



Baldwin County Planning & Zoning Commission Agenda

Thursday, June 2, 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:**
 - May 5, 2022 Work Session Minutes
 - May 5, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Subdivision Variance Case**

a.) Case, SV22-10, Sorzano Variance Request

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

Purpose: The applicant is requesting a variance from the rear yard drainage and utility ROW setback to allow construction of a swimming pool.

Location: The subject property is located at 15436 Troon Drive in the Woodmont, Phase 2 Subdivision.

8. Consideration of Applications and Requests: Rezoning Cases

a.) Case CSP22-8, Empire Construction 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 to allow construction of a new office building for a construction company.

Location: The subject property is located at 8188 Well Road in Planning District 15

b.) Case CSP22-9, Wise Properties, LLC 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 to allow construction of a 1,000 sq. ft. addition to an existing building,

Location: The subject property is located at 9930 Milton Jones Rd in Planning District 15.

c.) Case CSP22-10, Fort Morgan Marina LLC 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 temporary trailer.

Location: The subject property is located at 1577 Hwy 10 Suite B in Planning District 25

d.) Case CSP22-11, North Alabama Property Leasing 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 to allow construction of one 27,000 sq. ft. addition to an existing building and one 55,000 sq. ft addition to an existing building.

Location: The subject property is located at 26320 Railroad Ave. in Planning District 12.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SC21-3, Caney Branch 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 6- lot subdivision to be known as Caney Branch Subdivision.

Location: The subject property is located on the west side of Co Rd 93, north of US Hwy 98 near the Lillian Community.

b.) Case, SC22-6, Baudin Acres 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 3- lot subdivision to be known as Baudin Acres Subdivision.

Location: The subject property is located on the east side of Baudin Lane, east of Co Rd 26 near the town of Magnolia Springs.

c.) Case, SC22-12, Joshua Acres 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 10- lot subdivision to be known as Joshua Acres Subdivision.

Location: The subject property is located on the east side of Lottie Road, north of Doil Hadley Rd, in the Lottie Area.

d.) Case, SPP22-3, Cottonwood Estates

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 84- lot subdivision to be known as Cottonwood Estates.

Location: The subject property is located at the northwest intersection of River Park Road and Champion Road, west of Fish River.

e.) Case, SV22-8, Ashbury Townhomes Variance Request

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

Purpose: The applicant is requesting Variance approval from section 9.3.2 and 5.17 of the Baldwin County Subdivision Regulations to allow each townhome unit to be on a recorded lot of record.

Location: The subject property is located on the south side of County Road 12 S, west of State Hwy 59 near the city of Foley.

f.) Case, PUD22-6 Ashbury Townhomes

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

Purpose: The applicant is requesting Final Site Plan approve of an 80- lot planned unit development to be known as Ashbury Townhomes.

Location: The subject property is located on the south side of County Road 12 S, west of State Hwy 59 near the city of Foley.

10. Consideration of Applications and Requests: New Planning Districts

a.) Planning District 8 Map and Local Ordinance

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

Purpose: The adoption of the Zoning map and Local Provisions for Planning District 8.

https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/EIudK2bRaKJPg2VXAjaN_MoBUHuhYXSM92An11WmmruVZw?e=0xvaBJ

b.) Planning District 37 Map and Local Ordinance

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

Purpose: The adoption of the Zoning map and Local Provisions for Planning District 37.

<https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/EmkOlvbv8vdCg6f2EsyAQeYB5PCqWxxXig9srj11qR0EmA?e=IGcGnS>

11. Old Business:

a.) Case, S20013, Camellia Place Subdivision, extension request

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

Purpose: The applicant is requesting an extension of preliminary plat approval for Camellia Place Subdivision.

Location: The subject property is located at the intersection of Camellia Road and County Road 49 in the Silverhill area.

<https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/EvtjTfum5xZChiYpza3F1cgBcXtZCVBllbLa4KZTVUI4JQ?e=vmfUx8>

12. New Business:

13. Public Comments:

14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **July 7, 2022**

15. Adjournment.