



## Baldwin County Planning & Zoning Commission Agenda

Thursday, April 2, 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**

March 5, 2026, Agenda Review Meeting Minutes

March 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.) PER26-09, Summer Grove Subdivision 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 Summer Grove Subdivision.

Location: Subject properties are 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.

### **b.) PER26-10, Gaineswood Unit Two, Ph 1 & 2 Subdivision 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 Gaineswood Unit Two, Ph 1 & 2 Subdivision.

Location: Subject properties are located on the west side of St Hwy 181 just south of County Rd 32 in the Fairhope area in Planning District 39.

### **c.) PER26-12, Ross Adams Ph 2 Subdivision 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 Ross Adams Ph 2 Subdivision.

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

### **d.) PER26-13, Mill Creek Ph 1 Subdivision 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 Mill Creek Ph 1 Subdivision.

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

**e.) PER26-14, Autumn Lakes Ph 3 Subdivision 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 Autumn Lakes Ph 3 Subdivision.

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

**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.) SC25-66, Replat of Lot 2 of Grandview 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 32 and west of County Road 95 in Planning District 22.

**b.) SC26-04, Patel Boat & RV Storage 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 2-lot non-residential subdivision.

Location: Subject property is located south of US Hwy 98 and east of County Rd 95 in Planning District 22.

**c.) SC26-07, Robin's Place 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 5-lot residential subdivision.

Location: Subject property is located south of Grass Rd and east of Scenic Highway 98 in Planning District 19.

**d.) SPP26-03, Resub Lot 2 Camellia Bluffs 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 2-lot residential subdivision.

Location: Subject property is located west of US Hwy 98 and on the west side of Main St in Planning District 16.

**e.) SV26-02 / PER26-08, Magnolia Acres Ph 2 Subdivision**

*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 Magnolia Acres Subdivision and a Variance from

the Baldwin County Subdivision Regulations regarding the expiration of a preliminary plat approval.

Location: Subject property is located on the south side of County Rd 28 approximately 0.65 miles west of County Rd 55 in the Summerdale area in Planning District 14.

## **10. Commission Site Plan Reviews**

### **a.) CSP25-14 / PUD25-08, Patel RV/Boat Storage**

*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 and Planned Unit Development approval for the construction of six (6) buildings for boat and RV storage.

Location: Subject property is located south of US Highway 98 and east of County Rd 95 in the Elberta area in Planning District 22.

## **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: **May 7, 2026**