



# Baldwin County Planning & Zoning Commission Work Session Agenda

Thursday, October 3, 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, October 3, 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:**
  - September 5, 2024, Work Session Minutes
  - September 5, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

**7. Proposed Consent Agenda Items**

**a.) CSP24-27, Dollar General Store**

*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 the construction of a Dollar General retail store.

Location: Subject property is located on the southeast corner of County Road 32 and County Road 87 intersection.

**b.) CSP24-33, Southern Lawn**

*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 the construction of a 3050 sq ft office/warehouse facility for Southern Lawn.

Location: Subject property is located north of Glover Lane and east of Friendship Road.

**c.) SC24-31, Resub Lot 3 Pearson Family Division**

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the south side of North Blvd approximately 0.3 miles east of County Road 49 in Silverhill.

**d.) SC24-33, Lindgerg Estates**

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located north of Old Weekley Road and west of Phillipsville Road.

**e.) SC24-41, Resub Lot 1 Defilippi**

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

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the west side of Friendship Road approximately 0.05 miles south of County Road 64 in Daphne.

**f.) SPP24-16, The Fleet 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 a 11-lot subdivision.

Location: Subject properties are located east of County Road 86 and south of Hurricane Road.

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

**a.) CSP24-12, Smeraglia Dog Kennels**

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

Purpose: The applicant is requesting Commission Site Plan approval for a dog kennel.

Location: Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsedale area.

**9. Consideration of Applications and Requests: Highway Construction  
Setback Appeals**

None.

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

**a.) Z24-18, Bengtson Property / Z24-28, Childress Property / PRD24-05, Cambridge Subdivision**

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

Purpose: The applicant is requesting to rezone 21 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3); to also rezone 152 +/- acres from Rural Agricultural (RA) and General Business (B-3) to Residential Single Family (RSF-2) and approval for a 445-unit Planned Residential Development, Cambridge Subdivision.

Location: Subject properties are located at the intersection of County Road 54 and County Road 55 in the Robertsdale area.

**b.) Z24-37, Keifer Property**

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

Purpose: The applicant is requesting to rezone 11.6 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located west of County Road 91, north of US Hwy 98.

**c.) Z24-38, Dukes Property**

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

Purpose: The applicant is requesting to rezone 2.46 +/- acres from Neighborhood Business (B-2) to General Business (B-3).

Location: Subject property is located south of County Road 64, east of Austin Road.

**d.) Z24-39, Buckley Property**

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

Purpose: The applicant is requesting to rezone 7.3 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located south of Gayfer Road Ext and west of Liberty Lane.

**e.) Z24-40, Hamm Enterprises LTD Property**

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

Purpose: The applicant is requesting to rezone 22.87 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-3).

Location: Subject property is located at the east of County Road 95 and west of Ridgewood Dr.

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

**a.) PUD24-04 / CSP24-32, Candieland RV Park**

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

Purpose: The applicant is requesting Final Site Plan approval and Commission Site Plan approval for a 14-unit RV Park.

Location: Subject properties are located south of County Road 12 S and east of Norris Lane.

**b.) SPP24-17, 8 Mile Creek Estates 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 a16-lot subdivision.

Location: Subject properties are located on the west side of County Road 64 Ext at Griggers Road and north approximately 0.5 miles in the Wilcox community.

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

None.

**13. New Business: None**

**14. Public Comments: None**

**15. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***November 7, 2024***

**16. Adjournment.**