



BALDWIN

COUNTY,
ALABAMA

Planning and Zoning Department

P&Z Update

BALDWIN COUNTY
COMMISSION MEETING

JUNE 3, 2025



Planning Commission Meeting Format

Planning Commission Agenda Outline

- 1. Pre-meeting work session will become the Agenda Review Meeting**
- 2. Regular meeting agenda restructured to help meeting flow**
 - Public hearings will be grouped into one section
 - Items that do not require public hearing will not be in the public hearing section
 - Added “Director’s Report” to the meeting
- 3. Work session added at the end of the regular meeting to work on the master plan update.**

Director's Report Topics



Baldwin County Planning & Zoning Commission Agenda

Thursday, June 5, 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**
 - a.) **Proposed Consent Agenda Items** (Any case that is noncontroversial and does not require a Public Hearing (i.e extension requests, simple commission site plans, etc)
7. **Old Business** (Extension requests that are not on Consent Agenda & any case that was tabled at a prior meeting)
8. **Public Hearings** (Subdivisions, Subdivision Variances, Highway Construction Setback Appeals, Conditional Use Commission Site Plan Approvals, & any regulation amendments)

9. **Commission Site Plan Review (CSPs for projects that are not conditional use permits. No Public Hearing)**
10. **Other Business**
11. **Public Comments**
Anyone who has registered to speak in the public comment portion of the agenda.
12. **Planning Commissioner Comments**
Discussion and requests from the Planning Commission members.
13. **Director's Report**
 - a.) **Update on ongoing projects (One of the following topics each month)**
 - i. Infrastructure projects
 - ii. Natural Resources projects
 - iii. Planning documents & ordinance updates
 - iv. Coordination with other agencies
 - b.) **Summary of rezoning actions by the County Commission**
 - c.) **Summary of permits issued to date with trend from previous years**
 - d.) **Questions/Comments**
14. **Adjourn Regular Meeting (Stop livestream)**

Assembling a Vision

Baldwin County 2045 Comprehensive Master Plan

Trends Shaping our Community

What are the trends
that are influencing
our community



START

Land Use

Evaluate current land
use trends and develop
the guide for
harmonious growth



Vision, Goals, & Objectives

Develop the principles
that will guide the
development of the
Comprehensive Master
Plan

Transportation

Develop
transportation plan &
5-year transportation
improvement plan to
address growth



Natural Resources

The game incorporates
efficiency metrics to
evaluate planning



Plan Implementation

Outline of
implementation items
& a 5-year work plan



FINISH

BALDWIN COUNTY 2045 COMPREHENSIVE MASTER PLAN OUTLINE

CHAPTER 1: Executive Summary/Plan Overview

CHAPTER 2: Trends Shaping the Community

CHAPTER 3: Vision, Goals, & Objectives

CHAPTER 4: Land Use

- Existing Land Use Map
- 5-Year Development Trend Map
- Future Land Use Map
- Place Types (Land Use Designations)
- Community Nodes

