

Baldwin County Planning & Zoning Commission Agenda

Thursday, December 4, 2025
4:00 p.m.
Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
Email: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

November 6, 2025, Agenda Review Meeting Minutes November 6, 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.

a.) PER25-44, The Farm East RV Park Extension

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

The applicant is requesting a (1) year extension of PUD approval Purpose:

for PUD23-17.

Location: Subject property is located on the southeast side of County Rd 6.

northwest of Old Plash Island Rd, adjacent to Gulf Shores

corporate limits in Planning District 27.

b.) PER25-45, Lone Oak Farms Extension

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

Purpose: The applicant is requesting a (1) year extension of Preliminary Plat

approval for SPP21-14.

Subject property is located on the east side of Pierce Rd north of Location:

County Rd 32 in the Fairhope area in Planning District 39.

c.) PER25-46, Blueberry Fields Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary

Plat approval for SPP23-26.

Location: Subject property is located on the north side of County Rd 12, east

of Magnolia Springs Hwy and south of the Town of Magnolia

Springs in Planning District 21.

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.) CPD25-02, Cottages on the Cove Condominiums

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

Purpose: The applicant is requesting Commission Planned Development

approval for a condominium development that will include seven

single-family dwelling units.

Location: Subject property is located north of State Hwy 180 in Planning

District 25.

b.) SC25-53, Resub of Lot 2A Dearing Acres Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 2-lot

residential subdivision.

Location: Subject property is located south of County Rd 26 and west of John

Bloch Rd in the Elberta Community Area in Planning District 32.

c.) SC25-55, Replat of Lot 1 Volovecky Split Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a large 2-

lot subdivision.

Location: Subject property is located west of State Hwy 181 and south of

Pleasant Road in Planning District 15.

d.) SC25-56, Willis Division, Replat of Lot 25

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

Purpose: The applicant is requesting Preliminary Plat approval for a 2-lot

subdivision.

Location: Subject property is located south of County Road 54, directly off

Wilson Rd in Planning District 15.

e.) SC25-57, Resub of Lot 1C T&K Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 2-lot

residential subdivision.

Location: Subject property is located on the west side of Glass and Spivey

Rd, south of County Road 62 S in the Elsanor community in

Planning District 18.

f.) SC25-58, Northern Pines Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 10-lot

residential subdivision.

Location: Subject properties are located south of Bermuda Ln and southwest

of Hunting Club Rd in the Seminole area in Planning District 13.

g.) SPP25-29, Resub of Lots 2, 7 & 9 CC 77 Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 6-lot

residential subdivision.

Location: Subject property is located west of CC Road, north of County Rd 32

and south of Cactus Ct in Planning District 22.

h.) SRP25-19, Replat of Lot 1 Heron Court Subdivision

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

Purpose: The applicant is requesting Revised Preliminary Plat approval for

the replat of Lot 1 Heron Ct Subdivsion.

Location: Subject properties are located on Ono Island, northwest of Ono

Blvd, off Heron Court in Planning District 24.

10. Commission Site Plan Reviews

a.) CSP24-34, HL Storage Facility

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

Purpose: The applicant is requesting Commission Site Plan approval for an

open boat and RV storage facility with a front office building.

Location: Subject property is located on the south side of County Rd 12 S in

Planning District 30.

b.) CSP25-08, Black & Veatch Cell Tower

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

Purpose: The applicant is requesting Commission Site Plan approval for a

300' self-support cell tower.

Location: Subject property is located north of County Rd 64 and east of

Oakleaf Ln in the Loxley area in Planning District 12.

c.) CSP25-40, Swinson Office/Warehouse

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

Purpose: The applicant is requesting Commission Site Plan approval for a

2,000 sf office/warehouse.

Location: Subject property is located near the intersection of Rawls Rd and

State Hwy 59 in the Loxley area in Planning District 12.

11. Other Business

None.

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: January 8, 2026



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25-44 The Farm East RV Park Permit Extension Request for PUD (PUD23-17) Approval December 4th , 2025

Subject Property Information

Planning District: 27

Zoning: Unzoned

Location: Subject property is located on the southeast side of County Rd. 6, northwest of Old

Plash Island Rd, adjacent to Gulf Shores corporate limits.

Parcel Numbers: 05-61-09-38-0-000-086.000 PIN: 45310

Lead Staff: Jenny M. Mosley, Planning Tech I

Attachments: Within Report

Subdivision Proposal

Request: Permit Extension Request for PUD approval for an RV park

Proposed # of Sites: 94 sites

Linear feet of streets: 3,498 LF of road which will not be accepted by the County for maintenance and shall

remain private.

Total acreage: 35.46 ac

Smallest lot size: Smallest site: 3,370 SF

Applicant/Owner: RVC USA MANAGEMENT, LLC

Engineer/Surveyor: David Diehl & Dave Lavery, SE Civil

Public Utilities and Site Considerations

Public Utilities: Electrical: Baldwin EMC

Water: Gulf Shores Utilities Sewer: Gulf Shores Utilities

Traffic study: A traffic study was prepared by Samantha Islam, and accepted by the Baldwin County

Highway Department.

Drainage improve.: A drainage narrative was prepared by David Lavery, PE, SE Civil, and was accepted by

the Baldwin County Highway Department.

Wetlands A wetland delineation was performed by Craig Martin, Wetland Sciences, Inc.

Staff Analysis and Comments

The PUD (PUD23-000017) was approved by the Planning Commission on December 5th , 2023.

Construction Plans Review Application (**CPR24-000008**) was submitted on February 7th, 2024. A meeting with Planning & Zoning staff and the Hwy Dept. was in February 2024 and again in March 2024 confirming the CR-6 turn-Land requirements and the widening of the Road to begin the offsite work.

The 1st Technical review comments were received in March 2024 & the 2nd Technical review comments were received in June 2024 from Planning & Zoning Staff.

The Project was placed on hold by the Developer in June 2024 sighting inflation and rising labor cost as the reasoning for the delays.

Please reference the letter of explanation for Justification of Extension Request submitted by S.E. Civil.

Staff Recommendation:

Staff recommends that a one (1) year extension of PUD approval for **PER25-44 THE FARM EAST RV PARK** be **APPROVED** with the following conditions:

- 1. The one (1) year PUD approval extension expires at 4:30 PM CST on Monday, December 7th, 2026.
 - One additional extension is available.
- 2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review Baldwin County Planning Commission.

ORIGINAL RECOMMENDATION:

Staff recommends that the SITE PLAN for Case No. PUD23-17 THE FARM EAST RV PARK be APPROVED subject to the following condition(s).

Specific Conditions:

- 1. Add left turn lane on County Rd. 6 at the park entrance
- 2. Widen County Rd. 6 to 24 ft for 300 ft in each direction of the entrance to the park.
- 3. Make financial contribution to the City of Gulf Shores for the County Rd. 6 and Highway 59 intersection project

General Conditions (including but not limited to the following):

- Submit construction plans to Baldwin County Highway Department for review and approval of a Subdivision Permit
- 2. Record final site plan once the Subdivision Permit has been issued.
- 3. Obtain any necessary building permits.
- Approval of the final site plan, PUD approval is granted for two years and items listed above will need to occur within the two-year approval period, or submit an extension request for final site plan approval.

EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a **one (1) year** extension of PUD approval for **PER25-44 THE FARM EAST RV PARK** be **APPROVED with the following conditions:**

- 1. The one (1) year PUD approval extension expires at 4:30 PM CST on Monday, December 7th, 2026.
 - a. One additional extension is available.
- 2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning Commission.

Letter of Explanation



October 20, 2025

Jenny Mosley Baldwin County Planning and Zoning Dept. Planning Technician 1 22251 Palmer Street Robertsdale, Al. 36567

Re: The Farm East –Justification for Extension Request SEC Project #20211000

Jenny,

See below the timeline of approvals for The Farm East for our Extension Request.

- Planned Unit Development Final Site Plan Approval 12/08/23
- Initial Submittal to Baldwin County for Construction Plan Review 02/07/24
- Correspondence with Planning/Zoning Staff (Wade Clements) and Hwy Dept. (Tucker Stuart) about the CR-6 Turn-Lane requirements – 02/22/24
- Meeting with County Staff at Hwy Dept. for Turn-Lane design considerations 02/26/24
- Confirmation of design requirements for the Road widening and turn-lane design from County to begin design of offsite work - 03/05/24
- 1stake Review Comments Received 03/05/24
- Survey Crews sent out to Field Verify Wetland Boundaries per County Comment 04/30/24
- 2nd Intake Review/Additional Comments from County Received 06/01/24
- Placed on Hold by Developer 06/05/24

As you can see it took time to coordinate certain design considerations with the County for the offsite work, as well as field verifying existing wetland conditions. Ultimately, we were put on hold by the developer due to the project not being financially viable at the time. Over the past year, construction labor has been an issue causing pricing to increase, and general inflation and macro-economics is causing this development to be cost prohibitive. The developer is hoping that costs will come down this year, allowing them to proceed.

If you have any questions or comments, please let me know.

Sincerely,

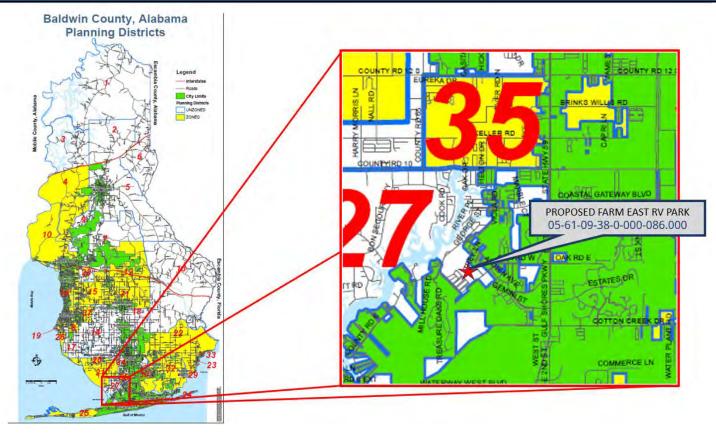
Jonathan McGehee

9969 Windmill Road

Fairhope, Alabama 36532

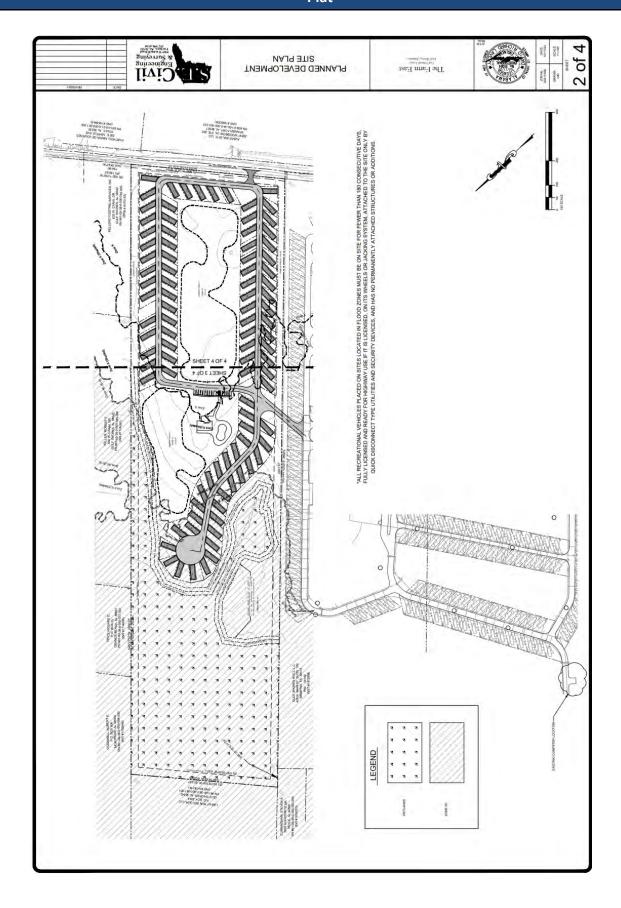
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Locator Maps









To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: https://baldwincountyal.gov/departments/planning- zoning/meeting-agenda



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 45
Lone Oak Farms
Permit Extension Request for Preliminary Plat Approval
December 4, 2025

Recommendation: Approval

Subject Property Information

Planning District: 39

Zoning: Zoned RA (at time of preliminary plat approval, subject property was unzoned) **Location:** Subject property is located on the east side of Pierce Road north of County Road 32 in the

Fairhope area. The original application was jointly reviewed by Baldwin Co. and the City of

Fairhope.

Parcel Number(s): 05-46-07-36-0-000-007.000

PIN(s): 17050

Lead Staff: Mary Booth, Associate Planner

Attachments: Within Report
CitizenServe Ref: PER25-000045

Applicant/Owner: C. Wesley Grant Etux Gay D. (1/2 INT), John Chaz Jordan, Jason Racq Jordon, Judson Bragg

Jordan (1/4 INT), Lynne Boothe, (1/4 INT), 10722 CR 48, Fairhope, AL 36542

Engineer/Surveyor: Perry C. "Trey" Jinright, III, P.E., Jade Consulting, LLC, 208 N. Greeno Rd, Ste C., Fairhope, AL

36532

Subdivision Proposal

Request: Permit Extension Request for preliminary plat approval

Proposed # of Sites: 81 lots
Linear feet of streets: 4,869 LF

Total acreage: 56.51 acres +/-

Smallest lot size: 13,459SF

PRIOR HISTORY:

PER24-14 Planning Commission approved preliminary plat extension on November 7, 2024.

Staff Analysis and Comments

The preliminary plat approval was originally granted by City of Fairhope Planning Commission on July 7, 2022, Case SD 21.51, as Fairhope had jurisdictional review at this time. Baldwin County granted administrative approval on January 20, 2023. Planning Commission granted the first one-year extension on November 7, 2024, PER24-14, with an expiration of January 23, 2026. The applicant is requesting a final one-year extension and has provided a detailed timeline for the project.

Below are the conditions of approval for PER24-14.

- 1. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on the new expiration date of Friday, January 23, 2026.
 - a. An additional extension of twelve (12) months may be requested in writing prior to the expiration date and time listed above
 - b. Expiration date has been adjusted for weekends
- 2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission.
- 3. Applicant shall apply for a Subdivision Permit by applying for a "CPR" in Citizen Serve prior to the commencement of construction.
- 4. Memorialize that the applicant may also be required to apply for a Commercial Turnout Permit by applying for a "CTP" in Citizen Serve prior to commencement of construction.
- 5. Approval of this extension further grants the Planning Commission approval to sign off on the final plat for recording.

The applicant has submitted for the construction plans review (CPR25-10) and the access permit (DPC25-13), both of which have been approved with conditions.

PUBLIC COMMENTS (at the time of this Staff report)

N/A

Staff Recommendation

Staff reviewer has reviewed the timeline and recommends approval of the <u>final</u> one-year extension request for Lone Oak Farms, PER25-45, for preliminary approval granted under SPP2-14, with the following conditions.

Specific Conditions:

- 1. The same conditions of original preliminary plat approval will apply under this permit extension request.
- 2. The one (1) Year SPP approval extension expires at 4:30pm CST on Friday, January 23, 2026.
 - a. There are no extensions remaining and the applicant shall submit final plat application prior to the expiration of preliminary approval. Further, the applicant may be subject to subdivision regulations in place at the time of final plat submittal and construction should be completed at time of final plat application.
- 3. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

General Condition(s):

- 1. Preliminary Plat extended approval is valid for a 12-month period at which time a final plat shall be submitted.
- 2. Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.

 From:
 Sherry Ruth

 To:
 "Mary Booth"

 Cc:
 William Graham

Subject: RE: Request for detailed timeline for extension request

Date: Monday, November 17, 2025 1:30:00 PM
Attachments: image001.png

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Mary, please let me know if the below schedule will be satisfactory:

- Preliminary Plat Approved By Fairhope Planning Commission: 7/7/22
- Preliminary Plat Administrative Approval by Baldwin County: 1/20/23
- City of Fairhope Withdrew Planning Jurisdiction: 1/1/23
- Preliminary Plat Extension Approval: 11/7/24 (Current Expiration Date: 1/23/26)
- Construction Plan Review Submitted: 4/2/25
- Turnout Permit Review Submitted: 6/6/25
- Construction Plan Conditional Approval: 9/12/25
- Turnout Permit Conditional Approval: 9/25/25
- Finalize Cost Sharing Agreement with Fairhope Utilities Water: 11/25
- Contractor Selection: 11/17/25
 BCSS Plan Approval: 11/21/25
 Construction Start: 1/5/26
- Construction Finish & Final Plat: 1/27

Thanks,

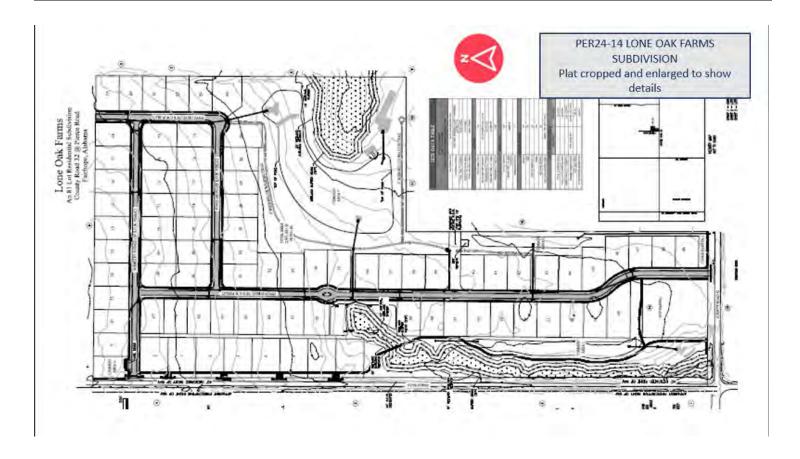
Sherry Ruth JADE Consulting, LLC

208 North Greeno Road, Suite C, Fairhope, AL 36532 251.928.3443 Office | 251.928.3665 Fax sruth@jadengineers.com | www.jadengineers.com

LETTER OF EXPLANATION & TIMELINE OF DELAYS

Locator Maps





To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 46
Blueberry Fields
Permit Extension Request for Preliminary Plat Approval
December 4, 2025

Recommendation: Approval

Subject Property Information

Planning District: 21

Zoning: Zoned B-2, RSF-2

Location: Subject property is located on the north side of County Rd 12, east of Magnolia Springs Hwy

(CRA 49) and south of the Town of Magnolia Springs.

