



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 3, 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 meeting minutes:**
 - March 6, 2025, Work Session Minutes
 - March 6, 2025, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

a.) PER25-05, Gaineswood PH II Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for Gaineswood PH II.

Location: Subject properties are located on the west side of St Hwy 181 in Planning District 39.

b.) PER25-10, Mill Creek Subdivision Ph 1 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for Mill Creek Subdivision Ph 1.

Location: Subject properties are located on the south side of County Rd. 34, east of Ted Lysek Rd. and west of Davis Rd. It is a quarter mile west of the Town of Summerdale in Planning District 18.

c.) PER25-11, Autumn Lakes Ph 2 & 3 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for Autumn Lakes Subdivision Ph 2 & 3.

Location: Subject property is located on the east side of County Rd 95, south of Kaiser Ln and .25 miles north of US Hwy 98 in Planning District 22.

d.) PER25-14, Brinks Willis Mobile Home Park Extension

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

Purpose: The applicant is requesting a one (1) year extension of Final Site Plan approval for Brinks Willis Mobile Home Park (PUD23-01).

Location: Subject property is located on the south side of Brinks Willis Road, west of James Rd in Planning District 30.

e.) CSP24-44, Dollar General (Co Rd 10)

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

Purpose: The applicant is requesting Commission Site Plan approval for a 10,640 sq ft Dollar General store.

Location: Subject property is located east of County Rd 65 and north of County Rd 10 in the Foley community in Planning District 35.

f.) CSP25-02, Ross Adams Storage Ph 2

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

Purpose: The applicant is requesting Commission Site Plan approval for the construction of storage units (Phase 2).

Location: Subject property is located south of US Highway 98 and west of County Rd 97 in the Elberta area in Planning District 22.

g.) SC24-64, Replat of Haven Hill Lots 1-3

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

Purpose: The applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision.

Location: Subject properties are located south of Gayfer Rd Ext, east of St Hwy 181 and west of Lawrence Rd near the City of Fairhope in Planning District 37.

h.) SC25-08, Daphne Carwash

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

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

Location: Subject property is located east of St Hwy 181, less than 400 feet north of County Rd 64 near the City of Daphne in Planning District 15.

i.) SC25-09, Whitehouse Creek Estates Ph 1

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

Purpose: The applicant is requesting Preliminary Plat approval for a large acre, 3 lot residential subdivision.

Location: Subject property is located west of Whitehouse Fork Rd around the Bay Minette area in Planning District 9.

j.) SPP25-04, Bear Creek Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 132-lot residential subdivision.

Location: Subject property is located east of Hwy 83, north of Kichler Circle and south of Grubber’s Lane. It is adjacent to the northern boundary of the Town of Elberta in Planning District 22.

k.) SRP25-02, Ross Adams Storage Ph 2

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

Purpose: The applicant is requesting approval for a Revised Site Plan to relocate and redesign stormwater facilities.

Location: Subject property is located south of US Highway 98 and west of County Rd 97 in the Elberta area in Planning District 22.

8. Consideration of Applications and Requests: Old Business

None.

9. Consideration of Applications and Requests: Highway Construction Setback Appeals

None.

10. Consideration of Applications and Requests: Rezoning / PRD Cases

a.) Z25-07, Jim & Donna Enterprises LLC Property

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

Purpose: The applicant is requesting to rezone 44 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2).

Location: Subject property is located north of County Rd 20 and west of Stucki Rd in Planning District 22.

b.) Z25-08, SAI Estate LLC Property

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

Purpose: The applicant is requesting to rezone 1 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

Location: Subject property is located at the intersection of County Rd 48 and County Rd 55 in the Silverhill area in Planning District 14.

11. Consideration of Applications and Requests: Subdivision Cases

a.) SPP24-38, Sailor’s Landing

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

Purpose: The applicant is requesting Preliminary Plat approval for a 227-lot residential subdivision.

Location: Subject property is located south of US Hwy 98 and west of County Rd 95. The southern boundary of the proposed development is adjacent to the Town of Elberta in Planning District 22.

12. Consideration of Applications and Requests: Commission Site Plan Approval Cases

None.

13. New Business: None.

14. **Public Comments:** None.

15. **Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***May 1, 2025***

16. **Adjournment.**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

**Case No. PER25-05 (PER25-000005)
Gaineswood PH II (SPP23-03)
Permit Extension Request for Preliminary Plat Approval
and update to Subdivision Name
Gaineswood Unit Two, Phase 1 & Phase 2
April 3, 2025**

Subject Property Information

Planning District: 39
Zoning: RSF-3 & RSF-2
Location: West side of State Highway 181
Parcel Numbers: 05-56-02-03-0-000-012.000 & 05-56-02-03-0-000-013.000
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Permit Extension Request for Preliminary plat approval for a residential subdivision
Recommendation: Approval with conditions
Proposed # of Lots: 174 total lots; Phase one proposes 86 lots, Phase two proposes 88 lots
Linear feet of streets: 8,800
Total acreage: 71.83 ac
Smallest lot size: 8,100SF/0.19ac
Applicant/Owner: Dewberry/Summerview Development LLC
Engineer/Surveyor: Jeremy Sasser, P.E./Stuart Smith, PLS – Goodwyn Mills Cawood

Public Utilities and Site Considerations

Public Utilities: Water: City of Fairhope
Electrical: Baldwin EMC
Sewer: City of Fairhope
Broadband: AT&T

Traffic study: TIS prepared and stamped by Shane Bergin, PE, with *Neel-Schaffer*. This was reviewed and approved by the Baldwin County Highway Department.

Drainage Improvements: A drainage narrative was prepared and stamped by Jeremy Sasser, PE with *Goodwyn Mills Cawood* and accepted by the Baldwin County Highway Department.

Wetlands: A wetland delineation was performed by Brandon Smith, QCI with *Goodwyn Mills Cawood*.

Streets / Roads: 8,800 LF of streets for public use

- Proposed lots will access internal streets only

Subdivision Proposal Staff Analysis and Comments

Staff Comments:

- Preliminary Plat approval was granted on 5/4/23. Construction plans were submitted and approved by BC Hwy Department with conditions of approval. The current Subdivision Permit issued effective 5/4/23 will expire on 5/4/25. The Subdivision Permit is considered extended with current preliminary plat approval, and extension thereof.
 - Access to this subdivision will be from Hwy 181 and internal roads. Direct access to Hwy 181 is permitted through ALDOT, which will include the construction of auxiliary lanes. The Permit application was submitted to ALDOT on 6/13/24 and was not issued until 2/28/25.
 - All construction phases shall be completed by 5/4/26. If construction is not completed within the one-year extension, the applicant shall cease all construction activities and coordinate with Planning & Zoning for process moving forward, including but not limited to, compliance with Baldwin County Subdivision Regulations and/or Zoning Ordinance in place at time of application.
 - The owner/applicant previously requested to change the name to The Haven at Fairhope, Phase 2, but has since decided to keep the originally approved subdivision name, Gaineswood and has requested to be named Gaineswood Unit Two, Phase 1 & Phase 2 (since there are two construction phases).
- ❖ **Planning Commission approval history:**
- Preliminary Plat approval – 4/6/23 PC Meeting; tabled
 - Preliminary Plat approval – 5/4/23 PC meeting, approved

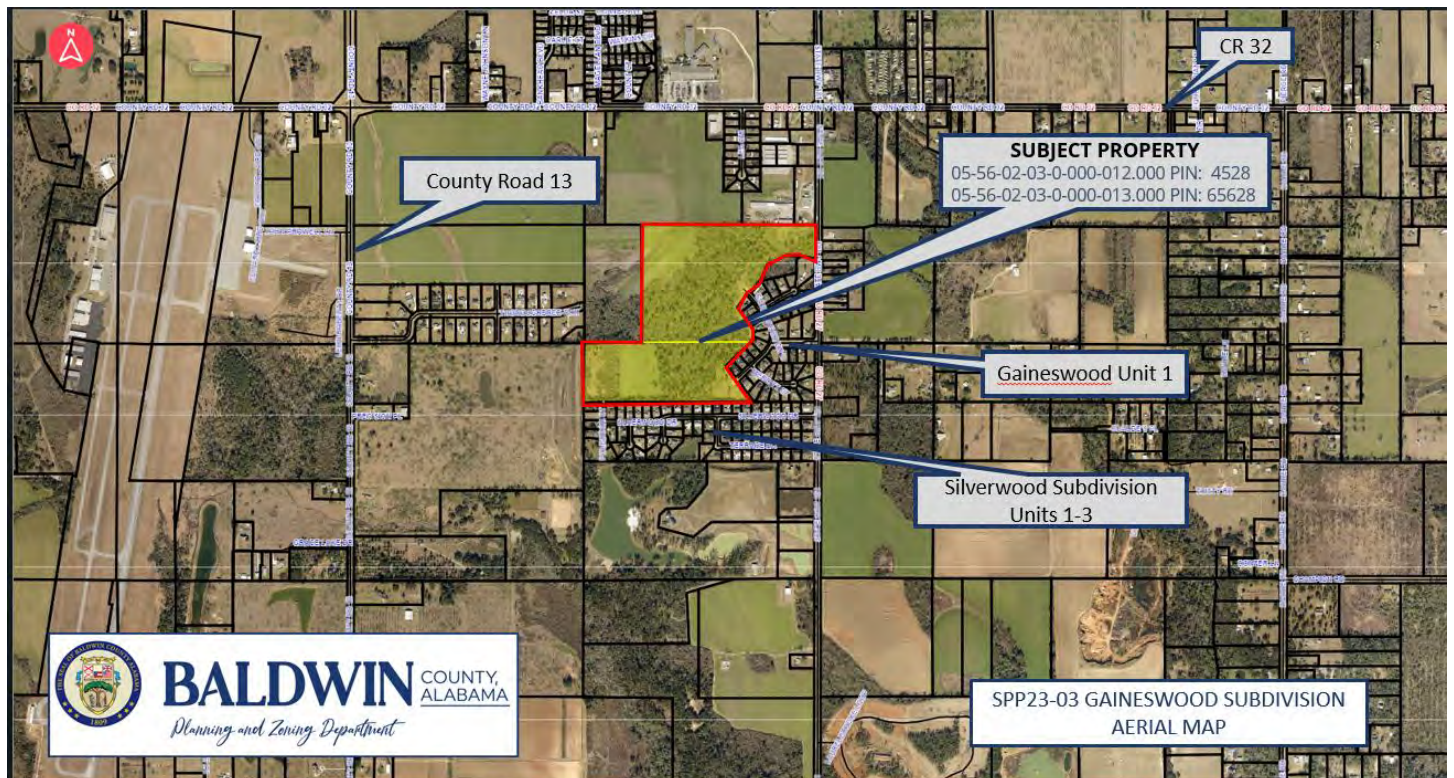
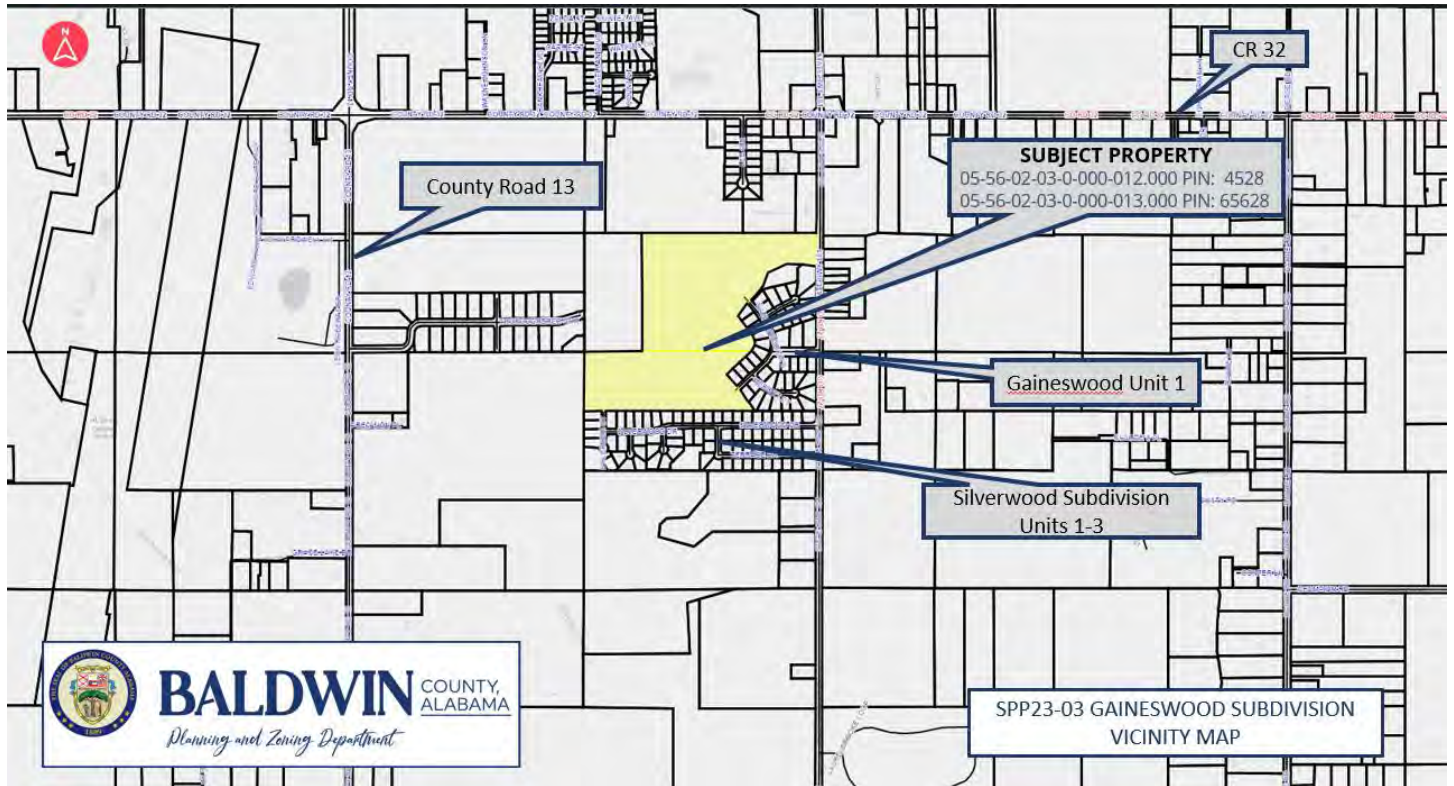
Staff Recommendation:

Staff recommends approval of the first one (1) year extension of Preliminary Plat approval related to case number SPP23-03, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans (CPR) and issuance of a Subdivision Permit, as needed, by Planning and Zoning Department.
2. If there are any modifications from the originally approved Preliminary Plat, the applicant will need to upload a revised construction plan set. If modifications constitute a major change, the request will need to go back to the Planning Commission for approval prior to commencement of construction.
3. The one-year, extension for Preliminary Plat approval terminates at **4:30PM CST on Friday, May 2, 2026**. A final plat shall be approved prior to the expiration of Preliminary Plat approval. A second and final one-year extension is available if construction is not completed by May 4, 2026, and/or if final plat approval has not been granted.
4. The subdivision will be named Gaineswood Unit Two, Phase 1 & Phase 2.

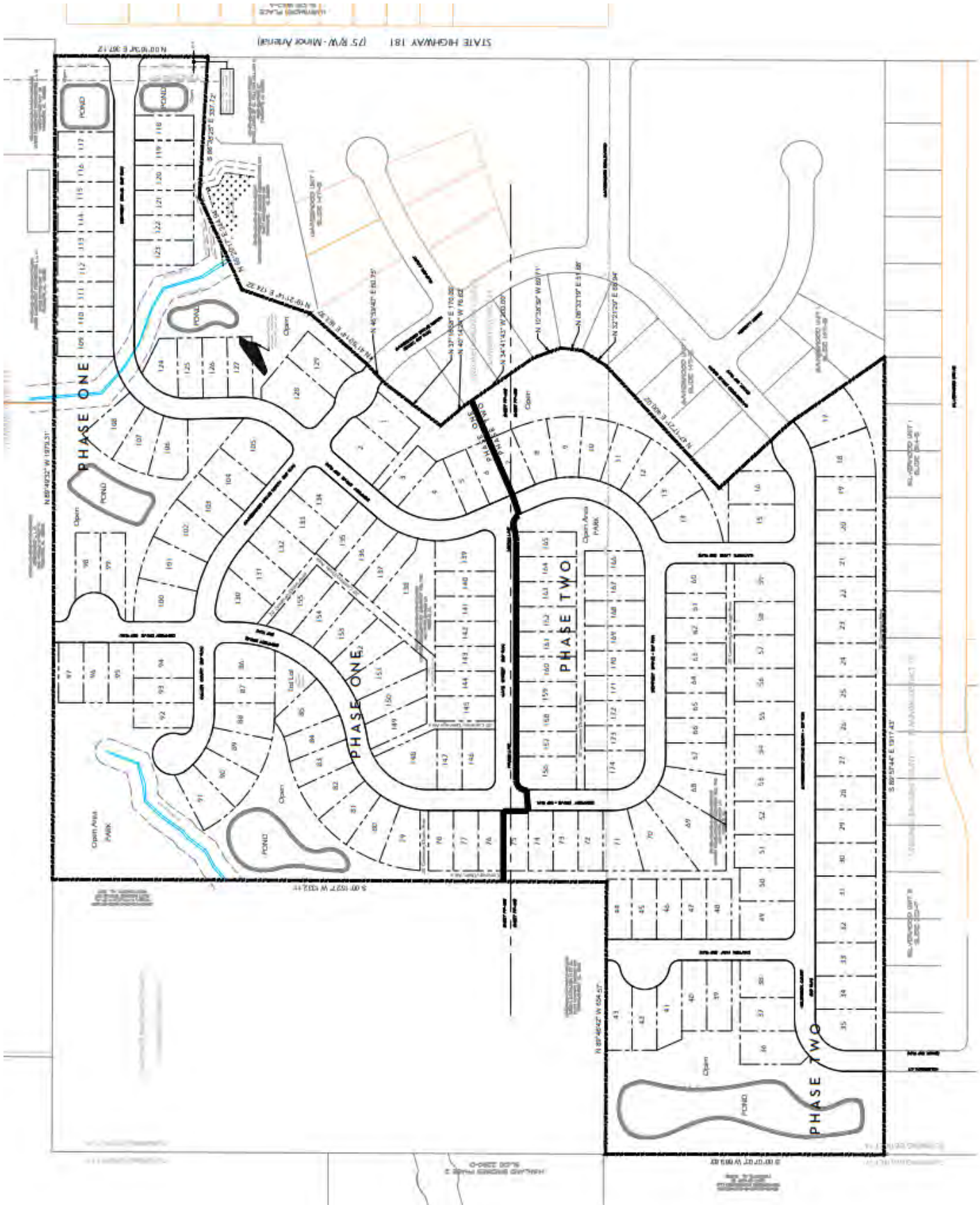
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps

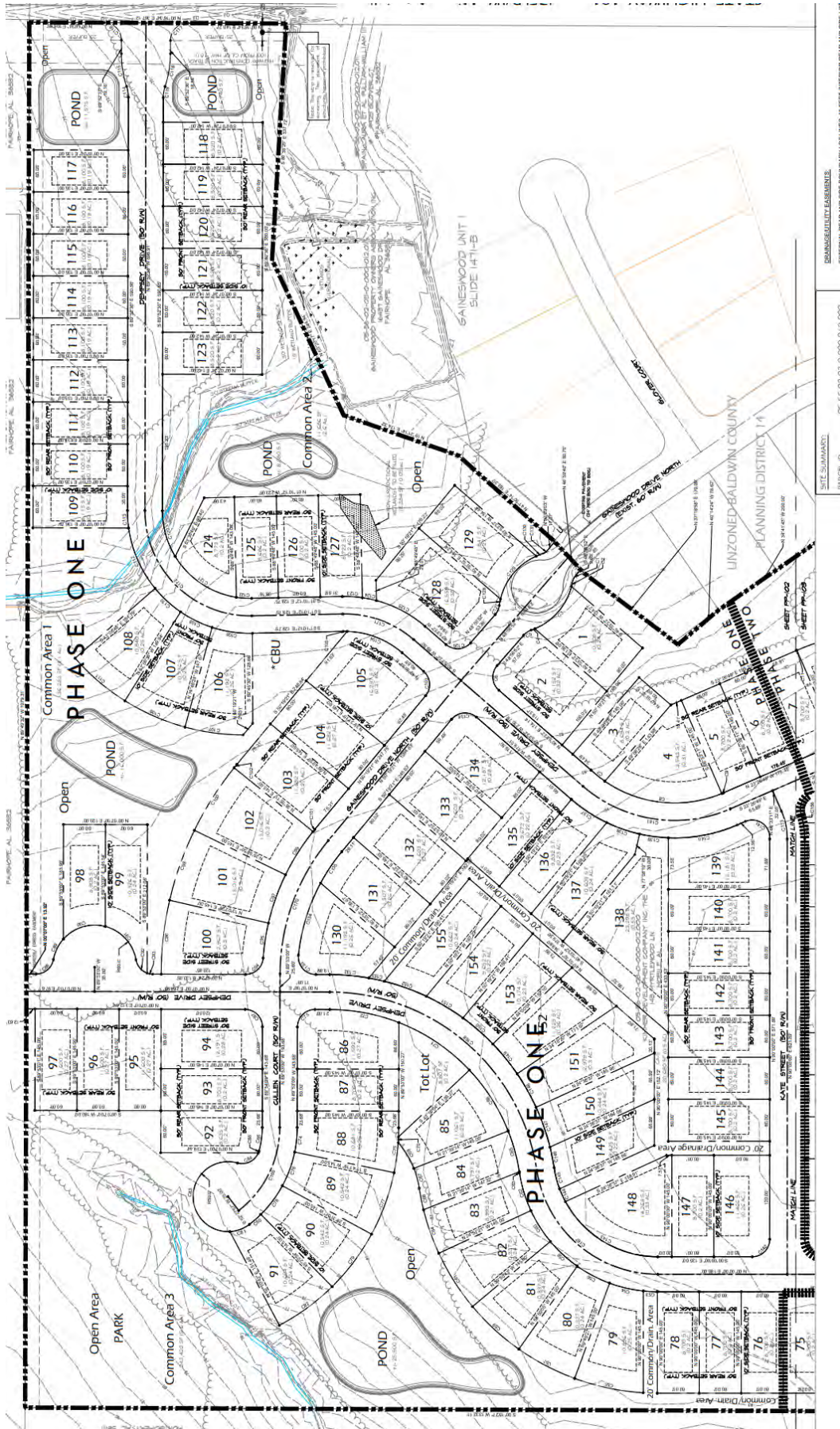


Plat

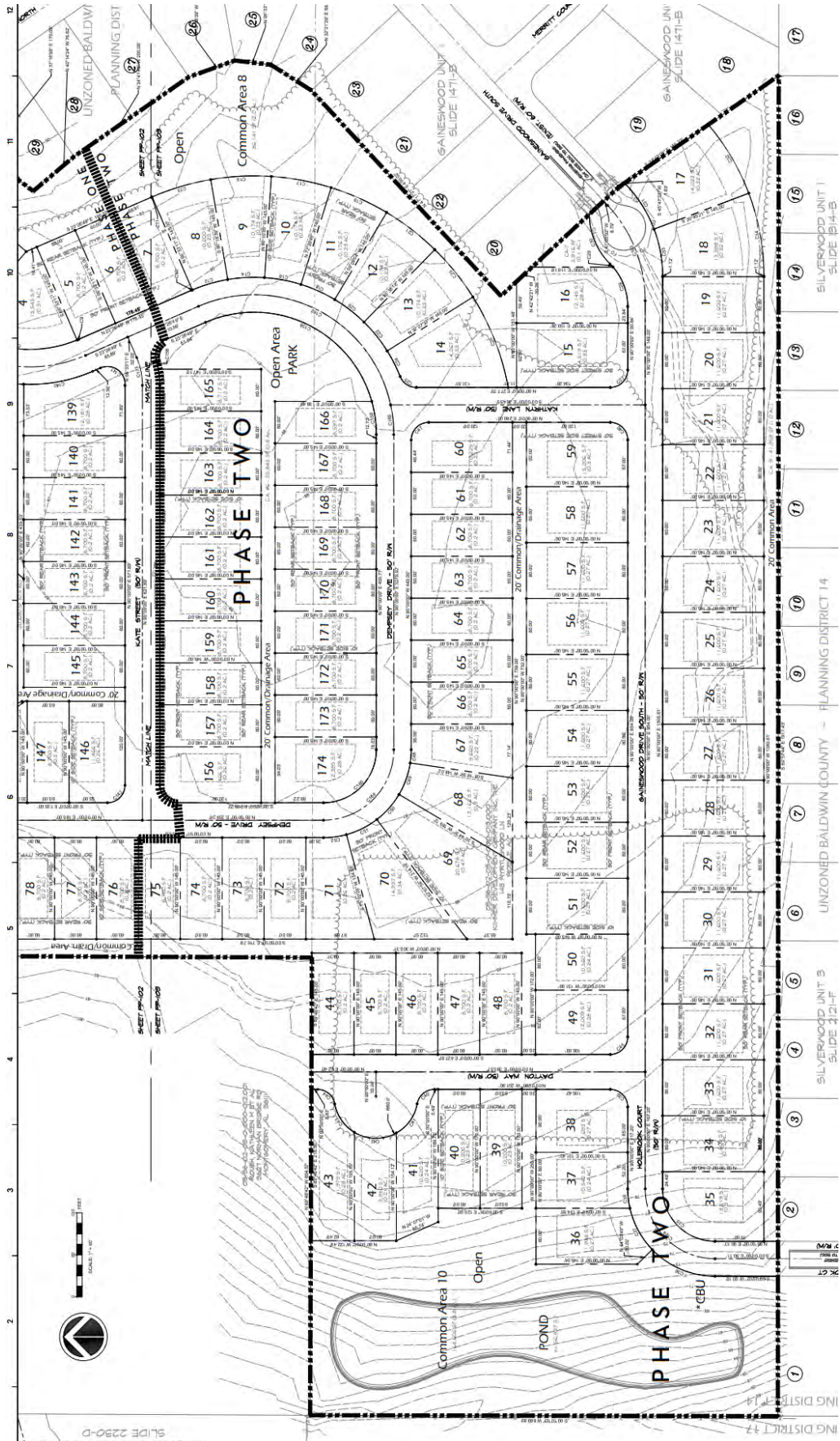
OVERALL PROPOSED SUBDIVISION



PROPOSED GAINESWOOD UNIT TWO, PHASE 1



PROPOSED GAINESWOOD UNIT TWO, PHASE 2





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25-10
Mill Creek Subdivision, Ph. 1
April 3, 2025

Subject Property Information

Location: Subject property is located on the south side of County Rd. 34, east of Ted Lysek Rd and west of Davis Rd. It is a quarter mile west of the Town of Summerdale.

