



# Baldwin County Planning & Zoning Commission Work Session Agenda

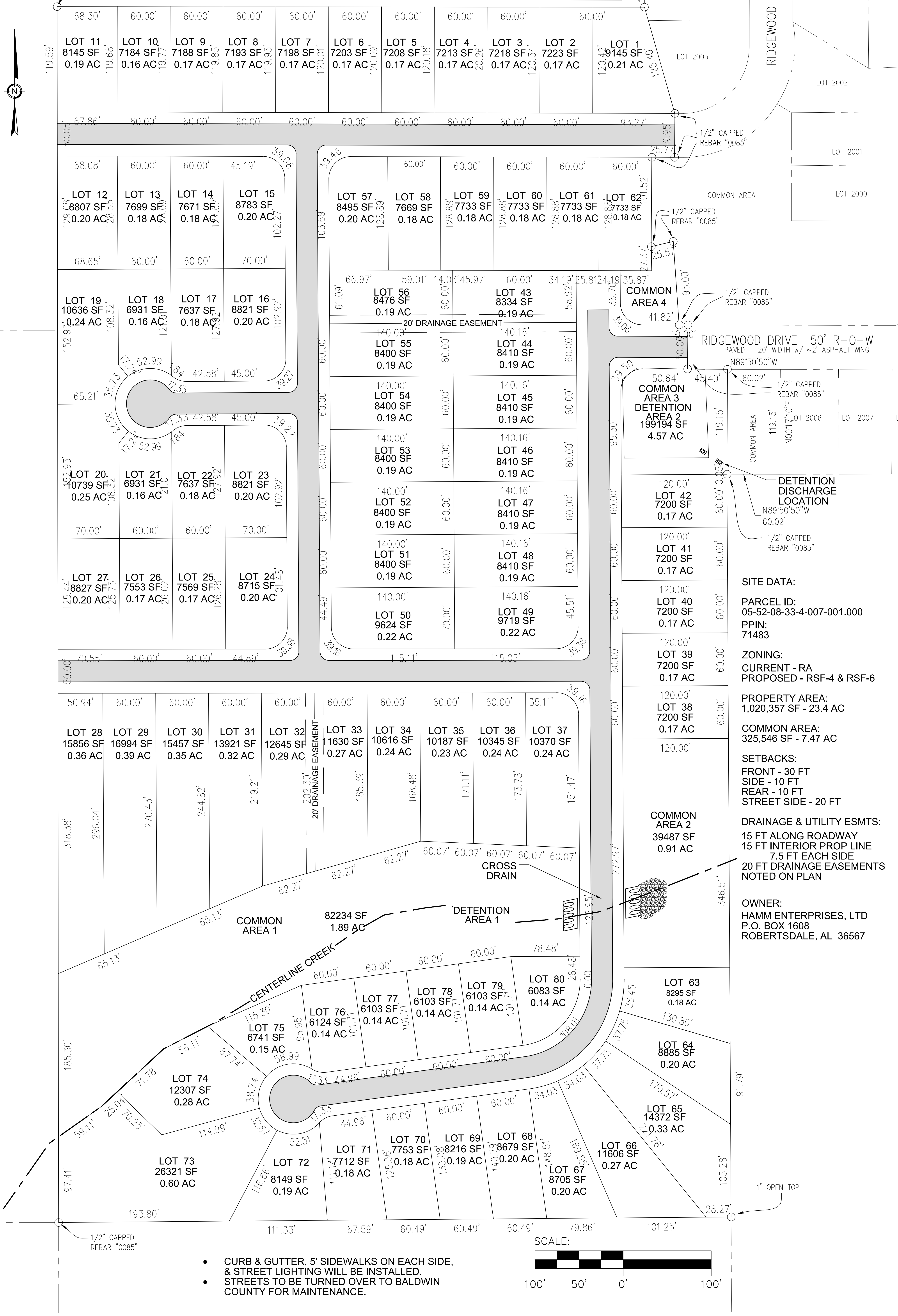
Thursday, February 1, 2024  
3:00 p.m.

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.**
  - a.) Informal discussion of SSK23-36, Spanish Cove Subdivision Addition
4. **Questions and Concerns.**
6. **Adjournment.**

**FOR DISCUSSION ONLY - NOT FOR APPROVAL: POSSIBLE RE-ZONING TO RSF-4 AND SUBDIVISION REQUEST FOR PIN 71483 (SPANISH COVE)**