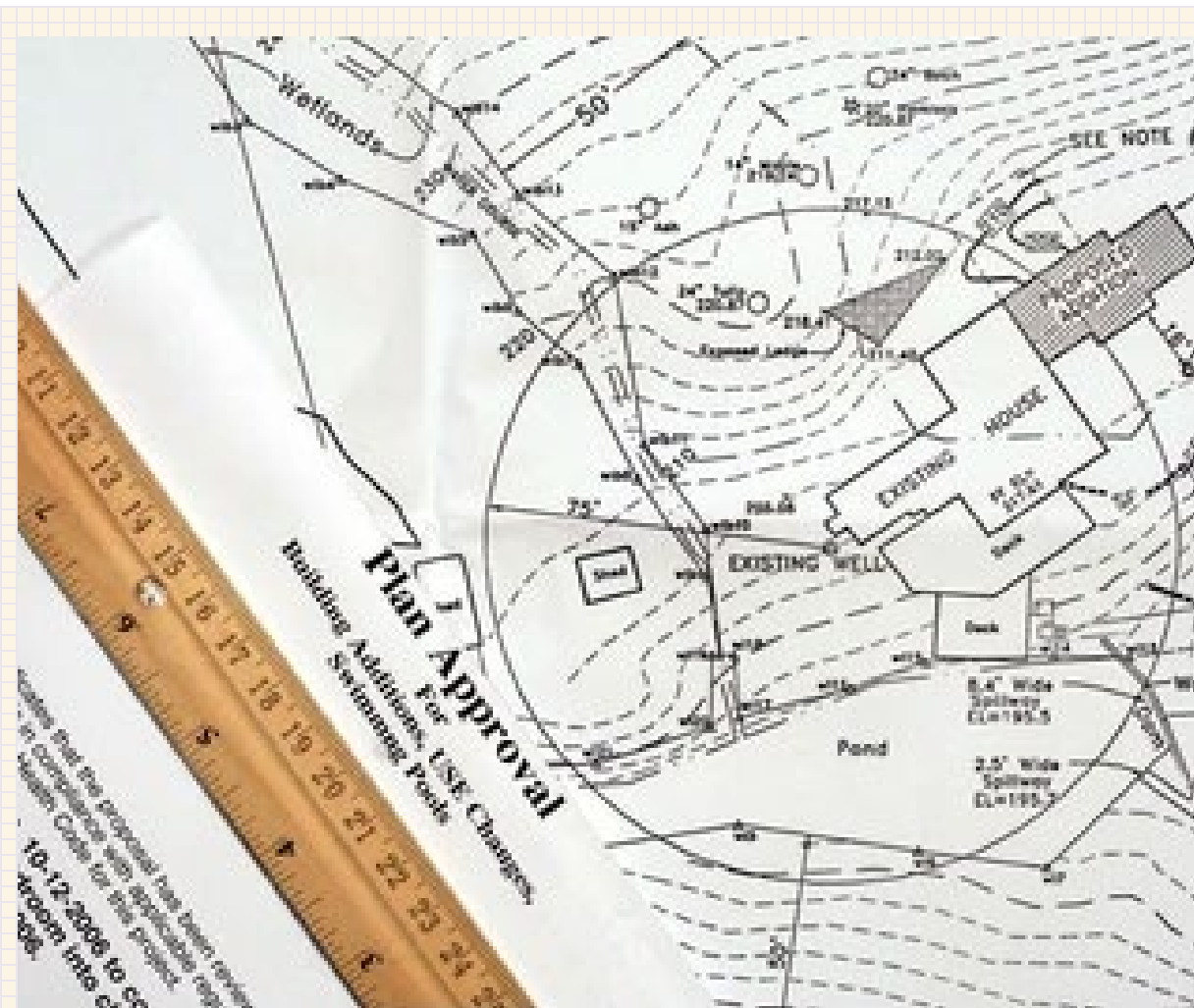
CHAPTER 5: Transportation Plan

- Long-range Transportation Plan
- 5-year Transportation Improvement Plan

CHAPTER 6: Natural Resources Plan

CHAPTER 7: Sector Plans

