



## Baldwin County Planning & Zoning Commission Agenda

Thursday, January 8, 2026

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**

December 4, 2025, Agenda Review Meeting Minutes

December 4, 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.) PER25-49, Southbend Village Ph 3 & 4 Extension**

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

Purpose: The applicant is requesting a (1) year extension of Preliminary Plat approval of SPP22-31.

Location: Subject property is located on the east side of State Highway 181, one half mile south of County Rd 24, near the intersection of Sherwood Highland Rd in Planning District 39.

## 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.) CPD25-03/SV25-24, Lillian Boat Storage**

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

Purpose: The applicant is requesting Commission Planned Development approval for open boat/RV storage with 100 units and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located south of County Road 99 and west of 7th Street in the Lillian community in Planning District 33.

**b.) SPP25-34, Sweetwater South 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 49-lot residential subdivision.

Location: Subject property is located east of State Highway 181, and south of County Rd 32 in Planning District 39.

**c.) SPP25-36/SRP25-23, Walking R Land and Cattle 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 4-lot subdivision and Revised Preliminary Plat approval for a replat of lots 6, 7 & 8 of Smithfield Estates Subdivision.

Location: Subject property is located east of County Rd 112 and west of County Rd 61 (Phillipsville Road) in Planning District 6.

**d.) SPP25-37, Warner 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 4-lot residential subdivision.

Location: Subject property is located west of Library Street, south of Widell Ave and north of Ickler Ave N. in the Lillian area in Planning District 33.

**e.) SV25-25, Coleman Lane Family Exemption 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 family division requirements.

Location: Subject property is located on the east side of Coleman Lane north of Hwy 31 in Spanish Fort in Planning District 7.

**10. Commission Site Plan Reviews**

**a.) CSP25-44, Dollar General Retail Store**

*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 9,100 sf discount/variety store.

Location: Subject property is located between Rawls Rd and State Highway 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: **February 5, 2026**