



## Baldwin County Planning & Zoning Commission Agenda

Thursday, January 8, 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**

December 4, 2025, Agenda Review Meeting Minutes

December 4, 2025, Regular Meeting Minutes

## 7. Proposed Consent Agenda Items

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

### a.) PER25-49, Southbend Village Ph 3 & 4 Extension

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

Purpose: The applicant is requesting a (1) year extension of Preliminary Plat approval of SPP22-31.

Location: Subject property is located on the east side of State Highway 181, one half mile south of County Rd 24, near the intersection of Sherwood Highland Rd in Planning District 39.

## 8. Old Business

None.

## 9. Public Hearings

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

### a.) CPD25-03/SV25-24, Lillian Boat Storage

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

Purpose: The applicant is requesting Commission Planned Development approval for open boat/RV storage with 100 units and a Variance from the Baldwin County Subdivision Regulations regarding the usable open space requirement.

Location: Subject property is located south of County Road 99 and west of 7th Street in the Lillian community in Planning District 33.

**b.) SPP25-34, Sweetwater South 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 49-lot residential subdivision.

Location: Subject property is located east of State Highway 181, and south of County Rd 32 in Planning District 39.

**c.) SPP25-36/SRP25-23, Walking R Land and Cattle 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 large 4-lot subdivision and Revised Preliminary Plat approval for a replat of lots 6, 7 & 8 of Smithfield Estates Subdivision.

Location: Subject property is located east of County Rd 112 and west of County Rd 61 (Phillipsville Road) in Planning District 6.

**d.) SPP25-37, Warner Subdivision**

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

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

Location: Subject property is located west of Library Street, south of Widell Ave and north of Ickler Ave N. in the Lillian area in Planning District 33.

**e.) SV25-25, Coleman Lane Family Exemption 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 family division requirements.

Location: Subject property is located on the east side of Coleman Lane north of Hwy 31 in Spanish Fort in Planning District 7.

**10. Commission Site Plan Reviews**

**a.) CSP25-44, Dollar General Retail Store**

*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 9,100 sf discount/variety store.

Location: Subject property is located between Rawls Rd and State Highway 59 in the Loxley area in Planning District 12.

**11. Other Business**

None.

**12. Public Comments**

**13. Planning Commissioner Comments**

**14. Director's Report**

- a.) Update on ongoing projects
- b.) Summary of rezoning actions by the County Commission
- c.) Summary of permits issued to date with trend from previous years
- d.) Questions/Comments

**15. Adjourn Regular Meeting**

*Next Regular Meeting: February 5, 2026*



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. PER25- 49  
South Bend Village Phase 3 & 4  
Permit Extension Request for Preliminary Plat Approval  
January 8, 2026**

**Recommendation: Approval**

## Subject Property Information

Planning District: 39 (14 at the time of approval)  
Zoning: Planning District 14 was unzoned at the time of approval. This is now zoned RSF-2 within Planning District 39  
Location: Subject property is located on the east side of State Highway 181, one half mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.  
Parcel Numbers 05-56-06-14-0-000-011.000  
PIN(s): 68998  
Lead Staff: Mary Booth, Associate Planner  
Attachments: Within Report  
CitizenServe Ref: PER25-000049  
Owner/Developer: DR Horton, Inc. – Birmingham, 23566 Profit Dr., Daphne, AL 36526  
Engineer/Surveyor: David Diehl, SE Civil Engineering & Surveying, 9969 Windmill Rd., Fairhope, AL 36532

## Subdivision Proposal

**Request:** Permit Extension Request for preliminary plat approval  
**Proposed # of Sites:** 164 Lots  
**Linear feet of streets:** 5,774 LF  
**Total acreage:** 60.93acres +/-  
**Smallest lot size:** 7,680SF

### PRIOR HISTORY:

**Original Preliminary Plat Approval Date:** February 3, 2023  
**Original Preliminary Plat Expiration Date:** February 3, 2025  
**1<sup>st</sup> Extension Request:** January 9, 2025, expiration February 3, 2026  
**2<sup>nd</sup>/Final Ext. Request:** January 8, 2026, expiration February 3, 2027

## Staff Analysis and Comments

The Planning Commission approved the Preliminary Plat, SPP22-31 on February 2, 2023, subject to 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.

The applicant has provided a detailed timeline of proposed subdivision which has been reviewed and accepted by P&Z Staff.

### PUBLIC COMMENTS (at the time of this Staff report)

N/A

## Staff Recommendation

Staff recommends APPROVAL of the second and final one-year extension request, PER25-49, South Bend Village Phase 3 & 4, for preliminary approval granted under SPP22-31 with the following conditions.

### Specific Conditions:

1. The same conditions of original preliminary plat approval will apply under this permit extension request.
2. The second and final one (1) Year SPP approval extension expires at 4:30pm CST on Wednesday, February 3, 2027.
  - a. There are no extensions available.
  - b. All construction must be complete, and a final plat submitted prior to the expiration of preliminary plat approval.
3. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

### General Condition(s):

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

## LETTER OF EXPLANATION & TIMELINE OF DELAYS



December 17, 2025

Mary Booth  
Baldwin County Planning and Zoning Dept.  
Administrative Planner  
22351 Palmer Street  
Robertsdale, AL 36567

Re: South Bend Village Phase 3-4 Subdivision -Justification for Extension Request  
May,

See below the timeline of approvals for South Bend Village for our Preliminary Plat Extension Request

**Phase 1 and 2 timeline:**

- Plat Approval Phase 1 and 2: 9/1/22
- Extension Approval Phase 1 and 2: 7/11/24 (current expiration 9/1/25)
- Construction Plan Submittal to ALDOT: 11/7/22
- Construction Plan Submittal to County Phase 1 and 2: 11/8/22
- Construction Plan Approval by the County Phase 1 and 2: 3/24/23
- Revised Construction Plan Approval by the County (due to ALDOT entrance modifications): 9/5/23
- Construction Start Phase 1 (with a temporary access permit): 5/24
- ALDOT Approval for Turn Lanes and Off-site water: 7/3/24
- Extension Approval Phase 1 and 2: 8/8/25 (current expiration 9/1/26)
- Final Plat Approval of Phase 1: 8/27/25
- Final Plat Approval of Phase 2: Pending (NDL and Final Plat has been submitted)

**Phase 1 and 2 timeline:**

- Plat Approval Phase 1 and 2: 9/1/22
- Extension Approval Phase 1 and 2: 7/11/24 (current expiration 9/1/25)
- Construction Plan Submittal to ALDOT: 11/7/22
- Construction Plan Submittal to County Phase 1 and 2: 11/8/22
- Construction Plan Approval by the County Phase 1 and 2: 3/24/23
- Revised Construction Plan Approval by the County (due to ALDOT entrance modifications): 9/5/23
- Construction Start Phase 1 (with a temporary access permit): 5/24
- ALDOT Approval for Turn Lanes and Off-site water: 7/3/24
- Extension Approval Phase 1 and 2: 8/8/25 (current expiration 9/1/26)
- Final Plat Approval of Phase 1: 8/27/25
- Final Plat Approval of Phase 2: Pending (NDL and Final Plat has been submitted)

**Phase 3 and 4 timeline:**

- Plat Approval Phase 3 & 4: 2/3/23
- Construction Plan Submittal to the County Phase 3 and 4: 2/17/23
- Construction Plan Approval by the County Phase 3 and 4: 6/12/23
- Extension Approval Phase 3 and 4: 1/10/25 (current expiration 2/3/26)
- Pre-Construction Meeting for Phase 3: 10/15/23

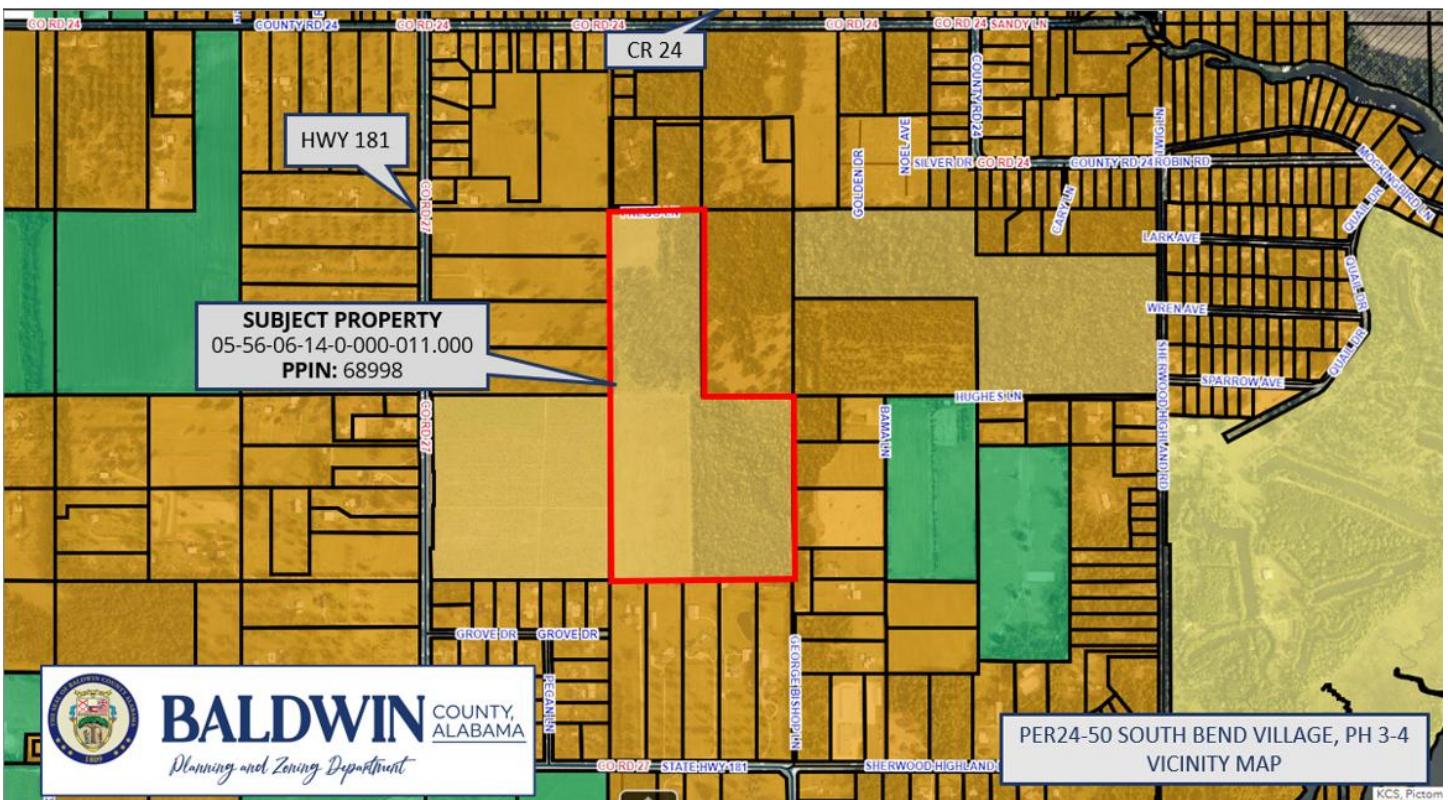
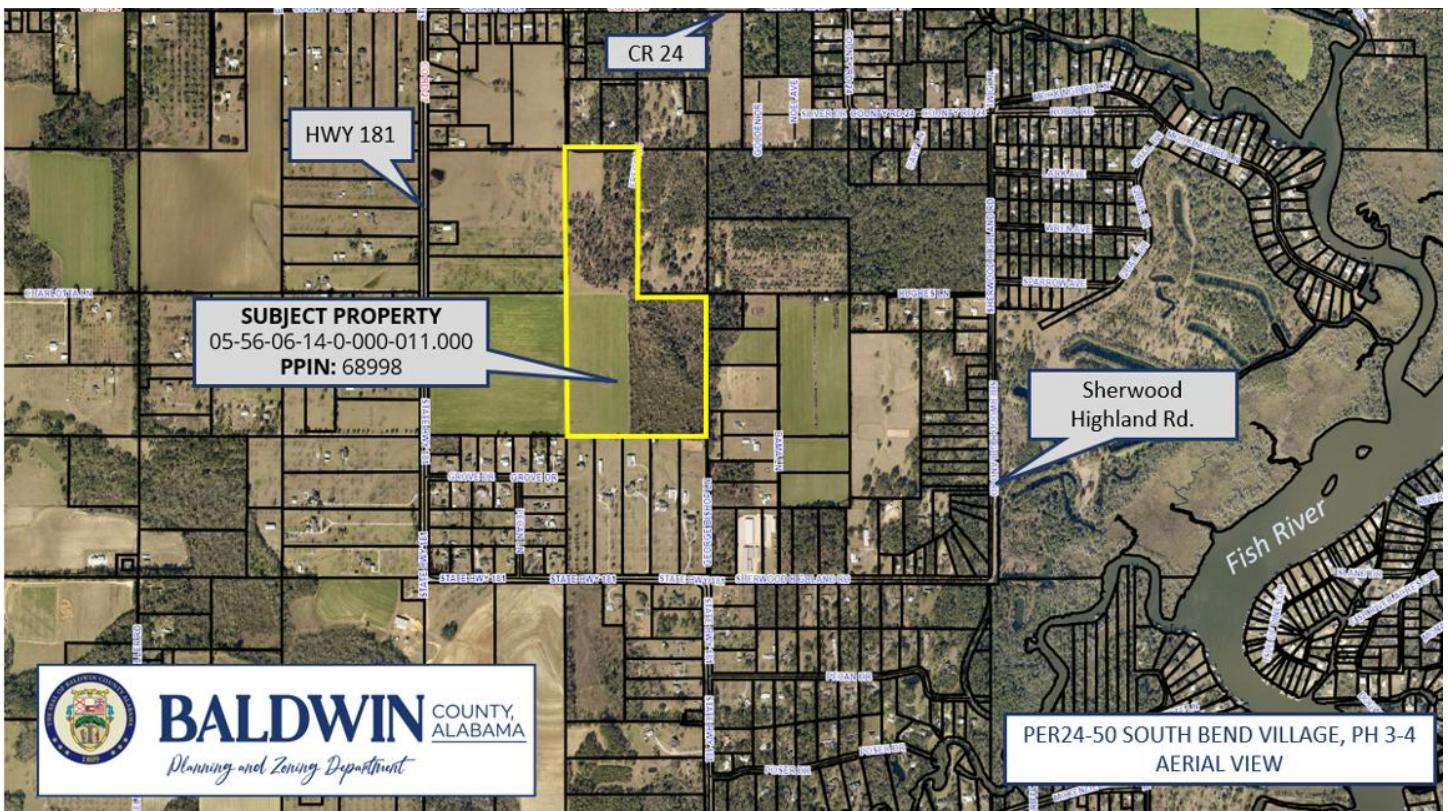
As you can see there was a large timeline to obtain ALDOT approval for this project. Once we were close to having their approval, we obtained a temporary access permit so construction could commence on Phase 1. Since then the project has consistently moved forward from one phase to the next. The initial delay from ALDOT created a domino effect pushing the completion of the subsequent phases.

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

Sincerely,  
  
Larry Smith, PE  
lsmith@secivileng.com

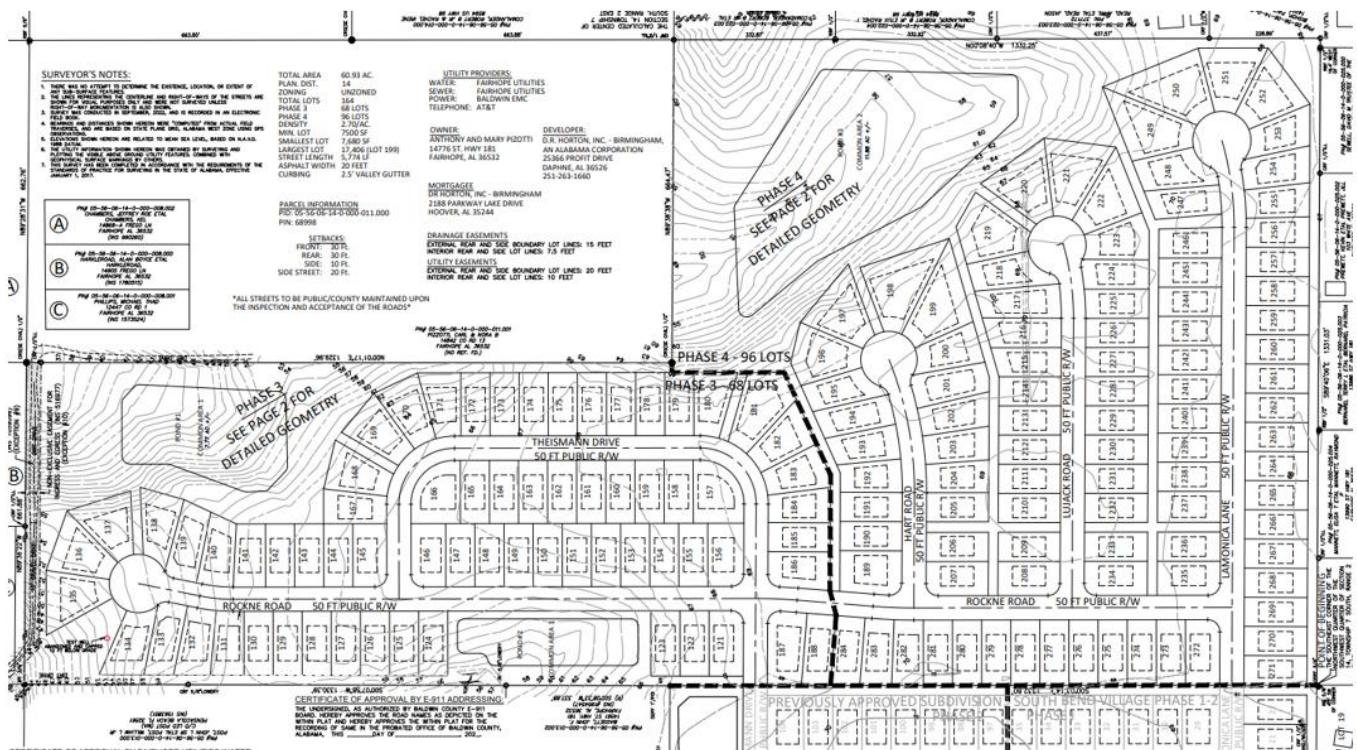
As you can see there was a large timeline to obtain ALDOT approval for this project. Once we were close to having their approval, we obtained a temporary access permit so construction could commence on Phase 1. Since then the project has consistently moved forward from one phase to the next. The initial delay from ALDOT created a domino effect pushing the completion of the subsequent phases.

