



Baldwin County Planning & Zoning Commission Agenda

Thursday, July 10, 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**

June 5, 2025, Agenda Review Meeting Minutes

June 5, 2025, Regular Meeting Minutes

June 5, 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.) PER25-25, Mill Creek Subdivision 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 SPP23-18.

Location: Subject property is located on the south side of County Rd. 34 (Hoffman Rd), 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.

b.) PER25-28, The Highlands at Fish River Subdivision Ph 1, 2, 3 & 4 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 SPP23-14.

Location: Subject property is located on the east side of Bohemian Hall Rd. between Baughman and White Rd. in Planning District 14.

c.) PER25-29, Tealwood Subdivision 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 SPP23-02.

Location: Subject properties are located on the north side of Underwood Rd (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49 in Planning District 14.

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.) PUD25-06/SV25-11, County Rd 55 RV Storage

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

Purpose: The applicant is requesting Planned Unit Development (PUD) approval for 7 building units for RV & Boat Storage facility 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 property is located at the intersection of Underwood Rd and County Rd 55 in Planning District 11.

b.) PUD25-07, Gulf Country RV Park

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

Purpose: The applicant is requesting approval for a 13 lot RV Park.

Location: Subject property is located on the south side of Patterson Road and east of Rabbit Run Rd in the Wilcox community in Planning District 13.

c.) SC25-28, Whitehouse Creek Estates Ph 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 Phase 2 of a 3-lot large acre residential subdivision.

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

d.) SPP25-14, Estates of Pine Grove 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 12-lot residential subdivision.

Location: Subject property is located east of US Hwy 31, north of Pine Grove Road Ext. and west of Co Rd 57 (Pine Grove Road) in Planning District 5.

10. Commission Site Plan Review

a.) CSP24-45, May Brothers Fireworks Stand

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for a 2,240sf fireworks stand.

Location: Subject property is located at the intersection of County Road 99 and US Highway 98 in the Lillian community in Planning District 33.

b.) CSP25-03/PUD25-02/SV25-12, Binger Storage

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval and Planned Unit Development (PUD) approval for a 4-unit storage facility 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 property is located south and west of Roscoe Road in the Orange Beach community in Planning District 30.

c.) CSP25-04/PUD25-04/SV25-14, Southern Storage Solutions Ph 2

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval and Planned Unit Development (PUD) approval for additional storage buildings 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 property is located south of County Road 32 and east of State Highway 181 in the Fairhope area in Planning District 39.

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: **August 7, 2025**