



Baldwin County Planning & Zoning Commission Agenda

Thursday, December 5, 2024

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:**
 - November 7, 2024, Work Session Minutes
 - November 7, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

a.) PER24-42, Fairhope Falls Ph 8-9 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 the Preliminary Plat for Fairhope Falls Ph 8-9.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill in Planning District 37.

b.) PER24-46, Glass Rd 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 the Final Site Plan for case PUD21-06, Glass Road RV Park, originally approved December 2, 2021.

Location: Subject property is located at the intersection of Patterson Rd and Glass Rd in the Wilcox community in Planning District 13.

c.) SFP24-18, Two Lakes PH 1

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

Purpose: The applicant is requesting approval to grant the Chairman of the Baldwin County Planning and Zoning Commission the authority to sign the final plat in lieu of the signatories of the City of Gulf Shores.

Location: Subject property is located west of Roscoe Rd near the City of Orange Beach in Planning District 30.

d.) CSP24-31, Vertical Bridge

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

Purpose: The applicant is requesting Commission Site Plan approval for a 5,625-sf gated compound for the construction of a new 260-ft self-supporting telecommunication tower.

Location: Subject property is located north of I-10 and east of the Baldwin Beach Express in Planning District 12.

e.) SC24-53, Phillipsville Knoll 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 5-lot subdivision.

Location: Subject property is located east of Phillipsville Rd and north of Geaux Rd in Planning District 6.

f.) SC24-55, Resub Lot 1 T&K 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 on the west side of Glass and Spivey Road, south of County Road 62 S in the Elsanor community in Planning District 18.

g.) SPP24-29, Madalyn’s Way

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 3-lot subdivision.

Location: Subject property is located north of Sedona Drive, west of County Rd 54 E and east of the City of Daphne in Planning District 15.

h.) SPP24-30, Resub Parcel B Point Clear Tennis Club

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 3-lot subdivision.

Location: Subject property is located north of Marlow Rd (Co Rd 32) and west of Tennis Club Drive, south of the City of Fairhope in Planning District 19.

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 Cases

a.) Z24-47, Randall Property

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

Purpose: The applicant is requesting to rezone 21 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-2) and rezone 10 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

Location: Subject property is located on the northeast corner of State Hwy 104 and Saint Michael Way in Planning District 37.

b.) Z24-49, Johnson Property & PRD24-07, Bear Creek Subdivision

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

Purpose: The applicant is requesting to rezone 58 +/- acres from Rural Agriculture (RA) to Residential Single Family (RSF-1) and approval for a 247-site, 116 +/- acre Planned Residential Development (PRD).

Location: Subject properties are located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane near the town of Elberta in Planning District 22.

11. Consideration of Applications and Requests: Subdivision Cases

None.

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: ***January 9, 2025***

16. Adjournment.