



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, January 4, 2024

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, January 4, 2024
4:00 p.m.

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Main Auditorium
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:**
 - December 7, 2023, Work Session Minutes
 - December 7, 2023, Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Proposed Consent Agenda Items**

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

a.) CSP23-37, 3 Circle Church

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

Purpose: The applicant is requesting Commission Site Plan approval for a new gym and extended parking.

Location: Subject properties are located on the south side of State Hwy 104 and east of State Hwy 181.

b.) HCA23-06, Jamie McBride 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 manufactured home to be placed in the Highway Construction Setback.

Location: Subject property is located south of County Rd 64 and west of Hall Road.

c.) SC23-56, Lillian Medical

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 Medical, a 2-lot subdivision.

Location: Subject property is located north of US Hwy 98 and south of Barclay Avenue.

d.) SC23-60, BFLC Waterhole Branch PH I

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 Waterhole Branch PH I, a 2-lot residential subdivision.

Location: Subject property is located on the north side of County Road 38 on the east side of Brown Lane.

e.) SC23-61, St. Michael Catholic High School

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

- Purpose: The applicant is requesting to combine certain lots as well as include certain metes and bounds parcels within a recorded subdivision plat to reconcile the site of the existing school campus to allow improvements to the overall site.
- Location: Subject properties are 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.

f.) SC23-63, Cottages at Point Clear

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

- Purpose: The applicant is requesting Preliminary Plat approval for Cottages at Point Clear, an 18-lot subdivision.
- Location: Subject property is located west of Section Street and south of Old Battles Rd.

g.) SC23-64, Replat of Lot 1, Doubrava 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 the Replat of Lot 1, Doubrava Subdivision, an 2-lot subdivision.
- Location: Subject property is located at the northwest intersection of County Road 48 and West Boulevard south of the Town of Silverhill.

h.) SPP23-29, Dezerah 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 Dezerah Subdivision, a 10-lot residential subdivision.
- Location: Subject property is located on the west side of County Road 38 south of Downing Lane.

8. Consideration of Applications and Requests: Old Business

a.) Case SPP23-26, Blueberry Fields 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 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.

9. Consideration of Applications and Requests: Rezoning Cases

a.) Z23-46, Dyas Property

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

- Purpose: The applicant is requesting to rezone 19+/- acres from RSF-2 to RSF-4 for single family housing.
- Location: Subject property is located south of Larry Street Road and west of Rigsby Road in the Belforest area.

10. Consideration of Applications and Requests: Subdivision Cases

a.) PUD23-19/CSP23-46, Hillbilly Hideaway 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) and Commission Site Plan (CSP) approval of Hillbilly Hideaway RV Park, a 49-unit development.
- Location: Subject properties are located on the south side west of County Rd 95 and north of Gardner Road.

b.) SV23-14, Skinner RV Park Variance

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

Purpose: The applicant is requesting a variance from the Baldwin County Subdivision Regulations requiring recreational vehicle parks and campgrounds to have direct access to a paved County, City, State or Federal highway or roadway.

Location: Subject property is located approximately 1,400ft north of the intersection of County Road 13 and County Road 3, approximately ¼ mile east of the edge of pavement of CR13.

11. New Business: None

12. Public Comments: None

13. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***February 1, 2024***

14. Adjournment.