Planning District: 18

Zoning: Unzoned

Total Property Area: 42.5 acres +/-

Total # of Lots requested: 103

- Smallest lot: 7,800 SF +/-
- Largest lot: 18,217 SF +/-
- Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Streets / Roads: 5,059 LF of streets for public use

- Proposed lots will access internal streets only

Owner: Barbara W. Ladnier, 601 Magnolia Ave, Daphne, AL 36526

Developer: *BP&G Developments, LLC*
300 Fairhope Ave., Suite D, Fairhope, AL 36526

Surveyor: David Diehl, *SE Civil Engineering*
9969 Windmill Rd., Fairhope, AL 36532

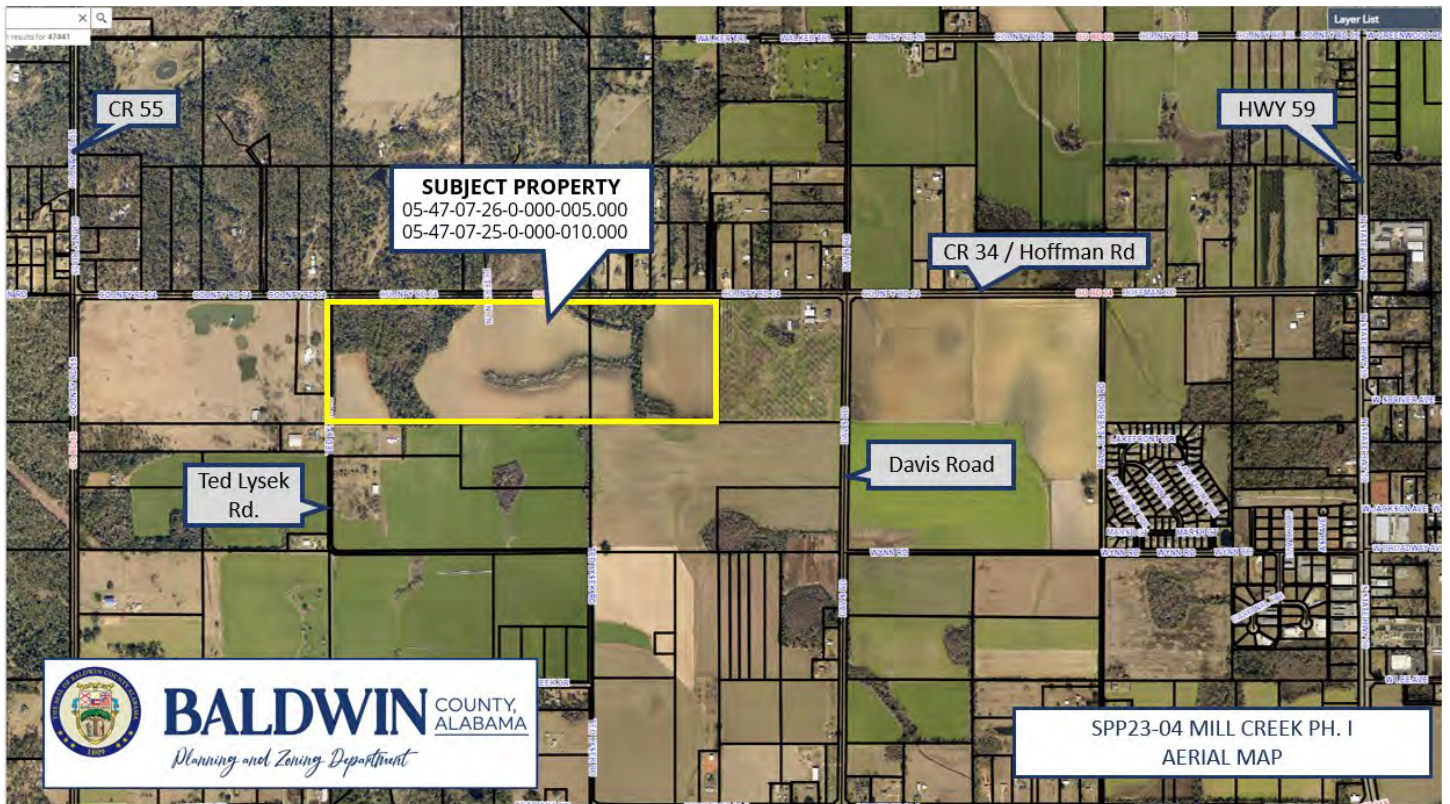
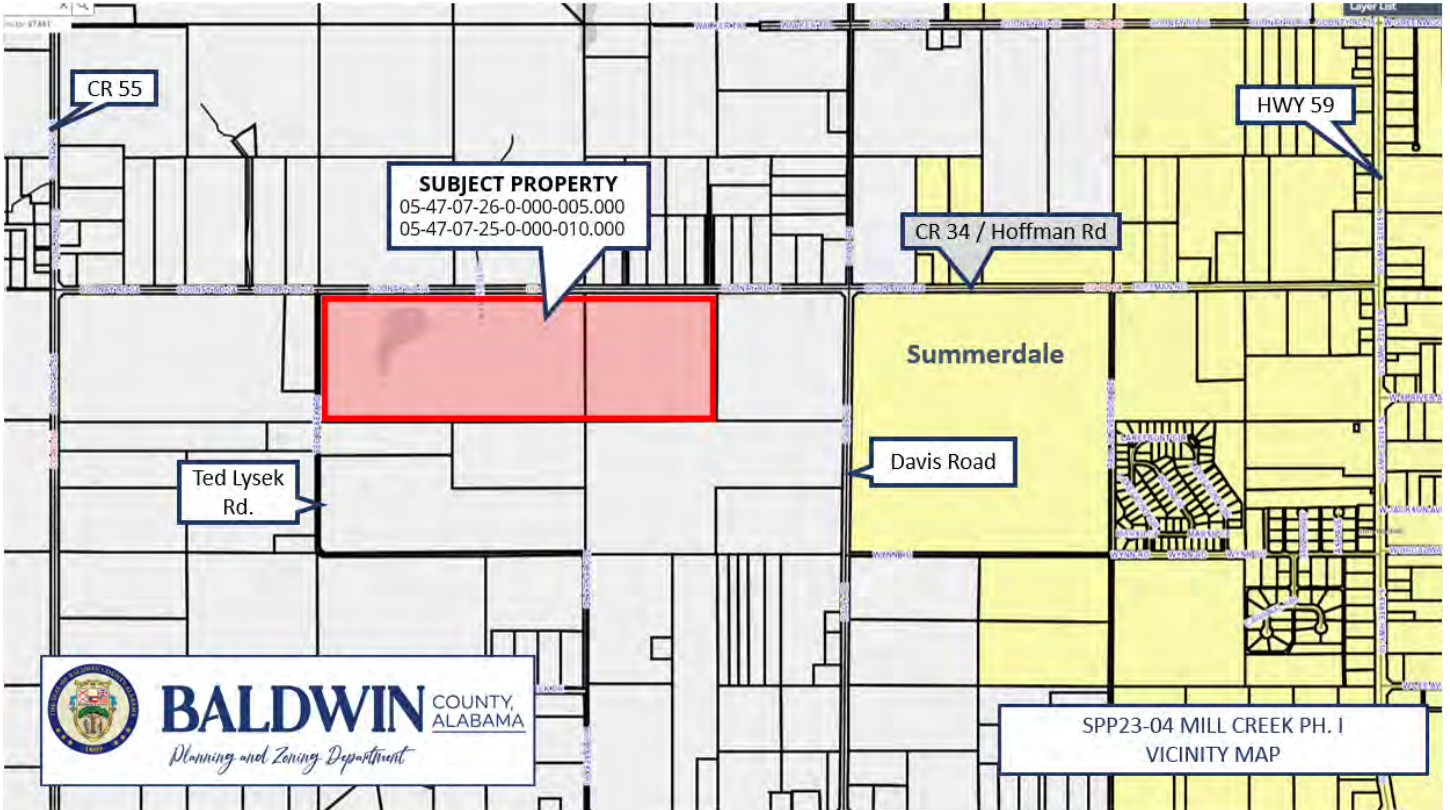
Reviewer: Shawn Mitchell, Senior Planner

Summary

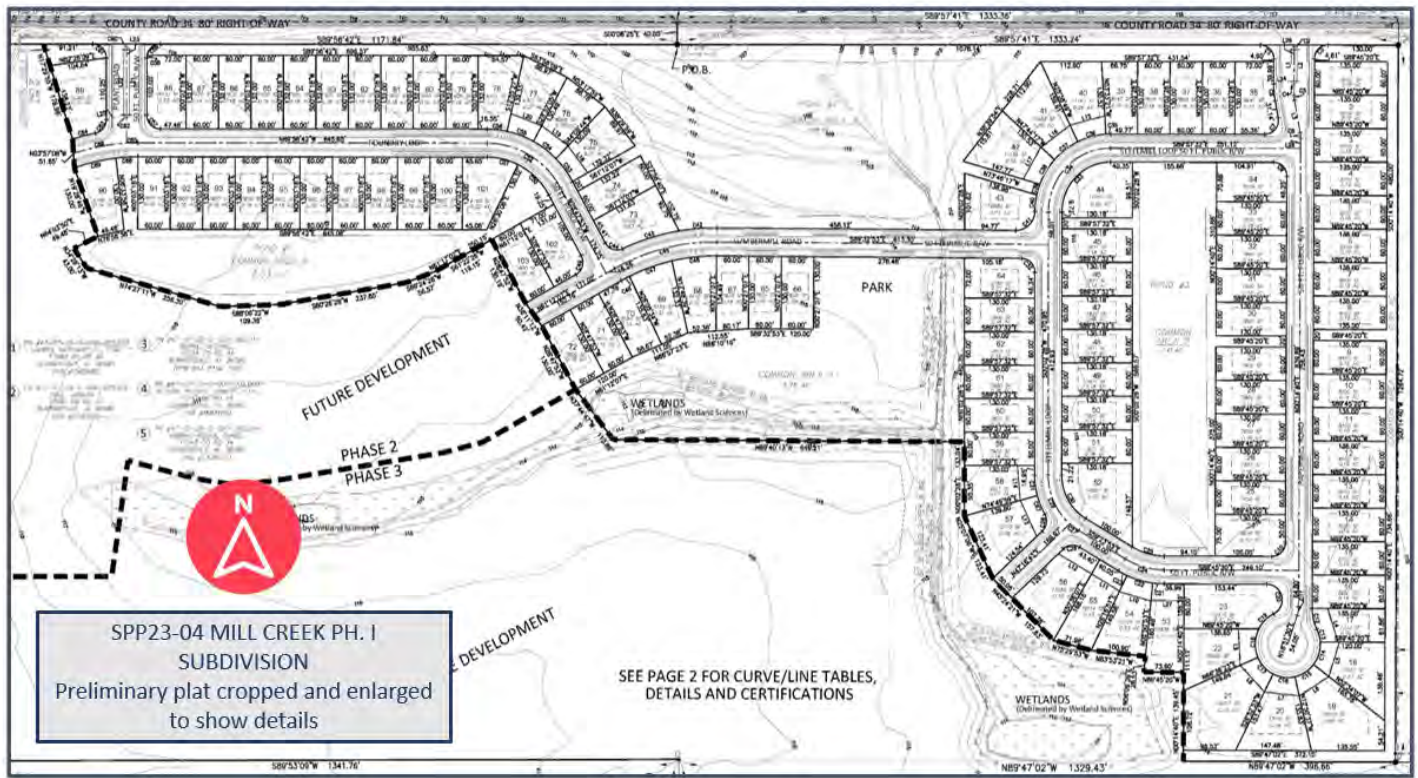
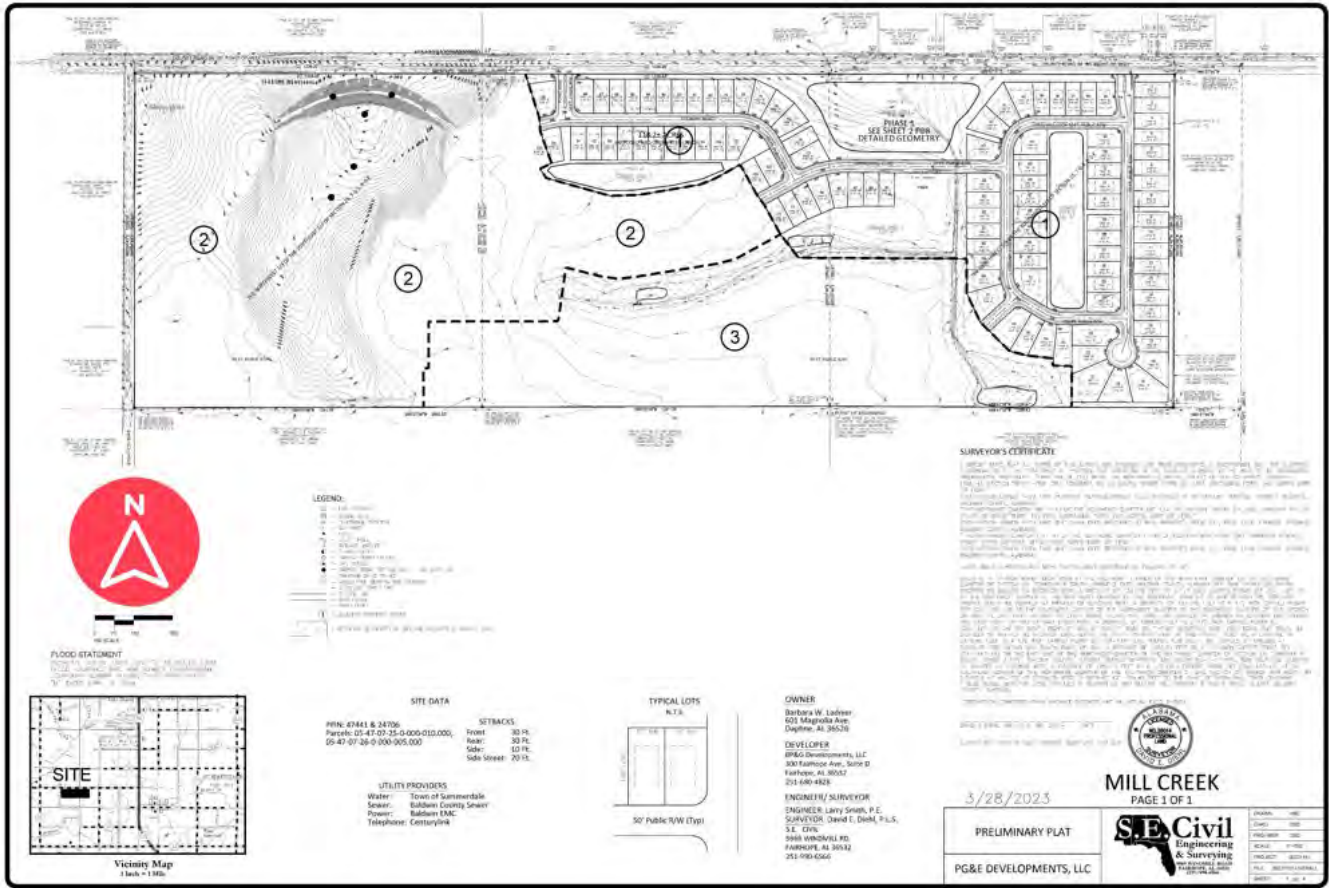
The Planning Commission approved the Preliminary Plat (SPP23-04) on May 4, 2023. that approval will expire on May 5, 2025. SE Civil provided a detailed explanation and timeline to explain the delay. See attached letter below. Staff recommends approval of the extension.

Applicant has submitted a complete application for Construction Plan Review.


Subject Property Information



Plat/Site Plan



Letter of explanation and timeline of delays:



March 4, 2025

Shawn Mitchell
Baldwin County Planning and Zoning Dept.
22251 Palmer Street
Robertsdale, AL 36567

Re: Mill Creek Subdivision – Prelim Approval & Justification for Extension Request
Shawn,

In response to your email asking us to further elaborate on the reason construction has been delayed on Mill Creek subdivision, we have created the schedule below.

3/30/23 – Submitted application to the USACE for Nationwide Permit
5/5/23 – Preliminary Plat Approved
11/16/23 (approx.) Initial submittal to BC Highway Department for review
11/20/23 – County and ALDOT requested that we remove an individual’s circular driveway connection, please note that this took several months of back and forth with ALDOT and the landowner.
1/23/24 – Received County Comments
3/28/24 – Re-submitted to Hwy department and was requested to upload all documents to Citizenserve since this process started before citizenserve
4/23/24 – Received Conditional Approval of Construction Plans. One of the conditions of approval was the ALDOT permit.
5/23/24 – Received Comments from ALDOT. As part of their comments, they required the addition of a right turn lane off of SR-59, onto Hoffman Road. This was not part of the original plan or design and required additional survey and design work.
6/7/24 – Email sent to John Lundy and Buford King asking if work could begin since the ALDOT permit will be delayed due to the newly required turn lane.
6/13/24 – Sent an email reminder about the request sent on 6/7/24
6/13/24 – Buford sent an email stating they need to check with their superiors.
6/20/24 – Buford responded and stated that we could begin without the ALDOT permit. At this point, we are waiting on the USACE permit.
7/9/24 – USACE visits the site and requests updates to the application.
7/9/24 to 8/26/24 We went back and forth with USACE with questions. We were told that we were a couple weeks out from getting the approval at this point, so we scheduled the preconstruction meeting.
8/21/24 – Resubmitted the turn lane to ALDOT
9/12/24 – Preconstruction Meeting held
9/17/24 – Subdivision Permit Issued by the County
9/26/24 – Nationwide Permit Issued, so construction could finally begin.

10/24/24 – Sent a reminder email to ALDOT about comments on the turn lane.
1/14/25 – Sent a reminder email to ALDOT about comments on the turn lane.
1/27/25 – Called ALDOT as we were not getting any response. They said they had misplaced the application but found it and we would have comments by the end of the day.

As you can see with this timeline there were several things that delayed the start of construction that were not foreseeable.

1. In 2023 the Sackett ruling came out and stalled all USACE permits while they were awaiting guidance. As you can see from the timeline, this permit was submitted in March of 2023.
2. ALDOT requiring an additional turn lane that was not part of our scope and required by this project slowed down the ALDOT approval process to the point where we had to proceed with construction of the subdivision without the ALDOT approval.
3. Finally, with turnover and restructuring within the Hwy. Department/Planning department at the county and ALDOT there have been delays. ALDOT’s delay has been significant to the point we still do not have an ALDOT permit for the turn lane. This should be issued by the end of March so that work within the state and county right of ways can begin.

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

Sincerely,
Aaron S. Collins
Aaron Collins
Planning Director
acollins@secivileng.com

Staff Recommendation:

ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-04 MILL CREEK PH. I SUBDIVISION, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Left turn lanes shall be installed on:
 - Eastbound Hoffman Rd (CR 34) at the intersection with Hwy 59
 - Southbound CR 55 at the intersection with Hoffman Rd (CR 34)

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.

EXTENSION APPROVAL RECOMMENDATION

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER25-10 MILLCREEK SUBDIVISION PH 1 be **APPROVED** with the following conditions:

1. The one (1) year approval expires at 4:30 PM CST on **Monday, May 5, 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 the Baldwin County Planning Commission



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 11
Autumn Lakes Ph 2 & 3
Permit Extension Request for Preliminary Plat Approval
April 3, 2025

Subject Property Information

Planning District: 22
Zoning: RSF4. Rezoned from RA to RSF-4 in 2006 (Case Z-06017)
Location: Subject property is located on the east side of County Rd 95, south of Kaiser Ln. and .25 miles north of US Hwy 98.
Parcel Numbers:
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*
CitizenServe Ref: PER25-000011
Applicant/Owner: Green Side Up, LLC, 16044 Hwy 73,Bldg. 106 Suite B, Prairieville, LA 70769
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532

Subdivision Proposal

Request: Permit Extension Request for Preliminary plat approval for a residential subdivision
Proposed Lots: 209 lots, built over 3 phases
Linear feet of streets: 7,739 LF of streets for public use. Proposed lots will access internal streets only
Smallest lot size: 7,620 sf +/-
Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities:
Water: Perdido Bay Water
Sewer: Baldwin Co. Sewer
Electrical: Riviera Utilities
Broadband: Brightspeed (pending)
Traffic study: TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department.
Drainage improve.: A drainage narrative was prepared and stamped by Jared Landry, PE, and accepted by the Baldwin County Highway Department.
Wetlands: A wetland delineation was prepared by Keith Johnson, *Wetland Sciences, Inc.*

Staff Analysis and Comments

Letter of explanation and timeline of delays:



Staff Recommendation

ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-07 AUTUMN LAKES SUBDIVISION PH 2 & 3, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Applicant is on notice that the provisions of 5.2.5(c) for broadband service will be strictly enforced for final plat approval.
2. Right turn lanes will be constructed at both entrances on CR 95 after **Phase II**.

General Conditions

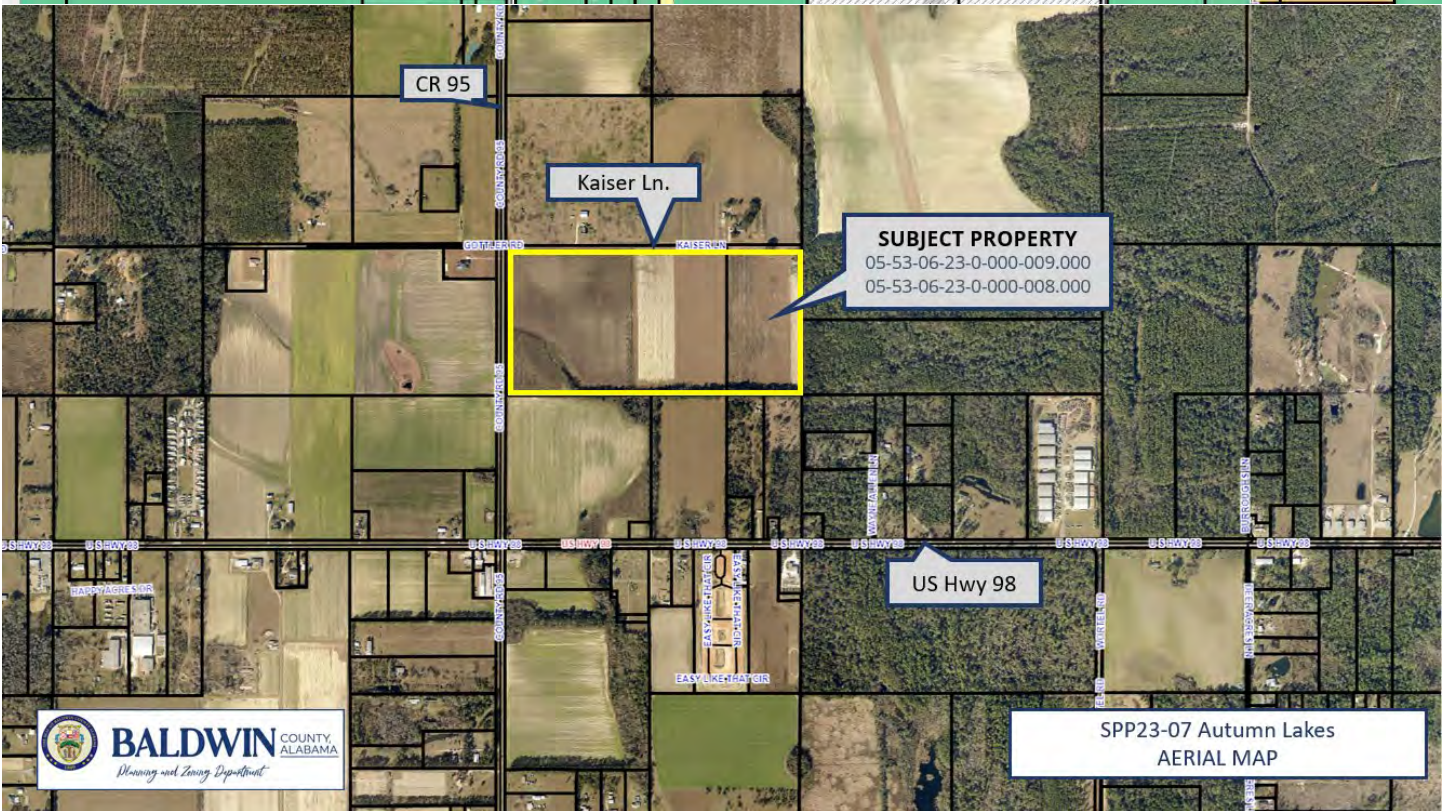
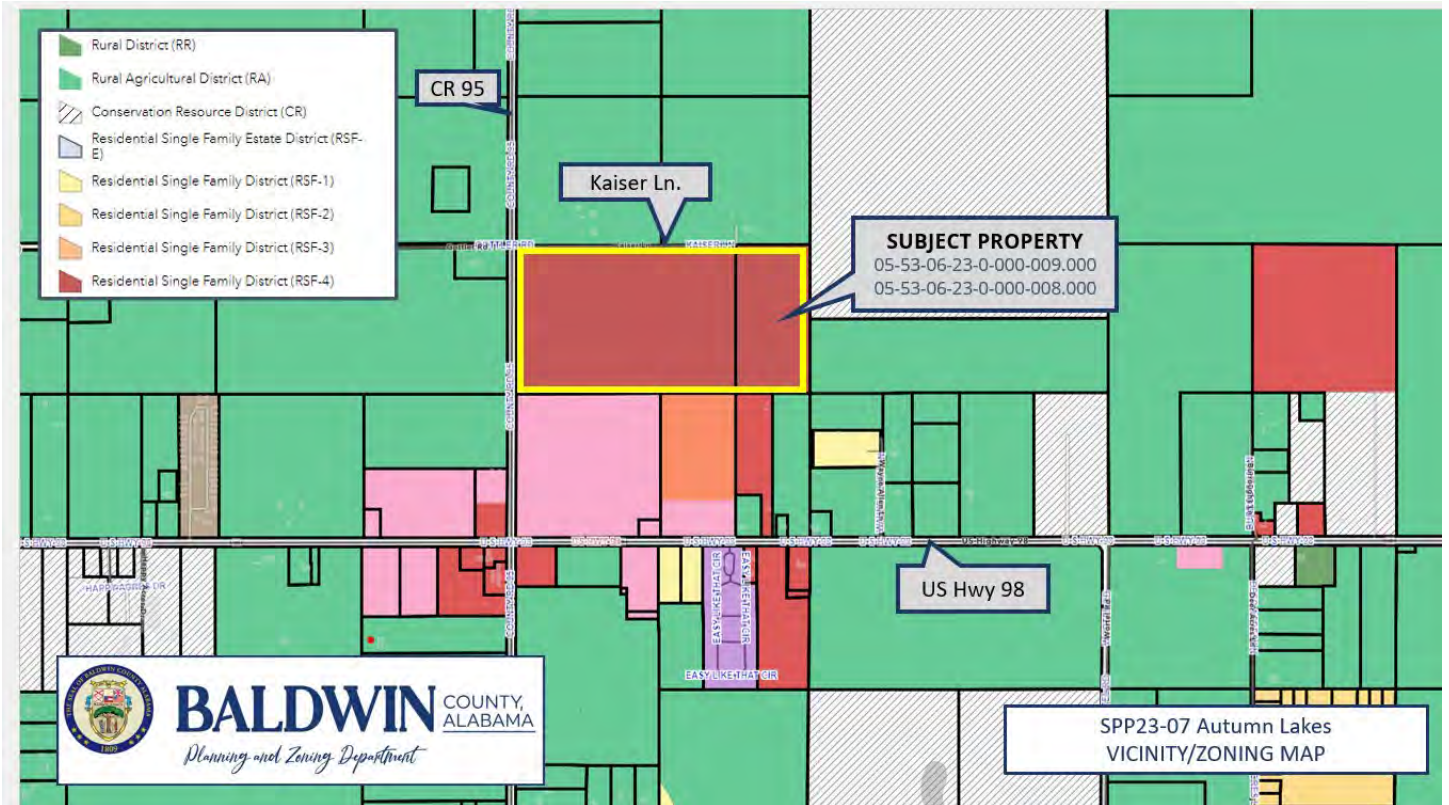
- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to 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.

EXTENSION APPROVAL RECOMMENDATION

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER25-11 AUTUMN LAKES SUBDIVISION PH 2 & 3 be **APPROVED** with the following conditions:

1. The one (1) year approval extension expires at 4:30 PM CST on **Monday, May 5, 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 the Baldwin County Planning Commission

Locator Maps



Plat



SPP23-07 AUTUMN LAKES SUBDIVISION PH 2 & 3
Preliminary plat cropped and enlarged
to show details

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. PER25-14 (PER25-000014)
Brinks Willis MH Park (PUD23-000001)
Permit Extension Request for Final Site Plan Approval
April 3, 2025

Subject Property Information

Planning District: 30
Zoning: RMH, Residential Manufactured Housing Park District
Location: South side of Brinks Willis Road west of James Road
Parcel Numbers: 05-61-05-16-4-001-002.000
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: 1st Permit Extension Request for Final Site Plan approval for a residential mobile home park
Recommendation: Approval with conditions
Proposed # of Lots: 18 units/lots
Linear feet of streets: 1,047LF (Private)
Total acreage: 6.77 ac
Smallest lot size: 6,460SF
Applicant/Owner: Chris Lieb, P.E., *Lieb Engineering*/Nabor Rosas & Isabella Urbina-Rosas
Engineer/Surveyor: Chris Lieb, P.E., *Lieb Engineering*/Danny Clark, PLS, *Smith, Clark, & Associates*

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities
Electrical: Baldwin EMC
Sewer: Septic (On-Site)
Broadband: N/A

Traffic study: N/A

Drainage Improvements: A drainage narrative was prepared and stamped by Chris Lieb, PE with Lieb Engineering Company and accepted by the Baldwin County Highway Department.

Wetlands: A wetland delineation was performed by Lewis Cassidy, with *EcoSolutions*.

Streets / Roads: 1,047 LF of streets (Private)

- Proposed lots will access internal streets only

Subdivision Proposal Staff Analysis and Comments

Staff Comments:

The applicant is requesting an extension of the final site plan approval due to supply issues, time frame for obtaining permits, and coordinating ROW to be dedicated as per the prior conditions of approval. Existing dwellings and/or structures will be removed and updated as per the site plan within.

Final Site plan approval was granted during the 5/4/23 PC meeting with the following conditions:

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

1. 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.
4. Approval of the final site plan is granted for two years and item 2 and 3 above will need to occur within the two-year approval period, or submit an extension request for final site plan approval.
5. Updated utility letters as applicable.

Commission Site Plan Approval:

Memorialize within the approval recommendation that the closeout requirements of section 18.9.7 of the zoning ordinance are required and are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.

- (a) Submit a digital copy of site plan as-built drawings, certified by the appropriate licensed professional engineer or surveyor, to the Planning and Zoning Department
- (b) Request a final site inspection by the Planning and Zoning Department
- (c) If required, resolve all outstanding issues that do not comply with the approved site plan application documents.

The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (**issuance of a building permit**) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.

**On Commission Site Plan Approval, Planning Commission makes the final decision.*

❖ **Planning Commission approval history:**

- Final Site Plan approval – 5/4/23 PC meeting, approved

Staff Recommendation:

Staff recommends approval of the first one (1) year extension of Final Site plan approval related to case number PUD23-000001, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions:

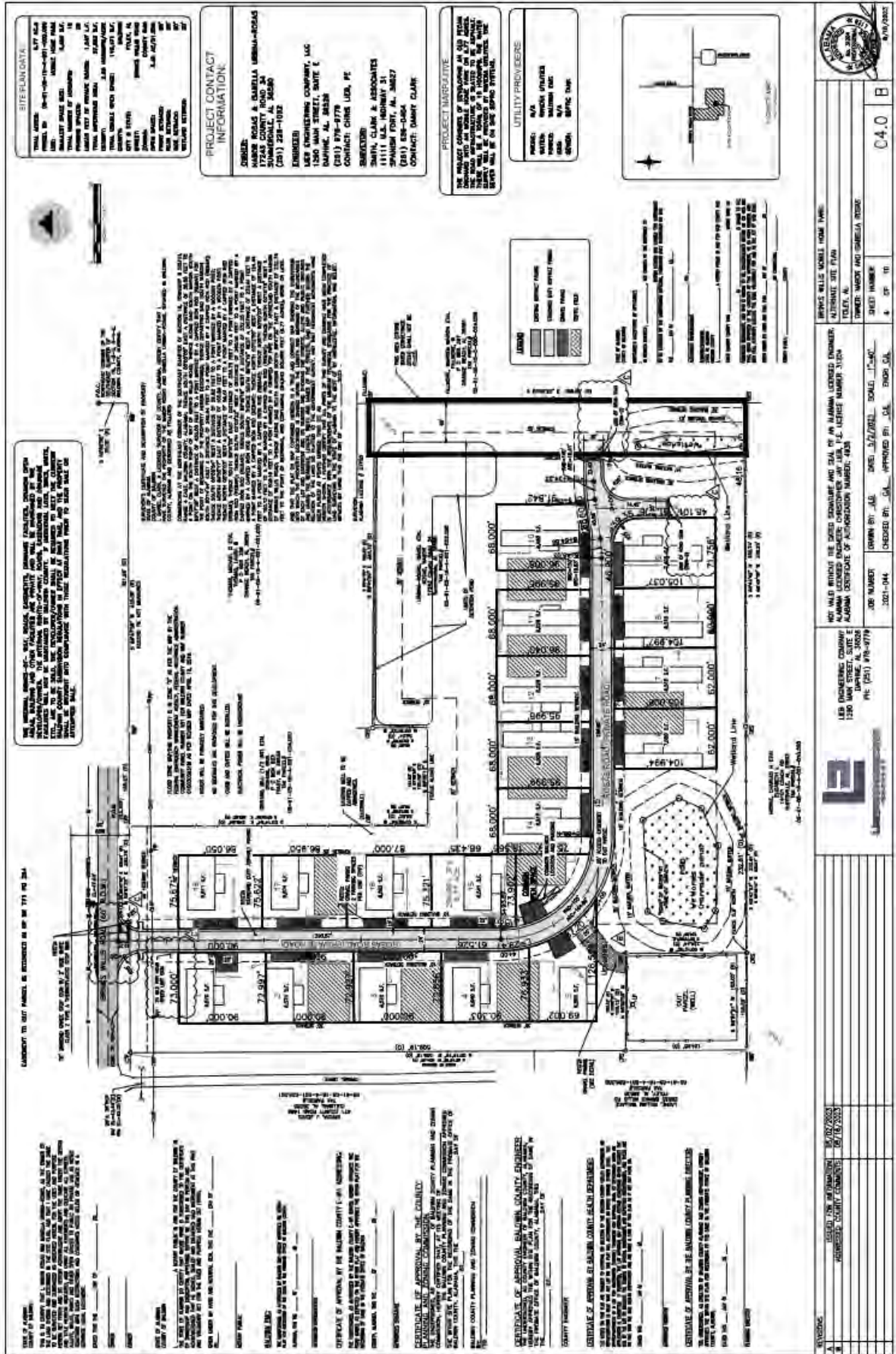
1. Review and approval of construction plans (CPR) and issuance of a Subdivision Permit, as needed, by Planning and Zoning Department.
2. If there are any modifications from the originally approved final site plan, the applicant will need to upload a revised construction plan set. If modifications constitute a major change, the request will need to go back to the Planning Commission for approval prior to commencement of construction.
3. The one-year, extension for Final Site Plan approval terminates at **4:30PM CST on Friday, May 2, 2026**. A final site plan, as built drawings, shall be approved and recorded prior to the expiration of Final Site plan approval. A second and final one-year extension is available if construction is not completed by May 4, 2026.
4. Modifications to the final site plan may be required to dedicate the required 40' ROW and can be administratively approved unless the modifications result in a major change, at which time the modifications shall be submitted to the next available PC meeting for approval as needed.

