



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, June 1, 2023

3:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email- planning.baldwincountyal.gov](mailto:planning.baldwincountyal.gov)

1. **Call to order.**
2. **Roll call.**
3. **Discussion of items related to the upcoming agenda and any other necessary items related to the Planning Commission.**
4. **Questions and Concerns.**
6. **Adjournment.**



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4:00 p.m.

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Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - May 4, 2023 Work Session Minutes
 - May 4, 2023 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Old Business

a.) Case, PER23-6, Preliminary Plat Extension Request, Estates at Verandas Phase 3

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 Preliminary Plat approval for Estates at Verandas Phase 3, which was approved on June 14, 2021 (Fairhope Planning Commission).

Location: Subject property is located on the south side of State Hwy 104, east side of State Hwy 18, west of phase 2

b.) Case, PER23-8, Preliminary Plat Extension Request, Gulf Shores RV Resort

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

Purpose: The applicant is requesting a final one-year extension for the final site plan approval for Gulf Shores RV Resort which was approved on July 9, 2020.

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

c.) Case, CSP22-22, Coastal Church Extension Request

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

Purpose: The applicant is requesting a 6-month extension of the approved Commission Site Plan that was approved October 6, 2022.

Location: Subject property is located on County Road 64 to the east of County Road 54W in the Daphne area

d.) 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.

8. Consideration of Applications and Requests: Rezoning Cases

a.) Case, TA-23002, Planning District 39

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

Purpose: Review and make a recommendation to the County Commission for the Planning District 39 map, local ordinance, and full Zoning Ordinance changes.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD23-7, Sunset Ridge Mobile Home Park

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

Purpose: The applicant is requesting Final Site Plan Approval for a 44-unit mobile home park.

Location: Subject property is located on the north side of State Hwy 104, 1.2 miles west of the Town of Silverhill.

b.) Case, PUD23-8, Palm Park West

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

Purpose: The applicant is requesting Final Site Plan Approval for a 14-unit mobile home park.

Location: Subject property is located on the south side of South Boulevard, west of Sedlack Road, in the Silverhill community.

c.) Case, PUD23-9 and CSP23-16, Club RV Park

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

Purpose: The applicant is requesting Final Site Plan Approval and Commission Site Plan Approval for a 231-unit development.

Location: Subject property is located south of Brinks Willis Road, north of Keller Rd, and west of Foley Beach Express. It is in the City of Foley’s planning jurisdiction, but they do not review RV parks.

d.) Case, SC22-54, Smallwood 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, Smallwood Subdivision.

Location: Subject property is on the west side of Hunting Club Rd, south of Smallwood Rd. and half a mile south of US Hwy 90.

e.) Case, SC23-11, BFLC Cowpen Creek Phase IV

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, Smallwood Subdivision.

Location: Subject property is located on the east side of County Road 87 and north side of Rundle Lane in the Elsanor community.

f.) Case, SC23-13, Meadows at Fairhope 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, Meadows at Fairhope Subdivision,

Location: Subject property south of County Rd 3 and north of Hwy 98, approximately 2 miles south of Fairhope.

g.) Case, SC23-17, Re-subdivision of Lot 5, Rabun Estates 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 9-lot subdivision, Re-subdivision of Lot 5, Rabun Estates Subdivision.

Location: Subject property is located on the west side of Paul Road, approximately 6 miles northeast of Bay Minette.

h.) Case, SC23-20, Re-subdivision of Lot 1, Hollinger Ridge

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, Re-subdivision of Lot 1, Hollinger Ridge

Location: Subject property is located on the east side of Brady Road north of Dunbar Road in the Styx River area.

i.) Case, SC23-21, Coleman’s Crossing

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, Coleman’s Crossing.

Location: Subject property is located between Royal Lane and County Road 97, south of US Highway 98 in the Elberta community.

j.) Case, SC23-22, Persimmon Creek Estates, Phase III

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, Persimmon Creek Estates Phase III.

Location: Subject property is located on Lechner Road near the intersection with Country Rd 64 extension. It is approximately 1 mile north of I-10.

k.) Case, SPP22-35, Horus 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 11-lot subdivision, Horus Subdivision

Location: Subject property is located on Lechner Road near the intersection with Country Rd 64 extension. It is approximately 1 mile north of I-10.

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

a.) Case, CSP23-13, RSA The Experience

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 the construction of additional maintenance buildings and a pole barn, along with the removal of one building and concrete, which totals approximately 22,915 square feet. The property is zoned OR in Planning District 19.

Location: Subject property is located west of Confederate Rest Road and south of Pine Grove Drive in Point Clear

11. New Business:

12. Public Comments:

13. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

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

14. Adjournment.