



# Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, August 3, 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.**



## Baldwin County Planning & Zoning Commission Agenda

Thursday, August 3, 2023

4:00 p.m.

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22251 Palmer Street

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

**7. Consideration of Applications and Requests: Old Business**

**a.) Case, CSP23-18, Yarborough Kennels**

*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 a 4,000 sq. ft. indoor kennel facility.

Location: Subject property is located on the east side of County Road 62 South, north of Spivey Lane. Zoned RA in Planning District 12

**8. Consideration of Applications and Requests: Rezoning Cases**

**a.) Case, Z23-20, Smith Property**

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

Purpose: The applicant is requesting to rezone 28+/- acres from RSF-2 to RA to allow agriculture uses.

Location: Subject property is located at the west of County Rd 49 and at the end of Fackler Rd, in Planning District 12.

**b.) Case, Z23-23, Bailey Property**

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

Purpose: The applicant is requesting to rezone 2.60+/- acres from B-2 to B-3 to expansion of an existing warehouse facility to include office-warehouse.

Location: Subject property is located north of Spanish Fort Boulevard and west of Stagecoach Road in Spanish Fort, in Planning District 10.

**c.) Case, Z23-24, Prince Property**

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

Purpose: The applicant is requesting to rezone 2.08+/- acres from RA to RSF-1 to allow a family subdivision of the parcel.

Location: Subject property is located at the end of County Road 12 S, South of Aqua Lane and Bella Lane, in Planning District 30.

**d.) Case, Z23-25/PRD23-5 Longleaf Terrace**

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

Purpose: The applicant is requesting to rezone 18.44+/- acres from RA to RSF-1 to allow a Planned Residential Development of the property and to approve the site plan for Longleaf Terrace, a 16 lot PRD.

Location: Subject property is located south of County Rd 20 and Wilson Rd., Planning District 30.

**e.) Case, Z23-26/PID23-1, Ecovery LLC Property**

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

Purpose: The applicant is requesting to rezone 45+/- acres from M-1 to M-2 and to consider a Planned Industrial Development (PID) site plan on the same property.

Location: Subject property is located on the east of Railroad Ave and south of Black Devine Rd., Planning District 12.

**f.) Case, Z23-27/PRD23-6, Gulfpoint Estates Manufactured Home Park**

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

Purpose: The applicant is requesting to rezone 36.2+/- acres from RSF-2 and B-2 to RMH, Residential Manufactured Housing District to allow a Planned Residential Development of the property and to approve the site plan for Gulfpoint Estates Subdivision, a 161 lot PRD.

Location: Subject property is south of County Rd. 12 and west of County Rd. 49, and southwest of Foley, in Planning District 21.

## 9. Consideration of Applications and Requests: Subdivision Cases

### a.) Case, HCA23-2, Barnett Property Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow a structure to encroach into the Highway Construction Setback.

Location: Subject property is located at the northside of County Road 64 and west of County Rd 54 W.

### b.) Case, SC23-28, Re-Subdivision of Lot 2D Kay 36 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, Re-Subdivision of Lot 2D Kay 36 Subdivision.

Location: Subject property is located south of County Rd 38 and North of County Rd 36.

### c.) Case, SPP23-14, Highlands at Fish River

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 138-lot subdivision, highlands fish River.

Location: Subject property is located on the east side of Bohemian Hall Rd. south of County Rd 48, between Baughman and White Rd.

### d.) Case, SPP23-15, Elizabeth Gardens

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-phase, 260-lot subdivision, Elizabeth Gardens PH I-II.

Location: Subject property is located at the intersection of Bohemian Hall Road and County Road 48, east of Fish River and approximately 3 miles southwest of the Town of Silverhill.

**e.) Case, SPP23-16, Dogwood Estates PH II**

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 77-lot subdivision, Dogwood Estates PH II.

Location: Subject property is located on the east side of the Baldwin Beach Express, west of Navy Outlying Landing Field (NOLF) Summerdale, north of County Road 36.

**f.) Case, SPP23-17, Gauge 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 77-lot subdivision, Dogwood Estates PH II.

Location: Subject property is located on the east side of the Baldwin Beach Express, west of Navy Outlying Landing Field (NOLF) Summerdale, north of County Road 36.

**g.) Case, PUD23-11, Tealwood Estates**

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

Purpose: The applicant is requesting PUD Approval for a 590-lot development, Tealwood Estates and Preliminary Plat Approval of Tealwood Estates Subdivision, Phases 1-2, a 167-lot subdivision.

Location: Subject property is located on the north side of Underwood Rd. (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49.

**h.) Case, PUD23-12 / CSP23-28, Crain RV Park**

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

Purpose: The applicant is requesting PUD Site Plan Approval for a 98-unit RV Park and Commission Site Plan Approval for Crain RV Park.

Location: Subject property is located on the south side of US Hwy 98, between County Rd 97 and Hillcrest Rd. and between Elberta and Lillian.

**i.) Case STA23-01, Amendments to the Subdivision Regulations**

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

Purpose: Proposed amendments to Article 5 and Appendix 1  
Baldwin County Subdivision Regulations

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

**a.) Case, CSP23-25, Complete Construction, 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 the construction of a 5,795 sq. ft facility for use as a  
carwash and commercial retail space on the property.

Location: Subject property is located south of U.S. Highway 98 and  
west of County Road 97 in Elberta, B-4 in Planning District  
22.

**b.) Case, CSP23-29, 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 the construction of a 200 x 200 metal building to be  
built on the parcel.

Location: Subject property is located on the east of Railroad Ave and  
south of Black Devine Rd, M-1 in Planning District 12.

**11. New Business:**

**12. Public Comments:**

**13. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **September 7, 2023**

**14. Adjournment.**