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>

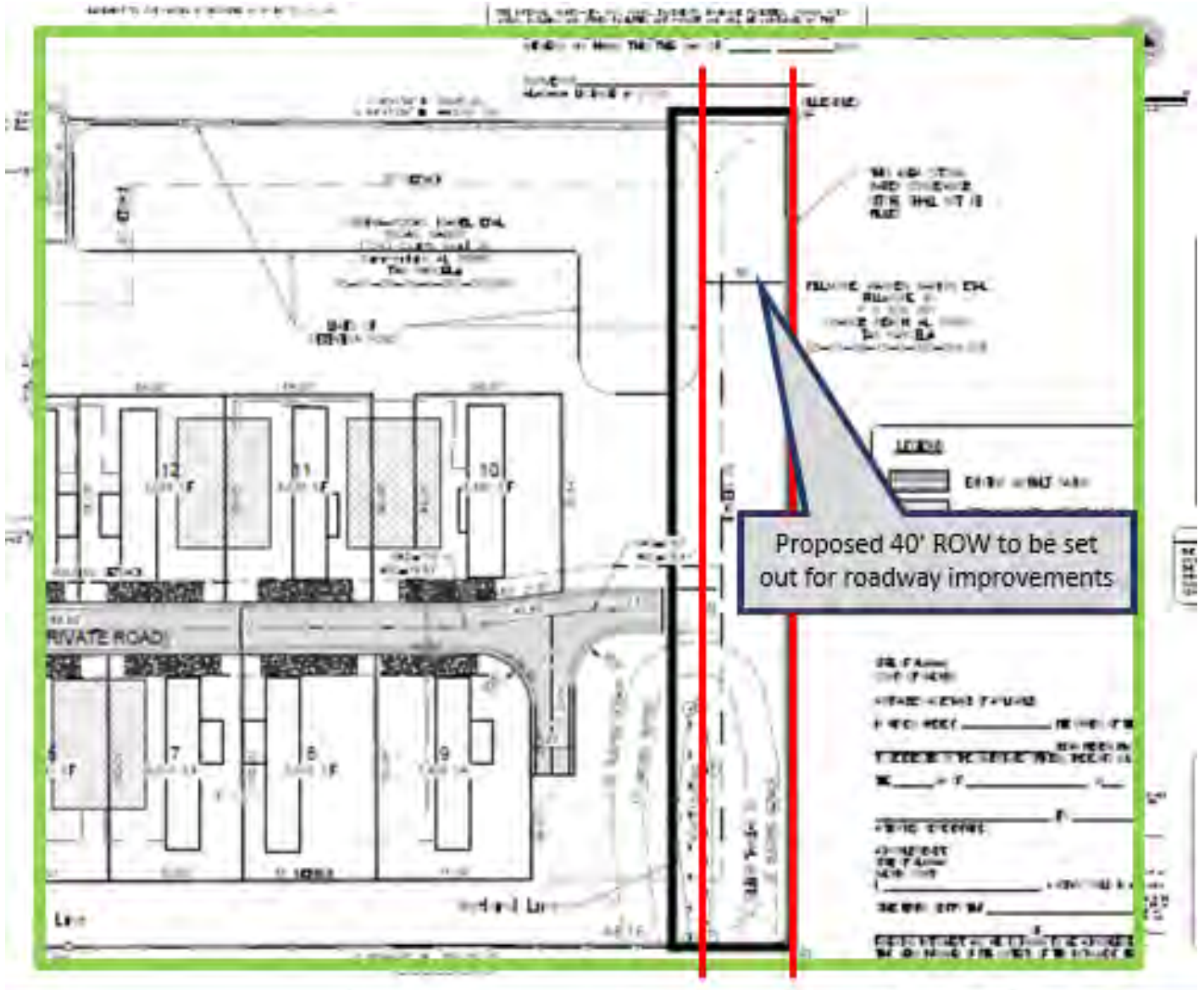
Locator Maps



PROPOSED FINAL SITE PLAN



PROPOSED RIGHT OF WAY





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP24-44
Dollar General (CR 10)
Commission Site Plan (CSP) Approval
April 3, 2025

Subject Property Information

Planning District: 35
General Location: East of County Road 65 and north of County Road 10 in the Foley community
Physical Address: 18081 County Road 10, Foley, AL 36535
Parcel ID: 05-61-04-39-0-000-076.004
PIN: 624285
Zoning: B-2, Neighborhood Business District
Proposed Use: A 10,640 square foot discount/variety store (Dollar General)
Acreage: ±1.72 acres
Applicant/Owner: The Broadway Group, LLC
 PO Box 18968
 Huntsville, AL 35804
Engineer: Joel Garrett
 Broadway Construction Company, LLC
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Pastureland	RA, Rural Agricultural
South	Residential	Unzoned
East	Pastureland	RA, Rural Agricultural
West	Commercial	B-2, Neighborhood Business

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 10,640 square foot discount/variety store (Dollar General). The subject property encompasses +/- 1.72 total acres and zoned as B-2, Neighborhood Business District. The adjacent parcels are designated for rural agricultural, residential, or commercial purposes. The request meets the requirement of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Bucklelew: Staff reached out 3/10/2025 and received no comments

ADEM, Autumn Nitz: Outside coastal area.

Subdivisions, Shawn Mitchell: A subdivision is not requested at this time.

Planning and Zoning Staff: The property is subject to the Baldwin County Subdivision Regulations and the Baldwin County Zoning Ordinance. Any future development or subdivision of the property will be required to adhere to the adopted regulations that are current at the time of application for future development. A subdivision application may likely include, but not be limited to the following: a wetland delineation and/or wetland determination, a traffic study with the scope established by County staff, a subdivision preliminary plat to be considered by the Planning Commission, a subdivision permit depicting drainage and transportation improvements on subject property, a turnout or ROW permit depicting drainage improvements and transportation improvements in the public ROW, and any permits of other agencies such as the Alabama Department of Transportation (ALDOT), U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.9.5 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 10,640 square foot discount/variety store conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Conservation Development Potential, which is 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. The development pattern of the area is primarily residential and rural, but commercial use can be found at the intersection of CR 10 and CR 65, directly to the west of the subject property. Furthermore, the property is less than 1.5 miles from a commercial/industrial node. Therefore, it can be concluded that the proposed neighborhood convenience store complies with the Master Plan.

County Road 10 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location. The proposed discount/variety store will be surrounded by landscape buffering when adjacent to residential use to assist in visual impact and noise reduction to the surrounding areas.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 1.72 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a 10,460 square foot discount/variety store. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

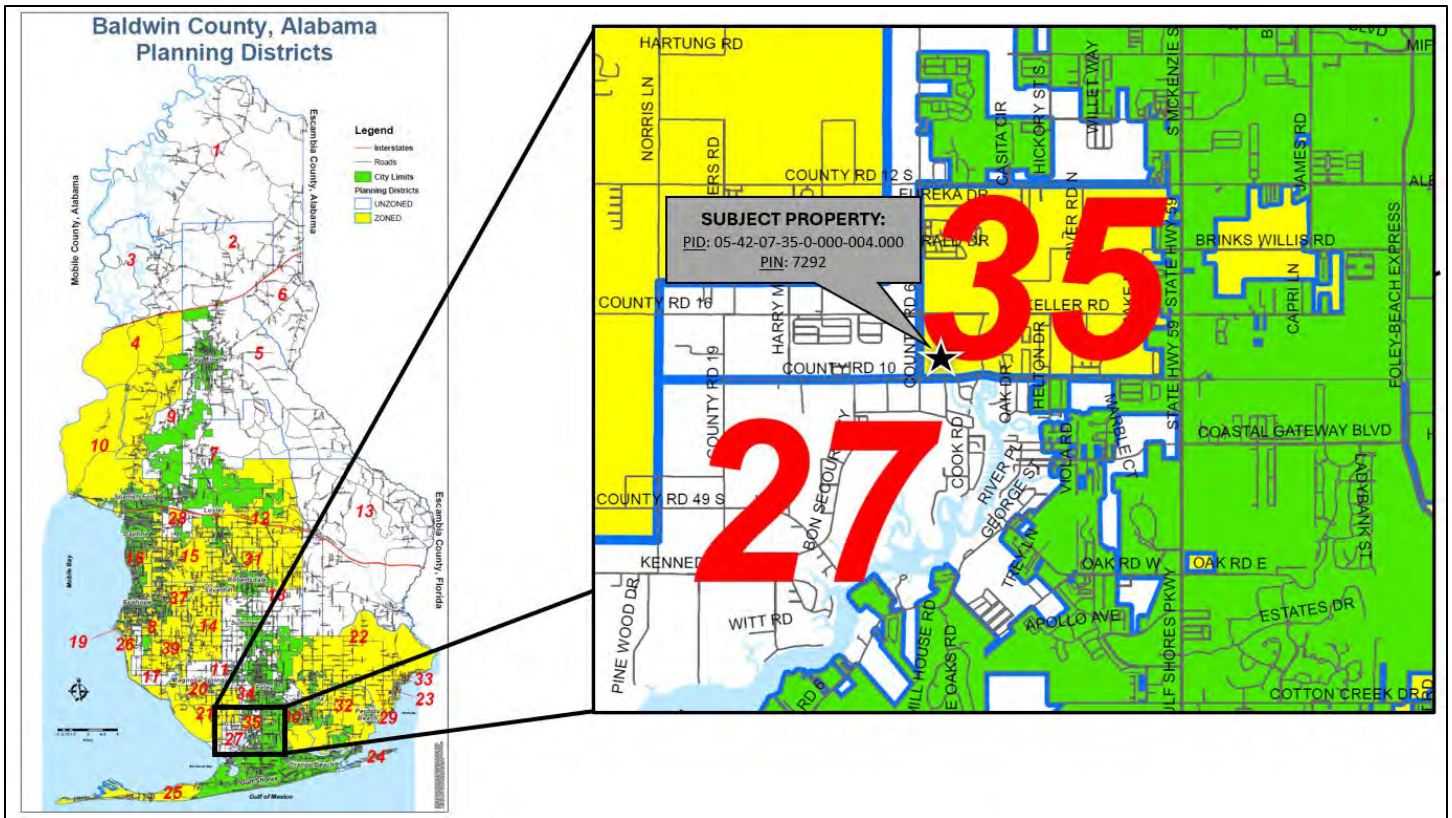
1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
 - a) The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. The closeout requirements of section 18.9.7 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 18.9.1 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

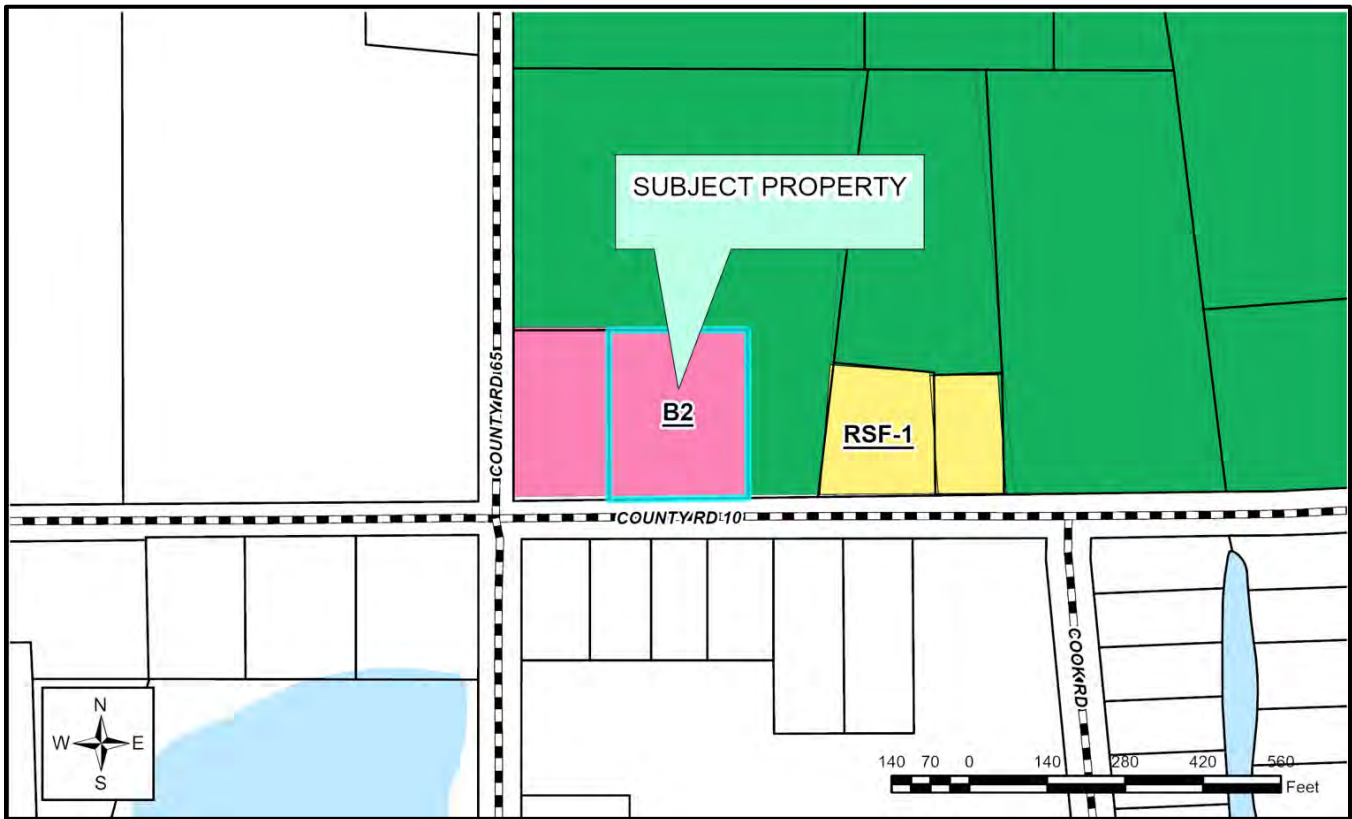




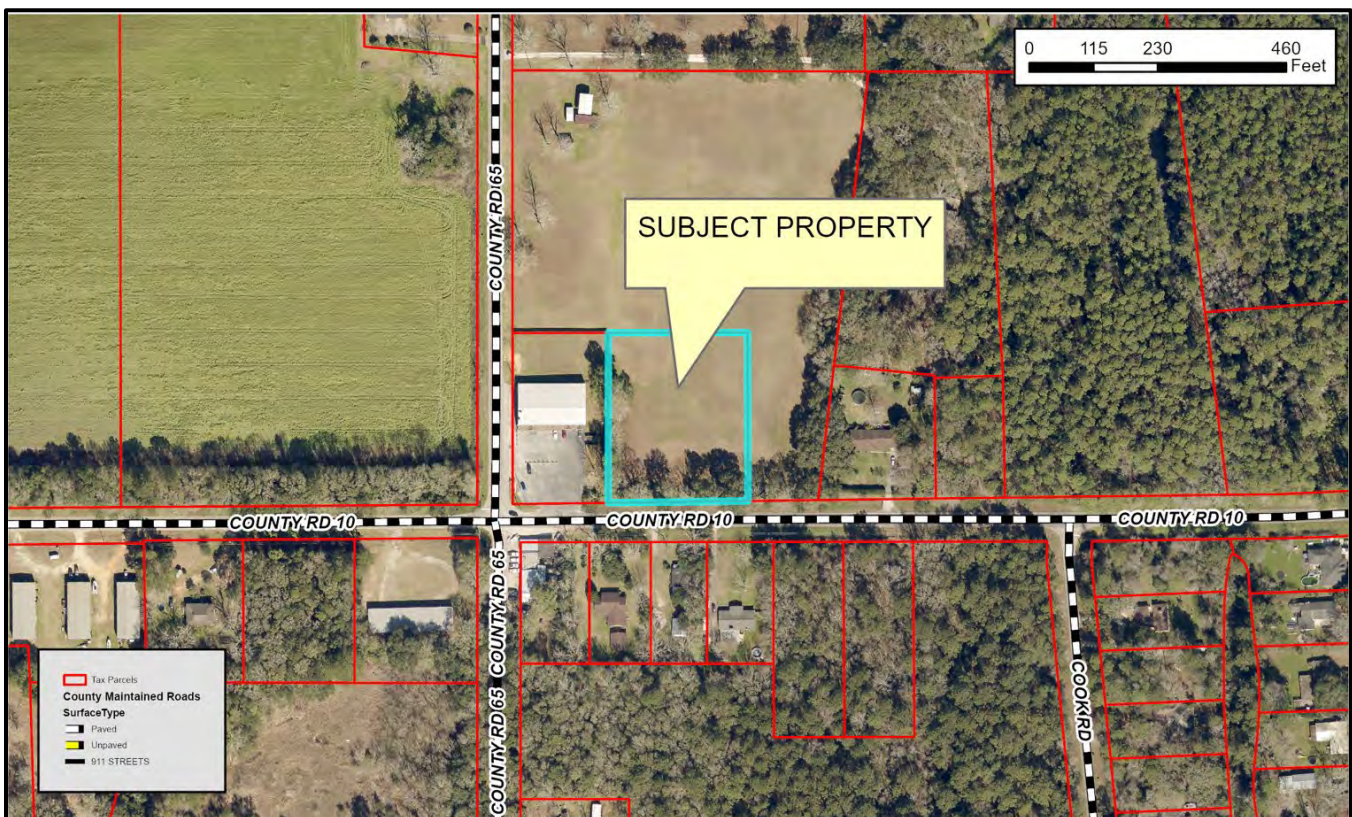
County Planning Map



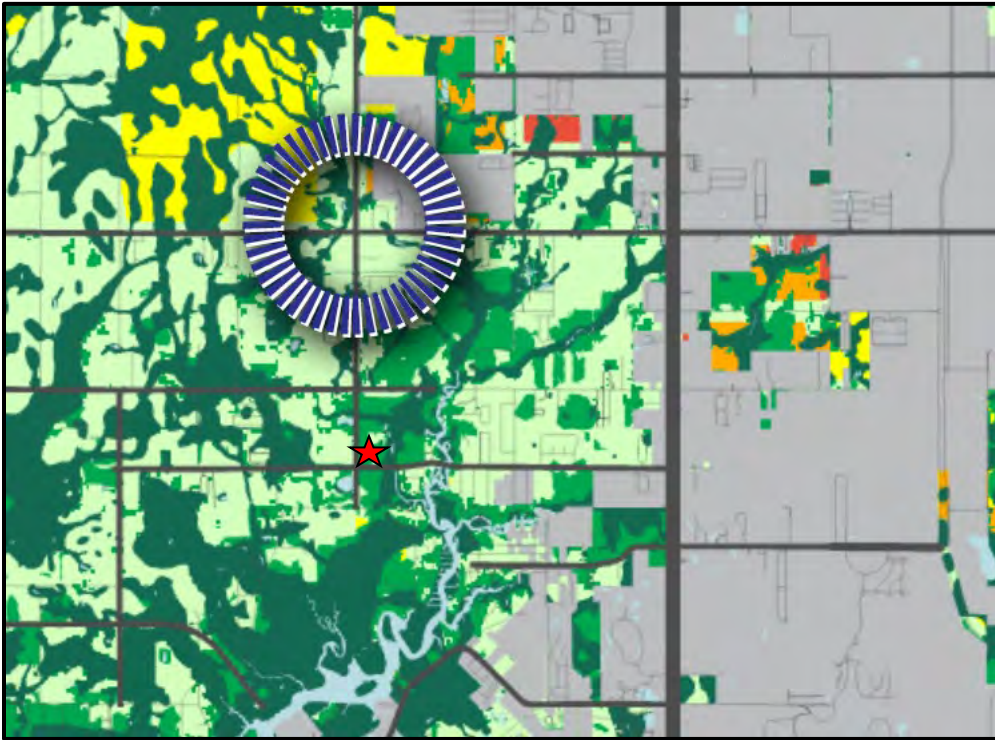
Locator Map



Site Map



FLUM



PLACE TYPE CATEGORIES

- IDEAL CONSERVATION/PRESERVATION**
 - Environmental Conservation
 - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
 - Environmental Conservation
 - Protected/Open Space
 - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
 - Rural Subdivisions
 - Active Farmland
 - Agri-hoods
 - Rural Crossroad Center/Node
 - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
 - Single Family Neighborhoods (suburban)
 - Amenity-based Communities
 - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
 - New Urban Communities
 - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
 - Mixed-Use Communities
 - Apartment Communities
 - Urban Mixed-Use Center/Node

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

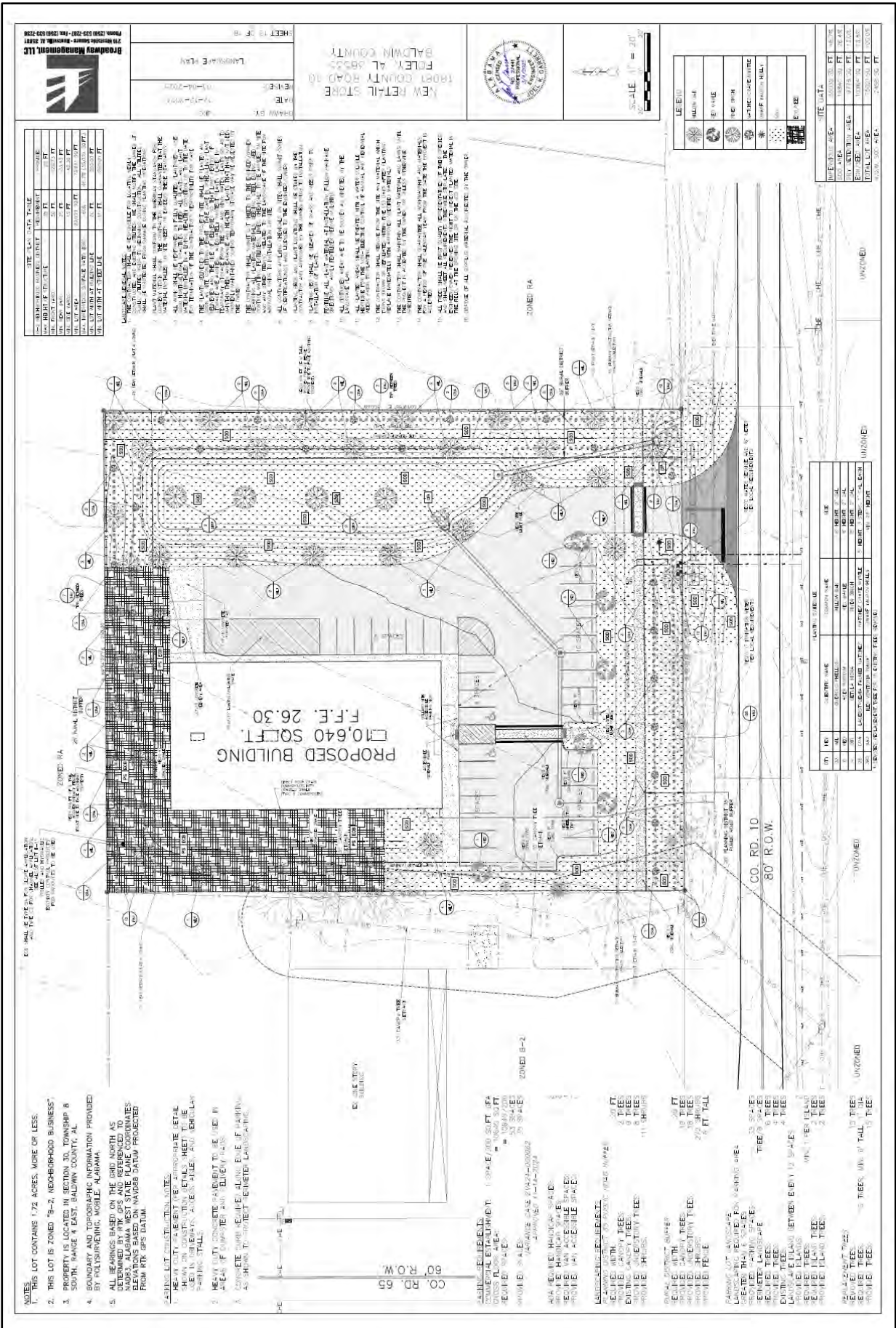
NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

Landscape Plan



LANDSCAPE PLAN
 ROTATED TO
 SHOW DETAIL



ID	NO.	NAME	ROW	HT	SPR	TRN	CL	FR	CH
1	1	...	...	...	...	...	...	...	...
2	2	...	...	...	...	...	...	...	...
3	3	...	...	...	...	...	...	...	...
4	4	...	...	...	...	...	...	...	...
5	5	...	...	...	...	...	...	...	...

NOTES:

- THIS LOT CONTAINS 1.72 ACRES, MORE OR LESS.
- THIS LOT IS ZONED "S-2, NEIGHBORHOOD BUSINESS".
- PROPERTY IS LOCATED IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SURVEYING, MOBILE, ALABAMA.
- ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO ELEVATIONS BASED ON NAVD83 DATUM PROJECTED FROM NAD 83 DATUM.

GENERAL NOTES:

- THE ONLY CONSTRUCTION SHALL BE THE SETBACK WALLS, SIGNAGE, FENCE, AND CURB.
- NEW BUILT CONCRETE PAVEMENT TO BE (1) IN ALL AREAS INDICATED.
- CONCRETE CURB TO BE BUILT ALONG EDGES OF PARKING AREAS TO PROTECT FUTURE LANDSCAPING.

PLANT LIST:

20 FT TALL TREES
 10 FT TALL TREES
 5 FT TALL TREES
 2 FT TALL TREES

PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
 5 FT TALL TREES: 4 PER CENTRE LINE
 2 FT TALL TREES: 8 PER CENTRE LINE

PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
 5 FT TALL TREES: 4 PER CENTRE LINE
 2 FT TALL TREES: 8 PER CENTRE LINE

PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
 5 FT TALL TREES: 4 PER CENTRE LINE
 2 FT TALL TREES: 8 PER CENTRE LINE

PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
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PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
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 2 FT TALL TREES: 8 PER CENTRE LINE

PLANTING SCHEDULE:

20 FT TALL TREES: 10 PER CENTRE LINE
 10 FT TALL TREES: 2 PER CENTRE LINE
 5 FT TALL TREES: 4 PER CENTRE LINE
 2 FT TALL TREES: 8 PER CENTRE LINE



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-02
Ross Adams Storage Phase 2
Commission Site Plan (CSP) Approval
April 3, 2025

Subject Property Information

Planning District: 22
General Location: South of US Highway 98 and west of County Road 97 in the Elberta area
Physical Address: 29914 US Highway 98, Elberta, AL 36530
Parcel ID: 05-53-07-25-0-000-001.000
PIN: 2364
Zoning: B-4, Major Commercial District & RA, Rural Agricultural District
Proposed Use: Build out of storage units (Phase 2)
Acreage: ±16 acres
Owner: Complete Construction, LLC
257 Rock Springs Road
Albertville, AL 35950
Engineer: Chris Lieb, PE
Lieb Engineering Company
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural
South	Timberland	RA, Rural Agricultural
East	Residential	B-4, Major Commercial & RA, Rural Agricultural
West	Agricultural	RA, Rural Agricultural

Summary

The applicant is requesting Commission Site Plan (CSP) approval for the build out of storage units (Phase 2). The subject property encompasses +/- 16 acres and zoned as B-4, Major Commercial District and RA, Rural Agricultural District. The adjacent parcels are designated for agricultural and residential purposes. The request meets the requirement of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out 3/10/2025 and received no comments

ADEM, Autumn Nitz: Outside coastal area.

Subdivisions, Shawn Mitchell: A subdivision is not being requested at this time; and the Applicant already has PUD approval to allow 3 or more businesses to operate in the development.

Planning and Zoning Staff: The property is subject to the Baldwin County Subdivision Regulations and the Baldwin County Zoning Ordinance. Any future development or subdivision of the property will be required to adhere to the adopted regulations that are current at the time of application for future development. A subdivision application may likely include, but not be limited to the following: a wetland delineation and/or wetland determination, a traffic study with the scope established by County staff, a subdivision preliminary plat to be considered by the Planning Commission, a subdivision permit depicting drainage and transportation improvements on subject property, a turnout or ROW permit depicting drainage improvements and transportation improvements in the public ROW, and any permits of other agencies such as the Alabama Department of Transportation (ALDOT), U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.9.5 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 build out of storage units totaling 57,600 square feet conforms to the requirements of the Zoning Ordinance. The future land use of the property includes Moderate Development Potential, Conservation Development Potential, as well as Ideal Conservation Development Potential. The portion of the property to be developed falls within the Moderate Development Potential, which is suitable for service uses that meet the needs of the community. The development pattern includes residential and rural, but commercial use can be found at the intersection of US Highway 98 and County Road 97, approximately ¼ mile from the subject property.