## Locator Maps



Plat

SPP22-31 Approved 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>



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CPD25-03 & SV25-24**  
**Lillian Boat Storage**  
**Commission/Planned Development (CPD) Approval**  
**January 8, 2026**

### Subject Property Information

<b>Planning District:</b>	33
<b>Zoning:</b>	B-3, General Business District
<b>Location:</b>	The subject property is located south of County Road 99 and west of 7 <sup>th</sup> Street in the Lillian community
<b>Parcel Numbers:</b>	05-52-07-26-0-002-055.000 <b>PIN#:</b> 29750
<b>Lead Staff:</b>	Cory Rhodes, Planner
<b>Applicant:</b>	Geographic Consulting, LLC – Catherine Clark, P.E.
<b>Owner:</b>	Tellus Lillian, LLC
<b>Engineer/Surveyor:</b>	Shumer Consulting, LLC
<b>Online Case #:</b>	When searching online CitizenServe database, please use CPD25-000003 or SV25-000024
<b>Attachments:</b>	<i>Within Report</i>

### Subdivision Proposal

<b>Request:</b>	The applicant is seeking a Commission Planned Development approval for open boat/RV storage that will include a proposed 100 units
<b>Number of Lots:</b>	1
<b>Number of Units:</b>	100
<b>Lot setbacks:</b>	30' Front' 25' Rear, 15' Side Setback
<b>Wetland Setback:</b>	30' Natural Buffer
<b>Total acreage:</b>	±3.62 AC
<b>Open space:</b>	Total required (20%): 31,537.44 SF Total provided: 72,423 SF (46%) Total usable (50% of required): subdivision variance requested (SV25-24)

### Public Utilities and Site Considerations

<b>Public Utilities:</b>	<u>Water</u> : Perdido Bay Water, Sewer, & Fire Protection, Letter dated April 17, 2025 <u>Sewer</u> : N/A <u>Electrical</u> : Riviera Utilities, Letter dated April 22, 2025 <u>Broadband</u> : N/A
<b>Fire flow:</b>	Signed letter from the Fire Chief stating adequate water volumes and pressures that meet ISO Fire Suppression Rating requirements provided
<b>Traffic study:</b>	N/A

<b>Flood zone:</b>	X Flood Zone; appropriate notes are reflected on the site plan.
<b>Drainage:</b>	Drainage narrative prepared by David Shumer, PE, was reviewed and accepted by the P&Z Permit Engineer.
<b>Wetlands:</b>	No wetland impacts are proposed, and the required buffers are shown on the plans.

### Staff Analysis and Comments

The applicant is requesting Commission Plan Development approval for a commercial development consisting of 100 open boat/RV storage units. The subject property is approximately  $\pm 3.62$  acres and is zoned B-3, General Business District. No wetland impacts are proposed as part of this project. A variance from the usable 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: We request that the County grant a variance to permit the proposed boat storage facility (100 spaces) to be developed without meeting the minimum residential open/usable space standards as described in the Subdivision Regulations and Zoning Ordinance. Instead, we request approval of alternative standards and site improvements described below that are consistent with the commercial nature of the use. The use is non-residential and unlike the residential developments those provisions intend to regulate. The open/usable space requirements in the Subdivision Regulations / Zoning Ordinance are written and intended to ensure passive/active recreation areas for dwelling units and community residents; the proposed boat storage is a commercial storage and service use (no dwelling units).

**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: Requiring the full residential open space program (centrally located community gathering/play areas, minimum usable area percentages, etc.) would force a reduction in the number of boat storage spaces and would render the project economically infeasible for the intended commercial use while providing no commensurate public benefit because the use will not be residential. We believe this satisfies the common test for variance where strict application imposes unnecessary hardship and is not in harmony with the general purpose of the regulations.

**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: The site design includes stormwater management consistent with Baldwin County standards, ensuring that runoff is properly contained and that no increase in downstream flow or flooding will occur. Landscape buffers will minimize visual impacts and maintain compatibility with surrounding properties. Additionally, the use will not generate noise, odors, or lighting levels that would adversely affect adjacent landowners. The proposed variance merely adjusts the open/usable space requirement to reflect the non-residential nature of the use; it does not reduce or compromise safety, health, or welfare protections established by County regulations. The project will remain fully compliant with all zoning, drainage, and access standards designed to protect the public interest.

**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: The conditions upon which this variance request is based are unique to this property and its intended use as a commercial boat storage facility, and are not generally applicable to other properties in the area. The site is designed to accommodate approximately 100 boat storage spaces, requiring gravel storage areas, wide internal drive aisles, and designated maneuvering space for trailers and towing vehicles. These design characteristics differ substantially from those of a typical residential subdivision, which the County's usable open space standards were primarily intended to regulate.

Because the property will not contain residential lots, dwelling units, or shared recreational areas, the requirement for "open/usable space" cannot be reasonably or practically applied in the same manner as it would be for a residential development. The layout needed to provide safe and efficient access for boat trailers, along with the necessary drainage infrastructure, limits the ability to designate traditional open-space areas without impairing the project's core function.

Furthermore, the property's configuration and topography further constrain the placement of open-space areas that would meet the definition of "usable" under the County regulations. These characteristics are not typical of surrounding parcels and create a practical hardship unique to this site and use type.

For these reasons, strict enforcement of the open/usable space requirement would impose an unnecessary hardship that is not shared by other properties or developments of a different character, thereby justifying the requested variance.

**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: Because of the particular physical surroundings, shape, and topographical conditions of this property, strict application of the County's open/usable space requirement would create a practical hardship for the owner that goes beyond mere inconvenience. Being directly across the street from an existing and operational boat launch, the site is specifically suited for a boat storage facility, which requires large, contiguous areas for maneuvering and storing boats and trailers. The geometry and layout of the parcel necessitate efficient use of the available land area to provide safe internal circulation, adequate stormwater management, and access spacing consistent with County requirements.

If the strict letter of the usable open space regulations were enforced, the owner would be required to reserve a percentage of the site as "open/usable space" intended for residential or recreational use, even though no residential activity will occur on the property. Meeting that standard would eliminate a significant portion of the functional storage area, reducing the capacity and economic viability of the facility and defeating the very purpose for which the property is being developed.

This hardship is directly tied to the unique physical characteristics of the site and the nature of the intended commercial use—not to any personal or financial preference of the owner. Therefore, relief through a variance is justified to allow reasonable and appropriate use of the property while still maintaining compliance with all health, safety, and environmental requirements.

**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: The granting of this variance will not in any manner vary, alter, or conflict with the provisions of other adopted policies, ordinances, or regulations of the Baldwin County Commission. The request is limited solely to relief from the open/usable space requirement that was written primarily for residential subdivisions. All other applicable County standards will be fully observed and incorporated into the site design.

The proposed variance does not seek to modify or waive any environmental, safety, or infrastructure requirements established by Baldwin County. The project will remain consistent with the intent and spirit of the Baldwin County Subdivision Regulations and Zoning Ordinance, ensuring orderly development, protection of neighboring properties, and compliance with the County's comprehensive plan.

In summary, the variance serves only to recognize the unique non-residential character of the project and to apply the County's development regulations in a practical and equitable manner. All other adopted policies and regulations will remain fully in effect and adhered to during design, permitting, and construction.

## Staff Recommendation:

Staff recommends that the Commission Planned Development for Case No. CPD25-03 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

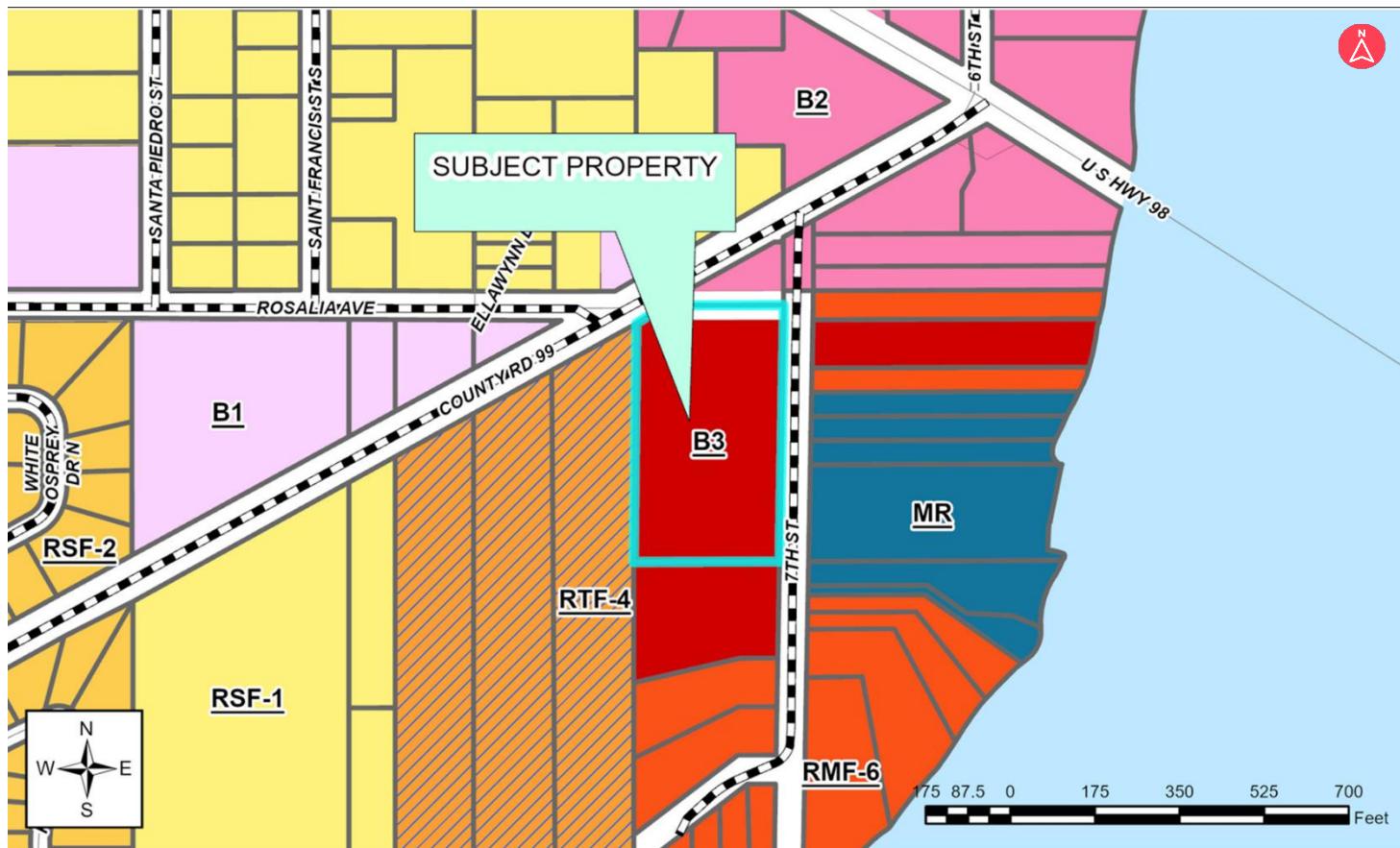
### Specific conditions:

1. Approval of SV25-24

### 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

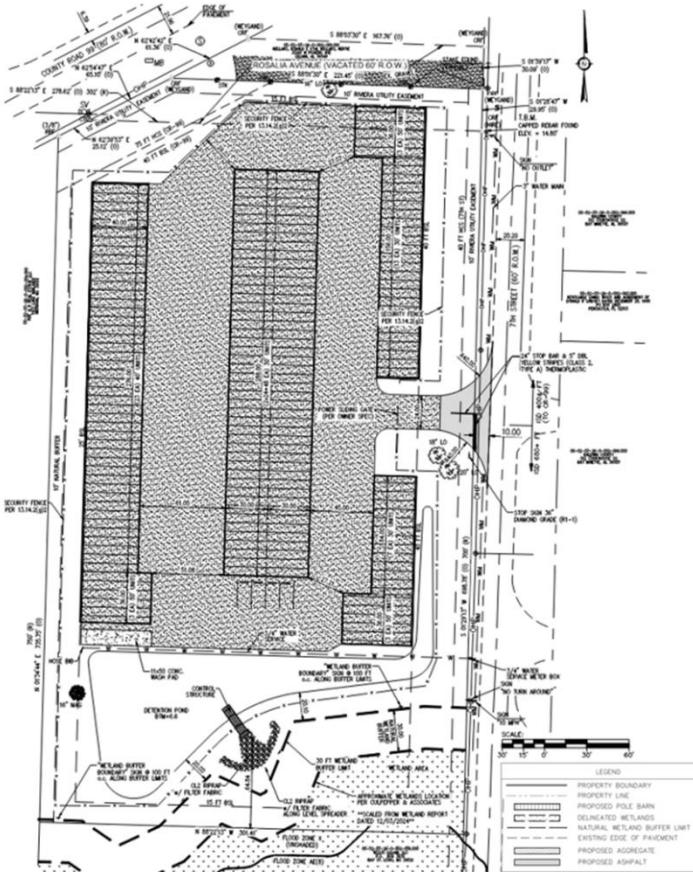
## Locator Maps



## Site Plan



## Site Plan



### SITE DATA:

LOT SIZE: 3.62± AC (157,678 SF)

ZONE: B-3

### BUILDING SETBACKS:

CR-99: 40 FT (HCS 75 FT FROM CENTERLINE)  
 7th STREET: 40 FT (HCS 40 FT FROM CENTERLINE)  
 FRONT: 40 FT  
 REAR: 25 FT  
 SIDE: 15 FT

NATURAL WETLAND BUFFER: 30 FT

### SITE AREAS:

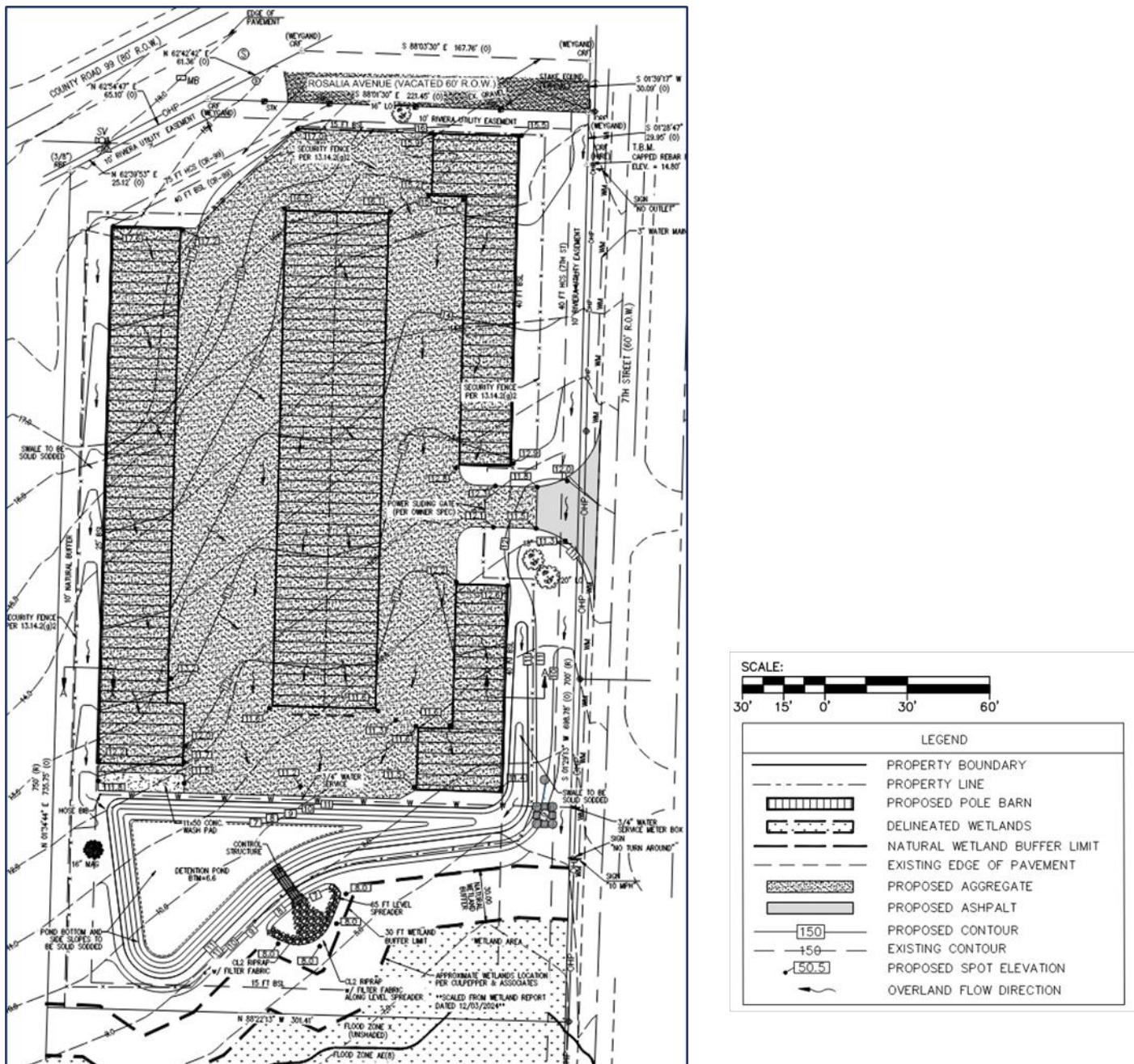
STRUCTURE AREA =	40,440 SF (26%)
PAVEMENT AREA =	1,405 SF (1%)
AGGREGATE AREA =	43,410 SF (28%)
OPEN SPACE (GRASS/WETLAND/SETBACKS) =	72,423 SF (46%)
VARIANCE REQUESTED FOR USABLE OPEN SPACE (SV25-0024)	

