



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, September 5, 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, September 5, 2024

4:00 p.m.

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Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

7. Proposed Consent Agenda Items

None.

8. Consideration of Applications and Requests: Old Business

a.) PER24-39, Sherwood Grove 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 for Preliminary Plat approval for a 166-lot subdivision.

Location: Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River.

9. Consideration of Applications and Requests: Highway Construction

Setback Appeals

None.

10. Consideration of Applications and Requests: Rezoning Cases

a.) PID23-01, Ecovery Property

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

Purpose: The applicant is requesting to modify the approved site plan for less parking.

Location: Subject properties are located on the east of Railroad Ave and south of Black Devine Rd.

b.) Z24-33, Chadwell Property

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 Rural District (RR).

Location: Subject property is located north of US Highway 98, East of Elberta.

c.) Z24-34, Renfroe Property

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

Purpose: The applicant is requesting to rezone 2 +/- acres from Professional Business District (B-1) to Neighborhood Business District (B-2).

Location: Subject property is located east of State Highway 181, north of County Rd 48 and south of Gayfer Rd Ext.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-08 / SV24-14, London’s Landing

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 an 11-unit Planned Unit Development (PUD) and a Variance from Article 5.5.16 Street Elevations, of the Baldwin County Subdivision Regulations.

Location: Subject properties are located west of Plash Rd in the Bon Secour area.

b.) PUD24-09, By the Bay 2

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 25-unit RV Park.

Location: Subject properties are located south of US Hwy 98 and west of Keller Rd.

c.) SPP24-13, Avery Cove 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 a 121-lot subdivision.

Location: Subject property is located south of County Rd 48 and west of Baldwin County Beach Express.

d.) SPP24-14, Abbey Oaks 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 an 81-lot subdivision.

Location: Subject property is located west of Jimmy Faulkner Rd. and south of D'Olive Rd, near Spanish Fort.

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

None.

13. New Business: None

14. Public Comments: None

15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **October 3, 2024**

16. Adjournment.