Parcel Numbers 05-60-02-10-0-000-018.000, 05-60-02-10-0-000-018.003, 05-60-02-10-0-000-018.002

PIN(s): 62419, 291892, 291891

Lead Staff: Mary Booth, Associate Planner

Attachments: Within Report CitizenServe Ref: PER25-000046

Applicant/Owner: Western Foley Management Group – CDA LLC, 1321 Ochsner Blvd, Covington, LA 70433 **Engineer/Surveyor:** Andrew Hodges, Rowe Engineering & Surveying, 3502 Laughlin Dr, Ste. B, Mobile, AL, 36693

Subdivision Proposal

Request: Permit Extension Request for preliminary plat approval

Proposed # of Sites: 58 lots
Linear feet of streets: 2,980 LF
Total acreage: 36.5 acres +/Smallest lot size: 15,000SF

PRIOR HISTORY:

PC approved preliminary plat approval on January 4, 2024.

Staff Analysis and Comments

The Planning Commission approved the Preliminary Plat, SPP23-26 on January 4, 2024, with an expiration of January 4, 2026, with the following conditions:

Specific Conditions:

- 1. Development will meet broadband and ISO requirements before final plat approval.
- 2. Developer will provide financial assistance for improvements to the intersection of County Rd. 65 and County Rd. 12 as required by the County Engineer.
- 3. BCSS shall provide an updated letter verifying that it has the capacity to accommodate the subdivision.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a
 Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but
 not limited to, water main, sewer, and traffic improvements) to be installed with the development.
- As required by sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
- Effective period is 2 years from approval of preliminary plat.

The applicant has provided a detailed timeline which is included within this report.

PUBLIC COMMENTS (at the time of this Staff report)

N/A

Staff Recommendation

Staff reviewer has reviewed the timeline and recommends approval of the one-year extension request, PER25-46, for preliminary approval granted under SPP23-26 with the following conditions.

Specific Conditions:

- 1. The same conditions of original preliminary plat approval will apply under this permit extension request.
- 2. The one (1) Year SPP approval extension expires at 4:30pm CST on Monday, January 5, 2026.
 - a. One additional extension is available.
- 3. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

General Condition(s):

1. Preliminary Plat extended approval is valid for a 12-month period at which time a final plat shall be submitted.

2. Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.



October 28, 2025

Baldwin County Planning & Zoning 22251 Palmer Street Robertsdale, AL 36567

RE: Blueberry Fields Subdivision - SPP23-000026 - Preliminary Plat Extension Request

To Whom it May Concern:

Per request, a detailed timeline of project milestones is as follows:

- 01/04/24 Preliminary Plat approval (SPP23-000026) was issued.
- 05/14/24 CPR conditional approval (CPR24-000012) was issued and correspondence on CTP approval pending Sarah Farms to finish ditch improvement design to finalize elevations.
- 12/17/24 CTP conditional approval correspondence (CTP24-000023) pending execution of financial agreement for CR65 & CR12 intersection improvements.
 05/16/25 - Original developer/owner sold the development to Western Foley Management
 - 05/16/25 Original developer/owner sold the development to Western Foley Management Group-CDA, LLC.
- 69/04/25 Preconstruction meeting with Baldwin County staff and all permits were issued for construction.
- 09/15/25 GC began construction.

Based on the above timeline, the longest lead time items were associated with obtaining CTP permitting (design was delayed due to ROW improvement design from Sarah Farms) and the sale of the subdivision to a new developer. Construction is anticipated to be completed in October 2026.

If you have any questions, concerns, or need any additional documentation at this time, please let us know.

Yours very truly.

ROWE ENGINEERING & SURVEYING

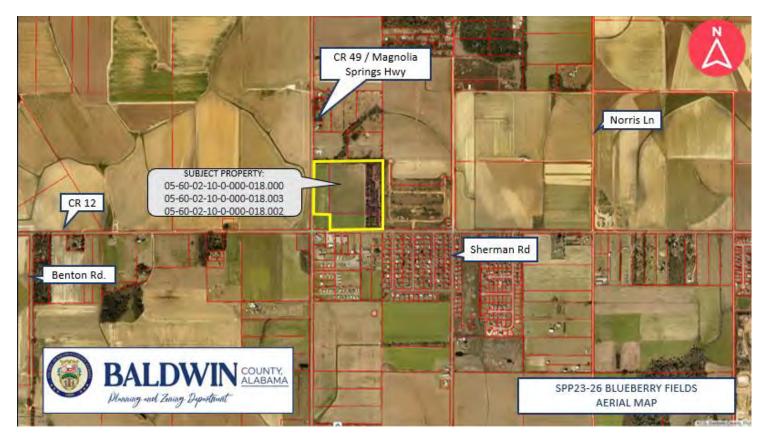
Andrew Hodges, El For the firm

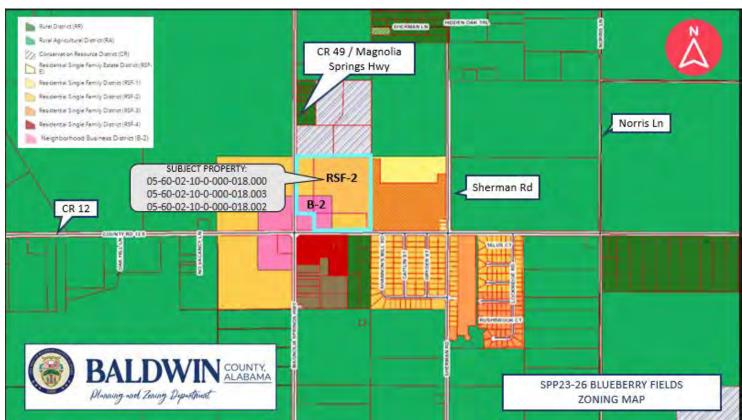
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Zeke-Trice, LLC dba Rowe Engineering & Surveying 3502 Laughlin Drive, Suite B Mobile, Alabama 3693 (251) 656-2766 www.roweengineering.com

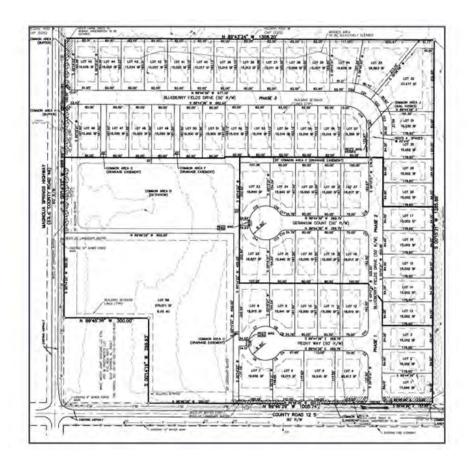
LETTER OF EXPLANATION & TIMELINE OF DELAYS

Locator Maps





Plat





To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CPD25-02 Cottages on the Cove Condominiums December 4, 2025

Subject Property Information

Planning District: 25

Zoning: RMF-6 Multiple Family District

Location: The subject property is located north of State Hwy 180.

Parcel Numbers: 05-69-08-02-0-004-006.004 PIN#: 103979

Lead Staff: Fabia Waters, Associate Planner

Applicant/Owner: JP Partners LLC

Engineer/Surveyor: David Dichiara, PE, Kadre Engineering

Online Case #: When searching online CitizenServe database, please use CPD25-000002

Attachments: Within Report

Subdivision Proposal

Request: The applicant is seeking a Commission Planned Development approval for a

condominium development that will include seven single-family dwelling units.

Number of Lots: 7

Linear ft of streets: 267LF

Lot setbacks: 30' Front' 30' Rear, 14' Side Setback

Wetland Setback: 30' Natural Buffer- Add to Site Plan's data table

Total acreage: 3.98AC Density: 1.76ac

Open space: Total required(20%): 34,671 SF

Total usable (50% of required): 19,1323 SF

Public Utilities and Site Considerations

Public Utilities: Water & Sewer: Gulf Shores Utilities, September 26, 2025

<u>Electrical</u>: Baldwin EMC, Letter dated October 3,2025 Broadband: Xtream, Letter dated November 5, 2025

Solid Water: Baldwin County Solid Waste, letter dated November 6, 2025

Fire flow: Fire flow tests were provided with adequate results for the proposed building setbacks.

Traffic study: N/A less than 50 lots

Flood zone: VE Flood zone, appropriate notes are reflected on the site plan.

Drainage improve.: Drainage narrative prepared by David Dichiara, PE, Kadre Engineering was reviewed and

accepted by the P&Z Permit Engineer.

Wetlands Wetland reports prepared by Wetland Science and Volkert were submitted to staff for

review. No wetland impacts are proposed, and the required buffers are shown on the

plans; however, they still need to be reflected in the site data table.

Staff Analysis and Comments

The applicant is requesting Commission Plan Development approval for a condominium development consisting of seven single-family dwelling units. The subject property is approximately ±3.98 acres and is zoned RMF-6, Multiple Family District. The RMF-6 zoning district allows a density of 6 units per acre, and the proposed development is well below the maximum density. No wetland impacts are proposed as part of this project. The request meets the requirements of the Baldwin County Subdivision Regulations and Zoning Ordinance.

> 4.9.5 Area and dimensional ordinances (single family and two family). Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

> > Maximum Height of Structure 35-Feet Maximum Height in Habitable Stories 2 1/2 Minimum Front Yard 30-Feet Minimum Rear Yard 30-Feet Minimum Side Yards 10-Feet 6 Dwelling Units per Acre Maximum Density Minimum Lot Area/Dwelling 6,500 Square Feet Minimum Lot Width at Building Line

> > 60-Feet Maximum Ground Coverage Ratio .35

Staff Recommendation:

Staff recommends that the Commission Planned Development for Case No. CPD25-02 be Approved with conditions subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

Specific conditions:

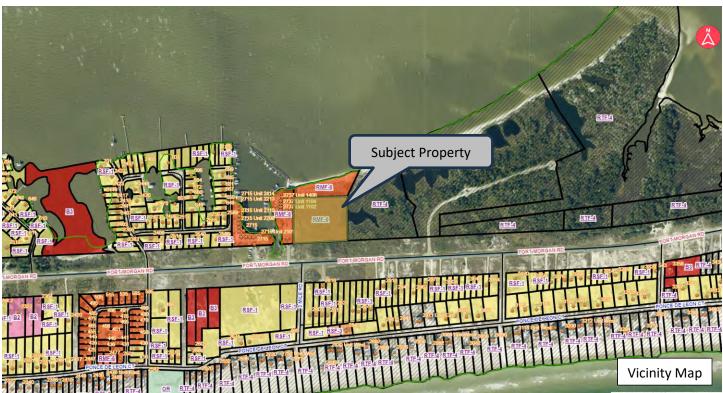
- 1. Provide verification from USFWL that the propsed landscaping plan meets their requirement
- 2. Provide the condominium declaration for review of the proposed development.
- 3. Provide the E-911 addressing verification letter for the proposed street.
- 4. Revise front and rear building setback to 30', and add 30' Natural Buffer to the data table
- 5. Provide permit approval from ALDOT and ADCNR for the proposed turnout access onto State Hwy 180.

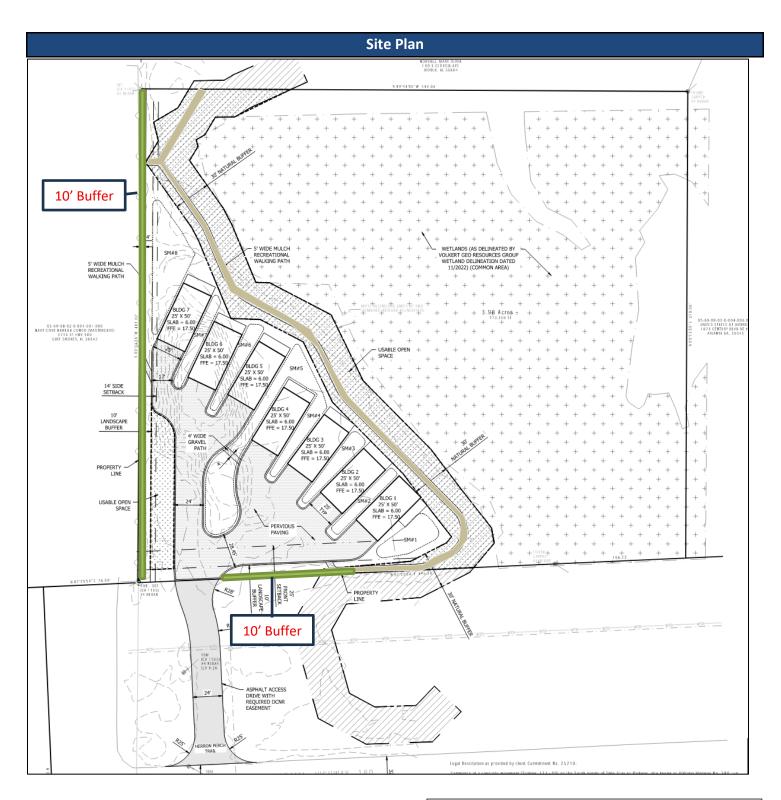
General Conditions:

- 1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
- 2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
- 3. Effective period is 2 years from approval of the Commission Planned Development.

Locator Maps

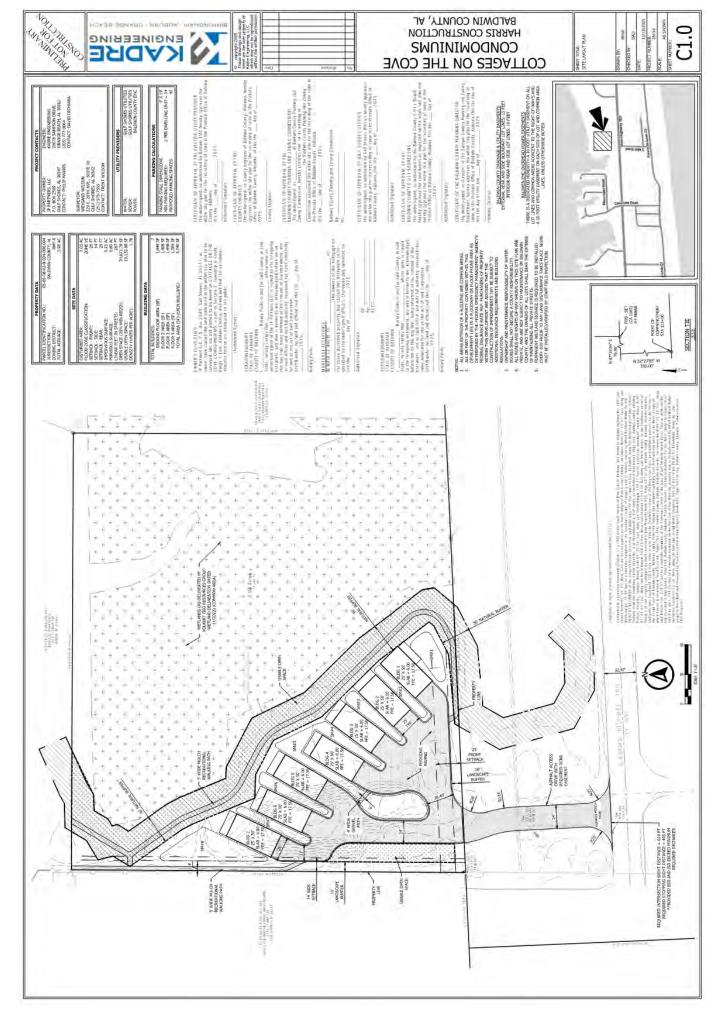






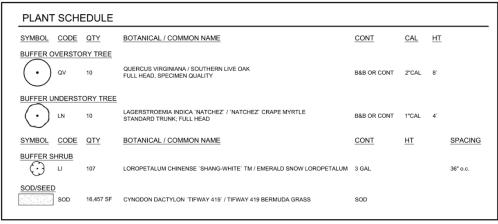
BUILDING DATA	
TOTAL BUILDINGS:	7
GROUND FLOOR AREA (SF)	1,449 SF
FLOOR 2 AREA (SF)	1,408 SF
FLOOR 3 AREA (SF)	1,498 SF
FLOOR 4 AREA (SF)	1,385 SF
TOTAL AREA (SF) (EACH BUILDING)	5,740 SF

SITE DATA	
DISTURBED AREA:	1.03 AC
FLOOD ZONE CLASSIFICATION:	ZONE VE
SETBACK - FRONT:	25 FT
SETBACK - SIDE:	14 FT
SETBACK - REAR:	25 FT
IMPERVIOUS SURFACE:	0.23 AC
PERVIOUS SURFACE:	0.80 AC
LINEAR FEET IN STREETS:	267 FT
OPEN SPACE (20% MIN REQ'D):	34,671.70 SF
USABLE OPEN SPACE:	19,132.80 SF
DENSITY (UNITS PER ACRE):	1.76



Landscaping Plan





Floor Plans Proposed







Additional Permit Requirements

Dear Mr. Martin:

US Fish and Wildlife Verification

Thank you for your Alabama beach mouse presence/absence survey received by this office on July 1, 2025. It was performed on a 4-acre lot off Highway 180 immediately east of the Navy Cove Harbor Condominiums in Gulf Shores, Baldwin County, Alabama (PID# 05-69-08-02-0-004-006.004) (Tax Pin 103979). The property owner is Geo Resources Group. The lot is part of the Coastal Barrier Resources Management Act (CBRA) Unit Q01. It is prepared in accordance with the requirements of the Endangered Species Act (ESA), as amended (16 U.S.C. 1531-1543).

