



Baldwin County Planning & Zoning Commission Agenda

Thursday, September 4, 2025

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

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**

August 7, 2025, Agenda Review Meeting Minutes

August 7, 2025, Regular Meeting Minutes

August 7, 2025, Work Session Minutes

7. Proposed Consent Agenda Items

None.

8. Old Business

a.) 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.

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.) SC25-38, Resubdivision of Lot 3 of North Royal Estates

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 corner of County Road 97 and Royal Lane in the Elberta Community Area in Planning District 32.

b.) SC25-40, Reynolds Ready Mix 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 on the eastern side of County Road 13 and north of Milton Jones Road in the Daphne area in Planning District 15.

c.) SC25-41, Sanctuary Place 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 an 8-lot residential subdivision.

Location: Subject property is located between Gardner Road and Comstock Road just west of Boros Rd in Planning District 22.

d.) SC25-43, Comstock Place 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 corner of County Rd 69 and Wilson Ave in the Rosinton Community Area in Planning District 12.

e.) SPP25-17, Tealwood Estates Ph 3 & 4 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 148-lot residential subdivision.

Location: Subject properties are located on the north side of Underwood Rd (County Rd 24), east of County Rd 9 and Fish River, and west of County Rd 49 in Planning District 14.

10. Commission Site Plan Reviews

a.) CSP25-22, Reynolds Ready Mix Office

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval to construct an office building.

Location: Subject property is located south of County Rd 64 and east of County Rd 13 in Planning District 15.

b.) CSP25-23, House of Worship

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for a change of use of an existing building to a house of worship.

Location: Subject property is located west of State Highway 181 and south of Champions Way in Daphne in Planning District 15.

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: **October 2, 2025**