USE: SELF STORAGE (OUTSIDE BOAT/RV)  
 100 UNITS PROPOSED

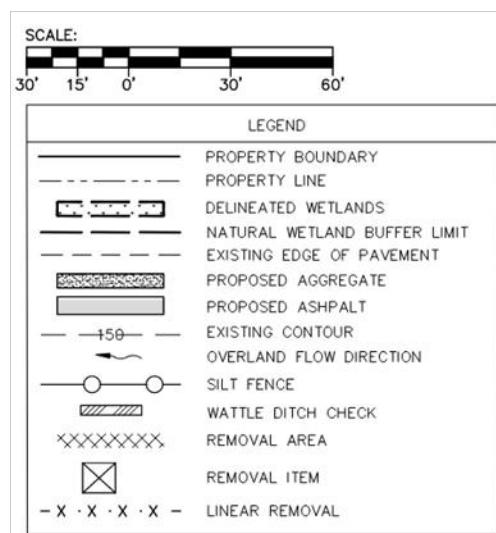
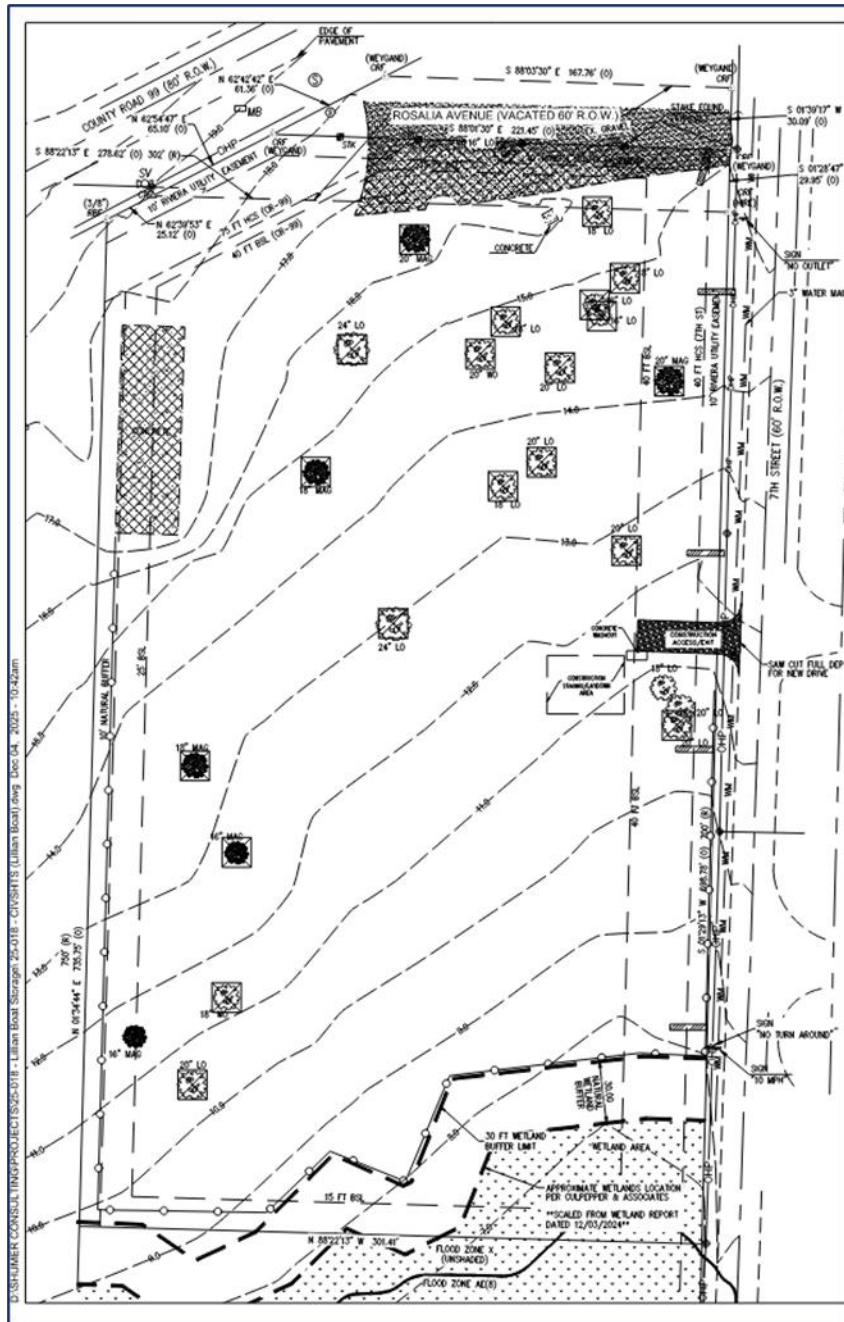
### PARKING:

MANAGERS OFFICE: N/A (NO MANAGERS OFFICE)  
 1 / 25 STORAGE SPACES = 4 EA  
 PARKING PROVIDED = 4 SPACES

## Grading & Drainage Plan



## Erosion Control Plan



## Landscape Plan

PLANT SCHEDULE								
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	CONTAINER SIZE	DETAIL	REMARKS
<b>TREES</b>								
	11	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	30 gal.	1.5' Cal. Min.	6' Ht. Min.		Greenforest Nursery
	5	Nyssa sylvatica	Black Gum	2" Cal. Min.	30 Gal.	8' Ht. Min.		No B&B
	12	Taxodium distichum	Bald Cypress	2" Cal. Min.	30 Gal.	8' Ht. Min.		No B&B
<b>SYMBOL</b> QTY <b>BOTANICAL NAME</b> <b>COMMON NAME</b> <b>SIZE</b> <b>CONTAINER</b> SPACING DETAIL REMARKS								
<b>SHRUBS</b>								
	132	Cortaderia punnila	Pampas Grass	3 gal		36" o.c.	36" Max Spacing	
	26	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal		36" o.c.	36" Max Spacing	
<b>GROUND COVERS</b>								
		Eremochloa ophiurooides	Centipede Sod	sod				Contractor shall field verify quantity.

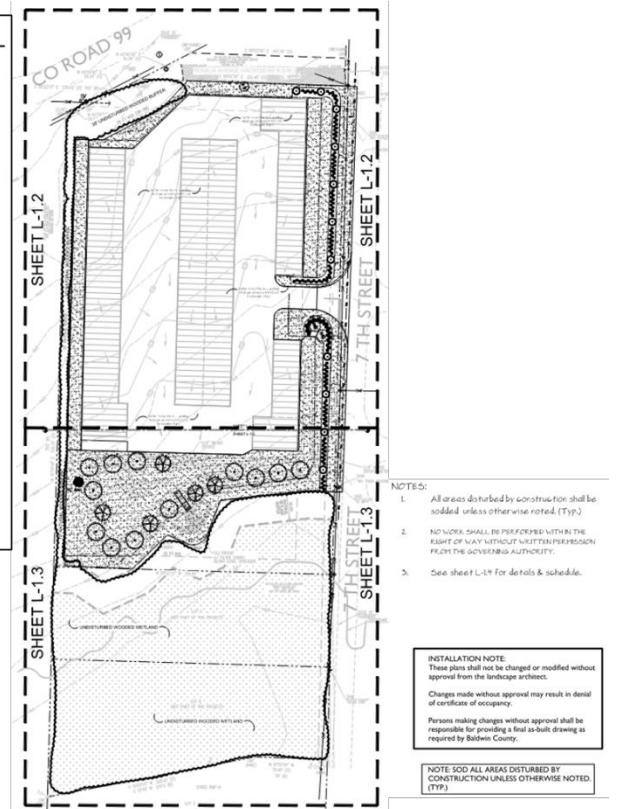
**NOTES:**

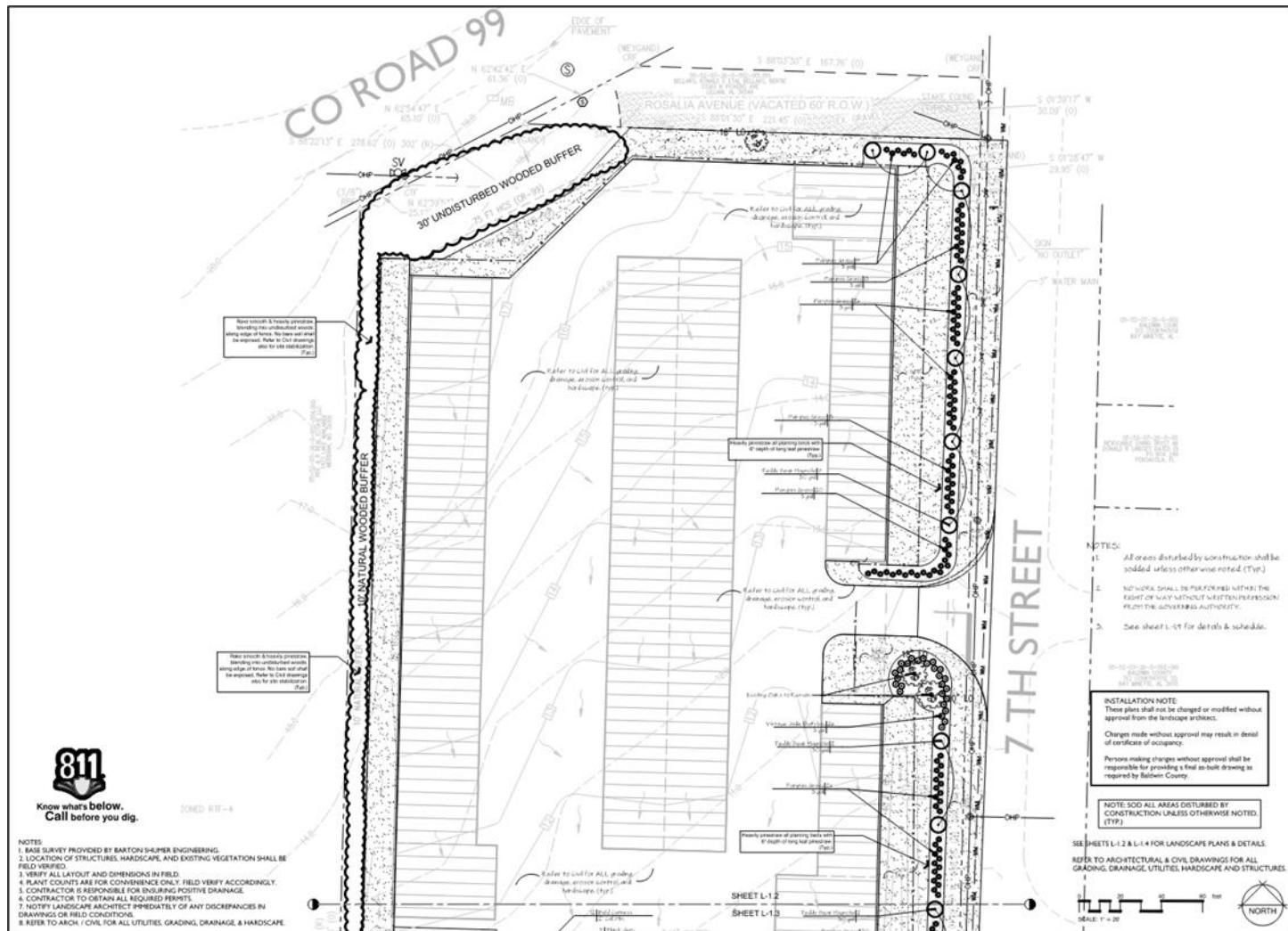
1. LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
2. PLANT POTS TO BE PLANTED IN 1" CAL. PLANTING HOLE & DUG HOLE DRESSED WITH GROUND PINEBARK.
3. USE WOODACE FERTILIZER TABS IN ALL PLANTING POTS. SEE NOTES.
4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
6. SEE LANDSCAPE NOTES.

**APPROVED NURSERIES:**

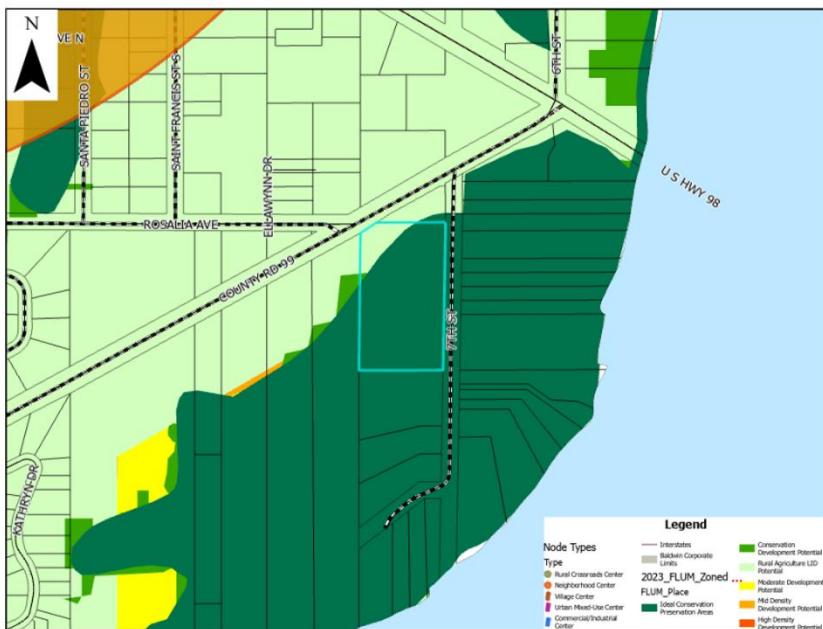
1. GREEN FOREST NURSERY
2. FLOWERWOOD NURSERY
3. WATERS NURSERY
4. CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.









### IDEAL CONSERVATION/PRESERVATION AREAS

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

#### PRIMARY LAND USES

- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

#### RELATED ZONING DISTRICTS

- Environmental Conservation
- CONNECTIVITY NETWORK
- Greenways and trails

### RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts of land, include estate homes, and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect critical areas that is valuable for natural resource protection such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards in order to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

#### PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hombs
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

#### RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate
- CONNECTIVITY NETWORK
- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

## Permit Requirements



### RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535  
Phone (251) 943-5001

4/22/2025

Catherine Clark  
Geographic Consulting, LLC  
11111 US Highway 31, Suite  
Spanish Fort, AL 36527

RE: PIN 29750 - 12494 C

This letter is to confirm basic electric service to the above.

Riviera Utilities requires a 3 property plats reflect the easement.

Upon final design, Riviera requires to meet all concerning costs and require

Name  
Wes Abram

If you have any questions or

Thank you,  
James Wallace

### Quality On Tap! PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT

28171 FRESHWATER LANE • ELBERTA, AL 36530  
Phone (251) 987-5816 • Fax: (251) 987-5836

April 17, 2025

Catherine Clark, P.E.  
Geographic Consulting, LLC

RE: Boat Storage Facilities

To Whom It May Concern:

I am providing this letter in response to your request for Perdido Bay Water, Sewer and Fire Protection District to supply water to your proposed Boat Storage facilities located on County Road 99 and 7th Street in Lillian, Alabama. Based on the site plan/plat received, the District has the capacity and ability to provide for the water needs that this project would require.

Sincerely,

Mark D. Bohlin  
General Manager  
Perdido Bay Water, Sewer and Fire Protection District

### Lillian Boat Storage

Local Fire Protection Authority Comment Form for



### Planning and Zoning Department

Robertsdale Office:  
22251 Palmer Street  
Robertsdale, AL 36567

Foley Office:  
22251 Palmer Street  
Robertsdale, AL 36567

Dear Local Fire Protection Authority,

As part of Baldwin County's subdivision review process, applicants who propose higher density developments (2 lots/units per acre or higher) are required to meet certain fire protection thresholds (Sub. Regs. 95-2.5(a)). These requirements include:

1. Fire Hydrant Spacing
2. Minimum Fire Hydrant Barrel Size
3. Water volumes and pressures that meet ISO Fire Suppression Rating requirements.

County team members will review the development for compliance with these standards. However, as the Local Fire Protection Authority, we value any input you may have regarding fire protection for this development.

You are being provided a copy of this letter by the project design engineer, along with a copy of the draft plan for the proposed development. Also attached is a written report and calculations, prepared and compiled by the design engineer, demonstrating that water supply volumes and pressures are sufficient for the development. **The design engineer is responsible for ensuring that volumes and flows meet Baldwin County's requirements. You are not required to verify the engineer's calculations and report.**

If you believe water volumes and pressures are insufficient to serve this development, you are invited to comment below and email to [catherine@geographicllc.com](mailto:catherine@geographicllc.com) or return to one of our office locations. Your comments are received within 10 business days of receipt of this letter, it will be reviewed then. You are welcome to provide any comments. Please feel free to contact our team at 251-580-1655 with any questions.

Sincerely,

Jay Dickson, Planning Director

### Local Fire Protection Authority Comments:

Base on the information provided, I believe the volume and flow is sufficient to support a boat storage facility.

**Curtis Cantrell**

Local Fire Protection Authority Name:

Instructions for Applicants: Please provide a copy of this form (ensure you are using the latest version from the P&Z website), a copy of the plat, and a copy of the signed and sealed report (including calculations) demonstrating ISO compliance, to the Local Fire Protection Authority with evidence of the date delivered. Options include certified mail or an email to an email address listed in the comments to the development address for the Local Fire Protection Authority.



### Operations and Maintenance Plan

Project: Lillian Boat Storage Facility

Location: 12494 CR-99

Prepared For: Telus Lillian, LLC  
Dave Gordon

Prepared By: Geographic Consulting, LLC  
Catherine Clark

Date: November 4, 2025

#### 1. Purpose

The purpose of this Operations and Maintenance (O&M) Plan is to establish procedures for the proper upkeep and operation of the stormwater management system and gravel-surfaced storage area at the boat storage facility. The goal is to ensure that the site continues to function as designed, minimizing runoff, erosion, and sediment transport to downstream areas.

#### 2. Site Description

The site consists of a gravel-surfaced open storage area used for boat and trailer storage. The gravel surface serves as a semi-permeable area to reduce runoff and promote limited infiltration. Drainage is directed toward designated swales and/or sheet flow areas to maintain stable conditions and prevent erosion.

#### 3. Routine Operations

##### 3.1 Site Use and Access

- Only boats, trailers, and related storage items are allowed on the gravel area.
- No maintenance of boats (oil changes, fueling) shall occur on the gravel surface to prevent pollution.
- Access should be limited to designated areas to prevent rutting and erosion.

##### 3.2 Stormwater Controls

- Ensure drainage pathways remain unobstructed.
- Vegetated buffers should remain well-vegetated and free of bare spots.
- Inspect and clean out any accumulated sediment or debris quarterly.

