



## Baldwin County Planning & Zoning Commission Agenda

Thursday, June 4, 2026

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll call**
5. **Approval of Agenda**
6. **Approval of meeting minutes**

May 7, 2026, Agenda Review Meeting Minutes

May 7, 2026, Regular Meeting Minutes

**7. Proposed Consent Agenda Items**

Staff proposes that the Planning Commission place the following cases on the Consent Agenda as they are noncontroversial and do not require a Public Hearing.

**a.) PER26-15, Red Hill 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 Planned Unit Development approval for Red Hill Mobile Home Park.

Location: Subject property is located south of Red Hill Rd near the City of Bay Minette in Planning District 5.

**b.) PER26-16, Iron Horse Subdivision Phase 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 Preliminary Plat approval for Iron Horse Subdivision Phase 2 & 3.

Location: Subject property is located north of County Rd 24 and east of County Rd 65, between Summerdale and Foley in Planning District 18.

**8. Old Business**

None.

**9. Public Hearings**

**Public Hearing Guidelines:** *Please register at the booth in the lobby if you would like to address the Planning Commission concerning a case within the Public Hearing portion of the agenda. Public comments should only be made during the public hearing portion of the meeting. Comments should be directed to the Planning Commission Chairman. Comments should be focused on the application being presented. Comments from individuals should be limited to 3 minutes; groups are asked to select a spokesperson to speak on behalf of the group with comments limited to 5 minutes.*

**a.) CPD26-01 & SV26-09, Cooper Boat & RV Storage**

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

Purpose: The applicant is requesting Commission Planned Development approval for the construction of 8 buildings for Boat & RV Storage and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located west of West Boulevard and north of State Highway 104 in Silverhill in Planning District 14.

**b.) SC26-16, Resubdivision Parcel 1, Cason-Stringer Subdivision**

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

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

Location: Subject property is located west of Phillipsville Rd & east of US Hwy 31 in Planning District 6.

**c.) SV26-08, Charles Roberts Subdivision Variance**

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

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the minimum lot size requirement for a Planned Unit Development for an RV & Boat Storage.

Location: Subject property is located west of the Baldwin Beach Express and north of County Rd 36 and south of County Rd 38 S in Planning District 18.

**10. Commission Site Plan Reviews**

**a.) CSP26-13, American Factory Direct Furniture Store**

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

Purpose: The applicant is requesting Commission Site Plan approval for a 34,063 sq ft furniture store.

Location: Subject property is located east of State Highway 181 and north of Milton Jones Rd in Daphne in Planning District 15.

**11. Other Business**

None.

**12. Public Comments**

**13. Planning Commissioner Comments**

**14. Director's Report**

a.) Update on ongoing projects

b.) Summary of rezoning actions by the County Commission

c.) Summary of permits issued to date with trend from previous years

d.) Questions/Comments

**15. Adjourn Regular Meeting**

Next Regular Meeting: **July 9, 2026**



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. PER26-15 Red Hill Mobile Home Park Permit Extension  
Permit Extension Request for PUD24-06  
June 4, 2026**

### Subject Property Information

**Planning District:** 5  
**Zoning:** Unzoned  
**Location:** The subject property is located south of Red Hill Rd. The City of Bay Minette is to the east and west.  
**Parcel Numbers:** 05-23-03-07-0-000-013.003      **PIN:** 35085  
**Lead Staff:** Elizabeth Wilson, Planning Technician  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Permit Extension Request for PUD approval for a 17 unit Mobile Home Park  
**Proposed # of Sites:** 17 sites  
**Linear feet of streets:** 433 LF of road which will not be accepted by the County for maintenance and shall remain private.  
**Total acreage:** 3.3 acres  
**Denisty:** 17 units at 5.15 units/acre  
**Applicant/Owner:** *C2 Consulting LLC, 126 Shiloh Rd., Daphne, AL 36526*  
**Engineer/Surveyor:** *Benjamin White, Tensaw Engineering, 15 Hand Ave., Ste 158, Bay Minette, AL 36507*

### Public Utilities and Site Considerations

**Public Utilities:** Electrical: Alabama Power  
Water: North Baldwin Utilities  
Sewer: North Baldwin Utilities  
**Traffic study:** Not required.  
**Drainage improve.:** A drainage narrative was prepared by Krista Landenwich, *Tensaw Engineering* and was accepted by the Baldwin County Highway Department.  
**Wetlands** Delineation not required. Site is entirely uplands.

## Staff Analysis and Comments

The PUD ( **PUD24-000006** ) was approved by the Planning Commission on **May 2, 2024**.

Construction Plans Review Permit ( **CPR24-000033** ) was issued October 14, 2024. The conditions of approval were to arrange a preconstruction meeting with staff, provide ADEM permit, and General Contractors license. As of the submission of the permit extension request, those conditions have not been met. No site work has started.

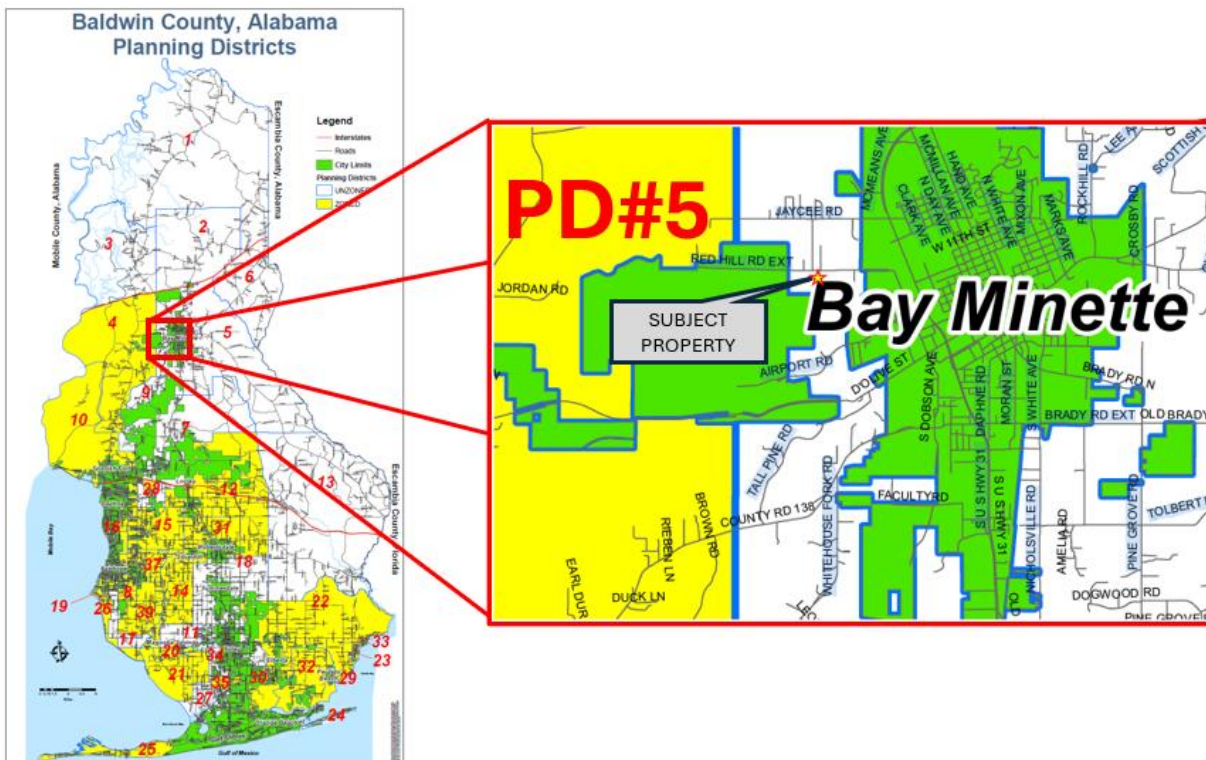
The applicant states the reason for the extension request is a delay in securing financing for the project.

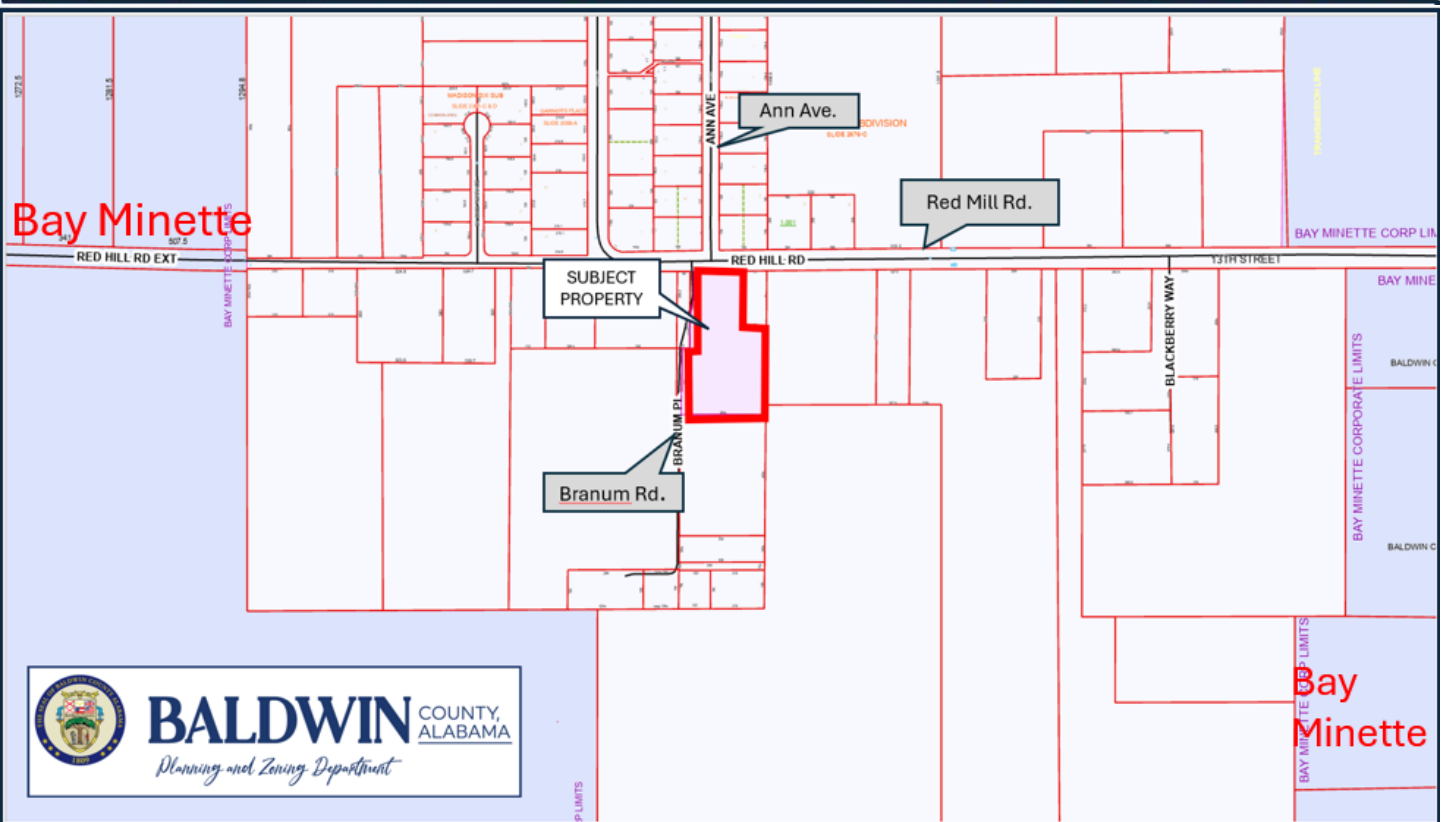
## Staff Recommendation:

Staff recommends that a one (1) year extension of PUD approval for **PER26-16 Red Hill Mobile Home Park** be **APPROVED** with the following conditions:

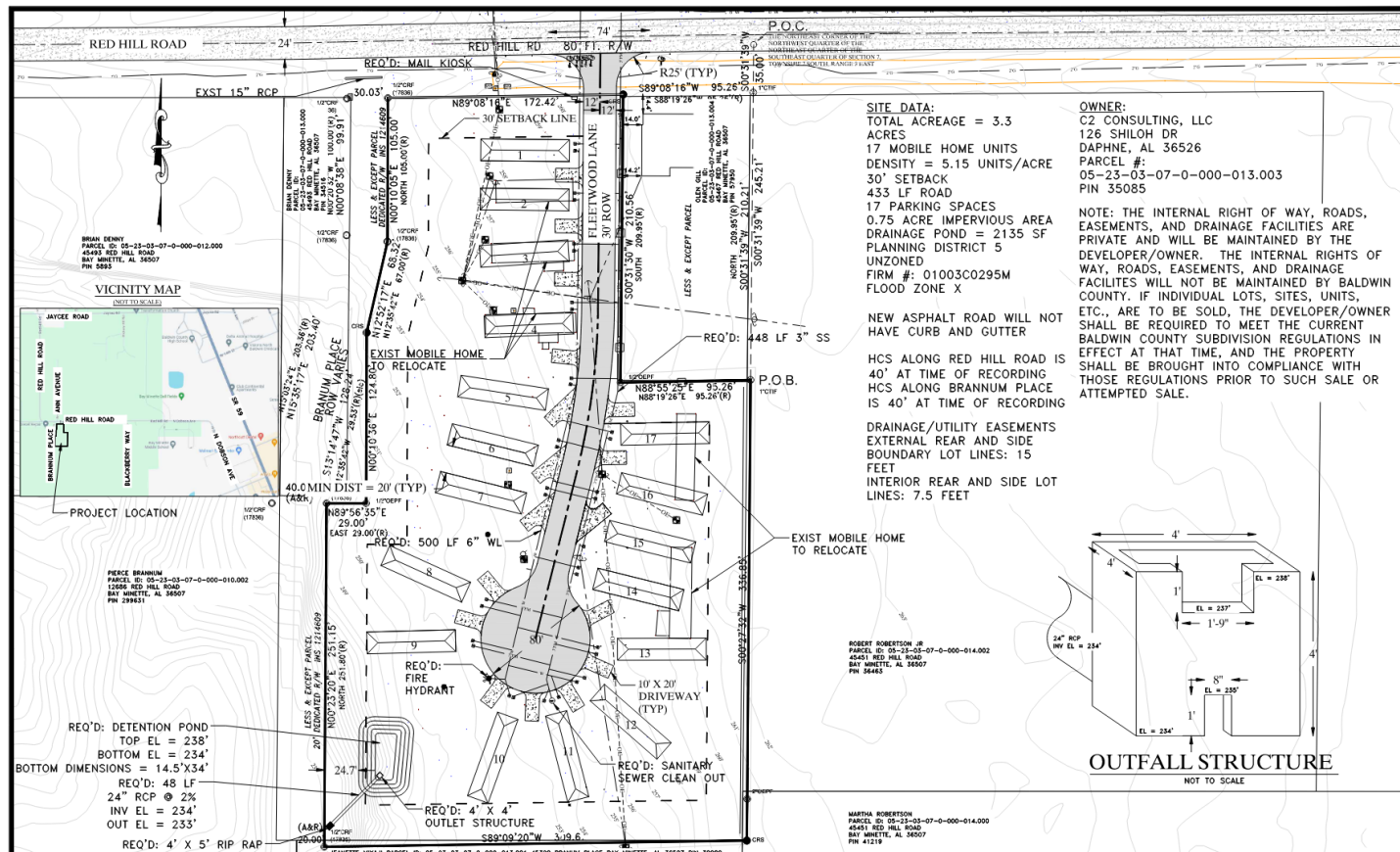
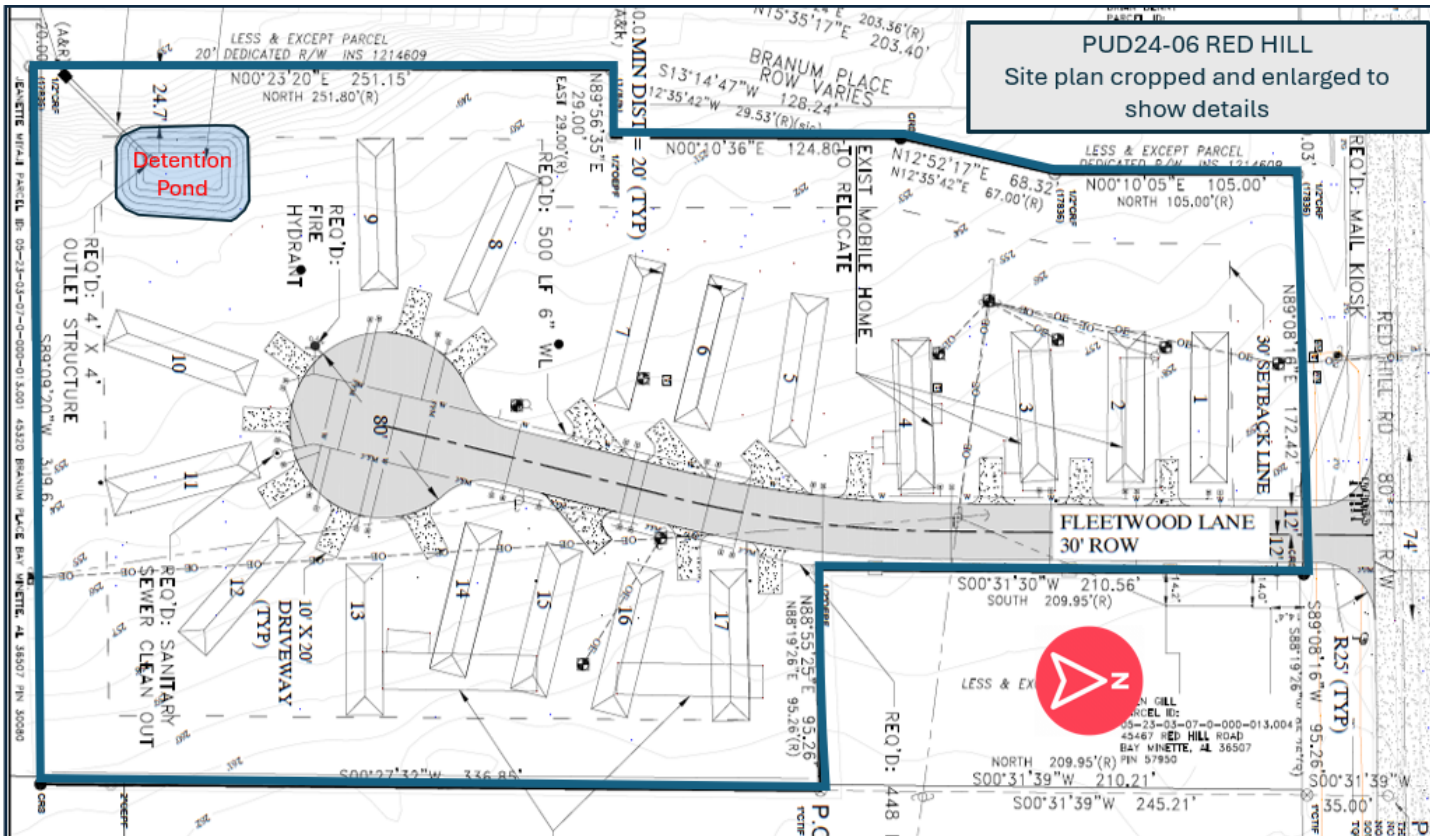
1. The one (1) year PUD approval extension expires at 4:30 PM CST on **May 1<sup>st</sup>, 2027**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review Baldwin County Planning Commission.

