



# Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, July 6, 2023

3:00 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. **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.**
6. **Adjournment.**



## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 6, 2023

4:00 p.m.

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Main Auditorium

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:**
  - June 1, 2023 Work Session Minutes
  - June 1, 2023 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

**7. Consideration of Applications and Requests: Old Business**

**a.) Case, P-18004, Bella Sera Gardens**

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

Purpose: Review compliance with the requirements of the previously approved Conditional Use and whether revoking of the approval may be appropriate. The property is zoned RSF-E in Planning District 15.

Location: Subject property is located at 25049 Co Rd 49 in the Loxley Area.

**b.) Case, PER23-10, Preliminary Plat Extension Request, Two Lakes RV Park PUD & Subdivision**

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

Purpose: The applicant is requesting a one-year extension for the Preliminary Plat and PUD Final site Plan related to Phase I of Two Lakes RV Park.

Location: Subject property is located at 5651 Roscoe Road in the Gulf Shores area.

**c.) Case, PER23-11, Preliminary Plat Extension Request, Malbis Park Place AKA Parkside At Eastern Shore**

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

Purpose: The applicant is requesting a one-year extension for the Final Site Plan approval for Malbis Park Place AKA Parkside At Eastern Shore

Location: Subject property is located on the north side of US Highway 90 in the Malbis area.

**d.) Case, PER23-12, Preliminary Plat Extension Request, Laurelbrooke Phases 1 and 2**

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

Purpose: The applicant is requesting 1-year extension for Preliminary Plat approval for Laurelbrooke Ph 1

Location: Subject property is located on the east side of State Highway 181, north of County Road 24 in the Fish River area.

**e.) Case, PER23-14, Preliminary Plat Extension Request, Plantation RV Park PH II**

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

Purpose: The applicant is requesting a one-year extension for the Final Site Plan approval for Plantation RV Park PH 2

Location: Subject property is located at 10252 Flamingo Way in the Foley area.

**f.) Case, CSP22-38, Dollar General 10-65**

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

Purpose: The applicant is requesting a 6-month extension for the Commission Site Plan approval Dollar General 10-65.

Location: Subject property is located at 18081 County Road 10 in the Foley area.

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

**a.) Case, Z23-15, Twelve Ducks Property**

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

Purpose: The applicant is requesting to rezone .78+/- acres from RSF-1 to B-2 to match the zoning on the adjacent parcels.

Location: Subject property is located on the east side of County Road 13, north of Fairhope Avenue in the Fairhope area, Planning District 37.

**b.) Case, Z23-16, Arellano Property**

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

Purpose: The applicant is requesting to rezone 1+/- acres from RA to B-3 to allow a mechanic and tire shop to operate on the parcel.

Location: Subject property is located south of US Hwy 98, west of Breman Road in the Elberta area, Planning District 22.

**c.) Case, Z23-17, Smith Property**

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

Purpose: The applicant is requesting to rezone 20+/- acres from RSF-2 to RA to allow agricultural use of the parcel.

Location: Subject property is located west of County Road 49 at the end of Fackler Road, Planning District 12.

**d.) Case, Z23-18, Gipson Property**

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

Purpose: The applicant is requesting to rezone 10.5+/- acres from RSF-2 to RA to be consistent with the other adjacent large parcels.

Location: Subject property is located at the end of Freshwater Drive in the Spanish Fort area, Planning District 10.

**e.) Case, Z23-19, Goldberg Property**

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

Purpose: The applicant is requesting to rezone 12.6+/- acres from RSF-1 to RA to allow agricultural use of the property.

Location: Subject property on the north side of County Road 26, west of County Road 49, Planning District 20.

## 9. Consideration of Applications and Requests: Subdivision Cases

### a.) Case, SC23-26, Gap Weekley Farms 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 7-lot subdivision Gap Weekley Farms Subdivision.

Location: Subject property is located on the northwest side of Gap Weekley Road, south of Hoyle Bryars Road.

### b.) Case, SPP23-10, Iron Horse 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 284-lot subdivision, Iron Horse Subdivision.

Location: Subject property is located north of County Road 24, east of County Road 65 between, Summerdale and Foley.

### c.) Case, SPP23-11, Silver Springs 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 199-lot subdivision, Silver Springs Subdivision

Location: Subject property is located west of County Road 49, north of State Highway 104, in the Silverhill area.

### d.) Case, SPP23-12, Skipper 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 2-lot subdivision, Horus Subdivision

Location: Subject property is located south of US Highway 90, between Ard Road and County Road 87.

**10. Consideration of Applications and Requests: Commission Site Plan Approval**

**a.) Case, CSP22-32, Stor Loxal AI-59, LLC**

*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 the construction of additional mini-storage buildings and a stormwater management pond on the property.

Location: Subject property is located on the south side of Dawson Road, west of State Highway 59, in the Loxley area. Zoned B-3 in Planning District 12

**b.) Case, CSP23-15, Little Point Clear**

*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 the construction of a chapel on the parcel, as part of the Little Point Clear venue.

Location: Subject property is located on the west side of US Highway 98, adjacent to the Little Point Clear venue. Zoned B-2 in Planning District 26

**c.) Case, CSP23-18, Yarborough Kennels**

*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 the construction of a 4,000 sq. ft. indoor kennel facility.

Location: Subject property is located on the east side of County Road 62 South, north of Spivey Lane. Zoned RA in Planning District 12

**d.) Case, CSP23-23, Sea Paws**

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 the construction of additional building for an existing dog resort.

Location: Subject property is located on the south side of Keller Road, west of State Highway 59. Zoned RR in Planning District 35

**11. New Business:**

**12. Public Comments:**

**13. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **August 3, 2023**

**14. Adjournment.**