railroad Ave and south of Black Devine Rd.

12. New Business:

13. Public Comments:

14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **May 4, 2023**

15. Adjournment.