## Locator Maps





# Site Plan



PROJECT NUMBER: 24005	DATE: FEBRUARY 1, 2024	BENJAMIN W. WHITE, PROFESSIONAL ENGINEER phone: (251)-331-1711	RED HILL ROAD MOBILE HOMES FINAL PLAN	SHEET 1 of 2
REVISIONS:		TENSAW ENGINEERING, LLC 15 SHAND AVENUE, SUITE 100 DAPHNE, AL 36526 PHONE: (251) 331-1711	C2 CONSULTING, LLC 45485 RED HILL ROAD BAY MINETTE, AL 36507	



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER26-000016  
Permit Extension Request for SPP23-10 Iron Horse Phase 2 & 3  
June 4, 2026

### Subject Property Information

**Planning District:** 18  
**Zoning:** Unzoned  
**Location:** Subject property is located north of County Rd. 24 and east of County Rd 65, between Summerdale and Foley.  
**Parcel Numbers:** 05-54-04-18-0-000-003.000 **PIN:** 29357  
**Lead Staff:** Elizabeth Wilson, Planning Technician  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** 2<sup>nd</sup> one-year extension of the approved Preliminary Plat SPP23-000010.  
**Proposed # of Sites:** 284 sites  
**Linear feet of streets:** 10,979 LF of streets for public use  
**Total acreage:** 96.28 ac  
**Smallest lot size:** 7,800 sf  
**Applicant/Owner:** Sharon Underwood and Connie Greer P.O. Box 34, Summerdale, AL 36580  
**Engineer/Surveyor:** Victor Germain, PLS, Dewberry Engineering  
25353 Friendship Road, Daphne, AL 36526

### Public Utilities and Site Considerations

**Public Utilities:** Electrical: Baldwin EMC  
Water: Riviera Utilities  
Sewer: Baldwin County Sewer Service

**Traffic study:** TIS prepared and stamped by Shane Bergin, *Neel-Schaffer*, and accepted by the Baldwin County Highway Department.

**Drainage improve.:** A drainage narrative was prepared and stamped by Justin Britt, PE, and accepted by the Baldwin County Highway Department.

**Wetlands** A wetland report was prepared by Cathy Barnette, *Dewberry Engineering*.

### Staff Analysis and Comments

The Preliminary Plat was approved on July 6, 2023. The subdivision construction permit was issued on August 27, 2024. A one-year permit extension was requested and approved by the Planning Commission on June 5, 2025. Since that time, the final plat for phase one has been recorded. The current request is for the 2<sup>nd</sup> and final one-year extension to allow time to complete the construction of phases 2 & 3. The developer states that “they anticipate submitting for final plat prior to the expiration of this request”.

Staff recommends PER26-16 for Iron Horse Subdivision be **APPROVED**.

### Staff Recommendation:

Staff recommends that the final one (1) year extension **PER26-16** for SPP23-10 Iron Horse Subdivision be **APPROVED**.

Final Plat approval must be obtained prior to the expiration of the extension on Monday July 5, 2027.

## Letter of Explanation

As part of our permit extension request for Ironhorse, staff asked us to justify the extension request. Below is our explanation. Phase 1 was final platted in January 2026.

- Preliminary plat approved:
  - All phases – 07/10/2023
- Design began after approval... took 8 months for review by the County.
- Dates first submitted construction plans to County:
  - Phase 1 – 01/31/2024
  - Phase 2 – 01/31/2024
  - Phase 3 – 02/08/2024
- Intake Review received:
  - Phase 1 – 03/15/2024
  - Phase 2 – 03/16/2024
  - Phase 3 – 03/25/2024
- Plans resubmitted after Intake review:
  - Phase 1 – 03/28/2024
  - Phase 2 – 03/29/2024
  - Phase 3 – 03/28/2024
- First technical review comments received:
  - Phase 1 – 05/24/2024
  - Phase 2 – 05/24/2024
  - Phase 3 – 05/24/2024
- First technical review comments addressed & resubmitted:
  - Phase 1 – 06/05/2024
  - Phase 2 – 06/05/2024
  - Phase 3 – 06/05/2024
- Conditional Approval received:
  - Phase 1 – 07/04/2024
  - Phase 2 – 07/04/2024
  - Phase 3 – 07/05/2024
- Subdivision permit issued:
  - Phase 1 – 08/27/2024
  - Phase 2 – 08/27/2024
  - Phase 3 – 08/27/2024

Construction underway on Phases 2 & 3 and we anticipate submitting final plat application prior to expiration next year.

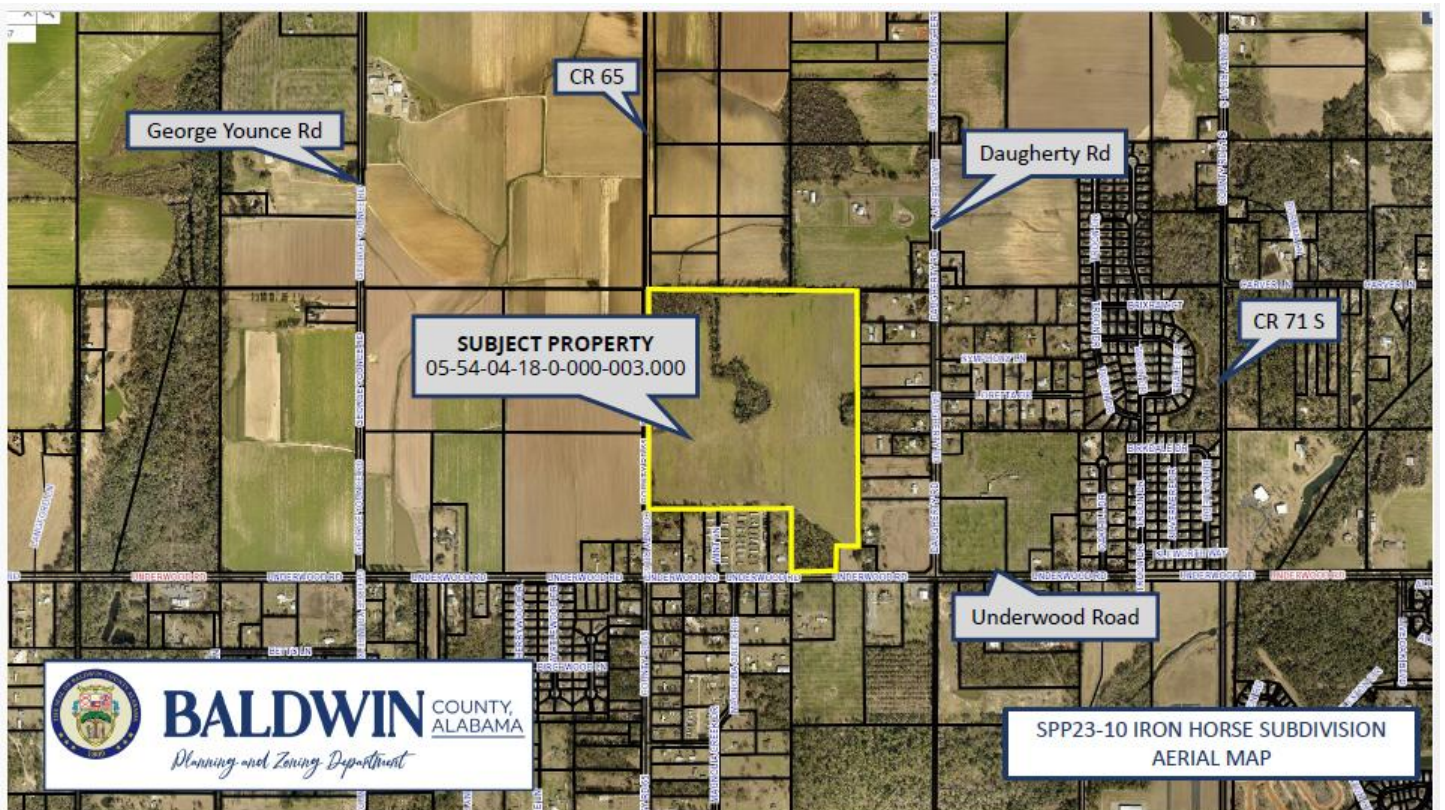
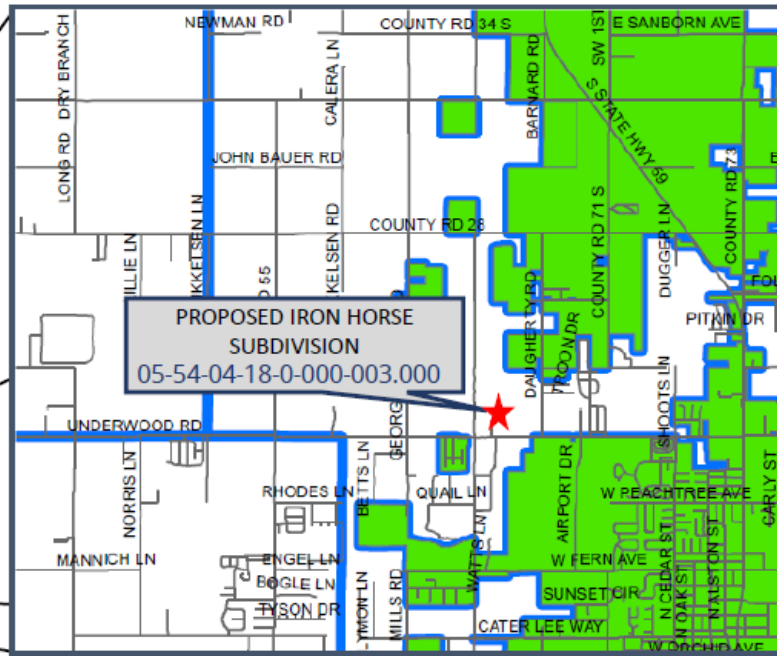
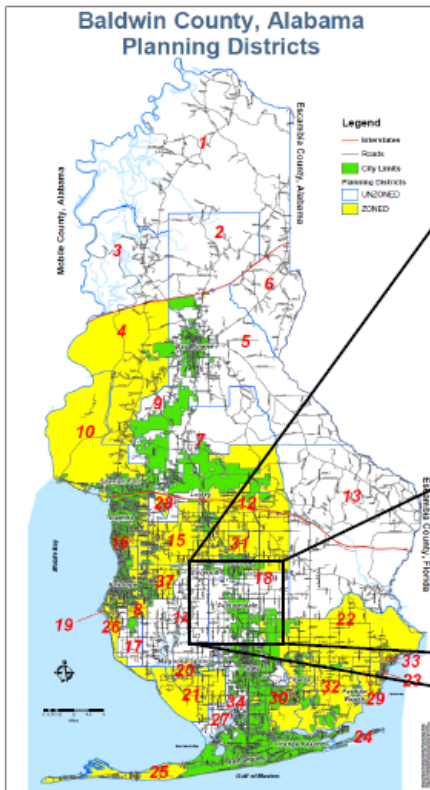
If you have any questions, comments, or concerns about this submission, please contact us.

Sincerely,

*Aaron Collins*

Dewberry  
Aaron Collins  
Deputy Project Manager  
[ascollins@dewberry.com](mailto:ascollins@dewberry.com)

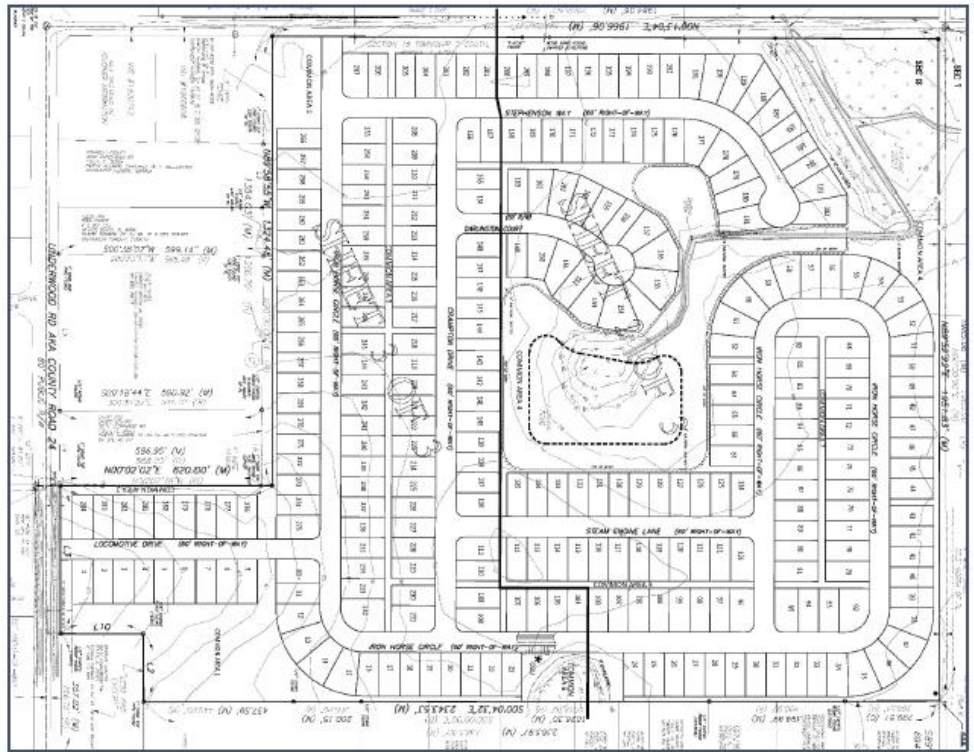
# Locator Maps



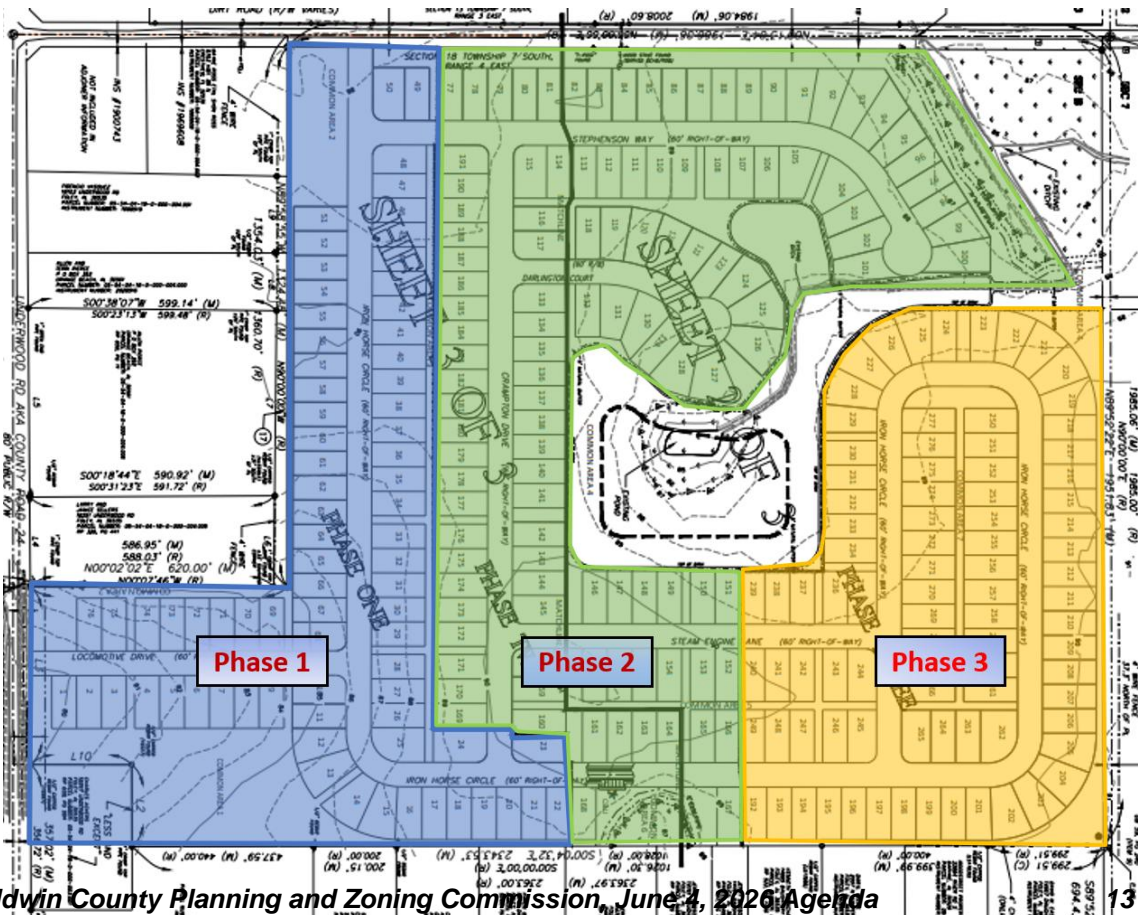
# Plat



SPP23-10 IRON HORSE  
SUBDIVISION  
Preliminary plat cropped and  
enlarged to show details



