



Baldwin County Planning & Zoning Commission Agenda

Thursday, February 6, 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:**
 - January 9, 2025, Work Session Minutes
 - January 9, 2025, 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.) PER25-01, Beach and Barn RV Park Ext (formerly Salty Stay RV Park)

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

Purpose: The applicant is requesting the second & FINAL one (1) year extension of the Final Site Plan approval of PUD21-10, Beach and Barn RV Park that was originally approved February 3, 2022.

Location: Subject properties are located on the west side of County Rd 65, approximately 1 mile south of County Rd 26 near the City of Foley in Planning District 34.

b.) CSP24-35, Campbell Road Cell Tower

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 the construction of a new cell tower.

Location: Subject property is located north of County Rd 64, east of Campbell Rd and west of the Baldwin Beach Express in Planning District 12.

c.) SC24-59, Replat of Lot 1, Guthrie 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 2-lot subdivision.

Location: Subject property is located on the northeast corner of the intersection of County Rd 32 (Marlow Rd) and County Rd 13 southeast of the City of Fairhope in Planning District 8.

d.) SC24-60, Bryars 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 4-lot subdivision.

Location: Subject property is located on the north side of Comstock Road and the west side of CC Rd in Elberta in Planning District 22.

e.) SC24-62, Clayton 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 2-lot subdivision.

Location: Subject property is located west of County Rd 91 and north of County Rd 99 in the Lillian area in Planning District 33.

f.) SPP24-36, Seville Estates

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 9-lot subdivision.

Location: Subject properties are located east of County Rd 93, less than half a mile north of US Highway 98 near the Lillian community in Planning District 22.

8. Consideration of Applications and Requests: Old Business

None.

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

None.

10. Consideration of Applications and Requests: Rezoning / PRD Cases

a.) PRD24-10, Two Lakes Phases 1 & 2

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

Purpose: The applicant is requesting Planned Residential Development approval for a 114-unit RV Park.

Location: Subject property is located on the west side of Roscoe Rd approximately 1,000 ft north of Bradford Rd in Planning District 30.

b.) Z24-51, Hagle Property

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

Purpose: The applicant is requesting to rezone 29 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-1).

Location: Subject property is located southeast of Fairhope, on the NE corner of County Rd 13 and County Rd 32 in Planning District 8.

c.) Z24-55, No Doubt Holdings, LLC Property

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

Purpose: The applicant is requesting to rezone 4.2 +/- acres from Base Community Zoning (BCZ) to Rural District (RR).

Location: Subject property is located south of Nix Lane and west of St Highway 181 in the Fairhope community in Planning District 39.

d.) Z24-56, Greene Property

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

Purpose: The applicant is requesting to rezone .50 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-2).

Location: Subject property is located on the south side of Keller Road in Planning District 35.

e.) Z24-57, Smith Property

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

Purpose: The applicant is requesting to rezone 1.76 +/- acres from General Business District (B-3) to Major Commercial District (B-4).

Location: Subject properties are located west of St Hwy 59 and north of Dawson Rd in Planning District 12.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-13, Cottages on 31

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 29-unit townhouse development.

Location: Subject properties are located west of US Hwy 31 in Planning District 7.

b.) SPP24-39, Southtown Phase II

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 193-lot subdivision.

Location: Subject property is located south of County Rd 48 and west of St Hwy 59 in Planning District 18.

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

None.

13. Public Comments: None.

14. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

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

15. Adjournment.