



## Baldwin County Planning & Zoning Commission Agenda

Thursday, March 3, 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:**
  - February 3, 2022 Work Session Minutes
  - February 3, 2022 Meeting Minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: *Subdivision Cases***
  - a.) **Case SC22-1, Old Pierce Farms 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 on 26.24+/- acres to be known as Old Pierce Farms Subdivision.

Location: The subject property is located on Old Pierce Road, south of Co Rd 32 in the Fairhope area.

**b.) Case SC22-3, Doubrava Subdivision**

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 on 38.31 acres+/- be known as Doubrava Subdivision.

Location: The subject property is located on the northwest intersection of Co Rd 48 and West Blvd., near Silverhill.

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

**a.) Case ZSP21-247 Bellars 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 360 Sq. Ft. modular trailer for storage and sandwich/snack shop to remain on the parcel in the location shown on the site plan.

Location: The subject property is located on County Road 99, in Planning District 33.

**b.) Case ZSP22-49, Middleton 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 four additional storage buildings on the parcel.

Location: The subject property is located on the west side of State Highway 59, north of Devine Rd., in Planning District 12.

**c.) Case PRD21-4, Northwoods**

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

Purpose: The applicant is requesting a PRD Site Plan Approval of a 451-lot Planned Residential Development to be known as Northwoods.

Location: The subject property is located on the east side of State Highway 225, just south of The Lakes Subdivision, in Planning District 10.

**d.) Case PRD21-5, Our Road Cottages**

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

Purpose: The applicant is requesting a PRD Site Plan Approval of a 11-lot, 7 Unit Planned Residential Development to be known as Our Road Cottages.

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

**e.) Case Z21-11, Lipscomb Property**

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

Purpose: The applicant is requesting to rezone 2.066 acres+/- from RA to RSF-1 to allow for two 45,000 sq. ft. lots to be divided off the large parcel.

Location: The subject property is located on the east side of Baudin Lane, in Planning District 21.

**f.) Case Z22-1, TKC South AL Housing Property**

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

Purpose: The applicant is requesting to rezone 3.91 acres+/- from RTF-6 to RMF-6 to bring the existing buildings into conforming status of the current use.  
Location: The subject property is located on the east side of South Holley Street, in Planning District 12.

**g.) Case Z22-2 Donnenwirth Property**

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

Purpose: The applicant is requesting to rezone 1.1 acres+/- from RSF-1 to RSF-2 to allow the parcel to be divided into three residential lots.

Location: The subject property is located on the northeast corner of Rosalia Ave and Perdido Street, in Planning District 33.

**9. Old Business:**

**a.) Case S-20011, Magnolia Acres Ph II**

Purpose: The applicant is requesting Preliminary Plat extension of Magnolia Acres Ph II, a 17-lot subdivision,

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **April 7, 2022**

**13. Adjournment.**