11111 US Highway 31, Suite A, Spanish Fort, AL 36527  
(251) 458-5588



#### 4. Maintenance Procedures

Item	Maintenance Activity	Frequency	Responsible Party
Gravel Surface	Regrade or add gravel to fill ruts, potholes, or low areas	Annually or as needed	Maintenance Personnel
Drainage Ditches / Swales	Inspect for erosion, sediment buildup, or blockages	Quarterly and after major storms	Maintenance Personnel
Vegetated Buffers	Mow as needed; reseed bare areas	2-3 times per year	Maintenance Personnel
Trash / Debris	Remove litter or large debris from gravel and drainage areas	Monthly	Maintenance Personnel
Detention Pond	Inspect for standing water, erosion, sediment accumulation, and vegetation growth. Remove sediment when accumulation exceeds 6 inches or reduces capacity by 20%.	Semi-annually and after major storms	Maintenance Personnel
Pond Embankments and Slopes	Mow regularly to maintain grass cover; remove debris from eroded areas. Inspect for burrowing animals or slope instability.	Quarterly	Maintenance Personnel
Control Structure	Inspect for blockages, debris, or damage to weir, orifice, and overflow flume. Remove debris as needed to maintain flow.	Quarterly and after major storms	Maintenance Personnel

#### 5. Recordkeeping

Maintain inspection and maintenance logs for a minimum of three (3) years. Records should include:

- Date of inspection

11111 US Highway 31, Suite A, Spanish Fort, AL 36527  
(251) 458-5588



#### - Observations (e.g., erosion, sediment buildup, drainage issues)

#### - Maintenance actions performed

#### - Name of inspector

#### 6. Emergency Procedures

- In case of erosion or flooding, stabilize affected areas immediately with temporary gravel or erosion control fabric.
- If pollutants (oil, fuel, etc.) are spilled, contain the spill using absorbent materials and dispose of properly.
- Notify appropriate authorities if a spill reaches surface water.

#### 7. Plan Review and Updates

This O&M Plan should be reviewed annually and updated as necessary if site conditions or management practices change.

#### Prepared By:

Catherine Clark, P.E.  
Alabama License #33207-E  
Geographic Consulting, LLC  
11111 US Hwy 31, Suite A  
Spanish Fort, AL 36527



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SPP25-34 Sweetwater South  
Preliminary Plat Approval  
January 8, 2026**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 39  
**ZONING:** RSf-2, Single Family District  
**PARCEL ID #** 05-56-01-02-0-001-028.501  
**PIN:** 77784  
**LOCATION:** Subject property is located east of State Highway 181, and south of County Rd 32.  
**Online Case #:** SPP25-000034  
**Lead Staff:** Fabia Waters, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for Preliminary plat approval of a residential subdivision.  
**Proposed # Lots:** 49  
**Linear feet of streets:** 2,745 L.F.  
**Total acreage:** +/- 35.0 acres  
**Smallest lot size:** 15,006 SF  
**Lot setbacks:** 30' front, 30' Rear, 10' Side and 20' Side Street  
**Wetland Setbacks:** 30' Natural Buffer from jurisdictional wetlands and stream. 5' from the Non-jurisdictional areas.  
**Highway Const. Setback:** The HCS along State Highway 181 is 100' from the centerline of the right of way  
at the time of recording.  
**Owner/Developer:** Sweetwater Investments, LLC  
**Engineer:** Dwayne Smith, PE, Anchor Engineering

OPEN SPACE CALCULATION:

TOTAL OPEN SPACE REQ'D:	50 LOTS X 1,000 SF=50,000 SF
OPEN SPACE PROVIDED:	479,680 SF (11.01 AC)
USABLE OPEN SPACE REQ'D:	50 LOTS X 400 SF=20,000 SF
USABLE OPEN SPACE PROVIDED:	20,707 SF (.48 AC)

## Public Utilities and Site Considerations

**Public Utilities:** Water: Fairhope Utilities, Letter dated: December 2, 2025. Sewer: BCSS, Letter dated: October 14, 2025; Malbis treatment plant **“The applicant has stated that per discussion with BCSS, treatment plant upgrade should be completed within the next 180 days.”** Electrical: Baldwin EMC  
Broadband: AT&T, Letter dated: October 14, 2025

**Flood Zone:** X zone, no special requirements.

**Traffic study:** A traffic study was prepared by Gregory L. Dawkins, PE. And reviewed by the Baldwin County Permit Engineer. “After analyzing the data, we do not recommend any improvements at US 181 and CR 32 or CR 24. We do not recommend any improvement at either site access on SR 181.”

**Drainage:** Drainage narrative prepared by Dwayne Smith, PE. It was reviewed and accepted by the Baldwin County permit engineer.

**Wetlands:** Jurisdictional and non-jurisdictional wetlands were identified on the subject property by two wetland reports. The reports were reviewed and accepted by staff, and the appropriate buffers are reflected in the preliminary plat.

## Staff Analysis and Comments

The subject property is currently zoned RSF-2 (Single-Family Residential District) and is approximately 34.0 acres, RSF2 allows a density of 2.9 units per acre, and the proposed development proposes a density of 1.4 U/A The County Commission approved the rezoning of the property from RA to RSF-2 at its regular meeting on April 15, 2025. The proposed subdivision meets the requirements of the Zoning Ordinance and Subdivision Regulations.

## **Staff Recommendation:**

Staff recommends the Preliminary Plat request for SPP25-34 Sweetwater South Subdivision be **APPROVED** with conditions subject to compliance with the Baldwin County Subdivision Regulations.

### **Specific Conditions:**

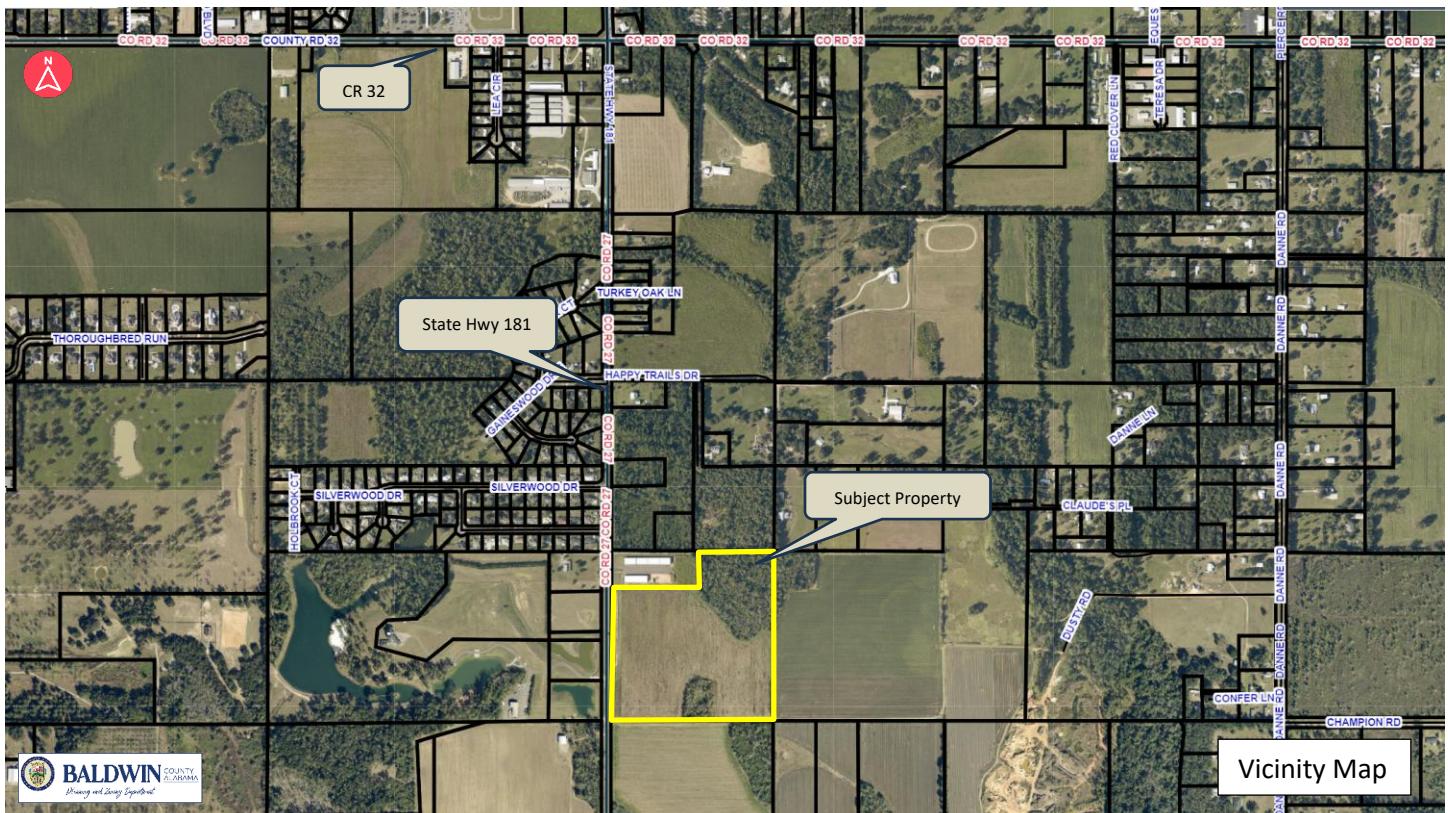
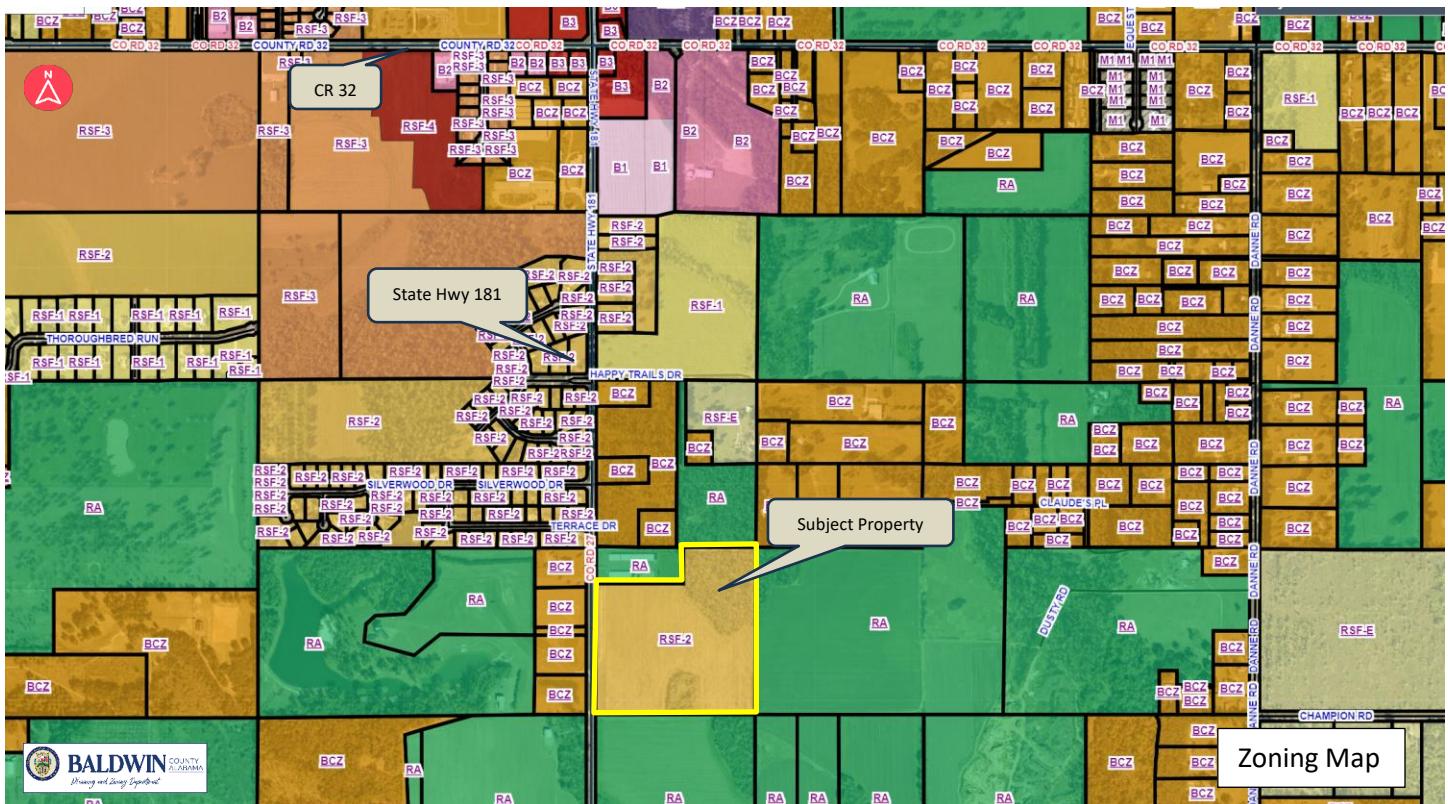
1. All permanent signage for the jurisdictional wetlands/ and stream must be installed before any land disturbance begins, following the issuance of the subdivision permit.
2. Per the applicant's response to comments, BCSS (Malbis treatment plant) is under construction to expand the operating capacity at the Malbis treatment facility to 2 million gal/day and should be complete within the next 180 days. This expansion is required to be completed and accepted by ADEM prior to obtaining final plat approval.
3. The applicant shall verify that all proposed drainage ditches are located outside of individual lots and are entirely contained within designated common areas.
4. Revise as needed and provide a stormwater management plan sheet.

### **General Conditions:**

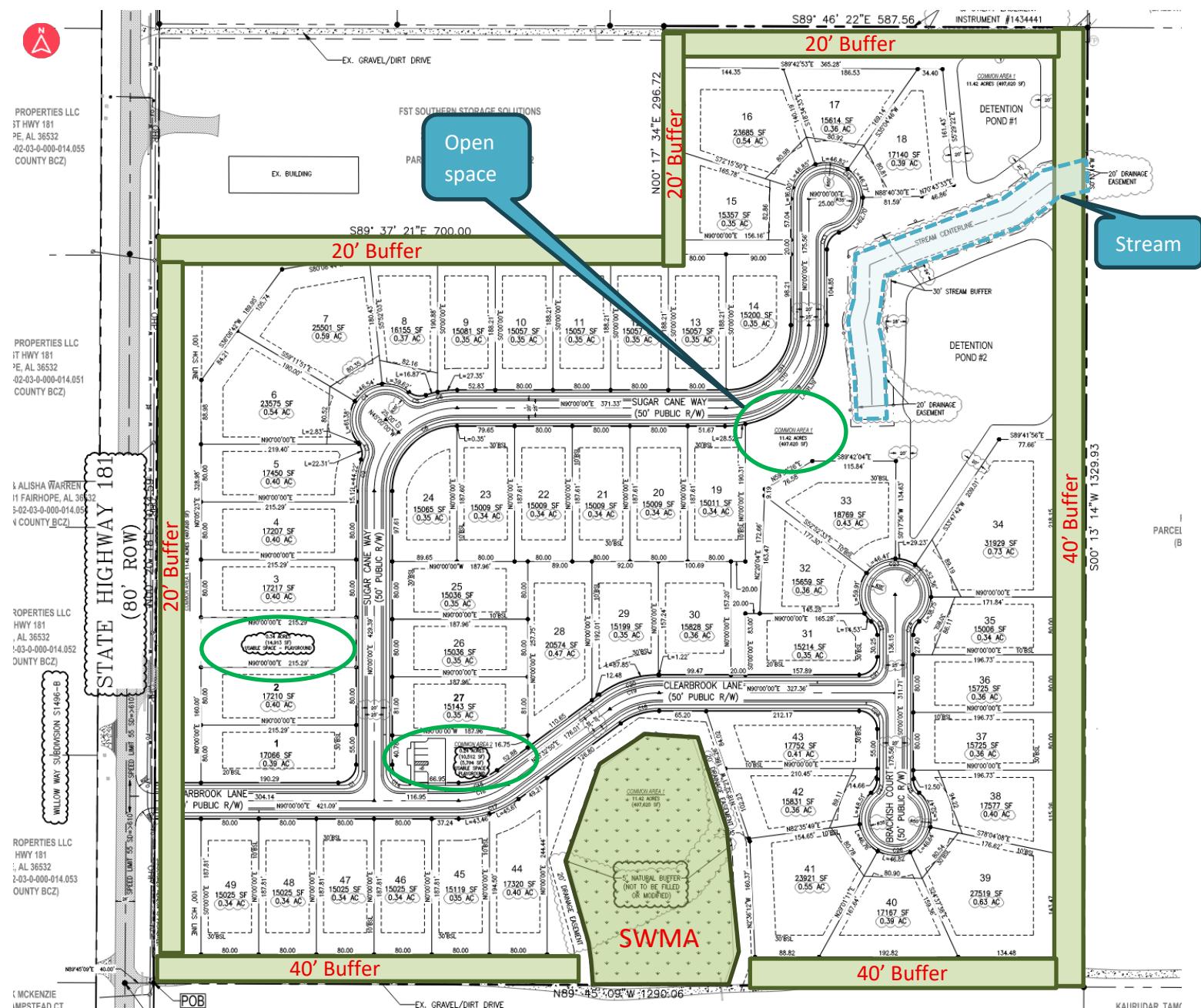
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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



