



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 7, 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**

July 10, 2025, Agenda Review Meeting Minutes

July 10, 2025, Regular Meeting Minutes

July 10, 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.) PER25-30, Elizabeth Gardens Ph 2 & 3 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 the Preliminary Plat approval for SPP23-15.

Location: Subject properties are 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.) PER25-31, South Bend Village Ph 1 & 2 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 the Preliminary Plat approval for SPP22-13.

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd 24, near the intersection of Sherwood Highland Rd in Planning District 39.

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.) PUD25-03/CSP25-13/SV25-17, Milton Jones Warehouses

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

Purpose: The applicant is requesting Planned Unit Development (PUD) and Commission Site Plan (CSP) approval for additional warehouses and one office building along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

Location: Subject properties are located south of Milton Jones Rd and west of State Highway 181 in the Daphne area in Planning District 15.

b.) SC25-30, BFLC Cowpen Creek Ph IV

*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 eastern side of County Road 87 and south of I-10 in the Elsanor community in Planning District 13.

c.) SC25-31, Replat of The Woodlands at Malbis Lots 24, 25, 26

*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 Lots 24, 25, 26 of The Woodlands at Malbis Subdivision.

Location: Subject properties are located west of State Hwy 181 on Rosewood Ln in The Woodlands at Malbis Subdivision in Planning District 7.

d.) SC25-32, Palms Veterinary 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 commercial subdivision.

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

e.) SC25-34, TBG – Old CR 95 – 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 subdivision.

Location: Subject property is located on the east side of County 95 and the south side of Freshwater Lane in the Perdido Bay community in Planning District 32.

f.) SC25-35, WA Keller 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 commercial subdivision.

Location: Subject property is located south of US Hwy 98 and west of Mary Ann Beach Road, in the Barnwell community area in Planning District 17.

g.) SPP24-23, BFLC Estates at Elam 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 15-lot large acre residential subdivision.

Location: Subject properties are located south of Linholm Rd and west of County Rd 87 in Planning District 13.

h.) SPP25-20, Long Bayou Preserve 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 48-lot residential subdivision.

Location: Subject properties are located east of the Foley Beach Express and directly north of the City of Orange Beach in Planning District 30.

i.) SPP25-22, Estates on 31 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 west of US Highway 31 in Planning District 7.

j.) SPP25-24, Serenity 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 4-lot residential subdivision.

Location: Subject property is located east of County Road 49 and south of Gabriella Lane in Planning District 15.

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: **September 4, 2025**