



Baldwin County Planning & Zoning Commission Agenda

Thursday, June 4, 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**

May 7, 2026, Agenda Review Meeting Minutes

May 7, 2026, Regular Meeting 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.) PER26-15, Red Hill Mobile Home Park 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 Planned Unit Development approval for Red Hill Mobile Home Park.

Location: Subject property is located south of Red Hill Rd near the City of Bay Minette in Planning District 5.

b.) PER26-16, Iron Horse Subdivision Phase 2 & 3 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 Iron Horse Subdivision Phase 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.) CPD26-01 & SV26-09, Cooper Boat & RV Storage

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

Purpose: The applicant is requesting Commission Planned Development approval for the construction of 8 buildings for Boat & RV Storage and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located west of West Boulevard and north of State Highway 104 in Silverhill in Planning District 14.

b.) SC26-16, Resubdivision Parcel 1, Cason-Stringer 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 west of Phillipsville Rd & east of US Hwy 31 in Planning District 6.

c.) SV26-08, Charles Roberts Subdivision Variance

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the minimum lot size requirement for a Planned Unit Development for an RV & Boat Storage.

Location: Subject property is located west of the Baldwin Beach Express and north of County Rd 36 and south of County Rd 38 S in Planning District 18.

10. Commission Site Plan Reviews

a.) CSP26-13, American Factory Direct Furniture Store

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 34,063 sq ft furniture store.

Location: Subject property is located east of State Highway 181 and north of Milton Jones Rd 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: **July 9, 2026**