## Enlarged Plat



#### UTILITY PROVIDERS:

SEWER: BALDWIN COUNTY SEWER SERVICE  
14747 UNDERWOOD RD  
SUMMERDALE, AL 36580  
(251) 971-1516

WATER: FAIRHOPE PUBLIC UTILITIES  
555 S. SECTION ST  
FAIRHOPE, AL 36532  
(251) 928-8003

POWER: BALDWIN EMC  
PO BOX 220  
SUMMERDALE, AL 36580  
(251) 989-6247

TELEPHONE: AT&T  
2155 OLD SHELL RD  
MOBILE, AL 36607

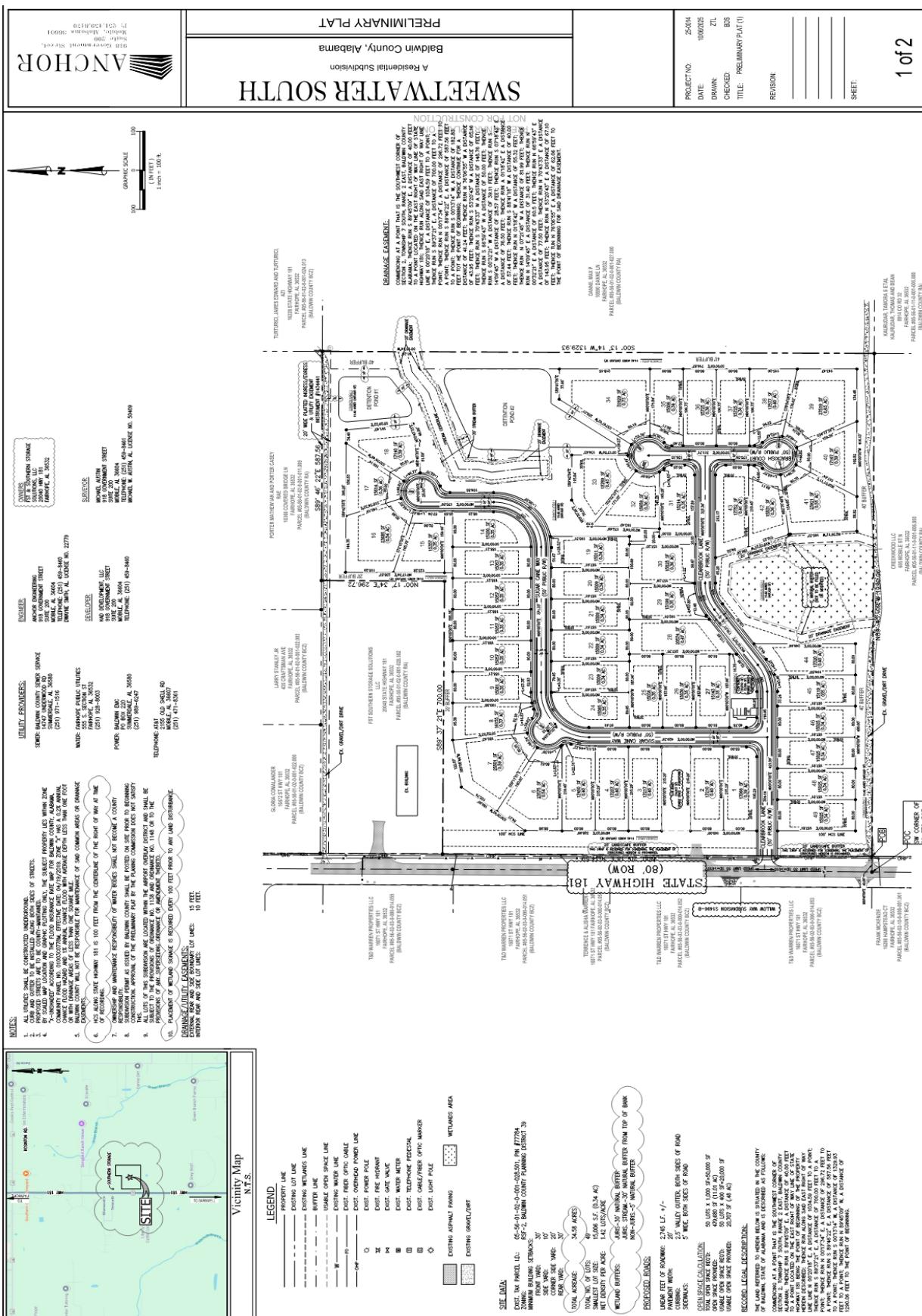
#### PROPOSED ROADS:

LINEAR FEET OF ROADWAY: 2,745 L.F. +/-  
PAVEMENT WIDTH: 20'  
CURBING: 2.5' VALLEY GUTTER, BOTH SIDES OF ROAD  
SIDEWALKS: 5' WIDE, BOTH SIDES OF ROAD

### OPEN SPACE CALCULATION:

TOTAL OPEN SPACE REQ'D:	50 LOTS X 1,000 SF=50,000 SF
OPEN SPACE PROVIDED:	479,680 SF (11.01 AC)
USABLE OPEN SPACE REQ'D:	50 LOTS X 400 SF=20,000 SF
USABLE OPEN SPACE PROVIDED:	20,707 SF (.48 AC)

Plat





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SPP25-36 & SRP25-23**

**Walking R Land and Cattle Subdivision also being a part of a Replat of**

**Smithfield Estates Lots 6-8, Slide 2989-C**

**January 8, 2026**

## Subject Property Information

**Planning District:** 6

**Zoning:** Unzoned

**Location:** The subject properties are located in Planning District 6, East of County Rd 112 and West of Co Rd 61 (Phillipsville Road).

**Parcel Numbers:** 05-24-01-11-0-000-013.000 **PIN:** 9219

05-24-01-11-0-000-012.006 **PIN:** 630834

05-24-01-11-0-000-012.007 **PIN:** 630835

05-24-01-11-0-000-012.008 **PIN:** 630836

**Lead Staff:** Jenny Mosley, Planning Tech I

**Applicant/Owner:** WALKING R LAND AND CATTLE COMPANY LLC, 1026 STANTON RD STE A, Daphne, AL 36526

**Engineer/Surveyor:** Smith Clark & Associates, LLC / Hunter Smith 30941 Mill Lane, Ste G Box 258, Spanish Fort, AL 36527

**Online Case #** When searching online CitizenServe database, please use SPP25-000036 & SRP25-000023

**Attachments:** *Within Report*

## Public Utilities and Site Considerations

**Public Utilities:** Water: Well  
Electrical: Alabama Power  
Sewer: Septic

**Fire Flow:** N/A 20 +/- acres lot sizes

**Traffic study:** N/A, 4 Lot Subdivision.

**Flood zone:** Based on the Federal Emergency Management Agency's Flood Insurance Rate Map of Baldwin County Alabama Map # 01003C0325M, Dated April 19,2019, this property is Located in zone X (unshaded on plat map) and zone A. Part of the property contained within this subdivision lies in a floodway or flood prone area as determined by the Federal Insurance Rate Map. Purchasers of the property within this subdivision are advised that the construction or improvements may be subject to additional insurance requirements and building regulations.

**Drainage improve.:** Drainage study was prepared by Christopher Lieb, P.E. - "The subdivision of the property will not change the drainage pattern or flow rate. The developers of each site will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations and Zoning Ordinance.

**Wetlands:** Yes, Wetland Assessment Report completed by Wetland Sciences Inc. Craig D. Martin, Environmental Scientist

### Subdivision Proposal

**Request:** **SPP25-36** : Preliminary Plat Approval for a Large 4 Lot Subdivision.  
**SRP25-23** : Subdivision Replat for Lots 6, 7 & 8 in the Smithfield Estates Subdivision for the common lot line moves to give the proposed Large 4 Lot Subdivision access and road frontage on County Rd 61 ( Phillipsville Rd ).

**Proposed # of Lots:** 4 Lots

**Linear feet of streets:** Lots 3 & 4 will be accessed by single residential drives. Lots 1 & 2 will require a Common Drive ( 60' ingress & egress easement).

**Total acreage:** 170.599 acres

**Smallest lot size:** 40.124 acres

**Lot Setbacks:** 30 ft front and rear, 10 ft sides

**Density:** 0.0030 Units per acres

## Staff Analysis and Comments

**SRP25-23** is requesting a Subdivision Replat of Smithfield Estates Subdivision Lots 6, 7 & 8 for Common Lot Line Moves of the Lots to give the proposed Large 4 Lot Subdivision access and road frontage on County Rd 61 ( Phillipsville Rd ).

**SPP25-36** is requesting Preliminary Plat Approval for a Large (170.599 in total acreage) 4 Lot Subdivision, requiring one common drive for Lot 1 & 2 to access County Rd 61 ( Phillipsville Road ).

## Staff Recommendation:

Staff recommend that the **SRP25-23 (Subdivision Replat of Smithfield Estates Subdivision Lots 6, 7 & 8) & the SPP25-36 (PRELIMINARY PLAT for Walking R Land and Cattle Subdivision)** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

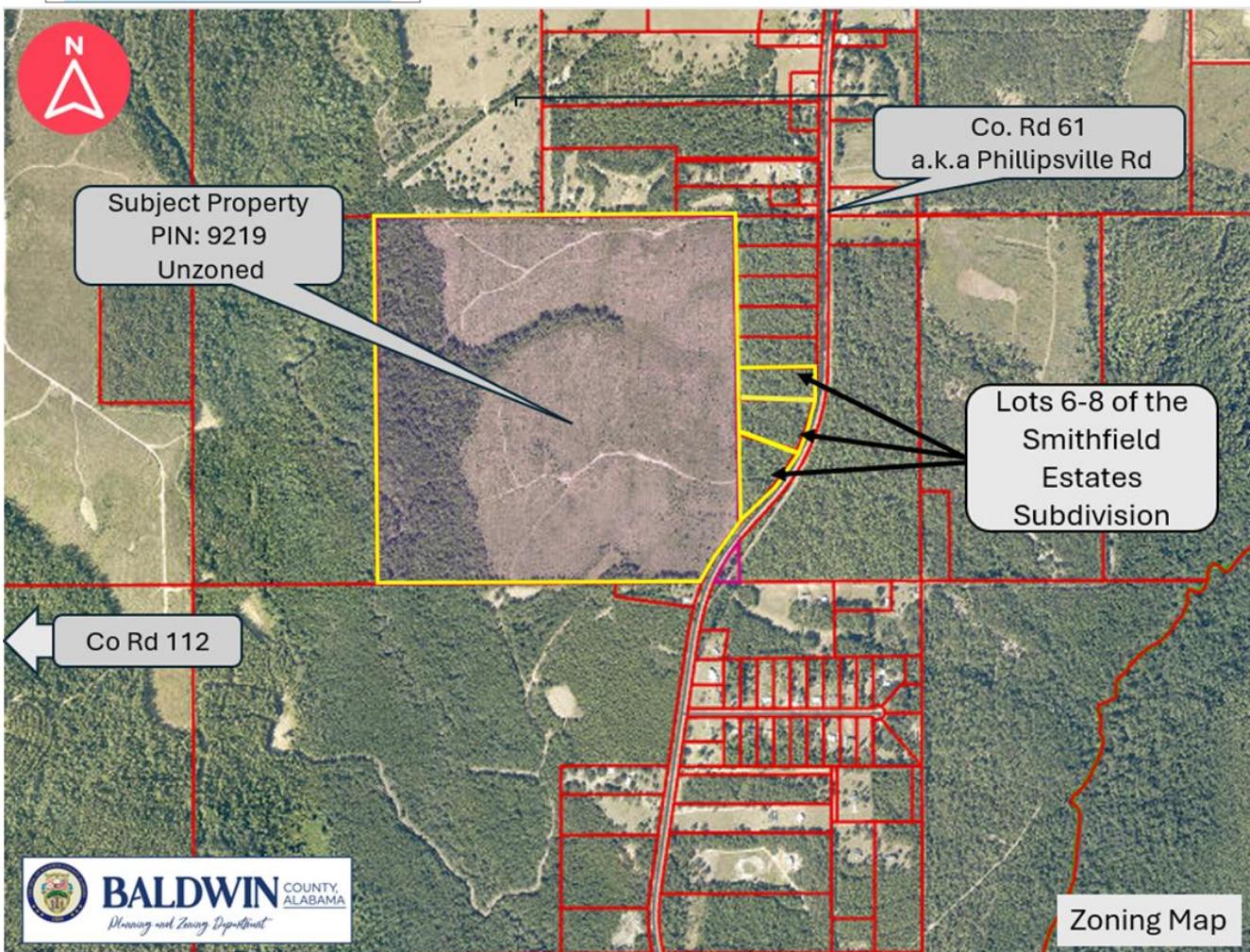
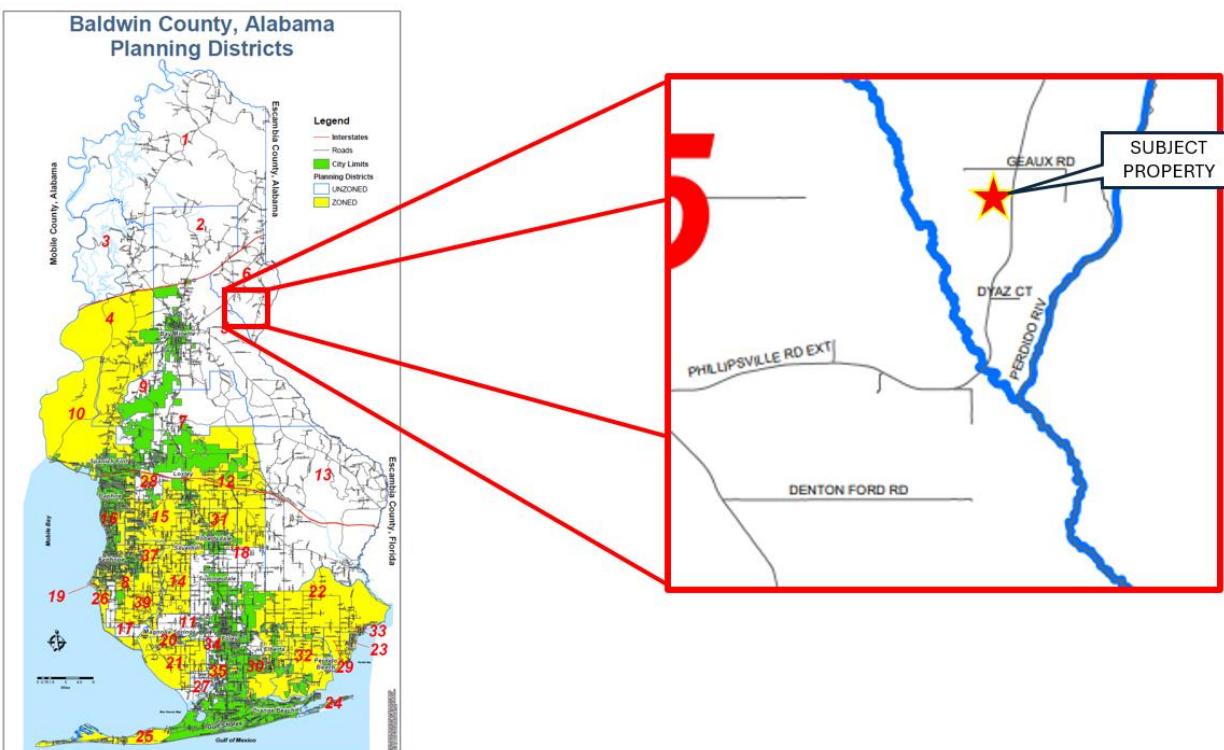
1. Apply for a DPM (Driveway Permit Major Residential) and construct to county specifications.
2. Driveway Permit Major Residential (DPM) must be installed and inspected prior to Final Plat application for Staff review.
3. The Subdivision Replat of Smithfield Estates Subdivision must be recorded within 90 day of the approval date.

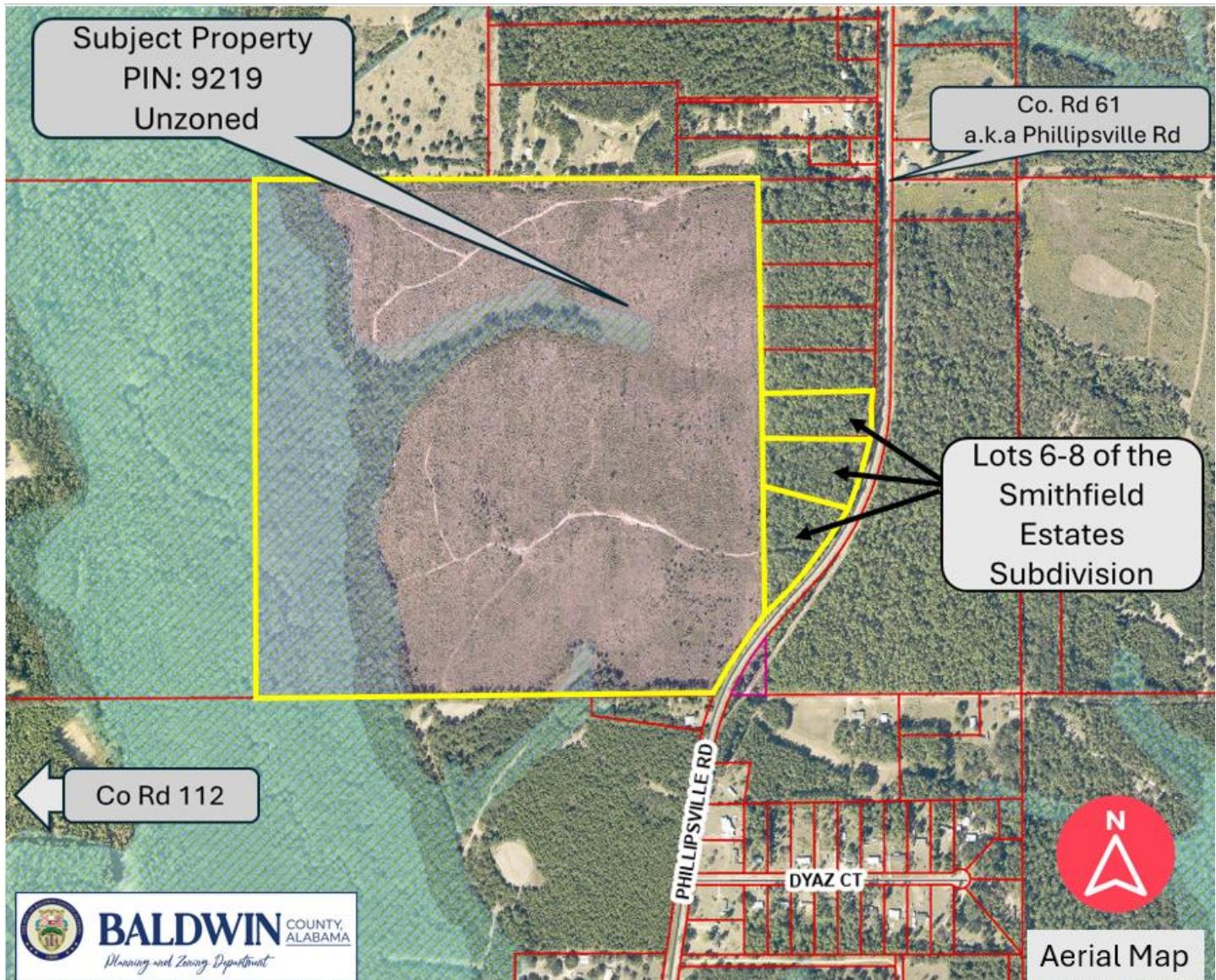
### General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review to the Baldwin County Planning and Zoning Department for any applicable 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







**Smithfield Estates  
Recorded  
Subdivision  
SPP25-36:**

proposed common  
lot line  
move of Lots 6-8:  
to be included in  
**SPP25-36**  
Walking R Land and  
Cattle  
Subdivision

