



Baldwin County Planning & Zoning Commission Agenda

Thursday, May 1, 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:**
 - April 3, 2025, Work Session Minutes
 - April 3, 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.) PER25-13, Oak Ridge RV Park Extension

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for Oak Ridge RV Park.

Location: Subject property is located on the east side of St Hwy 287 (Rabun Rd), north of Louis Cooper Rd and north of Bay Minette in Planning District 5.

b.) PER25-16, Sunset Ridge Manufactured Home Park Extension

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for Sunset Ridge Manufactured Home Park.

Location: Subject properties are located on the north side of St Hwy 104, 1.2 miles west of the Town of Silverhill in Planning District 14.

c.) SC25-05, Turner-Thompson 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 4-lot residential subdivision.

Location: Subject property is located north of Thompson Rd and east of State Highway 59, in the Stockton community area in Planning District 3.

d.) SC25-10, Barnwell 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 5-lot commercial subdivision.

Location: Subject properties are located south of Hwy 98 and east of Greeno Rd near the City of Fairhope in Planning District 17.

e.) SC25-14, Resub of Parcel 2 Grund 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 residential subdivision.

Location: Subject property is located at the intersection west of State Highway 59 and north of County Rd 8 in Planning District 27.

f.) SC25-16/SPP25-13, Will's Place 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 9-lot residential subdivision.

Location: Subject property is located on the east side of Day Road, south side of Channel 44 Rd, and north side of Timber Company Rd in the Elsanor area in Planning District 13.

g.) SC25-17, Rigsby 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 7-lot residential subdivision.

Location: Subject property is located on the north side of County Rd 62 N, east of Newport Road in the Elsanor area in Planning District 12.

h.) SRP25-06 & SV25-07, Legacy Hills Subdivision

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

Purpose: The applicant is requesting a Revised Site Plan to remove the northern 69.31 acres as a remnant parcel and a Variance to allow the remnant parcel to be excluded from some or all the requirements of the Subdivision Regulations.

Location: Subject properties are located east of Baldwin Beach Express and north of County Rd 38 in Planning District 18.

8. Consideration of Applications and Requests: Old Business

a.) PER25-15, BFLC Lawrence Creek Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of PUD approval for BFLC Lawrence Creek Subdivision.

Location: Subject property is located on the north side of US Hwy 90, one and a half miles east of County Rd. 87 in Planning District 13.

b.) SRP25-05, Firefly Commons Condos

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

Purpose: The applicant is requesting a Revised Site Plan to convert a townhome PUD site plan to a condominium site plan.

Location: Subject property is located on the east side of Thompson Hall Road, north of County Rd 44 adjacent to the City of Fairhope in Planning District 8.

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

None.

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

a.) Z25-09, Parker Property

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

Purpose: The applicant is requesting to rezone 10 +/- acres from Residential Single Family Estate (RSF-E) to Neighborhood Business (B-2).

Location: Subject property is located north of Pleasant Rd and east of County Rd 13 in Planning District 15.

b.) Z25-10, Bayview Partners LLC/Lovelace Property

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

Purpose: The applicant is requesting to rezone 15.9 +/- acres from Rural Agricultural (RA) to Residential Manufactured Housing (RMH).

Location: Subject property is located on the north side of US Hwy 90 and west of the Baldwin Beach Express in Planning District 31.

c.) Z25-12, Ewing Property

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

Purpose: The applicant is requesting to rezone 20 +/- acres from Residential Single Family Estate (RSF-E) to Rural Agricultural (RA).

Location: Subject property is located on the north side of County Rd 20 and west of Stucki Rd off Fell Rd in Planning District 22.

d.) Z25-14, Blair/Mandel Property

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

Purpose: The applicant is requesting to rezone .5 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-4).

Location: Subject properties are located north of St Hwy 180 and north of Gulf Beach Drive in Planning District 25.

e.) Z25-16, SR Development LCC Property

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

Purpose: The applicant is requesting to rezone 2.55 +/- acres from Rural Agricultural (RA) to Neighborhood Business (B-2).

Location: Subject property is located east of County Rd 87 and south of Country Rd 32 in Planning District 22.

f.) TA25-02, Amendment to Baldwin County Zoning Ordinance – Planning District 26.

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

Purpose: Proposed Amendment to the local provisions of Planning District 26 in the Baldwin County Zoning Ordinance.

11. Consideration of Applications and Requests: Subdivision Cases

a.) SPP25-01, Wellsbury 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 98-lot residential subdivision.

Location: Subject property is located south of County Road 32 and west of St Hwy 181 in Planning District 39.

b.) SV24-07, Tracey Ingram 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 regarding the minimum lot size requirement for RV Parks.

Location: Subject property is located south of Goat Cooper Rd, on the north side of Styx River in Planning District 13.

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: ***June 5, 2025***

16. Adjournment.