The proposed development plan is for up to eight cottages on the lot and the orientation is towards the Little Point Clear Unit of Bon Secour National Wildlife Refuge. The lot was previously used as the dredge spoil deposition site. Based on the history and location of this lot, the Service requested a live trapping survey be performed. Craig Martin trapped the property for five nights with no captures of ABM. Thus, an Incidental Take Permit will not be needed. A cultural resource survey was not submitted with this request. Please be aware that significant cultural resources have been found in the immediate Navy Cove area.

ALDOT Permit Application Verification

Subject: Attachments: RE: [External] Ft. Morgan Road - Navy Cove Townhomes Navy Cove Townhomes - Conceptual Layout.pdf; Permit Checklist 2023.pdf

Good afternoon Marcy,

ALDOT finds the proposed access on SR-180 conceptually acceptable for the subject project, pending fulfillment of all departmental requirements prior to final approval. Please proceed with the permit process accordingly. The access should be designed to commercial standards. Attached is the Permit Checklist for your use as a guide through the permit process. As mentioned yesterday, please include DCNR easement documentation.

Thanks,

Adam H. Campbell

ALDOT, Southwest Region-Mobile Permits 1701 West I-65 Service Road North Mobile, AL 36618 Office: 251-470-8206

campbellad@dot.state.al.us



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-53 Resub of Lot 2A Dearing Acres Subdivision December 4th 2025

Subject Property Information

Planning District: 32
Zoning: RSF-1

Location: Subject Property is South of County Rd 26 and west of John Bloch Rd in the Elberta

Community Area.

Parcel Numbers: 05-53-07-35-0-000-005.005 PIN: 300242

Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: BJ's Residential Properties, LLC

Engineer/Surveyor: Smith Clark & Associates, LLC / Hunter Smith

Online Case #: When searching online CitizenServe database, please use SC25-000053

Attachments: Within Report

Subdivision Proposal

Request: Preliminary Plat Approval for the Replat of lot 2A of Dearing Acres Subdivision creating

two residential lots.

Number of Lots: 2 lots Linear ft of streets: N/A

Total acreage: 2.451 +/- Acres **Smallest lot size:** .918 +/- Acres

Lot setbacks: 40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities: Water: Well

Electrical: Baldwin EMC

Sewer: Septic

Fire Protection: N/A All lots are greater than 40,000sf

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Catherine Clark, P.E.: "Since the

subdivision will not result in an increase in impervious area or alteration to existing drainage features, no detention pond or additional drainage infrastructure is warranted.

Any future development on individual lots will remain subject to Baldwin County

stormwater and erosion control requirements at the time of site construction." Report

reviewed and approved by P&Z Permit Engineer.

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is South of County Rd 26 and west of John Bloch Rd in the Elberta Community Area.

History: The Dearing Acres Resub Subdivision is a 3-lot sub recorded in September 2025.

The Proposed (**SC25-53**) is 2 Residential Lots (Lot 2D – 1.533 acres & Lot 2E- .918 acres). Resub-division of Lot 2A of Lillian Acres Subdivision will access John Bloch Rd.

Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy / Procedures & Apply for All Applicable Permits.

Staff Recommendation:

Staff recommends the Subdivision Variance Request for Case No. **SC25-53 Resub of Lot 2A Dearing Acres Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations.

Specific conditions:

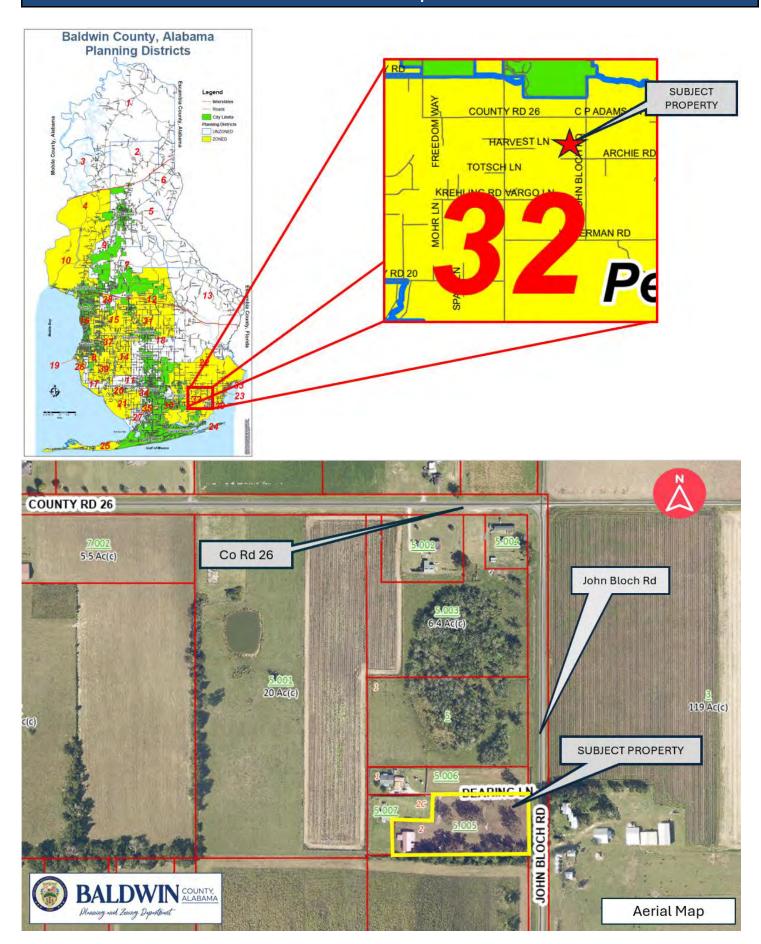
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy / Procedures & Apply for All Applicable Permits.

General Conditions:

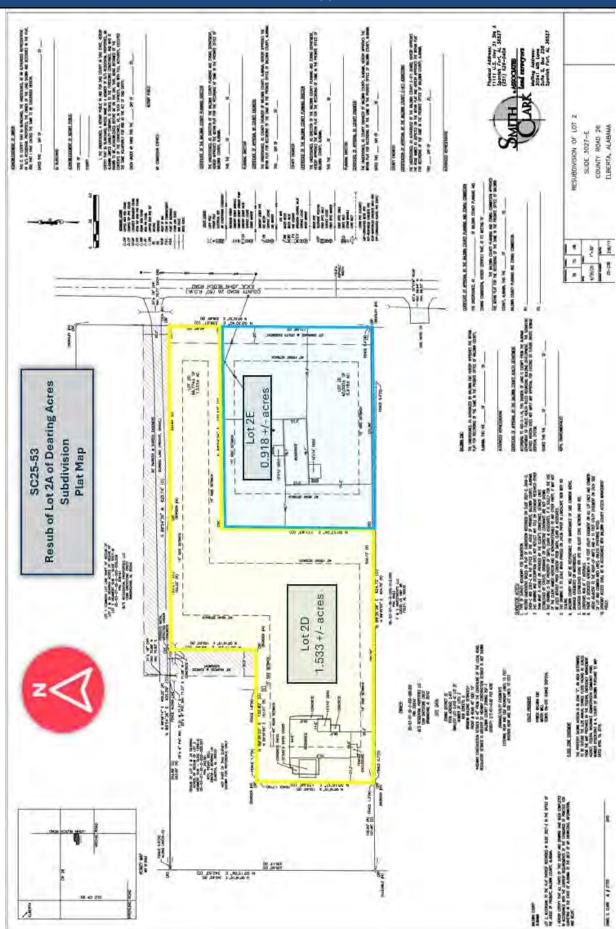
1. All conditions shall be meet and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

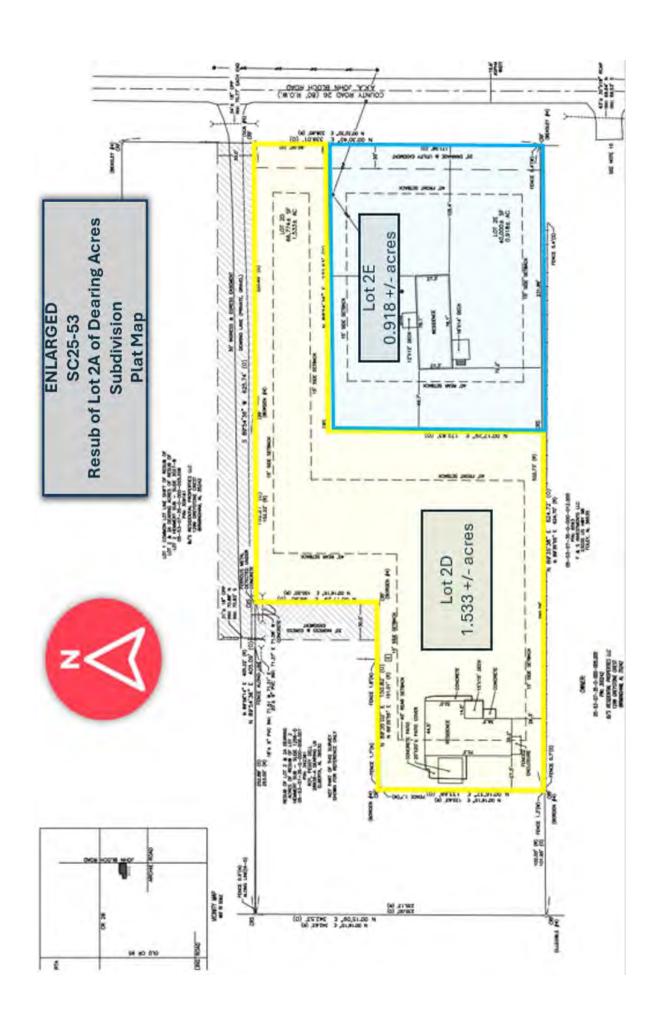
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda

Locator Maps











Baldwin County Planning Commission Staff Report

Case No. SC25-55
REPLAT OF LOT 1
VOLOVECKY SPLIT SUBDIVISION
December 4th, 2025

Subject Property Information

Planning District: 15 Zoning: RA

Location: Subject property is located West of State Hwy 181 and South of Pleasant Road.

Parcel Numbers: 05-43-05-15-0-000-004.000 PIN: 44044

Lead Staff: Jenny Mosley, Planning Tech I

Owner/Developer: VOLOVECKY, JERRY / Charles Trotman Engineer/Surveyor: Mark Gonzalez / Derek Meadows

Online Case #: When searching online CitizenServe database, please use SC25-000055

Attachments: Within Report

Subdivision Proposal

Request: Preliminary plat approval of a large 2-lot subdivision

Number of Lots: 2 Linear ft of streets: N/A

Total acreage: 92.24 Acres **Smallest lot size:** 4.37 Acres

Lot setbacks: 40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water

Electrical: Riviera Utilities Sewer: Baldwin County Sewer

Fire Protection: N/A All lots are greater than 40,000sf

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Mark R. Gonzalez, P.E.: "There are no

improvements proposed by this subdivision. Drainage will remain in natural condition as

it currently exits." Report was reviewed and approved by P&Z Permit Engineer.

WetlandsNon-jurisdictional wetlands were identified on the subject property – wetland delineation

provided.

Flood zones: X Flood zone, no special requirements

Baldwin County Planning and Zoning Commission, December 4, 2025 Agenda

39 of 109

Staff Analysis and Comments

Subject Property is located West of State Hwy 181 and South of Pleasant Road.

History: A Subdivision Exemption was approved 12/5/2016, Splitting off 1.18 acres (PIN: 371204) from the subject parcel (PIN: 44044).

This proposal is for a large 2-lot subdivision. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy / Procedures, apply for All Applicable Local, State & Federal Permits.

Staff Recommendation:

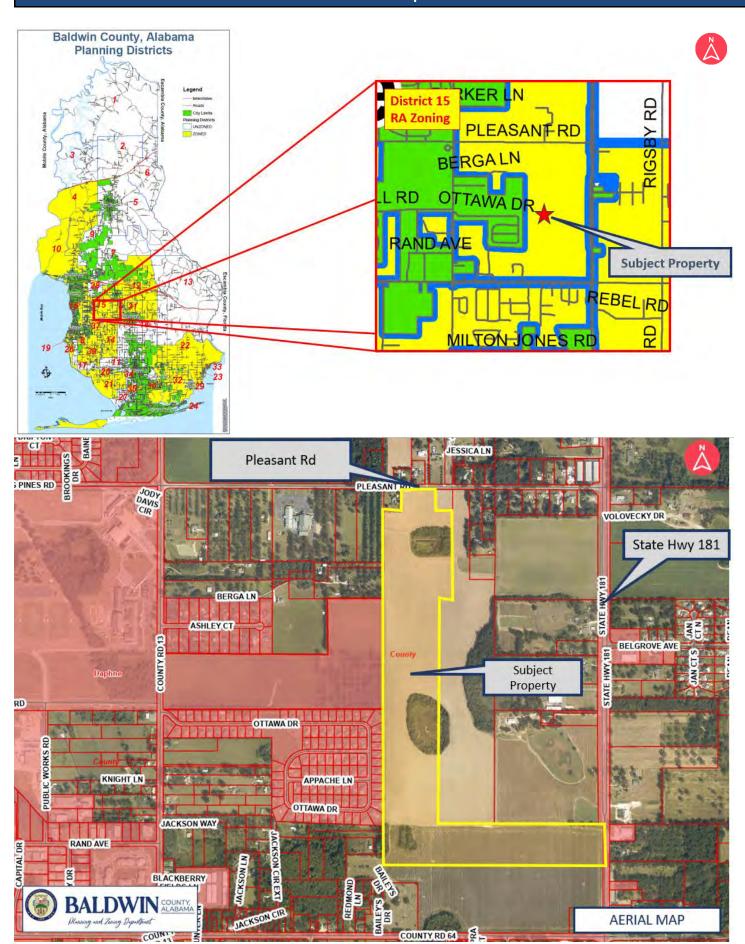
Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-55 REPLAT OF LOT 1 VOLOVECKY SPLIT SUBDIVISION**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

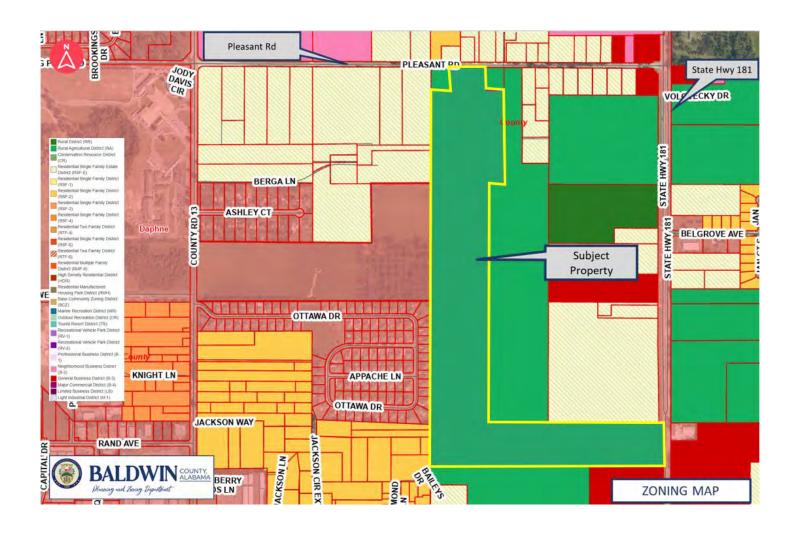
Specific conditions:

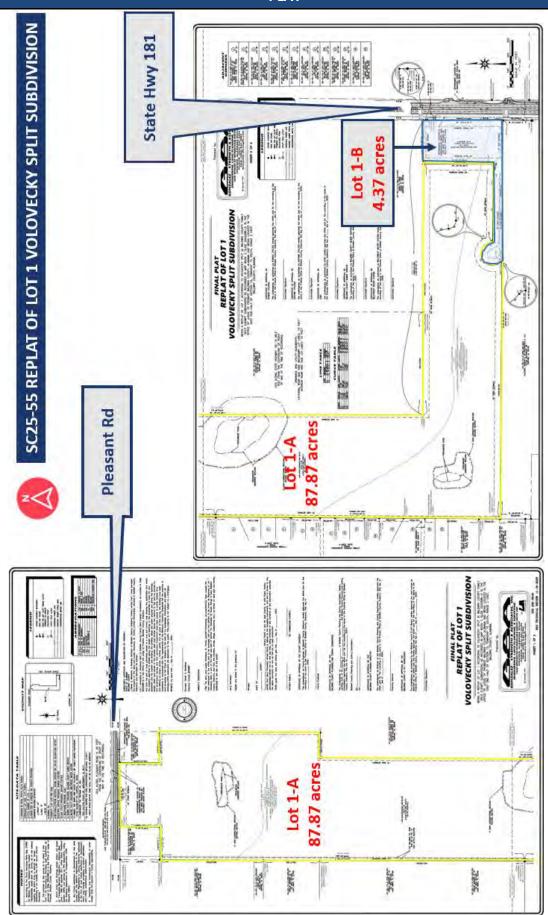
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy / Procedures, apply for All Applicable Local, State & Federal Permits.

