



Baldwin County Planning & Zoning Commission Agenda

Thursday, January 7, 2021
4:00 p.m.

Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama

www.planning.baldwincountyal.gov

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**

December 3, 2020 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-zoning Cases**

a.) **Case P-21001, Albee Property**

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

Purpose: The applicant is requesting conditional use approval to allow an airplane hangar to be built on the property.

Location: The subject property is located at 33599 Sunset Drive, in Planning District 22.

b.) Case P-21002, Pittman Property

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

Purpose: The applicant is requesting conditional use approval to allow an office-warehouse with buildings for boat & RV storage on the property.

Location: The subject property is located on the north side of Milton Jones Rd., in Planning District 15.

c.) Case Z-21002, Sute Property

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

Purpose: The applicant is requesting to rezone 4.7+/- acres from RSF-E to B-4 to allow commercial use of the property.

Location: The subject property is located at 10275 County Road 64, in Planning District 15.

d.) Case Z-21003, Garlock Property

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

Purpose: The applicant is requesting to rezone .53+/- acres from RSF-1 and RSF-2 to RA to allow residential and home occupation on the property.

Location: The subject property is located at 34933 Boykin Blvd., in Planning District 22

e.) Case Z-21006, Middleton Property

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

Purpose: The applicant is requesting to rezone 2.11+/- acres from RSF-E to B-4 to allow storage facility on the property.

Location: The subject property is located at 25120 Rawls Rd, in Planning District 12

f.) Case Z-21007, E & T Enterprises Property

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

Purpose: The applicant is requesting to rezone 75.93+/- acres from RA to RSF-2 to allow single family residential development of the property.

Location: The subject property is located on the southeast corner of Co Rd 12 S and Nall Road, in Planning District 21.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-20079 BFLC 63762 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 197.47acres.

Location: The subject property is located on the south side of Linholm Road approximately 0.10 miles east off County Road 64 Ext. in the Wilcox area.

b.) Case S-20081 BFLC 63761 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 91.06 acres.

Location: The subject property is located between County Road 64 and County Road 87, approximately 0.25 miles south of Linholm Road and on the east side of Goat Cooper Road.

c.) Case S-20084 BFLC 63757 PH I, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 110.21 acres.

Location: The subject property is located on the south side of Linholm Road, between Peter Morris Road and Footsteps Lane, approximately 0.25 miles west off County Road 87.

d.) Case S-20085 BFLC 63757 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 128.75 acres.

Location: The subject property is located on the north side of Linholm Road, approximately 0.25 miles west off County Road 87.

e.) Case S-20090 BFLC 63775 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 268.52 acres.

Location: The subject property is located on the east side of County Road 87 approximately 0.5 miles north of the I-10 overpass

f.) Case S-21003 BFLC 9833 PH II, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 39.77 acres.

Location: The subject property is located on the north side of Waterworld Road approximately 0.25 miles east from County Road 64 Ext. in the Wilcox area.

g.) Case S-21004 BFLC 9833 PH I, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 5-lot subdivision on 55.82 acres.

Location: The subject property is located on the north side of Waterworld Road approximately 0.50 miles east from County Road 64 Ext. in the Wilcox area.

h.) Case S-21008 Hollinger Ridge, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 3-lot subdivision on 128.03 acres.

Location: The subject property is located on the east side of Brady Road, approximately 0.75 miles north of Dunbar Road in the Wilcox area.

i.) Case S-21005 Blackwater Farm Subdivision, Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 6-lot subdivision on 19.06 acres.

Location: The subject property is located on the east side of County Road 85 S, approximately 0.25 miles south of US Hwy 90 in the Elsanor area.

j.) Case S-21002 Carmel Flats, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval for a 242 unit Planned Development on 20.24 acres.

Location: The subject property is located on south side of Twin Beech Road (County Road 44) at Thompson Hall Road Fairhope area.

9. Old Business:

10. New Business:

11. Public Comments

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: February 4, 2021

13. Adjournment.