



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 4, 2021

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:**

October 7, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: *Subdivision Cases***
 - a.) **Case SV21-000002, Easy Like That RV Park, 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 section 5.16(b), *Special Requirements for Recreational Vehicle Parks/Campgrounds* as it pertains to *Traffic Study Requirements*.

Location: The subject property is located on the east on the south side of US Highway 98, east of County Road 95.

b.) Case S-21053, Palmetto Farms, Preliminary Plat Approval

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 5-lot subdivision to be developed on 20.5 acres.

Location: The subject property is located on the south side of County Road 26 between County Road 95 and John Block Rd, near Elberta.

c.) Case S-21067, Dogwood Estates, Phase 1, Preliminary Plat Approval

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

Purpose: The applicant is requesting to Preliminary Plat Approval for a 72-lot subdivision to be developed on 25.16 acres.

Location: The subject property is located at the northeast intersection of the Baldwin Beach Express, along Co Rd 36, near Summerdale.

d.) Case S-21090, Dogwood Express, Preliminary Plat Approval

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

Purpose: The applicant is requesting to Preliminary Plat Approval for a 1-lot subdivision to be developed on 16.66 acres.

Location: The subject property is located at the northeast intersection of the Baldwin Beach Express, along Co Rd 36, near Summerdale.

e.) Case S-21079, Park View Phase 2, Preliminary Plat Approval

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

Purpose: The applicant is requesting to Preliminary Plat Approval for a 55-lot subdivision to be developed on 13.76 acres.

Location: The subject property is located on the north side of Camellia Road, west of West Blvd, near Silverhill.

8. Consideration of Applications and Requests: Re-zoning Cases

a.) Case P-21011, Albee Property, Commission Site Plan Approval

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 a personal aircraft hangar to be built on a parcel zoned RA, rural agricultural.

Location: The subject property is located on the north side of Sunset Drive, Lot 2 Shields Airport Subdivision, in Planning District 22.

b.) Case Z-21039, Greenwell Property, re-zone RA to RV-1

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

Purpose: The applicant is requesting to rezone 5 acres from RA to RV-1 to allow development of a RV Park on the property.

Location: The subject property is located on the north side of Brinks Willis Rd, east of James Rd., in Planning District 30.

c.) Case Z-21040, Lazarri Property, re-zone RA to RSF-3

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

Purpose: The applicant is requesting to rezone 50.75 acres from RA to RSF-3 to allow development of a single-family subdivision on the property.

Location: The subject property is located on the corner of County Road 54 and County Road 54 West, in Planning District 15.

9. Old Business:

10 New Business:

a.) S-21084 Sarah Farms, Highway Construction Setback Appeal

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **December 2, 2021**

13. Adjournment.