United States Highway 98 is a Principal Arterial, which serve major centers of metropolitan areas, providing a high degree of mobility through both urban and rural areas. Principal Arterials directly serve abutting land uses. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location. The proposed storage units will be surrounded by landscape buffering when adjacent to residential use to assist in visual impact to the surrounding areas.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 16 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for the build out of storage units, which totals 57,600 square feet. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

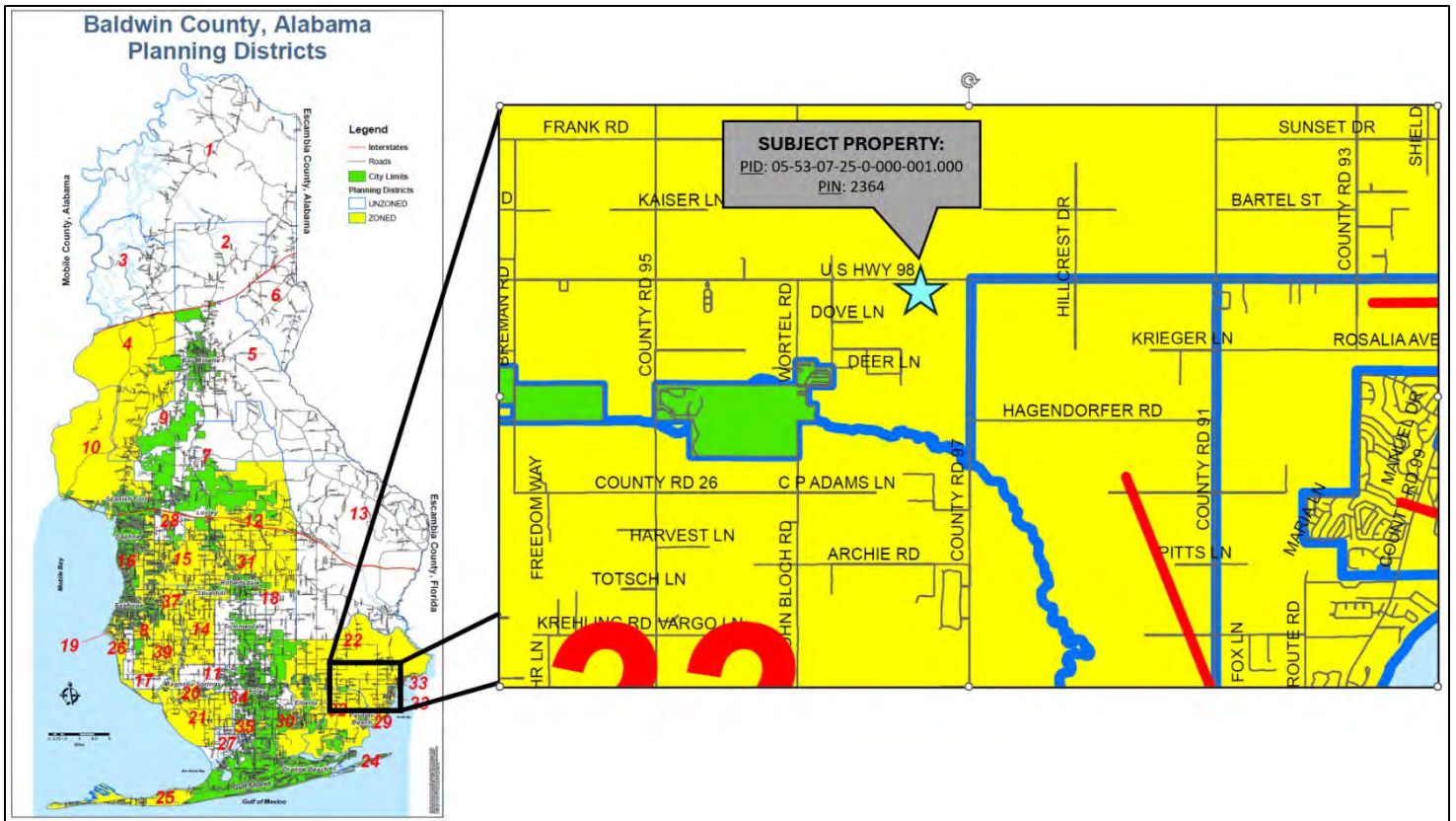
1. Approval of SRP25-02, which would relocate the stormwater drainage areas further south than previously approved via CSP24-03.
2. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
 - a) The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of section 18.9.7 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.
4. 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.
5. 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.
6. Per section 18.9.1 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

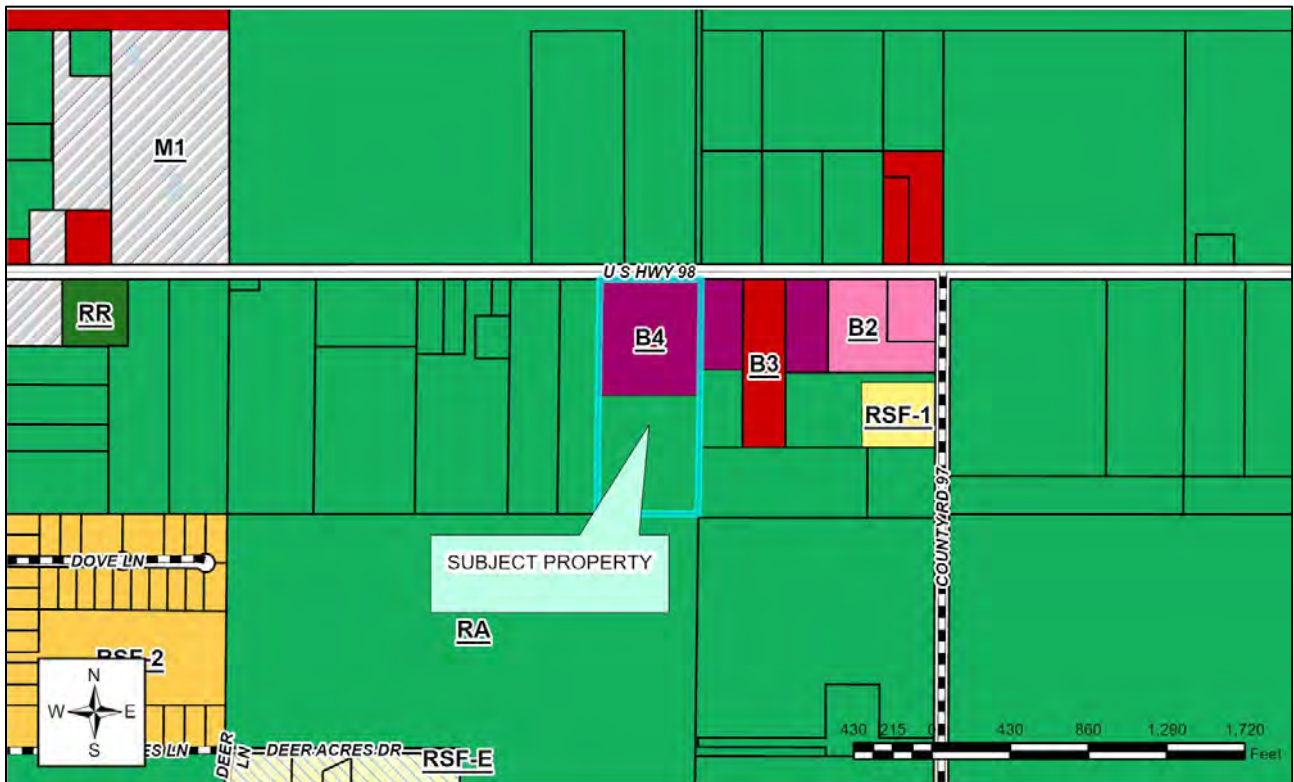




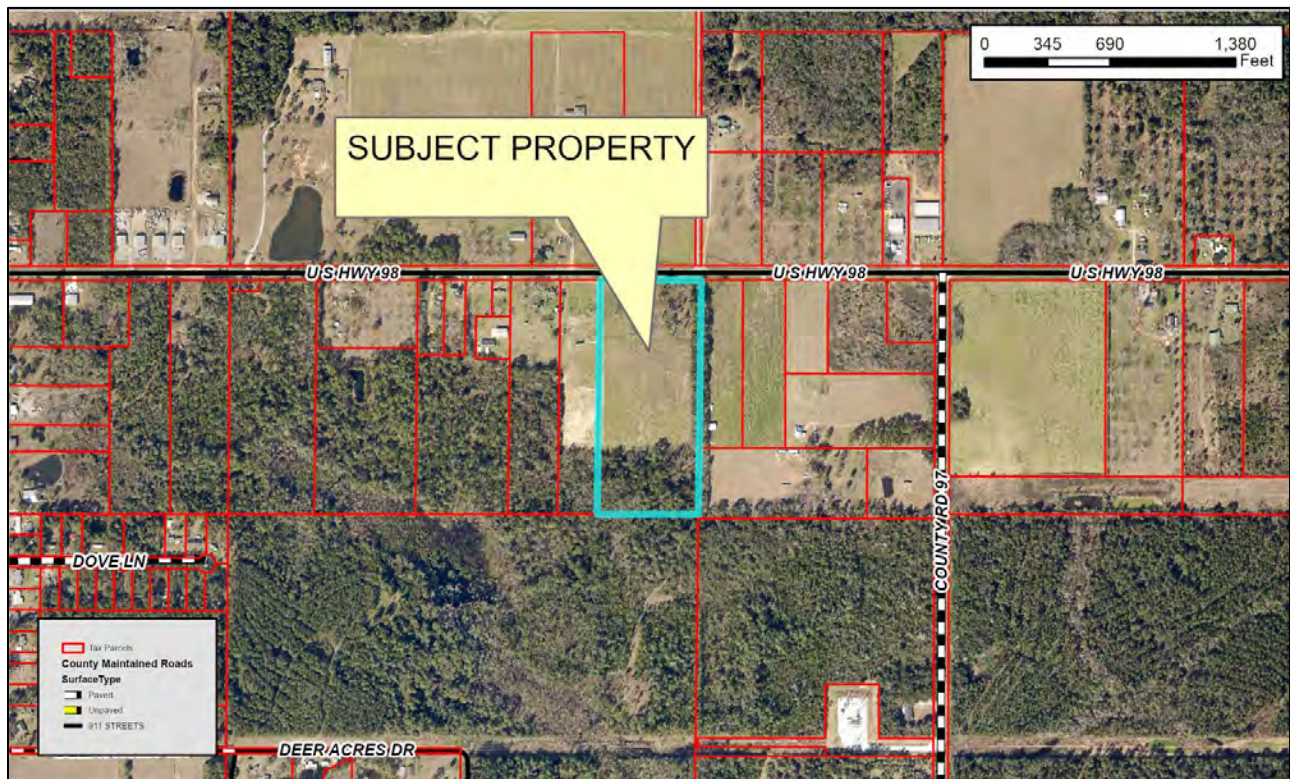
County Planning Map

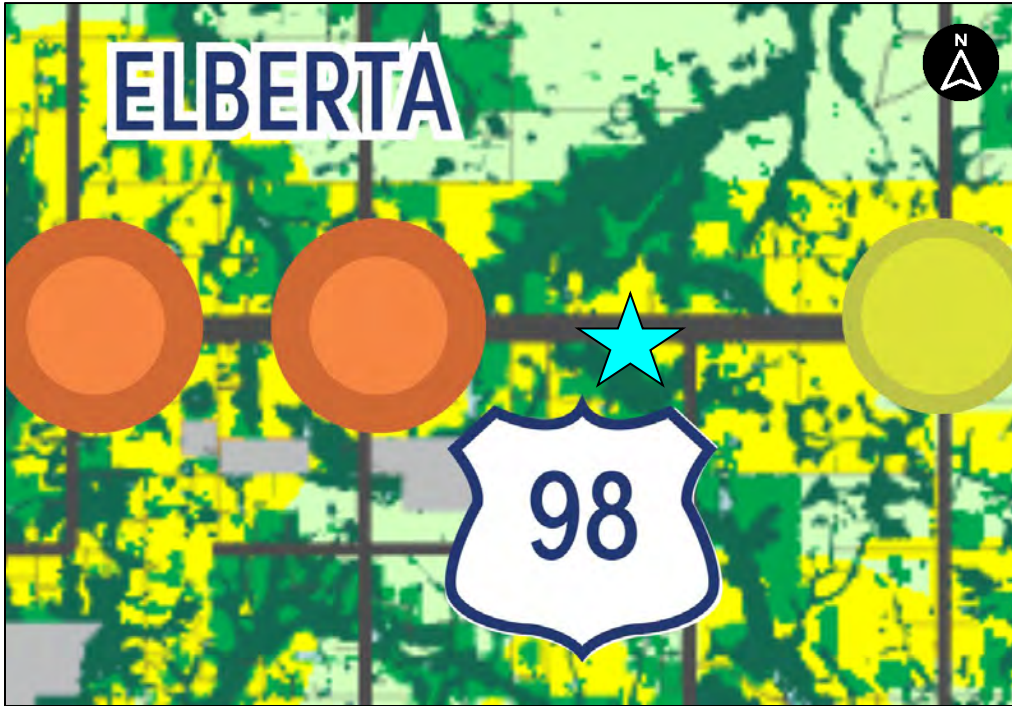


Locator Map



Site Map





PLACE TYPE CATEGORIES

- IDEAL CONSERVATION/PRESERVATION**
 - Environmental Conservation
 - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
 - Environmental Conservation
 - Protected/Open Space
 - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
 - Rural Subdivisions
 - Active Farmland
 - Agri-hoods
 - Rural Crossroad Center/Node
 - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
 - Single Family Neighborhoods (suburban)
 - Amenity-based Communities
 - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
 - New Urban Communities
 - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
 - Mixed-Use Communities
 - Apartment Communities
 - Urban Mixed-Use Center/Node

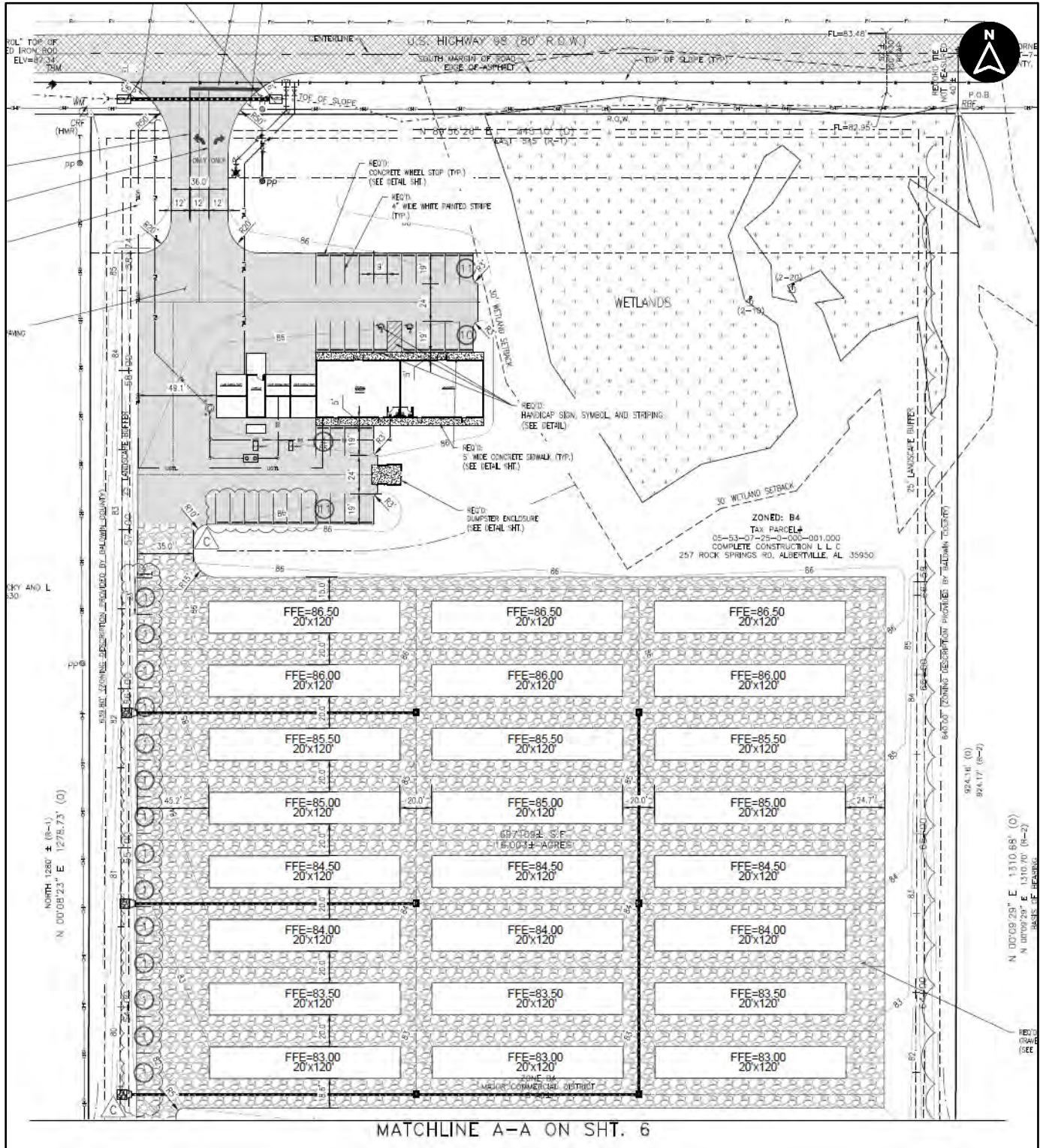
LEGEND

- 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

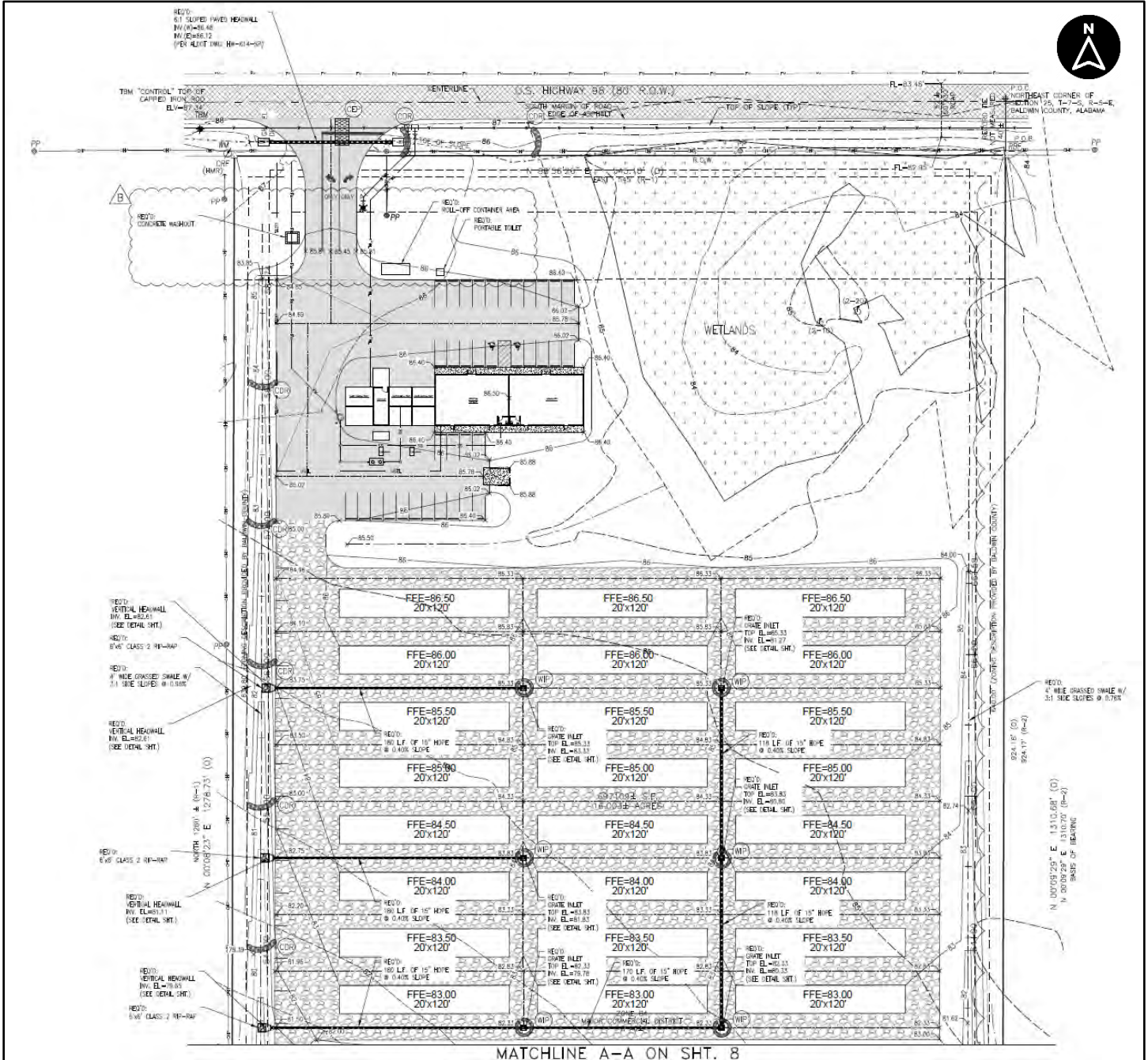
NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

Site Plan



Grading, Drainage, and Erosion Control Plan



EROSION & SEDIMENT CONTROL LEGEND:

SB	SILT FENCE, TYPE "A"	TSG	TOPSOIL
CDR	WATTLE CHECK DAM	PS	PERMANENT SEEDING
CEP	CONSTRUCTION EXIT PAD	SOD	SOD
WIP	WATTLE INLET PROTECTION	OP	OUTLET PROTECTION
	CONCRETE WASHOUT		
	ROLL-OFF CONTAINER		
	PORTABLE TOILET		

LEGEND

	EXISTING ASPHALT PAVING
	PROPOSED GRAVEL PAVING

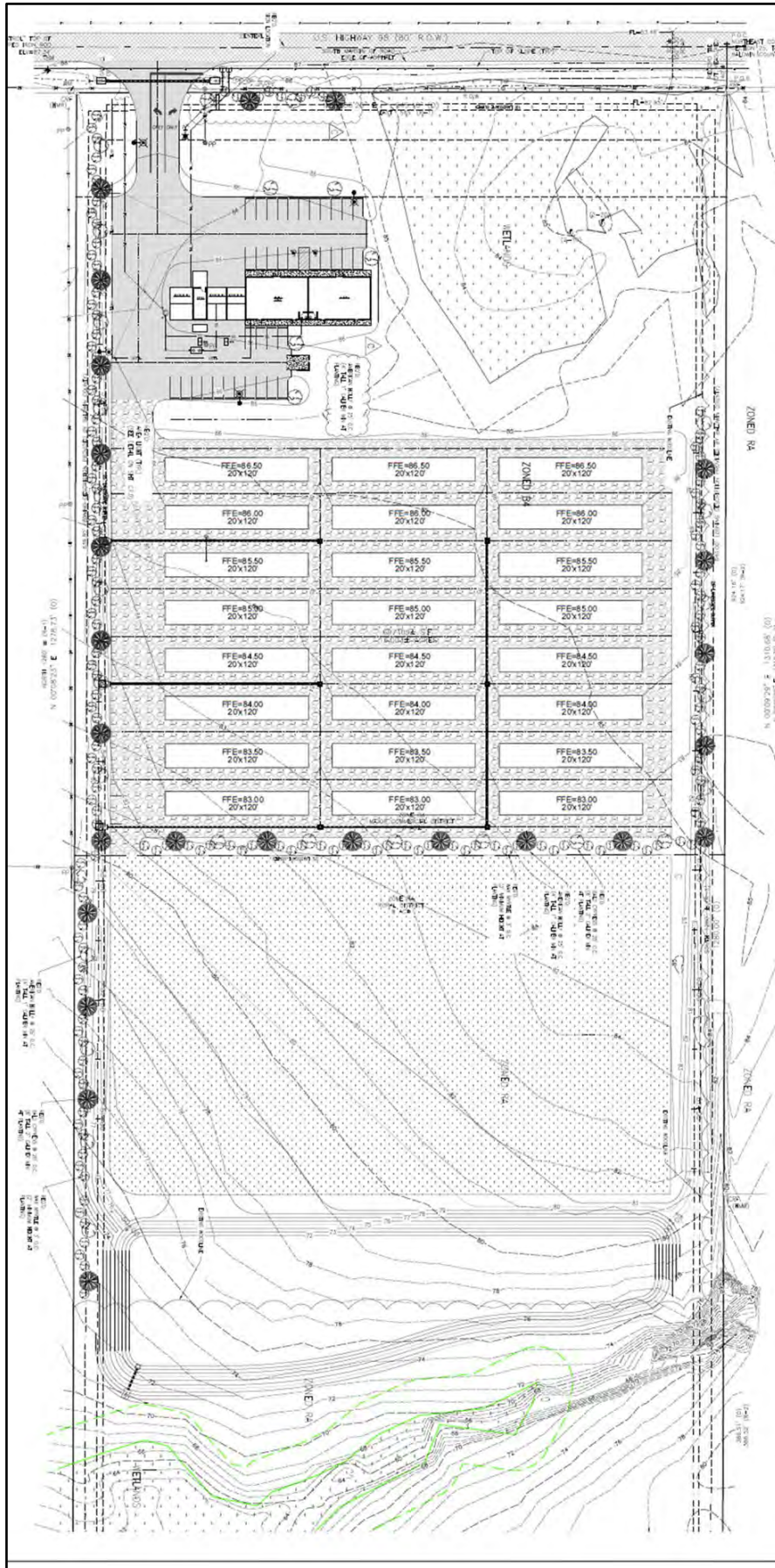
Landscape Plan



LANDSCAPE PLAN
ROTATED TO
SHOW DETAIL

TREE TOTALS:

WAX MYRTLE: 153
BALD CYPRESS: 25
AMERICAN HOLLY: 31





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC24- 64
REPLAT OF LOTS 1-3, HAVEN HILL
April 3, 2025

Subject Property Information

Planning District: 37
Zoning: RSF-1
Location: Subject property is located south of Gayfer Rd. Ext., east of Hwy 181, west of Lawrence Rd. It is near the City of Fairhope
Parcel Numbers: 05-46-06-14-0-000-001.626 PIN: 203534
05-46-06-14-0-000-001.625 PIN: 203533
05-46-06-14-0-000-001.624 PIN: 203532
05-46-06-14-0-000-001.540 PIN: 53139
Lead Staff: Shawn Mitchell, Senior Planner
Applicant/Owner: Leigh Buckley, Orié King, Laekyn Verdel, William Eschen
Engineer/Surveyor: Seth Moore, 555 North Section St., Fairhope, AL 36532
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 4
Linear ft of streets: 0
Total acreage: 9.08 ac
Smallest lot size: 1.26 ac
Density: 0.45 lots/ac
Open Space: N/A

Public Utilities and Site Considerations

Public Utilities: Water: Fairhope Utilities. Letter dated Jan. 2, 2025
Electrical: Riviera. Letter dated Dec. 12, 2024
Sewer: On-site septic
Broadband: Not required
Fire Protection: Not required by lot size
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, PE. “No additional improvement will be done by the developer, so post-development runoff will flow as before.”

Wetlands None appear to be present on the Baldwin Co. Parcel Viewer.

Flood zones: Flood zone X, no special requirements

Staff Analysis and Comments

Property History - This is a re-plat of Lots 1, 2, and 3 of Haven Hill, recorded as Slide 1538-B

Lots 1-3 already exist but will extend farther to the south.

Lot 4 will be added to the Haven Hill subdivision. It will be reduced in size to expand Lots 1-3. The home on Lot 4 has used Liberty Ln., a paved private road, for access and will continue to use it. Below is the bill of sale for Lot 4 conveying access to Liberty Ln.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC24-64, REPLAT OF LOTS 1-3, HAVEN HILL, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

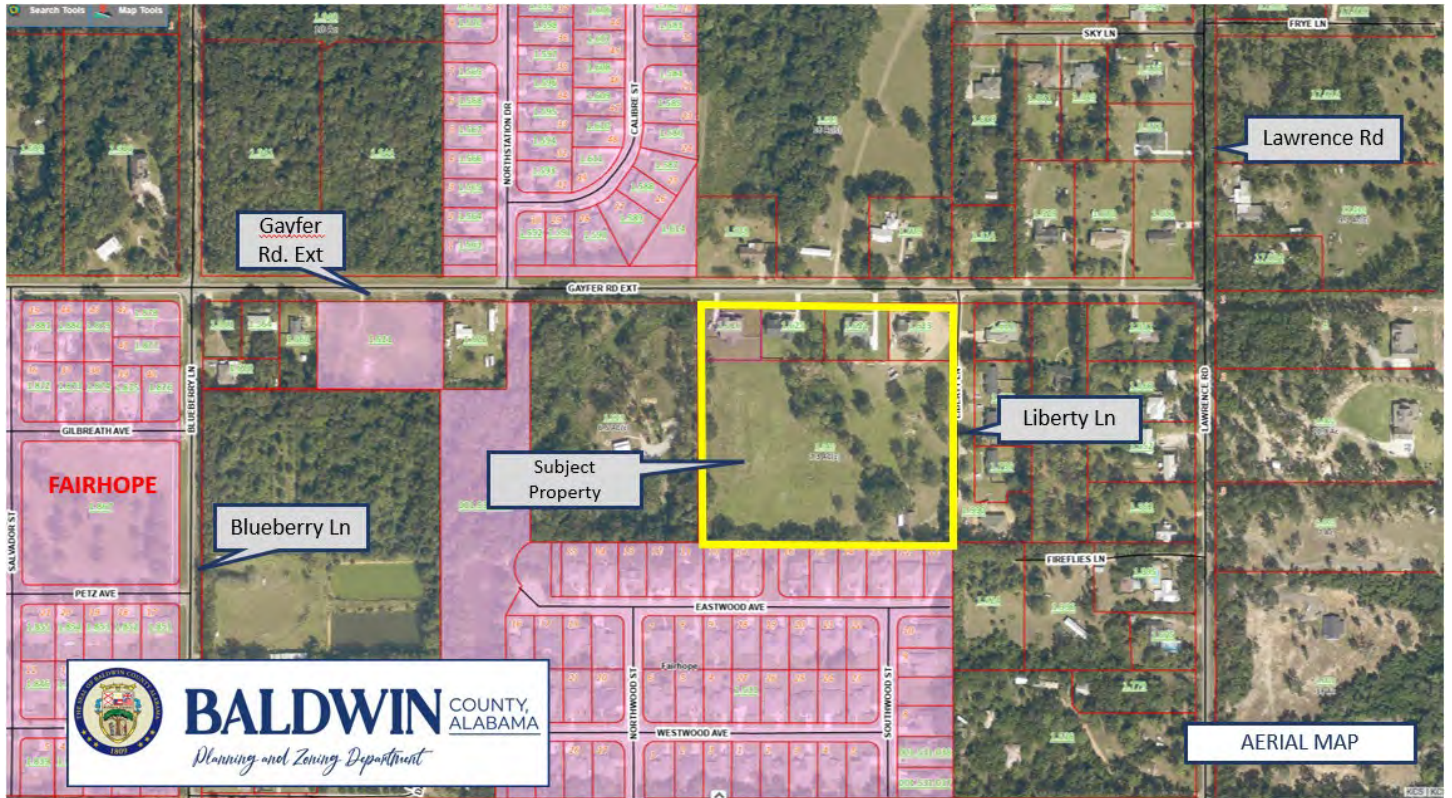
1. Remove the phase “right-of-way” from Liberty Lane. This is a private road in an easement rather than a ROW.