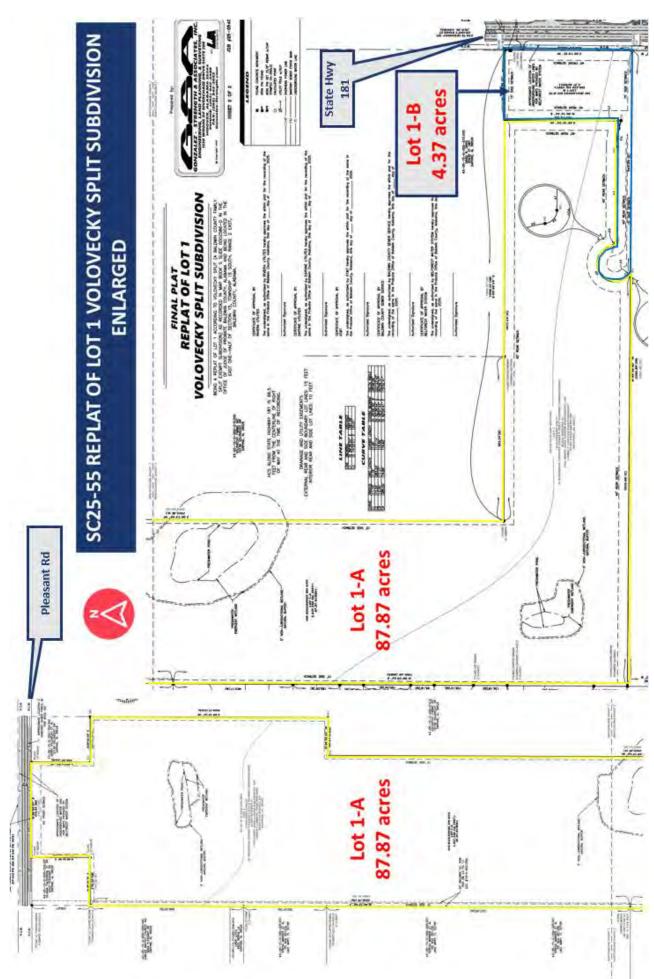
General Conditions:

1. All conditions shall be meet and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

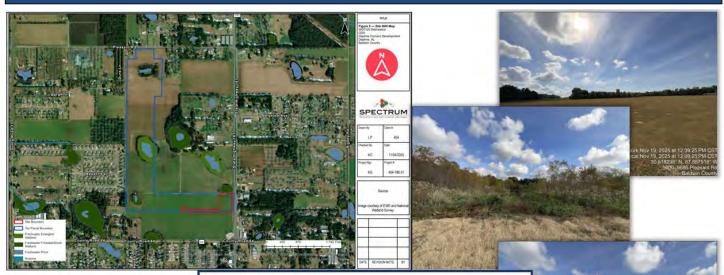








WETLAND DELINEATION



After inspecting the site, I have the following comments:

- 1. Site is an active sod field
- 2. Wetland ponds are isolated. The ponds are holding water and have been used for irrigation.
 - Ashley Campbell Baldwin County Planning & Zoning Department Natural Resource Planner



Baldwin County Planning Commission Staff Report

Case No. SC25-56
WILLIS DIVISION- SUB OF LOT 25, UNIT 2, RIVERSIDE FARM ESTATES
Replat of Lot 25
December 4th, 2025

Subject Property Information

Planning District: 15
Zoning: RSF-E

Location: Subject Property is south of County Road 54, Located directly off Wilson Rd.

Parcel Numbers: 05-42-09-32-0-000-048.000 PIN: 24515

Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: Gregory & Andrea Willis

Engineer/Surveyor: D. Scott Carrier

Online Case #: When searching online CitizenServe database, please use SC25-000056

Attachments: Within Report

Subdivision Proposal

Request: Preliminary Plat Approval for the Replat of lot 25, Unit 2 of Riverside Farm Estates

Number of Lots: 2 lots Linear ft of streets: N/A

Total acreage: 4.99 +/- Acres
Smallest lot size: 1.89 +/- Acres

Lot setbacks: 40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities: Water: Bellforest Water

Electrical: Baldwin EMC

Sewer: Septic

Fire Protection: N/A All lots are greater than 40,000sf

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by J.E. Hamlin, P.E. reviewed and approved by

P&Z Permit Engineer.

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is south of County Road 54, Located directly off Wilson Rd in Riverside Farm Estates Unit 2 Subdivision. The Unit Two of Riverside Farm Estates Subdivision was recorded April 18, 1962, creating the 70 lot Subdivision. The Proposed Resub division of lot 25 will create 2 Residential Lots (Lot 25-A: 3.10 acres & Lot 25-B: 1.89 acres) and will access Wilson Rd. Any future development of lot 25-A & 25-B will need to adhere to the Baldwin County Access Management Policy & Procedure, apply for all applicable permits.

Staff Recommendation:

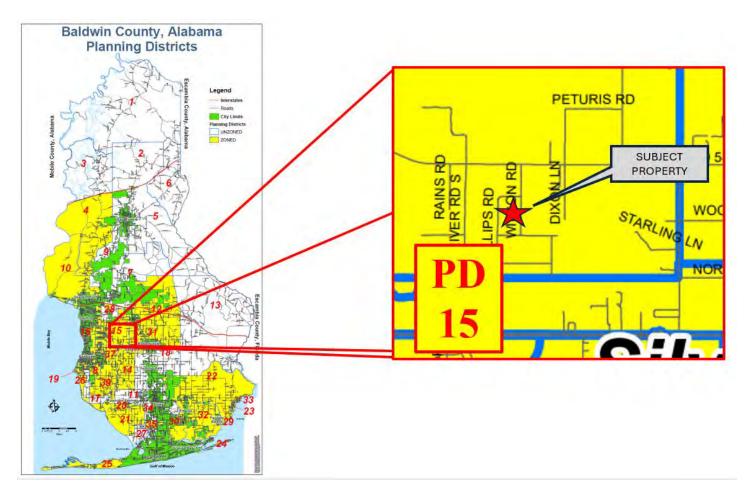
Staff recommends that the Preliminary Plat Approval for the Replat of lot 25 of Riverside Farm Estates, Unit 2 for Case No. SC25-56 WILLIS DIVISION- SUB OF LOT 25, UNIT 2, RIVERSIDE FARM ESTATES, be Approved with Conditions subject to compliance with the Baldwin County Subdivision Regulations

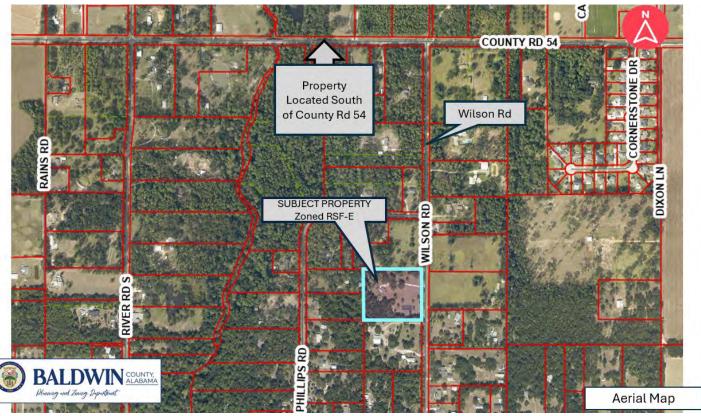
Specific conditions:

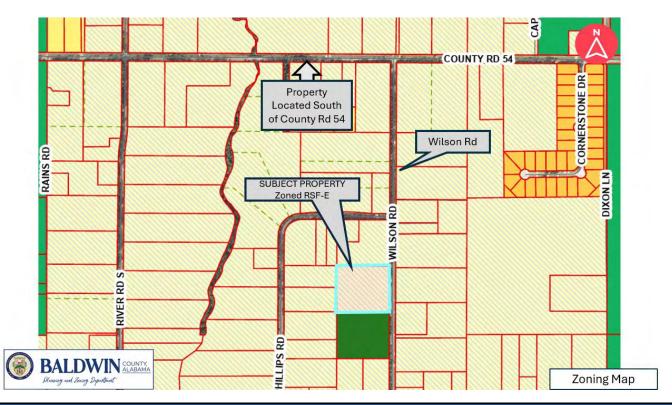
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and proceedures, apply for all applicable permits.

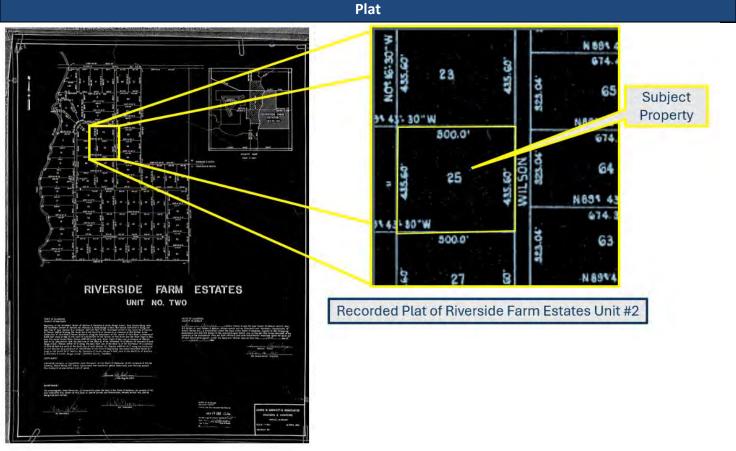
General Conditions:

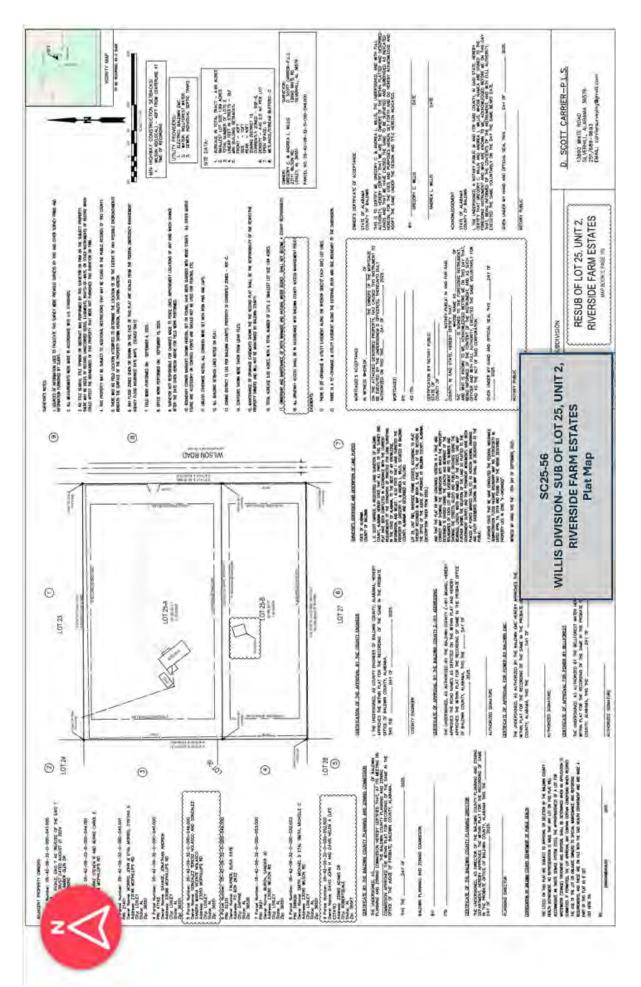
1. All conditions shall be meet and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

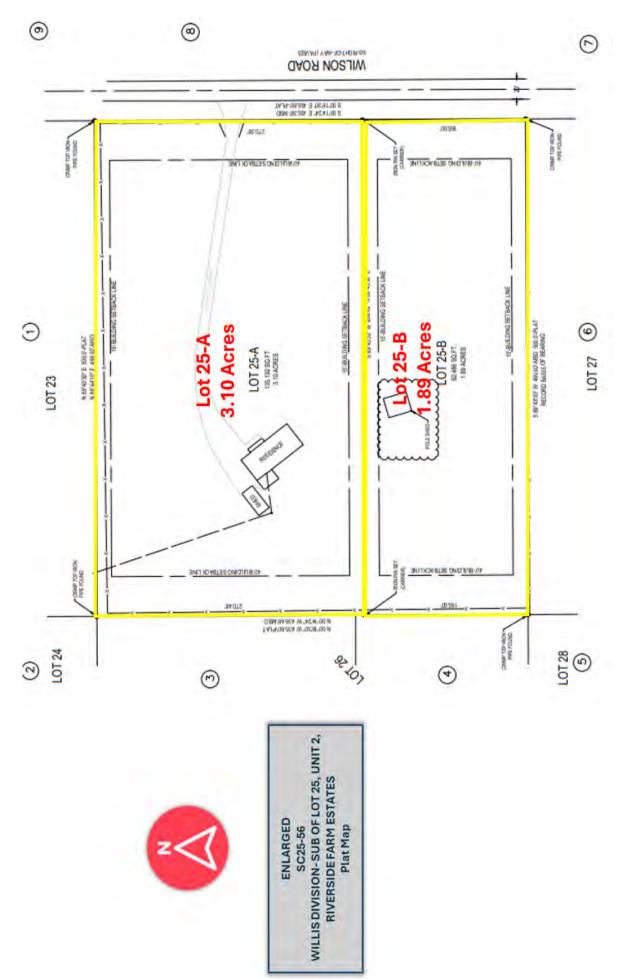














Baldwin County Planning Commission Staff Report

Case No. SC25-57
Preliminary Plat Approval
Resub Lot 1C T&K Subdivision
December 4, 2025

Recommendation: Approval

Subject Property Information

JURISDICTION: County PLANNING DISTRICT: 18

ZONING: Unzoned

PARCEL ID # 05-48-01-12-0-000-006.000

PIN: 68263

LOCATION: The subject property is located on the west side of Glass Spivey Road at the end

of the road. Glass Spivey Road comes off of County Road 62 S in the Elsanor

community.

Online Case #: SC25-000057

Lead Staff: Mary Booth, Associate Planner

Attachments: Within Report

Subdivision Proposal

REQUEST: Request for Preliminary plat approval of a 2-lot residential subdivision.

Proposed # Lots: 2 Linear feet of streets: N/A

Total acreage: +/- 9.98 acres

Smallest lot size: 4.945 ac (215,405SF)
Lot setbacks: 30' front, 30' rear, 10' side

Owner/Developer: BJ Blanchard, 1299 Greystone Crst., Hoover, AL 35242

Surveyor: Daniel Clark, PLS, Smith Clark Associates, 11111 US Hwy 31, Ste A. Spanish Ft, AL 36527

Property History:

12/5/2024 - SC24-55, Resub Lot 1 T&K Subdivision (Planning Commission Approval) 9/30/2025 – PF25-237, Common Line move, Exemption Subdivision, Administrative approval

Public Utilities and Site Considerations

Public Utilities: Water: On-Site Well

Sewer: On-Site Septic

Electrical: Baldwin EMC (October 16, 2025)

Traffic study: N/A

Drainage: Drainage narrative prepared by Shumer Consulting, LLC, dated 10/10/25. This report has been

reviewed and accepted by Permit Engineer.

Wetlands: N/A

Staff Analysis and Comments

Subject parcel is +/- 20 acres. The Owner/Developer is requesting a resub of Lot 1C of resub of Lots 1A & 1B of the resub of Lot 1, T&K Subdivision, Slide #2987-D. The common line move approved under PF25-37 changed the orientation of Lots 1A & 1B from east and west to north and south, thus creating Lots 1C and 1D. Per this request, Lot 1D is not included, and Lot 1C will now become two lots to be platted as Lot 1E and 1F.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

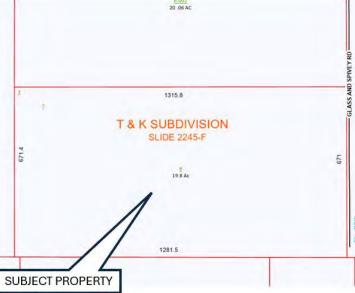
Staff recommends the Preliminary Plat request for SC25-57 be APPROVED with conditions subject to compliance with the Baldwin County Subdivison Regulations.

