Baldwin County Planning & Zoning Commission
Agenda

Thursday, December 3, 2026
4:00 p.m.
Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
Email:planning@baldwincountyal.gov

1. **Call to order**

2. **Invocation**

3. **Pledge of Allegiance**

4. **Roll call**

5. **Approval of meeting minutes**

   November 5, 2026, Agenda Review Meeting Minutes

   November 5, 2026, Regular Meeting Minutes

6. 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.) PER26-31, The Farm East RV Park

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 PUD approval for The Farm East RV Park.

Location: Subject property is located on the southeast side of County Rd 6, northwest of Old Plash Island Rd and adjacent to Gulf Shores corporate limits in Planning District 27.

7. Old Business

None.

8. New 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.*

Commission Site Plan Reviews

a.) CSP25-43, Brown Hawk Landing Warehouse

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 junk yard and for the construction of a new 51,000 sf warehouse building.

Location: Subject property is located on US Hwy 98 and east of County Rd 95 in Planning District 22.

b.) CSP26-22, The RV Repo Outlet

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 4,000 sf building for an RV Repo Outlet.

Location: Subject property is located on State Hwy 59, north of County Rd 54 in Planning District 31.

c.) CSP26-25, Kaiser Drive 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 184’ cell tower.

Location: Subject property is located north of County Rd 12 off Kaiser Dr in Planning District 21.

d.) CSP26-28, Elberta Animal Hospital

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 5,326 sf building for an animal clinic with kennels.

Location: Subject property is located on US Highway 98, west of County Rd 95 in Planning District 22.

Subdivision Reviews

a.) CPD26-02 & SV26-20, Pankey Properties Office Warehouses

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

Purpose: The applicant is requesting Commission Site Plan approval with Final Site Plan approval and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located west of State Highway 181 and north of County Rd 32, immediately east of J Larry Newton Elementary School in Planning District 8.

b.) CPD26-04 & SV26-17, Daphne Microflex Office Warehouses

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

Purpose: The applicant is requesting Commission Site Plan approval with Final Site Plan approval and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located east of County Rd 13 and north of Milton Jones Rd in Planning District 15.

c.) SC26-38, Resub of Lot 2 Sycamore 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 2-lot residential subdivision.

Location: Subject property is located east of County Rd 87 on the south side of Feely Rd in the Elberta area in Planning District 32.

d.) SC26-39, Resub of Lot 1 Dogwood Express 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 north side of County Rd 36, east of Alabama Hwy 161 (formerly Baldwin Beach Express) in the Summerdale area in Planning District 18.

e.) SC26-41, Bridle Creek Farms 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 north of State Highway 104, west of County Rd 55 and south of County Rd 54 in Planning District 15.

f.) SC26-42, Young 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 north of Interstate 10, west of County Rd 68 Extension and south of County Rd 68 N in Planning District 12.

g.) SPP26-25, Hidden Lakes at Blakeley 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 281-lot residential subdivision.

Location: Subject properties are located east of American Patriots Way AKA State Highway 225 in Planning Districts 10 & 7.

h.) SPP26-26, Bridle Creek Estates Ph 1 & 2 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 94-lot residential subdivision.

Location: Subject properties are located north of County Rd 54, approximately 2.3 miles west of County Rd 49 in Planning District 15.

i.) SPP26-28, Styx River Reserve 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 10-lot residential subdivision.

Location: Subject property is located on the west side of County Rd 64, from the bridge to north of Linholm Rd in the Wilcox area in Planning District 13.

j.) SRP26-18, Frye Family Lot 1 Replat

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

Purpose: The applicant is requesting 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 the east side of County Rd 73 in Planning District 18.

k.) SV26-19, Acorn Properties 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 relief from the effective approval period and extension requirements for Preliminary Plats.

Location: Subject properties are located north of Gardner Rd and east of County Rd 95 in Planning District 22.

10. Public Comments

11. Planning Commissioner Comments

12. Adjourn Regular Meeting

Next Regular Meeting***: January 7, 2027***