



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, November 2, 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:**
 - October 5, 2023, Work Session Minutes
 - October 5, 2023, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Old Business

a.) Case, PER23-18 Extension Request for S-21019 & S-21020 Fairhope Falls Phase 6 & 7

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 Preliminary Plat approval for S-21019 & S-21020 Fairhope Falls Phase 6, a 70 lot subdivision & Phase 7, a 60 lot subdivision.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill.

b.) Case, PER23-25 Extension Request for SPP21-000007 Silver Lake Phase 2

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

Purpose: The applicant is requesting first and final 2-year Extension Request of Preliminary Plat approval for SPP21-000007, Silver Lake PH 2.

Location: Subject property is located north of County Road 48 on the east side of West Blvd. in the Silverhill Area.

c.) Case, SPP23-20 Shipp Road Commercial Park (FKA 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 Commercial 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).

8. Consideration of Applications and Requests: Highway Construction Setback Appeals

a.) Case, HCA23-4 Maronda Homes

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 home to be built in the Highway Construction Setback.

Location: Subject property is located on the west side of State Hwy 181, south of County Rd 32 and north of County Rd 24 in the Gaineswood Unit 1 Subdivision.

9. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z23-29, Wolff Property

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

Purpose: The applicant is requesting to rezone 8.8+/- acres from RSF-E to B4 for an RV Park on the rear of the property and allow frontage to be utilized for a higher use in the future.

Location: Subject properties are located on the east side of the Baldwin Beach Express and south of I-10.

b.) Case, Z23-37, Nogueira Property

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

Purpose: The applicant is requesting to Rezone 6.1+/- acres from RSF-E to RA for a small farmer's market.

Location: Subject property is located north of Barclay Avenue and west of 7th Street in the Lillian area.

10. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SC23-42, BFLC Eightmile Creek East PH VI

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

Purpose: The applicant is requesting Preliminary Plat approval of BFLC Eightmile Creek East PH VI, a 5-lot subdivision.

Location: Subject property is located south of Linholm Road and east of Goat Cooper Road in the Wilcox area.

b.) Case, SC23-44, Lillian Acres

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

Purpose: The applicant is requesting Preliminary Plat approval for Lillian Acres, a 3-lot residential subdivision.

Location: Subject property is located south of Highway 98 on the east side of County Road 91 south of Baraco Road and Carrier Drive in the Lillian area.

c.) Case, SC23-45, Hopkins 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 Hopkins Subdivision, a 2-lot residential subdivision.

Location: Subject property is located on the north side of Highway 98 near Powell Lane in the Lillian Area.

d.) Case, SC23-46, BFLC Eightmile Creek East PH VII

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 Eightmile Creek East Ph VII, a 5-lot residential subdivision.

Location: Subject property is located on the south side of Linholm Road and along the west side of Goat Cooper Road.

e.) Case, SPP23-22, Darby Ridge 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 Darby Ridge Subdivision, a 78-lot subdivision.

Location: Subject property is located on the north side of D'Olive Rd., adjacent to Spanish Fort's corporate limits to the north.

f.) Case, SPP23-25, Dixon Farms 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 Dixon Farms Subdivision, an 8-lot subdivision.

Location: Subject property is located south of County Rd 38 and east of Lassiter Farm Rd.

g.) Case, SV23-8, Bryant Landing Family Subdivision

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

Purpose: The applicant is requesting a Variance from article 4, section 4.2(a) of the Baldwin County Subdivision Regulations that will allow Shelia Gaymon to apply for a family exemption and convey resultant parcels to family members otherwise ineligible for a family exemption.

Location: Subject property is located on the south side of US Hwy 98 approximately 650 feet east of the intersection of County Road 13 and US Hwy 98 in the Barnwell Community.

h.) Case, SV23-11, Two Lakes RV Park Phase I

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

Purpose: The applicant is requesting a variance, as permitted by article 8, sections 8.1(a) through 8.1(e), of the Baldwin County Subdivision Regulations, from article 5, section 5.1.1 of the Baldwin County Subdivision Regulations that requires subdivisions with lot sizes of 7,500sf to 20,000sf that includes the construction of new roads to include sidewalks.

Location: Subject property is located on the west side of Roscoe Road approximately 1,000 feet north of Bradford Road near the cities of Gulf Shores and Orange Beach.

11. Consideration of Applications and Requests: Commission Site Plan

Approval

a.) Case, CSP23-34, St Michaels High School

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to construct a football stadium and related improvements on the existing school campus.

Location: Subject property is located on the west side of St. Michael Way (formerly Higbee Road) approximately ½ mile north of State Route 104 near the City of Fairhope.

12. New Business:

a). Approval of the 2024-2025 Planning Commission meeting calendar.

13. Public Comments:

14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

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

15. Adjournment.