



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, March 7, 2024
3:00 p.m.

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

Email: 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.
5. Adjournment.



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Thursday, March 7, 2024

4:00 p.m.

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1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - February 1, 2024, Work Session Minutes
 - February 1, 2024, 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.) CSP23-42, Eastern Shore Cosmetic Center

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 construct a 4,900 sq ft facility to use as a cosmetic center.

Location: Subject property is located west of U.S. Highway 98 in the Montrose area.

b.) CSP24-04, Coastal Sports Academy

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for a baseball/softball training facility.

Location: Subject property is located on the north side of County Rd 64, 800 feet east of County Rd 66N.

c.) CSP24-06, Cornerstone Storage

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for boat and RV storage.

Location: Subject property is located on the south side of County Rd 64, west of County 54 E and north of Sirmon Rd.

d.) PER24-06, Cove at Cotton Bayou Phase I

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

Purpose: The applicant is requesting a Preliminary Plat 1-year extension for Cove at Cotton Bayou Phase 1.

Location: Subject properties are located on the east side of County Road 65, north of County Road 12S, in Foley.

e.) PER24-07, Paxton Farms Phase I

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

Purpose: The applicant is requesting a Preliminary Plat 1-year extension for Paxton Farms Phase I.

Location: Subject property is located south of County Rd. 12 and west of County Rd. 65, in the City of Foley’s Subdivision Regulation area.

f.) SPP24-02, Woodpecker Landing 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 for Woodpecker Landing, a 15 unit subdivision.

Location: Subject property is located south of County Rd. 54 and west of Hill Rd. near the intersection of CR55 and CR54.

8. Consideration of Applications and Requests: Old Business

a.) HCA23-07, Southern Poolscapes Highway Construction Setback Appeal

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

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

Location: Subject property is located at the east side of Tennis Club Drive and on the north side of County Road 32 approximately 1/8 mile west of South Section Street (CR3).

9. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-01, Bornholt Property

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

Purpose: The applicant is requesting to rezone 41+/- acres from RA to RSF-1 to allow for a future single-family subdivision.

Location: Subject property is located at the southeast corner of County Rd 95 and County Rd 26.

b.) Z24-02, Carillon Oaks Property

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

Purpose: The applicant is requesting to rezone 2.91+/- acres from CR to B-1 for a childcare facility and professional office space.

Location: Subject property is located south of Sommerset Dr and west of State Highway 181 in Daphne.

c.) Z24-03, Vaughan Property

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

Purpose: The applicant is requesting to rezone 2.52+/- acres from RA to B-2 for commercial development.

Location: Subject property is located at the SE corner of County Road 87 and County Road 32.

d.) Z24-04, Lewis Property

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

Purpose: The applicant is requesting to rezone 5 +/- acres from RA to B-3 for a golf driving range.

Location: Subject property is located on the south side of US Highway 98 and west of County Road 97 in Elberta.

e.) Z24-05, 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 RR for a restaurant.

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

10. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-01, County Road 38 Manufactured Home 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) Final Site Plan approval for County Road 38 Manufactured Home Park, a 7-site Manufactured Home Park.

Location: Subject property is located on the east side of County Road 38, east of the Baldwin Beach Express. It is approximately 2 miles northeast of The Town of Summerdale.

b.) SC24-02, J Cattle 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 J Cattle Subdivision, a 3-lot subdivision.

Location: Subject property is located south of CR 54 at the intersection of CR 54 and CR 54 East and terminates at the intersection of CR 54 and Sedona Drive.

c.) SPP23-30, Savannah Estates Phase II

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

Purpose: The applicant is requesting Preliminary Plat approval of Savannah Estates Phase II, a 121-lot subdivision.

Location: Subject properties are located on the east side of County Road 54W approximately 2,000 feet north of County Road 64 near the City of Daphne.

d.) SPP24-01, Cassella 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 Cassella Subdivision, a 4-lot subdivision.

Location: Subject property is located south of CR 68 and 1.3 miles west of Baldwin Beach Express.

e.) SV24-01, Thomas Early Subdivision Variance

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

Purpose: The applicant is requesting variance from Article 4.2(a) of the Baldwin County Subdivision Regulations that will allow the creation of a family subdivision where the ingress/egress easement is less than 30 ft.

Location: Subject property is located south of Grubbers Ln, west of County Rd. 83 and half a mile north of Elberta.

11. Consideration of Applications and Requests: Commission Site Plan Approval / Highway Construction Setback Appeal

a.) HCA23-08 / CSP23-43, Billy's Hot Dogs Restaurant

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

Purpose: The applicant is requesting an appeal to allow required parking spaces (a permanent structure) within the Highway Construction Setback. They are also requesting to construct a 2,500 sq ft fast food restaurant.

Location: Subject property is located along the Foley Beach Express south of Coastal Gateway Boulevard near Orange Beach.

12. New Business: None

13. Public Comments: None

14. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

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

15. Adjournment.