CHAPTER 8: Plan Implementation



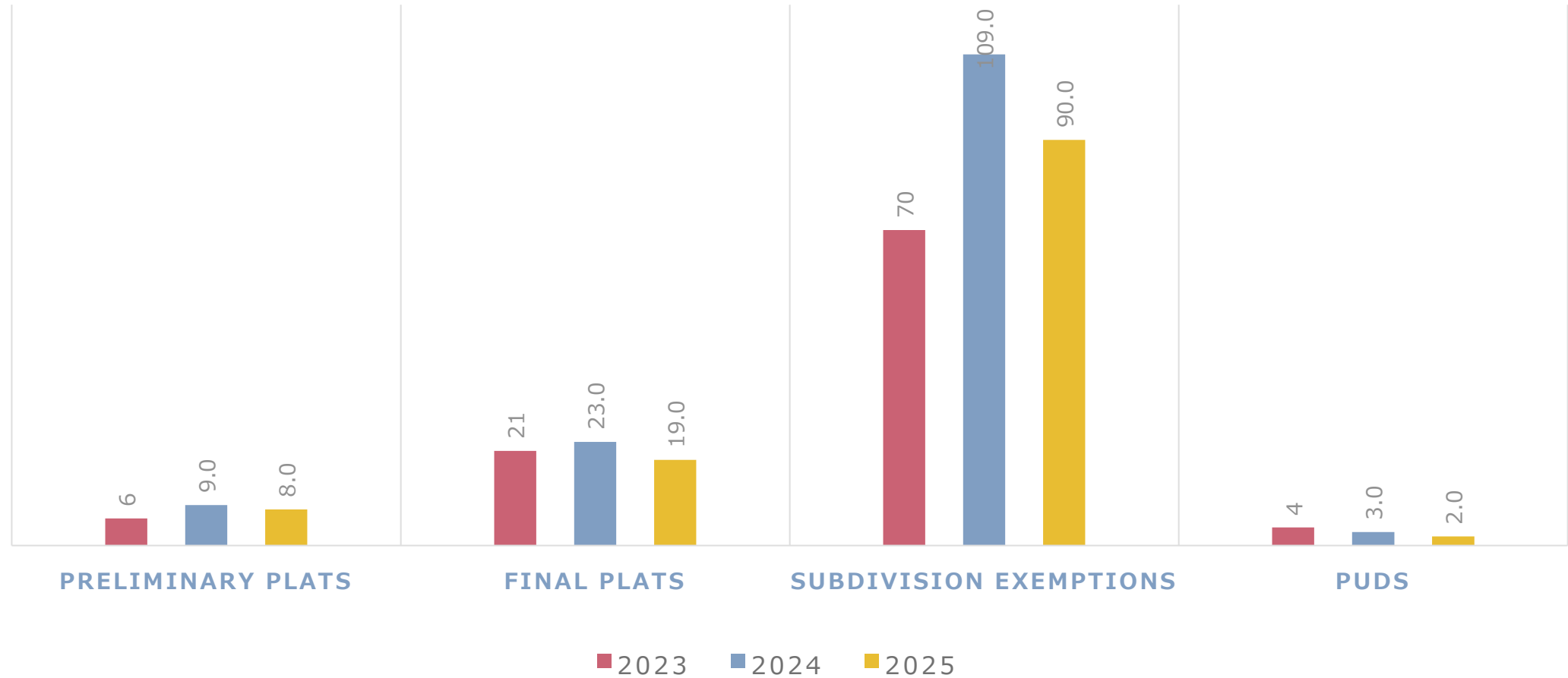
Permits Issued

JANUARY 1, 2025 - APRIL 30, 2025

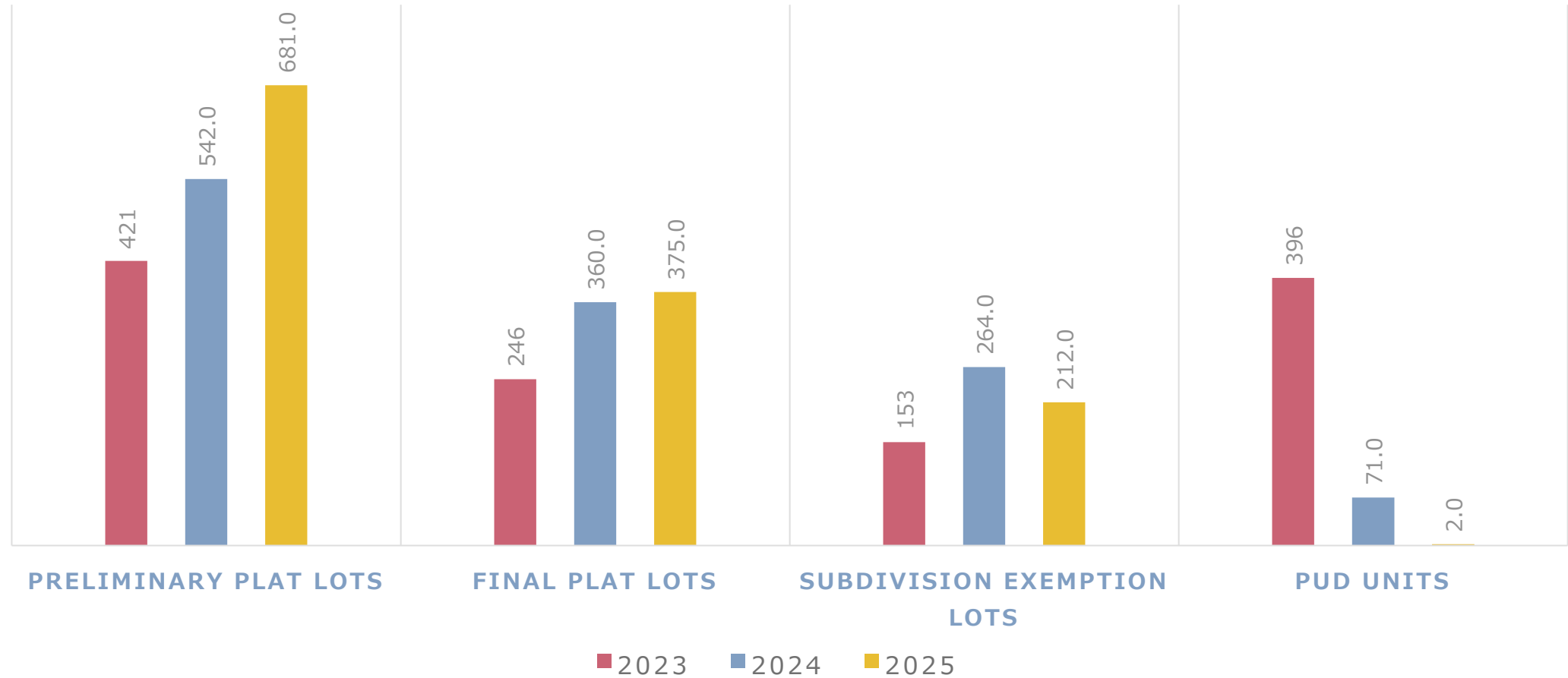
Summary of Permits Issued through April 30, 2025