# Phasing Plan





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CPD26-01 & SV26-09**  
**Cooper Boat & RV Storage**  
**Commission/Planned Development (CPD) Approval**  
**June 4, 2026**

### Subject Property Information

**Planning District:** 14  
**Zoning:** RR, Rural District  
**Location:** The subject property is located west of West Boulevard and north of State Highway 104 in Silverhill  
**Parcel Numbers:** 05-47-02-03-0-000-023.007 **PIN#:** 380681  
**Lead Staff:** Cory Rhodes, Planner  
**Applicant/Engineer:** Pillar, LLC – Thomas Granger, PE  
**Owner:** Firetower Properties, LLC  
**Engineer/Surveyor:** Smith, Clark & Associates, LLC  
**Online Case #:** When searching online CitizenServe database, please use CPD26-000001 or SV26-000009  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** The applicant is seeking a Commission Planned Development Site Plan approval for eight boat/RV storage buildings that will be completed in one phase  
**Number of Lots:** 1  
**Number of Units:** Eight (8) buildings, with approximately 74 units  
**Lot setbacks:** 40' Front' 40' Rear, 20' Side Setback  
**Wetland Setback:** No wetlands on property  
**Total acreage:** ±5.37 AC  
**Open space:** Total required (20%): 46,820 SF  
Total provided: 96,398 SF (41%)  
Total usable (50% of required): 11,856 SF (5.1%)  
*Subdivision variance requested (SV26-09)*

### Public Utilities and Site Considerations

**Public Utilities:** Water: Town of Silverhill  
Sewer: Baldwin County Sewer Service  
Electrical: Riviera Utilities

**Fire flow:** N/A

**Traffic study:** N/A

- Flood zone:** "X" Flood Zone; appropriate notes are reflected on the site plan
- Drainage:** Drainage narrative prepared by Thomas Granger, PE, was reviewed and accepted by the P&Z Permit Engineer.
- Wetlands:** No wetlands present on property

### Staff Analysis and Comments

The applicant is requesting Commission Plan Development approval for a commercial development consisting of 8 buildings housing a total of 74 open boat/RV storage units. The subject property is approximately ±5.37 acres and is zoned RR, Rural District. No wetlands are located on the property. A variance from the useable open space requirements of Section 6.1.4 of the Subdivision Regulations has been requested, as this is a commercial use. The request meets the requirements of the Baldwin County Subdivision Regulations and Zoning Ordinance.

### Subdivision Variance Request for SV25-24

The applicant is requesting a variance from some of the requirements of a Planned Unit Development, which include the elimination of the usable open space requirement. Staff believe the granting of this variance request complies with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

#### Section 8.1 – Conditions for variance approval

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning Commission may approve variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations.”

### Applicant’s Response to Variance Criteria

#### 1. The purpose of this Variance is to allow:

Applicant’s response: *Reduction of Useable Open Space. We have approximately 0.27 acres of what could be considered "Useable" Open Space where 0.54 acres is required (10% of 5.37 acres).*

**2. Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below.**

Applicant’s response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

**3. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.**

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

**4. Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.**

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

**5. Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

**6. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.**

Applicant's response: *This Variance will not vary the Provisions of other adopted policies and regulations of the Baldwin County Commission.*

**Staff Recommendation:**

Staff recommends that the Commission Planned Development for Case No. CPD26-01 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

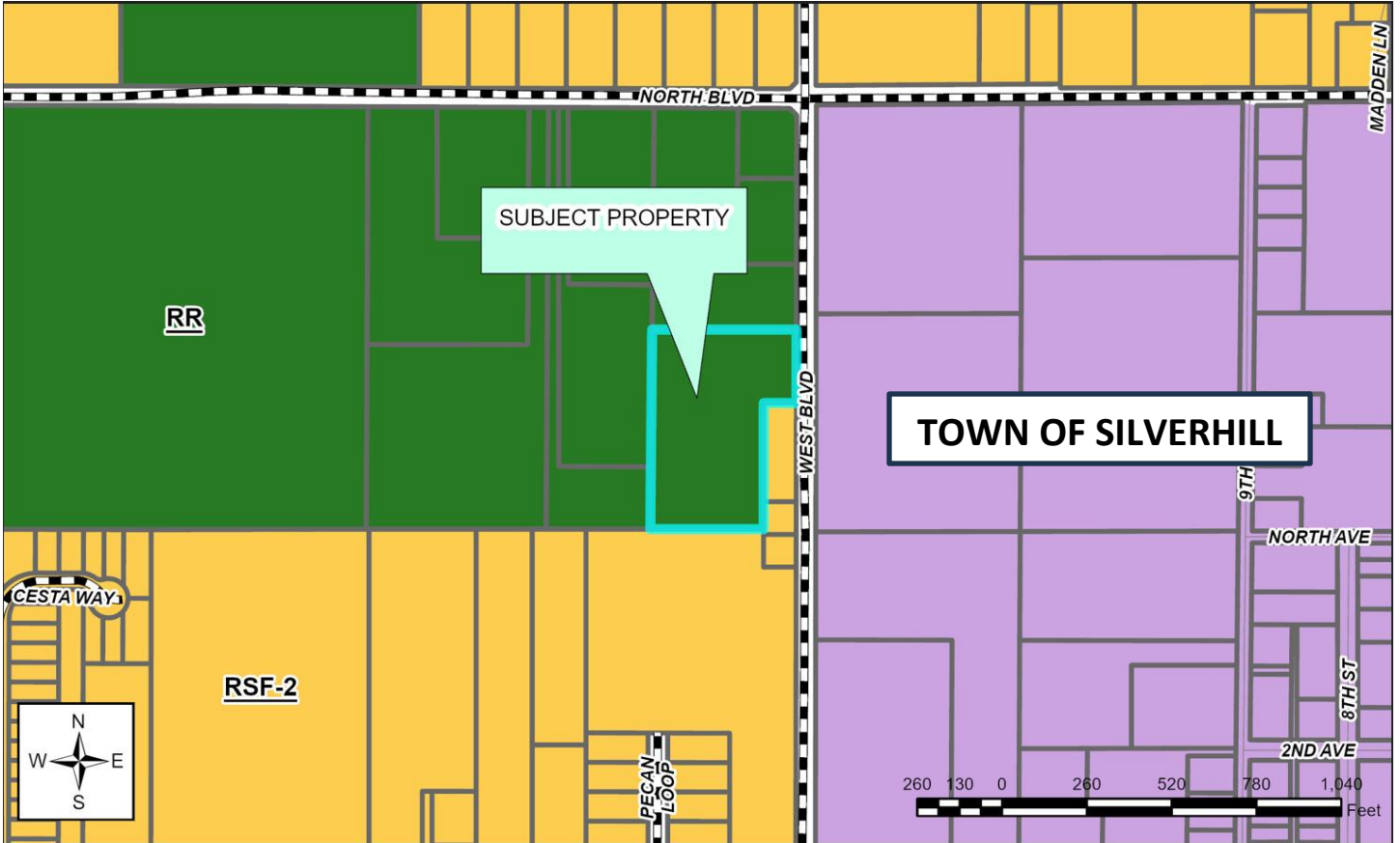
**Specific conditions:**

1. Approval of SV26-09

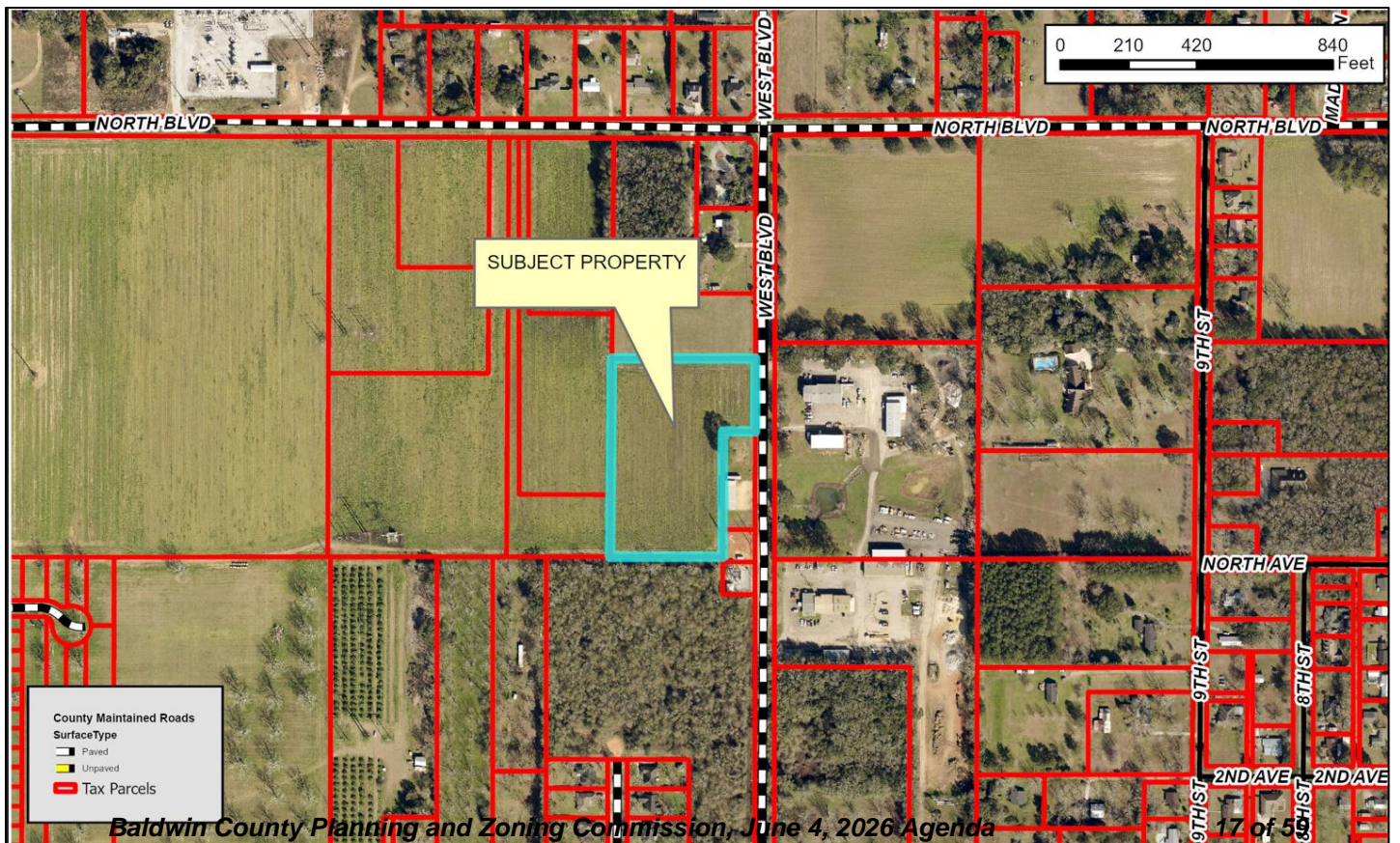
**General Conditions:**

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 to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is **2 years** from approval of the Commission Planned Development.

# Locator Map



# Site Map



Property Images







Property to The East  
PIN: 32757

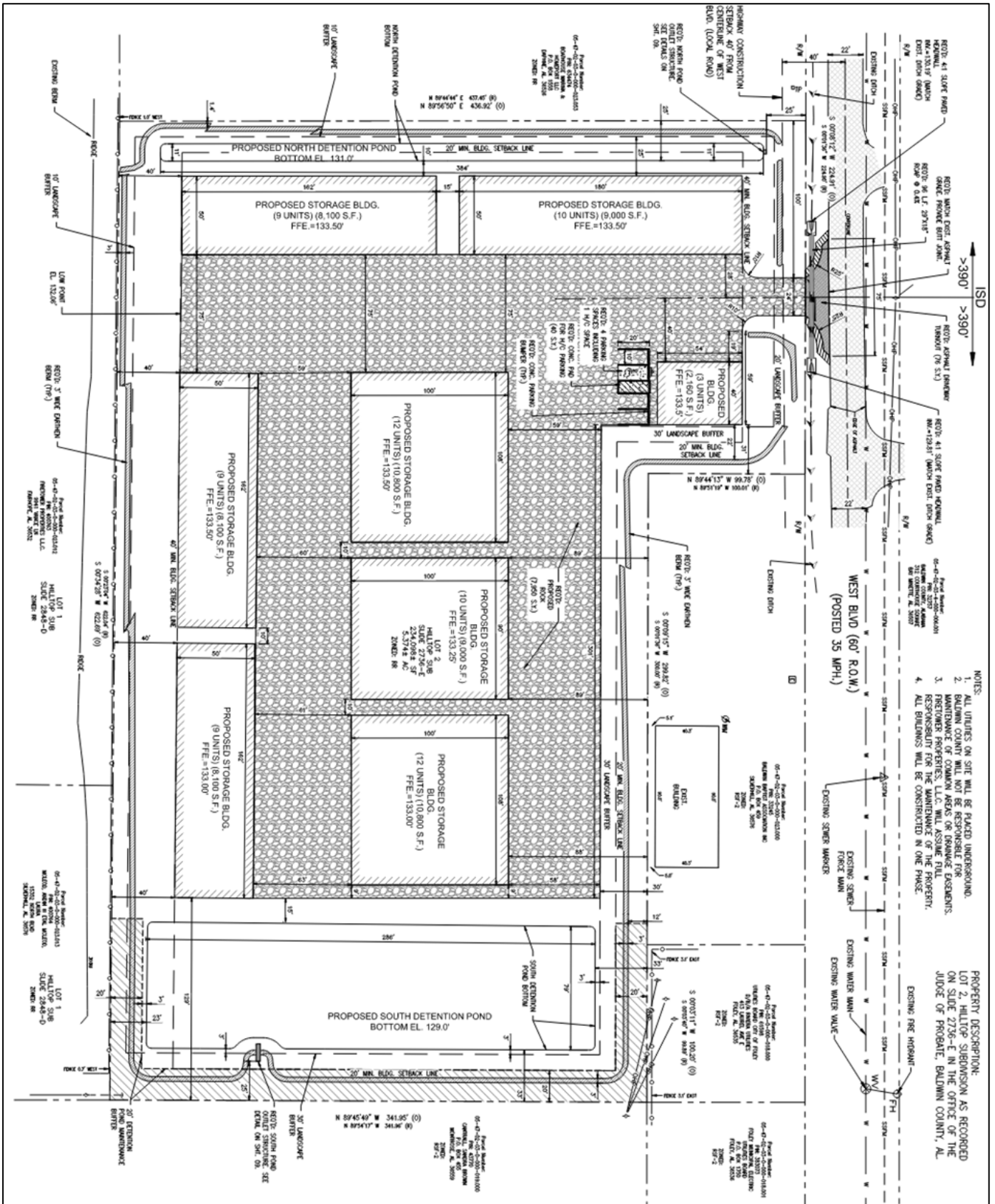
May 21, 2026 11:35:23 AM  
15444 North Boulevard  
Silverhill  
Baldwin County  
Alabama



Adjoining  
Property to  
The West  
PIN: 383982

May 21, 2026 11:37:23 AM  
15352 North Boulevard  
Silverhill  
Baldwin County  
Alabama

# Site Plan



- NOTES:**
1. ALL UTILITIES ON SITE WILL BE PLACED UNDERGROUND.
  2. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS OR DRAINAGE ESCAPEMENTS.
  3. FUTURE PROPERTY OWNERS, L.L.C. WILL ASSUME FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE PROPERTY.
  4. ALL BUILDINGS WILL BE CONSTRUCTED IN ONE PHASE.

**PROPERTY DESCRIPTION:**  
 LOT 2, HILLTOP SUBDIVISION AS RECORDED ON SLIDE 2736-E IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, AL.

SITE DATA:

OWNER/DEVELOPER: FIRETOWER PROPERTIES, LLC

ENGINEER OR SURVEYOR: PILLAR, LLC -

THOMAS GRANGER, P.E.

ZONING: RR

PARCEL ID # 05-47-02-03-0-000-023.007

PIN: 380681

LOCATION: WEST BLVD., SILVERHILL, AL.

TOTAL ACREAGE: 5.37 ACRES (234,098 S.F.)

FLOOD ZONE: "X" (NO B.F.E.)