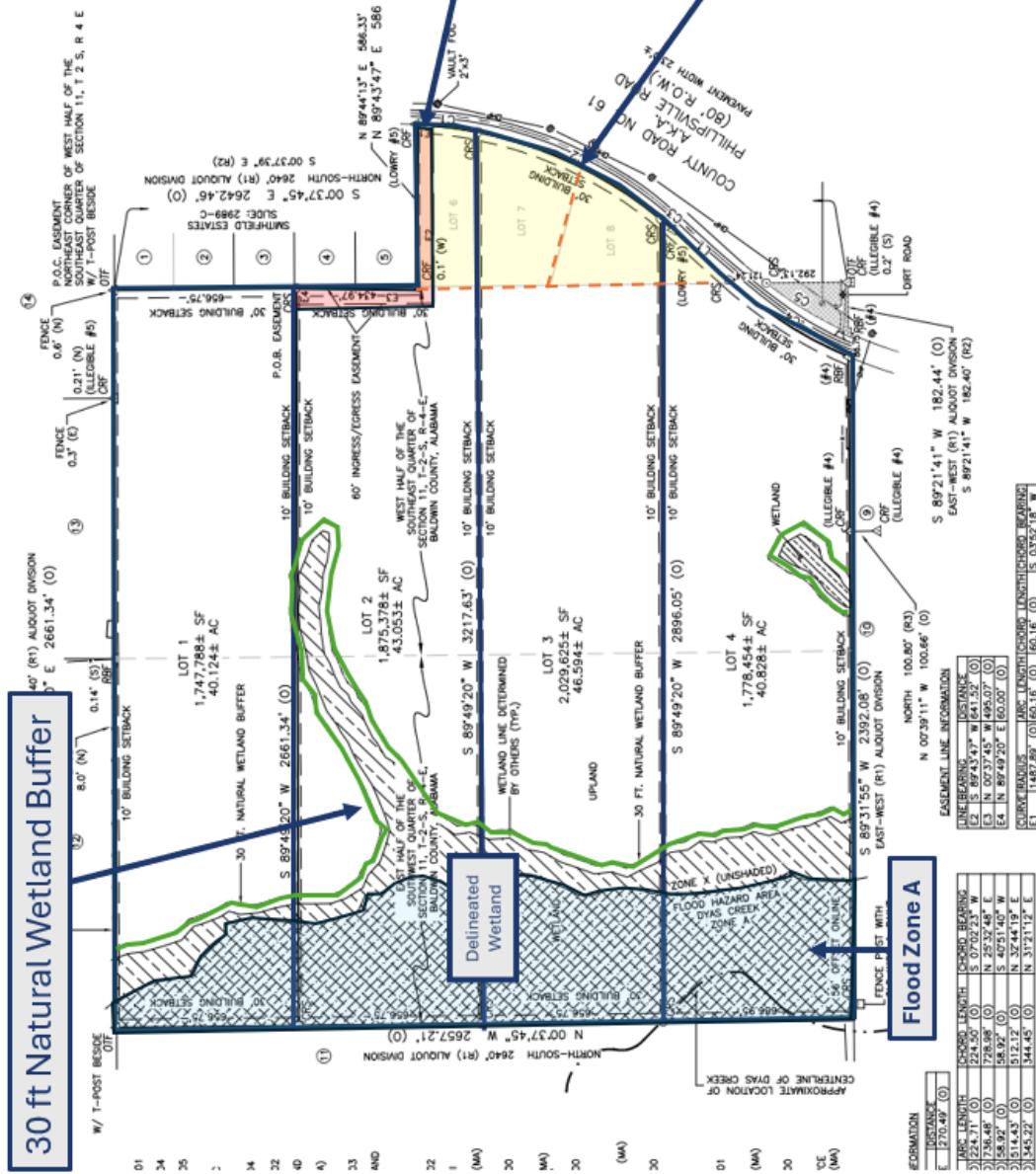




[Plat Map](#)  
[Enlarged to](#)  
[Show Details](#)

Common Drive &  
60' Ingress / Egress  
Easement  
for  
Lot 1 & 2

On 22.2.2013  
proposed common  
lot line  
move of Lots 6-8:  
to be included in  
**SPP25-36**





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SPP25-37  
Preliminary Plat Approval  
Warner Subdivision  
January 8, 2026**

**Recommendation: Approval with conditions**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 33  
**ZONING:** RSF-2 Residential Single Family  
**PARCEL ID #** 05-52-07-26-0-002-033.002, 05-52-07-26-0-002-033.000  
**PIN:** 326016, 44599  
**LOCATION:** Subject property is located west of Library Street, south of Widell Ave and north of Ickler Ave. N. in the Lillian area.  
**Online Case #:** SPP25-0000237  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for Preliminary plat approval of a 4-lot residential subdivision.  
**Proposed # Lots:** 4  
**Linear feet of streets:** N/A, lots front Library Street  
**Total acreage:** +/- 1.53 acres  
**Smallest lot size:** 0.35 ac (15,060 SF)  
**Lot setbacks:** 30'F/30'R/11.5'S  
**Owner/Developer:** Kimberly Warner, 34016 Widell Ave, Lillian, AL, 36549  
**Surveyor:** David Lowery, PLS, David Lowery Surveying, LLC, PO Box 995, Bay Minette, AL 36507

**Property History:**

N/A

## Public Utilities and Site Considerations

Public Utilities:	Water: Perdido Bay Water (letter dated November 16, 2023, updated letter forthcoming) Sewer: BCSS, Lillian Treatment Plant (letter dated December 16, 2025) Electrical: Riviera Utilities (letter dated December 15, 2025)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by J.E. Hamlin, P.E., J.E. Hamlin LLC, dated 12/06/25 states the subdivision of this property will not be changed by the division of this property. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A

## Staff Analysis and Comments

The proposed subdivision will require common drive(s) to meet the access management policy and the installation of sewer main along Library Street to provide sewer to each lot. The applicant/owner shall coordinate with BCSS on an acceptable construction plan for utility improvements. This proposed plan shall be submitted to P&Z staff for review and approval for the issuance of a Subdivision Permit. Both common drive(s) and the sewer improvements shall be installed, inspected and accepted prior to submitting for final plat approval. To ensure compliance with fire flow testing, the side setbacks were increased to 11.5' on each lot line.

## PUBLIC COMMENTS:

No comments received as of this Staff Report.

## **Staff Recommendation:**

Staff recommends the Preliminary Plat request for SPP25-29, Warner Subdivision be APPROVED with conditions subject to compliance with the Baldwin County Subdivision Regulations.

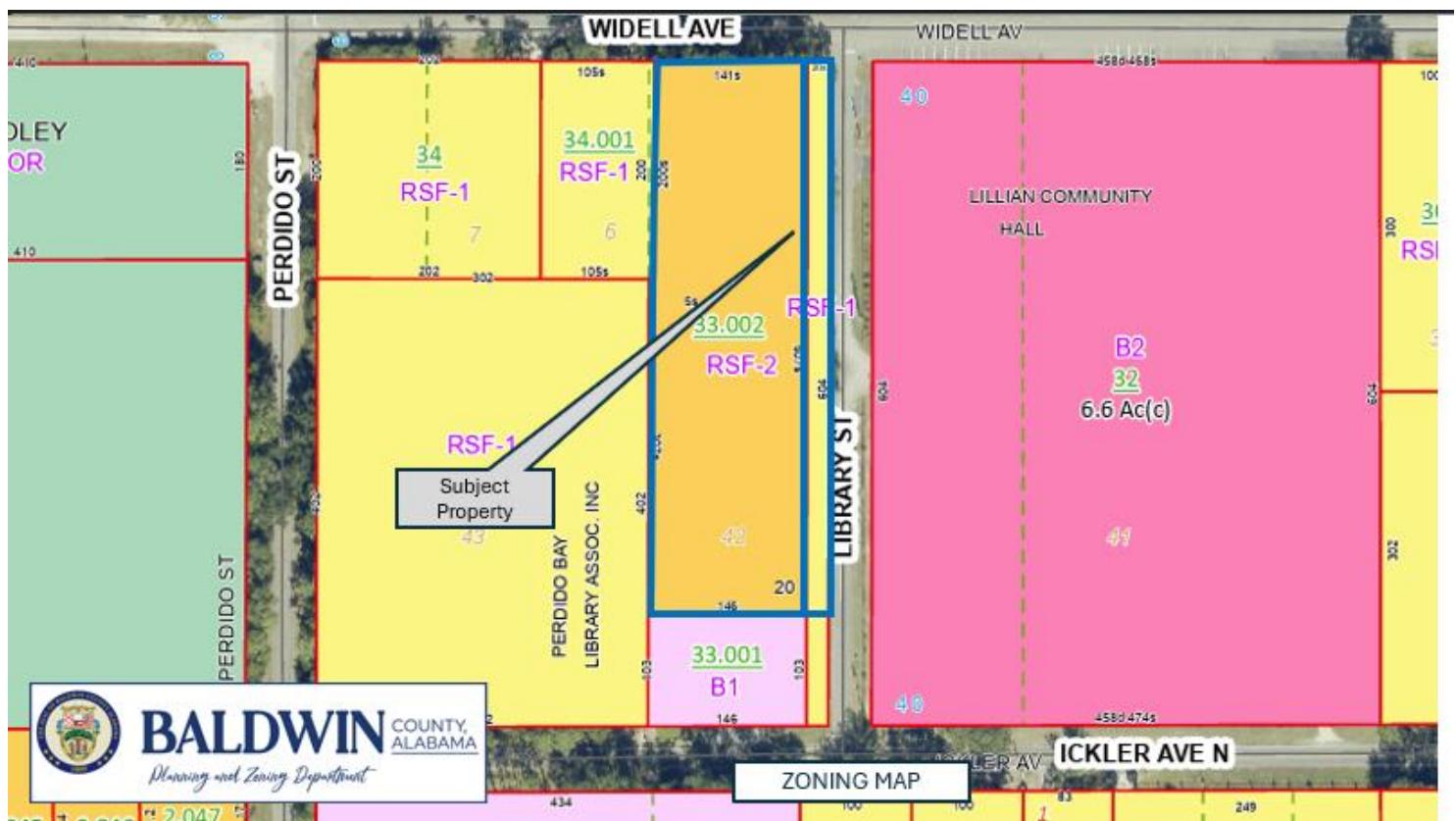
### **Specific Conditions:**

1. Preliminary Plat approval is good for two (2) years from approval.
2. Applicant/Developer shall submit construction plans for utility improvements to P&Z staff for review and approval and issuance of a subdivision permit. No construction shall commence until a Subdivision Permit has been issued.
3. Applicant/Developer shall submit a commercial turn-out permit (DPC) for the issuance of a permit to install the common drive(s).
4. A No Deficiency Letter (NDL) will be required to be issued before a Final Plat application can be submitted.

### **General Conditions:**

1. Once NDL has been received, applicant shall submit the final plat application.
2. Once final plat approval is granted, the final plat shall be circulated for signatures and recorded within 90 days of administrative approval.

## Locator Maps

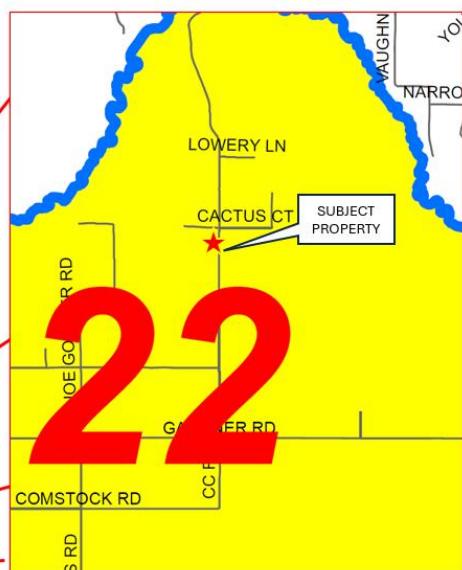
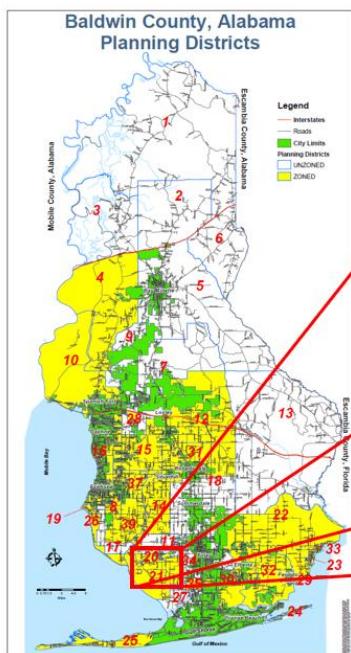
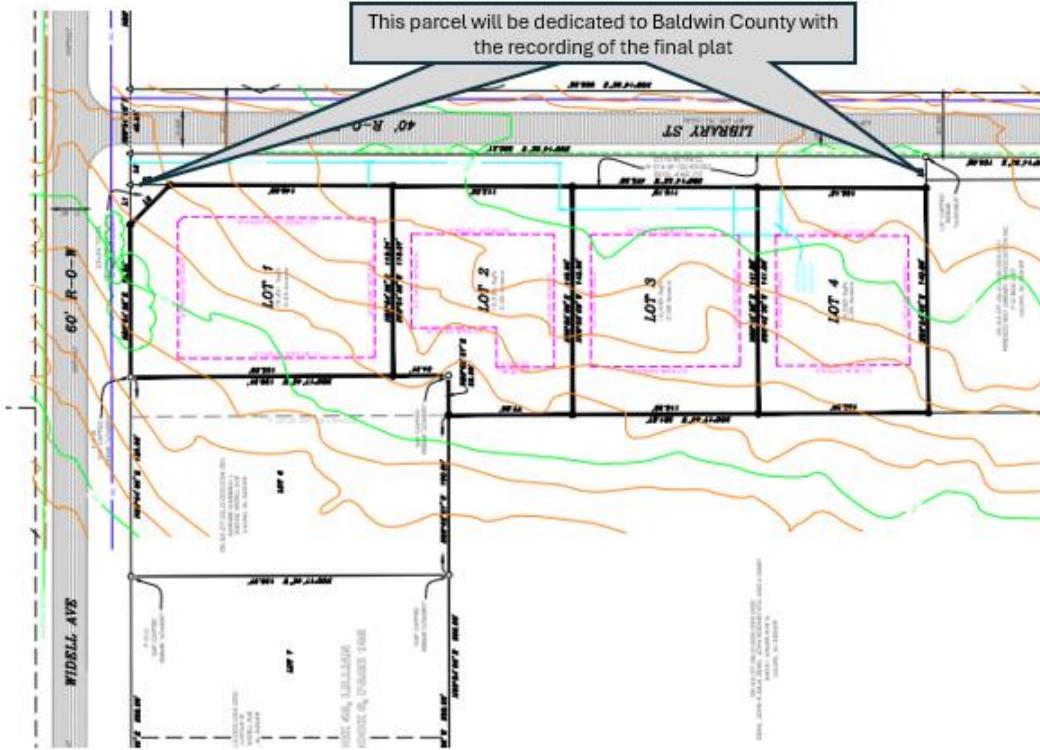


## Plat



This parcel will be dedicated to Baldwin County with the recording of the final plat

Cropped Plat



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



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SV25-25  
Coleman Lane Family Exemption Variance  
January 8, 2026**

**RECOMMENDATION: DENIAL**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 7  
**ZONING:** Unzoned  
**PARCEL ID #** 05-32-06-24-0-000-004.005  
**PIN:** 632272  
**LOCATION:** Subject property is located on the east side of Coleman Lane north off Hwy 31 in Spanish Fort  
**Online Case #:** SV25-25 (SV25-000025)  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for a variance from subdivision regulations, family division for conveyance to family members.  
**Proposed # Lots:** 2  
**Linear feet of streets:** N/A  
**Total acreage:** +/- 3.0  
**Smallest lot size:** 43,560 SF  
**Lot setbacks:** 30' front, 30' rear, 10' side  
**Owner/Developer:** ALSTON MARCUS AND COLEMAN TAYLOR SR, 1520 Kumler Ave., Dayton, OH 45406  
**Surveyor:** Hunter Smith, PLS, Smith Clark Associates, 30941 Mill Lane, Suite G, Box 258, Spanish Ft. AL 36527

### Property History:

PF25-000303, Pending action on variance request

## Staff Analysis and Comments

Family divisions. In accordance with and subject to the provisions of Alabama Code § 11-24-2 (1975), as amended, the sale, deed, or transfer of land (including transfers made pursuant to a will or the laws of intestate succession) by the Owner to a person or persons, all of whom are members of the Owner's immediate family (see definition of Family Division in Section 3.2).

The applicant cannot subdivide the property through the normal subdivision process as the subject parcel has access to Coleman Lane via a 30' easement. A two-lot subdivision would require a 60' access to Coleman Lane. The applicant is requesting a variance to allow conveyance from cousin to cousin, which is not allowed under the current subdivision regulations and provisions of Alabama Code § 11-24-2 (1975). Staff has reached out to determine eligibility of immediate family member, and the cousins share relationship through their grandfathers, which are brothers. However, the conveyance is not from and to an eligible immediate family member. There are no other provisions to allow for such variance request and staff is recommending denial.

### **PUBLIC COMMENTS:**

No comments received as of this Staff Report.

### **Staff Recommendation:**

Staff recommends the Subdivision Variance Request for Coleman Lane Family Exemption for Case No. SV25-25 be **DENIED**. Staff believes the approval of this variance request would not be in compliance with Section 4.2, nor Article 8, Section 8.1. of the Baldwin County Subdivision Regulations.

