



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 6, 2025

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**
 - October 2, 2025, Agenda Review Meeting Minutes
 - October 2, 2025, 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.

None.

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.) PUD24-14/CSP24-40/SV25-05/HCA25-03, Fairhope 181 Marketplace

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

Purpose: The applicant is requesting Planned Unit Development and Commission Site Plan approval for an office/warehouse and requesting a Variance from the Baldwin County Subdivision Regulations regarding the open space requirement and a Highway Construction Setback Appeal.

Location: Subject property is located west of State Highway 181 and north of Mosley Rd in Planning District 37.

b.) SV25-20/SC25-44, Resub of Lot 1 Lillian Acres Variance & Subdivision

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 width requirement for a flag lot and Preliminary Plat approval for a 2 lot residential subdivision.

Location: Subject property is located west of County Rd 91 and south of Baraco Rd in the Lillian Community Area in Planning District 29.

c.) SV25-22/SC25-49, Price Grubbs Variance & Subdivision

*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 a remnant parcel and Preliminary Plat approval for a 9 lot residential subdivision.
- Location: Subject property is located south of Price Grubbs Road and east of County Road 85 in the Elsanor community in Planning District 12.

d.) SPP24-26, BFLC Rolling Hill Estates West 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 large acre subdivision.
- Location: Subject properties are located west of County Rd 87 and north of Interstate 10 in Planning District 13.

e.) SPP24-27, BFLC Rolling Hill 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 36 lot large acre subdivision.
- Location: Subject properties are located east of County Rd 87 and north of Interstate 10 in Planning District 13.

f.) SPP25-28, Summer Grove 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 a 6 lot residential subdivision.
- Location: Subject properties are located north of Larry Street Road, and west of County Road 54 and east of Rigsby Road in Planning District 7.

g.) SRP25-18, Casa Marsh Replat of Lots 64-72 Subdivision

*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 4 lot subdivision.

Location: Subject properties are located south of County Rd 10 and west of Cook Rd in Planning District 27.

h.) SV25-23, Old Plash Island Road P.U.D. 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 open space requirement.

Location: Subject property is located on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area in Planning District 27.

10. Commission Site Plan Reviews

a.) CSP25-31, Teresa Drive Office/Warehouse

*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 a 6,600 sf office/warehouse building.

Location: Subject property is located south of County Rd 32 and east of Teresa Drive in Planning District 39.

b.) CSP25-39, St Michael's Addition

*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 additional bathrooms, concessions and a training facility building.

Location: Subject property is located north of County Rd 104 and west of St. Michael Way in Planning District 15.

11. Other Business

Approval of the 2025-2026 Planning Commission meeting calendar.

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: **December 4, 2025**