



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, October 5, 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.

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

7. Consideration of Applications and Requests: Old Business

a.) Case, PER23-17 Extension Request for S-20051 Summer Acres RV Resort (Formerly Sandy Toes RV Park)

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

Purpose: The applicant is requesting a One (1) year Extension Request of final site plan approval for S-20051 Summer Acres RV Park Resort, formerly Sandy Toes RV Park.

Location: Subject property is located on the north side of County Road 32 approximately 0.50 miles west of the Baldwin Beach Express in the Summerdale area.

b.) 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.

c.) 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.

8. Consideration of Applications and Requests: Rezoning Cases

a.) Case, TA23-3, Amendments to the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions.

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

Purpose: To recommend approval of Amendments to the Baldwin County Zoning Ordinance to add Planning District 14 Zoning Map and Local Provisions.

b.) Case, Z23-34, Strassburg Property

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

Purpose: The applicant is requesting to rezone 194+/- acres from M-1 to RA for agricultural use.

Location: Subject property is located east of State Highway 225 in the Bay Minette area.

c.) Case, Z23-35, Brown Property

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

Purpose: The applicant is requesting to rezone 1.98+/- acres from RSF-E to B-1 for an office.

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

d.) Case, Z23-36/PRD23-8, Woodpecker Landing

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

Purpose: The applicant is requesting to rezone 11.62+/- acres from RA to RSF-1 to allow a Planned Residential Development and to approve the site plan for Woodpecker Landing, a 15 lot PRD.

Location: Subject property is located south of County Rd. 54 and west of Hill Rd.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, HCA23-3/HCA23-5, Synergy Homes

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

Purpose: The applicant is requesting a Highway Construction Setback Appeal to allow two homes to be built in the Highway Construction Setback.

Location: Subject properties are located on the east side of County Road 55 north, and south of Alabama Avenue and 1000 feet north of the Town of Silverhill corporate limits.

b.) Case, PUD23-10, Ricky Rawlins 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 for Ricky Rawlins RV Park, a 13-site RV Park.

Location: Subject property is located on the South of Patterson Rd, West of Interstate Hwy 10.

c.) Case, PUD23-14, Emerald Coast Resort

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 Emerald Coast Resort, a 125-site RV Park.

Location: Subject property is located on the east side of County Rd 65, and north of Dairy Lane.

d.) Case, PUD23-15, Oak Place RV Park

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

Purpose: The applicant is requesting a Planned Unit Development of Oak Place RV Park, a 32-unit development.

Location: Subject property is located on the northeast side of Oak Rd West (County Rd. 6).

e.) Case, SPP23-20, Shipp Road Industrial Park

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

Purpose: The applicant is requesting Preliminary Plat approval for Shipp Road Industrial Park, a 22-lot non-residential subdivision.

Location: Subject property is located at the end of Shipp Road off of Rabun Road (State Highway 287).

f.) Case, SPP23-21, Pleasant's Oaks 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 Pleasant's Oaks, a 6-lot residential subdivision.

Location: Subject property is located on the west side of County Road 112 approximately 2.87 miles south of Phillippsville Road (County Road 61).

g.) Case, SC23-37, BFLC Elam Creek West Phase VI

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

Purpose: The applicant is requesting Preliminary Plat Approval for BFLC Elam Creek West Phase VI, a 5-lot subdivision.

Location: Subject property is located on the north side of Linholm Road approximately 1.7 miles west of County Road 87.

h.) Case, SC23-39, Graham's Place

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

Purpose: The applicant is requesting Preliminary Plat Approval for Graham's Place, a 3-lot subdivision.

Location: Subject property is located East of 2nd Street, South of Graham Street and a quarter of a mile west of U.S. Highway 98.

i.) Case, SC23-41, Live Oak Manor

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

Purpose: The applicant is requesting Preliminary Plat Approval for Live Oak Manor, a 2-lot residential subdivision.

Location: Subject property is located at the end of McMillan Road off State Highway 59 in Stockton.

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

a.) Case, CSP23-19, Gerges Hydroponic Farm

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 39,758sf building for agricultural use as a Hydroponic Farm.

Location: Subject property is located on the south side of East-West chicane section of the Foley Beach Express, at 6220 Roscoe Road. Subject property is in close proximity to both the City of Orange Beach and the City of Gulf Shores.

b.) Case, CSP23-33, Hwy. 98 Ice Machine

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 a standalone Ice Vending Machine.

Location: Subject property is located on the south side of US Hwy 98 approximately 7/16 miles west of the intersection of US Hwy 98 and County Road 95.

11. **New Business:**

12. **Public Comments:**

13. **Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: ***November 2, 2023***

14. **Adjournment.**