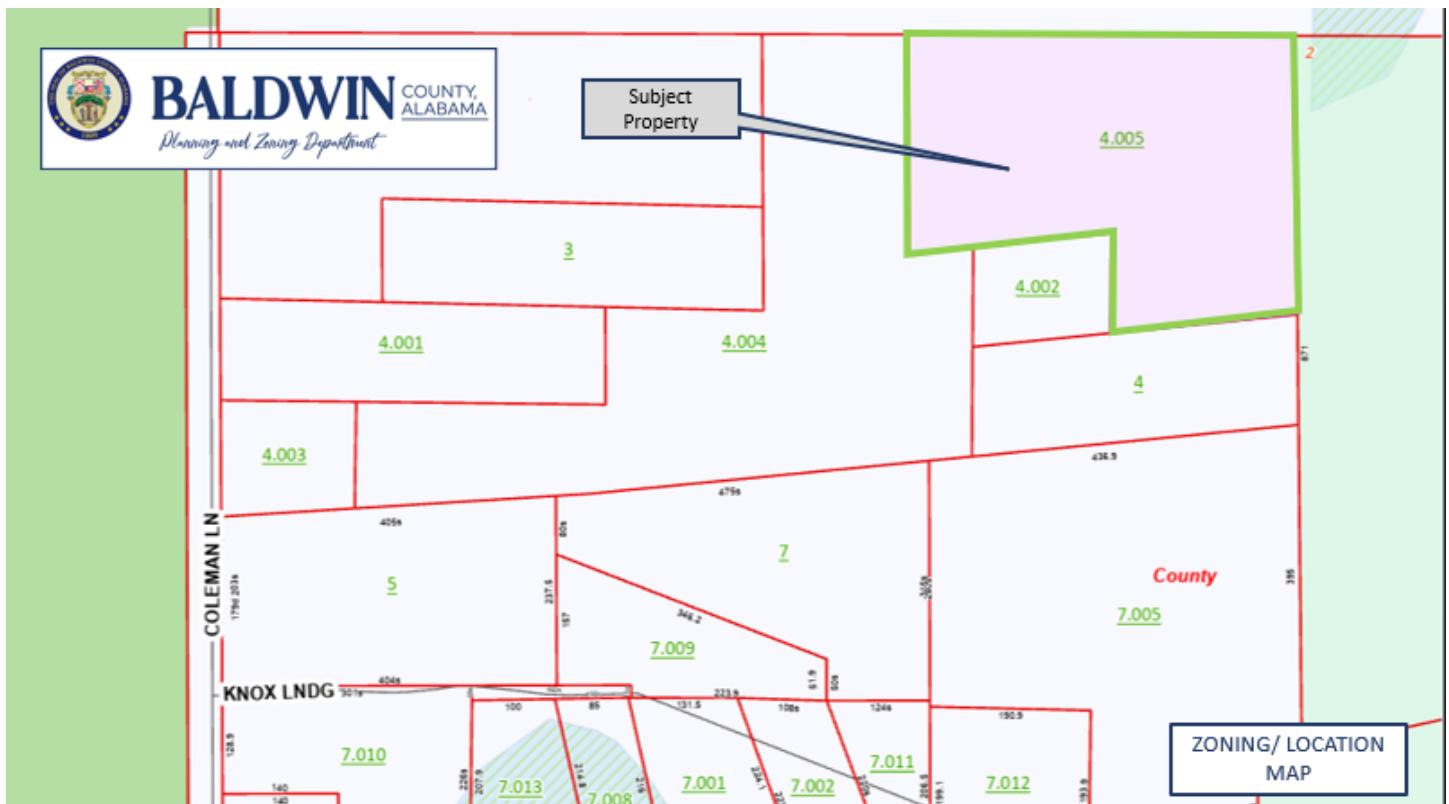
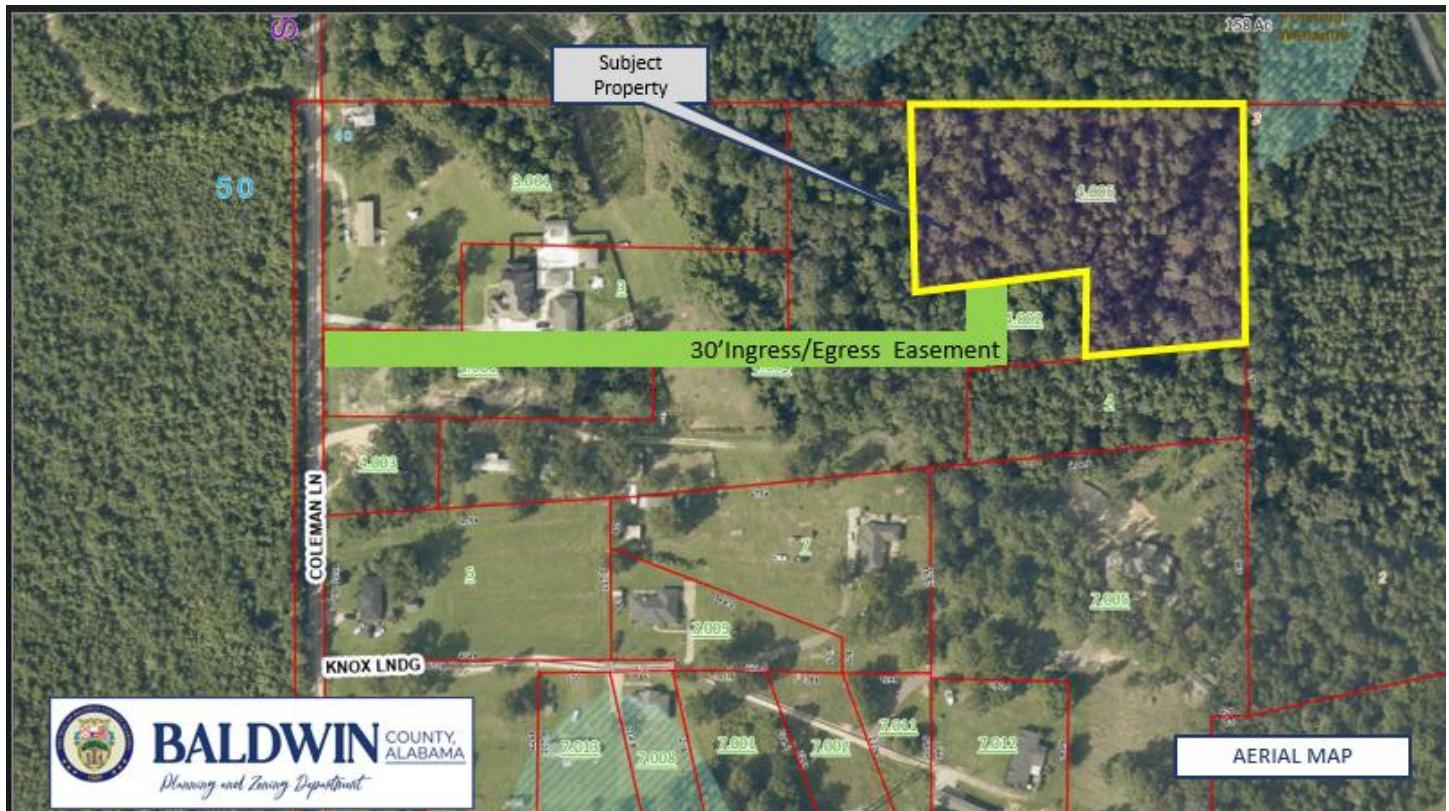
### **Specific conditions:**

1. Approval of SV25-25 is required to approve a family exempt subdivision request, PF25-000303.
2. If the Planning Commission approves SV25-25, P&Z reviewer may approve PF25-000303.
3. If the Planning Commission denies SV25-25, P&Z reviewer must also deny PF25-000303.

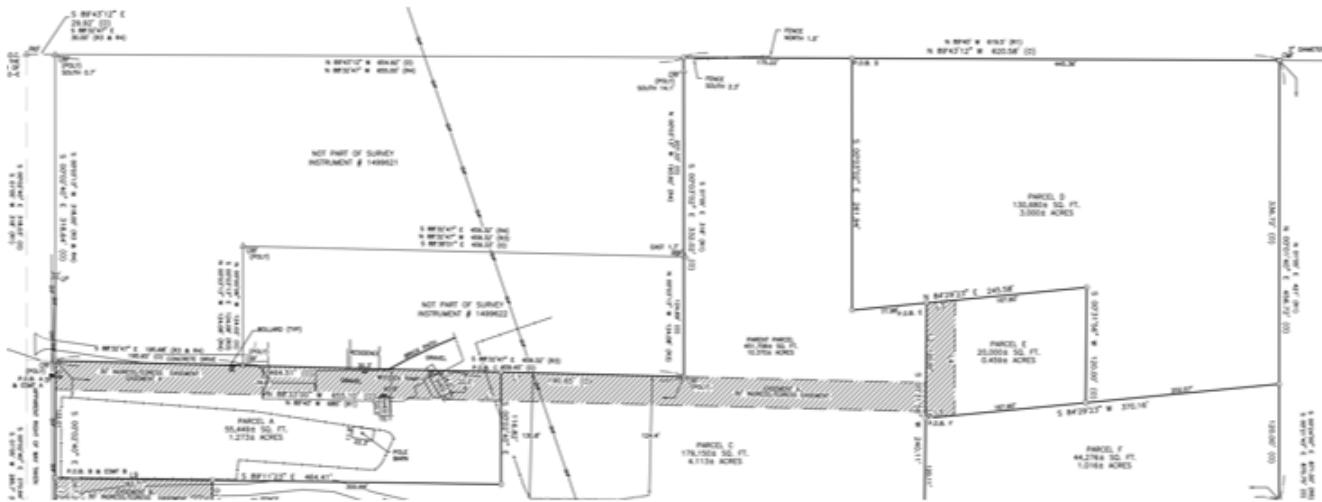
### **General Conditions:**

Issue PF25-000303 if SV25-000025 is approved.

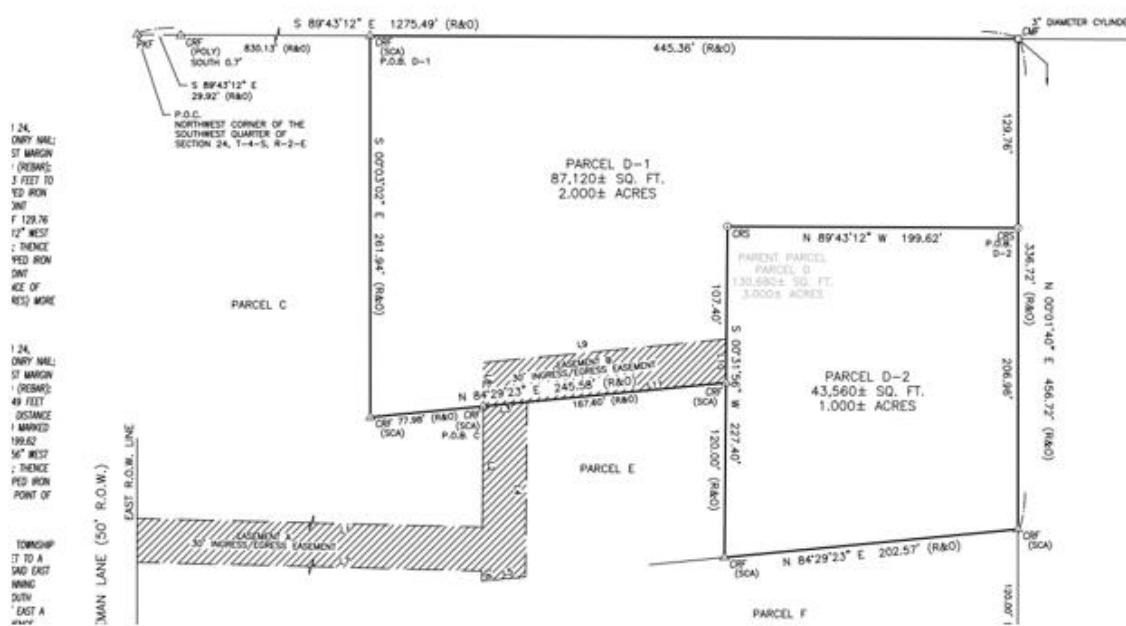
## Locator Maps

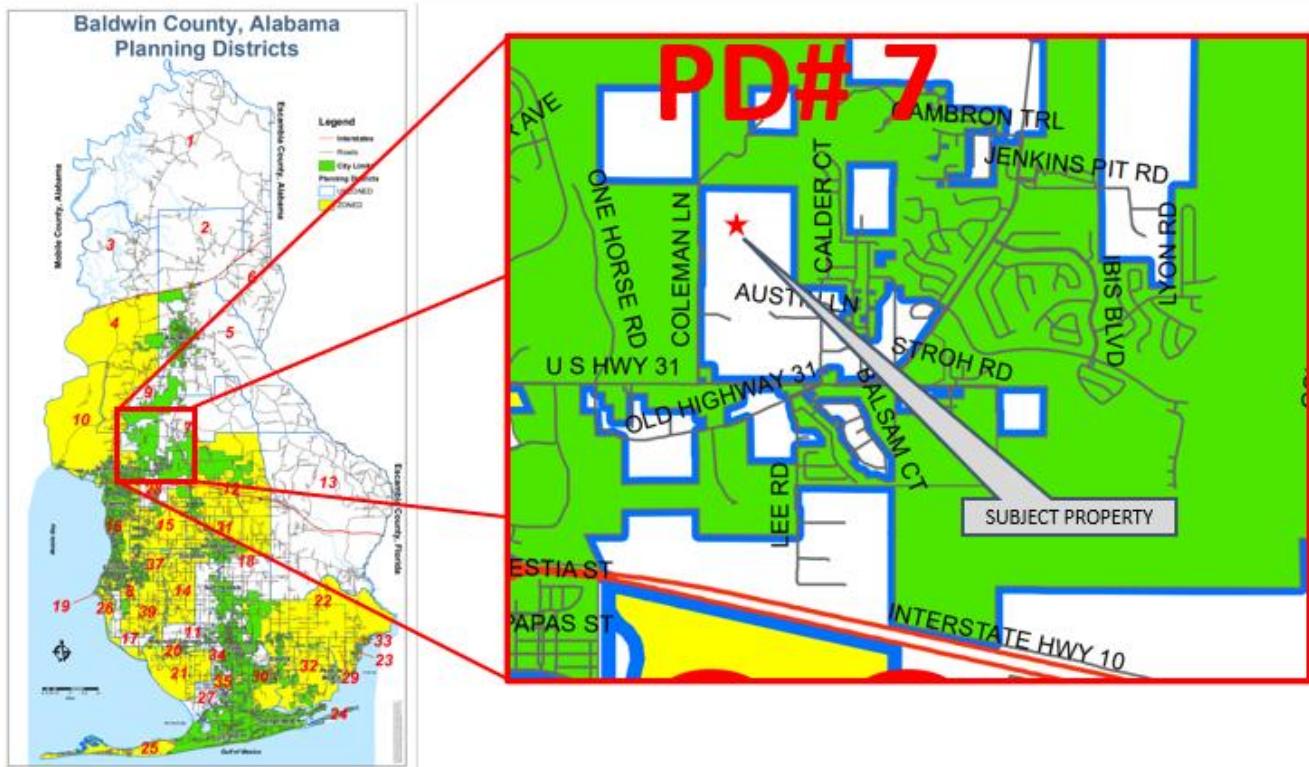


## Cropped Existing Parcel



## Cropped Proposed Division





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. CSP25-44  
Dollar General  
Commission Site Plan (CSP) Approval  
January 8, 2026**

### Subject Property Information

**Planning District:** 12  
**General Location:** Located between Rawls Road and State Highway 59 in the Loxley area  
**Physical Address:** 25255 State Highway 59, Loxley, AL 36551  
**Parcel ID:** 05-42-06-24-0-000-007.000  
**PIN:** 28923  
**Zoning:** B-3, General Business District  
**Proposed Use:** 9,100 SF Discount/Variety Store  
**Acreage:** 2.31 +/- acres  
**Total # Parcels requested:** N/A  
**Applicant:** The Broadway Group, LLC  
PO Box 18968  
Huntsville, AL 35804  
**Owner:** LBJR, LLC  
29896 CR 49  
Loxley, AL 36551  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

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

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 9,100 SF discount/variety store. The subject property encompasses +/- 2.31 acres and is zoned as B-3, General Business District. The adjacent parcels are designated primarily for residential or commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

USACE, James Buckelew: Staff reached out on 12/15/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 12/15/2025 but received no comments.

City of Loxley: Staff reached out 12/15/2025 but received no comments.

City of Robertsdale: Staff reached out 12/15/2025 but received no comments.

## Staff Analysis and Findings

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

The proposed Site Plan for the 9,100 SF discount/variety store conforms to the requirements of the Zoning Ordinance. The future land use of the property displays primarily moderate development potential, which allows for a variety of home types and amenity-based communities. Neighborhood Centers or nodes at key intersections allow for a combination of retail, office, and service uses to meet the needs to the community. As mentioned earlier, the development pattern of the area is primary residential and commercial. A discount/variety store is a permitted use B-3 zoning. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at the location.