General Conditions:

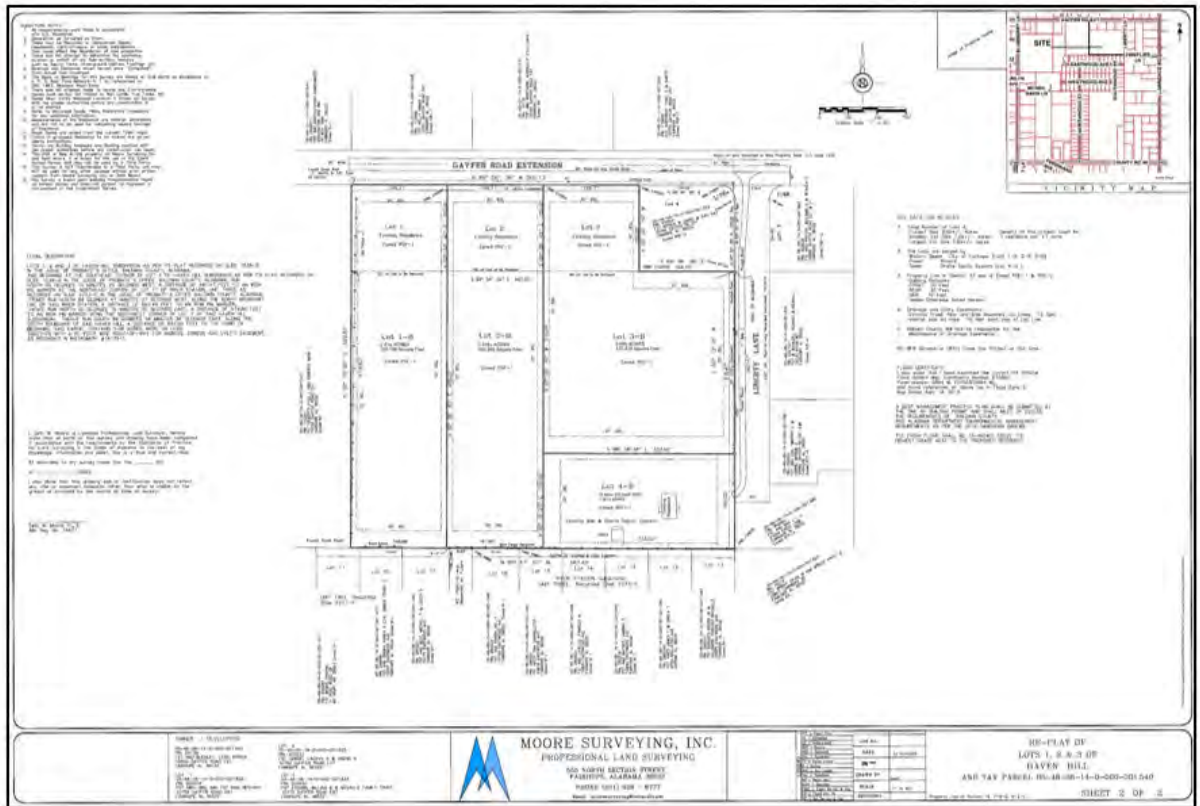
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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>

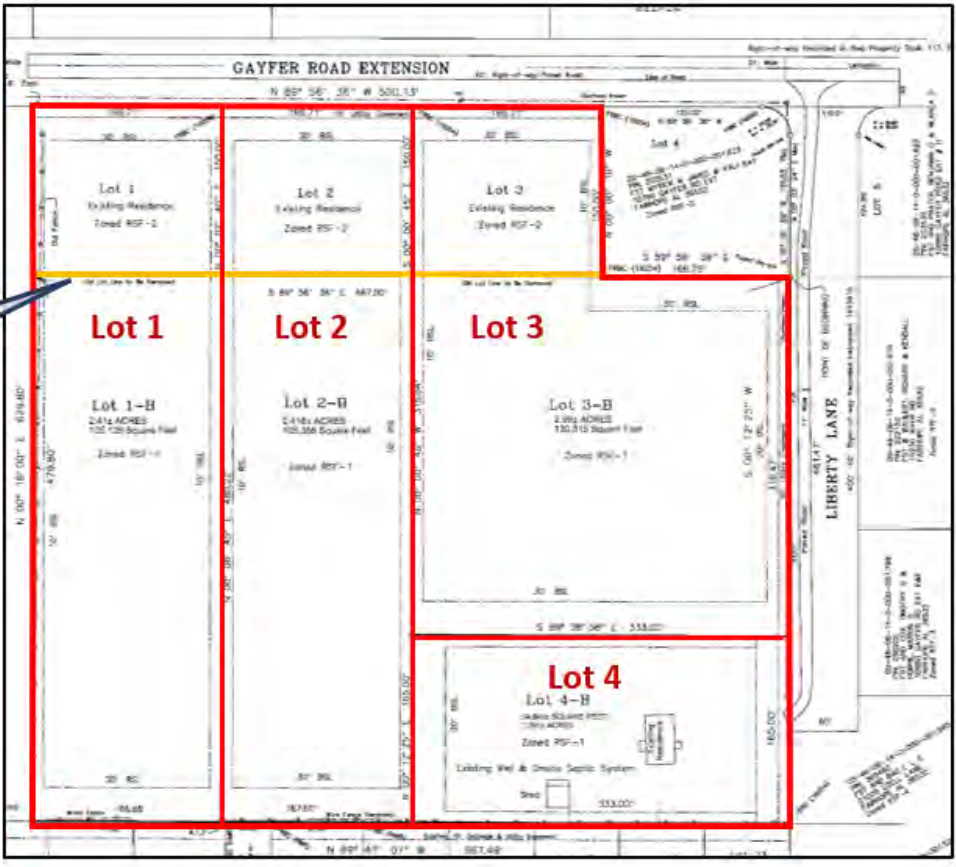
Locator Maps



Plat



Line to be removed



STATUTORY WARRANTY BILL OF SALE

STATE OF ALABAMA *

COUNTY OF BALDWIN *

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of whereof is hereby acknowledged, I, **AMANDA MARINO AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANET KEARNEY, BALDWIN COUNTY CASE NO. 38641** aka **JANET J. KEARNEY** hereinafter referred to as the Grantor, does hereby GRANT, BARGIN, SELL and CONVEY the improvements, and transfer the leasehold interest in, unto **TL JAMES**, hereinafter referred to the Grantee, subject to the provisions hereinafter contained, all that property in the County of Baldwin, State of Alabama, described as follows, to-wit:

The West 664.27 feet of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 14, being 10.15 acres, more or less, less road on North per survey of Claude W. Arnold dated 1/25/80; (this includes Lots 1, 2, 3 & 4, Haven Hill Subdivision as recorded on Slide 1538-B, Probate Records of Baldwin County, Alabama), Section 14, Township 6 South, Range 2 East, Baldwin County, Alabama, *lands of the Fairhope Single Tax Corporation*.

TOGETHER WITH a 60-foot wide private Ingress, Egress and Utility Easement described as follows. TO WIT: Commence at the Southwest Corner of Lot 5 of Haven Hill Subdivision as shown by map or plat thereof recorded on Slide 1538-B, Probate Records, Baldwin County, Alabama, for a POINT OF BEGINNING: Thence run South for 400 feet; thence run West for 60 feet; thence run North for 400 feet an Iron Pin Marker; thence continue North for 125.03 feet; thence run Northwestwardly, along a curve to the left, having a radius of 25 feet, a chord distance of 35.36 feet, for 39.2 feet to a point on the South margin of Gayfer Road Extension; Thence run East for 110 feet; thence run southwestwardly, along a curve to the left, having a radius of 25 feet, a chord distance of 35.36

Deed conveying Liberty Lane access along with Lot 4



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-08
Daphne Carwash Subdivision
April 3, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: B-3
PARCEL ID # 05-43-06-14-0-000-012.000 PIN: 38746
05-43-06-14-0-000-011.000 PIN: 41060
LOCATION: East of Hwy 181, less than 400 feet north of County Rd. 64 near the City of Daphne
CITIZENSERVE REF: SC25-000008
Lead Staff: Shawn Mitchell, Senior Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a commercial subdivision
Proposed # of Lots: 2
Linear feet of streets: 0
Total acreage: 9.02 ac
Smallest lot size: 1.47 ac
Applicant/Owner: Carl Johnson, Box 489, Foley, AL 36536
Bella 181, LLC, Box 489, Foley, AL 36536
Engineer/Surveyor: David Diehl, *SE Civil*
Property History: Resubdivision of Lot B Simms Subdivision; resubdivision of Lot 1C Simms Foster Subdivision; resubdivision of Lot 2 Simms Orchard

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water. Letter dated Feb. 7, 2025
Electrical: Riviera. Letter dated Jan. 30, 2025
Sewer: BCSS, Malbis plant. Letter dated Jan. 31, 2025
Broadband: Not required

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

Drainage improve: Drainage narrative prepared and stamped by Larry Smith, PE. No improvements are required at this time but will be implemented when the lots are developed for commercial use.

Wetlands Wetland delineations by Craig Martin with *Wetland Sciences* and David Knowles with *Thompson Engineering*. No wetlands were identified on the subject property.

Streets / Roads: N/A

Staff Analysis and Comments

The lots are intended for commercial use. Any access permits required by ALDOT must be approved before the Applicant applies for a Commercial/Commission Site Plan.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-08, DAPHNE CARWASH SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

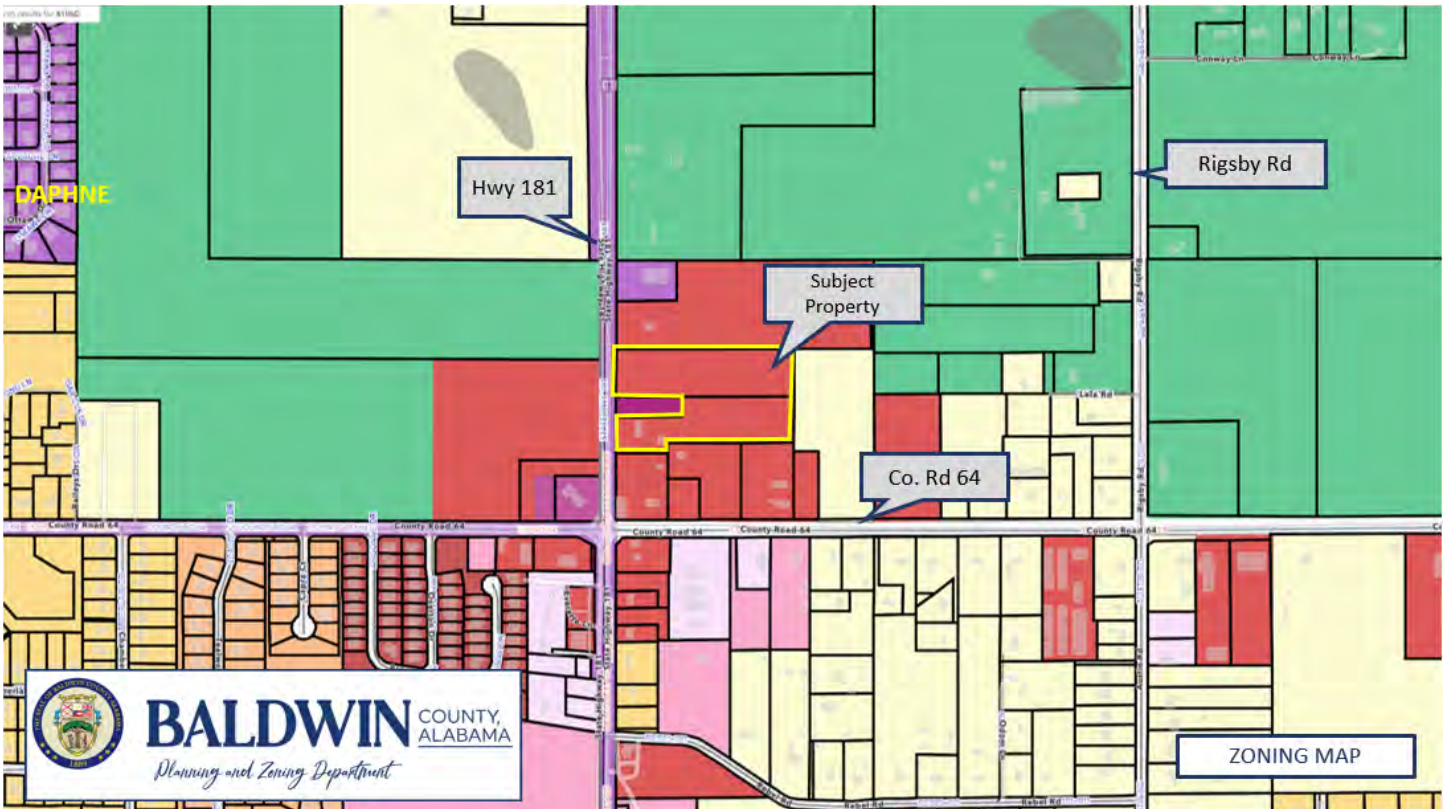
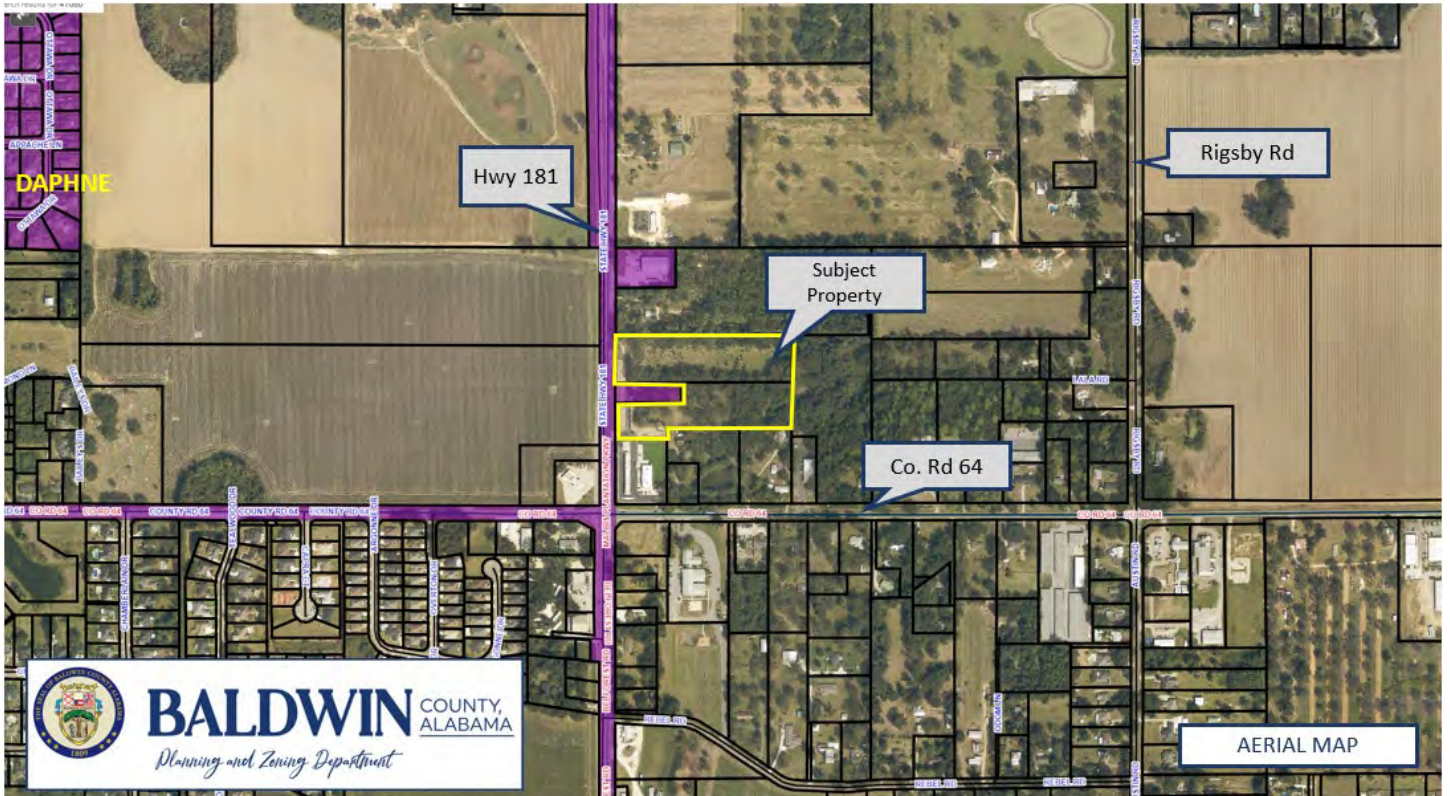
1. Any access permits required by ALDOT must be approved before the Applicant applies for a Commercial/Commission Site Plan.

General Conditions:

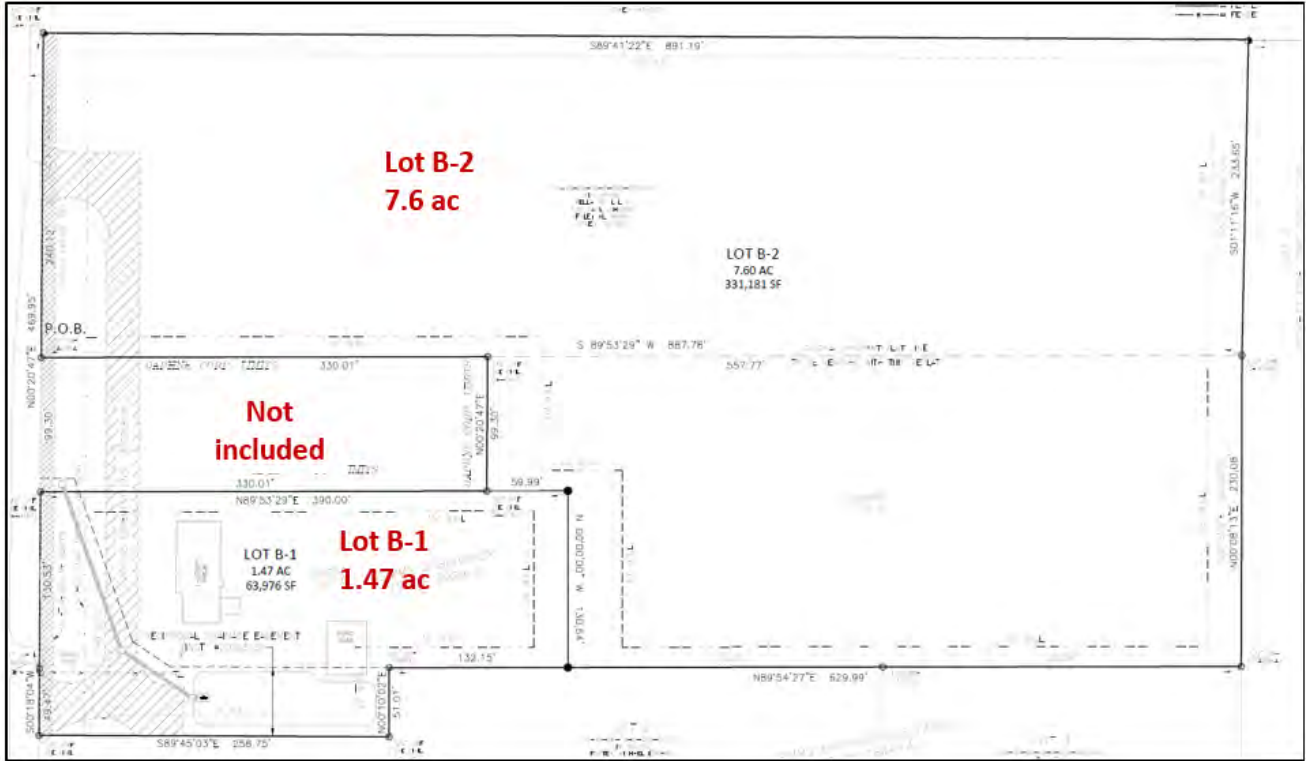
All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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



Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-09
Whitehouse Creek Estates, Ph 1
March 6, 2025

Subject Property Information

Jurisdiction: County
Planning District: 9
Zoning: Unzoned
Location: Subject property is located west of Whitehouse Fork Rd around the Bay Minette area.
Parcel Numbers: 05-29-01-01-0-000-001.000
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a Large Acre, residential subdivision
Proposed # of Lots: 3
Linear feet of streets: N/A
Total acreage: 152.39ac
Smallest lot size: 20.0ac
Applicant/Owner: Early Land Group LLC, 9 N Conception St., Mobile, AL 36602
Engineer/Surveyor: Jason Linder, P.L.S, Linder Surveying, 370 First Street, Silas, Alabama 36919

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: On- Site Septic

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

Drainage improve.: Not required per Section 4.5.8 Large Acre Subdivisions

Wetlands 50' Natural Buffer

Streets / Roads: N/A

Staff Analysis and Comments

The proposed subdivision is a Large Acre subdivision, all lots front on a 60' ingress/egress easement

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No.SC25-09 Whitehouse Creek Estates, Ph 1 be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

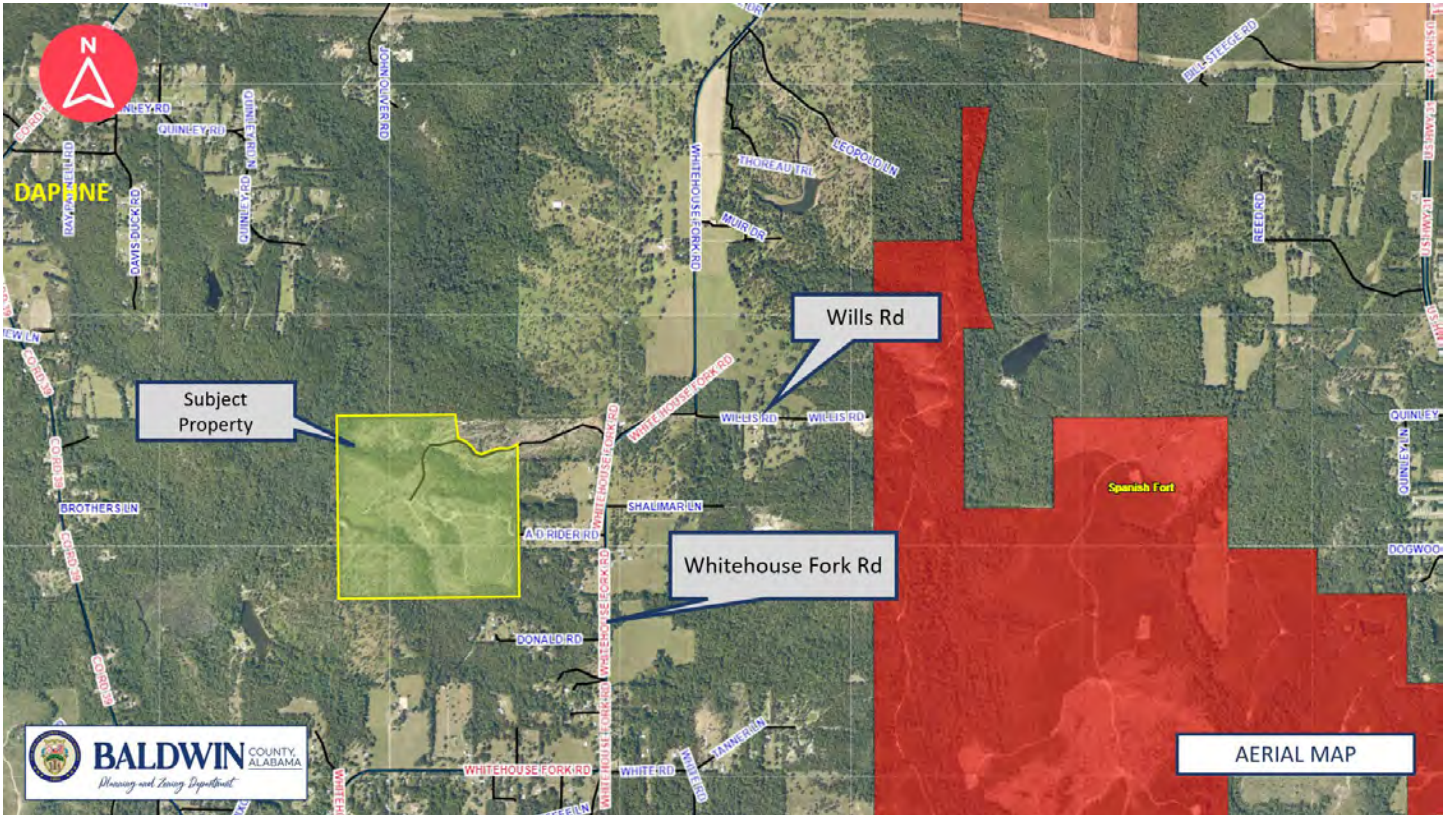
1. Provide a clean plat without the clouded revisions.
2. Shade the flood zone areas in a darker grey with hatching.

General Conditions:

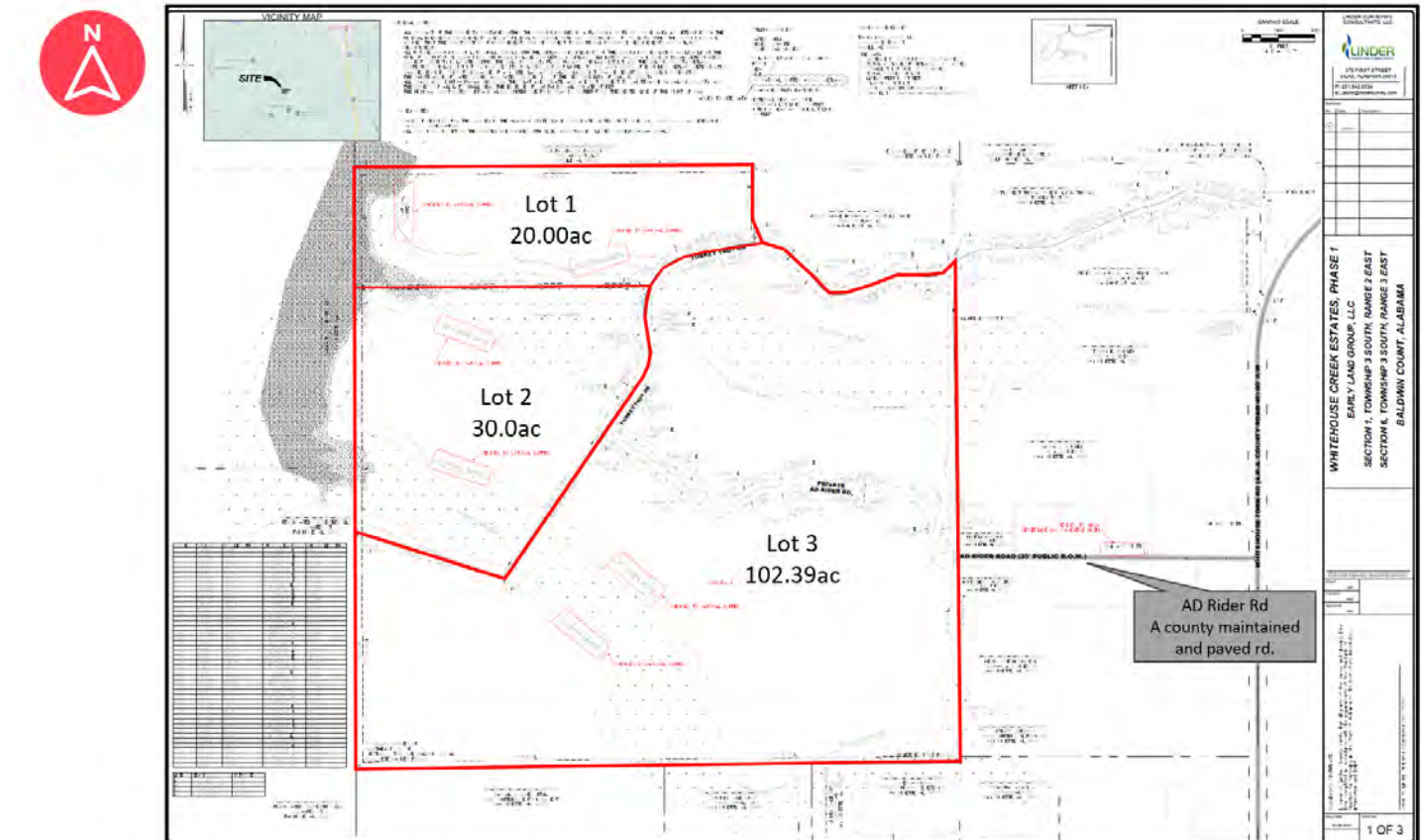
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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 Preliminary 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>

Locator Maps



Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-04
Bear Creek Subdivision
April 3, 2025

Subject Property Information

Planning District: 22
Zoning: RSF-2
Location: The subject property is located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane. It is adjacent to the northern boundary of Elberta
Parcel Numbers: 05-53-04-20-0-000-002.004 PIN: 360531
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Sharon McCraney, 11473 CO Rd 83 S, Elberta, AL 36530
Engineer/Surveyor: Dwayne Smit
h, *Anchor Engineering*, 50 N Florida St, Mobile, AL
Online Case # When searching online CitizenServe database, please use SPP25-000004
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Proposed # of Lots: 132
Linear feet of streets: 5,684 to be dedicated to Baldwin County for maintenance
Total acreage: 59.00ac
Smallest lot size: 7,998sf
Lot Setbacks: 30 ft front and rear, 10 ft sides
Density: Total area: 58.55ac- wetlands (7.06/2) = 48.62 acres
132 lots/ 48.55ac= 2.7 units/ac
Density allowed by RSF-2 zoning = 2.9 units/ac
Open Space: Total required: 58.55 ac x 20% = 11.71
Total provided: 27.02
Total usable (50% of required, excludes wetlands and detention) 18.36ac

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities. **Letter dated:** June 26, 2024.
Electrical: Riviera Utilities & Baldwin EMC. **Letter dated:** June 18, 2024
Sewer: Baldwin County Sewer Service. **Letter dated:** July 25, 2024.- Lillian treatment facility.
Broadband: Gigapower. **Letter dated:** December 22, 2024.

Fire Flow:

Traffic study: Prepared by Jennifer Bownlie-Carey, P.E.- Burch Transportation. TIS report was performed on Thursday, October 17, 2024, **traffic improvements are warranted.**

Flood zone: Zone X, no special requirements.

Drainage improve.: Drainage study was prepared by Dwayne Smith, P.E., Anchor Engineering. Reviewed and accepted by the Permit Engineer. Improvements and drainage structures are reflected in the preliminary plat.

Wetlands: A wetland fill permit has been obtained through the U.S. Army Corps of Engineer. Approximately 0.19 acres of fill is proposed for roadway access. **Permit File Number SAM-2025-00117.**

Staff Analysis and Comments

PRD24-06 and a zoning change from RA to RSF2 was approved by the County Commission on September 17, 2024 meeting.