Permits Issued					
2023 Through April (Only permits within Citizenserve)		2024 Through April		2025 Through April	
Permit Type	# Issued	Permit Type	# Issued	Permit Type	# Issued
Subdivisions		Subdivisions		Subdivisions	
Preliminary Plats (Total)	6	Preliminary Plats (Total)	9	Preliminary Plats (Total)	8
Preliminary Plat Lots (Total)	421	Preliminary Plat Lots (Total)	542	Preliminary Plat Lots (Total)	681
Preliminary Plats (Within ETJ)	0	Preliminary Plats (Within ETJ)	1	Preliminary Plats (Within ETJ)	1
Preliminary Plat Lots (Within ETJ)	0	Preliminary Plat Lots (Within ETJ)	83	Preliminary Plat Lots (Within ETJ)	192
Final Plat (Total)*	21	Final Plat (Total)*	23	Final Plat (Total)*	19
Final Plat Lots (Total)*	246	Final Plat Lots (Total)*	360	Final Plat Lots (Total)*	375
Planned Unit Developments (Total)	4	Planned Unit Developments (Total)	3	Planned Unit Developments (Total)	2
Planned Unit Development Units (Total)	396	Planned Unit Development Units (Total)	71	Planned Unit Development Units (Total)	63
Planned Unit Developments (Within ETJ)	0	Planned Unit Developments (Within ETJ)	0	Planned Unit Developments (Within ETJ)	0
Planned Unit Developments Units (Within ETJ)	0	Planned Unit Developments Units (Within ETJ)	0	Planned Unit Developments Units (Within ETJ)	0
Subdivision Exemptions	70	Subdivision Exemptions	109	Subdivision Exemptions	90
Subdivision Exemption Lots	153	Subdivision Exemption Lots	264	Subdivision Exemption Lots	212
*Includes concurrent preliminary/final plat reviews		*Includes concurrent preliminary/final plat reviews		*Includes concurrent preliminary/final plat reviews	
Zoning		Zoning		Zoning	
Rezoning	1	Rezoning	8	Rezoning	10
Rezoning Acres	4	Rezoning Acres	45	Rezoning Acres	205
Planned Residential Developments	0	Planned Residential Developments	0	Planned Residential Developments	1
Planned Residential Development Lots	0	Planned Residential Development Lots	0	Planned Residential Development Lots	114
Zoning Variances	18	Zoning Variances	14	Zoning Variances	12
Commercial/Commission Site Plans	11	Commercial/Commission Site Plans	8	Commercial/Commission Site Plans	6
Land Disturbance		Land Disturbance		Land Disturbance	
Zoned Land Disturbance	30	Zoned Land Disturbance	43	Zoned Land Disturbance	25
Unzoned/Flood Land Disturbance	25	Unzoned/Flood Land Disturbance	18	Unzoned/Flood Land Disturbance	18
Construction Permits		Construction Permits		Construction Permits	
Commercial Turnout Permit	0	Commercial Turnout Permit	4	Commercial Turnout Permit	34
Construction Plan Review	0	Construction Plan Review	5	Construction Plan Review	10
Total Permits Issued (Categories Listed Above)	186	Total Permits Issued (Categories Listed Above)	244	Total Permits Issued (Categories Listed Above)	235

