



Baldwin County Planning & Zoning Commission Agenda

Thursday, May 7, 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**

April 2, 2026, Agenda Review Meeting Minutes

April 2, 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.) HCA26-01, Clausen Carport Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow a carport to be built in the required highway construction setback.

Location: Subject property is located on the corner of Main St and Charbon Dr in the Montrose community in Planning District 16.

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.) PUD26-01, Oak Ridge RV Park Phase 2

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

Purpose: The applicant is requesting Planned Unit Development approval for a 35 unit RV Park.

Location: Subject property is located on the east side of Hwy 287 (Rabun Rd) and north of Louis Cooper Rd in Planning District 5.

b.) PUD26-02 / SV26-04, Stanley Storage Subdivision & Variance

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

Purpose: The applicant is requesting Planned Unit Development approval for five (5) storage buildings and a Variance from the Baldwin County Subdivision Regulations regarding the landscape buffer and usable open space requirements.

Location: Subject property is located east of County Rd 11 and southeast of Monk Rd in Planning District 17.

c.) SC26-09, Bella Casa 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 5-lot residential subdivision.

Location: Subject property is located north of Interstate 65 and west of Rabun Rd in Planning District 2.

d.) SC26-10, Maytower 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 an 8-lot residential subdivision.

Location: Subject property is located north of Interstate 65 and west of Rabun Rd in Planning District 2.

e.) SC26-13, Cheval Farm 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 9-lot residential subdivision.

Location: Subject property is located on the east side of County Rd 48 and west of County Rd 65 in the Robertsdale area in Planning District 18.

f.) SC26-14, Replat Lot 27 Ranches of Creekside Preserve 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 north of Interstate 65 and northwest of Rabun Rd in Planning District 2.

g.) SPP25-32, Baywood of Point Clear 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 21-lot residential subdivision.

Location: Subject property is located north of County Rd 34 and west of County Rd 13 in Planning District 8.

h.) SPP26-01, Orchard at Horseneck 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 3-lot residential subdivision.

Location: Subject property is located southeast of US Hwy 98 and northeast of County Rd 112, off Horseneck Rd in Planning District 5.

i.) SPP26-05, JWG 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 3-lot residential subdivision.

Location: Subject property is located north of Underwood Rd and west of Daugherty Rd in Planning District 18.

j.) SRP26-04, Determann Place Subdivision

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

Purpose: The applicant is requesting to remove the lot line between two existing lots of record located within two separate subdivisions.

Location: Subject property is located on North Winding Brook Dr in the Montrose community in Planning District 16.

k.) SRP26-07/SV26-07, Replat Lots 1 & 8 Lillian Estates Subdivision & Variance

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

Purpose: The applicant is requesting Revised Preliminary Plat approval for a 2-lot residential subdivision and a Variance from the Baldwin County Subdivision Regulations regarding the length of the flag portion of a lot.

Location: Subject properties are located on the west side of County Road 91, north of US Hwy 98 in Planning District 22.

l.) SV26-03, Woodmont Ph 2 Lot 120 Variance

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the front building setback requirements.

Location: Subject property is located on the east side of Troon Dr in Planning District 18.

m.) SV26-06, Robert Wells Variance

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the width of the flag portion of the lot.

Location: Subject properties are located on the east side of County Rd 138 in Planning District 4.

10. Commission Site Plan Reviews

a.) CSP26-09, Lickin Good Donut Shop & Retail Space

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 5,070 sq ft commercial building with 2 units.

Location: Subject property is located east of St Hwy 181 and south of St Hwy 104 in Planning District 37.

b.) CSP26-10, New 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 250' self-support tower.

Location: Subject property is located at the end of John Oliver Rd and west of Whitehouse Fork Rd in Bay Minette in Planning District 4.

c.) CSP26-11, Dental Office

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 5,070 sq ft dental office.

Location: Subject property is located west of US Hwy 98 and north of Graham St in the Montrose community in Planning District 16.

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: **June 4, 2026**