



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 6, 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**

July 9, 2026, Agenda Review Meeting Minutes

July 9, 2026, Regular Meeting Minutes

7. New Business

The Planning Commission will review and make a recommendation to the Baldwin County Commission on the proposed **Draft Master Plan 2026**.

8. Old Business

None.

9. 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.) HCA26-03, Clavelle Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow the construction of a house to encroach into the required Highway Construction Setback.

Location: Subject property is located on the east side of Scenic 98 and south of County Rd 32 in Planning District 26.

b.) HCA26-06, JPV Wahoo Holdings Highway Construction Setback Appeal

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

Purpose: The applicant is requesting an appeal to allow the construction of a coffee shop to encroach into the required Highway Construction Setback.

Location: Subject property is located in the median of the Foley Beach Express, south of the intersection of Foley Beach Express and Coastal Gateway Blvd in Planning District 30.

c.) PER26-20, The Highlands at Fish River Phase 1, 2, 3 & 4 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 The Highlands at Fish River Phase 1, 2, 3 & 4 Subdivision.

Location: Subject property is located on the east side of Bohemian Hall Rd between Baughman and White Rd in Planning District 14.

d.) PER26-22, London's Landing 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 Planned Unit Development approval for London's Landing Subdivision.

Location: Subject properties are located west of Plash Rd in the Bon Secour area in Planning District 27.

10. 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.) SC26-19 & SV26-11, Resub Lot 2B of Resub of Lots 2A & 2B of Resub of Lot 2 T&K Subdivision & Variance

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 and a Variance from the Baldwin County Subdivision Regulations regarding the requirement for the minimum pavement width.

Location: Subject property is located south of County Rd 62 South and east of Glass and Spivey Rd in Planning District 18.

b.) SC26-21, Love Legacy Estates 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 3-lot residential subdivision.

Location: Subject property is located west of State Hwy 181 and east of County Rd 13 in Planning District 15.

c.) SC26-22, Corcoran 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 west of Magnolia Springs Hwy and south of County Rd 26 in Planning District 21.

d.) SC26-23, Resub Lot 1A Resub Lot 1 J 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 7-lot residential subdivision.

Location: Subject property is located south of County Rd 64, south of County Rd 54 and west of County Rd 54E in Planning District 15.

e.) SPP26-10, CW Stableside Estates Ph 2 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 15-lot residential subdivision.

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

f.) SPP26-11, Wilson Creek North 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 4-lot residential subdivision.

Location: Subject property is located west of US Hwy 31 and west of Pine Rd South in Planning District 7.

g.) SPP26-12, Wilson Creek 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 an 11-lot residential subdivision.

Location: Subject properties are located west of US Hwy 31 and west of Pine Rd South in Planning District 7.

11. Commission Site Plan Reviews

a.) CSP26-18, County Rd 32 Cell Tower

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 the construction a 250' self-support cell tower.

Location: Subject property is located west of Joe Gottler Rd and north of County Rd 32 in the Elberta area in Planning District 22.

12. Public Comments

13. Planning Commissioner Comments

14. Adjourn Regular Meeting

Next Regular Meeting: **September 3, 2026**