



Baldwin County Planning & Zoning Commission Agenda

Thursday, May 5, 2022
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:**
 - April 7, 2022 Work Session Minutes
 - April 7, 2022 Meeting Minutes
6. **Announcements / Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Cases**

a.) Case, SPP22-2, Pecan Place

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 34-lot subdivision on 18.76 acres+/- be known as Pecan Place.

Location: The subject property is located at the northeast corner of the intersection of County Road 49 and State Highway 104 in the Silverhill area.

b.) Case SC22-18, Replat of Lots 5A & B Gardner Trace

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 6-lot subdivision on 23.16 acres+/- be known as Replat of Lots 5A & B Gardner Trace Subdivision.

Location: The subject property is located at the on the north side of Gardner Road and east side of CC Road in Elberta.

c.) Case SV22-5, Philwood Subdivision Variance Request

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

Purpose: The applicant is requesting variance approval to allow the exclusion of 200 acres+/- from the subdivision plat for Philwood Subdivision.

Location: The subject property is located on the south side of Driskell Road approximately 0.5 miles west of County Road 68 in the Loxley area.

d.) Case SV22-6, Tyrell Clark Variance Request

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

Purpose: The applicant is requesting variance approval to allow the exclusion ingress/egress/utility access to be less than 30' in width.

Location: The subject property is located on the east side of County Road 65, north of Driskell Road in the Loxley Planning Jurisdiction.

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

a.) Case CSP22-3, Sawyer Property

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 a food trailer for an outdoor eatery business.

Location: The subject property is located at 1103 Ewing Place in the Fort Morgan area, in Planning District 25.

b.) Case Z22-5, Swift Land & Timber LLC Property

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

Purpose: The applicant is requesting to rezone 29.4 acres of a 31-acre parcel from B-4 to RSF-4 to allow for development of a residential subdivision with 60' wide lots.

Location: The subject property is located on the north side of US Highway 98 and the east side of County Road 91, in Planning District 22.

c.) Case Z22-6, Action Auto Wholesale Property

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

Purpose: The applicant is requesting to rezone 1.00+/- acres from B-2 to B-3 to allow used car sales and a tire shop on the property.

Location: The subject property is located at 34382 US Highway 98, in Planning District 33.

d.) Case Z22-7, Herndon Property

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

Purpose: The applicant is requesting to rezone 4.27+/- acres from RSF-1 to RSF-2 to allow lots with 80' frontage to a depth of 200'.

Location: The subject property is located south of County Road 32 and west of Calloway Drive, in Planning District 26.

e.) Case Z22-8, Vasut Property

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

Purpose: The applicant is requesting to rezone 39+/- acres from RA to RSF-4 to allow development of a residential subdivision.

Location: The subject property is located on the west side of State Highway 59, south of Thompson Rd, in Planning District 12.

f.) Case Z22-9, Bertolla Properties LLC Property

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

Purpose: The applicant is requesting to rezone 44.4+/- acres from RSF-2 and RSF-E to RSF-3 to allow development of a residential subdivision.

Location: The subject property is located on the south side of Rebel Road, east of State Highway 181, in Planning District 15.

g.) Case TA-22001, Amendments to the Baldwin County Zoning Ordinance.

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

Purpose: Proposed amendments to the Baldwin County Zoning Ordinance.

https://baldwincountyal.gov.sharepoint.com/:b:/s/PandZOnline/EWEe_aEgepTRGm02RG5CHlyYB-sCI_Qc2to0I9vZx6DiVQg?e=NZkgab

9. Old Business:

a.) Case Z-19009, Seaglade at St. Andrews Bay, PRD Extension Request

b.) Case P-15001, Niemeyer Property, Little Point Clear.

Purpose: Update on resolution progress and/or present a plan for resolving the remaining apparent violations.

10. New Business:

a.) HCA22-5, Meeks Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow a dwelling to be located 10' into the Highway Construction Setback.

Location: The subject property is located on Co. Rd. 1, in Planning District 26

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **June 2, 2022**

13. Adjournment.