



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 7, 2024

4:00 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. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - October 3, 2024, Work Session Minutes
 - October 3, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

a.) PER24-41, Lone Oak Farms Subdivision

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for SPP21-14, Lone Oak Farms Subdivision.

Location: Subject property is located on the east side of Pierce Road north of County Road 32 in the Fairhope area in Planning District 39. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

b.) PER24-42, Fairhope Falls Ph 6-7 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for cases S-21019 & S-21020, Fairhope Falls Ph 6-7.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill in Planning District 37.

c.) CSP24-36, Bayshore Christian School

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 4,902 sf classroom addition to the existing school.

Location: Subject property is located west of County Road 13 and east of Friendship Road, situated between Fairhope and Daphne city limits in Planning District 15.

d.) PUD22-17, Firefly Commons

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

Purpose: The applicant is requesting authority to sign off on the Final Site Plan for recording of Firefly Commons.

Location: Subject property is located on the east side of Thompson

Hall Road and the north side of County Road 44 in the Fairhope area in Planning District 8. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

e.) SC24-47, Wynns Place

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 3-lot subdivision.

Location: Subject property is located at the northeast corner at the intersection of County Road 64 and Linholm Road in the Wilcox area in Planning District 13.

f.) SC24-51, Resub Lot 6 Bishop Trace

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 3-lot subdivision.

Location: Subject property is located east of Bishop Trace, north of County Rd 93 northwest of the Lillian community in Planning District 22.

g.) SPP24-21, The Meadows 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.

Location: Subject property is located on the south side of US Hwy 98 approximately 0.25 miles east of County Road 91 in the Elberta area in Planning District 33.

h.) SPP24-28, Smithfield 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 an 8-lot subdivision.

Location: Subject property is located west of Phillipsville Rd and south of Geaux Rd in Planning District 6.

8. Consideration of Applications and Requests: Old Business

None.

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

None.

10. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-17 & SPP24-22 (SC24-21), Point Clear Village PH 3

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

Purpose: The applicant is requesting to rezone 2.2 +/- acres from Neighborhood Business District (B-2) to Residential Single Family (RSF-2).

Location: Subject properties are located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope in Planning District 26.

b.) Z24-31, Volovecky Property & PRD24-04, Lanterna Subdivision

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

Purpose: The applicant is requesting to rezone 39 +/- acres from Neighborhood Business District (B-2) to Residential Multi-Family (RMF-6). Also, to rezone 49 +/- acres from Rural Agricultural (RA) and Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-2).

Location: Subject properties are located west of State Hwy 181 and north of Pleasant Rd in Planning District 15.

c.) Z24-41, Fernandez Property

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

Purpose: The applicant is requesting to rezone 3.5 +/- acres from Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-1).

Location: Subject property is located on County Road 97 and the corner of Royal Lane in Planning District 32.

d.) Z24-42, Howle Property

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

Purpose: The applicant is requesting to rezone .45 +/- acres from Neighborhood Business District (B-2) to Major Commercial District (B-4).

Location: Subject property is located north of US Highway 98, between Saint Francis Street and 6th Street in Planning District 22.

e.) Z24-43, Wild Property

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

Purpose: The applicant is requesting to rezone 11 +/- acres from Residential Single Family (RSF-2) to Rural District (RR).

Location: Subject property is located south of State Highway 104 and east of County Road 49 near the Town of Silverhill in Planning District 14.

f.) Z24-44, Fletcher Property

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

Purpose: The applicant is requesting to rezone 22 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business (B-2).

Location: Subject property is located south of County Road 32 and east of State Highway 181 in Fairhope in Planning District 39.

g.) Z24-45, Wiese Property

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

Purpose: The applicant is requesting to rezone 26 +/- acres from Residential Single Family (RSF-2) to Rural Agricultural (RA).
Location: Subject property is located west of Caney Creek Dr in Planning District 15.

h.) Z24-46, Bed & Blinds Inc 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 Rural District (RR) to General Business (B-3).
Location: Subject property is located north of County Rd 64, east of County Rd 54 W in Planning District 15.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-10, Southern Path RV Camp

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

Purpose: The applicant is requesting Final Site Plan approval for a 36-unit RV Park.
Location: Subject properties are located west of State Highway 59 in the Stapleton area in Planning District 7.

b.) SPP24-11, Blueberry 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 a 6-lot subdivision, Blueberry Estates.
Location: Subject property is located east of Blueberry Lane, south of County Rd. 48 and south of the Town of Silverhill in Planning District 14.

c.) SPP24-20, Legacy Hills 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 242-lot subdivision, Legacy Hills.

Location: Subject property is located east of Baldwin Beach Express and north of County Rd 38 in Planning District 18.

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

None.

13. New Business:

a.) Approval of the 2024-2025 Planning Commission meeting calendar.

14. Public Comments: None

15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***December 5, 2024***

16. Adjournment.