



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 3, 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:**
 - March 6, 2025, Work Session Minutes
 - March 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.) PER25-05, Gaineswood PH II 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 Gaineswood PH II.

Location: Subject properties are located on the west side of St Hwy 181 in Planning District 39.

b.) PER25-10, Mill Creek Subdivision Ph 1 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 approval for Mill Creek Subdivision Ph 1.

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

c.) PER25-11, Autumn Lakes Ph 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 the Preliminary Plat approval for Autumn Lakes Subdivision Ph 2 & 3.

Location: Subject property is located on the east side of County Rd 95, south of Kaiser Ln and .25 miles north of US Hwy 98 in Planning District 22.

d.) PER25-14, Brinks Willis 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 Final Site Plan approval for Brinks Willis Mobile Home Park (PUD23-01).

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

e.) CSP24-44, Dollar General (Co Rd 10)

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

Purpose: The applicant is requesting Commission Site Plan approval for a 10,640 sq ft Dollar General store.

Location: Subject property is located east of County Rd 65 and north of County Rd 10 in the Foley community in Planning District 35.

f.) CSP25-02, Ross Adams Storage Ph 2

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

Purpose: The applicant is requesting Commission Site Plan approval for the construction of storage units (Phase 2).

Location: Subject property is located south of US Highway 98 and west of County Rd 97 in the Elberta area in Planning District 22.

g.) SC24-64, Replat of Haven Hill Lots 1-3

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 4-lot residential subdivision.

Location: Subject properties are located south of Gayfer Rd Ext, east of St Hwy 181 and west of Lawrence Rd near the City of Fairhope in Planning District 37.

h.) SC25-08, Daphne Carwash

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 2-lot commercial subdivision.

Location: Subject property is located east of St Hwy 181, less than 400 feet north of County Rd 64 near the City of Daphne in Planning District 15.

i.) SC25-09, Whitehouse Creek Estates Ph 1

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 large acre, 3 lot residential subdivision.

Location: Subject property is located west of Whitehouse Fork Rd around the Bay Minette area in Planning District 9.

j.) SPP25-04, Bear Creek 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 132-lot residential subdivision.

Location: Subject property is located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane. It is adjacent to the northern boundary of the Town of Elberta in Planning District 22.

k.) SRP25-02, Ross Adams Storage Ph 2

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

Purpose: The applicant is requesting approval for a Revised Site Plan to relocate and redesign stormwater facilities.

Location: Subject property is located south of US Highway 98 and west of County Rd 97 in the Elberta area in Planning District 22.

8. Consideration of Applications and Requests: Old Business

None.

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

None.

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

a.) Z25-07, Jim & Donna Enterprises LLC Property

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

Purpose: The applicant is requesting to rezone 44 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

Location: Subject property is located north of County Rd 20 and west of Stucki Rd in Planning District 22.

b.) Z25-08, SAI Estate LLC Property

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

Purpose: The applicant is requesting to rezone 1 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

Location: Subject property is located at the intersection of County Rd 48 and County Rd 55 in the Silverhill area in Planning District 14.

11. Consideration of Applications and Requests: Subdivision Cases

a.) SPP24-38, Sailor’s Landing

*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 227-lot residential subdivision.

Location: Subject property is located south of US Hwy 98 and west of County Rd 95. The southern boundary of the proposed development is adjacent to the Town of Elberta in Planning District 22.

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

None.

13. New Business: None.

14. **Public Comments:** None.

15. **Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***May 1, 2025***

16. **Adjournment.**