



Baldwin County Planning & Zoning Commission Agenda

Thursday, December 4, 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**

November 6, 2025, Agenda Review Meeting Minutes

November 6, 2025, Regular Meeting 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.) PER25-44, The Farm East RV Park Extension

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

Purpose: The applicant is requesting a (1) year extension of PUD approval for PUD23-17.

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

b.) PER25-45, Lone Oak Farms Extension

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

Purpose: The applicant is requesting a (1) year extension of Preliminary Plat approval for SPP21-14.

Location: Subject property is located on the east side of Pierce Rd north of County Rd 32 in the Fairhope area in Planning District 39.

c.) PER25-46, Blueberry Fields 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 Preliminary Plat approval for SPP23-26.

Location: Subject property is located on the north side of County Rd 12, east of Magnolia Springs Hwy and south of the Town of Magnolia Springs in Planning District 21.

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.) CPD25-02, Cottages on the Cove Condominiums

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

Purpose: The applicant is requesting Commission Planned Development approval for a condominium development that will include seven single-family dwelling units.

Location: Subject property is located north of State Hwy 180 in Planning District 25.

b.) SC25-53, Resub of Lot 2A Dearing 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 2-lot residential subdivision.

Location: Subject property is located south of County Rd 26 and west of John Bloch Rd in the Elberta Community Area in Planning District 32.

c.) SC25-55, Replat of Lot 1 Volovecky Split 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 large 2-lot subdivision.

Location: Subject property is located west of State Hwy 181 and south of Pleasant Road in Planning District 15.

d.) SC25-56, Willis Division, Replat of Lot 25

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 south of County Road 54, directly off Wilson Rd in Planning District 15.

e.) SC25-57, Resub of Lot 1C T&K 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 on the west side of Glass and Spivey Rd, south of County Road 62 S in the Elsanor community in Planning District 18.

f.) SC25-58, Northern Pines 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 properties are located south of Bermuda Ln and southwest of Hunting Club Rd in the Seminole area in Planning District 13.

g.) SPP25-29, Resub of Lots 2, 7 & 9 CC 77 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 6-lot residential subdivision.

Location: Subject property is located west of CC Road, north of County Rd 32 and south of Cactus Ct in Planning District 22.

h.) SRP25-19, Replat of Lot 1 Heron Court Subdivision

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

Purpose: The applicant is requesting Revised Preliminary Plat approval for the replat of Lot 1 Heron Ct Subdivision.

Location: Subject properties are located on Ono Island, northwest of Ono Blvd, off Heron Court in Planning District 24.

10. Commission Site Plan Reviews

a.) CSP24-34, HL Storage Facility

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 an open boat and RV storage facility with a front office building.

Location: Subject property is located on the south side of County Rd 12 S in Planning District 30.

b.) CSP25-08, Black & Veatch 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 300' self-support cell tower.

Location: Subject property is located north of County Rd 64 and east of Oakleaf Ln in the Loxley area in Planning District 12.

c.) CSP25-40, Swinson Office/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 2,000 sf office/warehouse.

Location: Subject property is located near the intersection of Rawls Rd and State Hwy 59 in the Loxley area in Planning District 12.

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: **January 8, 2026**