General Conditions:

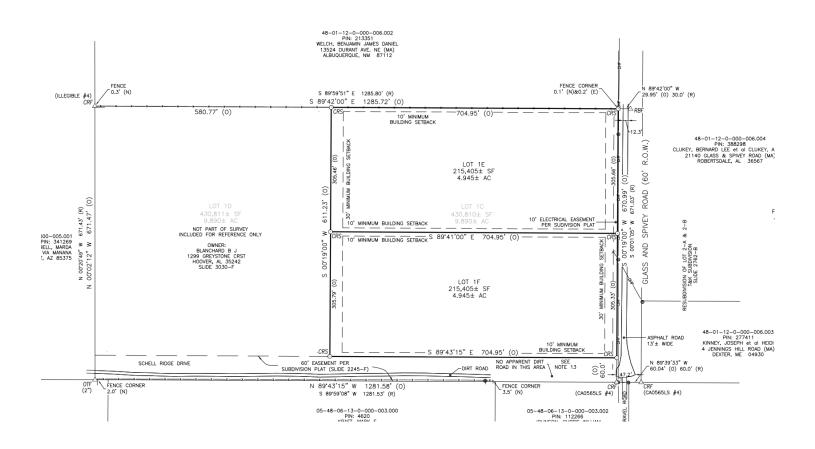
1. Final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

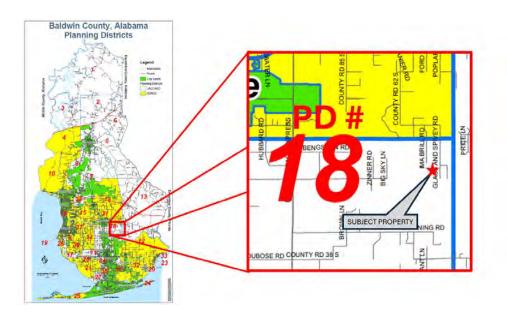














Baldwin County Planning Commission Staff Report

Case No. SC25-58 Northern Pines December 4, 2025

Subject Property Information

Planning District: 13

Zoning: Unzoned

Location: The subject property is located South of Bermuda Ln and southwest of Hunting Club Rd

in the Seminole area.

Parcel Numbers: 05-50-08-28-0-000-009.001 PIN: 626803

05-50-08-28-0-000-009.003 PIN: 628758 05-50-08-28-0-000-009.004 PIN: 628759 05-50-08-28-0-000-009.005 PIN: 628760

Lead Staff: Fabia Waters, Associate Planner

Applicant/Owner: Spring Fed LLC

Engineer/Surveyor: Trent Wilson, Weygand Wilson Surveying

Online Case #: When searching online CitizenServe database, please use SC25-000058

Attachments: Within Report

Subdivision Proposal

Request: Preliminary plat approval for a 10-lot residential subdivision

Number of Lots: 10 Linear ft of streets: N/A Total acreage: 24 ac Smallest lot size: 2.4 ac

Public Utilities and Site Considerations

Public Utilities: Water: Wells

Electrical: Baldiwn EMC Sewer: On Site Septic Tanks

Fire Protection: N/A all lots are greater than 40,000sf

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Chris Lieb, PE, Lieb Engineering Reviewed

and approved by P&Z Permit Engineer

Wetlands Applicant has provided a wetland delineation, no jurisdictional wetlands were identified

on the subject property.

Flood zones: X zone, no special requirements

Staff Analysis and Comments

The proposed subdivision is a replat of the Pine Nest subdivision, originally approved by the Planning Commission at the August 1, 2024. All lots must adhere by the requirements of the access management policy for the single driveways access.

Staff Recommendation:

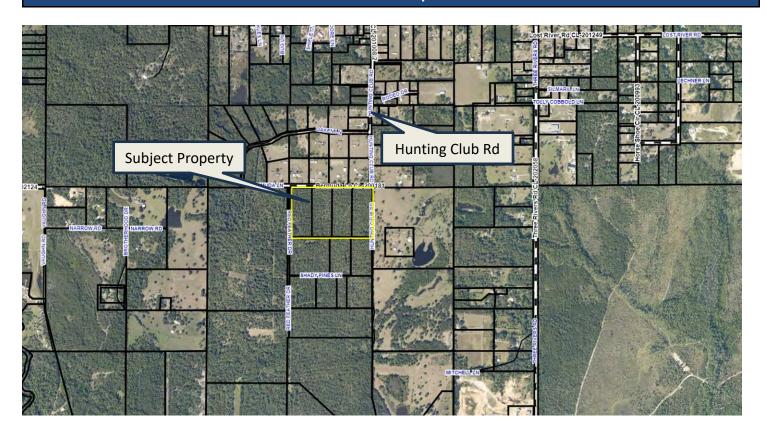
Staff recommends that the PRELIMINARY PLAT for Case No. SC25-58 Northern Pines be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

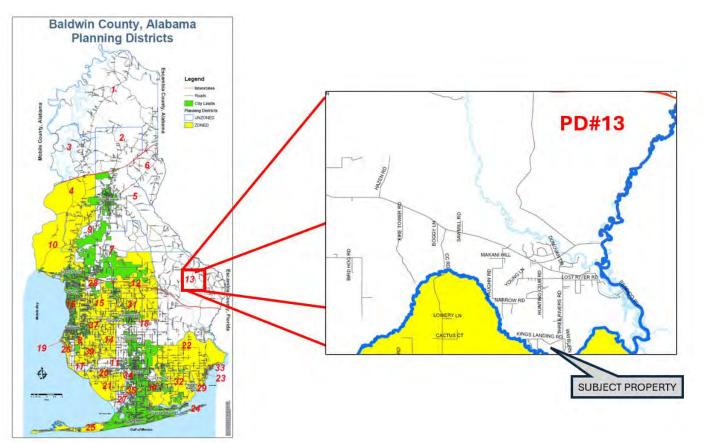
Specific conditions:

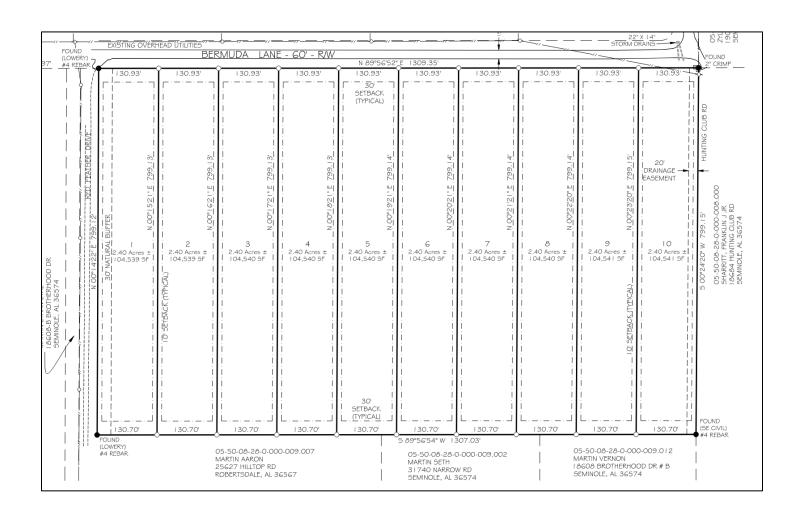
N/a

General Conditions:

1. All conditions shall be meet and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.







ON-SITE UTILITIES

ELECTRIC - BALDWIN EMC WATER - INDIVIDUAL WELLS SEWER - SEPTIC

SITE DATA

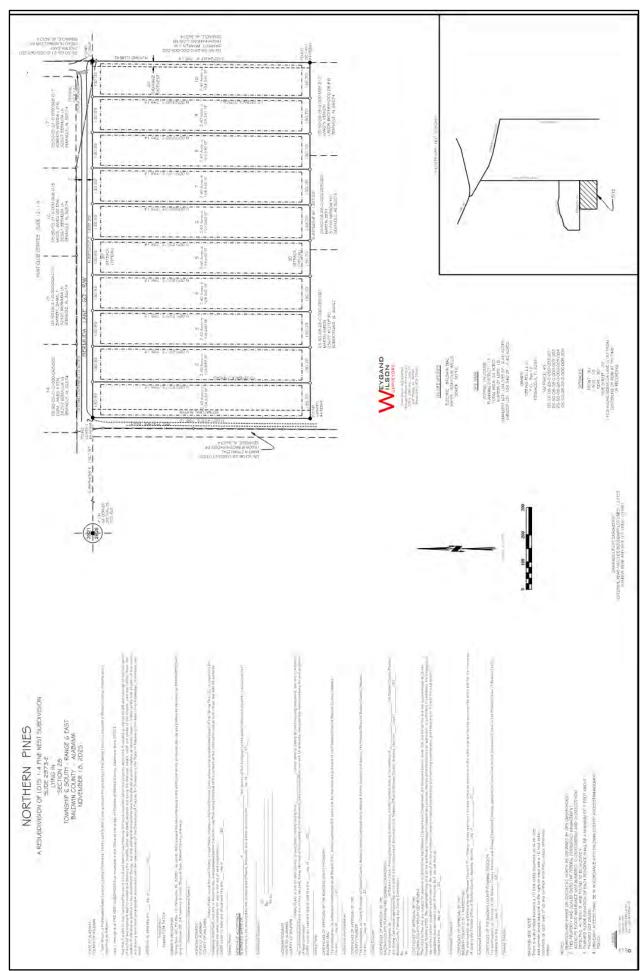
ZONING: UN-ZONED PLANNING DISTRICT - 13 TOTAL AREA: 24 ACRES NUMBER OF LOTS: 10

SMALLEST LOT: 104,539 SF - 2.40 ACRES LARGEST LOT: 104,540 SF - 2.40 ACRES OWNER: SPRING FED, L L C P.O. Box I 2 PENSACOLA, FL 3259 I

TAX PARCEL #'S
05-50-08-28-0-000-009.00 I
05-50-08-28-0-000-009.003
05-50-08-28-0-000-009.004
05-50-08-28-0-000-009.005

SETBACKS

FRONT - 30'
SIDE - 10'
REAR - 30'
SIDE STREET - 20'
HCS ALONG BERMUDA LANE IS 40' FROM
CENTERLINE OF ROW AT THE TIME
OF RECORDING



Baldwin County Planning Commission Staff Report

Case No. SPP25-29
Preliminary Plat Approval
Resub Lots 2, 7 & 9 CC 77 Subdivision
December 4, 2025

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 22

ZONING: RA – Rural Agricultural **PARCEL ID** # 05-49-07-36-0-000-001.001

PIN: 631283

LOCATION: Subject property is located west of CC Road, north of County Rd 32 and south of

Cactus Ct.

Online Case #: SPP25-000029

Lead Staff: Mary Booth, Associate Planner

Attachments: Within Report

Subdivision Proposal

REQUEST: Request for Preliminary plat approval of a 6-lot residential subdivision.

Proposed # Lots: 6

Linear feet of streets: N/A, lots front on CC Road

Total acreage: +/- 9.98 acres

Smallest lot size: 4.945 ac (215,405SF) **Lot setbacks:** 40'F/40'R/15'S

Owner/Developer: CC 77, LLC, PO Box 250, Elberta, AL 36530

Surveyor: Trent Wilson, PLS, Weygand Wilson Surveyors, 229 E 20th Ave., Ste. 10, Gulf Shores, AL 36542

Property History:

June 5, 2025 – Preliminary Plat approval of 17-lot subdivision, SPP25-11 CC 77 Subdivision

Public Utilities and Site Considerations

Public Utilities: Water: On-Site Well

Sewer: On-Site Septic

Electrical: Baldwin EMC (July 23, 2025)

Traffic study: N/A

Drainage: Drainage narrative prepared by Chris Lieb, P.E., Lieb Engineering, dated 08/15/25 states the

subdivision of this property will not change the drainage pattern or flow rate. This report has

been reviewed and accepted by Permit Engineer.

Wetlands: N/A

Staff Analysis and Comments

This is a resub of Lots 2, 7 and 9 of CC 77 Subdivision, Slide #3007E-F. Common drives are required to meet the access management policy, and a driveway plan has been provided and reviewed by Staff for compliance. The applicant will need to install the common drives prior to submitting for final plat approval.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends the Preliminary Plat request for SPP25-29, Resub of Lots 2, 7, & 9 CC 77 Subdivision be APPROVED with conditions subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

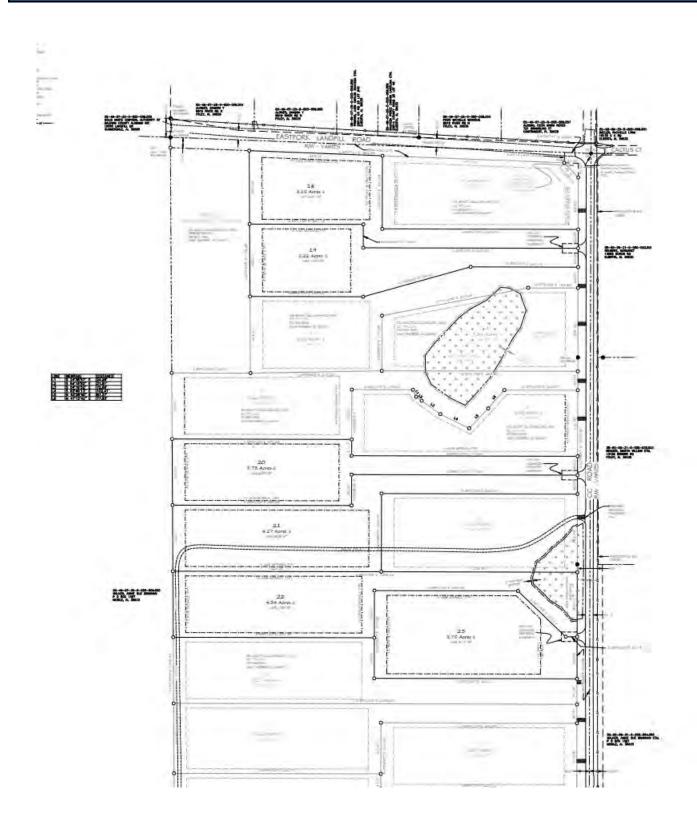
- 1. Common drives shall be installed, inspected and accepted before submitting a final plat application.
- 2. Preliminary Plat approval is good for two (2) years from approval.

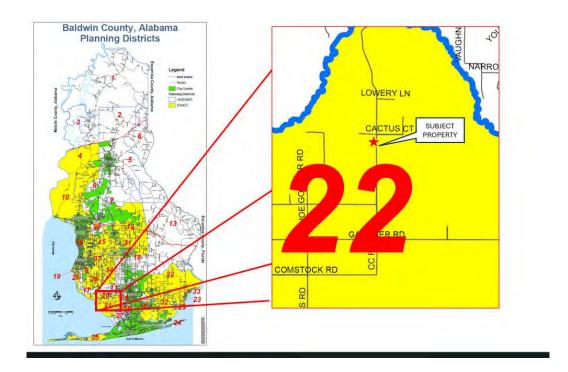
General Conditions:

- 1. Upon acceptance of common drives, the applicant shall file a final plat application.
- 2. Once final plat approval is granted, the final plat shall be circulated for signatures and recorded within 90 days of administrative approval.









Baldwin County Planning Commission Staff Report

Case No. SRP25- 19 REPLAT OF LOT 1 HERON COURT SUBDIVISION December 4th, 2025

Subject Property Information

Planning District: 24
Zoning: RSF-2

Location: Subject property is located on Ono Island, Northwest of Ono Blvd, off Heron Court.

Parcel#: 05-65-01-01-0-000-001.010 PIN#: 59305
Parcel#: 05-65-01-01-0-000-001.151 PIN#: 290645

Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: DREW AND KRISTEN DELANEY

Engineer/Surveyor: POLYSURVEYING C/O J. BRETT ORRELL

Online Case #: When searching online CitizenServe database, please use SRP25-000019

Attachments: Within Report

Subdivision Proposal

Request: A Replat of Lot 1 in the Heron Court Subdivision. Applicants are requesting to relocate

the lot line between an existing lot of record (Lot 1), and a meets & bounds outparcel.

Number of Lots: 1 Linear ft of streets: N/A

Lot setbacks: 30' front , 40' rear, 10' side setback, 30' from Canal

Total acreage: 1.9 acres

Staff Analysis and Comments

The subject parcel (**PIN: 59305**) is located in the **Heron Court Subdivision** on Ono Island and is identified as lot 1. Lot 1 shares the Northwest back property line with the Outparcel (**PIN: 290645**). The request is to combine the two as lot 1 of Heron Court Subdivision. An updated wetland delineation was provided by the applicant; Any future development / land disturbance will require ALL applicable local, state & federal permits. Staff have no objections to the requested revisions.

Section 4.8(a) - Major Changes to an Approved Plat.

(a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of major streets, or similar substantial changes. These major changes shall require resubmittal in accordance with Section 4.5 or 4.6 and require approval by the Baldwin County Planning Commission.

Major changes include, but are not limited to, the following:

• Overall, external boundary change

- · Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved.