**SITE DATA:**

**PARCEL ID:** 05-52-08-33-4-007-001.000

**PPIN:** 71483

**ZONING:**  
CURRENT - RA  
PROPOSED - RSF-4 & RSF-6

**PROPERTY AREA:**  
1,020,357 SF - 23.4 AC

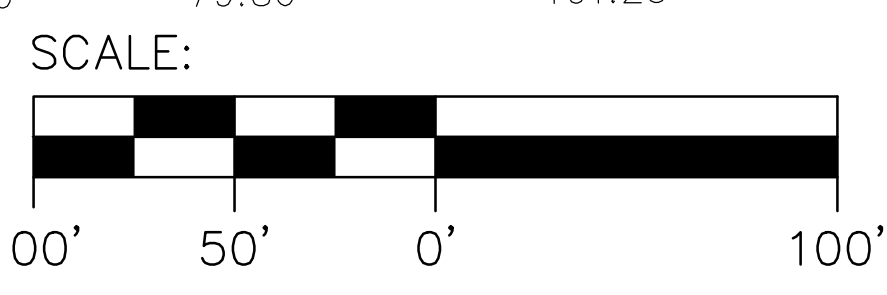
**COMMON AREA:**  
325,546 SF - 7.47 AC

**SETBACKS:**  
FRONT - 30 FT  
SIDE - 10 FT  
REAR - 10 FT  
STREET SIDE - 20 FT

**DRAINAGE & UTILITY ESMTS:**  
15 FT ALONG ROADWAY  
15 FT INTERIOR PROP LINE  
7.5 FT EACH SIDE  
20 FT DRAINAGE EASEMENTS NOTED ON PLAN

**OWNER:**  
HAMM ENTERPRISES, LTD  
P.O. BOX 1608  
ROBERTSDALE, AL 36567

- CURB & GUTTER, 5' SIDEWALKS ON EACH SIDE, & STREET LIGHTING WILL BE INSTALLED.
- STREETS TO BE TURNED OVER TO BALDWIN COUNTY FOR MAINTENANCE.





P.O.B.  
1" OPEN TOP PIPE AT THE  
NW CORNER OF LOT 3268  
OF SPANISH COVE SUBDIVISION  
IN MAP BOOK 9 PG 33

1/2" CAPPED  
REBAR "0085"

RIDGEWOOD DRIVE

LOT 2004

LOT 2003

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 2005

LOT 2002

LOT 2001

LOT 2000

LOT 12

LOT 13

LOT 14

LOT 15

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

COMMON AREA

LOT 19

LOT 18

LOT 17

LOT 16

LOT 56

LOT 43

COMMON AREA 4

RIDGEWOOD DRIVE 50' R-0-W  
(PAVED - 20' WIDTH w/ ~2" ASPHALT WING)

N89°50'50"W

COMMON AREA 3  
DETENTION AREA 2

1/2" CAPPED  
REBAR "0085"

60.02'

119.15'

100' ± 10' E

COMMON AREA

DETENTION DISCHARGE  
LOCATION

N89°50'50"W

60.02'

1/2" CAPPED  
REBAR "0085"

LOT 20

LOT 21

LOT 22

LOT 23

LOT 54

LOT 45

LOT 53

LOT 46

LOT 52

LOT 47

LOT 51

LOT 48

LOT 27

LOT 26

LOT 25

LOT 24

LOT 50

LOT 49

LOT 40

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05-52-08-33-4-007-001.000

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71483

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NOTED ON PLAN

OWNER:

HAMM ENTERPRISES, LTD

P.O. BOX 1608

ROBERTSDALE, AL 36567

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

20' DRAINAGE EASEMENT

CROSS DRAIN

DETENTION AREA 1

COMMON AREA 1

CENTERLINE CREEK

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 63

LOT 74

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 64

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

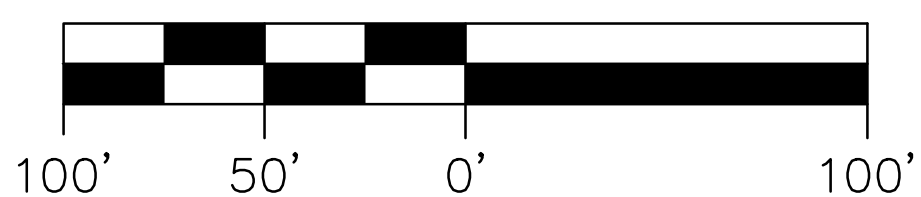
LOT 65

1/2" CAPPED  
REBAR "0085"

1" OPEN TOP

- CURB & GUTTER, 5' SIDEWALKS ON EACH SIDE, & STREET LIGHTING WILL BE INSTALLED.
- STREETS TO BE TURNED OVER TO BALDWIN COUNTY FOR MAINTENANCE.

SCALE:





## Baldwin County Planning & Zoning Commission Agenda

Thursday, February 1, 2024  
4:00 p.m.

Baldwin County Central Annex  
Main Auditorium  
22251 Palmer Street  
Robertdale, Alabama

Email: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - January 4, 2024, Work Session Minutes
  - January 4, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

**7. Consideration of Applications and Requests: Old Business**

**a.) 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 properties are 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: Highway Construction Setback Appeal**

**a.) HCA23-07, Southern Poolscapes Appeal**

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

Purpose: The applicant is requesting to allow a swimming pool and retaining wall to encroach into the Highway Construction Setback.

Location: Subject property is located on the east side of Tennis Club Dr. and north of County Rd 32.

**9. Consideration of Applications and Requests: Subdivision Case**

**a.) PUD23-21, Woodpecker Landing**

*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 Woodpecker Landing, a 13-unit development.

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

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

**a.) CSP23-45, American Self Storage**

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

Purpose: The applicant is requesting Commission Site Plan approval for mini storage.

Location: Subject property is located on the south side of Twin Beech Rd and ¼ mile east of Greeno Rd.

**11. New Business:** Election of 2024 Officers.

**12. Public Comments:** None

**13. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **March 7, 2024**

**14. Adjournment.**