



# Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, April 4, 2024  
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.
5. Adjournment.



## Baldwin County Planning & Zoning Commission Agenda

Thursday, April 4, 2024

4:00 p.m.

Baldwin County Central Annex

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

## 7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

### a.) CSP24-08, Royal Palm Resort

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 country clubhouse with coffee shop.

Location: Subject property is located on the south side of State Hwy 180 and west of Plantation Road.

### b.) SC24-03, BFLC Blackwater Subdivision Ph 2

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

Purpose: The applicant is requesting Preliminary Plat approval for BFLC Blackwater Subdivision Ph 2, a 5-lot subdivision.

Location: Subject property is located West of County Road 62 South and East of County Rd 85 South.

### c.) SC24-04, Johnson Ridge Lot 6 Replat

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 Replat of Johnson Ridge Lot 6, a 2-lot subdivision.

Location: Subject property is located east of County Road 138 and southwest of White House Fork Road in the Bay Minette area.

### d.) SC24-05, Replat of Lot 1 Beetree Creek Subdivision

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

Purpose: The applicant is requesting a Preliminary Plat approval for the Replat of Lot 1 Beetree Creek Subdivision, a 3-lot subdivision.

Location: Subject properties are located on the west side of County Road 87 just south of New Hope Church Road.

**e.) SC24-08, Jazzy Oaks**

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

Purpose: The applicant is requesting a Preliminary Plat approval for Jazzy Oaks Subdivision, a 5-lot subdivision.

Location: Subject property is located at the southeast intersection of County Rd 87 and Bruhn Rd, east of the Town of Elberta.

**f.) SC24-10 BFLC Eightmile Creek East Ph VIII**

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

Purpose: The applicant is requesting Preliminary Plat approval for BFLC Eightmile Creek East VIII, a 4-lot subdivision.

Location: Subject property is located on the south side of Linholm Road and on the east side of Goat Cooper Road.

**g.) SC24-11 BFLC Eightmile Creek East Ph IX**

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

Purpose: The applicant is requesting Preliminary Plat approval for BFLC Eightmile Creek East Ph IX, a 5-lot subdivision.

Location: Subject property is located on the south side of Linholm Road and on the east side of Goat Cooper Road.

**h.) SC24-16 BFLC Elam Creek West Ph IX**

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

Purpose: The applicant is requesting Preliminary Plat approval for BFLC Elam Creek West Ph IX, a 7-lot subdivision.

Location: Subject property is located east of Peter Morris Rd and north of Linholm Rd.

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

None.

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

**a.) Z24-06, Smith Property**

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

Purpose: The applicant is requesting to rezone 38+/- acres from RA to RSF-E to allow for a residential subdivision.

Location: Subject property is located north of County Road 26 and west of Poser Road in Foley.

**b.) Z24-08, Curtis Property**

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

Purpose: The applicant is requesting to rezone 2.98+/- acres from RSF-E to RSF-1 to subdivide.

Location: Subject property is located on the east side of River Road N and north of Hernandez Ave.

**c.) Z24-09, Lewis Property**

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

Purpose: The applicant is requesting to rezone 3.3 +/- acres from RA to RSF-1 for a 3-lot single family subdivision.

Location: Subject property is located on County Road 97 just South of US Highway 98.

**d.) Z24-10, Hamm Enterprises LDT Property**

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

Purpose: The applicant is requesting to rezone 22.87 +/- acres from RA to RSF-4 to allow for the future phase of Spanish Cove to be developed.

Location: Subject property is located on the east side of County Rd 95 and west of Ridgewood Dr.

**10. Consideration of Applications and Requests: Subdivision Cases**

**a.) SPP23-31, Summer Grove Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for Summer Grove Subdivision, a 215-lot subdivision.

Location: Subject properties are located east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.

**b.) SPP24-04/SV24-02, Beech-Rainer Division**

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

Purpose: The applicant is requesting Preliminary Plat approval for Beech-Rainer Division, a 2-lot subdivision and a Variance to have a 25' wide flag instead of a 30' wide flag.

Location: Subject property is located north of Magnolia Farms Rd and approximately two miles west of State Highway 112.

**c.) SRP24-01, Northwoods Ph I**

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

Purpose: The applicant is requesting Revised Preliminary Plat approval for Northwoods Ph I, a 43-lot subdivision.

Location: Subject properties are located on the east side of Hwy 225, north and west of the City of Spanish Fort.

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

None.

**12. New Business: None**

**13. Public Comments: None**

**14. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **May 2, 2024**

**15. Adjournment.**