MIN. BUILDING SETBACKS:

40' FRONT

40' REAR

20' SIDE

NUMBER OF BUILDINGS: 8

NUMBER OF UNITS: 74

TOTAL BUILDING AREA: 66,060 S.F. (28%)

TOTAL AREA OF ROCK: 71,522 S.F. (31%)

TOTAL IMPERVIOUS AREA: 137,582 S.F. (59%)

TOTAL PERVIOUS AREA: 96,516 S.F. (41%)

OPEN SPACE :

TOTAL OPEN SPACE REQUIRED: 1.07 ACRES / 46,820 S.F. (20%)

TOTAL OPEN SPACE PROVIDED: 2.21 AC. / 96,398 S.F. (41%)

TOTAL USEABLE OPEN SPACE REQUIRED: 23,410 S.F. / 0.54 AC. (10%)

TOTAL USEABLE OPEN SPACE PROVIDED: 11,856 S.F. / 0.27 AC. (5.1%)

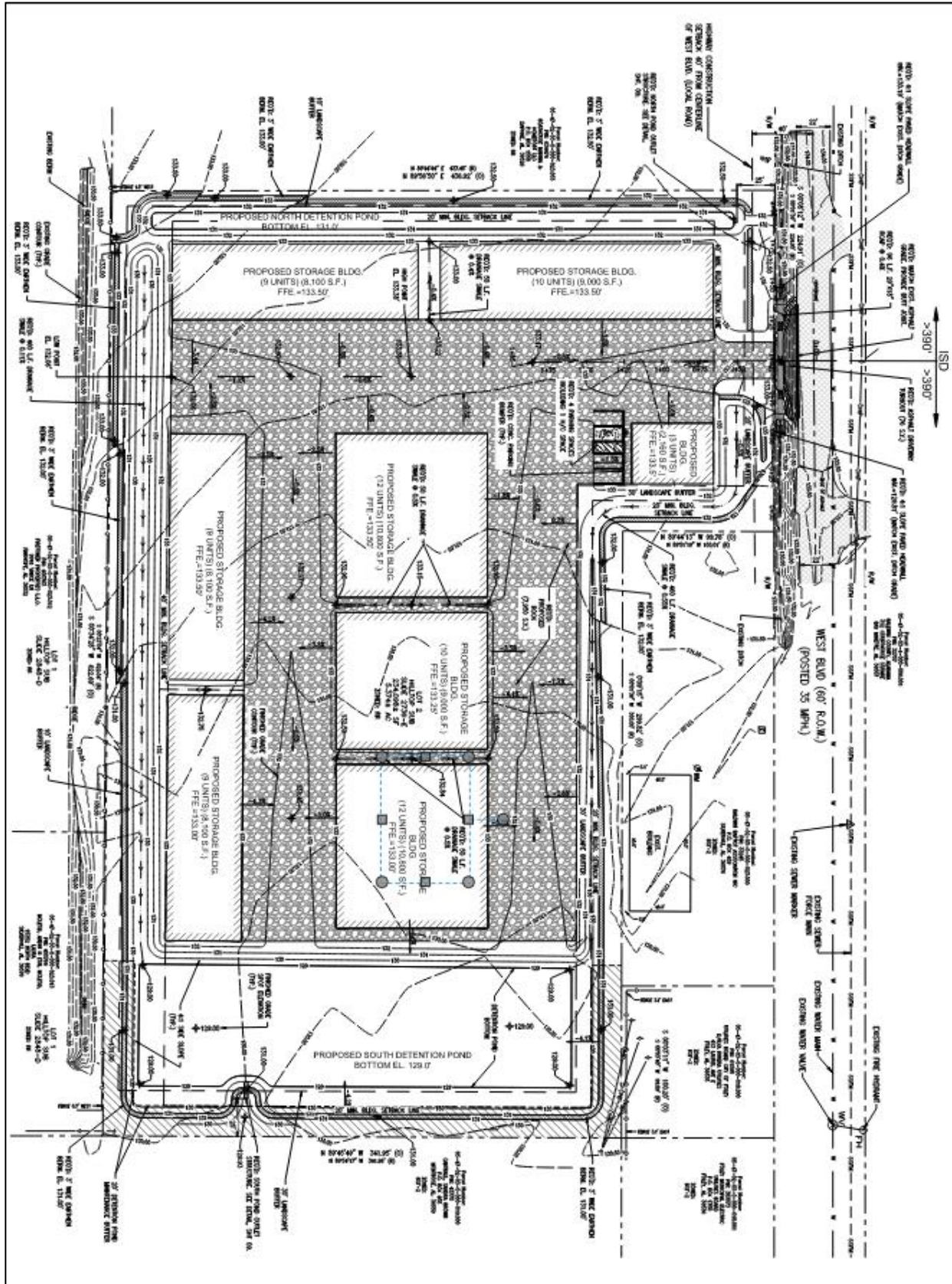
TOTAL UN-USEABLE OPEN SPACE: 84,542 S.F. / 1.94 AC. (36%)

DRAINAGE/UTILITY EASEMENTS:

EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET

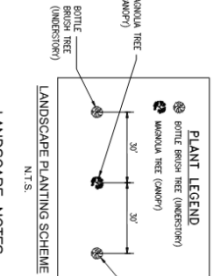
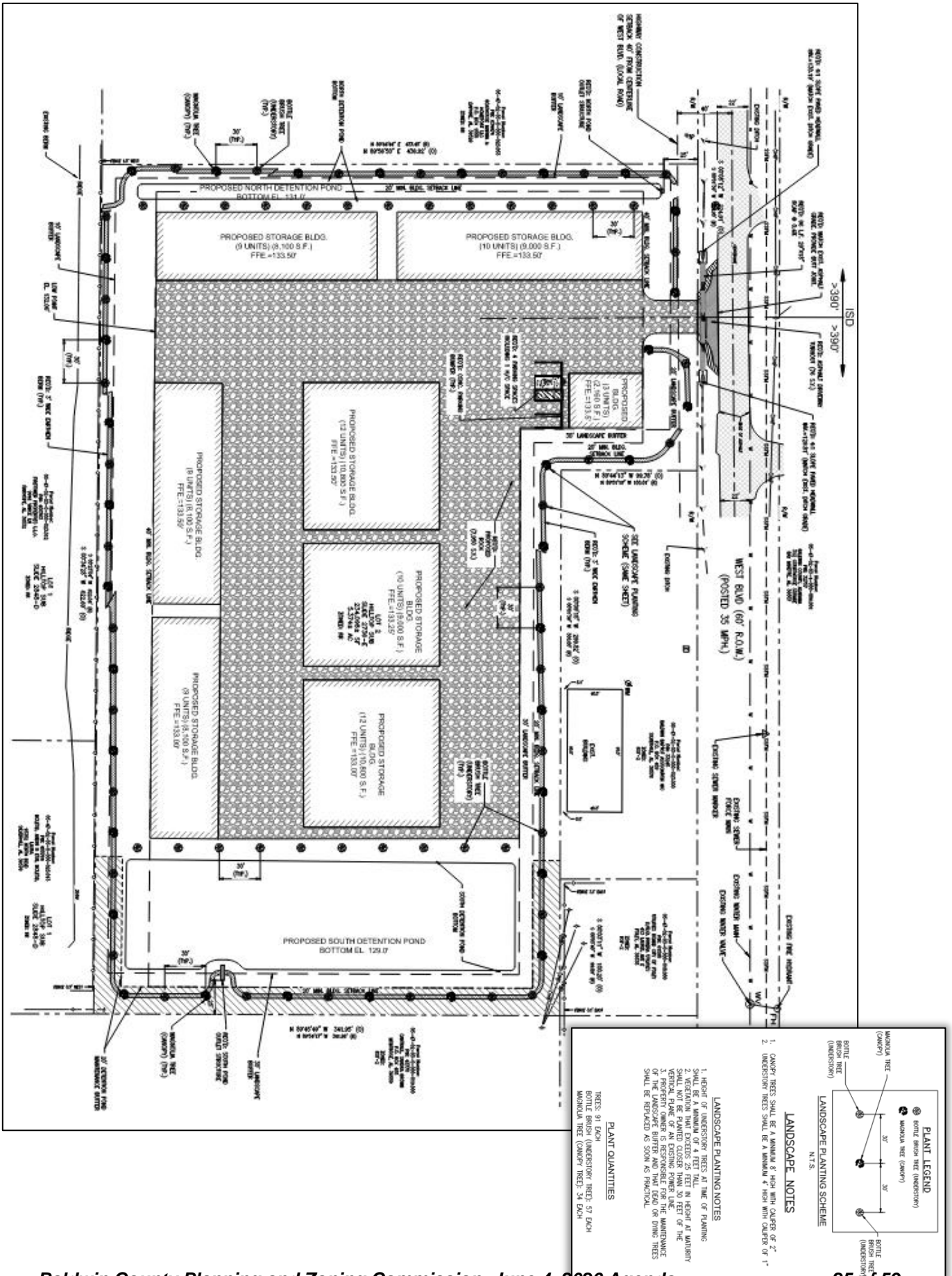
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

# Grading & Drainage Plan





# Landscape Plan



**LANDSCAPE NOTES**

1. CANOPY TREES SHALL BE A MINIMUM 8' HIGH WITH CALIPER OF 2"
2. UNDERSTORY TREES SHALL BE A MINIMUM 4' HIGH WITH CALIPER OF 1"

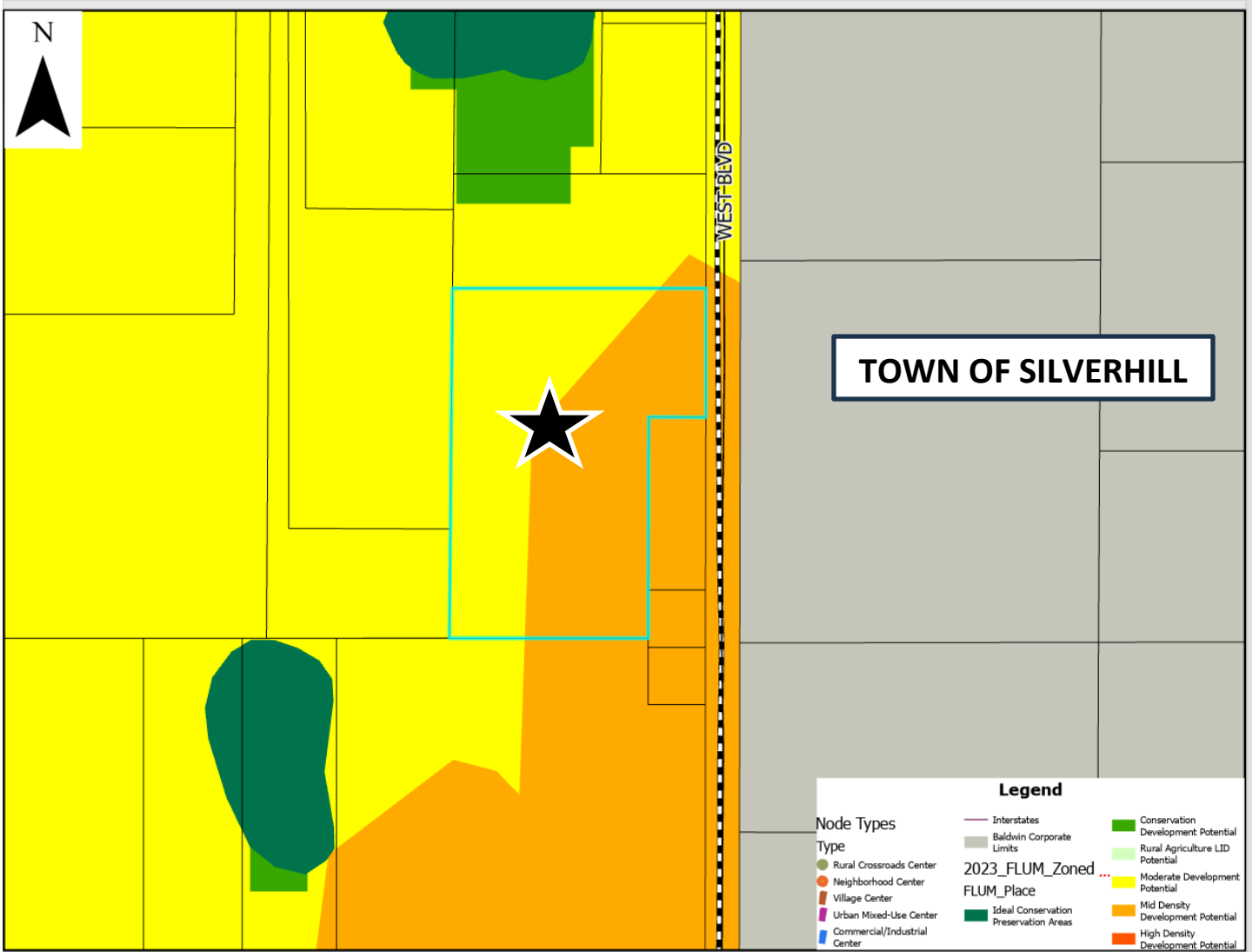
**LANDSCAPE PLANTING NOTES**

1. HEIGHT OF UNDERSTORY TREES AT TIME OF PLANTING SHALL BE A MINIMUM OF 4 FEET TALL.
2. VEGETATION THAT EXCEEDS 25 FEET IN HEIGHT AT MATURITY SHALL NOT BE PLANTED OUTSIDE THIS 50 FEET OF THE PROPERTY LINE.
3. PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER AND THE DEAD OR Dying TREES SHALL BE REPLACED AS SOON AS PRACTICAL.

**PLANT QUANTITIES**

TREES: 91 EACH  
 BOTTLER TREE (UNDERSTORY TREE): 57 EACH  
 MONARCH TREE (CANOPY TREE): 34 EACH





## MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.

### PRIMARY LAND USES

- Traditional neighborhood designs
- Village center/node

### RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

### CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails

## MODERATE DEVELOPMENT POTENTIAL AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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



# RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535

Thomas Granger  
Pillar, LLC  
14425 State Highway 181  
Fairhope, AL 36532

RE: PIN 380681

This letter is to confirm b  
electric and gas service to

Riviera Utilities requires a  
and rear property lines. P

Upon final design, Rivier  
requirements to meet a  
concerning costs and requ

Name
West Abri
Danny SE

If you have any questions

Thank you,

*Tony L. Schachle*

Tony L. Schachle Jr.

# TOWN OF SILVERHILL

PO Box 309 - 15965 SILVERHILL AVE - SILVERHILL, ALABAMA 36576 - (251) 945-5198



December 01, 2

RE: Lot 2 H  
Firetow  
PIN 380  
Silverh

To whom it ma  
The Town of S  
Hwy 104 in Sil  
said project.

If you should b  
contact us.

Sincerely,

*Nicole C. Haig*  
Nicole C. Haig  
Town Clerk-Tr



November 21, 2025

Thomas Granger  
Pillar, LLC

Ref: PIN 380681; Boat and RV Storage

Mr. Granger.

At your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the above-referenced property. Sewer service may be connected to this property at the owner's expense and request, subject to all terms and conditions set forth below.

Baldwin County Sewer Service, LLC, is willing and able to provide sewer service to the proposed development, subject to the following: (1) BCSS's standard terms and conditions ; (2) performance by the owner/applicant of all terms and conditions within the required written agreement between the applicant/owner and BCSS regarding the provision of services; (3) the construction of all required sewer infrastructure within the proposed development; (4) the receipt of final subdivision plat approval for the proposed development from the appropriate governmental authority; and (5) the payment of all required fees, including, but not limited to, all required impact fees, tap fees and line extension costs. Satisfaction of all of the aforementioned conditions and the continued use of sewer service and payment of all user fees constitutes a commitment of BCSS to provide sewer service and treatment for the proposed development.

This letter is not to be used to obtain a building permit. A \$1,500\* impact fee per lot will need to be paid to Baldwin County Service, LLC, if a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. Any customer who has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of the willing and able letter. BCSS will treat the wastewater at our Malbis wastewater treatment plant.

\*Franchise fees apply in franchise areas.

Sincerely,

*Lisa M. Burke*  
Lisa M. Burke  
Baldwin County Sewer Service, LLC  
251-971-3022

## Cooper Boat/RV Storage Facility

Stormwater  
Operation



In accordance with Section 17.1.3.3 of the Baldwin County Zoning Ordinance, this Operation and Maintenance Plan establishes the entire site including all buildings, grounds, detention pond, open space, and appurtenances is under the Ownership and Control of **Firetower Properties, LLC**. **Firetower Properties, LLC** assumes full responsibility for the maintenance of all of the property and the developed features. Flora and Flaunt It, LLC will prevent the development of the designated Open Space and subsequent use for any purposes other than open space.

None of the Open Space in this Development has been set aside for Conservation.

The Articles of Incorporation and Bylaws of Firetower Properties, LLC, are included in Appendix A.

Firetower Properties, LLC, is the sole entity responsible for the preservation of the Open Space and Developed Facilities, as well as the Operation and Maintenance of the Detention Pond in accordance with the Guidelines herein.

Firetower Properties, LLC, will not turn over the responsibility of preserving the Open Space or the Operation and Maintenance of the Stormwater Detention Facilities to Property Owners Association. Should Firetower Properties, LLC, sell the Facility, the new Owners will take on the responsibilities described herein.

With complete ownership vested in Firetower Properties, LLC, said Entity will provide for the full enforcement of this Plan. Should Firetower Properties, LLC, sell the Facility, the new Owners will take on the responsibilities described herein.

Open Space maintenance includes grass cutting and upkeep of the Landscaping Buffer.

The Maintenance of the Detention Pond will also consist of cutting the grass along the Pond bottom and berm slopes. With 4:1 side slopes on the berm, mowers can easily enter and exit the Pond at most any location. More specific Operation and Maintenance of the stormwater management facilities is described on the following pages.

Any changes to this Plan must be approved by the Planning Director.



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC26-16  
Resubdivision Parcel 1, Cason-Stringer Subdivision  
6/4/2026

### Subject Property Information

**JURISDICTION:** Baldwin County  
**PLANNING DISTRICT:** 6  
**ZONING:** Unzoned  
**PARCEL ID #** 05-17-01-11-0-000-009.003 **PIN:** 367462  
05-17-06-14-0-000-002.000 **PIN:** 41142  
**LOCATION:** West of Phillipsville Rd & East of US Hwy 31  
**CITIZENSERVE REF:** SC26-000016  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Resubdivision Parcel 1, Cason-Stringer Subdivision, 2-lot Residential Subdivision  
**Proposed # of Lots:** 2 Lots  
**Linear feet of streets:** N/A , no new streets / roads proposed  
**Total acreage:** 21.99 +/- acres  
**Smallest lot size:** 10.78 +/- acres  
**Owner/Developer:** DUSTY DAYS LLC  
**Engineer/Surveyor:** PLS Group, Inc. - Sarah Wicker

### Public Utilities and Site Considerations

**Public Utilities:** **Water:** WELL  
**Sewer:** Septic  
**Electricity:** Alabama Power

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

**Drainage Improvement:** Drainage letter prepared and stamped by On Point Civil / David Harrell, PE and accepted by the Baldwin County Permit Engineer.

