



# Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, July 11, 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.
5. Adjournment.



## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 11, 2024

4:00 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. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - June 6, 2024, Work Session Minutes
  - June 6, 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.) PER24-25, Two Lakes RV Park/Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of cases S-21087 & S-21089, Two Lakes RV Park & Subdivision PH 1.

Location: Subject property is located on the west side of Roscoe Rd.

### b.) PER24-26, Flamingo RV Park aka Plantation RV Park

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

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of case S-21080, Flamingo RV Park, formerly Plantation RV Park PH 2.

Location: Subject property is located on the west side of County Rd 65.

### c.) PER24-29, Malbis Park Place Apartments

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

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of case S-21066, Malbis Park Place Apartments, formerly Parkside at Eastern Shore.

Location: Subject property is located on the north side of US 90 and immediately east of the Historic Malbis Subdivision.

### d.) PER24-30, South Bend Village

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

Purpose: The applicant is requesting a one (1) year Extension Request of Preliminary Plat approval of South Bend Village Subdivision, Phase 1-2, a 125-lot subdivision.

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

**e.) CSP24-01, Office Space**

*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 720 square foot office building.

Location: Subject property is located west of State Highway 59 and north of Dawson Road in Loxley.

**f.) CSP24-19, Coastal 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 construction of a classroom building and lobby area.

Location: Subject property is located north of County Road 64 and east of County Road 54 W in Belforest.

**g.) CSP24-25, G Paws Farm**

*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 dog grooming and boarding facility.

Location: Subject property is located east of County Road 87 and north of Frank Road in Elberta.

**h.) SC24-25, Double Eagle Estates**

*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 properties are located on the east side of County Rd 97 and north side of Hagendorfer Road in the Lillian area.

**i.) SC24-27, Prickett 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 property is located west of County Rd 13 and north of US Hwy 98.

**j.) SC24-28, 3 Amigos 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 west of Hwy 181, south of Twin Beech Rd (County Rd 44), near the City of Fairhope.

**k.) SV24-10, Coleman Family Division**

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

Purpose: The applicant is requesting a variance from the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and grandchildren/great-grandchildren.

Location: Subject properties are located east of Coleman Lane and north of Hwy 31, east of the City of Spanish Fort.

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

None.

**9. Consideration of Applications and Requests: Rezoning Cases**

**a.) Z24-17, Point Clear Village III**

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

Purpose: The applicant is requesting to rezone 2.2 +/- acres from Local Business District (B-2) to Residential Single-Family (RSF-2).

Location: Subject properties are located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope.

**b.) Z24-18, Bengtson Property**

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

Purpose: The applicant is requesting to rezone 21 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-3).

Location: Subject property is located north of County Rd 54 and west of State Highway 59 in the Robertsdale area.

**c.) Z24-19, Fincher Property**

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

Purpose: The applicant is requesting to rezone 45.30 +/- acres from Residential Single-Family (RSF-3) to Residential Single-Family (RSF-4).

Location: Subject properties are located on the west side of Rawls Rd.

**d.) Z24-21, MacCartee Property**

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

Purpose: The applicant is requesting to rezone 1.6 +/- acres from Neighborhood Business (B-2) to Residential Multiple Family (RMF-6).

Location: Subject property is located west of State Highway 181 in Daphne.

**e.) Z24-22, Lipscomb Property**

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

Purpose: The applicant is requesting to rezone 6.5 +/- acres from Neighborhood Business (B-2) to Residential Single-Family (RSF-2).

Location: Subject property is located at the corner of County Road 12 and Magnolia Springs Hwy, just south of the town of Magnolia Springs.

**f.) Z24-23, Jim & Donna Enterprises LLC Property**

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

Purpose: The applicant is requesting to rezone 124 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1).

Location: Subject properties are located north of County Road 20 and west of Stucki Rd.

**g.) Z24-24, Keith Property & PRD24-03, Graden Place**

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

Purpose: The applicant is requesting to rezone 20 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1) and approval for a 24-site Planned Residential Development (PRD).

Location: Subject properties are located north of US Hwy 98 and west of County Rd. 13.

**h.) Z24-25, Frank Property & PRD24-02, Farmington**

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

Purpose: The applicant is requesting to rezone 78 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1) and approval for a 102-site Planned Residential Development (PRD).

Location: Subject properties are located north of Woerner Rd. and west of County Rd. 95.

## **10. Consideration of Applications and Requests: Subdivision Cases**

### **a.) SC24-26, Hall's Creek Farm**

*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 28-lot subdivision.

Location: Subject property is bisected by Old Ganey Rd (County Rd 96), north of the City of Bay Minette.

## **11. Consideration of Applications and Requests: Commission Site Plan Approval Cases**

### **a.) CSP24-12, Smeraglia Kennels**

*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 dog kennel.

Location: Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsdale area.

## **12. New Business: None**

## **13. Public Comments: None**



**14. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

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

**15. Adjournment.**