



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, June 6, 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, June 6, 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:**
 - May 2, 2024, Work Session Minutes
 - May 2, 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.) Belforest Estates

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

Purpose: The applicant is requesting to re-name Austin Park Estates to “Belforest Estates”.

Location: Subject property is located on the west side of County Road 54W and approximately 1,700 feet south of County Road 64 near the City Daphne.

b.) CSP24-11, Floor Medic

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 5,000 square foot Floor Medic facility.

Location: Subject property is located north of Fairhope Ave and west of County Road 13.

c.) CSP24-15, Lillian Medical

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 4,967 square foot medical clinic.

Location: Subject property is located south of Barclay Avenue and north of US Highway 98 in Lillian.

d.) CSP24-20, Toy Box South Storage

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 two 14,000 square foot boat/RV storage facilities.

Location: Subject property is located south of the Foley Beach Express on Roscoe Road.

e.) SC24-13, Baldwin 13 Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

Location: Subject property is located on the east side of County Road 13, approximately 0.25 miles south of County Road 64 in Daphne.

f.) SC24-15, Spartan Heights Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

Location: Subject property is located on the south side of Daw Road, approximately 0.25 miles west of County Road 83 in Elberta.

g.) SC24-18, Resub of Lots 1-4 CDS Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for an 8-lot subdivision.

Location: Subject properties are located west of County Rd 97, south of Strasbourg Ln and north of Leiterman Rd.

h.) SC24-20, Heritage Estates Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 7-lot subdivision.

Location: Subject property is located north of County Rd 48, west of West Blvd in the Silverhill area.

i.) SC24-23, Resub of Lot 13A Pinecrest Acres Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on Pinecrest Circle, west of County Rd. 87 and approximately 2 miles south of US Hwy 90.

8. Consideration of Applications and Requests: Old Business

a.) PUD24-05, Michael Sorrow RV Park

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(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.

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

a.) HCA24-02 / CSP24-09, Daphne VIP Storage LLC

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

Purpose: The applicant is requesting an appeal to allow an existing storage building to remain in the Highway Construction

Setback and Commission Site Plan approval for a 48,125 square foot boat & RV storage facility.

Location: Subject property is located south of County Road 64 and west of County Road 54 east.

10. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-13 / PRD24-01, Bailey Agriculture Dev Property (Sailor's Landing)

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

Purpose: The applicant is requesting to rezone 134.08 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2) and approval for a 226-site Planned Residential Development (PRD).

Location: Subject property is located south of US Hwy 98 and west of County Rd 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.

b.) Z24-15, Swinson Property

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

Purpose: The applicant is requesting to rezone 3.96 +/- acres from Residential Single Family (RSF-3) to General Business District (B-3).

Location: Subject property is located at 25413 St Hwy 59.

c.) Z24-16, Creekwood LLC Property

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

Purpose: The applicant is requesting to rezone 16 +/- acres from Residential Single Family (RSF-3) to Residential Single Family (RSF-4).

Location: Subject property is located south of County Road 32 and west of State Hwy 181.

11. Consideration of Applications and Requests: Subdivision Cases

a.) SPP24-08, Carillon Oaks 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 a 3-lot commercial subdivision.

Location: Subject property is located on the west side of State Highway 181, north of Pleasant Rd, near the City of Daphne.

12. Consideration of Applications and Requests: Commission Site Plan Approval Cases

a.) CSP24-13, Candeland Storage Buildings

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 a storage facility.

Location: Subject property is located south of County RD 12 S and east of Norris Lane.

13. New Business: None

14. Public Comments: None

15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **July 11, 2024**

16. Adjournment.