



Baldwin County Planning & Zoning Commission Agenda

Thursday, February 3, 2022

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:**
 - January 6, 2022 Work Session Minutes
 - January 6, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**

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

a.) Case S-21071, 95/98 Crossroads

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 2-lot subdivision on 53 +/- acres.

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

b.) Case S-21084, Sarah Farms II

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 92-lot subdivision to be known as Sarah Farms II.

Location: The subject property is located on the northwest corner of the intersection of Sherman Road and Co Rd 12.

c.) Case PUD21-000001, Sun City 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 of a 98-unit development to be known as Sun City RV Park.

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

d.) Case PUD21-000010, Salty Stay 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 of a 49-unit development to be known as Salty Stay RV Park.

Location: The subject property is located on the west side of County Road 65, south of Craft Farms Rd.

e.) Case SC21-000007, Higbee Farms

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 2-lot subdivision to be known as Higbee Farms.

Location: The subject property is located on the northeast corner of the intersection of State Highway 104 and Saint Michael Way.

f.) Case SPP21-000011, Northwoods Phase 1

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

Purpose: The applicant is requesting a Preliminary Plat Approval of a 25-lot subdivision to be known as Northwoods Phase 1.

Location: The subject property is located on the east side of State Highway 225, just south of The Lakes Subdivision.

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

a.) Case ZSP21-000241, Brown Hawk Landing 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 a 11,960 sq. ft. warehouse on the property.

Location: The subject property is located on the north side of US Highway 98, west of Burroughs Lane, in Planning District 22.

b.) Case ZSP21-000243, LMS Properties

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 modular office building to be placed on the parcel to be used as a dental office.

Location: The subject property is located on the east side of Santa Pedro Street, in Planning District 33.

c.) Case ZSP21-000258, Mayfield Investments 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 a 2,000 sq. ft. storage building to be built on the property.

Location: The subject property is located on the south side of US Hwy 98, west of Garden Road, in Planning District 22.

d.) Case ZSP21-000259, Scotts Marine 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 a 6178 sq. ft. addition to an existing commercial building.

Location: The subject property is located on the south side of US Highway 98, east of Breman Road, in Planning District 22.

e.) Case ZSP21-000269, Empire Construction 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 a 4642 sq. ft metal building for use as a contractor shop.

Location: The subject property is located on the south side of Well Rd., east of Pollard Rd, in Planning District 15.

f.) Case Z21-000012, Pierce Property

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

Purpose: The applicant is requesting to rezone 4.69 acres+/- from RSF-2 to B-2 for future commercial use.

Location: The subject property is located on the north side of Co Rd 64, east of Pollard Rd, in Planning District 15.

9. Old Business:

10. New Business:

11. Public Comments:

12. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

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

13. Adjournment.