Staff Recommendation:

Staff recommend that the REVISED PRELIMINARY PLAT for **Case No. SRP25-19 REPLAT OF LOT 1 HERON COURT SUBDIVISION** be **Approved with conditions** subject to compliance with the Baldwin County
Subdivision Regulations

Specific conditions:

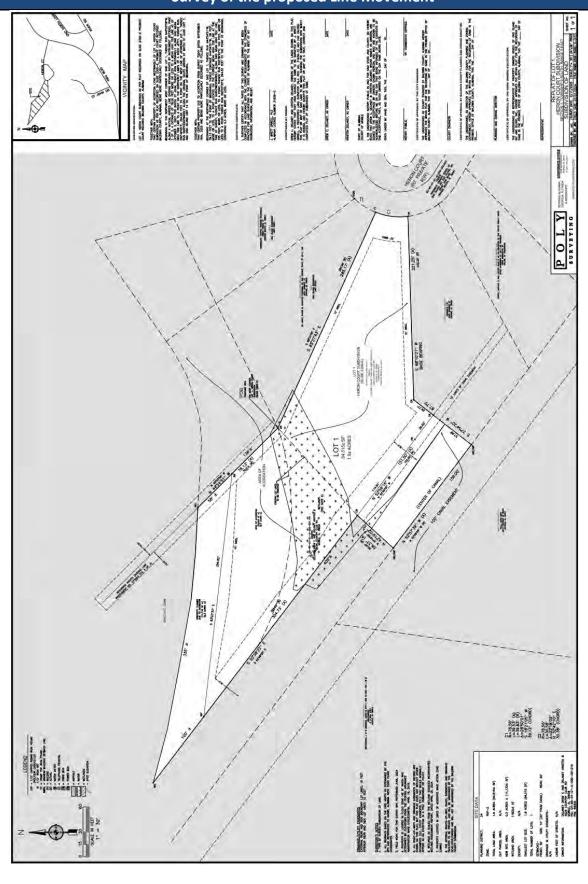
- 1. Submit the revised replat for signatures and record within 90 days of approval date as outlined in Section 4.2(a)(4).
- 2. Any future development / land disturbances will require ALL applicable local, state & federal permits.

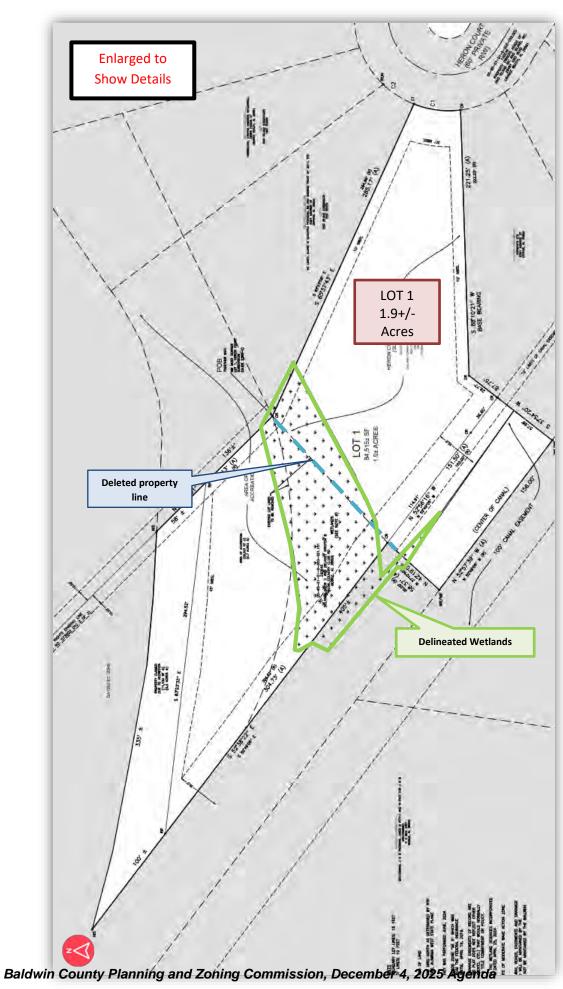




Baldwin County Planning and Zoning Commission, December 4, 2025 Agenda

Survey of the proposed Line Movement





Wetland Delineation



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP24-34
HL Storage Facility
Commission Site Plan (CSP) Approval
December 4, 2025

Subject Property Information

Planning District: 30

General Location: Located on the southside of County Road 12 **Physical Address:** 20524 County Road 12, Foley, AL 36535

Parcel ID: 05-61-05-16-0-001-010.001

PIN: 234234

Zoning: RMF-6, Residential Multiple Family **Proposed Use:** Boat and RV Opened Storage Facility

Acreage: 3.3 +/- acres

Total # Parcels requested: 1

Applicant: Paul Shoenight

720524 County Road 12 S

Foley, AL 36535

Owner: Paul Shoenight

20524 County Road 12 S

Foley, AL 36535

Lead Staff: Crystal Bates, Planning Technician II

Attachments: Within Report

Adjacent Land Use		Adjacent Zoning		
North	Residential	City of Foley, PUD - Planned Unit Development		
South	Residential	RMF-6, Residential Multiple Family		
East	Residential	City of Foley, R-1D - Residential Single Family		
West	Vacant	RMF-6, Residential Single Family		

Summary

The applicant is requesting Commission Site Plan (CSP) approval for open boat and rv storage facility with a front office building. The subject property encompasses +/- 3.3 total acres and zoned as RMF-6, Resdiential Mutiple Family District. The adjacent parcels are designated primarily for high density residential purposes and business districts. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 11/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 11/10/2025 but received no comments.

<u>City of Foley</u>, <u>Miriam Boone</u>: Staff reached out on 11/10/2025 and received adjacent zoning but no additional comments.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The proposed Site Plan for the open-aired boat and rv storage with a front office building that conforms to the requirements of the Zoning Ordinance. The future land use of the property includes primarily rural/agriculture/development with pockets of ideal conservation and pockets of Mid-Density development and high density development. The development pattern of the area reflects the FLUM, showing primarily agricultural and high density residential land uses. The residential areas include single-family homes, suburban and urban block patterns and sizes, mixed used buildings and town houses, multifamily and allocation of land for employment uses of all types including incubator spaces, entrepreneurs space, office and commercial business. Open-aired Boat and RV storage facilities are allowed within the current zoning district with approval from the Planning Commission.

County Road 12 is classified as a major collector. Major collector roads collect traffic from local streets and directs it to a major arterial road. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses 3 +/- acres. The applicant has requested Commission Site Plan approval for a boat and rv open aired storage facility with a front office building. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following specific conditions:

Approval of the following general conditions:

- 1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1)** calendar year from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits.
- 2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.

- c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
- 3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
- 4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
- 5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Property Images



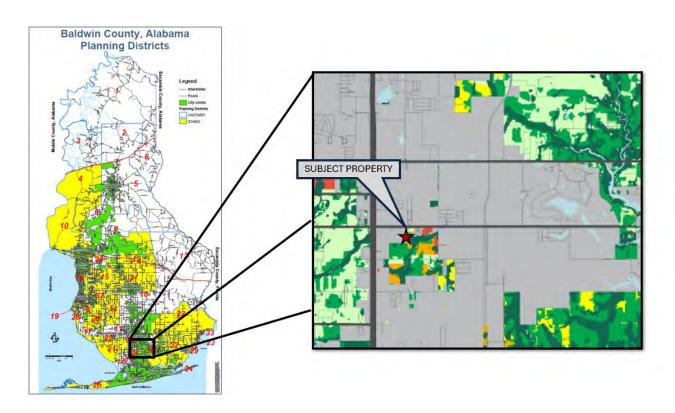




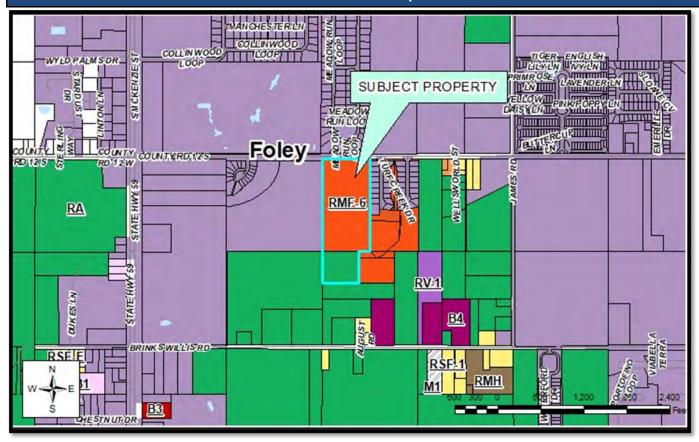
Baldwin County Planning and Zoning Commission, December 4, 2025 Agenda



County Planning Map



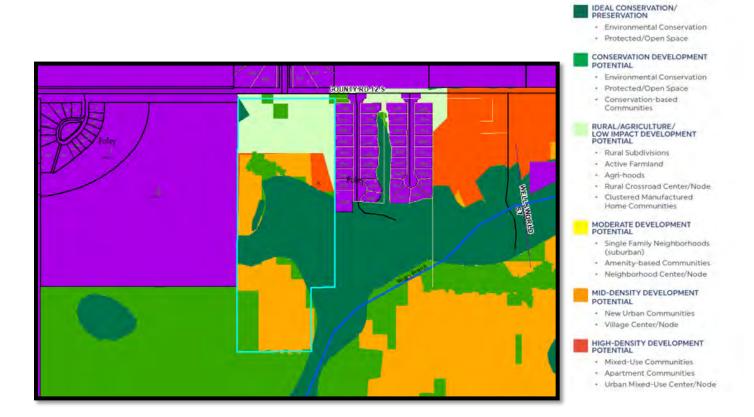
Locator Map



Site Map



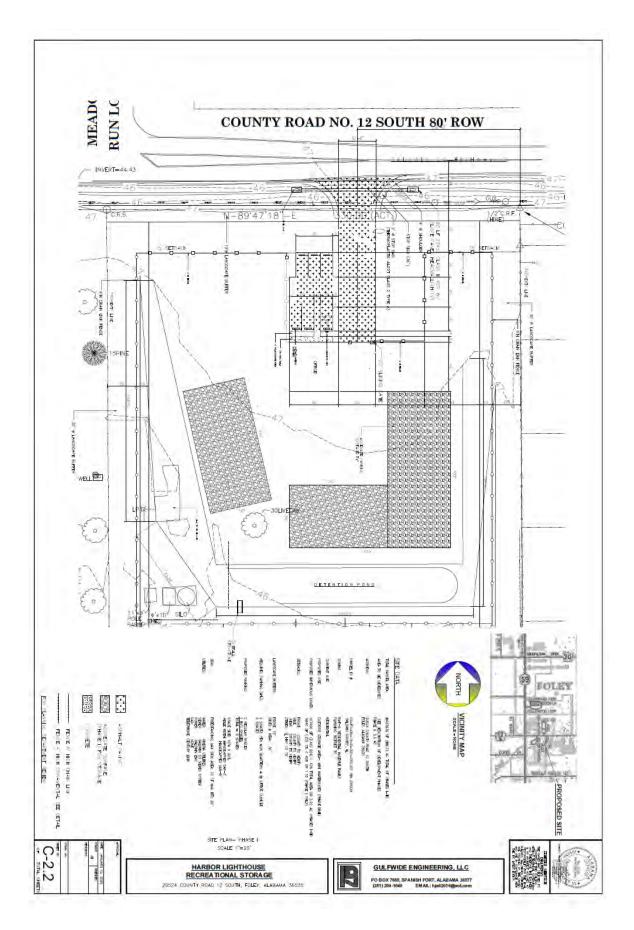
FLUM

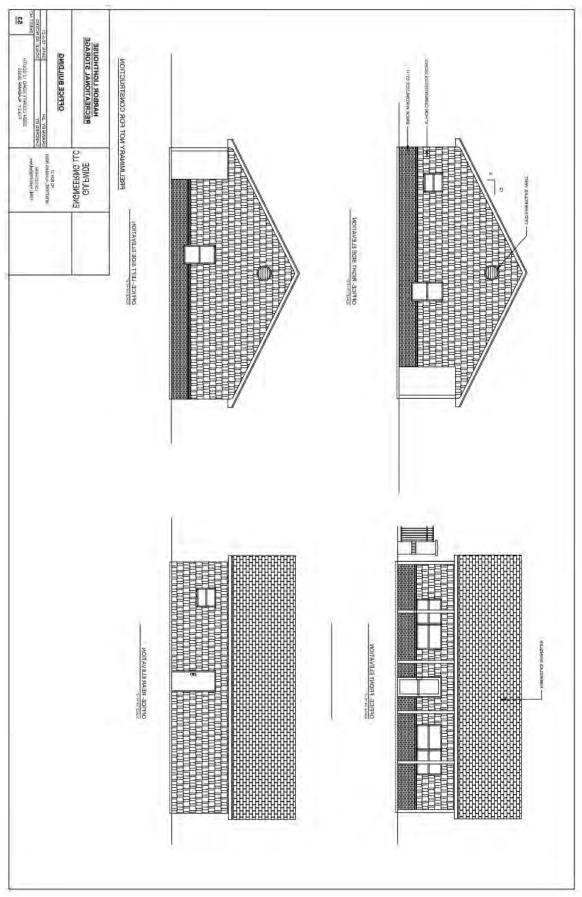


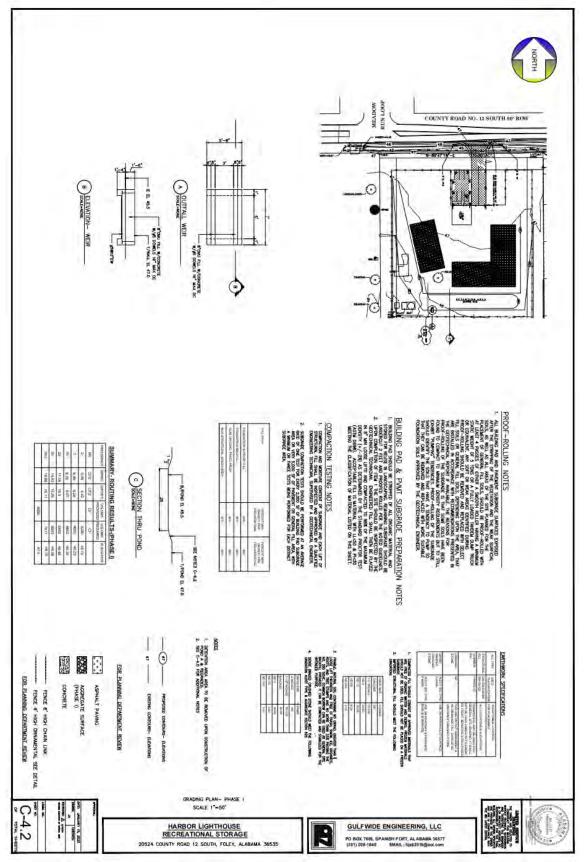
LEGEND

PLACE TYPES IDEAL CONSERVATION/PRESERVATION CONSERVATION DEVELOPMENT POTENTIAL RURAL/AGRICULTURE/LID POTENTIAL MODERATE DEVELOPMENT POTENTIAL MID-DENSITY DEVELOPMENT POTENTIAL HIGH-DENSITY DEVELOPMENT POTENTIAL MUNICIPAL JURISDICTIONS

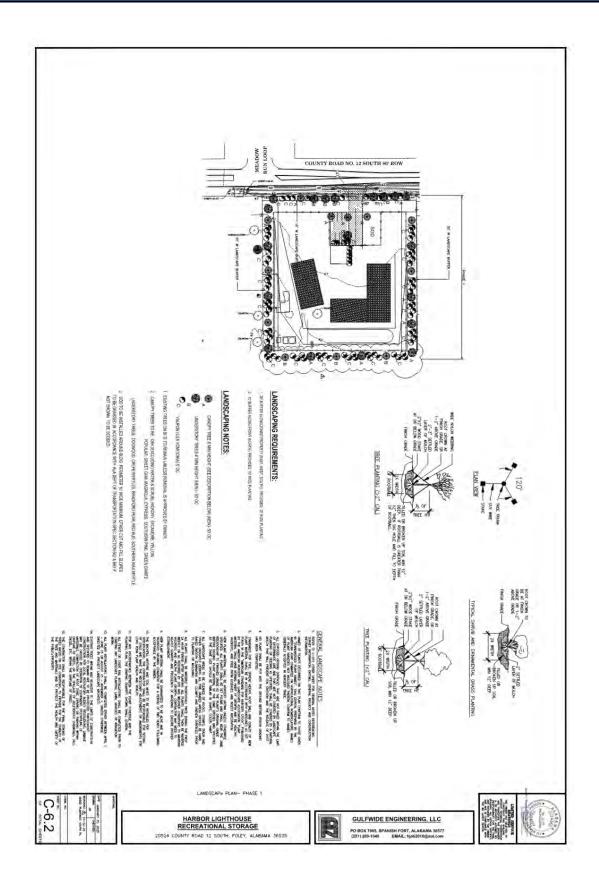
PLACE TYPE CATEGORIES







Landscape Plan



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-08
Black & Veatch Cell Tower
Commission Site Plan (CSP) Approval
December 4, 2025

Subject Property Information

Planning District: 12

General Location: Located north of County Road 64 and east of Oakleaf Lane in the Loxley area

Physical Address: 21701 County Road 64, Robertsdale, AL 36567

Parcel ID: 05-41-02-10-0-000-005.003

PIN: 59437

Zoning: M-1, Light Industrial District **Proposed Use:** 300' Self-Support Tower

Acreage: 9.2 +/- acres (4,512 SF leaseable area)

Total # Parcels requested: N/A

Applicant: Black & Veatch – Frank Dalio

180 N. Wacker Dr. Ste 550

Chicago, IL 60606

Owner: Powersouth Energy Cooperative

PO Box 550

Andalusia, AL 36420

Lead Staff: Cory Rhodes, Planner

Attachments: Within Report

Adjacent Land Use		Adjacent Zoning		
North Residential RSF-E, Residential Sir		RSF-E, Residential Single Family District		
South	Residential	RA, Rural Agricultural		
East	Residential	RA, Rural Agricultural		
West	Residential	RSF-E, Residential Single Family District		

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 300' Self Support Tower. The existing 240' Self Support Tower located on the property will be demolished. The subject property encompasses +/-9.2 total acres (4,512 SF leasable area for the cell tower) and zoned as M-1, Light Industrial District. The adjacent parcels are designated primarily for residential purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 9/11/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 9/11/2025 but received no comments.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The proposed Site Plan for the self-support tower conforms to the requirements of the Zoning Ordinance – a Wireless Communications Tower is a permitted use in M-1 zoning. The future land use of the property displays moderate development potential, which can include Neighborhood centers or nodes at key intersections, which would allow for a combination of retail, office, and service uses to meet the needs of the community.

