



Baldwin County Planning & Zoning Commission Agenda

Thursday, October 2, 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**

September 4, 2025, Agenda Review Meeting Minutes

September 4, 2025, Regular Meeting Minutes

7. Proposed Consent Agenda Items

a.) HCA25-02, Keen Property Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow the construction of a single-family dwelling in the required highway construction setback.

Location: Subject property is located on the north side of Fort Morgan Peninsula in Planning District 25.

b.) HCA25-04, Big Fish Ministries Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow the required parking for the proposed convalescent home to be in the highway construction setback.

Location: Subject property is located west of State Highway 225 and south of County Rd 86 aka Hurricane Rd in Planning District 4.

c.) PER25-39, Sherwood Grove 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 Preliminary Plat approval for SPP22-07.

Location: Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River in Planning District 39.

d.) PER25-41, Pleasant's Oaks 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 Preliminary Plat approval for SPP23-21.

Location: Subject property is located on the west side of County Rd 112 and south of Old Davison Road in the Bay Minette/Phillipsville area in Planning District 5.

e.) PER25-42, Emerald Coast RV Park 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 Preliminary Plat approval for PUD23-14.

Location: Subject property is located on the east side of County Rd 65, and north of Dairy Lane in Planning District 34.

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.) PUD25-10, Old Plash Island Road P.U.D.

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

Purpose: The applicant is requesting Planned Unit Development (PUD) approval for adding four (4) additional storage units.

Location: Subject property is located on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area in Planning District 27.

b.) SC25-42, Graves Estates - Replat of Lot 7A Oak River View 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 the replat of lot 7A of Oak River View Subdivision, a 2-lot residential subdivision.

Location: Subject property is located west of State Hwy 59, directly off

County Road 8 in the Gulf Shores Community Area in Planning District 27.

c.) SPP24-24, BFLC The Estates at Beetree Creek 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 112-lot large acre subdivision.

Location: Subject properties are located east of County Rd 87 and north of Interstate 10 in Planning District 13.

d.) SPP25-05/SV25-06, Wayland's 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 17-lot residential subdivision and approval for a variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

Location: Subject property is located east of Cowpen Creek Rd in Planning District 13.

e.) SRP25-14, Woodpecker Landing Subdivision

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

Purpose: The applicant is requesting Revised Preliminary Plat approval to relocate the lot line between two existing lots of record located within two separate subdivisions.

Location: Subject properties are located south of County Rd 54 and north of Woodpecker Rd in Planning District 12.

10. Commission Site Plan Reviews

a.) CSP25-18, Mullek Cell Tower

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

Purpose: The applicant is requesting Commission Site Plan approval for a 260' self-support telecommunications tower.

Location: Subject property is located south of County Road 48 and east of Blueberry Lane in Silverhill in Planning District 14.

b.) CSP25-24, Travelers Food Mart

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

Purpose: The applicant is requesting Commission Site Plan approval for a 4,905 sf auto convenience store.

Location: Subject property is located south of US Highway 98 and east of County Road 95 in the Elberta community in Planning District 22.

c.) CSP25-27, Port City Glass Addition

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

Purpose: The applicant is requesting Commission Site Plan approval for an additional 50'x100' covered area to be added to the previously approved Port City Glass facility (CSP24-30).

Location: Subject property is located east of Austin road and south of County Road 64 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: **November 6, 2025**