



## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 9, 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**

June 4, 2026, Agenda Review Meeting Minutes

June 4, 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.) PER26-17, Tealwood Estates Phase 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 Tealwood Estates Phase 2 Subdivision.

Location: Subject properties are located on the north side of Underwood Rd (County Rd 24), east of County Rd 9 and Fish River, and west of County Rd 49 in Planning District 14.

**b.) PER26-18, Silver Springs 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 Silver Springs Subdivision.

Location: Subject properties are located west of County Rd 49, a quarter mile north of St Highway 104 and northwest of the Town of Silverhill in Planning District 14.

**c.) PER26-19, Mini Lane PUD 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 Planned Unit Development approval for Mini Lane.

Location: Subject properties are located south of County Rd 10, east of County Rd 19, west of Foley in Planning District 27.

**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.) SPP25-38, Benjamin's Run 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 91-lot residential subdivision.

Location: Subject property is located north of State Highway 98 and east of County Rd 95 in Planning District 22.

### b.) SPP26-06, Lanterna Ph 1A 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 54-lot residential subdivision.

Location: Subject properties are located west of State Highway 181 and north of Pleasant Rd in Planning District 15.

### c.) SPP26-07, Lanterna Ph 1B 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 24-lot residential subdivision.

Location: Subject properties are located west of State Highway 181 and north of Pleasant Rd in Planning District 15.

### d.) SPP26-09, CW Stableside Estates Phase 1 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 16-lot residential subdivision.

Location: Subject property is located east of Baldwin Beach Express and north on County Rd 38 in Planning District 18.

**e.) SRP26-09, Replat of Lot 1 of Frolik Subdivision**

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

Purpose: The applicant is requesting to relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.

Location: Subject property is located on the southwest corner of County Rd 49 and Fackler Rd in Planning District 12.

**f.) SRP26-10, Replat of Lot 2 of Bond & Main Subdivision**

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

Purpose: The applicant is requesting to relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel outside of the recorded subdivision.

Location: Subject property is located on County Road 68, 1.3 miles west of Baldwin Beach Express in Planning District 12.

**g.) SV26-10, County Road 19 RV Park 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 the minimum width of the flag portion of the lot.

Location: Subject property is located on County Rd 19 in Bon Secour in Planning District 34.

**10. Commission Site Plan Reviews**

None.

**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: **August 6, 2026**