County Road 64 is classified as a Major Collector. Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. As this is a replacement tower, staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at the revised location.

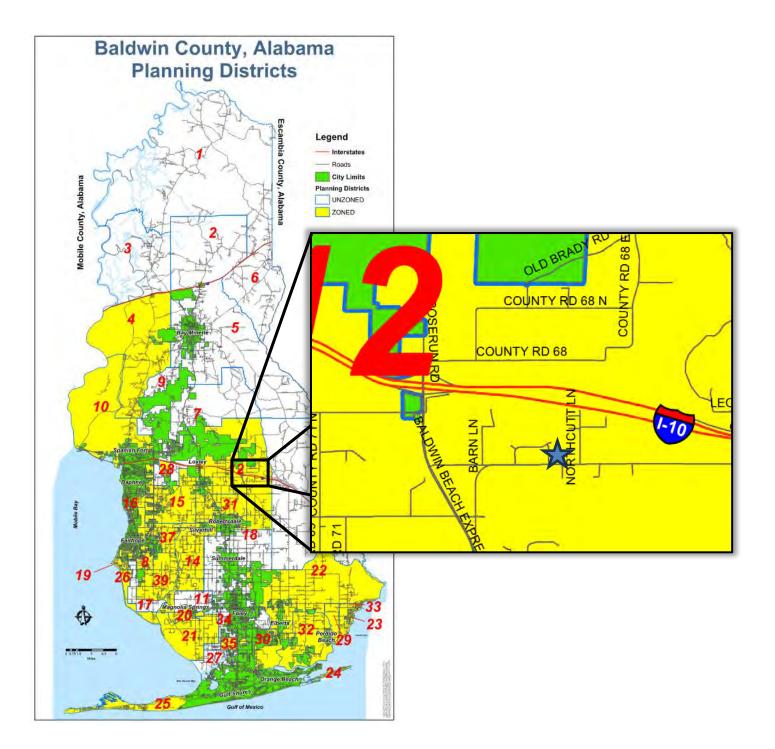
Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 9.2 acres (4,512 SF leasable area for cell tower) and is zoned for light industrial use. The applicant has requested Commission Site Plan approval for a 300' Self-Support Tower. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

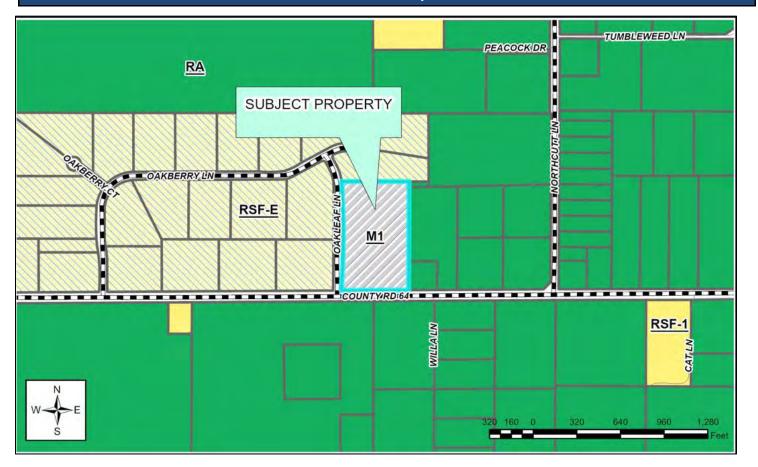
- 1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1)** calendar year from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
- 2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
- 3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
- 4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.

5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

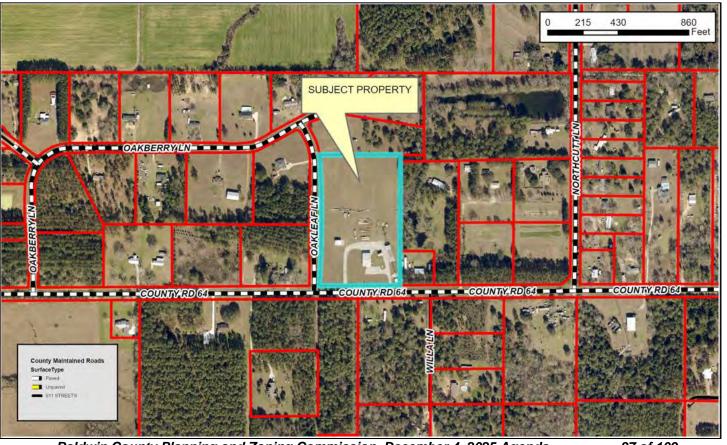
County Planning Map



Locator Map



Site Map



Baldwin County Planning and Zoning Commission, December 4, 2025 Agenda

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FLUM

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- · Neighborhood center/node

RELATED ZONING DISTRICTS

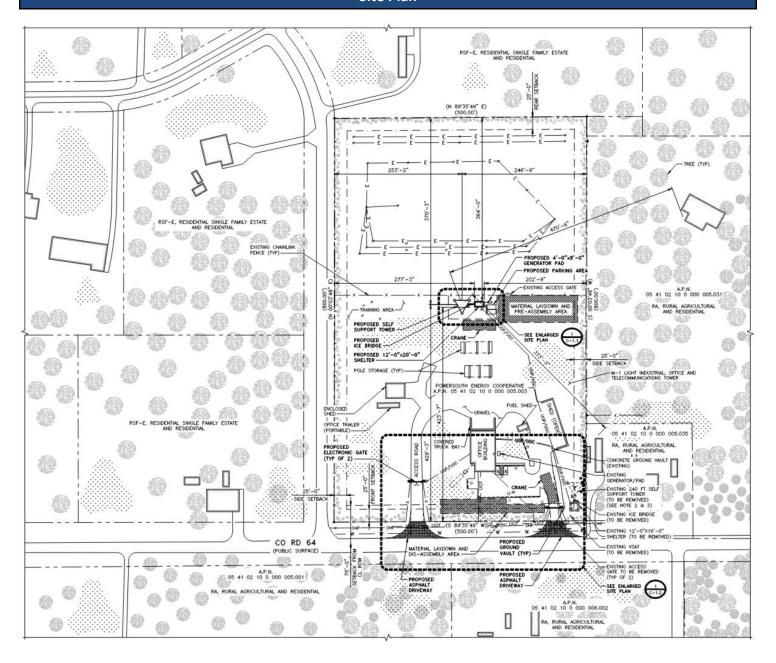
- · RSF-1 Single Family District
- RSF-2 Single Family District

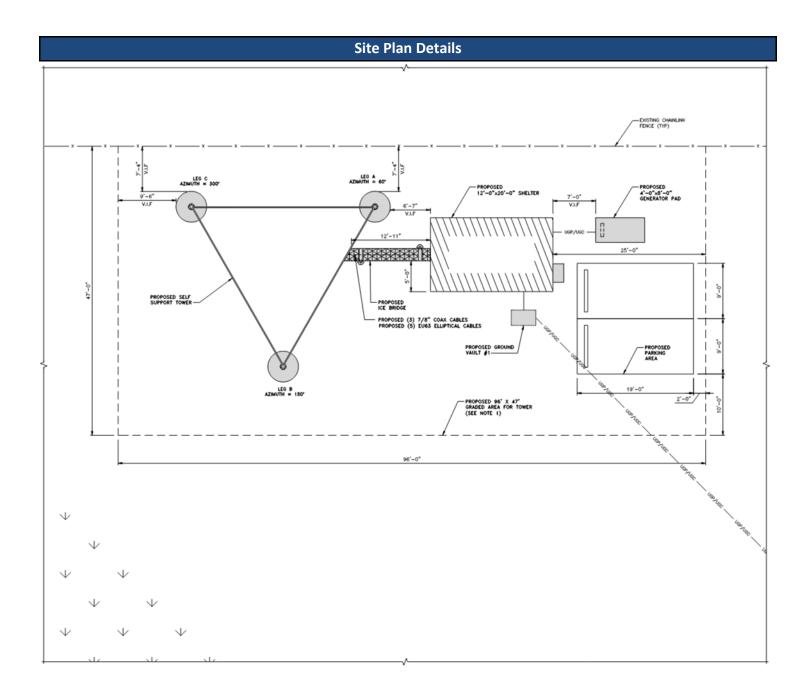
CONNECTIVITY NETWORK

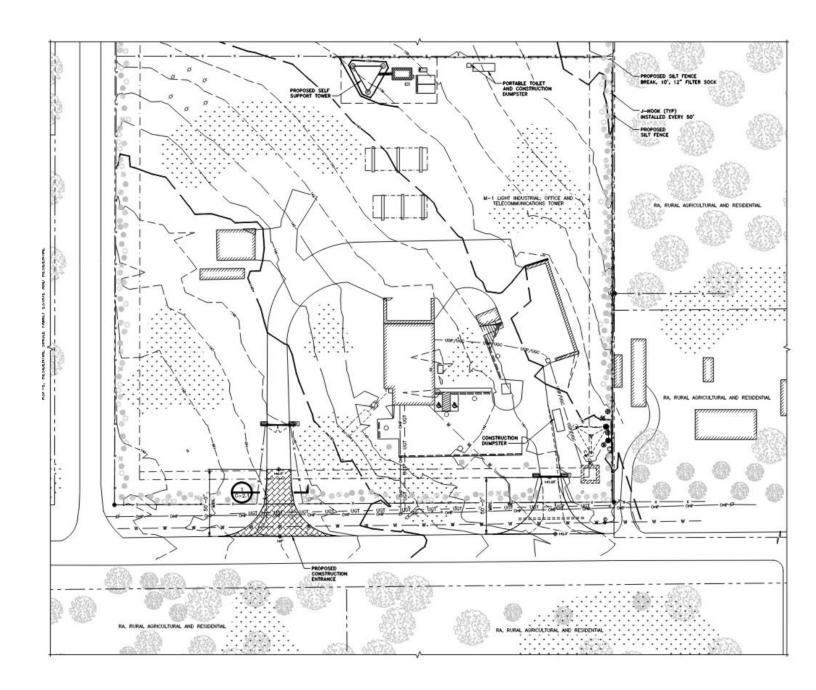
- Suburban street networks/ limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



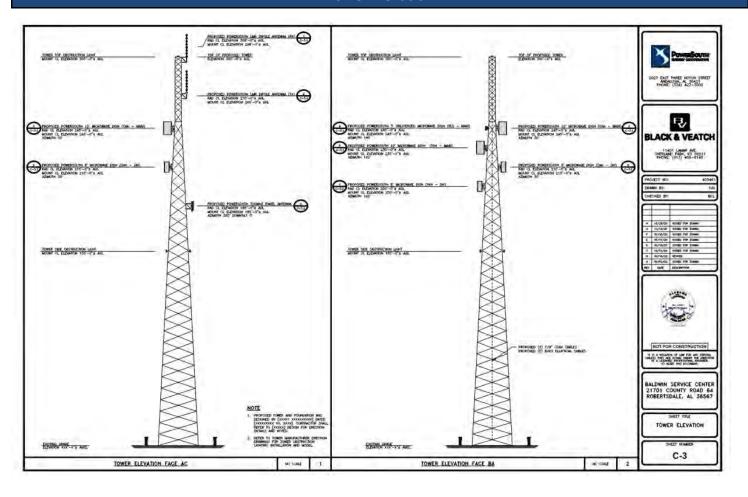
Site Plan

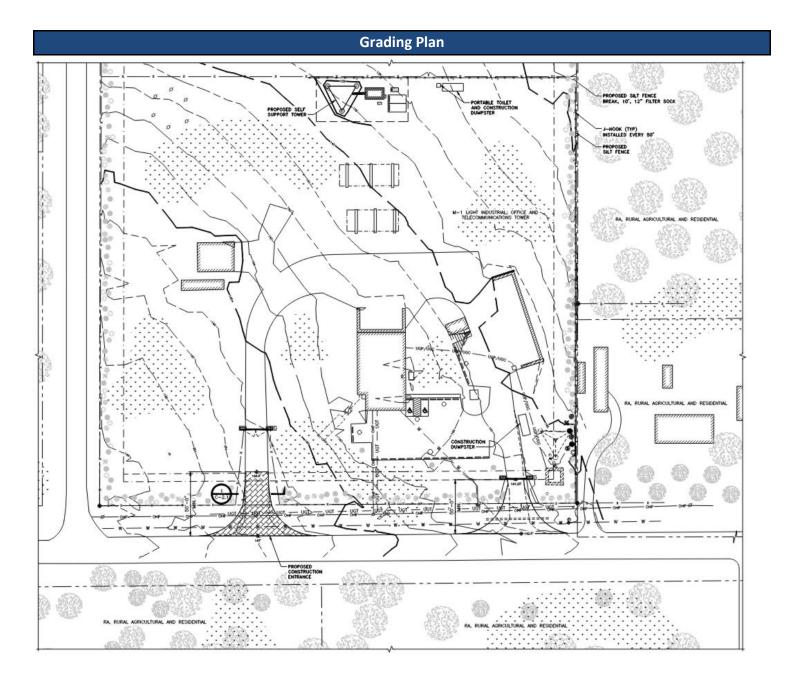




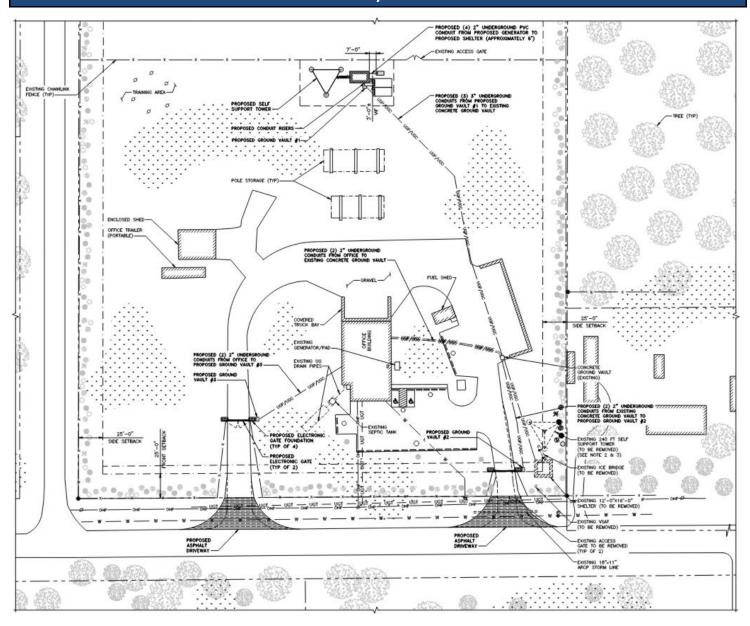


Tower Elevation





Utility Plan



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-40
Swinson Office-Warehouse
Commission Site Plan (CSP) Approval
December 4, 2025

Subject Property Information

Planning District: 12

General Location: Located near the intersection of Rawls Road and State Hwy 59 in the Loxley area

Physical Address: 25413 State Highway 59, Loxley, AL 36551

Parcel ID: 05-42-06-23-0-000-042.000

PIN: 24017

Zoning: B-3, General Business District **Proposed Use:** 2,000 SF office-warehouse

Acreage: 1.59 +/- acres

Total # Parcels requested: N/A

Applicant: Element 3 Engineering, LLC

3938 Government Boulevard, Building A, Suite 104

Mobile, AL 36693

Owner: Peter Swinson

13470 JB Williams Road

Loxley, AL 36551

Lead Staff: Cory Rhodes, Planner

Attachments: Within Report

Adjacent Land Use		Adjacent Zoning			
North	Residential	RSF-3, Residential Single Family			
South	Residential	RSF-3, Residential Single Family			
East	Residential	RSF-3, Residential Single Family			
West	Commercial	B-4, Major Commercial			

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 2,000 SF office-warehouse. The subject property encompasses +/- 1.59 acres and is zoned as B-3, General Business District. The adjacent parcels are designated primarily for residential or commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

ALDOT, Jason Shaw & Chase Chitwood: Staff reached out on 11/10/2025 but received no comments.

<u>USACE</u>, James Buckelew: Staff reached out on 11/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 11/10/2025 but received no comments.