The development will be built all in one phase with both entrances onto County Rd 83. The amenities approved for the PRD are shown on the Preliminary Plat: a sport field, bike/walking trails, playground, gazebo, and pickleball courts. A landscaping plan was provided, and plantings will be inspected before Final Plat approval.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-04 BEAR CREEK SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

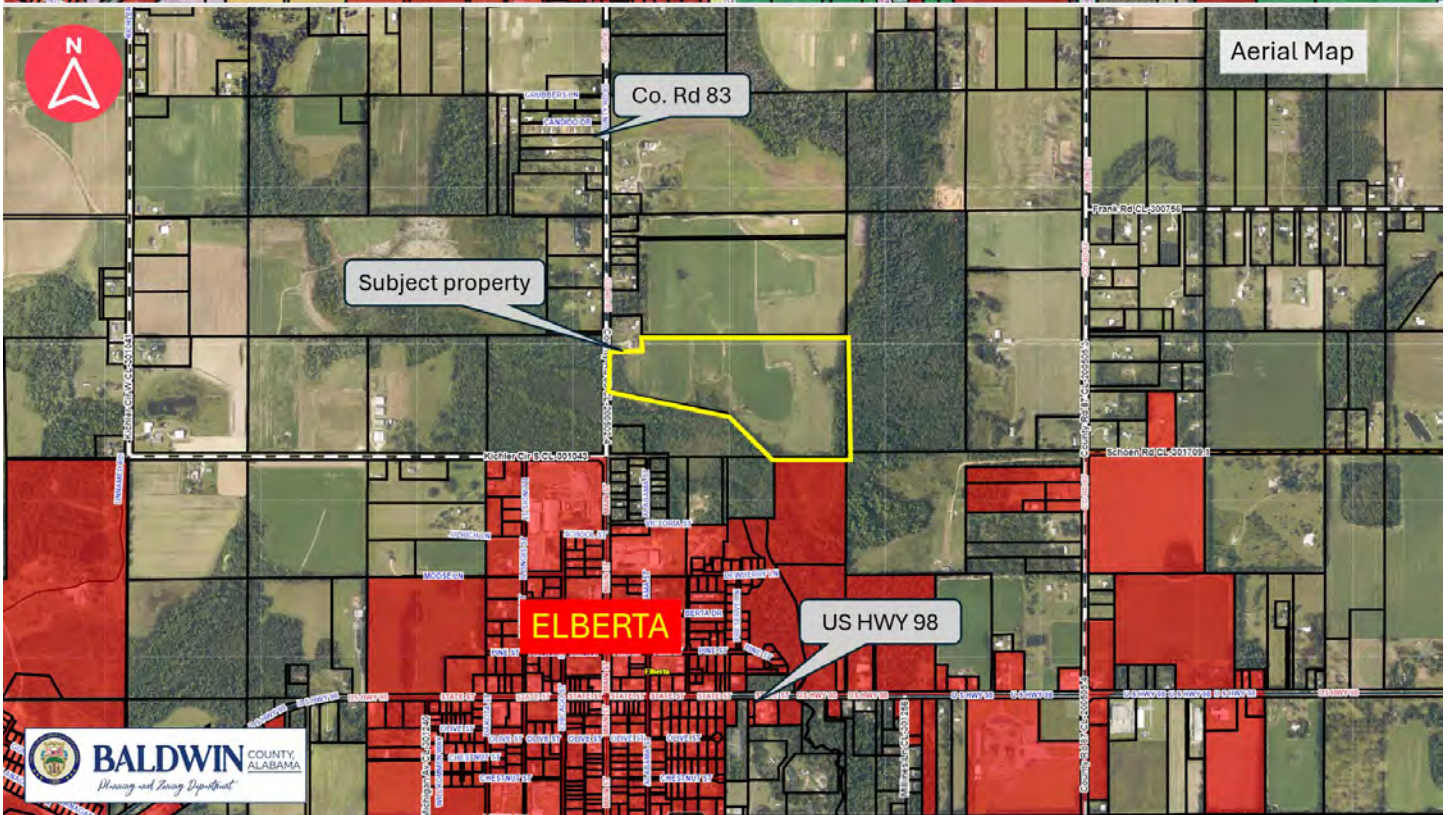
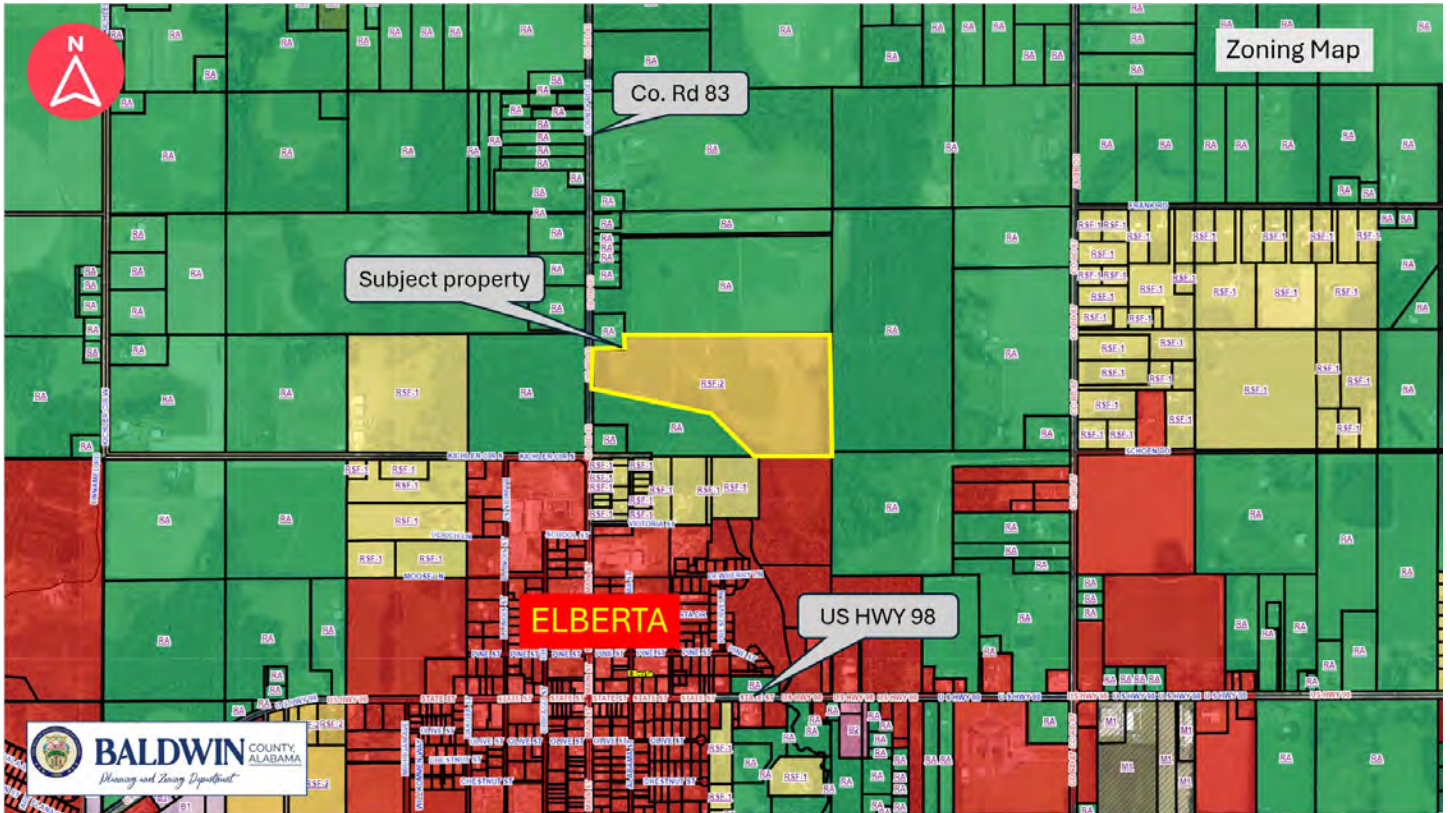
1. Provide a northbound right turn lane with a minimum of 100 feet of storage at the intersection of US Highway 98 and County Road 83.
2. The broadband letter is not a commitment but states that it will work with the developer. A commitment letter will be required for Final Plat approval.
3. Any major changes to the Preliminary Plat, including a reduction in the amount of usable open space, will require Planning Commisison approval.
4. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.

General Conditions:

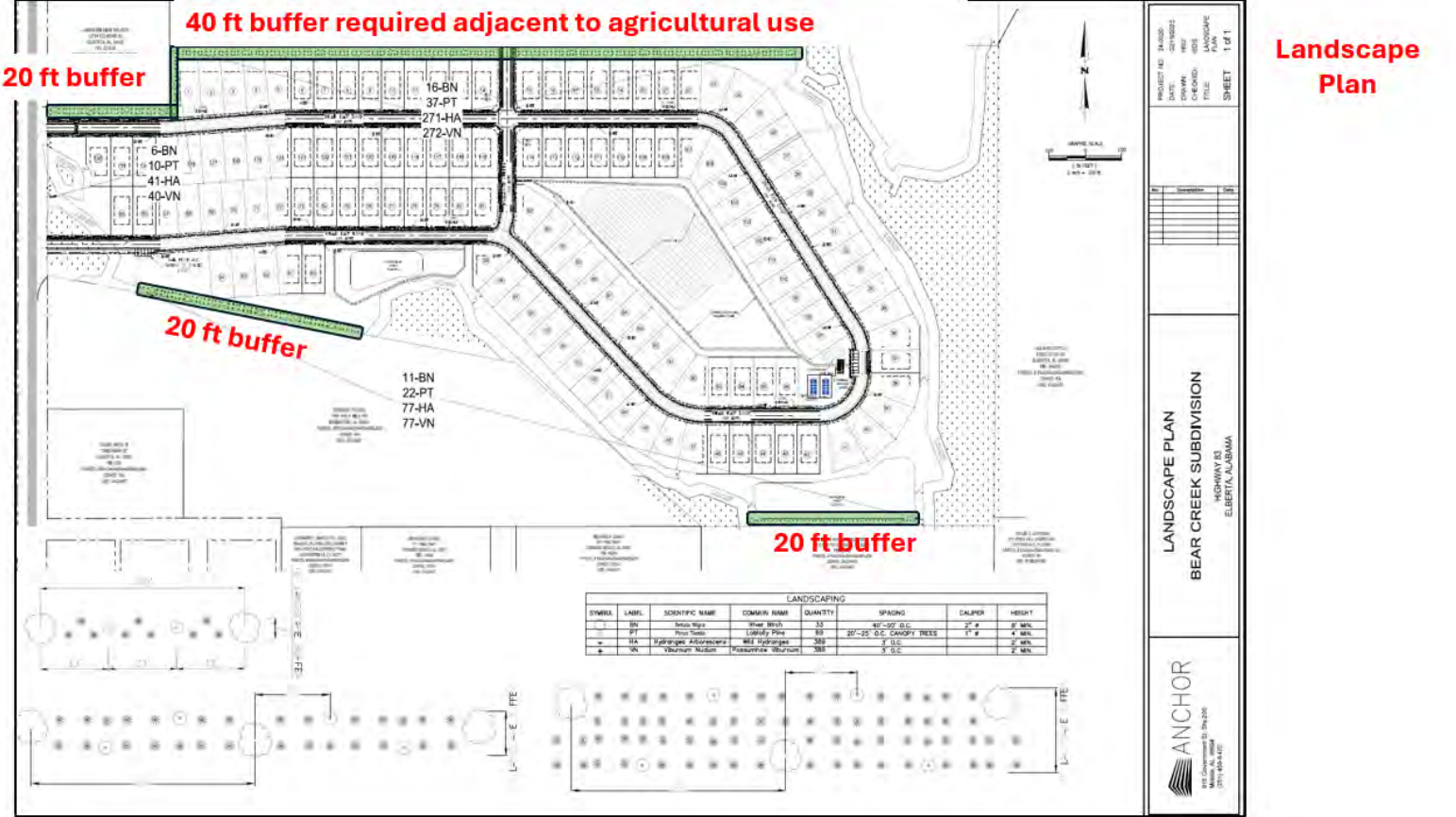
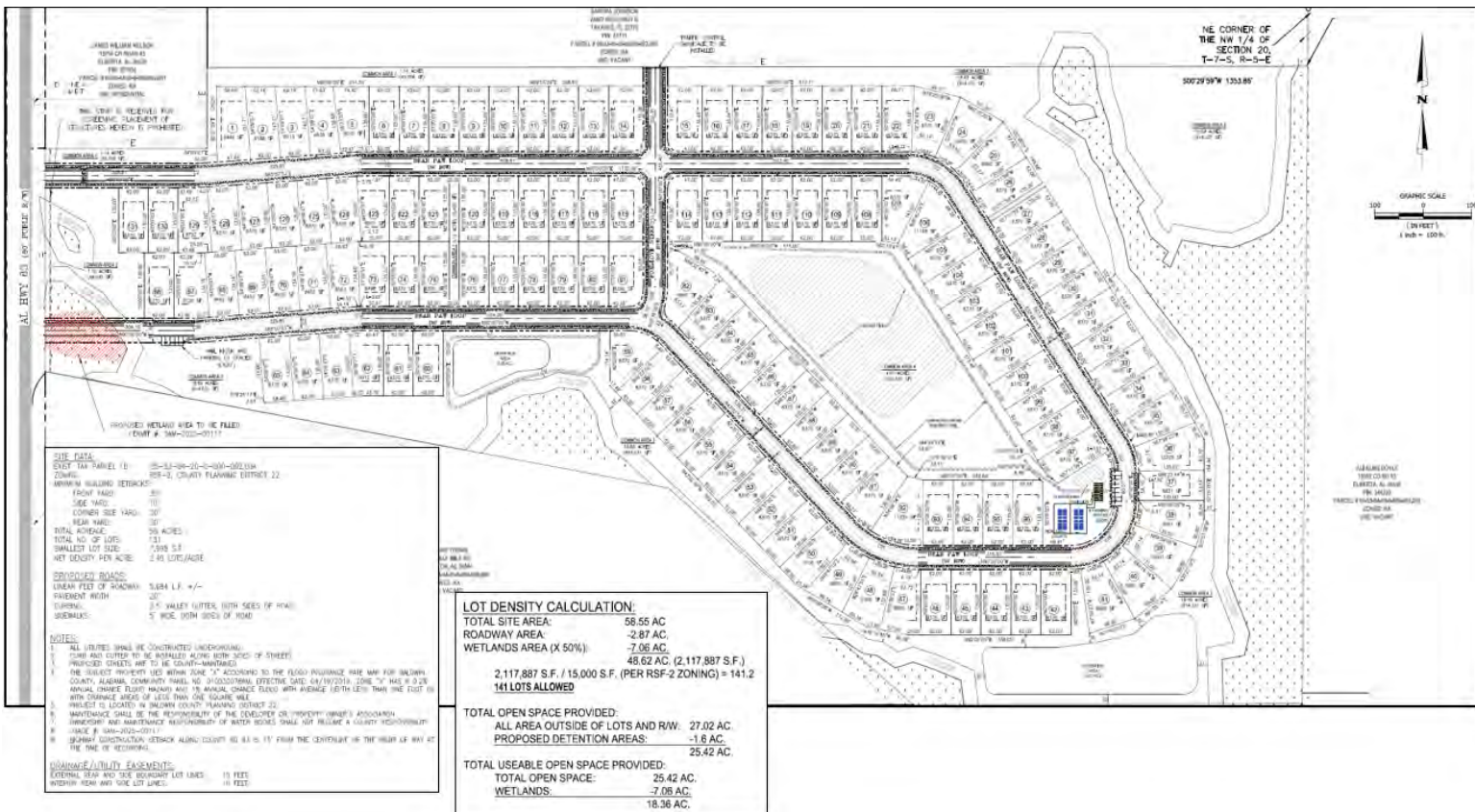
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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 Preliminary 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>

Locator Maps



Plat



BEAR CREEK ELBERTA RESIDENTIAL TIS

Traffic Impact Study

Burch Project #24-1003
Original 11/18/2024
Revised per Site Plan
03/07/2025

Prepared For:
Anchor Engineering



Vicinity Map
(Not to Scale)

COUNTY ROAD 83
ELBERTA, ALABAMA



BURCH
TRANSPORTATION

1114 17th Ave S, Suite 103 • Nashville, TN 37212
(615) 258-8551 • www.burchtransportation.com

Figure 9: Recommended Improvements (Intersection of US Highway 98 and County Road 83)



Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

US Highway 98 and County Road 83

- Provide a northbound right turn lane with a minimum of 100 feet of storage.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP25-02 (SRP25-000002)

Ross Adams Revised Site Plan

April 3, 2025

Subject Property Information

Planning District:	22
General Location:	South of US Highway 98 and west of County Road 97 in the Elberta area
Parcel Numbers:	05-53-07-25-0-000-001.000
PIN:	2364
Zoning:	B-4, Major Commercial District and RA, Rural Agricultural District
Total Property:	16 acres
Total # Parcels requested:	N/A
Applicant:	Chris Lieb, P.E. – Lieb Engineering Company 1290 Main Street, Suite E Daphne, AL, 36526
Owner:	Complete Construction, LLC
Lead Staff:	Cory Rhodes, Planner
Attachments:	<i>Within Report</i>

SUMMARY

The applicant is requesting a revised site plan for the following: Relocate and redesign of stormwater facilities
This change meets the requirements of section 4.8 (a) Major Changes to an approved plat/site plan.

REASONS FOR REVISED SITE PLAN

The applicant is requesting a revised site plan for the following:
Relocate and redesign of stormwater facilities

This change meets the requirements of section 4.8 (a) Major
Changes to an approved plat/site plan.

(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:

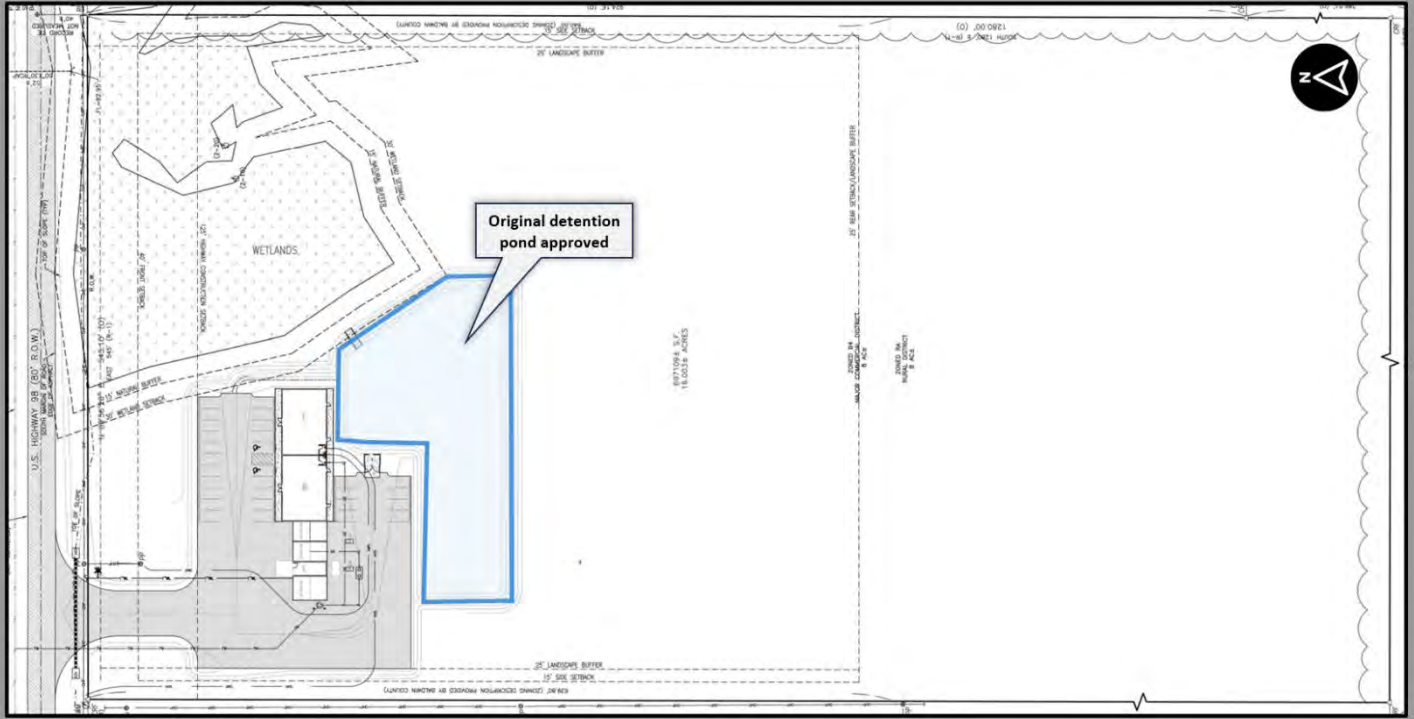
- Overall, external boundary change
- Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from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

The applicant is now proposing storage units where the drainage structure was originally located. This change has altered the boundaries of the original approved site plan which requires a revised site plan.

The applicant is now proposing storage units where the drainage structure was originally located. This change has relocated the drainage structure of the original approved site plan which requires a revised site plan.

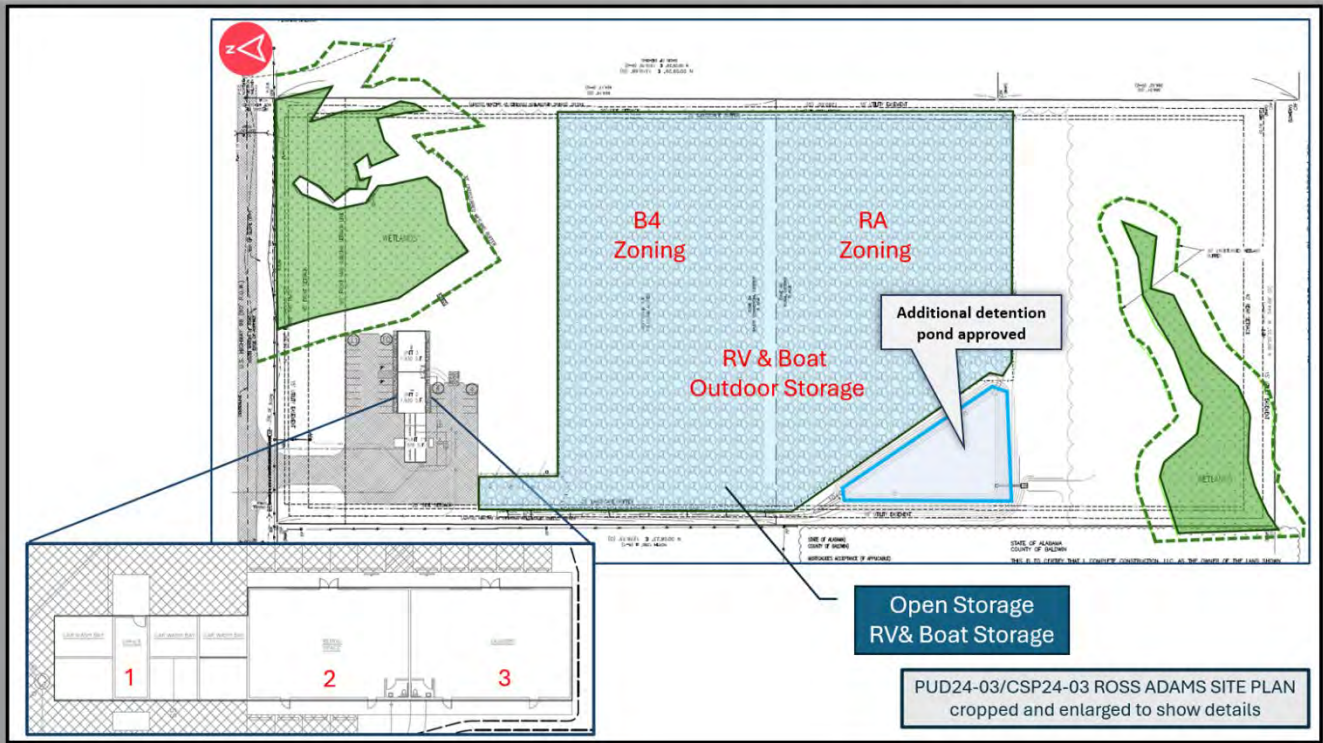
CSP23-25 Approved Site Plan by the Planning Commission 8/3/2023

CSP23-25 Site Plan approved by the Planning Commission on August 3, 2023

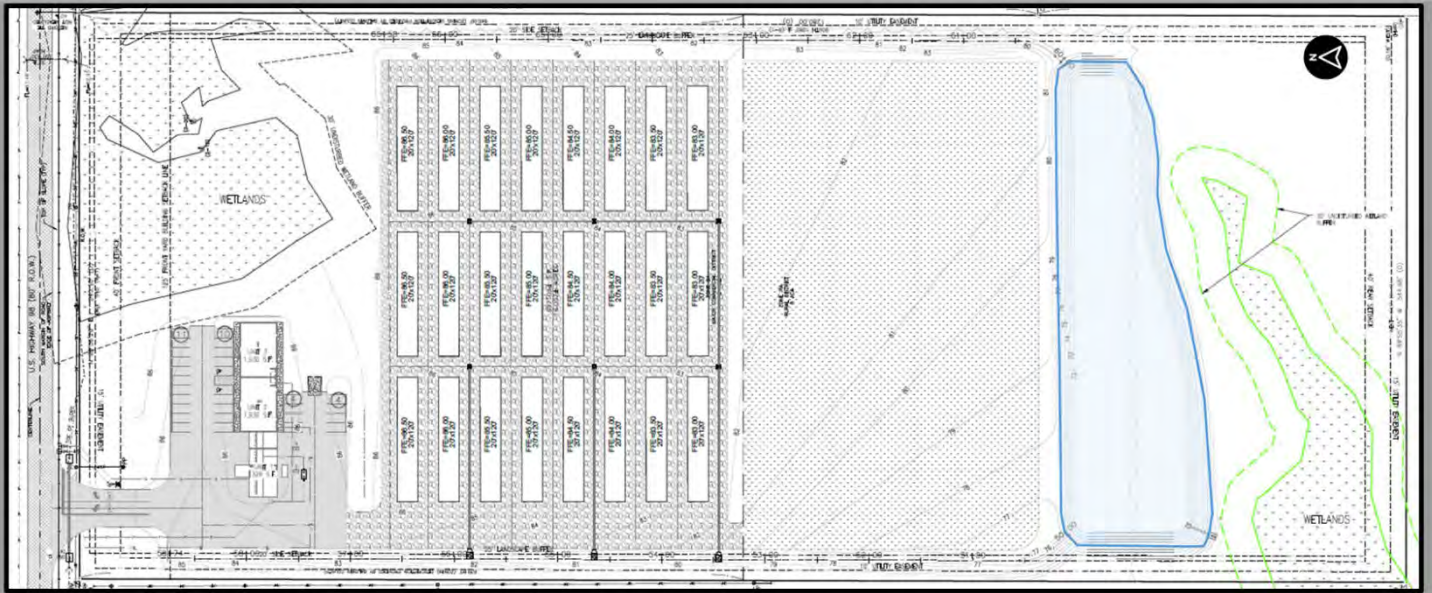


PUD 24-03 / CSP24-03 Approved Site Plan by the Planning Commission 5/9/2024

PUD24-03/CSP24-03 Site Plan approved by the Planning Commission on May 9, 2024



SRP25-02 Revised Site Plan



Major Change to Drainage and Detention Design. The change is to eliminate the detention pond on the north side of the site and combine all the detention into one pond on the south side of the site.

Staff Comments and Recommendation

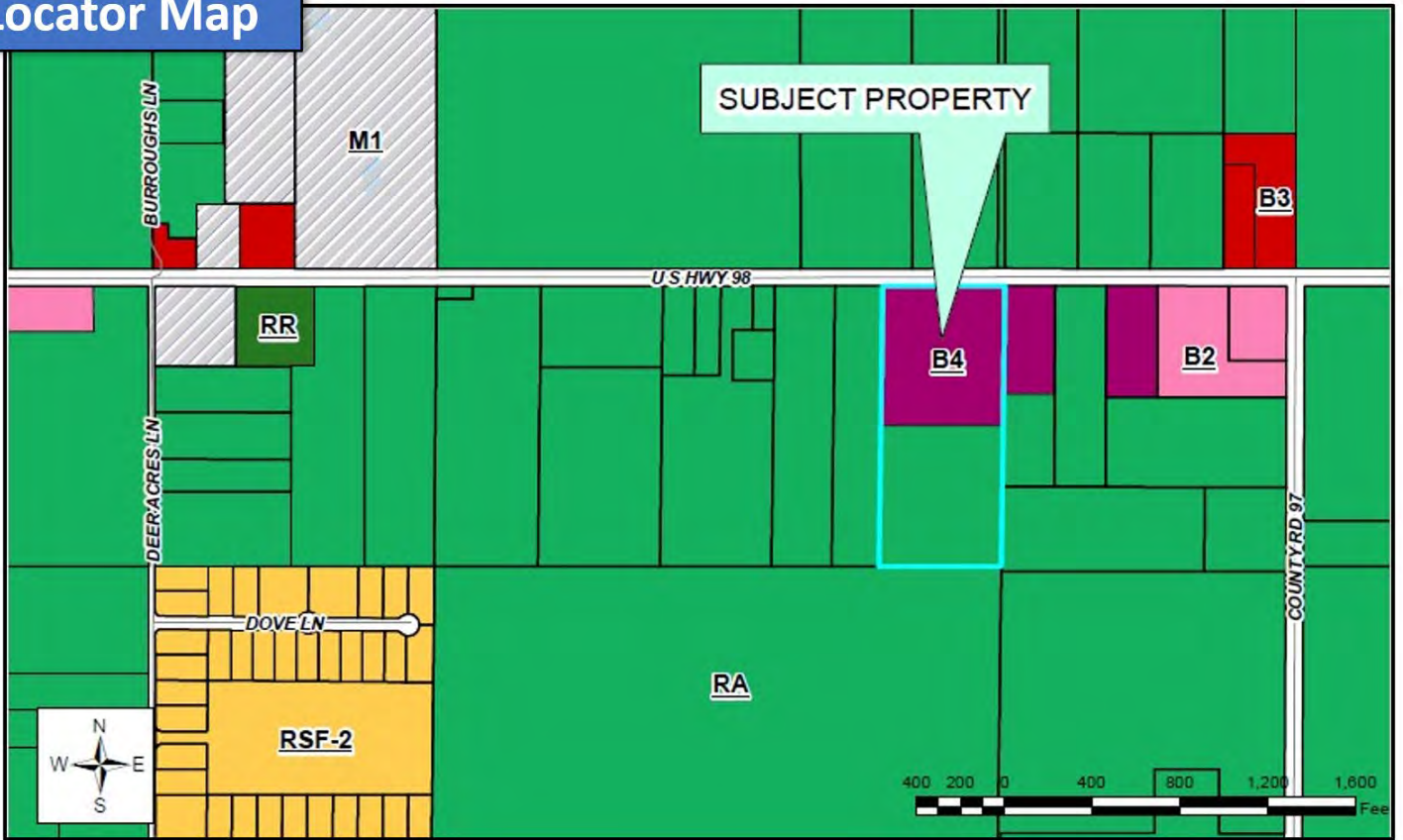
Unless information to the contrary is revealed at the public hearing, staff feels this revised site plan request should be recommended for **APPROVAL**.

