



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 5, 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:**
 - July 8, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Rezoning Cases**
 - a.) **Case Z-21027, Leech Property**

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

Purpose: The applicant is requesting to rezone .45+/- acres from RSF-2 to RSF-4 to allow the parcel to be divided into two lots.

Location: East side of Spring Branch Rd, on the bay, in Planning District 32.

b.) b.) Case Z-21028, Weaver Property

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

Purpose: The applicant is requesting to rezone 4.70+/- acres from RA to RR to allow auto repair and auto sales on the parcel.

Location: South side of Kichler Circle N, west of County Road 83, in Planning District 22.

c.) Case TA-21002, Amendments to the Baldwin County Zoning Ordinance, Article 3,4,5,6,7,8,10,12,13,19,21,22 and 23, Site Plan Approval

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

Purpose: A proposed Text Amendment to the Baldwin County Zoning Ordinance as it pertains to incorporation of site plan approvals for certain developments.

8. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-20069 – Hookbone RV Park, Variance Request Approval

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

Purpose: The applicant is requesting a Variance approval for Hookbone RV Park from the Baldwin County Planning and Zoning Commission to allow for a variance of the current subdivision regulations from the required 30' setback requirements.

Location: The subject property is located on the west side of State Highway 59 north of Couch Plant Road on 4.77 acres +/- in the Summerdale area

b.) Case S-21052 – Plantation RV Park Phase I, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 48-site RV Park on 13.02 acres.

Location: The subject property is located on the west side of County Road 65 approximately 1.2 miles north County Road 12.

c.) Case S-21056, Seminole RV Park, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 30-site RV Park on 7.31 acres.

Location: The subject property is located on the north side of US HWY 90/SR16, along the west bank of Styx River, approximately 1.1 miles west of the Alabama / Florida State Line.

d.) Case S-21058 The 49 Subdivision, Development Permit

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 11-lot subdivision on 49.27 acres.

Location: The subject property is located on the east side of CR99 approximately 1/8 mile south of Tarklin View Drive near the Lillian community.

**e.) Case S-21061 Re-Subdivision of lot 1 Hilltop Subdivision,
Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 9.48 acres.

Location: The subject property is located on the south side of North Boulevard approximately 0.37 miles east of County Road 49 near Silverhill.

f.) Case S-21066 Parkside Eastern Shore, Final Site Plan Approval

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 288- unit apartment complex on 42.59 acres.

Location: The subject property is located on the north side of US 90 and Immediately east of the Historic Malbis Subdivision.

g.) Case S-21068, CDR Subdivision, Development Permit

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 6.46 acres.

Location: The subject property is located on the south side of D'Olive Road off Jimmy Faulkner Drive in the Spanish Fort area.

h.) Case S-21072 Mesa Subdivision, Variance Request Approval

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

Purpose: The applicant is requesting a variance request from the Baldwin County Subdivision Regulations to allow creation of 4 proposed lots and allow the remaining property to be a “remnant parcel” not located within a recorded-plat subdivision. The resultant remnant creates a “four lot subdivision” for which an explicit procedure is not within the subdivision regulations.

Location: The subject property is located on the north side of Price Grubb Roads in the Elsanor area.

i.) Case S-21072 Mesa Subdivision, Development Permit

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 4-lot subdivision on 4.23 acres.

Location: The subject property is located on the north side of Price Grubb Roads in the Elsanor area.

9. Old Business:

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: **September 2, 2021**

13. Adjournment.