**Wetlands / Flood Zone :** No, X -9999.0

**Streets / Roads:** N/A

### Staff Analysis and Comments

The request is a 2-lot Residential Subdivision. ALDOT was contacted for comments and verified additional permits from ALDOT will not be required at this time.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-16, Resubdivision Parcel 1, Cason-Stringer Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

#### Specific conditions:

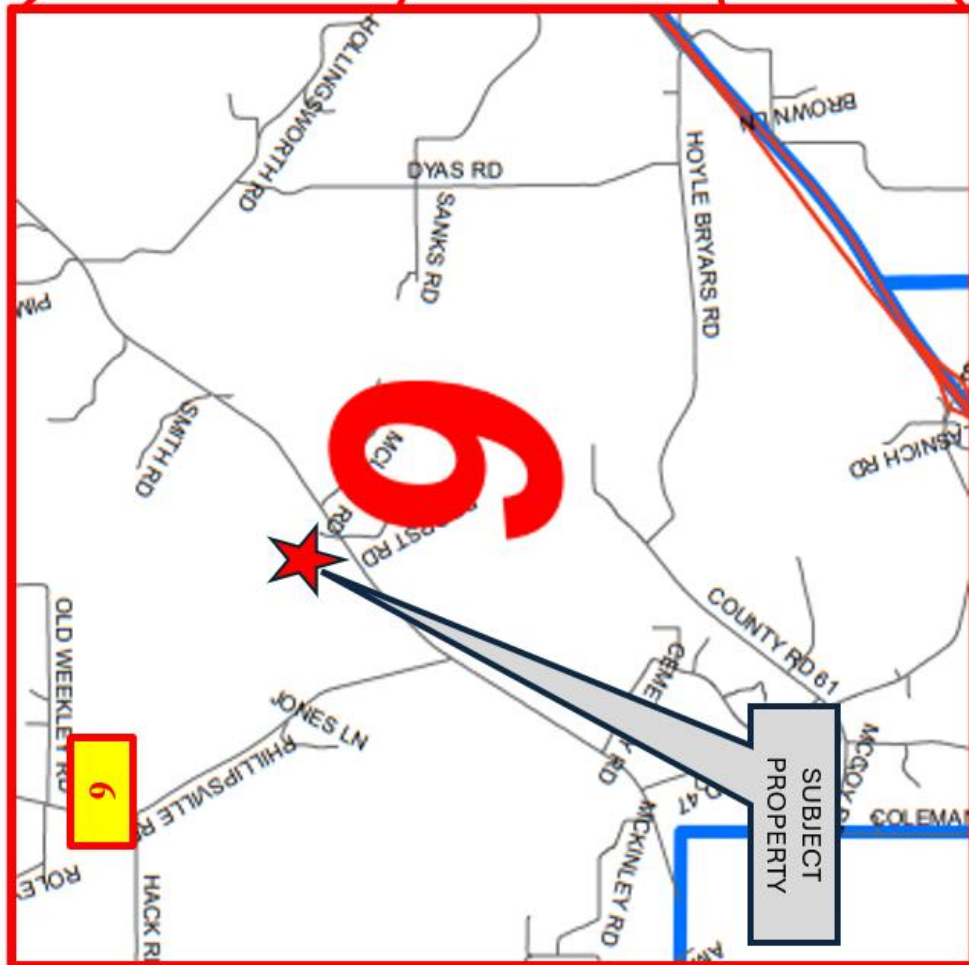
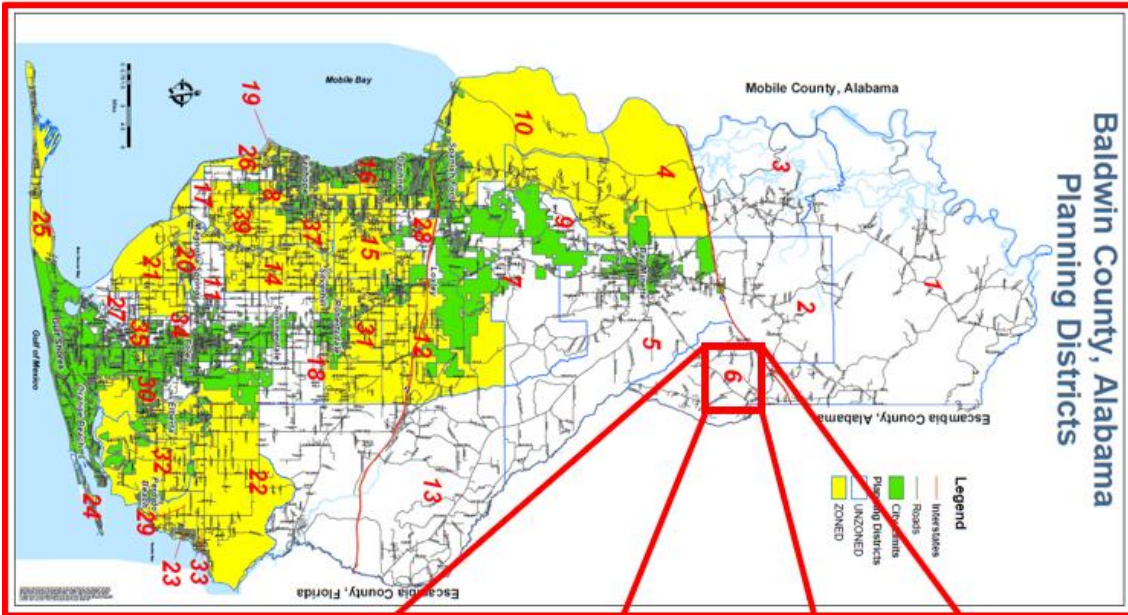
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

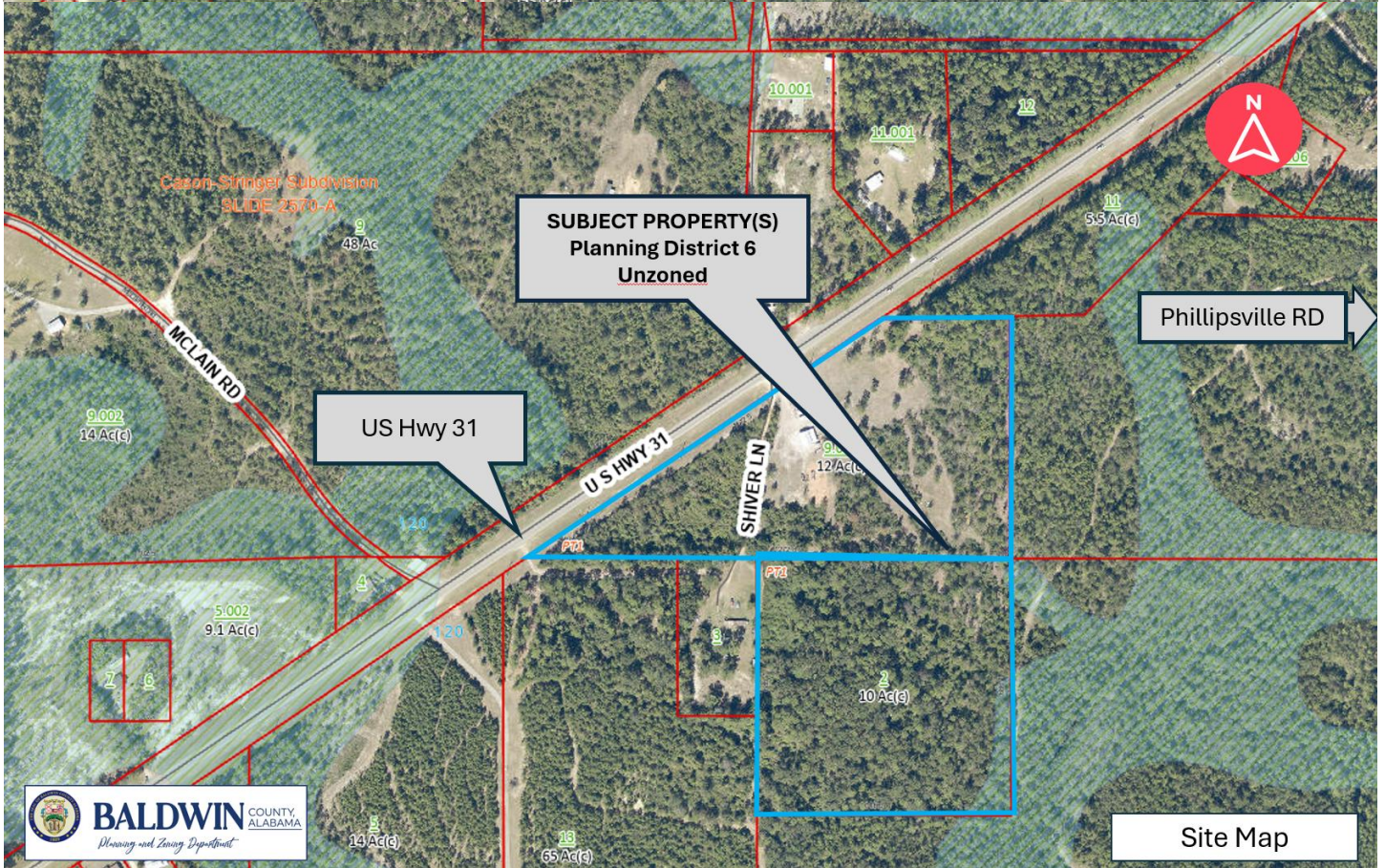
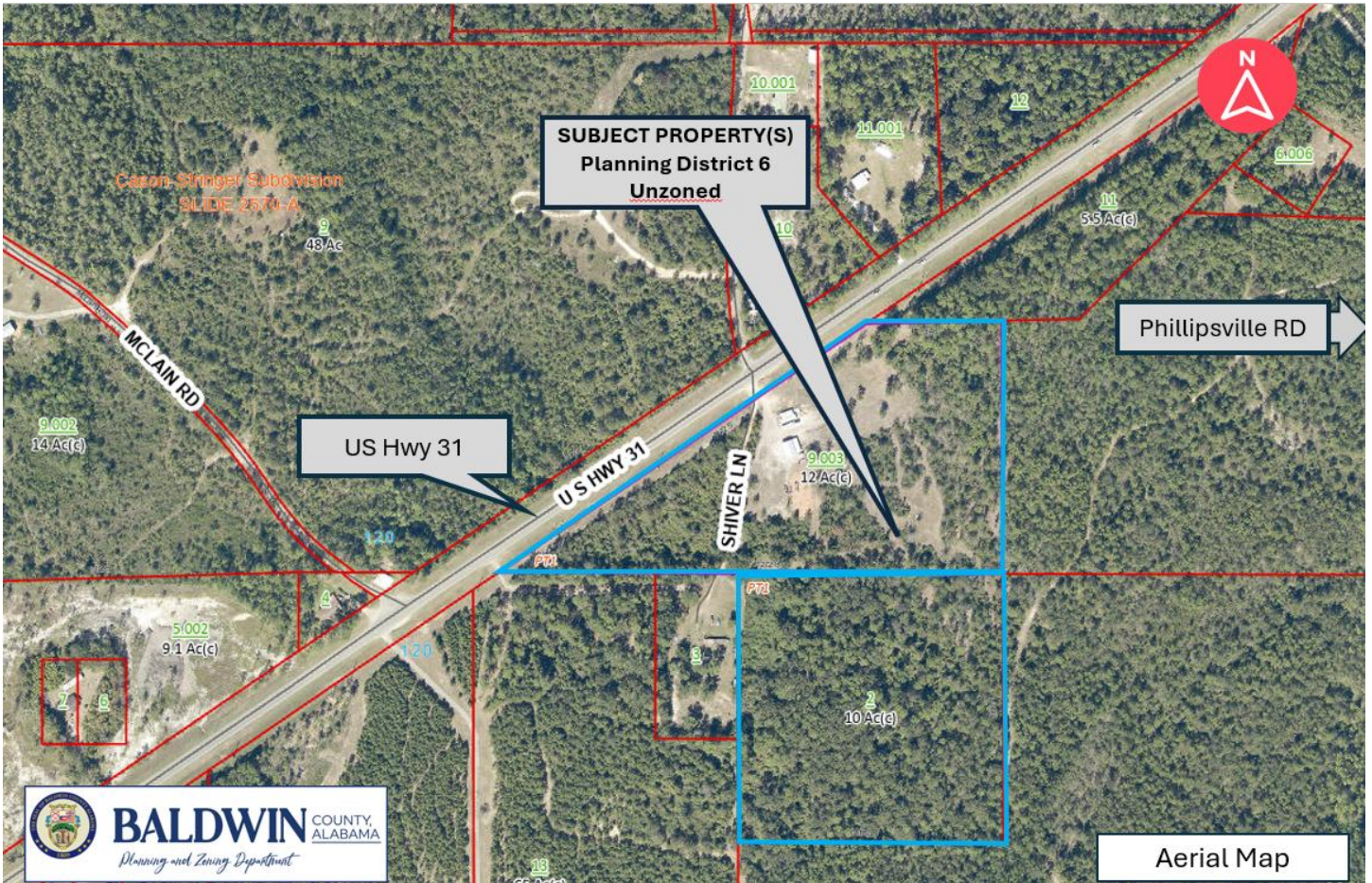
#### General Conditions:

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

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

# Locator Maps













# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SV26-08  
Charles Robert Subdivision Variance Request  
June 4, 2026

### Subject Property Information

**Planning District:** 18  
**General Location:** The subject property is located west of the Baldwin Beach Express and north of County Rd 36 and south of County Rd 38 S.  
**Physical Address:** 19235 Baldwin Beach Express, Summerdale AL 36580  
**Parcel Numbers:** 05-48-05-21-0-000-009.011 **PIN:** 209375  
**Zoning:** Unzoned  
**Total Property:** 2.6 ac  
**Applicant/Owner:** Charles Roberts  
**Lead Staff:** Fabia Waters, Associate Planner  
**Attachments:** *Within Report*  
**Request:** The applicant is requesting a subdivision variance from section 9.3.2 of the Baldwin County Subdivision Regulations as it pertains to the minimum lot area required for the development of a Planned Unit Development for an RV & Boat Storage.

*A Planned Unit Development shall have a minimum development area of three (3) contiguous acres.*

### SUMMARY

The applicant provided documentation showing that, prior to the 2009 right-of-way acquisition for the Baldwin Beach Express, the subject property contained approximately 3 acres. Staff acknowledges that the right-of-way acquisition reduced the size of the property and created a hardship related to the required roadway improvements. Staff supports the applicant's hardship claim, as the reduction in the property area resulted from a governmental right-of-way acquisition rather than an action of the property owner.

The subject property is located within the municipal planning jurisdiction of the Town of Summerdale. The applicant will be required to coordinate with the Town of Summerdale to ensure the proposed development complies with both the Baldwin County and Town of Summerdale subdivision regulations.

## Subdivision Variance Request for SV26-08

The applicant is also requesting a subdivision variance from section from **section section 9.3.2 A Planned Unit Development shall have a minimum development area of three (3) contiguous acres.** Baldwin County Subdivision Regulations as it pertains to the minimum lot area required for the development of a Planned Unit Development

### Section 8.1 – Conditions for variance approval

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning Commission may approve variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations.”

## Applicant’s Response to Variance Criteria

### 1. The purpose of this Variance is to allow:

Applicant’s response: A development of a Boat and RV Storage

2. Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below.

