



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, December 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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Thursday, December 7, 2023

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:**
 - November 2, 2023, Work Session Minutes
 - November 2, 2023, Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Old Business**

a.) Case PER23-24, Glass Road RV Park Extension

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 of Case # PUD21-06 Glass Road RV Park originally approved December 2, 2021.

Location: Subject property is located at intersection of Patterson Road and Glass Road in the Wilcox Community.

b.) Case PER23-32, Salty Stay RV Park Extension

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 of Case # PUD21-10 Salty Stay RV Park originally approved February 3, 2022.

Location: Subject properties are located on the west side of County Road 65 approximately 1 mile south of County Road 26 near the City of Foley.

c.) 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 of 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.

8. Consideration of Applications and Requests: Rezoning Cases

a.) Case Z23-38, Curtis Property

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

Purpose: The applicant is requesting to rezone 3.07+/- acres from RV-2 to RV-1 for a high density RV park.

Location: Subject properties are located on the north side of County Rd 26 and west of Grantham Rd.

b.) Case Z23-40, McKenna Property

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

Purpose: The applicant is requesting to Rezone 18.39+/- acres from RA to RSF-E for residential use of the property.

Location: Subject properties are located north of Leiterman Road and west of County Road 97 in the Elberta area.

c.) Case Z23-41, Faulkner Property

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

Purpose: The applicant is requesting to Rezone 1.07+/- acres from B-2 to RSF-2 to construct a single family dwelling.

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

d.) Case Z23-42, Delaney Property

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

Purpose: The applicant is requesting to Rezone 2.1+/- acres from RA to B-2 for commercial use.

Location: Subject property is located on the north side of State Hwy 104 and east of State Hwy 181.

e.) Case Z23-44, Brookins Property

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

Purpose: The applicant is requesting to Rezone 9.4+/- acres from RA to RSF-1 for a 4-lot single family subdivision.

Location: Subject property is located on the corner of County Road 68 and W H Thompson Hall Rd.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case PUD23-17, The Farm East RV Park

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

Purpose: The applicant is requesting Planned Unit Development (PUD) approval of The Farm East RV Park, a 94-unit development.

Location: Subject property is located on the southeast side of County Rd. 6, northwest of Old Plash Island Rd, adjacent to Gulf Shores corporate limits.

b.) Case SC23-43/SV23-13, Lilac Lane 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 Lilac Lane Subdivision, a 2-lot subdivision and a variance to allow for a smaller lot width than the standard lot width required.

Location: Subject property is located approximately half mile west of State Highway 59 and north of Lilac Lane in the Stapleton area.

c.) Case SC23-47, Pine Grove Terrace

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

Purpose: The applicant is requesting Preliminary Plat approval of Pine Grove Terrace, a 4-lot subdivision.

Location: Subject properties are located west of Pine Grove Rd, and Tolbert Rd, approximately one and a half mile from US Hwy 31.

d.) Case SC23-49, Makarios 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 Makarios Place Subdivision, a 5-lot subdivision.

Location: Subject property is located at the intersection of County Road 10 and County Road 19.

e.) Case SC23-50, BFLC Thelma Burke

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 Thelma Burke, a 5-lot residential subdivision.

Location: Subject property is located on the north side of US Highway 90 just east of Thelma Burke Road in the Elsanor community.

f.) Case SC23-51, BFLC Elam Creek West PH VIII

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 Elam Creek West PH VIII, a 7-lot residential subdivision.

Location: Subject property is located on the south side of Linholm Road just east of Peter Morris Lane.

g.) Case SC23-54, Subdivision of Parcel C

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

Purpose: The applicant is requesting Preliminary Plat approval of Subdivision of Parcel C, a 2-lot subdivision.

Location: Subject property is located north of Marlow Rd (CR 32) and west of Tennis Club Drive, south of the City of Fairhope.

h.) Case SC23-55, Burnt Pine Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval of Burnt Pine Re-subdivision of Parcel 9, a 3-lot subdivision.

Location: Subject property is located on the north side of Hollingsworth Rd., west of Dyas Road, and east of the City of Bay Minette.

i.) Case SPP23-26, Blueberry Fields Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval of Blueberry Fields Subdivision, a 58-lot subdivision.

Location: Subject properties are located on the north side of County Rd. 12, east of Magnolia Springs Hwy (CR 49) and south of the Town of Magnolia Springs.

j.) Case SPP23-28, Kichler Estates

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

Purpose: The applicant is requesting Preliminary Plat approval of Kichler Estates, a 7-lot subdivision.

Location: Subject property is located at the intersection of Archie Rd and County Rd 97.

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: ***January 4, 2024***

13. Adjournment.