



Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, August 1, 2024
3:00 p.m.

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

Email: planning@baldwincountyal.gov

1. Call to order.
2. Roll call.
3. Discussion of items related to the upcoming agenda and any other necessary items related to the Planning Commission.
4. Questions and Concerns.
5. Adjournment.



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Thursday, August 1, 2024

4:00 p.m.

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22251 Palmer Street

Robertsdale, Alabama

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1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - July 11, 2024, Work Session Minutes
 - July 11, 2024, 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.) PER24-38, Park View PH II

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 Request of Preliminary Plat approval of case S-21079, Park View PH II, a 55-lot subdivision.

Location: Subject property is located north of Camellia Road.

b.) CSP24-28, Vertical Bridge Cell Tower

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

Purpose: The applicant is requesting Commission Plan Approval of the construction of a 2,500 square foot fenced compound for a 195-foot-tall wireless communication tower.

Location: Subject property is located along the Foley Beach Expressway and Roscoe Road.

c.) CSP24-29, Pridmore Storage

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

Purpose: The applicant is requesting Commission Site Plan Approval of the construction of four 11,000 square foot canopies for boat and RV storage.

Location: Subject property is located south of County Road 12 S and west of State Highway 59 in the Foley area.

d.) CSP24-30, Port City Glass Facility

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 19,625 square foot glass sales facility.

Location: Subject property is located east of Austin Road and south of County Road 64.

e.) SC24-35, Pine Nest 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 south of Bermuda Lane and southwest of Hunting Club Road in the Seminole area.

f.) SV24-11, Kulman Family Exemption

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

Purpose: The applicant is requesting a variance from Article 4.2(a) of the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and a step-granddaughter.

Location: Subject property is located east of County Road 9 and north of Mannich Lane.

8. Consideration of Applications and Requests: Old Business

None.

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

a.) HCA24-03, AmeriFirst Bank

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

Purpose: The applicant is requesting an appeal to allow required parking, porch extension and the roof of the drive thru to remain in the Highway Construction setback.

Location: Subject property is located at the intersection of Scenic Highway 98 and County Road 32 in Fairhope.

10. Consideration of Applications and Requests: Rezoning Cases

a.) PRD24-01, Sailor's Landing

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

Purpose: The applicant is requesting approval for a Planned Residential Development (PRD) for a 226-site residential development.

Location: Subject property is located south of US Hwy 98 and west of County Rd. 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.

b.) Z24-26, Johnson 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 Residential Single Family District (RSF-1) to Rural District (RR).

Location: Subject property is located south of Keller Road and east of Helton Road in Foley.

c.) Z24-27, Corn Branch, LLC Property

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

Purpose: The applicant is requesting to rezone 14 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located east of Blueberry Lane and north of Vasko Road in Silverhill.

d.) Z24-29 McCraney Property & PRD24-06, Bear Creek

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

- Purpose: The applicant is requesting to rezone 59 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2) and approval for a 132-unit Planned Residential Development (PRD).
- Location: Subject property is located east of County Road 83, north of Kichler circle and south of Grubber's Lane.

e.) Z24-30, Childress Property

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

- Purpose: The applicant is requesting to rezone 8.8 +/- acres from Residential Single Family District (RSF-3) to Residential Single Family District (RSF-4).
- Location: Subject property is located on the east side of Raynagua Blvd and west of Rawls Rd.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-07, Mini Lane

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 10-site Planned Unit Development (PUD).
- Location: Subject properties are located south of County Road 10 and east of County Road 19, west of Foley.

b.) SPP24-10, Saddlebrook 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 339-lot subdivision.

Location: Subject properties are located west of Highway 98 (Greeno Road), south of Wagoner Road and north of County Road 24, near the City of Fairhope.

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: ***September 5, 2024***

16. Adjournment.