Applicant’s response: None

3. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

Applicant’s response: Just Storage

4. Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

Applicant’s response: It was originally 3.3 acres until some of the land was taken for Baldwin Beach Express roadway

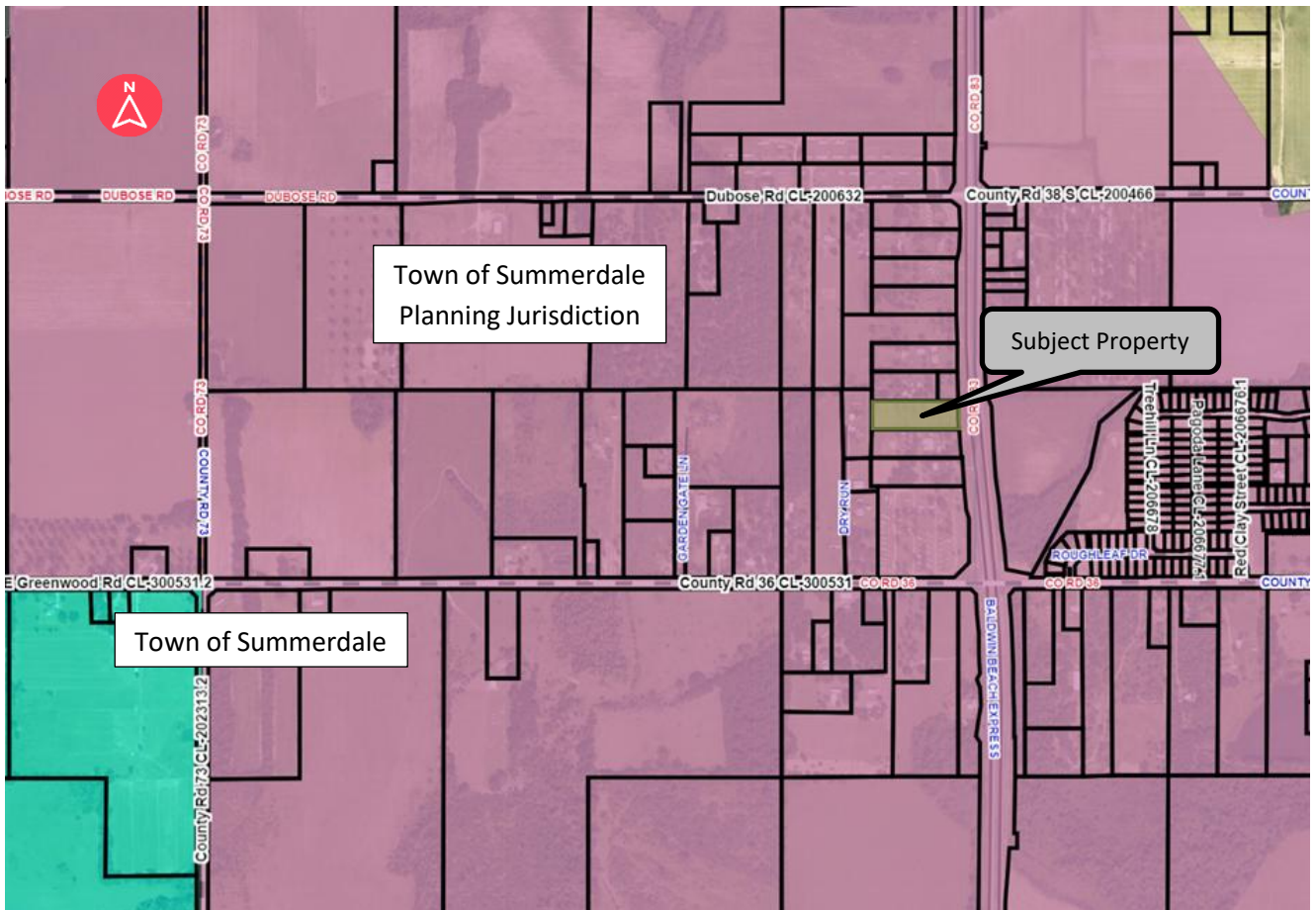
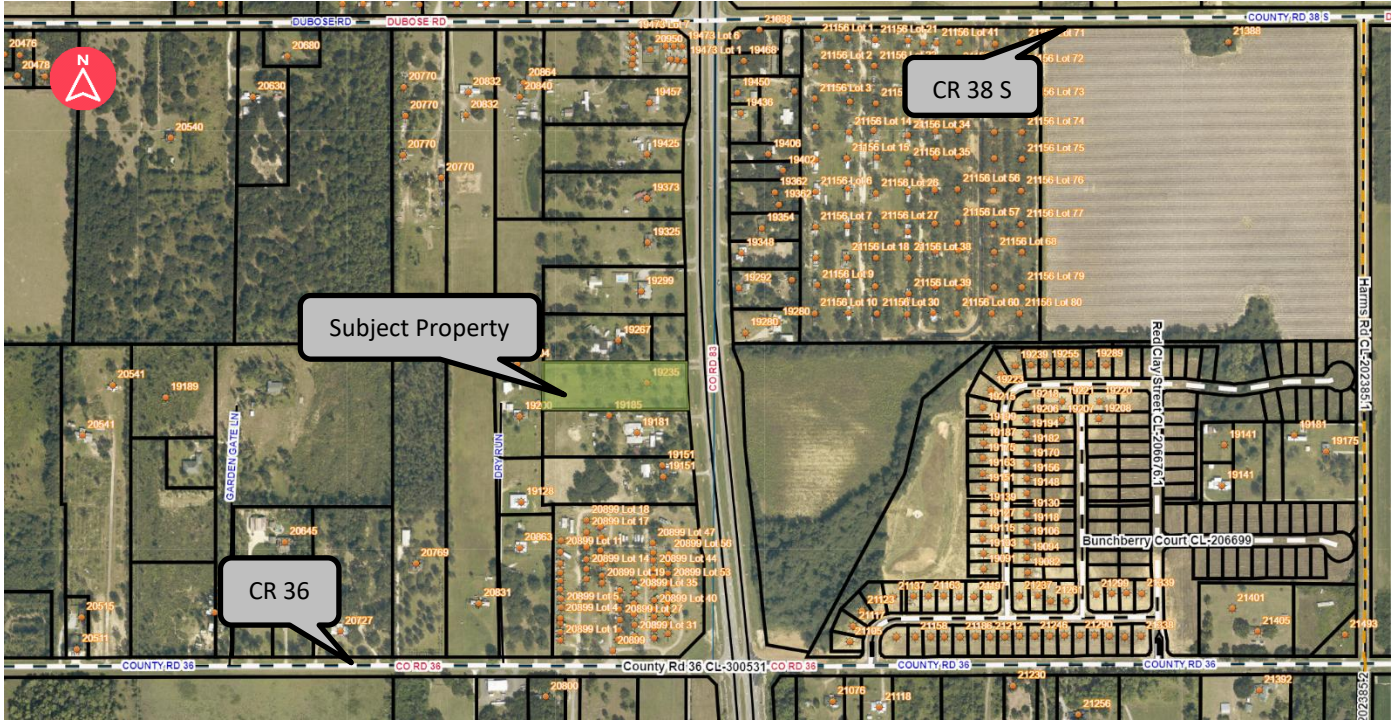
5. Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Applicant’s response: None

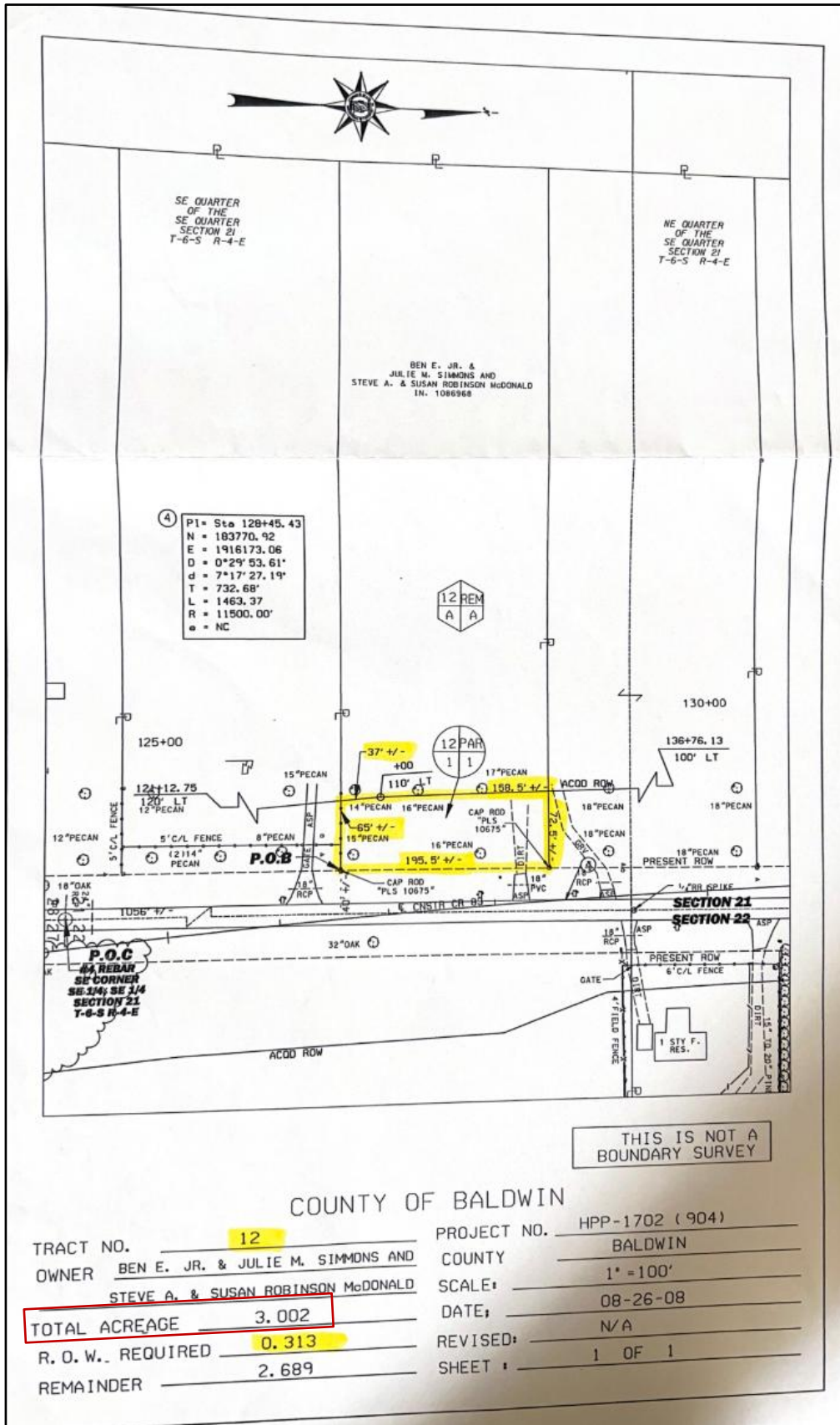
6. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

Applicant’s response: None

# Site Map



Supporting Documentation/ ROW Acquisition Exhibit



COUNTY OF BALDWIN

TRACT NO.	<u>12</u>	PROJECT NO.	<u>HPP-1702 (904)</u>
OWNER	<u>BEN E. JR. &amp; JULIE M. SIMMONS AND STEVE A. &amp; SUSAN ROBINSON McDONALD</u>	COUNTY	<u>BALDWIN</u>
TOTAL ACREAGE	<u>3.002</u>	SCALE:	<u>1" = 100'</u>
R. O. W. REQUIRED	<u>0.313</u>	DATE:	<u>08-26-08</u>
REMAINDER	<u>2.689</u>	REVISED:	<u>N/A</u>
		SHEET :	<u>1 OF 1</u>

## Supporting Documentation

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

PROJECT NO. HPP-1702 (904)  
CR 83  
(FROM CR 32 TO US HWY 90)  
TRACT NO. 12

**FEE SIMPLE  
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of NINE THOUSAND ONE HUNDRED AND 00/100ths-----dollar(s), cash in hand paid to the undersigned by Baldwin County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), BEN E. SIMMONS, JR., and JULIE M. SIMMONS, Husband and Wife, and STEVE A. MCDONALD and SUSAN R. MCDONALD, Husband and Wife,

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Baldwin County the following described property:

**A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 4 East identified as Tract Number 12 of the CR 83 Project in Baldwin County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**  
Commencing at the #4 rebar found at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 21, Township 6 South, Range 4 East in Baldwin County, Alabama;

Thence run northerly along the east line of said Section 21 a distance of 1056 feet, more or less, to a point;

Thence run westerly a distance of 40 feet, more or less, to a point on the existing west R/W line of CR 83 (the grantor's southeast property corner) and being the Point of Beginning of the property herein to be conveyed;

Thence continue westerly and along the grantor's south property line a distance of 65 feet, more or less, to a point on the acquired west R/W line of CR 83;

GRANTEE'S ADDRESS:  
BALDWIN COUNTY HIGHWAY DEPARTMENT  
P.O. BOX 220  
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA  
JUDGE ADRIAN T. JOHNS  
FILED ON: 02/22/2009 2:28 PM  
TOTAL \$ 0.00  
6 Pages

1179120

Thence run northerly along the acquired R/W line of CR 83 a distance of 37 feet, more or less, to a point (said point is offset 110 feet left of and perpendicular to project centerline at Station 127+00);

Thence run northerly along acquired R/W line of CR 83 a distance of 158.5 feet, more or less, to a point on the grantor's north property line;

Thence run easterly along the grantor's north property line a distance of 72.5 feet, more or less, to the grantor's northeast property corner;

Thence run southerly along the existing west R/W line of CR 83 (the grantor's east property line) a distance of 195.5 feet, more or less, to the Point of Beginning of the property herein conveyed and containing **0.313 acres, more or less.**

And as shown on the right of way map of record in the Baldwin County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**TO HAVE AND TO HOLD**, unto Baldwin County, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

## Staff Comments and Recommendation

As previously stated, the applicant is requesting a subdivision variance from section 9.3.2 of the Baldwin County Subdivision Regulations as it pertains to the minimum lot area required for the development of a Planned Unit Development for an RV & Boat Storage.

Unless information to the contrary is revealed at the public hearing, staff feels this variance request should be recommended for **APPROVAL** with the following condition

Specific Condition:

1. Approval of this request shall be limited to the specific hardship created by the 2009 Baldwin Beach Express right-of-way acquisition and shall not be interpreted as a waiver of all other applicable subdivision requirements.
2. The applicant shall apply for a PUD Site Plan application for the review of the proposed Boat & RV Storage.



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CSP26-13**  
**American Factory Direct Furniture Store**  
**Commission Site Plan (CSP) Approval**  
**June 4, 2026**

### Subject Property Information

**Planning District:** 15  
**General Location:** Located east of State Highway 181 and north of Milton Jones Road in Daphne  
**Physical Address:** 25668 State Highway 181, Daphne, AL 36526  
**Parcel ID:** 05-43-06-23-0-000-026.017  
**PIN:** 620814  
**Zoning:** B-2, Neighborhood Business District  
**Current Use:** Vacant  
**Proposed Use:** 34,063 SF Furniture Store  
**Acreage:** 3.65 +/- acres  
**Total # Parcels requested:** N/A  
**Applicant:** Dewberry Engineers, Inc.  
 25353 Friendship Road  
 Daphne, AL 36526  
**Owner:** Stephanie Corte  
 24001 State Highway 181  
 Daphne, AL 36526  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2, Neighborhood Business
South	Commercial	B-3, General Business
East	Agricultural	City of Daphne (PUD, Planned Unit Development)
West	Agricultural	City of Daphne (B-3, Professional Business)

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 34,063 square foot furniture store. The subject property encompasses +/- 3.65 acres and is zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for commercial or agricultural purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

USACE, James Buckelew: Staff reached out on 5/14/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 5/14/2026 but received no comments.

ALDOT, Chase Chitwood and Jason Shaw: Staff reached out on 5/14/2026 but received no comments.

City of Daphne, Adrienne Jones and Troy Strunk: Staff reached out on 5/14/2026 but received no comments.

## Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are established in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff thoroughly evaluated the application in consideration of each of these standards.

The proposed site plan for the 34,063-square-foot furniture store complies with the requirements of the Zoning Ordinance. According to the Future Land Use Map (FLUM), the subject property and surrounding area are designated as either Mid-Density or Moderate Development Potential.

Moderate Development Potential areas are intended to support a range of housing types on medium- to large-sized lots, including duplexes and townhomes. These areas may also include neighborhood centers or nodes at key intersections that accommodate retail, office, and service uses designed to serve the surrounding community.

Mid-Density Development areas typically consist of more traditional neighborhood patterns and may include single-family homes, townhomes, and multifamily residential developments. Village centers or nodes located at major intersections may also support retail, office, educational, instructional, and service uses that meet community needs. The subject property is located within an Urban Mixed-Use Center, which is intended to incorporate high-density mixed-use development, multifamily residential uses, regional and small-scale retail, commercial centers, and other employment-related uses.

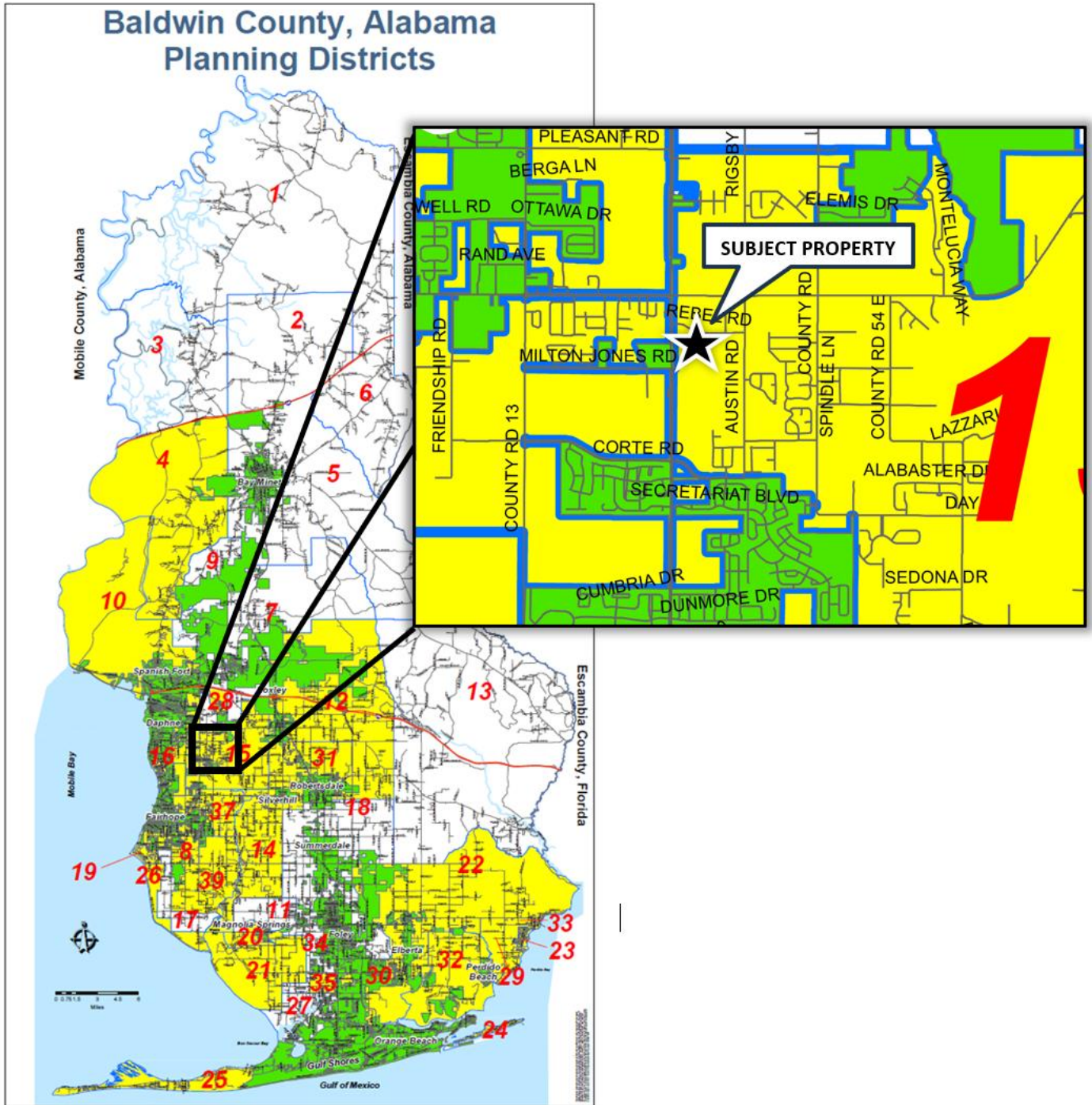
The property is located along State Highway 181, which is classified as a Minor Arterial roadway. Minor Arterials are designed to accommodate trips of moderate length, serve smaller geographic areas than principal arterials, and provide connectivity to the broader arterial roadway network.

## Staff Comments and Recommendation

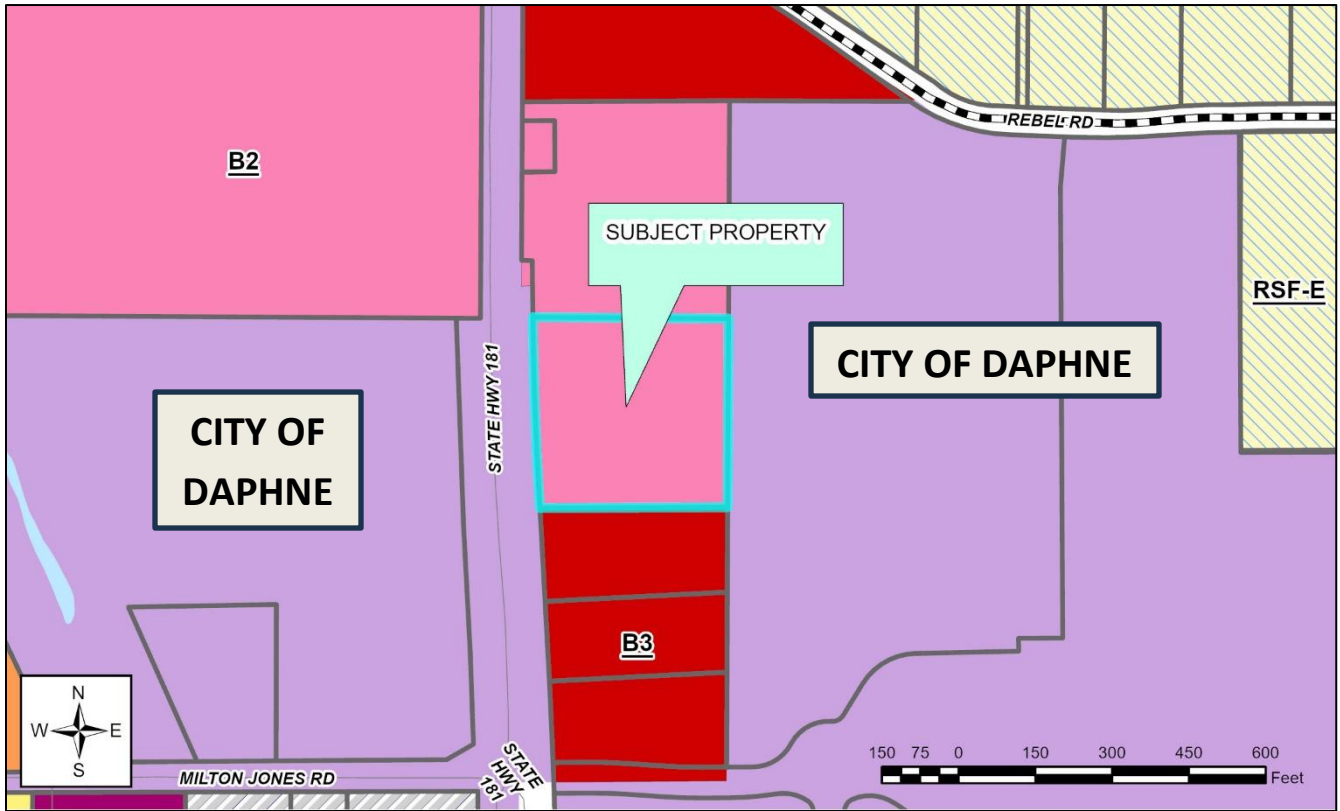
As previously mentioned, the subject property encompasses +/- 3.65 acres and is zoned for neighborhood business use. The applicant has requested Commission Site Plan approval for a 34,063 SF furniture store. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. **Submittal of an ALDOT permit.**
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits

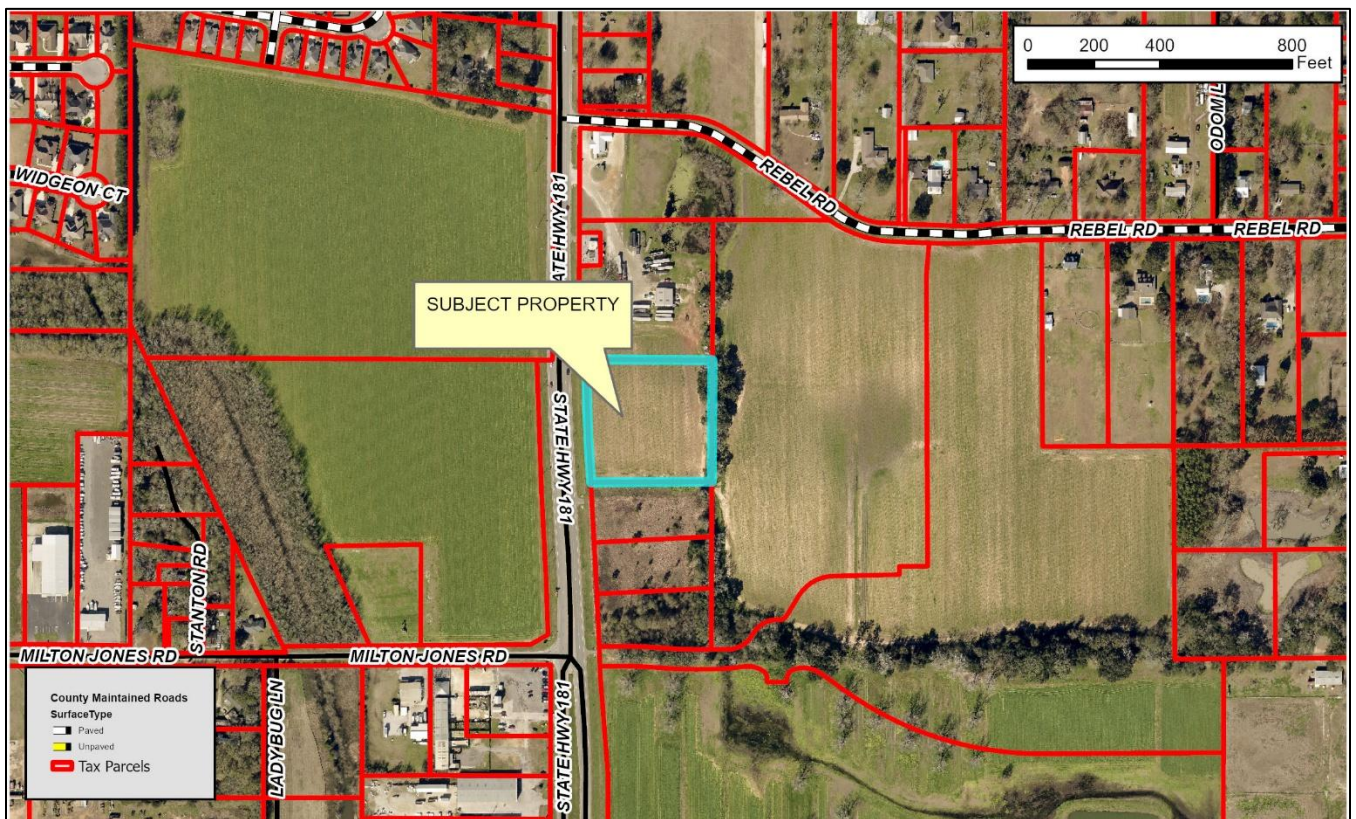
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
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 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.



## Locator Map



## Site Map



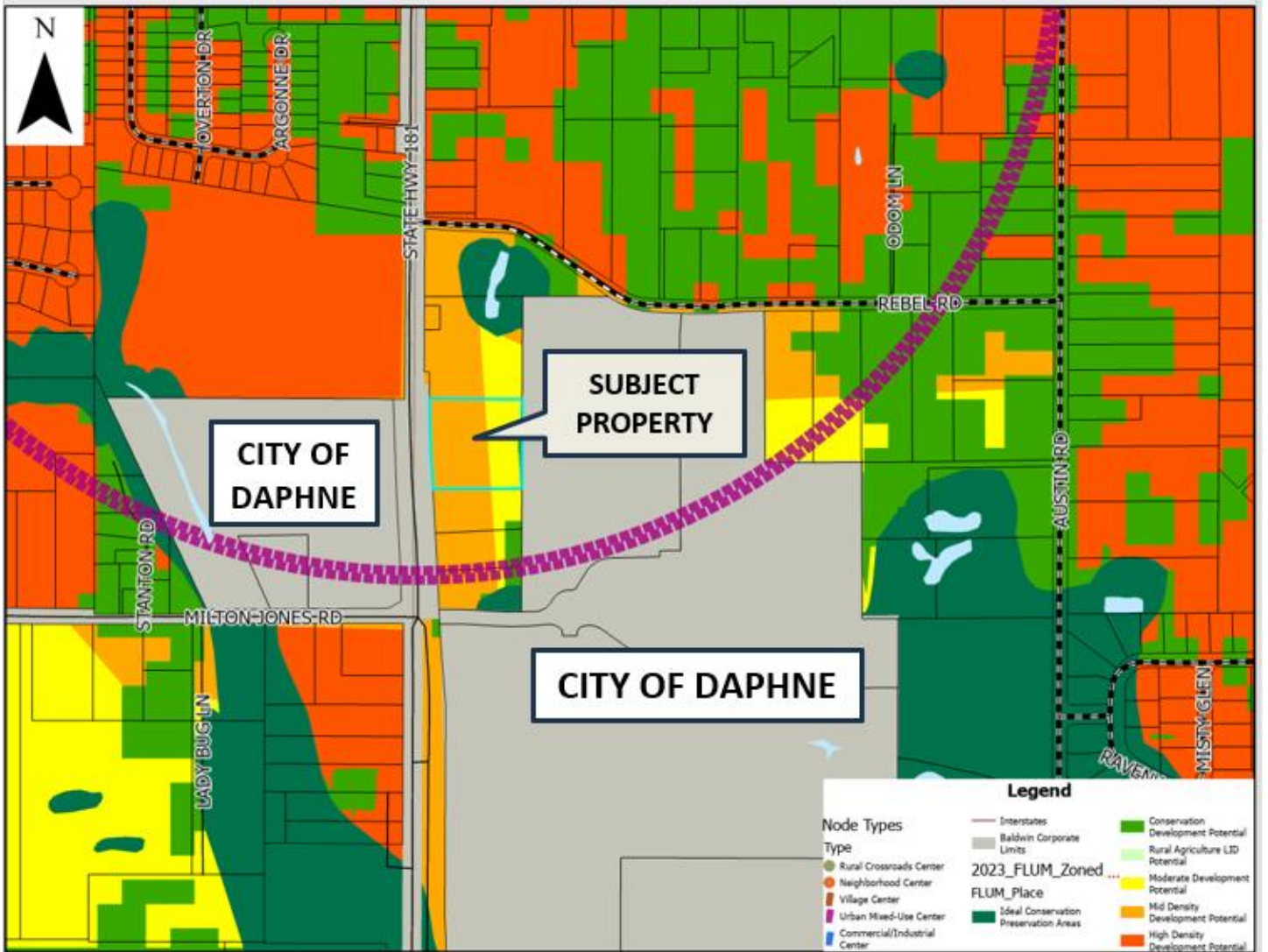
Property Images







# FLUM



# URBAN MIXED-USE CENTER

## PRIMARY LAND USES

- High-density mixed use—lofts and studio units above commercial space
- Multi-family homes—apartments, condominiums
- Regional and small scaled retail shops and sit-down restaurants
- Commercial centers, office and other employment uses
- Civic uses—government offices, courthouses, libraries, schools, etc.
- Churches
- Hotel
- Small parks and playgrounds



## RELATED ZONING DISTRICTS

- B-1 Professional Business District
- B-2 Neighborhood Business District
- B-3 General Business District
- RMF-6 Residential Multifamily District
- HDR High Density Residential District

## CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Parking management solutions
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use path connections

## MODERATE DEVELOPMENT POTENTIAL AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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

## MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.

### PRIMARY LAND USES

- Traditional neighborhood designs
- Village center/node

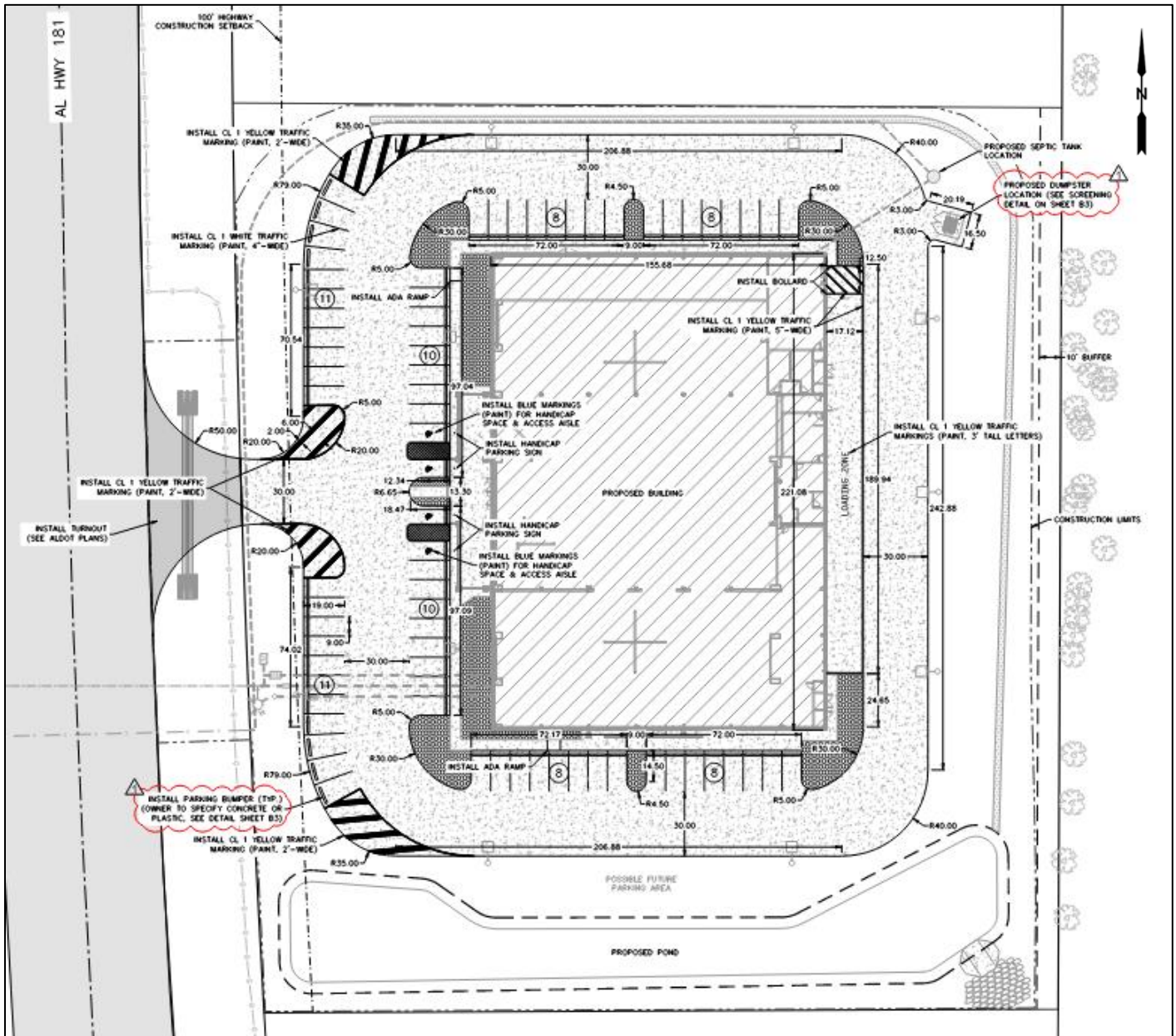
### RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

### CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails

# Site Plan



**SITE DATA:**

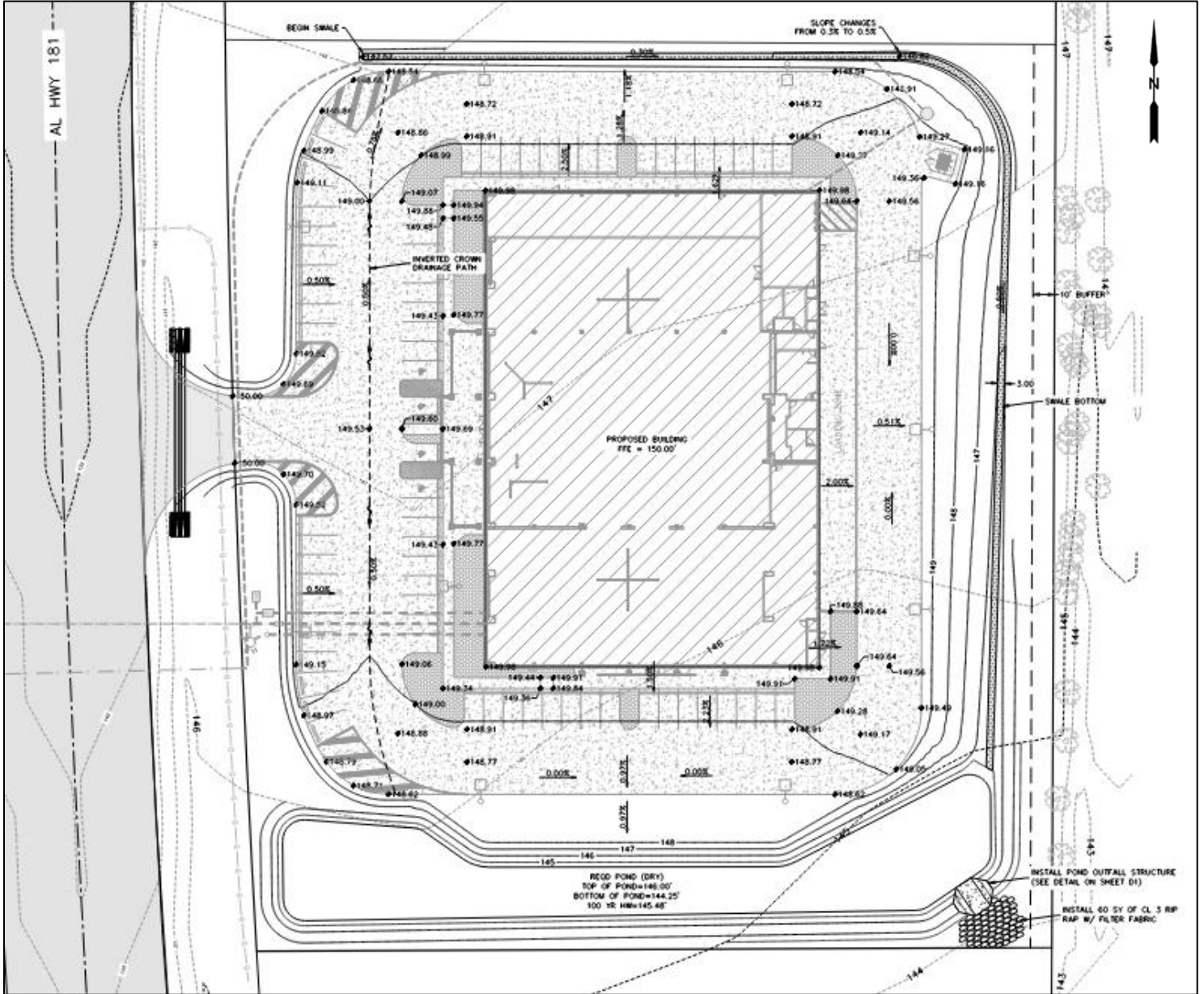
ZONING.....	NEIGHBORHOOD BUSINESS DISTRICT (B-2)	
USE.....	FURNITURE STORE	
LOT AREA.....	158994 SF (3.65 ac)	
LOT DIMENSIONS.....	418' x 384'	
<b>BUILDING SETBACKS*:</b>		
FRONT.....	30'	
REAR.....	25'	
SIDES.....	15'	
<b>PARKING SPACES:</b>		
REQUIRED.....	74	
PROVIDED.....	74	
<b>SITE AREAS:</b>		
BUILDING.....	0.83 ac	22.74%
CONCRETE.....	1.30 ac	35.62%
LANDSCAPED/UNDISTURBED.....	1.52 ac	41.64%

**LEGEND:**

- = ASPHALT
- = CONCRETE
- = BUILDING
- = LANDSCAPING (REF. LANDSCAPING PLANS)
- = SWALE BOTTOM

**1** NOTE: THE HIGHWAY CONSTRUCTION SETBACK IS 100' ALONG ALABAMA HIGHWAY 181 AT TIME OF RECORDING.

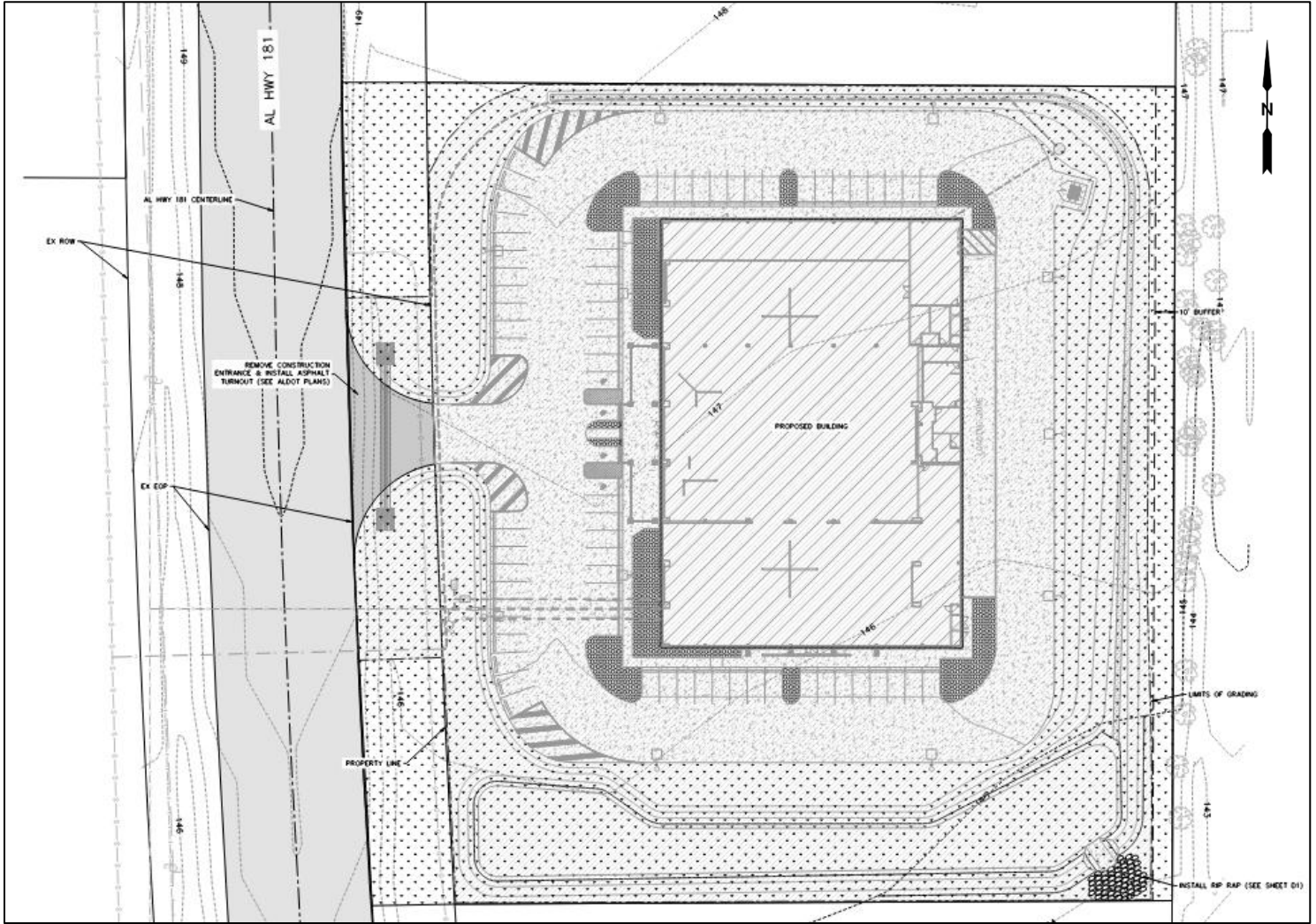
# Grading & Drainage Plan



**LEGEND:**

- = ASPHALT
- = CONCRETE
- = BUILDING
- = LANDSCAPING (REF. LANDSCAPING PLANS)
- = SWALE BOTTOM

# Erosion Control Plan



**LEGEND (BMPs)**

CE	CONSTRUCTION ENTRANCE (15'x50' MINIMUM)	
DC	WATTLE/SAND BAG DITCH CHECK	
RC	ROCK DITCH CHECK	
SF	SILT FENCE (TYPE "A")	
SOLID SODDING/SEEDING & MULCHING		
LANDSCAPING (REF. LANDSCAPING PLANS)		

**TOTAL DISTURBED AREA**

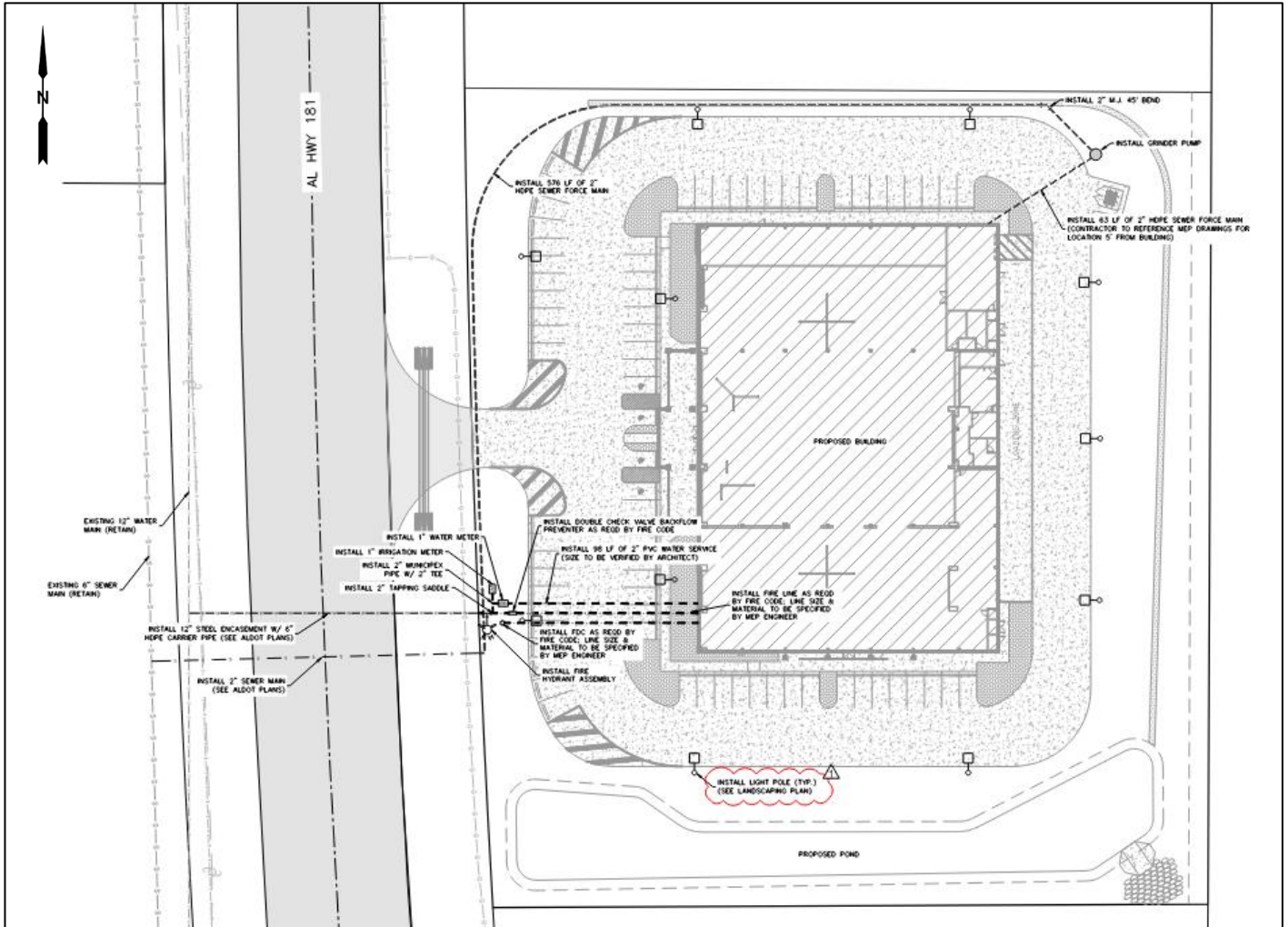
	DISTURBED AREA	3.66 ACRES
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



**ADDITIONAL NOTES:**

- ALL DISTURBED AREAS SHALL BE LANDSCAPED OR SODDED UNLESS OTHERWISE NOTED.
- A LAYER OF TOPSOIL (MINIMUM 4" COMPACTED THICKNESS) SHALL BE PLACED BELOW ALL AREAS TO BE SODDED.
- ALL DISTURBED AREAS (INCLUDING UTILITY WORK) SHALL BE PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION. SEED AND MULCH WILL BE ACCEPTED IN AREAS WITH 4:1 SLOPE OR LESS.

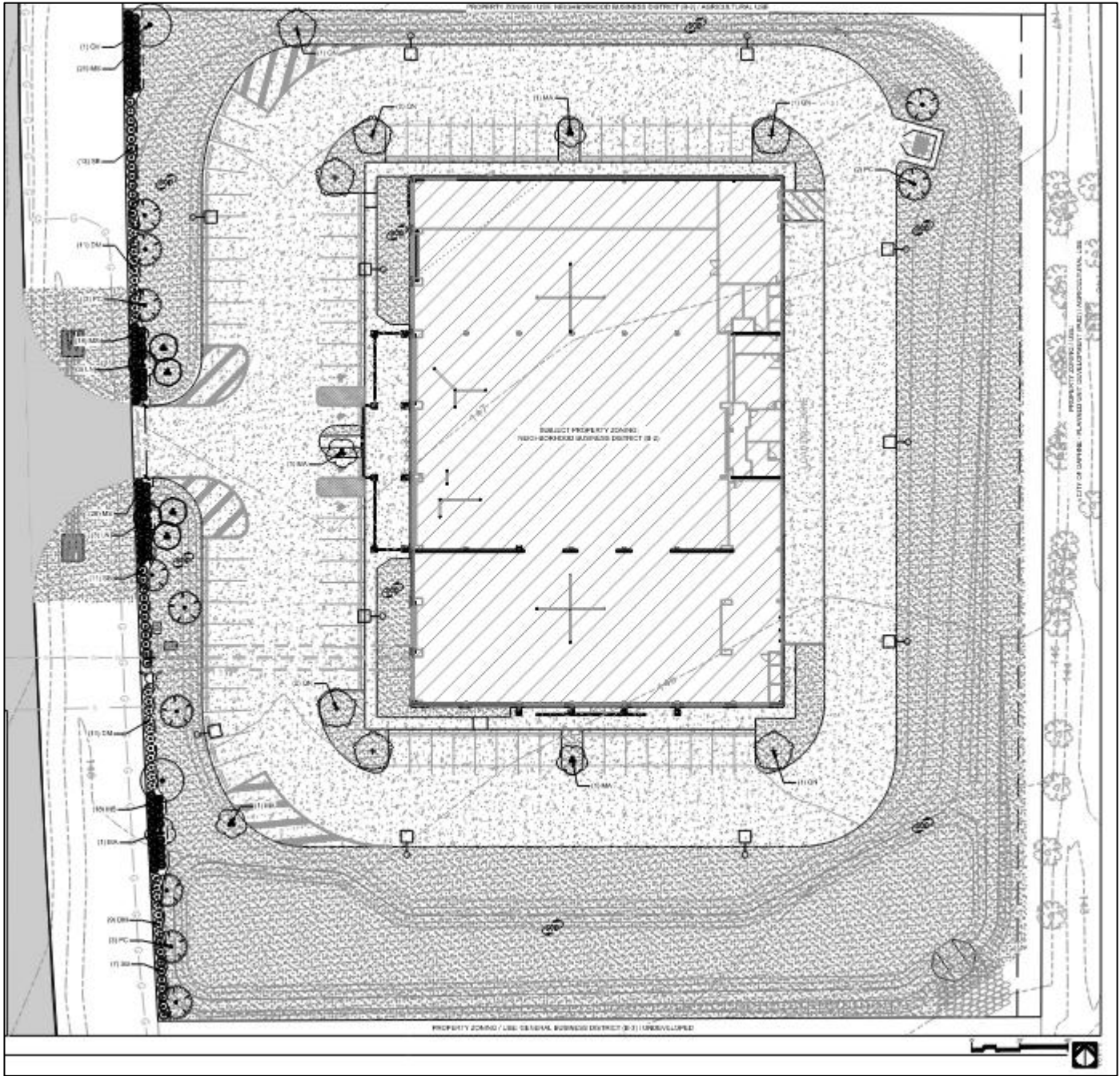
# Utility Plan



**LEGEND:**

-  = ASPHALT
-  = CONCRETE
-  = BUILDING
-  = LANDSCAPING (REF. LANDSCAPING PLANS)
-  = SWALE BOTTOM

# Landscape Plan



## EXISTING TREE NOTES

THERE ARE NO TREES LOCATED ON THIS PROPERTY.

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
<b>TREES</b>						
	LN	6	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE MINIMUM 3 TRUNKS; FULL HEAD	30 GAL		8'
	MA	5	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA 3 TRUNKS; FULL HEAD	B&B OR CONT		8'
	QN	7	QUERCUS NUTTALLII / NUTTALL OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
	QV	2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
	PC	11	TAXODIUM ASCENDENS / POND CYPRESS FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
<b>SHRUBS</b>						
	DM	31	DISTYLIUM 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GAL		48" o.c.
	MS	77	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL		42" o.c.
	SB	31	VIBURNUM ODRATISSIMUM / SWEET VIBURNUM	3 GAL		48" o.c.

SOD/SEED



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION JULY 9, 2026, 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>

Scan   
for meeting details  
and upcoming agenda  
(when available).

