



## Baldwin County Planning & Zoning Commission Agenda

Thursday, March 4, 2021  
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:**
  - a.) **Case P-21003, Ono Island POA Property**
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Re-zoning Cases**
  - a.) **Case P-21003, Ono Island POA Property**

February 4, 2021 meeting minutes

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

Purpose: The applicant is requesting conditional use approval to

allow a new fire station with live in facility for three (3) full time positions on 2.95 acres zoned OR, Outdoor Recreation.

Location: The subject property is located at 31699 River Rd, in Planning District 24.

**b.) Case Z-21011, Davis Property**

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

Purpose: The applicant is requesting to rezone 35.51+/- acres from RSF-E to RSF-2 to allow residential subdivision development of the property.

Location: The subject property is located on the south side of Rebel Road, west of Austin Road, in Planning District 15.

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

**a.) Case S-20014 Seaglade at St Andrews Bay, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 27-lot subdivision on 10.54 acres.

Location: The subject property is located on the south side of Hwy 180 between Triple Tail Lane and Pontoon Lane in the Fort Morgan area.

**b.) Case S-21013 Galnares Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 10.13 acres.

Location: The subject property is located on the north side of Hwy 104 east of Cain Road in the Silverhill area.

**c.) Case S-21021 Ravan Ranch Re-Sub of Lot 1, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 22.01 acres.

Location: The subject property is located on the southeast corner of US Highway 98 and Co Rd 91 in the Lillian area.

**d.) Case S-21023 Terranova Subdivision a Resub of Lot 1 Ravan Ranch, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 41-lot subdivision on 19.01 acres.

Location: The subject property is located on the southeast corner of US Highway 98 and Co Rd 91 in the Lillian area.

**e.) Case S-21022 Brunson & Sullivan Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 22.82 acres.

Location: The subject property is located on the north side of US Hwy 31 east of Redmond Lane in the Spanish Fort area.

**f.) Case S-21024 Our Way Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 4-lot subdivision on 3 acres.

Location: The subject property is located on the south side of Bryant's Landing Road between Cobb Lane and Flying Wheel Drive in the Stockton area.

**g.) Case S-21025 Forest View Estates Resub of lot 21, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 4-lot subdivision on 2.31 acres.

Location: The subject property is located on the northeast corner of the intersection of Hill Top Drive and Forest View Road.

**h.) Case S-21026 Boutwell Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 1-lot subdivision on 6.89 acres.

Location: The subject property is located on the west side of Dyas Road south of Hoyle Bryars Road.

**i.) Case S-21027 Sibley 1 Subdivision, Development Permit Approval**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 1-lot subdivision on 24.66-acres.

Location: The subject property is located on the west side of US Hwy 31 in the Stapleton community

**j.) Case S-21028 The Exchange at Daphne, Final Site Plan Approval**

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 270-unit apartment complex on 23.23 acres.

Location: The subject property is located on west side of State Hwy 181 across from Rigsby Road in the Daphne area.

**9. Old Business:**

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: **April 1, 2021**

**13. Adjournment.**