



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, September 7, 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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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:**
 - August 3, 2023, Work Session Minutes
 - August 3, 2023, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Old Business

a.) Case, PER23-15 Preliminary Plat Extension Request Park View Phase 1

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

Purpose: The applicant is requesting Preliminary Plat Extension for Park View Phase 1.

Location: Subject property is located on the north side of Camelia Road west of West Boulevard near the Town of Silverhill.

b.) Case, PER23-16 Preliminary Plat Extension Request Dogwood Estates Phase 1

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

Purpose: The applicant is requesting Preliminary Plat Extension for Dogwood Estates Phase 1.

Location: Subject property is located at the northeast intersection of the Baldwin Beach Express along CR36 near the Town of Summerdale.

c.) Case, SPP23-14 Preliminary Plat Request 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 Highlands at Fish River.

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

d.) Case, Z23-25, Marr Property

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 for a proposed single-family subdivision.

Location: Subject property is located south of County Rd 20 and Wilson Rd.

8. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z23-28, BC Property Investments Property

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

Purpose: The applicant is requesting to rezone 8.85+/- acres from RA & RSF-E to B3 for Baldwin Rentals business.

Location: Subject property is located on the east side of State Hwy 59 and south of Devine Rd.

b.) Case, Z23-30, Long Property

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

Purpose: The applicant is requesting to rezone 1.00 acre from B-2 to RSF-1 to allow for the construction of a single-family home.

Location: Subject property is located north of State Hwy 180 in the Fort Morgan area.

c.) Case, Z23-31, Thompson Property

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

Purpose: The applicant is requesting to rezone 8.1+/- acres from RA to RSF-4 to develop a single-family subdivision.

Location: Subject property is located on the north side of US Hwy 98 and east of Powell Ln.

d.) Case, Z23-33, Pinnacle Properties, LLC

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

Purpose: The applicant is requesting to rezone 1.8+/- acres from RSF-1 to B-2 to allow the existing commercial building to be utilized as commercial.

Location: Subject property is located on the northeast corner of County Road 32 and Bankhead Blvd.

e.) Case, TA-23001, Amendments to the Baldwin County Zoning Ordinance to Amend the Local Provisions of Planning Districts 19, 26, 22, 29, and 33. Also amend requirements for RSF-1 and RSF-2 zoning.

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

Purpose: Amendments to the Baldwin County Zoning Ordinance to Amend the Local Provisions of Planning Districts 19, 26, 22, 29, and 33. Also amend requirements for RSF-1 and RSF-2 zoning.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SPP23-15, Elizabeth Gardens Phases I-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 3-phase, 260-lot (total) subdivision, Elizabeth Gardens.

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.

b.) Case, SPP23-18, Mill Creek Phases II & 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 180-lot subdivision, Mill Creek.

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

c.) Case, SPP23-19, Live Oak Grove

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

Purpose: The applicant is requesting Preliminary Plat Approval for an 11-lot subdivision, Live Oak Grove Subdivision.

Location: Subject property is west of County Rd. 99 and south of the Lillian community.

d.) Case, SC23-27, Re-Subdivision of Lot 4 Frog Hollow

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 re-subdivision of Lot 4 Frog Hollow, a 2-lot subdivision.

Location: Subject property is located East of Jack Springs Rd and North of Splinter Hill Rd.

e.) Case, SC23-30, Cavanah 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 a 2-lot subdivision, Cavanah.

Location: Subject property is located West of County Rd 64 ext. and East of Osprey Ln.

f.) Case, SC23-31, BFLC Elam Creek East Phase 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 for a a 5-lot subdivision, BFLC Elam Creek Phase V.

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

g.) Case, SC23-32, BFLC Elam Creek West Phase VII 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 a 5-lot subdivision, BFLC Elam Creek West Phase VII.

Location: Subject property is located on the south side of Linholm Road, east of Goat Cooper Rd.

h.) Case, SC23-33, Blackwater Subdivision Phase 1

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
a 13-lot subdivision, Blackwater.

Location: Subject property is located West of County Road 62 South
and East of County Rd 85 South.

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

a.) Case, CSP23-26, Vertical Bridge, 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 100' x 80' area for a 255' tall
self-support tower.

Location: Subject property is located West of County Road 66 North
and north of County Road 64.

11. New Business:

12. Public Comments:

13. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **October 5, 2023**

14. Adjournment.