CONDITIONS OF APPROVAL:

1. Approval of CSP25-02, Ross Adams Storage, Phase 2

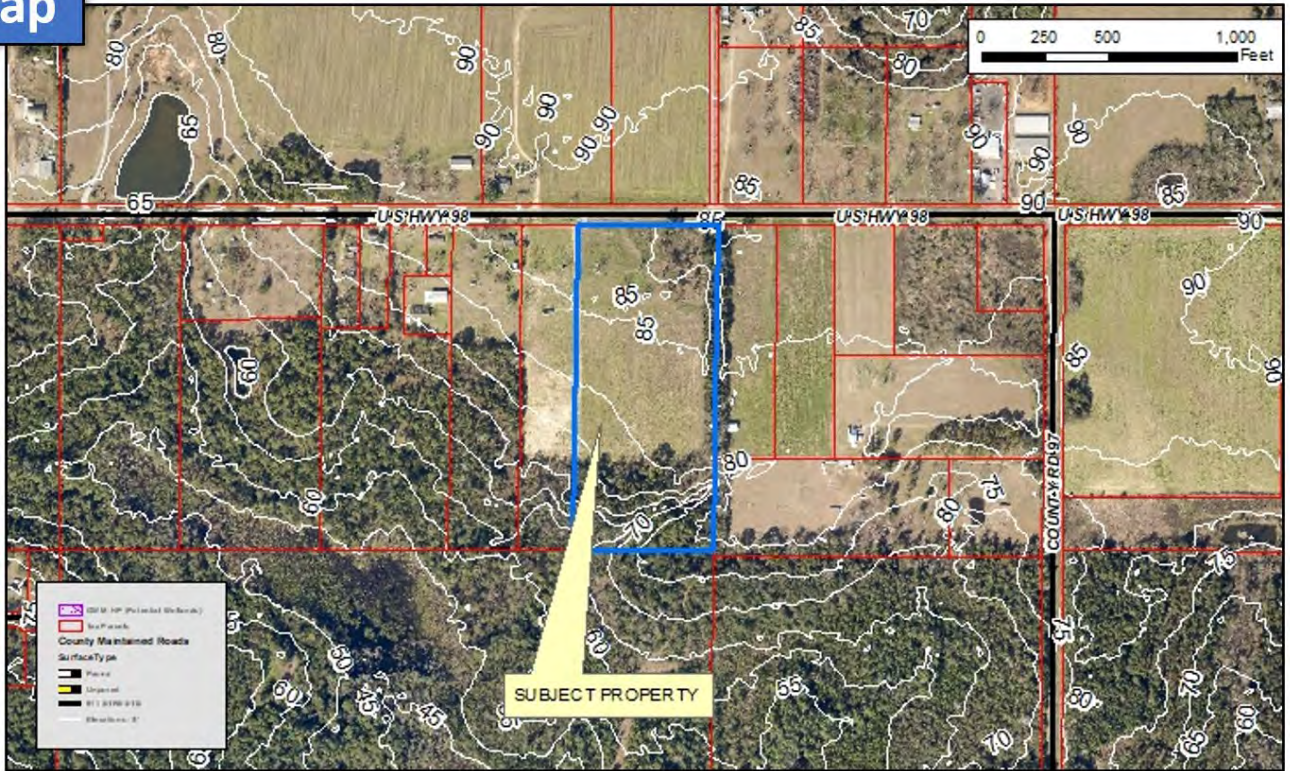
Locator Map

Locator Map



Site Map

Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z25-07

Jim and Donna Enterprises Property

Rezone RA, Rural Agriculture District to RSF-2, Residential Single Family District

April 3, 2025

Subject Property Information

Planning District: 22
General Location: North of County Road 20 and west of Stucki Rd
Physical Address: 16210 St Hwy 181, Fairhope, AL
Parcel Numbers: 62-02-09-0-001-009.001 & 62-02-08-0-001-001.002 (part of)
Existing Zoning: RA, Rural Agriculture District
Proposed Zoning: RSF-2, Residential Single Family District
Existing Land Use: Vacant
Proposed Land Use: Residential
Acreage: 44.25 ± acres
Applicant: John Farley
 116 Newgate Rd
 Alabaster, AL 35007
Owner: Jim and Donna Enterprises LLC
 200 Bradberry Ln
 Birmingham, AL 35242
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agriculture District RSF-E, Residential Estate
South	Agriculture & Residential	RA, Rural Agriculture District RSF-1, Residential Single-Family District
East	Residential	RSF-E, Residential Estate
West	Vacant	RA, Rural Agriculture District

Summary

The subject property encompasses approximately 44.24 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RSF-2, Residential Single Family District, to facilitate future residential use.

Section 3.2 RA, Rural Agricultural District

3.2.1 *Generally.* This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

3.2.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

3.2.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.

(c) The following general commercial uses: low density recreational vehicle park (see Section 13.8: Recreational Vehicle Parks).

(d) The following local commercial uses: bed and breakfast or tourist home (see Section 13.10: Bed and Breakfast Establishments).

3.2.5 Area and dimensional ordinances. 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 18.4 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 Area and dimensional modifications. Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

Section 4.3 RSF-2, Single Family District

4.3.1 Generally. This zoning district is provided to afford the opportunity for the choice a moderate density residential environment consisting of single family homes.

4.3.2 Permitted uses. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.

- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 *Conditional Use Commission Site Plan Approval.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* 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 18.4 *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 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Autumn Nitz: Based upon review of the information submitted for Jim & Donna Enterprises, it appears the proposed project lies partially within the coastal area and therefore may be subject to the review requirements of the coastal area management program.

Subdivisions, Shawn Mitchell: A subdivision is not requested at this time. The Applicant will need to submit Preliminary and Final Plat applications to subdivide the property.

Civil Engineer, Tyler Austin:

Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated within Planning District 22, which adopted its zoning map in November 2002. Since that time, local conditions have seen minimal changes, with only a few land use modifications in the surrounding area, including several rezonings from RA to RSF-E. The prevailing development pattern in this vicinity is primarily agricultural/rural, complemented by estate-sized residential lots. There is also an existing subdivision to the south that is zoned RA, although the lots conform to RSF-2 size. The Future Land Use Map (FLUM) designates this area as having Moderate Development Potential, which aligns with RSF-2 zoning. The proposed RSF-2 zoning seeks to create an opportunity for a moderately dense residential environment characterized by single-family homes.

The subject property, along with several parcels to the northwest, was presented to the Planning Commission last year for a rezoning request. Staff provided a negative recommendation due to a significant portion of the property being covered in wetlands, leading the applicant to withdraw the application. Following further review and multiple meetings with staff, the applicant chose to refine the project by omitting the area predominantly consisting of wetlands.

Staff Comments and Recommendation

As previously noted, the subject property spans approximately 44.25 acres and is currently zoned as RA, Rural Agriculture District. A request has been submitted to rezone it to RSF-2, Residential Single Family District. The property is situated just north of County Road 20 and west of Stucki Rd. Staff has thoroughly assessed all pertinent factors related to this application and recommends approval of the rezoning request.

Unless information to the contrary is revealed at the public hearing, staff feels this rezoning application should be recommended for **APPROVAL**.*

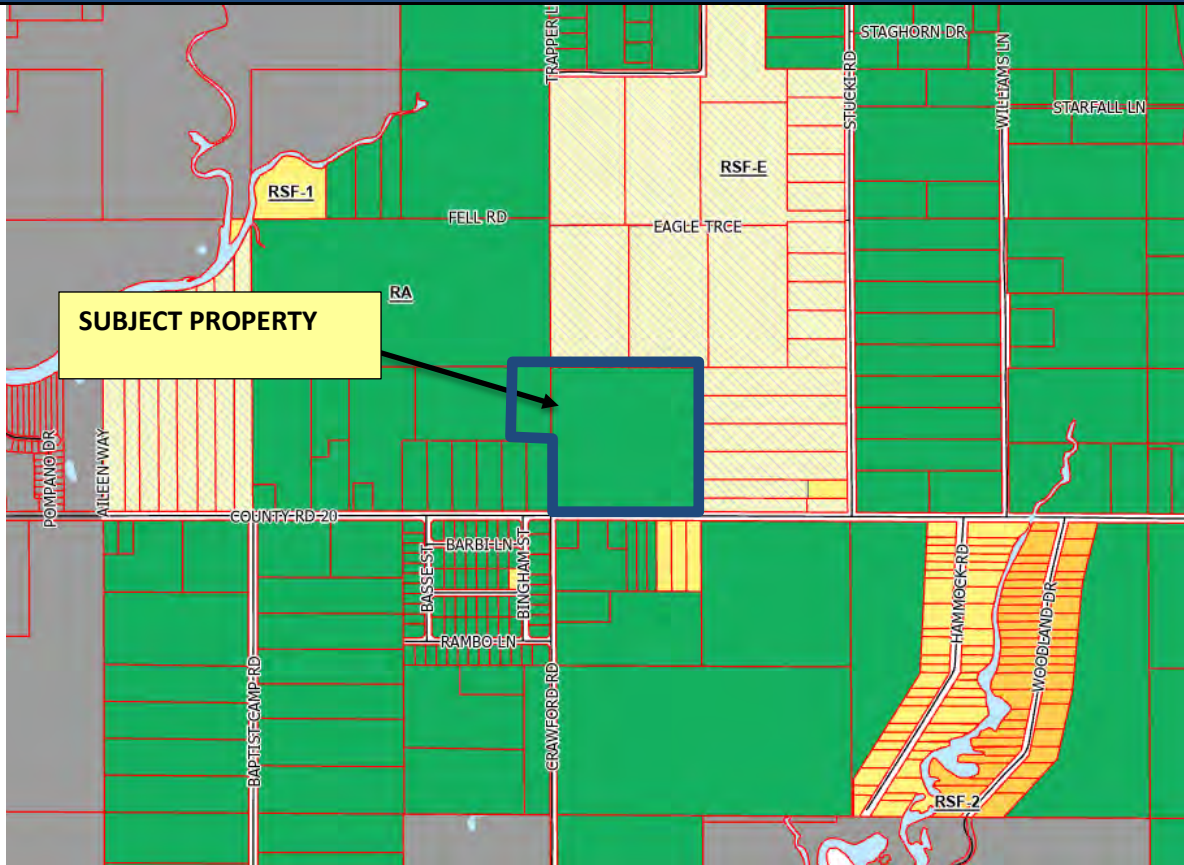
**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images

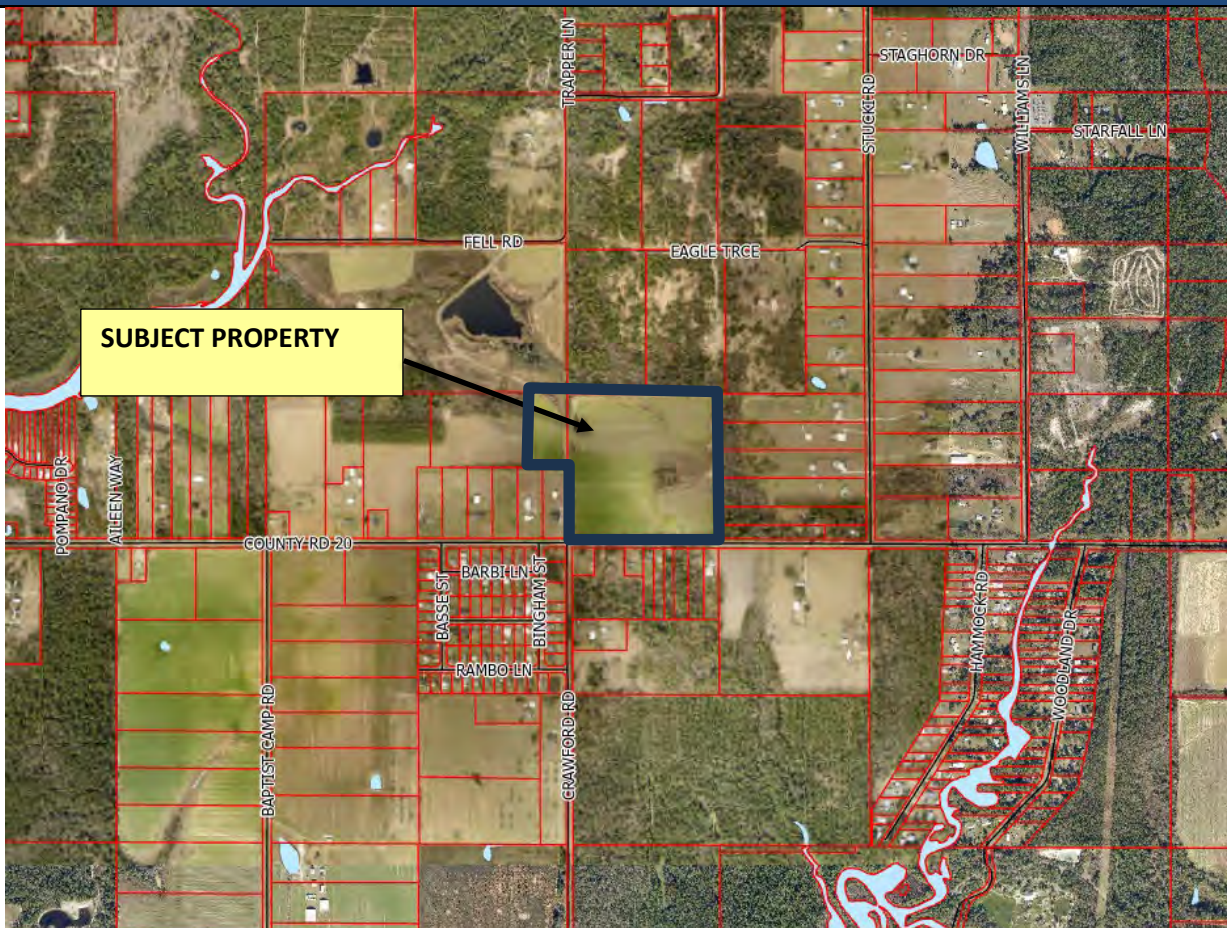


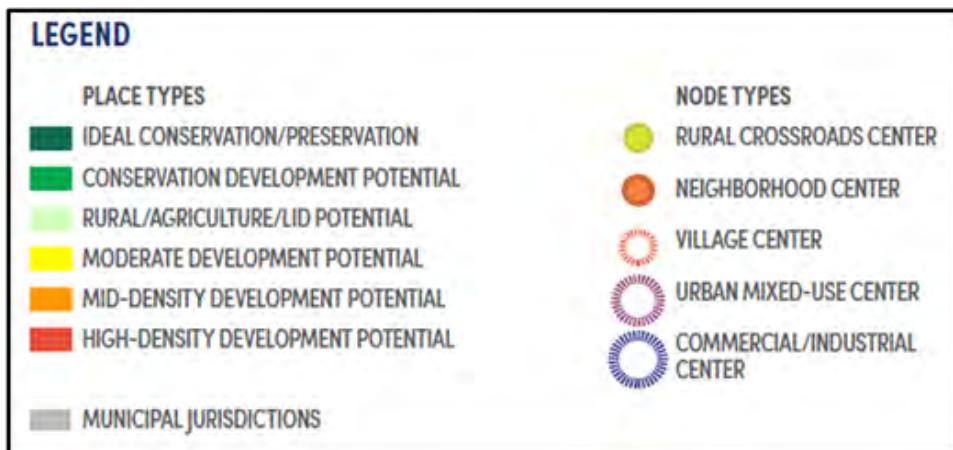
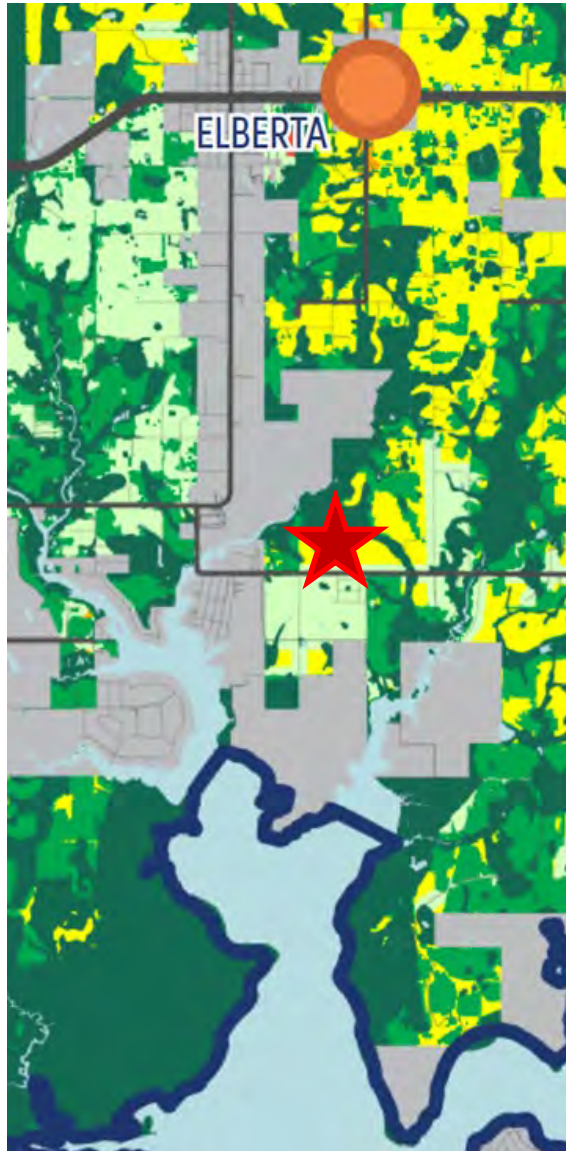


Locator Map



Site Map







Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z25-08
SAI Estate, LLC Property
Rezone BCZ, Base Community Zoning District to B-2, Neighborhood Business District
April 3, 2025

Subject Property Information

Planning District: 14
General Location: At the intersection of County Road 48 and County Road 55 in the Silverhill area
Physical Address: 15950 County Road 48
Parcel ID: 05-47-05-22-0-000-001.005
PIN: 208016
Existing Zoning: BCZ, Base Community Zoning District
Proposed Zoning: B-2, Neighborhood Business District
Existing Land Use: Residential
Proposed Land Use: Commercial
Acreage: 1 ± acre
Applicant: Goodwyn, Mills & Cawood, LLC
 2039 Main Street
 Daphne, AL 36526
Owner: Divyesh Patel
 6168 Charleston Court
 Saraland, AL 36571
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RSF-E, Residential Single-Family Estate
South	Residential	BCZ, Base Community Zoning
East	Residential	Unzoned
West	Residential	BCZ, Base Community Zoning

Summary

The subject property encompasses approximately 1 acre and is currently zoned as BCZ, Base Community Zoning District. A request has been made to change the designation to B-2, Neighborhood Business District, to enable future commercial use. The majority of the adjacent parcels are designated for residential, industrial, or agricultural purposes, and the applicant believes that the optimal use for this property is commercial for the purpose of a neighborhood convenience store.

Section 3.4 BCZ Base Community Zoning District

3.4.1 *Generally.* This zoning district is designed to preserve the character and sense of place in Baldwin County's unique communities and natural resource areas. As a result, the district may be applied to a wide variety of lot sizes and uses located within rural and suburban communities. Thus, the Base Community Zoning District places an emphasis on ensuring changes from the existing state do not disrupt the character and quality of life in a rural or suburban community. The appropriate time to apply a Base Community Zoning designation will generally be at the inception of zoning in a new Planning District.

3.4.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following institutional uses: church or similar religious facility; school (public or private).
- (d) Agricultural uses.
- (e) On parcels that are three (3) acres or greater in size, up to two (2) single-family dwellings.
- (f) On parcels that are less than three (3) acres in size, a single-family dwelling and one accessory dwelling with a gross floor area no greater than 60% of the gross floor area of the primary dwelling.
- (g) Accessory structures and uses including a residential accessory structure on a vacant parcel.
- (h) A Home Occupation that conforms with Section 13.3 of the Baldwin County Zoning Ordinance.
- (i) All existing uses, unless one of the following changes is proposed:
 - 1. A change that would trigger a Commission Site Plan Approval under *Section 18.9.2 Applicable Uses*.
 - 2. Any division of land except an exempt division of land under Section 4.2 of the Baldwin County Subdivision Regulations or a division where each resulting parcel meets the minimum area and dimension requirements

for Residential Single Family Residential Estate (RSF-E) District under Section 4.1.5 herein.

Under Base Community Zoning, a use that has been abandoned for a period of five (5) years shall no longer be considered an existing use. The intent to abandon shall be presumed from the cessation of business or the removal of equipment, goods, structures, or other aspects of such nonconforming use of the property.

3.4.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.4.4 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process: Not Applicable

3.4.5 *Area and dimensional regulations.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, and unless a change is triggered by Section 3.4.2(i), the area and dimensional ordinances set forth below shall be observed for new construction:

(a) Primary Structures:

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet

(b) Accessory Structures are not permitted in the front yard and shall be a minimum of 5-feet from property when located within the side or rear yard.

(c) When a residential accessory structure is proposed on a vacant parcel, it shall meet the dimensional regulations applicable to a primary structure.

3.4.6 *Minimum requirements for exempt subdivisions.* Within the Base Community Zoning district, the area and dimensional requirements of Section 5.4(a) of the Baldwin County Subdivision Regulations shall apply to exempt subdivisions.

3.4.7 *Applicability of the Baldwin County Zoning Ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the remaining provisions of the Baldwin County Zoning Ordinances shall not apply to parcels within the Base Community Zoning District, unless a change under Section 3.4.2(i), is proposed. In which case, the following shall apply:

- (a) A rezoning application under the provisions of *Article 19, Amendments to Official Zoning Map and Ordinances* shall be submitted. The evaluation of compatibility under *Section 19.6 Factors for Reviewing Proposed Amendments* shall consist of an examination of existing uses rather than existing zoning designations.
- (b) If a rezoning is approved by the Baldwin County Commission under subsection (a), the provisions of the Baldwin County Zoning Ordinances shall thereafter apply to the rezoned lot as applicable.

3.4.8 Land Disturbance Requirements. The Land Disturbance Ordinance for Flood Prone Areas or Territories with Probable Exposure to Flooding in Unincorporated Baldwin County, Alabama, shall apply to land disturbances within the Base Community Zoning District.

3.4.9 Uses Expressly Disallowed. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, and *Article 20, Nonconformities*, the following uses are expressly disallowed in the Base Community Zoning District:

- (a) On parcels that are less than three (3) acres in size, the occupancy of a recreational vehicle as a dwelling other than as an accessory dwelling to a standard single-family residence (non-recreational vehicle or non-manufactured home).
- (b) On parcels that are less than three (3) acres in size, the occupancy of a manufactured home as an accessory dwelling when the primary dwelling is also a manufactured home.

3.4.10 Severability and Reversion. Should any phrase, sentence, paragraph, section or provision of this *Section 3.4 BCZ Base Community Zoning District* be declared by the courts to be unconstitutional or invalid, such that the intent of this Section cannot be carried out, individual parcels within the Base Community Zoning District shall automatically revert to Rural Agriculture (RA), Residential Single-Family Estate (RSF-E), Residential Single-Family (RSF-1), and Residential Single-Family (RSF-2) based on the land area of each parcel in relation to the minimum lot size of each district.

Section 5.2 B-2, Neighborhood Business District

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

5.2.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- | | |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (s) Discount/variety store (not to exceed 8,000 square feet) |
| (b) Antique store | (t) Drug store (not to exceed 8,000 square feet) |
| (c) Apparel and accessory store | (u) Fixture sales |
| (d) Appliance store including repair | (v) Floor covering sales or service |
| (e) Art gallery or museum | (w) Florist |
| (f) Art supplies | (x) Fraternity or sorority house |
| (g) Bait store | (y) Fruit and produce store |
| (h) Bakery retail | (z) Gift shop |
| (i) Bed and breakfast or tourist home | (aa) Hardware store, retail |
| (j) Bicycle sales and service | (bb) Ice cream parlor |
| (k) Boarding, rooming or lodging house, dormitory | (cc) Interior decorating shop |
| (l) Book store | (dd) Laundry, self service |
| (m) Café | (ee) Lawnmower sales and service |
| (n) Camera and photo shop | (ff) Locksmith |
| (o) Candy store | (gg) Music store |
| (p) Catering shop or service | (hh) Neighborhood convenience store |
| (q) Copy shop | (ii) News stand |
| (r) Delicatessen | (jj) Paint and wallpaper store |

- (kk) Picture framing and/or mirror silvering
- (ll) Restaurant
- (mm) Shoe repair shop
- (nn) Shoe store
- (oo) Sign shop

- (pp) Sporting goods store
- (qq) Tailor shop
- (rr) Tobacco store
- (ss) Toy store

5.2.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-2, Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- (a) Air conditioning sales and service
- (b) Amusement arcade
- (c) Animal clinic/kennels
- (d) Arboretum
- (e) Ball field
- (f) Business machine sales and service
- (g) Car wash
- (h) Country club
- (i) Discount/variety store (exceeding 8,000 square feet)
- (j) Drug store (exceeding 8,000 square feet)
- (k) Exterminator service office
- (l) Golf course
- (m) Liquor store
- (n) Mini warehouse
- (o) Night club, bar, tavern

- (p) Office equipment and supplies sales
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies
- (v) Riding academy
- (w) Rug and/or drapery cleaning service
- (x) Seafood store
- (y) Swimming pool (outdoor)
- (z) Tennis court (outdoor)
- (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication facility
- (dd) Dwellings, in combination with commercial uses, subject to the standards

listed under *Section*
5.2.4: Mixed uses

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.

- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.2.5 *Area and dimensional ordinances.*

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

5.2.6 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.2.7 *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.2.8 *Landscaping and buffering.* All B-2, Neighborhood Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

Agency Comments

USACE, James Buckelew: Staff reached out 3/10/2025 but received no comments.

ADEM, Autumn Nitz: Outside costal area.

Subdivisions, Shawn Mitchell: A subdivision is not requested at this time.

Civil Engineer, Tyler Austin: Access to CR 48 will require CTP from Baldwin County P&Z. Traffic impact study for access will also be required. Any drainage improvements will be reviewed at time of construction plan review.

Planning and Zoning Staff: The property is subject to the Baldwin County Subdivision Regulations and the Baldwin County Zoning Ordinance. Any future development or subdivision of the property will be required to adhere to the adopted regulations that are current at the time of application for future development. A subdivision application may likely include, but not be limited to the following: a wetland delineation and/or wetland determination, a traffic study with the scope established by County staff, a subdivision preliminary plat to be considered by the Planning Commission, a subdivision permit depicting drainage and transportation improvements on subject property, a turnout or ROW permit depicting drainage improvements and transportation improvements in the public ROW, and any permits of other agencies such as the Alabama Department of Transportation (ALDOT), U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 14, which adopted a zoning map in November 2023. Following this adoption, there have been minimal changes in local conditions. The surrounding uses are primarily residential and agricultural, with institutional use northeast of the subject property. The development pattern in the area should reflect the Future Land Use Map, which contemplates primarily conservation and residential zoning. While the FLUM does contemplate neighborhood convenience stores in an area designated as moderate development potential, the map does not indicate a Neighborhood Center node at the intersection of CR 48 and CR 55.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 1 acre and is currently zoned as BCZ, Base Community Zoning District. A request has been submitted for the designation of B-2, Neighborhood Business District, to enable future commercial use. The majority of the adjacent parcels are designated for residential and agricultural purposes. Staff has carefully evaluated all relevant factors concerning this application. Due to the lack of a commercial development pattern as well as no commercial development within the surrounding area, staff believes that the rezoning application be recommended for **DENIAL***.

