



## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 8, 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:**
  - June 3, 2021 meeting minutes
6. **Announcements/Registration to address the Commission.**
7. **Consideration of Applications and Requests: Rezoning Cases**
  - a.) **Case Z-21019, Morris Property**

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

Purpose: The applicant is requesting to rezone 54+/- acres from RSF-1 to RA to allow an agricultural use of the property.

Location: Southwest corner of Archie Road and Shady Lane, in Planning District 32.

**b.) b.) Case Z-21020, SUHS Property**

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

Purpose: The applicant is requesting to rezone 3.07+/- acres from B-1 to B-3 to allow an office/warehouse for an electrical company.

Location: South side of County Road 64, east of Austin Road, in Planning District 15.

**c.) Case Z-21022, McDonald Property**

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

Purpose: The applicant is requesting to rezone 9.7+/- acres from RSF-3 to CR to allow development of a nursing home on the property.

Location: 27695 State Highway 181, in Planning District 15.

**d.) Case P-21007, McDonald Property**

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 development of a nursing home on 9.7+/- acres zoned CR.

Location: 27695 State Highway 181, in Planning District 15.

**e.) Case Z-21023, Two Lakes LLC Property**

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

Purpose: The applicant is requesting to rezone 39.97+/- acres from B-3 to RV-2 to allow development of a RV Park Subdivision.

Location: 5651 Roscoe Road, in Planning District 30.

**f.) Case Z-21026, Two Lakes LLC Property (PRD Site Plan Approval)**

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

Purpose: The applicant is requesting PRD Site Plan Approval for a 109 Unit RV Park Subdivision to be called Two Lakes LLC.

Location: 5651 Roscoe Road, in Planning District 30.

**g.) Case Z-21025 Middleton Property**

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

Purpose: The applicant is requesting to rezone 3.16+/- acres from RA to RR to allow auto repair, masonry equipment and office use on the property.

Location: 17702 Co Rd 64, in Planning District 12.

**h.) Case TA-21002, Amendments to the Baldwin County Zoning Ordinance, Article 3,4,5,6,7,8,10,12,13,19,21,22 and 23**

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

Purpose: A proposed Text Amendment to the Baldwin County Zoning Ordinance as it pertains to incorporation of site plan approvals for certain developments.

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

**a.) Case S-21049 – Lillian Estates Subdivision, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 14-lot subdivision on 161.26 acres

Location: The subject property is located on the west side of County Road 91 approximately 1.5 miles north of US HWY 98.

**b.) Case S-21051 – East Ninety Subdivision, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 24.14 acres.

Location: The subject property is located on the south side of US Hwy 90, west of Ard Road in the Elsanor area.

**c.) Case S-21052 – Plantation RV Park Phase I, Final Site Plan Approval**

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

Purpose: The applicant is requesting Final Site Plan Approval to allow development of a 41-site RV Park on 13.02 acres.

Location: The subject property is located on the west side of County Road 65 approximately 1.2 miles north County Road 12.

**d.) Case S-21059 – Beetree Creek Subdivision, Variance Approval**

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

Purpose: The applicant is requesting a variance request from the Baldwin County Subdivision Regulations to allow creation of proposed Lot 1 and allow the remaining property to be a “remnant parcel” not located within a recorded-plat subdivision.

Location: The subject property is located on the west side of County Road 87 approximately 1.6 miles south of County Road 112.

**e.) Case S-21059 – Beetree Creek Subdivision, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 1-lot subdivision on 208 acres

Location: The subject property is located on the west side of County Road 87 approximately 1.6 miles south of County Road 112.

**f.) Case S-21060 Re-subdivision of Lot 14 Tensaw Estates, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 20.04 acres

Location: The subject property is located on the west side of Anglers Trail approximately 0.26 miles west of State Highway 225 near Bay Minette.

**g.) Case S-21062 Archie Acres Subdivision, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 2-lot subdivision on 6.1 acres.

Location: The subject property is located on the north side of Archie Road approximately 0.25 miles east of John Bloch Road near Elberta.

**h.) Case S-21064 Stucki Road Subdivision, Development Permit**

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

Purpose: The applicant is requesting Development Permit Approval to allow development of a 7-lot subdivision on 143.08 acres.

Location: The subject property is located on the south side of Fell Road and on the west side of County Road 87 (Stucki Road) approximately .25 miles north of County Road 20 near Elberta

**I) Case S-21066 Parkside Eastern Shore, 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 288- unit apartment complex on 42.59 acres.

Location: The subject property is located on the north side of US 90 and Immediately east of the Historic Malbis Subdivision.

**9. Old Business:**

**10. New Business:**

**11. Public Comments:**

**12. Reports and Announcements:**

Staff Reports

Legal Counsel Report

Next Regular Meeting: **August 5, 2021**

**13. Adjournment.**