



Baldwin County Planning & Zoning Commission Agenda Review Meeting Agenda

Thursday, June 5, 2025
3:00 p.m.
Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
Email: planning@baldwincountyal.gov

1. Call to order.
2. Roll call.
3. Discussion of items related to the upcoming agenda and establish Consent Agenda.
4. Questions and Concerns.
5. Adjournment.



Baldwin County Planning & Zoning Commission Agenda

Thursday, June 5, 2025

4:00 p.m.

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Main Auditorium

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Robertsdale, Alabama

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

1. **Call to order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll call**
5. **Approval of Agenda**
6. **Approval of meeting minutes**
 - May 1, 2025, Meeting Minutes
 - May 1, 2025, Work Session Minutes
7. **Proposed Consent Agenda Items**

Staff proposes that the Planning Commission place the following cases on the Consent Agenda as they are noncontroversial and do not require a Public Hearing.

a.) PER25-17, Silver Springs Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Subdivision Preliminary Plat SPP23-11 completion, CPR Phase 1 & 2.

Location: Subject property is located west of County Rd. 49 and a quarter mile north of Highway 104. It is northwest of the Town of Silverhill in Planning District 14.

b.) PER25-18, Iron Horse Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Subdivision Preliminary Plat SPP23-10 completion, CPR Phase 1, 2 & 3.

Location: Subject property is located north of County Rd. 24 and east of County Rd 65, Between Summerdale and Foley in Planning District 18.

8. Old Business

None.

9. Public Hearings

Public Hearing Guidelines: *Please register at the booth in the lobby if you would like to address the Planning Commission concerning a case within the Public Hearing portion of the agenda. Public comments should only be made during the public hearing portion of the meeting. Comments should be directed to the Planning Commission Chairman. Comments should be focused on the application being presented. Comments from individuals should be limited to 3 minutes; groups are asked to select a spokesperson to speak on behalf of the group with comments limited to 5 minutes.*

a.) SC25-13, Replat of Lot 5 Cypress Hollow

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 residential subdivision.

Location: Subject property is located west of Jimmy Faulkner Dr. approximately (0.15 miles or 2-3 blocks) from the City of Spanish Fort limits in Planning District 7.

b.) SC25-20, Quinley 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 2-lot residential subdivision.

Location: Subject property is located on the east side of Lottie Road, north of Stanton Field Rd and south of Luke Hadley Road in the Lottie area in Planning District 1.

c.) SC25-22, Burmeister 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 2-lot residential subdivision.

Location: Subject property is located on the north side of County Road 34, west of County Road 13 in the Fairhope area in Planning District 8.

d.) SC25-24, TBG - CR 87 – Plat 1 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 2-lot non-residential subdivision.

Location: Subject property is located at the southeast corner of County Road 32 and County Road 87 in the Elberta area in Planning District 22.

e.) SC25-27, Kettelson 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 5-lot commercial subdivision.

Location: Subject property is located south of US. Highway 98 and east of County Rd 87 in Planning District 22.

f.) SPP25-06, Magnolia Glen 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 61-lot residential subdivision.

Location: Subject property is located south of County Rd 12 and west of Magnolia Springs Hwy (County Rd 49) in Planning District 21.

g.) SPP25-07, Venture 87 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 4-lot residential subdivision.

Location: Subject property is located west of County Road 87, north of Linholm Rd in Planning District 13.

h.) SPP25-08, BFLC Cowpen Creek Ph III 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 5-lot residential subdivision.

Location: Subject property is located on the western side of County Road 87 south of the I-10 overpass in the Elsanor area in Planning District 13.

i.) SPP25-11, CC 77 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 17-lot residential subdivision.

Location: Subject property is located west of CC Road, north of County Rd 32 and south of Cactus Ct.in Planning District 22.

j.) SPP25-15, Heritage 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 23-lot residential subdivision.

Location: Subject property is located east of County Rd 83, south of County Rd 32 approximately two miles north of the Town of Elberta in Planning District 22.

k.) SRP25-08/SV25-09, Nancy Hayden Revised Plat & Variance

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

Purpose: The applicant is requesting to extend the exterior boundary of the recorded Marlow Meadows Subdivision to allow Lot 9 to be increased by 3.0 acres and to request a Variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

Location: Subject property is located north of County Rd 32 and west of County Rd 55, approximately 3 miles west of the Town of Summerdale in Planning District 14.

10. Commission Site Plan Review

None.

11. Other Business

None.

12. Public Comments

13. Planning Commissioner Comments

14. Director's Report

- a.) Update on ongoing projects
- b.) Summary of rezoning actions by the County Commission
- c.) Summary of permits issued to date with trend from previous years
- d.) Questions/Comments

15. Adjourn Regular Meeting

Next Regular Meeting: July 10, 2025



Baldwin County Planning & Zoning Commission Work Session Agenda

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1. Call to order.
2. Roll call.
3. Discussion Planning Documents
 - a. Master Plan
 - b. Subdivision Regulations
 - c. Zoning Ordinance
 - d. Land Disturbance Ordinance for Flood Prone Areas
4. Adjournment.