



## Baldwin County Planning & Zoning Commission Agenda

Thursday, February 2, 2023

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email-planning@baldwincountyal.gov](mailto:Email-planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**

January 5, 2023 Work Session Minutes

January 5, 2023 Meeting Minutes

5. **Announcements/Registration to address the Commission.**

**6. Consideration of Applications and Requests: Rezoning Cases**

**a.) Case, Z22-17, Swift Land and Timber LLC Property**

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

Purpose: The applicant is requesting to rezone 29.26+/- acres from B-4 to RSF-2 to allow development of a single-family subdivision.

Location: Subject property is located on the east side of Co Rd 91, on the north side of US Hwy 98, in Planning District 22.

Use this link to review comments received:

<https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/EqbZXCBBQoBJJiojWmAZCKAMBJPK-L2qfhfkB4G-QCr0E6Q?e=JrdA2m>

**b.) Case, PRD 22-3, Timberland Trace**

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

Purpose: The applicant is requesting PRD site plan approval to allow development of a 80-lot residential subdivision on 29.26 acres to be known as Timberland Trace.

Location: Subject property is located on the east side of Co Rd 91, on the north side of US Hwy 98, in Planning District 22.

Use this link to review comments received:

<https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/Epa8c9r4C4JEn7zCbdmEBE5F0IWzxR3Aae77e5rlbQEA?e=GosFLs>

**c.) Case, Z22-25, Retirement Systems of Alabama Property**

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

Purpose: The applicant is requesting to rezone 7.2 acres from OR to RSF-2 to allow development of a single-family subdivision..

Location: Subject property is located on the south side of Battles Road, west of Twin Beech Rd S/Battles Rd, in Planning District 19.

Use this link to review comments received:

<https://baldwincountyalgov.sharepoint.com/:f:/s/PandZOnline/EnXlfoY9gntHmKJtFZMmJ9sBkL3mZn4pgnZkzB-FtjLtWg?e=ICICQ2>

**7. Old Business: Rezoning**

**a.) Case Z22-22, McLendon Property has been withdrawn.**

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

**a.) Case, SPP22-24, Bienville Landing**

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

Purpose: The applicant is requesting preliminary plat approval of a 137-lot subdivision, Bienville Landing.

Location: Subject property is located on the north side of Co Rd 10, west of Bon View.

**b.) Case, SPP22-34, Magnolia Acres Phase 2**

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

Purpose: The applicant is requesting preliminary plat approval of a 15-lot subdivision, Magnolia Acres Phase 2.

Location: Subject property is located on the south side of Co Rd 28, west of Vic Mikkelsen Lane.

**9. Old Business: Subdivision**

**a.) Case, PUD22-15, Grand River RV Park**

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

Purpose: The applicant is requesting PUD approval for a 142-unit recreational vehicle park, Grand River RV Park.

Location: Subject property is located at the intersection of Co Rd 64 and Linholm Rd, east of Loxley.

**b.) Case, SPP22-31, South Bend Village, Phase 3-4**

*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 165-lot subdivision, South Bend Village, Ph 3-4.

Location: Subject property is located on the east side of State Highway 181, south of Co Rd 24, near the intersection of Sherwood Highland Rd.

**10. Consideration of Applications and Requests: Commission Site Plan Approval**

**a.) Case, CSP22-37, Palms Vet Clinic**

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

Purpose: The applicant is requesting to Commission Site Plan Approval to construct a 17,000 sq ft building for use as an animal clinic.

Location: Subject property is located on the east side of State Highway 181, just north of Milton Jones Road, in Planning District 15.

**b.) Case, CSP22-40, Sugar Sands RV Park & PUD22-4 Sugar Sands RV Park**

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

Purpose: The applicant is requesting to Commission Site Plan Approval and PUD site plan approval for a 81-unit RV Park on 10.7 acres zoned RV-1.

Location: Subject property is located on the west side of Roscoe Rd, immediately south of Burkowski Lane in Planning District 30.

**11. New Business:**

**a.) Proposed Text Amendments to the Local Provisions for Planning Districts 22, 29 and 33.**

**12. Public Comments:**

**13. Reports and Announcements:**

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **March 2, 2023**

**14. Adjournment.**