City of Loxley, Jonathan Smith & Arthur Johnson: Staff reached out 11/10/2025 but received no comments.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The proposed Site Plan for the 2,000 SF office-warehouse conforms to the requirements of the Zoning Ordinance. The future land use of the property displays primarily conservation development potential, which allows for conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices. The development pattern of the area is primary residential and commercial. An office-warehouse is a conditional use B-3 zoning with Commission Site Plan approval. Staff believes that the office-warehouse use is consistent with the community welfare and should not detract from the public's convenience at the location.

Rawls Road is classified as a Local Road. Local Roads provide direct access to adjacent land and higher roadway systems. State Highway 59 is classified as a Principal Arterial. These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas.

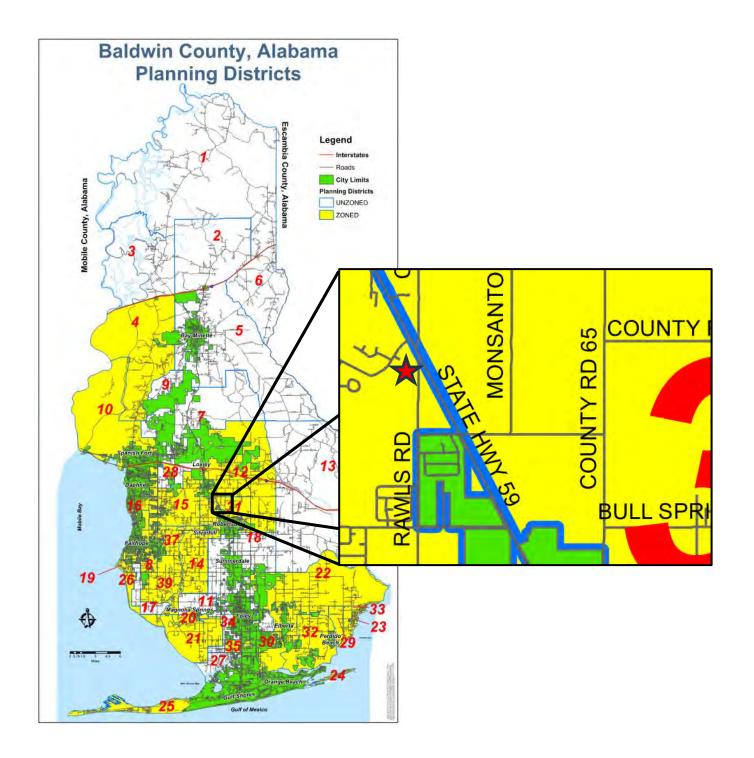
Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 1.59 acre and is zoned for general business use. The applicant has requested Commission Site Plan approval for a 2,000 SF office-warehouse. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

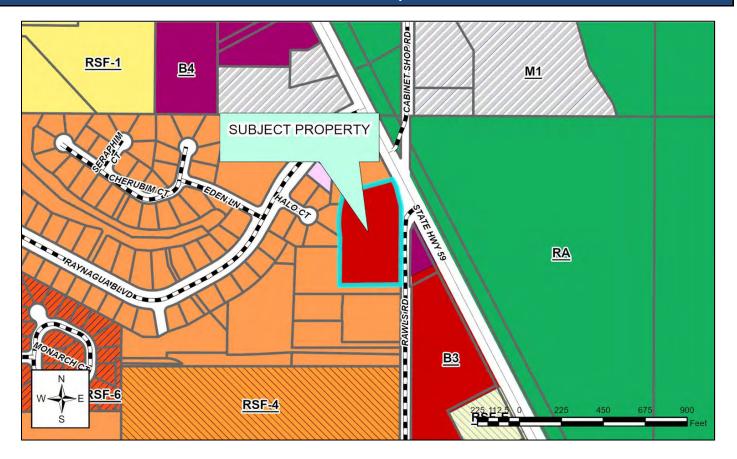
- 1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1)** calendar year from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
- 2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
- 3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners,

streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.

- 4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
- 5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.



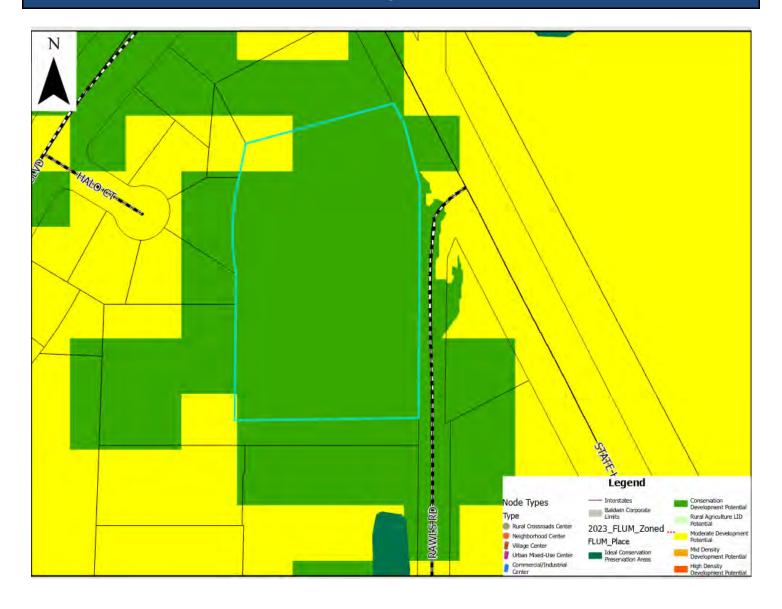
Locator Map



Site Map



FLUM



CONSERVATION DEVELOPMENT AREAS

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/ Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection-such as stream buffers, mature forest habitat, or wetlandsworking farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- · CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers

MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot singlefamily detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

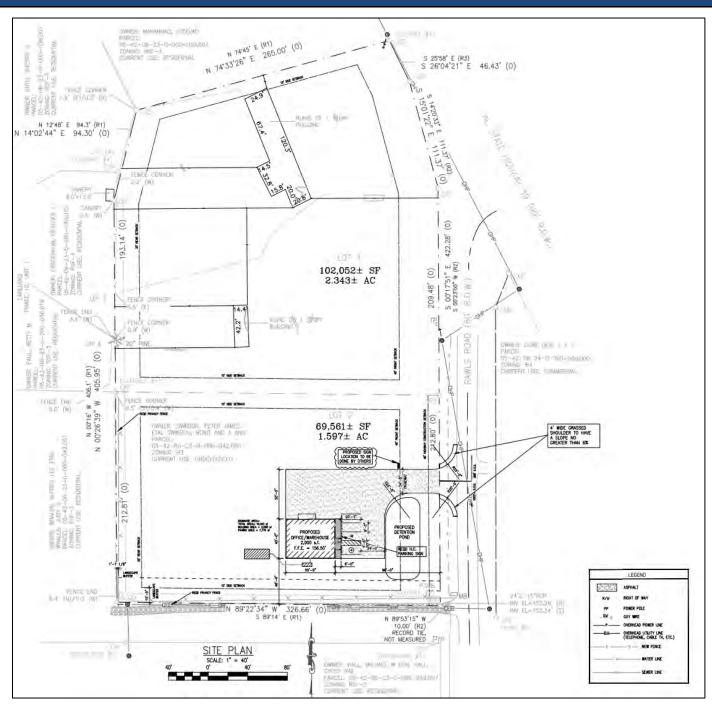
RELATED ZONING DISTRICTS

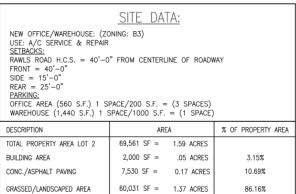
- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

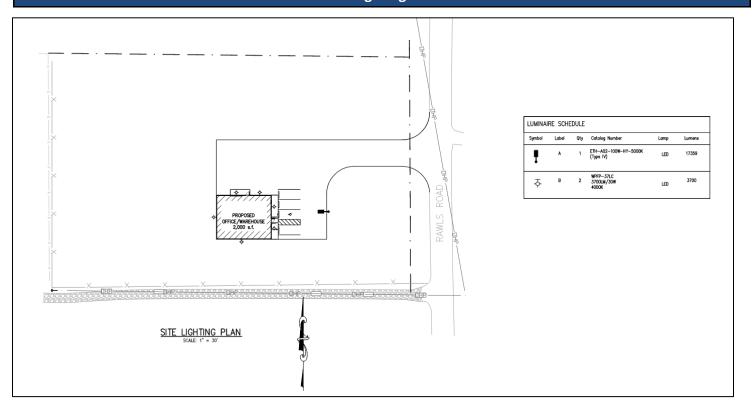
- Suburban street networks/ limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- · Suburban greenways and trails

Site Plan

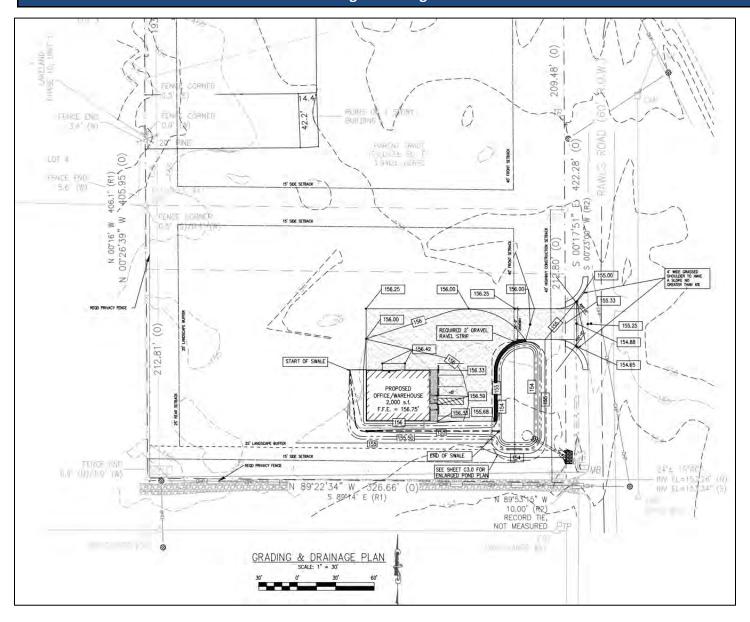




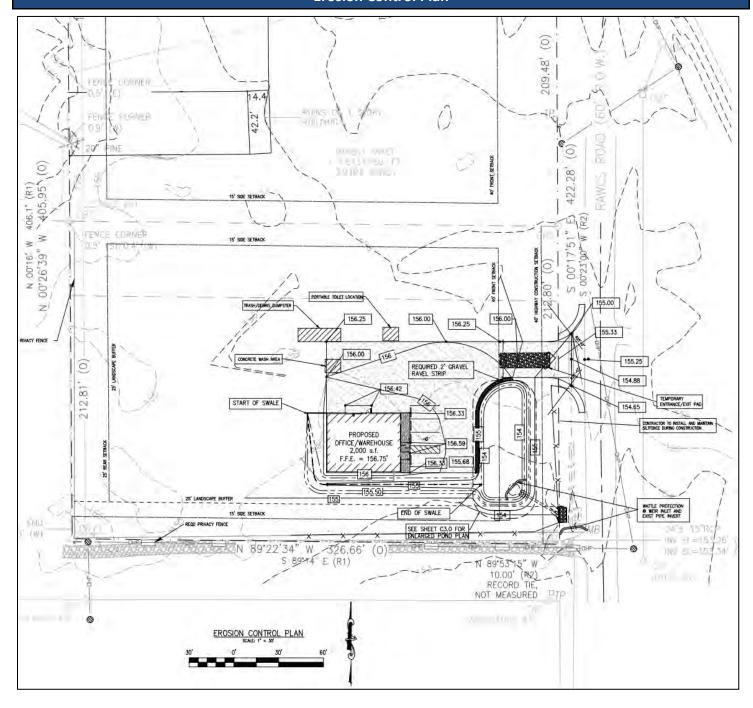
Site Lighting Plan



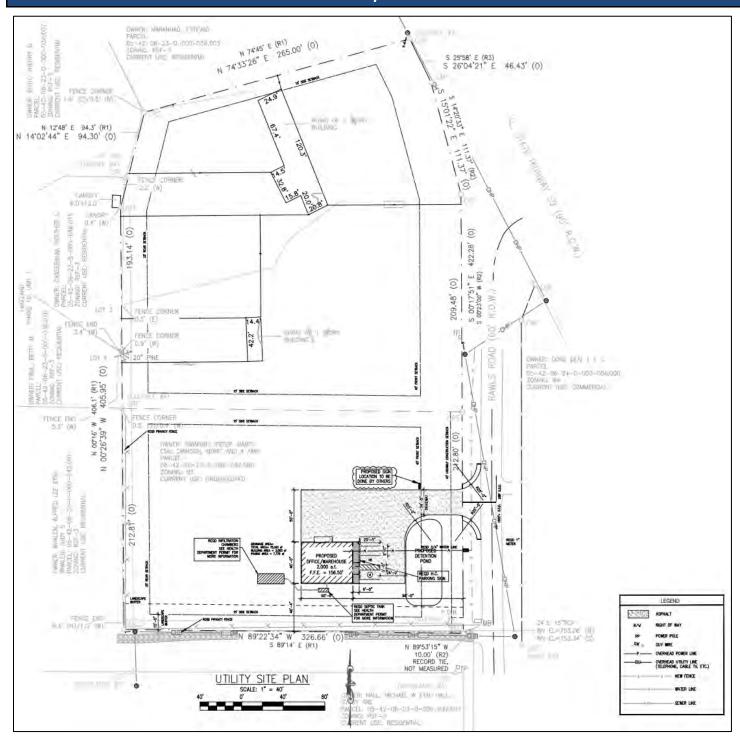
Grading & Drainage Plan



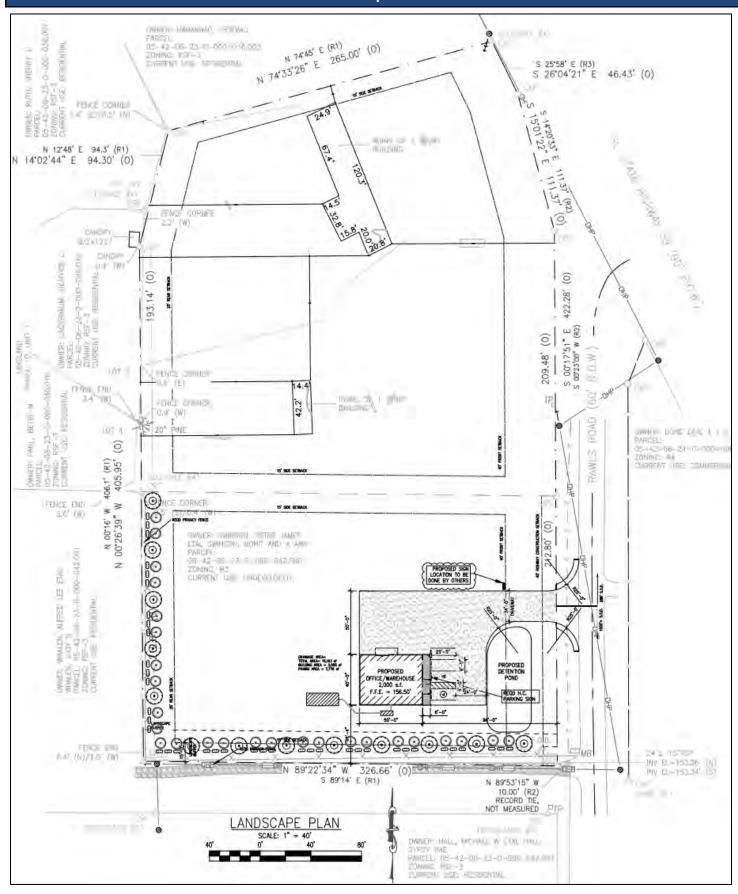
Erosion Control Plan



Utility Plan



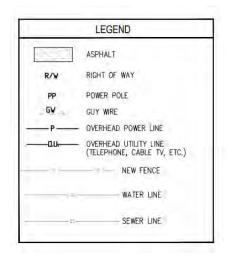
Landscape Plan



LANDSCAPE LEGEND						
PLANT NAME		PLANTING HEIGHT	PLANTING CALIPER	NUMBER OF PLANTS SHOWN		
BALD CYPRESS: 50' SPACING; 85 sf PLANTING AREA (CANOPY)	(<u>O</u>)	8 FEET	2 INCH DIA.	13 TREES SHOWN		
CREPE MYRTLE: 12' SPACING; 43' sf PLANTING AREA (UNDERSTORY)	\odot	4 FEET	1 INCH DIA.	26 TREES SHOWN		
HYDRANGEAS: 3' SPACING (SHRUBS)	\mathbb{C}	2 FEET	N/A	39 SHRUBS SHOWN		

LANDSCAPE BUFFER NOTES:

1. ALL TREES AND SHRUBS LOCATED IN THE REQUIRED LANDSCAPE BUFFERS SHALL BE MAINTAINED BY THE OWNER.
2. DURING CONSTRUCTION PRESERVED TREES SHOULD BE PROTECTED AS MUCH AS POSSIBLE IN THE REQUIRED BUFFERS.
3. DEAD OR DYING TREES OR SHRUBS SHALL BE REPLACED AS SOON AS PRACTICABLE TO PROVIDE THE INTENDED SCREENING AND BUFFERING





NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION JANUARY 8, 2026, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX I ROBERTSDALE, AL

To view the full Staff Report presentation and the public folders for each of the cases, visit the "Upcoming Meeting Items" Planning and Zoning webpage:

https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda

