



Baldwin County Planning & Zoning Commission Agenda

Thursday, October 1, 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 meeting minutes**

September 3, 2026, Agenda Review Meeting Minutes

September 3, 2026, Regular Meeting Minutes

6. 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.) PER26-26, Emerald Coast Resort RV Park 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 Emerald Coast Resort RV Park.

Location: Subject property is located on the east side of County Rd 65, and north of Dairy Ln in Planning District 34.

b.) PER26-29, 8 Mile Creek Estates 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 8 Mile Creek Estates Subdivision.

Location: Subject properties are located on the west side of County Rd 64 Ext at Griggers Rd and north approximately 0.5 miles in the Wilcox community in Planning District 13.

7. Old Business

None.

8. New 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.) PUD26-04, Glass Road RV Park Ph 2

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

Purpose: The applicant is requesting PUD Final Site Plan approval for a 19 unit RV Park.

Location: Subject property is located at the intersection of Patterson Rd and Glass Rd in the Wilcox area in Planning District 13.

b.) SC26-31, Wesley Pate Road 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 subdivision.

Location: Subject property is located on the north side of Wesley Pate Rd, east of County Rd 87 in the Elberta area in Planning District 13.

c.) SC26-32, Harden Fields 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 east of the Baldwin Beach Express and north of County Rd 36 in Planning District 18.

d.) SC26-33, Resubdivision of Lot 7, Crimson Way 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 subdivision.

Location: Subject property is located on the north side of Wesley Pate Rd, east of County Rd 87 in the Elberta area in Planning District 13.

e.) SC26-34, Resub of Lot 26, The Ranches at 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 subdivision.

Location: Subject property is located on the west side of Old Ganey Rd approximately 1.2 miles south of Silas Ganey Rd, north of I-65 and northwest of Rabun Rd in Planning District 2.

f.) SPP26-17, Gardner Road 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 19-lot residential subdivision.

Location: Subject property is located south of Gardner Rd and east of CC Rd in the Elberta area in Planning District 22.

g.) SPP26-18, Resubdivision of Lot 16 & 17A, Forest View 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 4-lot residential subdivision.

Location: Subject properties are located south of I-10 & Patterson Rd & north of Hill Top Dr in Planning District 13.

h.) SPP26-19 & PUD26-05, Point Clear Golf Club Phase 2A & 2B 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 70-lot subdivision and PUD Final Site Plan approval for the Point Clear Golf Club Ph 2A & 2B.

Location: Subject properties are located west of Hwy 98 (Greeno Rd), south of Wagoner Rd and north of County Rd 24, near the City of Fairhope in Planning District 17.

i.) SPP26-21, Greenwood 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 185-lot residential subdivision.

Location: Subject property is located south of County Rd 36, east of County Rd 73 and less than a half mile west of Baldwin Beach Express in Planning District 18.

10. Commission Site Plan Reviews

a.) CSP26-19, PJ's Coffee of New Orleans

*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 the construction of a coffee shop with a drive-thru.

Location: Subject property is located east of Coastal Gateway Blvd and along the Foley Beach Express in Planning District 30.

11. Public Comments

12. Planning Commissioner Comments

13. Adjourn Regular Meeting

Next Regular Meeting: **November 5, 2026**