



## Baldwin County Planning & Zoning Commission Agenda

Thursday, March 6, 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 meeting minutes:**
  - February 6, 2025, Work Session Minutes
  - February 6, 2025, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

**7. Proposed Consent Agenda Items**

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

**a.) PER25-04, Club RV 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 the Preliminary Plat for Club RV Park.

Location: Subject properties are located south of Brinks Willis Road, north of Keller Rd, and west of Foley Beach Express in Planning District 30.

**b.) SPP25-02, BFLC Styx River East PH III**

*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 9-lot residential subdivision.

Location: Subject property is located south of Linholm Rd, west of Goat Cooper Rd and north of I-10 in Planning District 13.

**c.) SV25-03, Cody Knerr Subdivision Variance**

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding building setback requirements.

Location: Subject property is located on the east side of Treehill Ln in Summerdale in Planning District 18.

**8. Consideration of Applications and Requests: Old Business**

**a.) SRP25-03, Emerald Coast RV Park**

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

Purpose: The applicant is requesting Revised Site Plan approval for Emerald Coast RV Park.

Location: Subject property is located south of Brewer Rd, west of County Rd 65 and north of Dairy Ln in Planning District 34.

**9. Consideration of Applications and Requests: Highway Construction Setback Appeals**

None.

**10. Consideration of Applications and Requests: Rezoning / PRD Cases**

**a.) PRD25-01, Cambridge Subdivision**

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

Purpose: The applicant is requesting Planned Residential Development approval for a 377-lot subdivision.

Location: Subject property is located at the intersection of County Rd 54 and County Rd 55 in the Robertsdale area in Planning District 12.

**b.) Z25-01, Southern Storage Solutions LLC Property**

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

Purpose: The applicant is requesting to rezone 34.59 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

Location: Subject property is located on the east side of St Hwy 181 and south of County Rd 32 in Planning District 39.

**c.) Z25-03, Rezner Property**

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

Purpose: The applicant is requesting to rezone 3 +/- acres from Residential Single Family Estates (RSF-E) to Neighborhood Business District (B-2).

Location: Subject property is located west of St Hwy 181 and north of Gayfer Rd Ext in Planning District 37.

**d.) Z25-04, Goodwyn Property**

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

Purpose: The applicant is requesting to rezone 36 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located east of the Foley Beach Express and north of the City of Orange Beach in the Elberta community in Planning District 30.

**e.) Z25-05, Warner Property**

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

Purpose: The applicant is requesting to rezone 1.7 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-2).

Location: Subject property is located on the west side of Library St and south of Widell Ave in Lillian in Planning District 33.

**f.) TA25-01, Amendments to the Baldwin County Zoning Ordinance**

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

Purpose: Proposed Baldwin County Zoning Ordinance Amendments and Zoning Map Amendment.

**11. Consideration of Applications and Requests: Subdivision Cases**

None.

**12. Consideration of Applications and Requests: Commission Site Plan Approval Cases**

None.

**13. Public Comments: None.**

**14. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***April 3, 2025***

**15. Adjournment.**