



Baldwin County Planning & Zoning Commission Agenda

Thursday, January 9, 2025

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:**
 - December 5, 2024, Work Session Minutes
 - December 5, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Presentations

Updates to the Flood Hazard Management Plan.

8. 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.) PER24-49, Magnolia Acres Ph II 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 of the Preliminary Plat for Magnolia Acres Ph II.

Location: Subject property is located on the south side of County Rd 28, 0.65 miles west of County Rd 55 in the Summerdale area in Planning District 14.

b.) PER24-50, South Bend Village Ph 3-4 Extension

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

Purpose: The applicant is requesting an extension of the Preliminary Plat for South Bend Village Ph 3-4.

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 in Planning District 39 (PD 14 at the time of approval).

c.) SC24-56, Resub of Lot 1, Parker Acres

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 2-lot subdivision.

Location: Subject property is located east of Old Ganey Rd, north of Bay Minette in Planning District 2.

d.) SPP24-31, Resub of Lot 4A, Kieffer 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 4-lot subdivision.

Location: Subject property is located west of County Rd 97, approximately 560 ft south of US Highway 98 between Elberta and Lillian in Planning District 22.

e.) SPP24-32, Beetree Creek Ranch

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 3-lot subdivision.

Location: Subject property is located on the west side of County Road 87 just north of Seed Orchard Rd in Planning District 13.

f.) SPP24-33, Driftwood 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 13-lot subdivision.

Location: Subject property is located west of County Rd 91, approximately 800 ft north of US Highway 98 between Elberta and Lillian in Planning District 22.

g.) SPP24-34, Homewood Acres 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 6-lot subdivision.

Location: Subject property is located south of County Rd 26 and east of County Rd 95, south of the Town of Elberta in Planning District 32.

9. Consideration of Applications and Requests: Old Business

a.) PUD24-10, Southern Path RV Camp

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 36-unit RV Park.

Location: Subject property is located west of State Highway 59 in the Stapleton area in Planning District 7.

10. Consideration of Applications and Requests: Highway Construction Setback Appeals

None.

11. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-50, Kimbrough Property

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

Purpose: The applicant is requesting to rezone 114.3 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

Location: Subject property is located south on County Rd 12 S and east of Norris Ln in Planning District 21.

b.) Z24-53, Gatlin Property

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

Purpose: The applicant is requesting to rezone 40 +/- acres from Rural Agriculture (RA) to Residential Single Family (RSF-2).

Location: Subject properties are located north of the Foley Beach Express and west of Roscoe Rd in Planning District 30.

12. Consideration of Applications and Requests: Subdivision Cases

a.) SC24-58 & SV24-19, Resub of Lot 12, Parker Acres

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

Purpose: The applicant is requesting Preliminary & Final Plat approval for a 2-lot subdivision and approval for a Variance from the Baldwin County Subdivision Regulations requiring direct road frontage on lots less than 20 acres.

Location: Subject property is located west of Old Ganey Rd, north of Bay Minette in Planning District 2.

b.) SV24-18, Paul & Janet Smith Family Exempt Subdivision Variance

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations, Section 5.4(a)(2) – Lot size requirement.

Location: Subject property is located on the east side of Greeno Rd just north of Bishop Rd in the Fairhope area in Planning District 17.

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

None.

14. New Business: Election of 2025 Officers.

15. Public Comments: None.

16. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **February 6, 2025**

17. Adjournment.