



Baldwin County Planning & Zoning Commission Agenda

Thursday, March 5, 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**

February 5, 2026, Agenda Review Meeting Minutes

February 5, 2026, 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.) PER26-02, Cassella Subdivision 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 Preliminary Plat approval for Cassella Subdivision.

Location: Subject property is located on the south side of CR 68 and 1.3 miles west of Baldwin Beach Express in Planning District 12.

b.) PER26-03, Northwoods Ph 1 Subdivision 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 Preliminary Plat approval for Northwoods Ph 1 Subdivision.

Location: Subject property is located on the east side of Hwy 225, north and west of the City of Spanish Fort in Planning District 10.

c.) PER26-04, Savannah Estates Ph 2 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 Preliminary Plat approval for Savannah Estates Ph 2 Subdivision.

Location: Subject property is located on the east side of County Road 54 W approximately 2,000 feet north of County Road 64 near the City of Daphne in Planning District 15.

d.) PER26-06, 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 Preliminary Plat approval for Club RV Park.

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

e.) PER26-07, Karina Mobile Home Park 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 Planned Unit Development approval for Karina Mobile Home Park.

Location: Subject property is located on the east side of County Rd 38, east of the Baldwin Beach Express and approximately 2 miles northeast of the Town of Summerdale in Planning District 18.

8. Old Business

a.) CPD25-03, Lillian Boat Storage

*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 an open boat/RV storage facility with 100 units.

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

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.) SC25-68, Resub of Lot 51A Riverside Farm Estates 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 Leatherbury Rd and west of Patterson Rd in the Silverhill area in Planning District 15.

b.) SC26-01, Hwy 90 Subdivision - Resub of East 115 Acres of Lot 1

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 non-residential subdivision.

Location: Subject property is located south of I-10 and west of US Hwy 90 in Planning District 7.

c.) SC26-02, Phyliss Place 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 in the Perdido Community, south of US Hwy 31 off of Martin Hadley Ln and McKinley Rd in Planning District 6.

d.) SC26-03, Green Pastures 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 east of Greeno Rd and north of County Rd 3 in Planning District 39.

e.) SPP25-30 / SV26-01, Seaglade at Saint Andrew's Bay 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 27-lot residential subdivision and a Variance from the Baldwin County Subdivision Regulations regarding the street elevation.

Location: Subject property is located south of St Hwy 180 and east of Pontoon Ln in Gulf Shores in Planning District 25.

f.) SRP26-01, Summer Grove Subdivision

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

Purpose: The applicant is requesting Subdivision Revised Preliminary Plat approval to add a third access to the proposed Summer Grove Subdivision.

Location: Subject property is located east of Rigsby Rd and west of County Rd 54 E. It is approximately 1.5 miles north of County Rd 64 and half a mile east of St Hwy 181, near Daphne in Planning District 7.

10. Commission Site Plan Reviews

a.) CSP25-46, Coastal Church

*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 expanding the existing parking lot and driveway along with the construction of a detention pond.

Location: Subject property is located on County Rd 64, west of County Rd 54 W in the Belforest community in Planning District 15.

b.) CSP26-04, Buffalo Rock Warehouse and Office Building

*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 the construction of a 25,000 sq ft warehouse and office building.

Location: Subject property is located south of County Rd 64 and east of Railroad Ave 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: **April 2, 2026**