**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

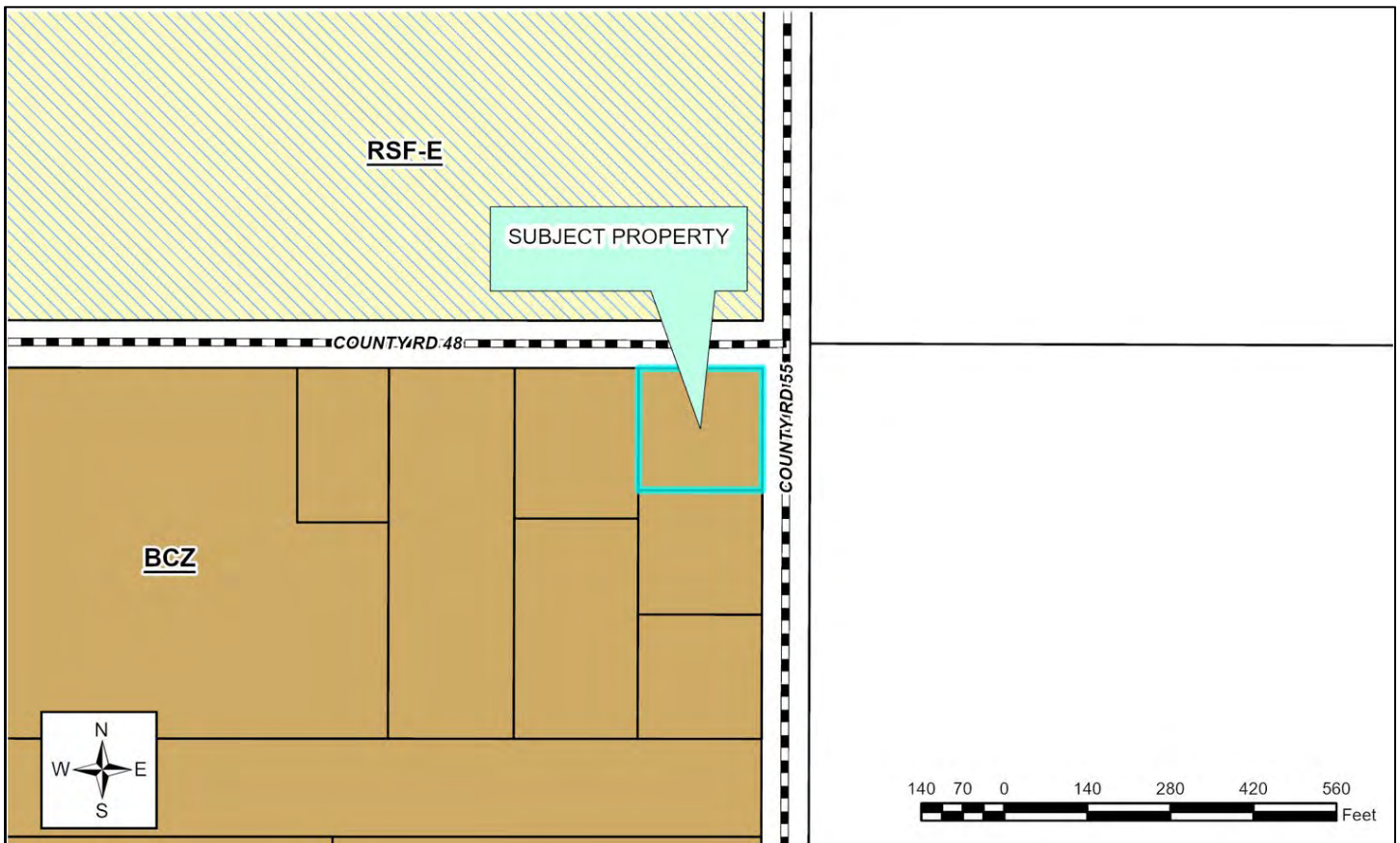
Property Images



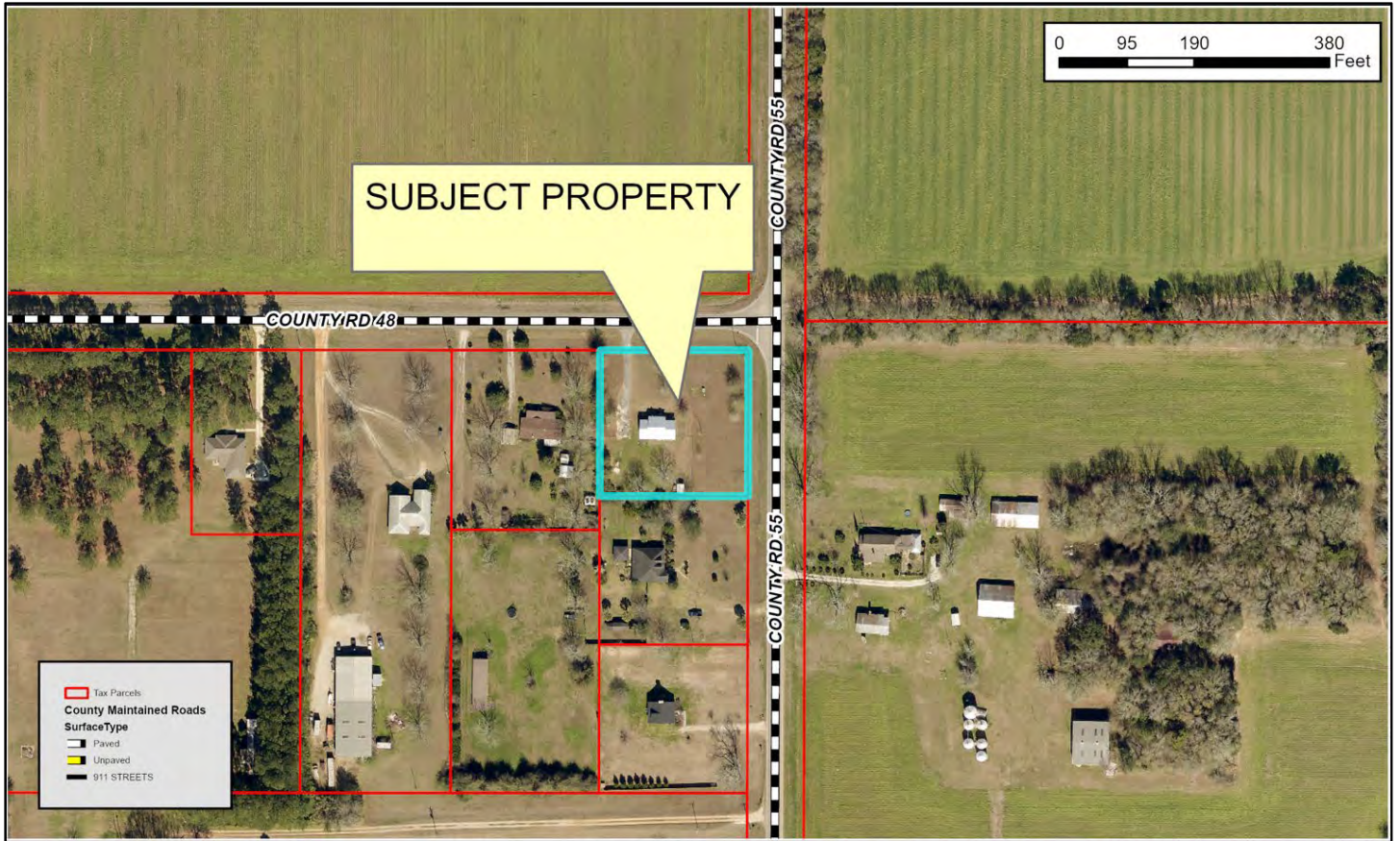


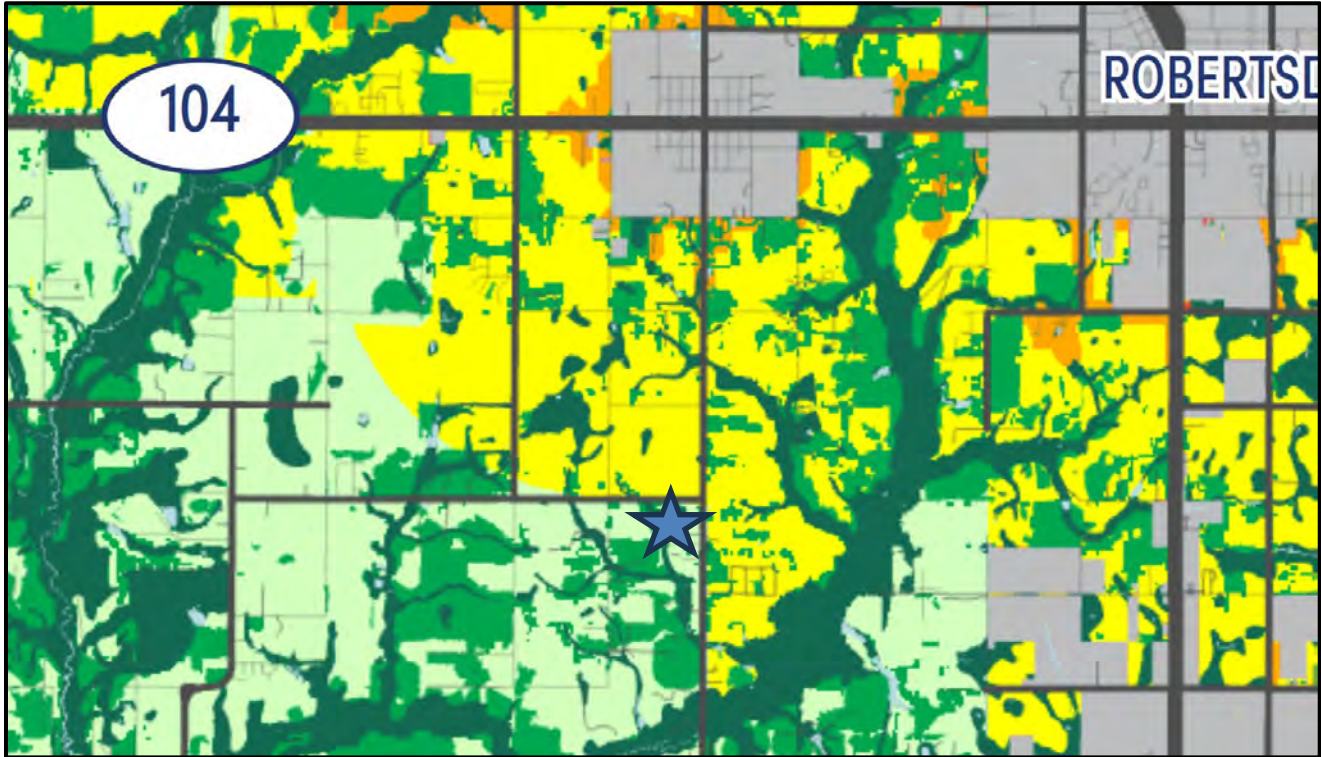


Locator Map



Site Map





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

NODE TYPES

-  RURAL CROSSROADS CENTER
-  NEIGHBORHOOD CENTER
-  VILLAGE CENTER
-  URBAN MIXED-USE CENTER
-  COMMERCIAL/INDUSTRIAL CENTER



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP24-38
Sailor's Landing
April 3, 2025

Subject Property Information

Planning District: 22
Zoning: RSF-2
Location: South of US Hwy 98 and west of County Rd. 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.
Parcel Numbers: 05-53-08-27-0-000-004.000 PIN#: 23227
Lead Staff: Shawn Mitchell, Senior Planner
Applicant/Owner: *Bailey Agriculture & Development LLC*
Engineer/Surveyor: Ricky Sears, PLS, *Mullins, LLC*
Online Case #: When searching online CitizenServe database, please use SPP24-000038.
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 227 (225 residential lots + 1 agricultural lot + 1 commercial lot)
Linear ft of streets: 11,397 LF
Lot setbacks: 30 ft front and rear, 10 ft side for 75 ft lots, 7.5 ft for 60 ft lots
Total acreage: 179.8 ac (134.08 without agricultural and commercial lots)
Smallest lot size: 8400 SF
Density: Total area 134.08 ac – wetlands (17.11 / 2) = 118.97 acres
225 lots / 118.97 ac = 1.9 units/ac
Density allowed by RSF-2 zoning = 2.9 units/ac
Open space: Total required: 134.08 x 20% = 26.82 ac
Total provided: 54.18 ac
Total usable (50% of required, excludes wetlands and detention): 13.62 ac

Public Utilities and Site Considerations

Public Utilities: Some utility letters are dated 2024 for the original PRD approval (PRD24-01)
Water: Perdido Bay Water. Letter dated Mar. 19, 2024
Electrical: Riviera Utilities / Baldwin EMC. Letter dated May 22, 2024
Sewer: BCSS, Lillian plant. Letter dated Jan. 3, 2025
Broadband: Brightspeed. Letter dated Feb. 14, 2025

Fire flow: Fire flow is 1776 gpm at 20 psi, adequate for the requested reduced side setbacks. Requested reduced utility side yard easements (7.5 ft rather than 10) are allowed because no utilities will be located in the side yards.

- Traffic study:** Study was conducted by Richard Somers, PE, *Rgood Ground, LLC*. It was reviewed and accepted by the P&Z Permit Engineer. Improvements on Hwy 98 were recommended by the TIS, but Baldwin Co. defers to ALDOT to determine required improvements.
- Flood zone:** Zone X, no special requirements.
- Drainage improve.:** Drainage narrative prepared by Eric Lane, PE, *Mullins, LLC*. It was reviewed and accepted by the P&Z Permit Engineer.
- Wetlands** Wetland report prepared by Craig Martin, *Wetlands Sciences, Inc*. Wetlands are shown with the required 30 ft natural buffer. No filling of wetlands is proposed. The wetland crossing for Nautical Ct. is permitted under USACE Nation-wide permit #14

Staff Analysis and Comments

The PRD for Sailor’s Landing was approved on Sept. 17, 2024 (PRD24-01). There are two site data tables on Sheet 1. The table to the left reflects the total parcel area (179.8ac) and total number of lots (227). The site data table with the inset map reflects the residential lots (225) and area (134.08 ac). The large agricultural lot and commercial lot adjacent to Hwy 98 were not included when calculating open space and density. General Note #7 explains the discrepancy between the two tables.

The amenities approved for the PRD are shown on the Preliminary Plat: a dog park, bike/walking trails, playground, gazebo, and pickleball courts. A landscaping plan was provided and plantings will be inspected before Final Plat approval.

The development will be built in two phases. Both entrances onto Hwy 98 and the emergency access to CR 95 will be constructed in Phase 1. The Applicant must submit an application to ALDOT for access to Hwy 98. The traffic study recommended left and right turn lanes at the eastern entrance but Baldwin Co. defers to ALDOT to determine what improvements will be required.

The emergency access to CR 95 has been moved north of the location shown on the PRD. It will pass through a parcel owned by the same owner as the PRD parcel. Instruments creating an ingress/egress easement must be recorded with the Judge of Probate and the access must be constructed to accommodate emergency vehicles.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-38, Sailor’s Landing Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

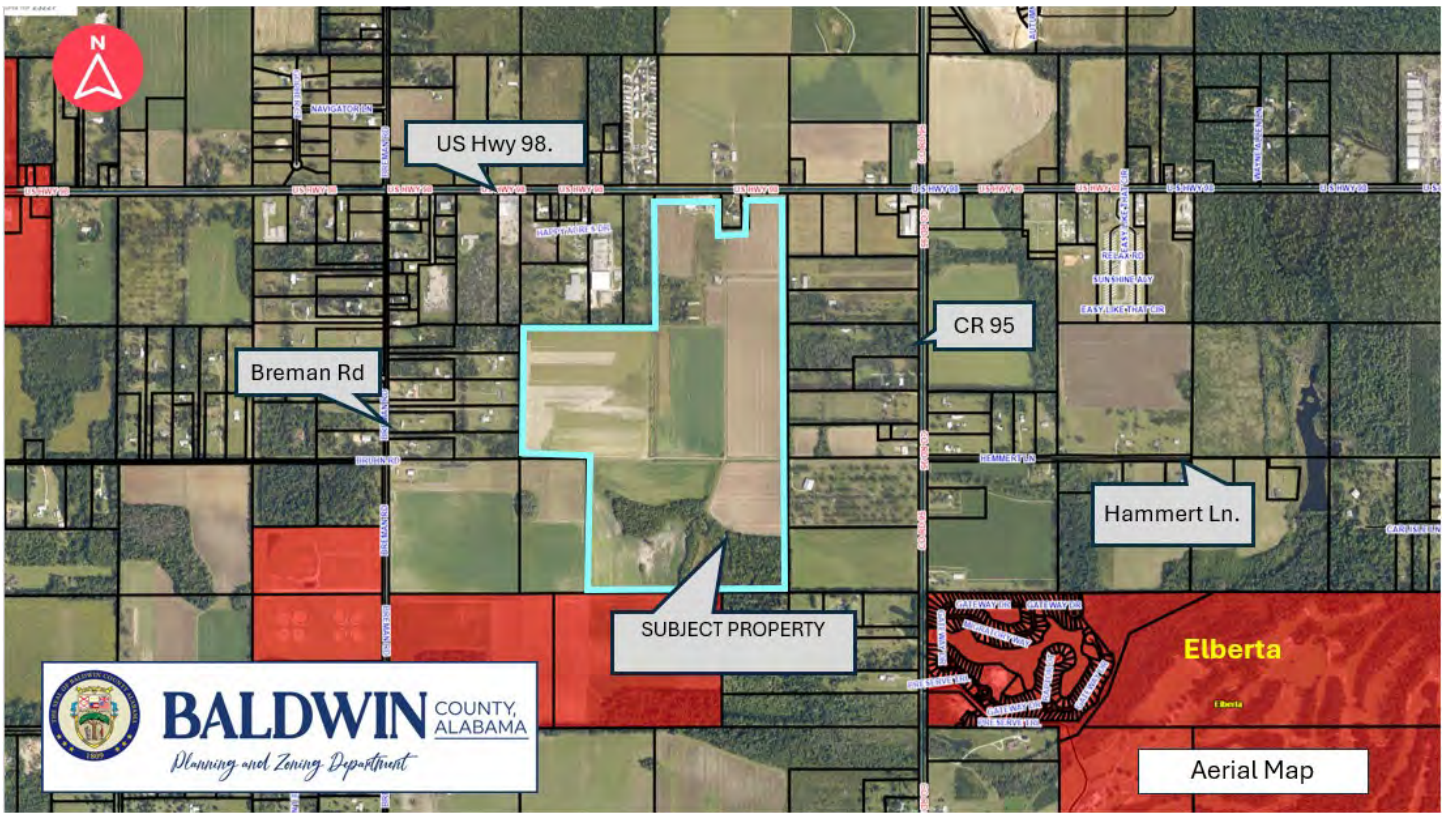
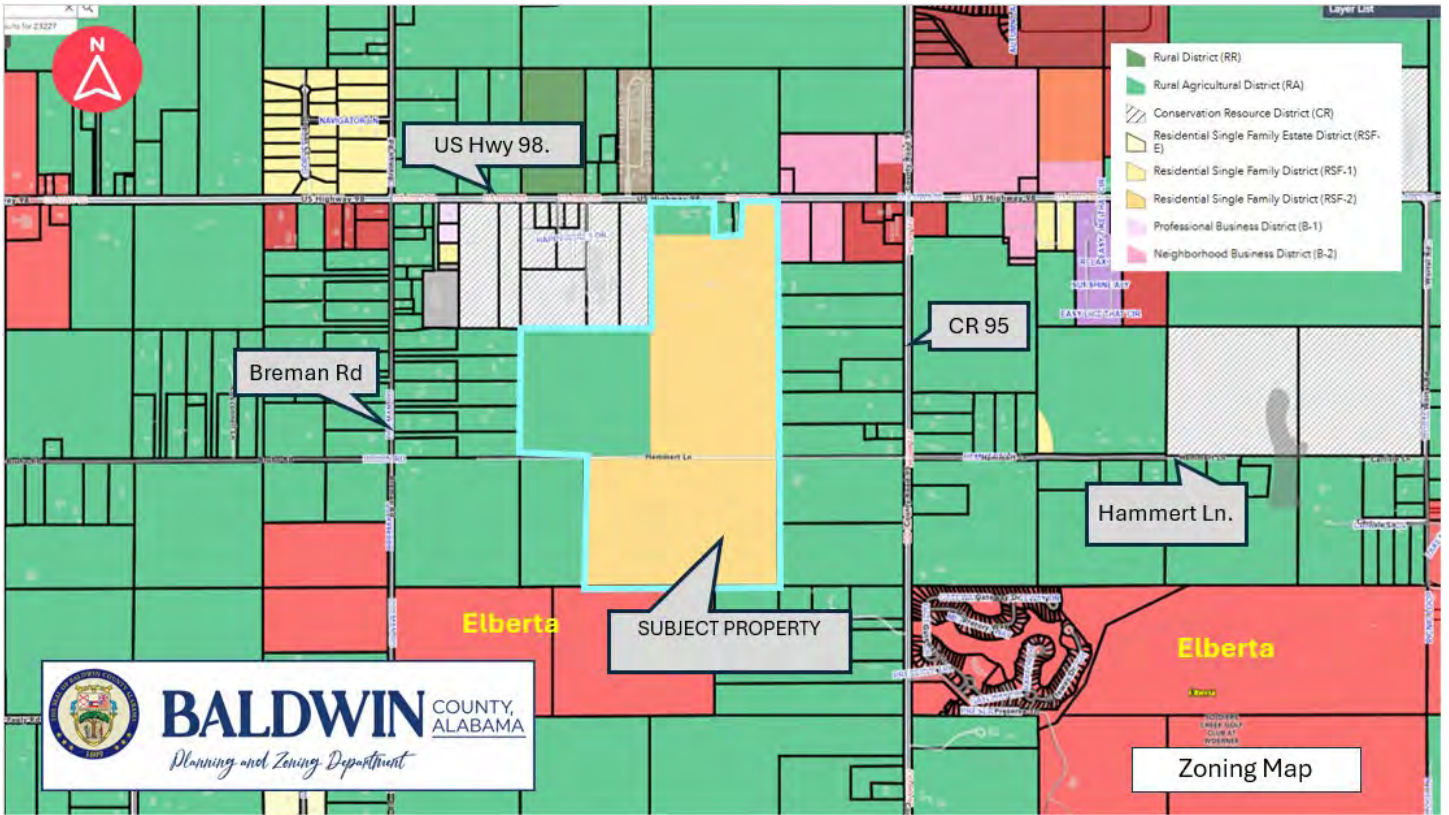
1. The broadband letter is not a commitment but states that it will work with the developer. A commitment letter will be required for Final Plat approval.
2. Apply for ALDOT permits to access Hwy 98 and install any improvements required by ALDOT. The construction plans (CPR permit), will not be reviewed until all necessary ALDOT permits have been approved.
3. Both entrances onto Hwy 98 and the emergency access must be constructed in Phase 1.
4. Construct the emergency access across Parcel 05-53-08-27-0-000-001.002 to accommodate emergency vehicles and record the necessary documents for the ingress/egress easement.

5. Any major changes to the Preliminary Plat, including a reduction in the amount of usable open space, will require Planning Commisison approval.
6. Adequate usable open space and stormwater facilities must be installed for each of the two phases.
7. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.

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 Preliminary 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>

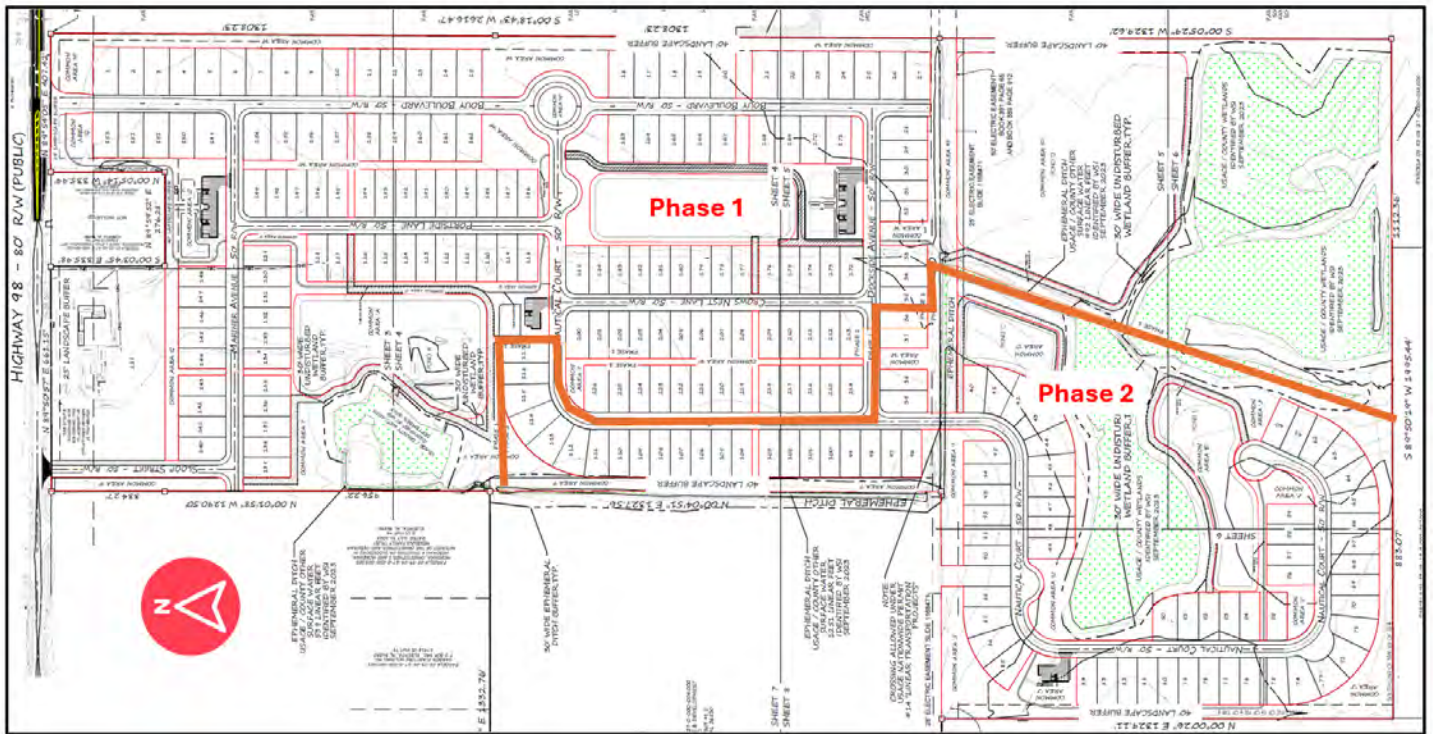
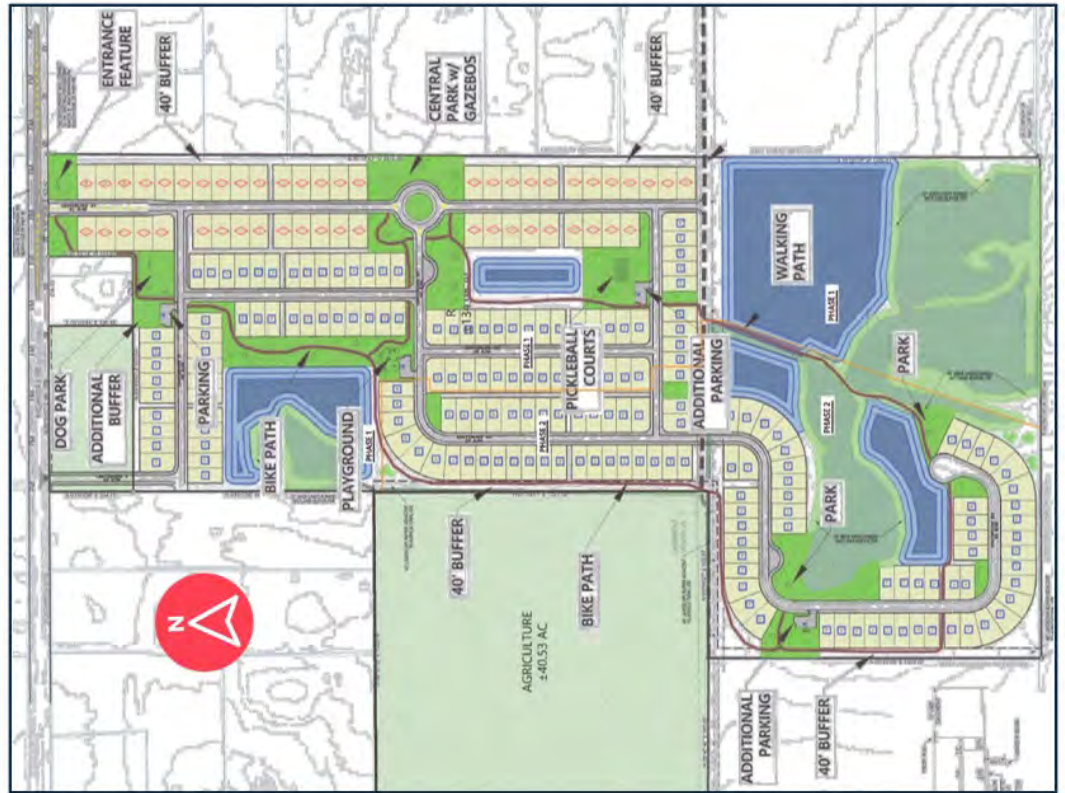
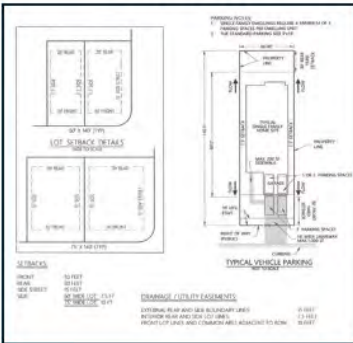


Plat

SITE DATA TABLE

SITE DATA TABLE	
Total Area for Residential Retaining:	134.08± Ac
Total Area within Wetlands and Ephemeral Ditch:	17.81± Ac
Total Area within Stormwater Facilities:	29.82± Ac
Required Open Space:	20% = 26.82± Ac
Provided Open Space:	442± = 54.18± Ac
PHASE 1	35.01 Ac
PHASE 2	19.17 Ac
Required Active/Passive Recreation Space:	10% = 13.41± Ac
Provided Active/Passive Recreational Space:	10% = 13.52± Ac
PHASE 1	10.53 Ac
PHASE 2	3.09 Ac
Max. Lot Density = 2 U/A with 1/2 Credit for Wetlands = 634.08 - (67.13/2)² = 251 Lots	
Proposed Total = 225 Lots - SEE GENERAL NOTE 7.	
TOTAL	
75' Wide - 50 Lots	
60' Wide - 175 Lots	
PHASE 1	
75' WIDE - 50 LOTS	
60' WIDE - 102 LOTS	
PHASE 2	
60' WIDE - 93 LOTS	
SEE GENERAL NOTE #7	
Smallest Lot Size - 58,400 SF	
Linear ft of Proposed Streets - 11,997 LF	
Amount of Proposed Impervious Surfaces - 42,39± Ac	

TYPICAL LOT



DATA TABLE FOR THE ENTIRE PARCEL

SITE DATA	
PARCEL #:	05-53-08-27-0-000-004.000
PIN:	23227
NUMBER OF LOTS:	227 LOTS
TYPICAL LOT SIZE:	60'x140' and 75'x140'
SMALLEST LOT SIZE:	8,400.00 SF
LARGEST LOT SIZE:	11,906 SF
TOTAL AREA:	179.80 ACRES±
TOTAL OPEN SPACE:	52.39 ACRES±
TOTAL WETLANDS AREA:	17.13
LINEAR FEET OF STREETS:	11,397 LF
PROPOSED ZONING:	RSF-2, PRD OVERLAY, DISTRICT 15
DENSITY:	1.7 UNITS / ACRE (RESIDENTIAL)
HIGHWAY CONSTRUCTION SETBACK - HCS	ALONG HIGHWAY 98 IS 125 FEET FROM CENTERLINE OF THE ROAD AT TIME OF RECORDING.
** SEE GENERAL NOTE #7	

GENERAL NOTE #7

- THE 40± ACRE AND 5± ACRE LOTS WERE EXCLUDED FROM THE CALCULATIONS FOR THE REQUIRED OPEN SPACE AND THE REQUIRED ACTIVE/PASSIVE RECREATIONAL SPACE, BUT ARE INCLUDED IN THE TOTAL LOT COUNT. 1- 40 AC LOT; 1- 5 AC LOT; 225 RESIDENTIAL LOTS

INSET TABLE FOR THE PARCEL MINUS THE COMMERCIAL AND AGR LOTS

SITE DATA TABLE	
Total Area for Residential Rezoning:	134.08± Ac
Total Area within Wetlands and Ephemeral Ditch:	17.13± Ac
Total Area within Stormwater Facilities:	20.92± Ac
Required Open Space:	20% = 26.82± Ac
Provided Open Space:	40% = 54.18± Ac
PHASE 1	35.01 Ac
PHASE 2	19.17 Ac
Required Active/Passive Recreation Space:	10% = 13.41± Ac
Provided Active/Passive Recreational Space:	10% = 13.62± Ac
PHASE 1	10.53 Ac
PHASE 2	3.09 Ac
Max. Lot Density = 2 U/A with 1/2 Credit for Wetlands = $(134.08 - (17.13/2)) * 2 = 251$ Lots	
Proposed Total = 225 Lots - SEE GENERAL NOTE 7.	
TOTAL	
75' Wide -	50 Lots
60' Wide -	175 Lots
PHASE 1	
75' WIDE -	50 LOTS
60' WIDE -	82 LOTS
PHASE 2	
60' WIDE -	93 LOTS
** SEE GENERAL NOTE #7	
Smallest Lot Size - ±8,400 SF	
Linear ft of Proposed Streets - 11,397 LF	
Amount of Proposed Impervious Surfaces - 42.19± Ac	



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
May 1, 2025, 4:00 PM**

BALDWIN COUNTY CENTRAL ANNEX | 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>

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(when available).

