



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, May 2, 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, May 2, 2024

4:00 p.m.

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Robertsdale, Alabama

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1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - April 4, 2024, Work Session Minutes
 - April 4, 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.) CSP24-14, Northcutt Dental

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 1,061 sq ft addition to an existing dental office.

Location: Subject property is located east of US Highway 98 and north of Montrose Wood Drive in Fairhope.

b.) PER24-19, Savannah Estates Ph I Extension

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

Purpose: The applicant is requesting Preliminary Plat Extension approval of Savannah Estates Phase I, a 96-lot subdivision.

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

8. Consideration of Applications and Requests: Old Business

None.

9. Consideration of Applications and Requests: Highway Construction Setback Appeal

a.) HCA24-01, Mons Highway Construction Setback 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 pole barn to cover lifts for an auto repair shop to encroach into the Highway Construction Setback.

Location: Subject property is located on the south side of County Rd. 33 near the intersection with County Rd. 48. It is less than 1 mile east of the Fairhope City limits.

10. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-11, Glass Property

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

Purpose: The applicant is requesting to rezone 0.33 +/- acres from Residential Single-Family (RSF-2) to Professional Business District (B-1) for office use.

Location: Subject property is located north of County Road 64 and east of County Road 13 in Daphne.

b.) Z24-12, Craig Property

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

Purpose: The applicant is requesting to rezone 1.95 +/- acres from Base Community Zoning (BCZ) to Residential Single-Family District (RSF-1) for a proposed 2-lot subdivision.

Location: Subject property is located south of Mannich Ln.

11. Consideration of Applications and Requests: Subdivision Cases/ Commission Site Plan Approval Cases

a.) PUD24-03 / CSP24-03, Ross Adams

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

Purpose: The applicant is requesting approval for a multi-unit commercial development and Commission Site Plan approval for an outdoor RV & Boat Storage facility.

Location: Subject property is located west of County Rd 97 and south of US Highway 98.

b.) PUD24-05, Michael Sorrows RV Park

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

Purpose: The applicant is requesting Final Site Plan approval for a 49-site recreational vehicle park.

Location: Subject property is located west of Molsbee Rd and north of Kennedy Rd in the Bon Secour community.

c.) PUD24-06, Red Hill Road Mobile Home Park

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

Purpose: The applicant is requesting Final Site Plan approval for Red Hill Road Mobile Home Park, a 17-site manufactured home park.

Location: Subject property is located south of Red Hill Rd. The City of Bay Minette is to the east and west.

d.) SPP24-05, Acorn Properties 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 Acorn Properties Subdivision, a 4-lot subdivision.

Location: Subject properties are located north of Gardner Rd and west of CR 95, in the Elberta area.

e.) SPP24-06, Belfair 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 Belfair Subdivision, a 79-lot subdivision.

Location: Subject property is located on the east side of Rigsby Rd, south of Larry Street Rd, near the City of Daphne.

f.) SV24-05, Cypress Landing Variance

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

Purpose: The applicant is requesting a variance from article 5.2.2(i) of the Baldwin County Subdivision Regulations to allow a private road to encroach on the required wetland building setback.

Location: Subject properties are located on the west side of Plash Rd and north of County Rd 6 Ext. in the Bon Secour area.

12. New Business: None

13. Public Comments: None

14. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **June 6, 2024**

15. Adjournment.