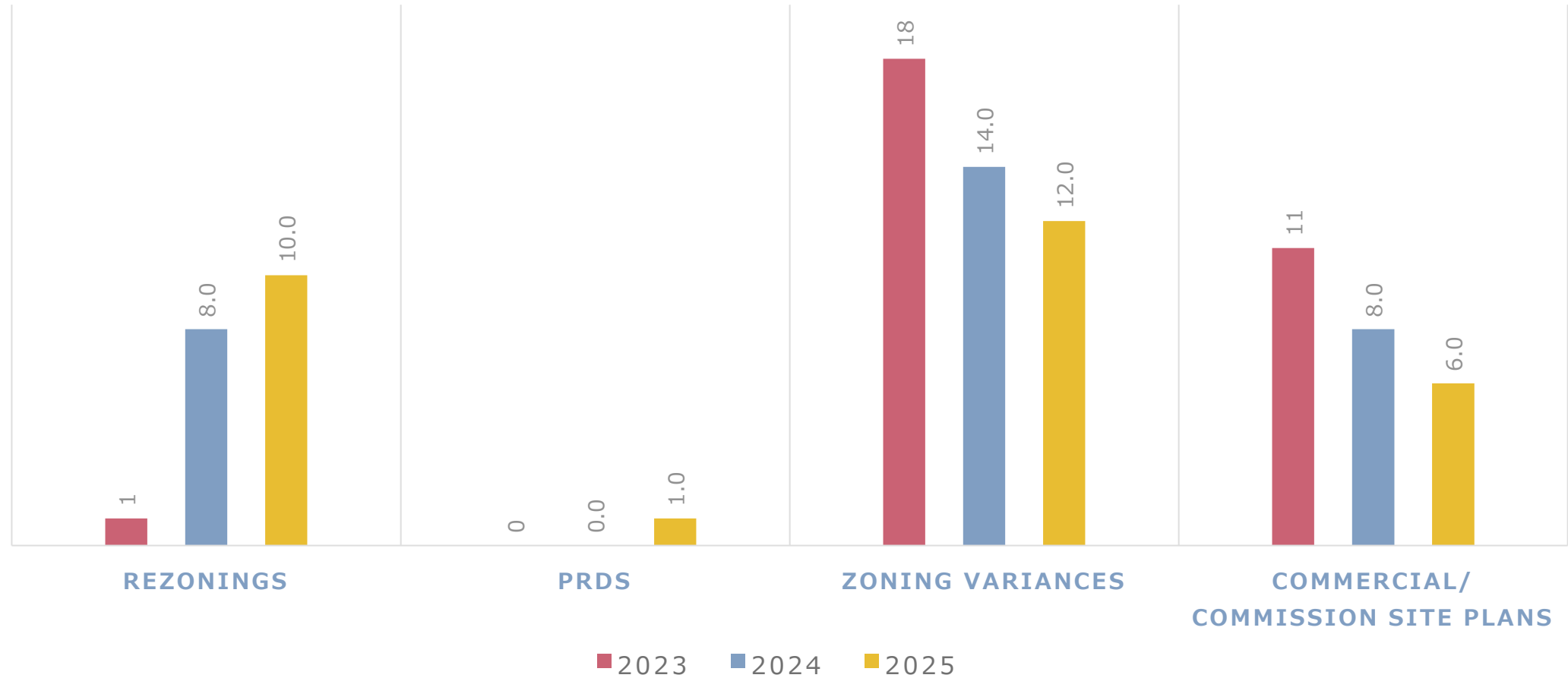
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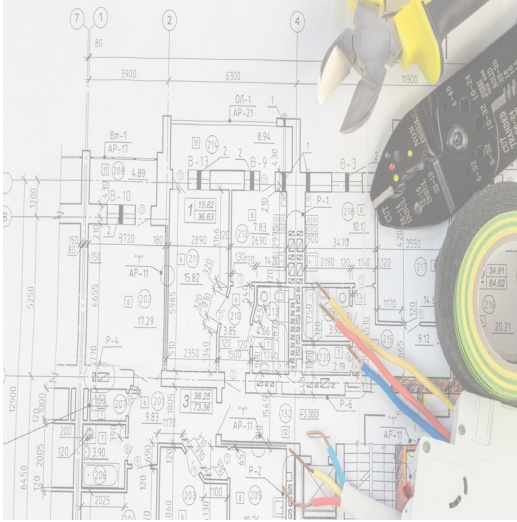


Summary of Permits Issued through April 30, 2025



Summary of Permits Issued through April 30, 2025





Questions?