



## Baldwin County Planning & Zoning Commission Agenda

Thursday, May 6, 2021  
4:00 p.m.

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

[www.planning.baldwincountyal.gov](http://www.planning.baldwincountyal.gov)

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**  
  
April 1, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Old Business:**
  - a.) **Z-19009 Seaglade at St. Andrews Bay**  
  
Purpose: A request for extension of PRD Site Plan Approval.

Location: South side of Fort Morgan Road (State Highway 180), West of Triple Tail Lane, East of Pontoon Lane

**8. Consideration of Applications and Requests: Subdivision Cases**

**a.) Case S-21039 Fell Road Subdivision-Phase 1, Variance Request**

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

Purpose: The applicant is requesting a Variance approval from the Baldwin County Planning and Zoning Commission to allow the four lots of the proposed subdivision to front on a dirt road.

Location: The subject property is located on the south and east side of Fell Rd, west of Stucki Road in the Elberta area.

**b.) Case S-21040 Fell Road Subdivision-Phase 2, Variance Request**

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

Purpose: The applicant is requesting a Variance approval from the Baldwin County Planning and Zoning Commission to allow the four lots of the proposed subdivision to front on a dirt road.

Location: The subject property is located on the south and east side of Fell Rd, west of Stucki Road in the Elberta area.

**c.) HS-21001 Co Rd 48, Faulkner Division Highway Construction Setback Appeal**

Purpose: The applicant is requesting an appeal from the Highway Construction Setback to allow a garage to remain in the existing location.

Location: The subject site is located on the south west corner of Co Rd 48 and Co Rd 9, in the Silverhill area.

**d.) Case S-21046 Faulkner Division, Development Permit Approval**

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

Purpose: The applicant is requesting a Development Permit Approval for a 2-lot subdivision on 52 +/- acres.

Location: The subject site is located on the south west corner of Co Rd 48 and Co Rd 9, in the Silverhill area.

**e.) Case S-21047 Blackwater Farms 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 a Development Permit Approval for a 5-lot subdivision on 19.06 +/- acres.

Location: The subject property is located on the east side of County Road 85 approximately 0.25 miles south of US HWY 90 in the Elsanor Community near Robertsdale.

**9. Consideration of Applications and Requests: Rezoning Cases**

**a.) Case P-21005, Boggy Branch LLC 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 expansion of an existing cell tower facility by 330 square feet, on 68.31 acres zoned RR, Rural District.

Location: West side of State Hwy 225 north of Lake Boulevard, in Planning District 10.

**b.) Planning District 19 Zoning Map and Local Provisions**

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

Purpose: The adoption of the Zoning map and Local Provisions for Planning District 19.

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: **June 3, 2021**

**13. Adjournment.**