



Baldwin County Planning & Zoning Commission Agenda

Thursday, September 3, 2026

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 6, 2026, Agenda Review Meeting Minutes

August 6, 2026, Regular Meeting Minutes

7. New Business

None.

8. Old Business

a.) SPP25-38, Benjamin's Run Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 91-lot residential subdivision.

Location: Subject property is located north of State Highway 98 and east of County Rd 95 in Planning District 22.

9. 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.) PER26-23, Elizabeth Gardens Phase 3 Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Elizabeth Gardens Phase 3 Subdivision.

Location: Subject property is located at the intersection of Bohemian Hall Rd and County Rd 48, east of Fish River and approximately 3 miles southwest of the Town of Silverhill in Planning District 14.

b.) PER26-24, Mill Creek Phase 2 & 3 Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Mill Creek Phase 2 & 3 Subdivision.

Location: Subject properties are located on the south side of County Rd 34 (Hoffman Rd), east of Ted Lysek Rd and west of Davis Rd. It's a quarter mile west of the Town of Summerdale in Planning District 18.

c.) PER26-25, By the Bay 2 – RV Park 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 Final Site Plan approval for By the Bay 2 – RV Park.

Location: Subject properties are located south of US Hwy 98 and west of Keller Rd in Fairhope in Planning District 17.

d.) PER26-27, Abbey Oaks 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 Preliminary Plat approval for Abbey Oaks Subdivision.

Location: Subject property is located west of Jimmy Faulkner Rd and south of D'Olive Rd, near Spanish Fort in Planning District 7.

e.) PER26-28, Brinks Willis Mobile Home 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 Final Site Plan approval for Abbey Oaks Subdivision.

Location: Subject property is located on the south side of Brinks Willis Rd and west of James Rd in Planning District 30.

10. 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.) SC26-17, Henry Vick 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 east of County Rd 112 and west of Phillipsville Rd in Planning District 5.

b.) SC26-27, Reynolds Farm 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 subdivision.

Location: Subject property is located on County Rd 62 North in Planning District 12.

c.) SC26-28, Resubdivision of Lot 26, Lost River Acres 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 south of US Hwy 90 and west off Horseshoe Circle in Planning District 13.

d.) SC26-29, Dubose Road 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 subdivision.

Location: Subject property is located north of Dubose Rd and west of County Rd 73, approximately one mile west of Baldwin Beach Express in Planning District 13.

e.) SPP26-13, Hope Hills 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 3-lot residential subdivision.

Location: Subject property is located east of State Hwy 181 and east of County Rd 64 in Planning District 15.

f.) SPP26-14, McCarty Springs 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 3-lot residential subdivision.

Location: Subject property is located south of Styx River Rd and south of Spring Rd S in Stapleton in Planning District 7.

g.) SPP26-16, Bruer 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 3-lot residential subdivision.

Location: Subject property is located south of State Hwy 104 and west of County Rd 9, south off County Rd 48 in Planning District 14.

h.) SRP26-14, Replat of Lot 2 of Boros Estates 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 an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.

Location: Subject properties are located on Boros Rd off Cheryl Ln in the Elberta community in Planning District 22.

11. Commission Site Plan Reviews

None.

12. Public Comments

13. Planning Commissioner Comments

14. Adjourn Regular Meeting

Next Regular Meeting: **October 1, 2026**