



## Baldwin County Planning & Zoning Commission Agenda

Thursday, January 6, 2022  
4:00 p.m.

Baldwin County Central Annex  
Main Auditorium  
22251 Palmer Street  
Robertsdale, Alabama

[www.planning.baldwincountyal.gov](http://www.planning.baldwincountyal.gov)

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**

December 2, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: *Re-zoning Cases***
  - a.) **Case LU21-000958, Schambeau Development LLC Property**  
*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 to allow construction of a mini warehouse building on the property.

Location: The subject property is located on the south side of County Road 64, in Planning District 15.

**b.) Case ZSP21-000046, Archer Commercial Leasing Property**

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 construction of buildings 3 and 4 of a proposed six building RV & Boat storage facility.

Location: The subject property is located on the west side of County Road 54, in Planning District 15.

**c.) Case Z21-000007, Davison (Estate) Property**

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

Purpose: The applicant is requesting to rezone 37.0 acres+/- from RA to RMF-6 to allow construction of an apartment complex.

Location: The subject property is located on the east side of Stagecoach Road, in Planning District 10.

**d.) Case Z21-000008, Growden Property**

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

Purpose: The applicant is requesting to rezone 3.08 acres+/- from RSF-1 to RSF-E to allow a barn to be built on the parcel.

Location: The subject property is located on the north side of County Road 54, in Planning District 15.

**e.) Case Z21-000009, Brown Property**

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

Purpose: The applicant is requesting to rezone 3.38 acres+/- from B-2 to RSF-1 to allow residential development of the property.

Location: The subject property is located on the south side of State Highway 180, west of Our Road, in Planning District 25.

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

**a.) Case PUD21-000005, River Gardens RV Park**

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

Purpose: The applicant is requesting PUD Site Plan Approval for a 49-site RV Park on 11.46 acres.

Location: The subject property is located on the north side of County Road 48, east of Langford Road.

**b.) Case SC21-000005, Re-Plat of Lot 5 Gardner Trace**

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

Purpose: The applicant is requesting a re-subdivision of lot 5 Gardner Trace into 3 lots.

Location: The subject property is located on the northeast corner of the intersection of CC Road and Gardner Road.

**c.) Case SC21-000008, Re-Plat of Lot 2 Eslava Springs**

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

Purpose: The applicant is requesting a re-subdivision of lot 2 Eslava Springs into 2 lots.

Location: The subject property is located on Underwood Road in the Summerdale area.

**d.) Case SPP21-000010, Fairhope Falls Phase 4-9**

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

Purpose: The applicant is requesting Preliminary Plat Approval for phases 4-9 of Fairhope Falls. 327 total lots on 148.68 acres.

Location: The subject property is located on the south side of State Highway 104, west of Fish River.

**9. Old Business:**

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **February 3, 2022**

**13. Adjournment.**