



Baldwin County Planning & Zoning Commission Agenda

Thursday, February 5, 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**

January 8, 2026, Agenda Review Meeting Minutes

January 8, 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.) PER25-50, Darby Ridge Extension

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

Purpose: The applicant is requesting a (1) year extension of Preliminary Plat approval for Darby Ridge Subdivision.

Location: Subject property is located on the north side of D'Olive Rd, adjacent to Spanish Fort's corporate limits to the north in Planning District 7.

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.) SC25-60, Resub of Lot 2 Gardner Trace 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 east of CC Rd on the north side of Gardner Road in the Elberta area in Planning District 22.

b.) SC25-62 / SV25-27, Resub of Lot 1 Lillian Acres Subdivision / Variance

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 and a Variance from the Baldwin County Subdivision Regulations regarding the 60 ft flag access.

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.) SC25-63, Resub of Lot 2 Bryars 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 CC Rd on the north side of Comstock Road in the Elberta area in Planning District 22.

d.) SC25-67, Knoepflein 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 subdivision.

Location: Subject property is located south of US Hwy 90 and Greek Cemetery Rd in Planning District 13.

e.) SPP25-39, Fairhope Reserve 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 40-lot residential subdivision.

Location: Subject property is located north of St Hwy 104 and east of Saint Michael Way in Planning District 37.

f.) SPP25-41, Belmont 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 46-lot residential subdivision.

Location: Subject property is located south of Larry Street and west of County Rd 54 W in Planning District 15.

g.) SPP25-43, Point Clear Golf Club Phase 1A 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 16-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

h.) SPP25-44, Point Clear Golf Club Phase 1B 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 50-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

i.) SPP25-45, Point Clear Golf Club Phase 1C 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 57-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

j.) SRP25-21, Brown Duck Place Subdivision

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

Purpose: The applicant is requesting Revised Preliminary Plat approval to relocate the lot line between two existing lots of record within two separate subdivisions.

Location: Subject property is located north of Twin Beech Rd and west of US Hwy 98 (Greeno Rd) in Planning District 8.

10. Commission Site Plan Reviews

a.) CSP25-37, Dollar General Retail Store

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 10,640 sf discount/variety store.

Location: Subject property is located south of Freshwater Lane and east of County Road 95 in Elberta in Planning District 32.

b.) CSP25-38 / PUD25-13, Toy Box South Storage Phase 2

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

Purpose: The applicant is requesting Commission Site Plan and Planned Unit Development approval to construct five additional buildings for office/warehouse or boat/RV storage.

Location: Subject property is located south and west of Roscoe Road in the Gulf Shores area in Planning District 30.

c.) CSP25-45, Jack's Restaurant

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 3,055 sf drive-thru restaurant.

Location: Subject property is located on US Hwy 98 south of Powell Lane in the Lillian community in Planning District 33.

11. Other Business

Election of 2026 Officers.

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: ***March 5, 2026***