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

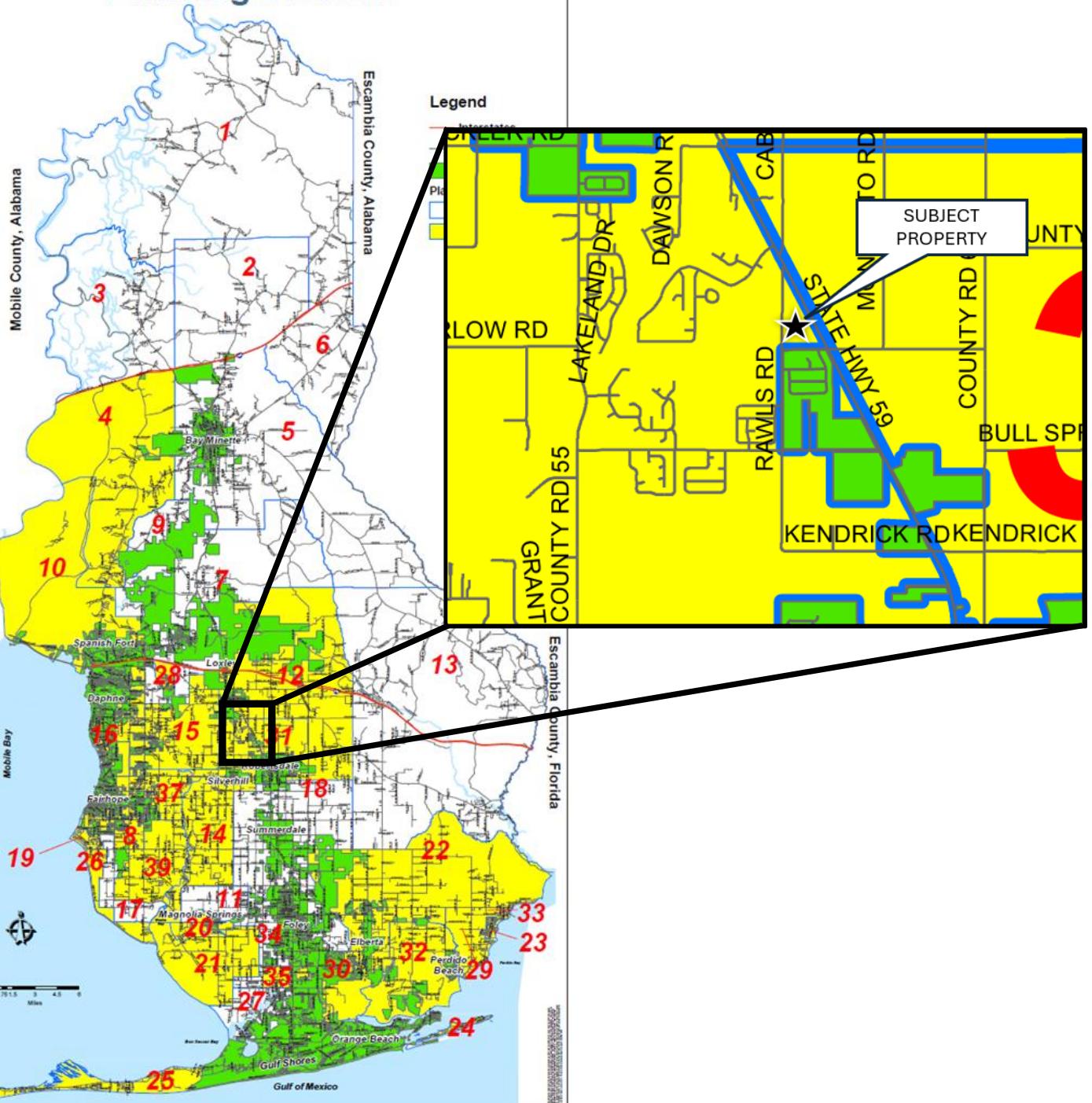
## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 2.31 acres and is zoned for general business use. The applicant has requested Commission Site Plan approval for a 9,100 SF discount/variety store. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

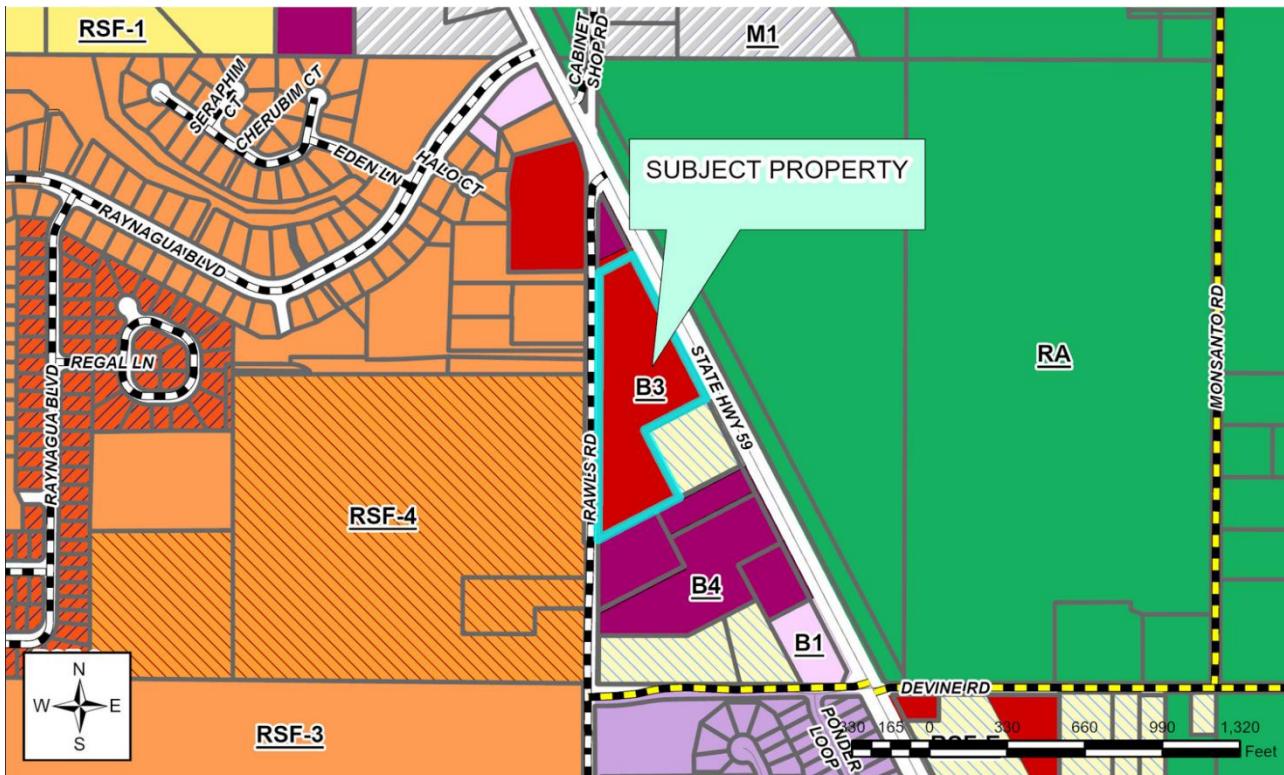
1. **Submittal of ALDOT Turnout Permit (has been applied for).**
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant 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.

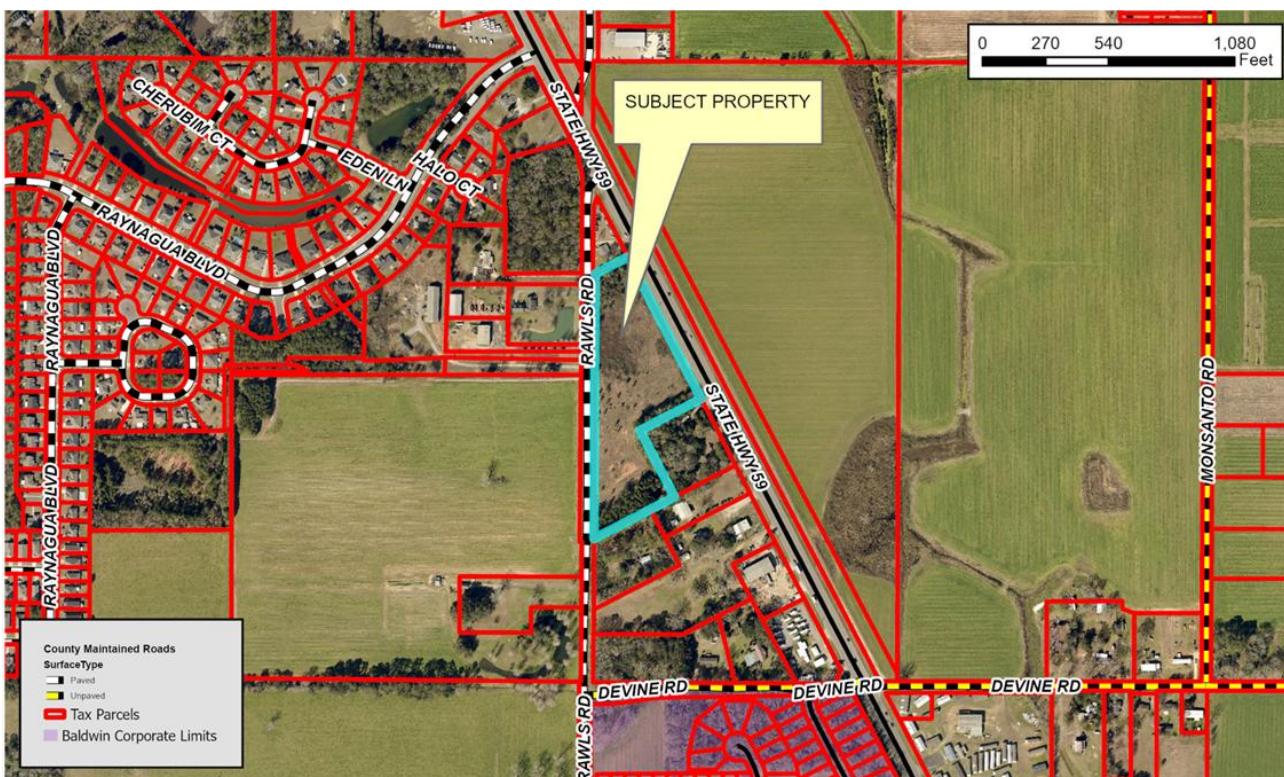
## Baldwin County, Alabama Planning Districts

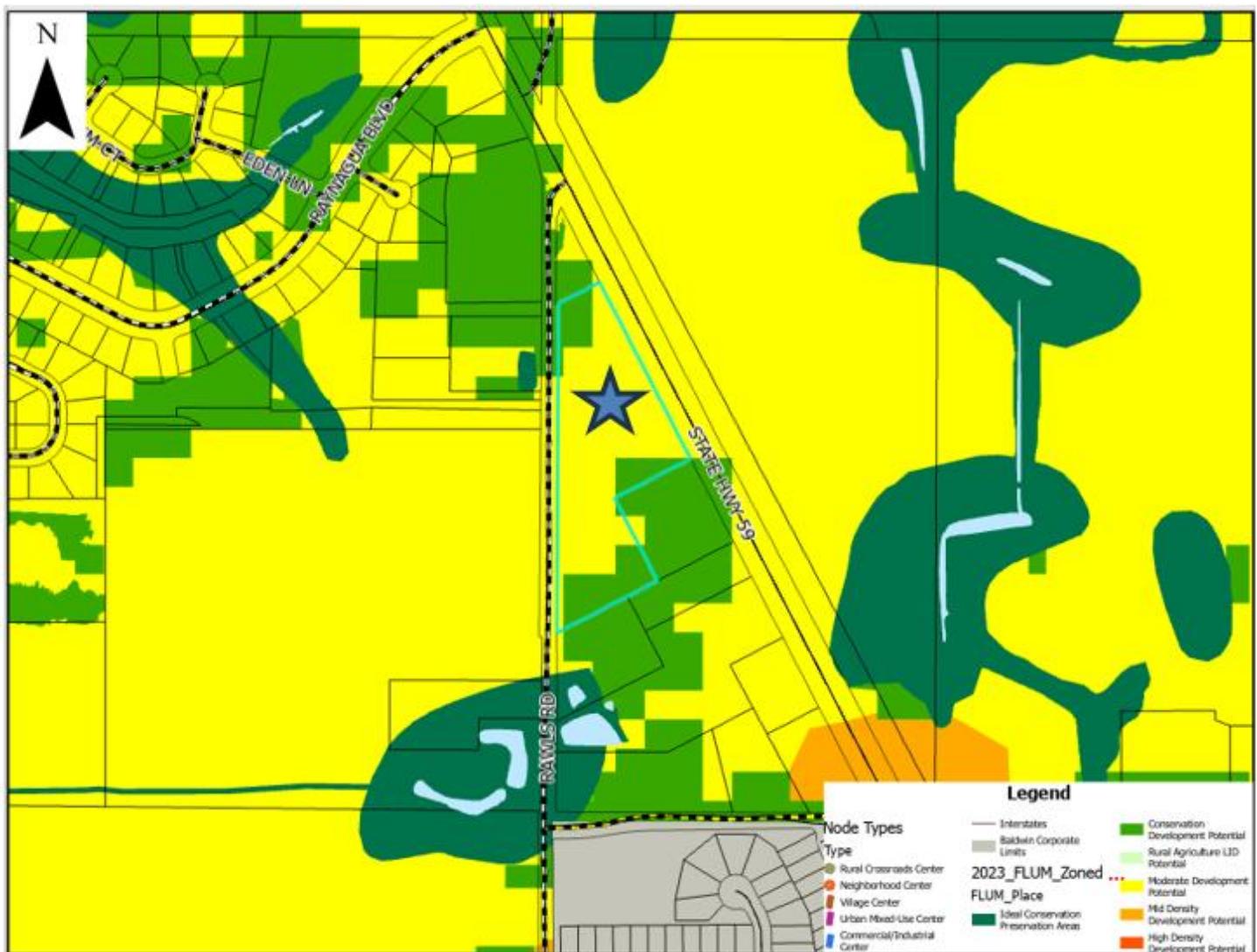


## Locator Map



## Site Map





## CONSERVATION DEVELOPMENT AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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

## MODERATE DEVELOPMENT POTENTIAL AREAS

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

### PRIMARY LAND USES

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

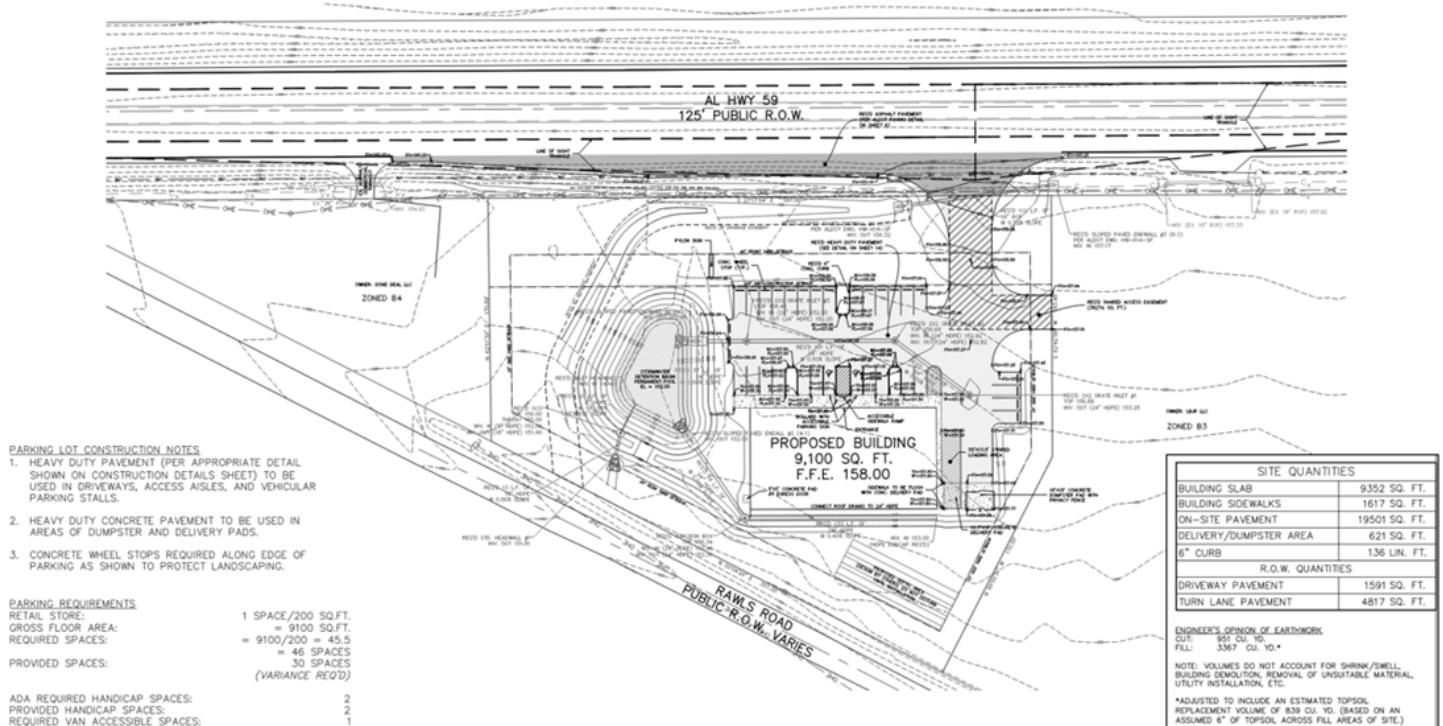
### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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

## Site Plan

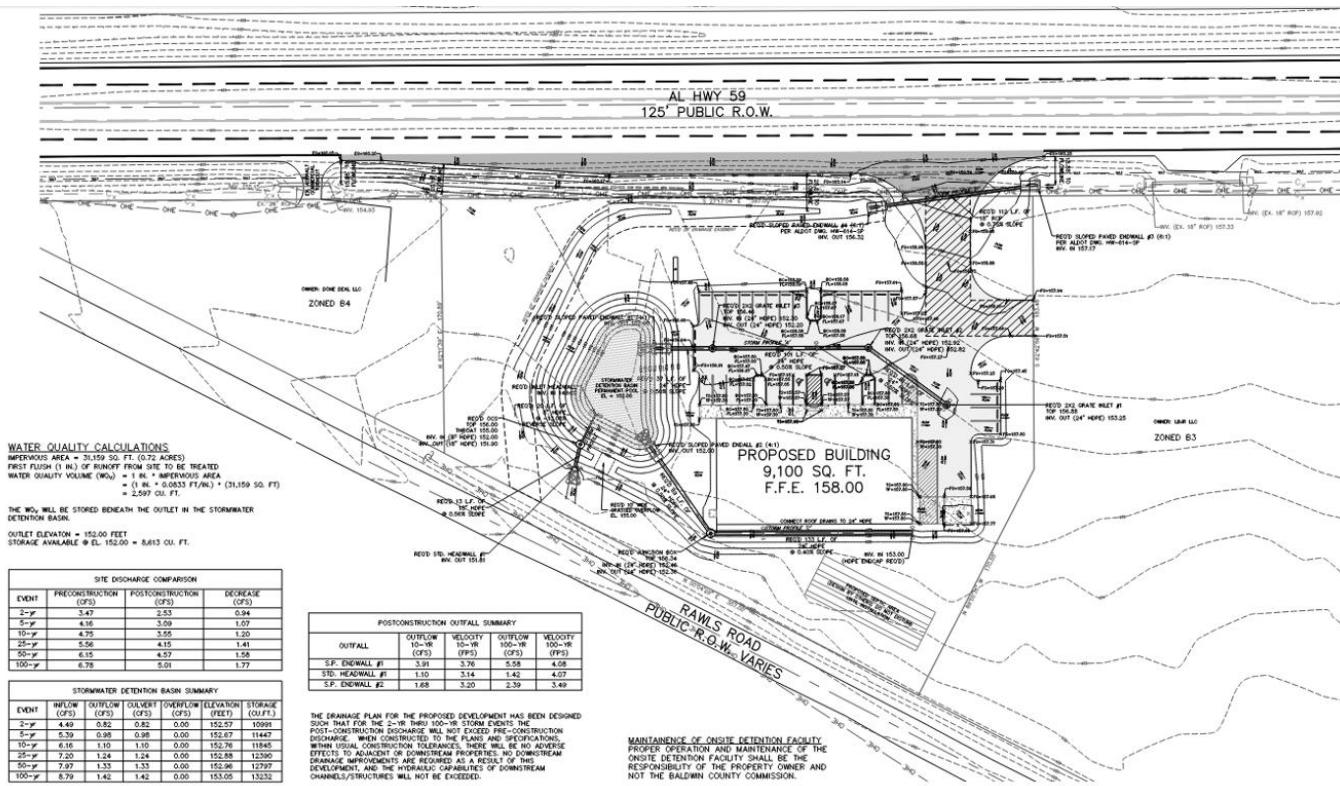


## Parking Plan

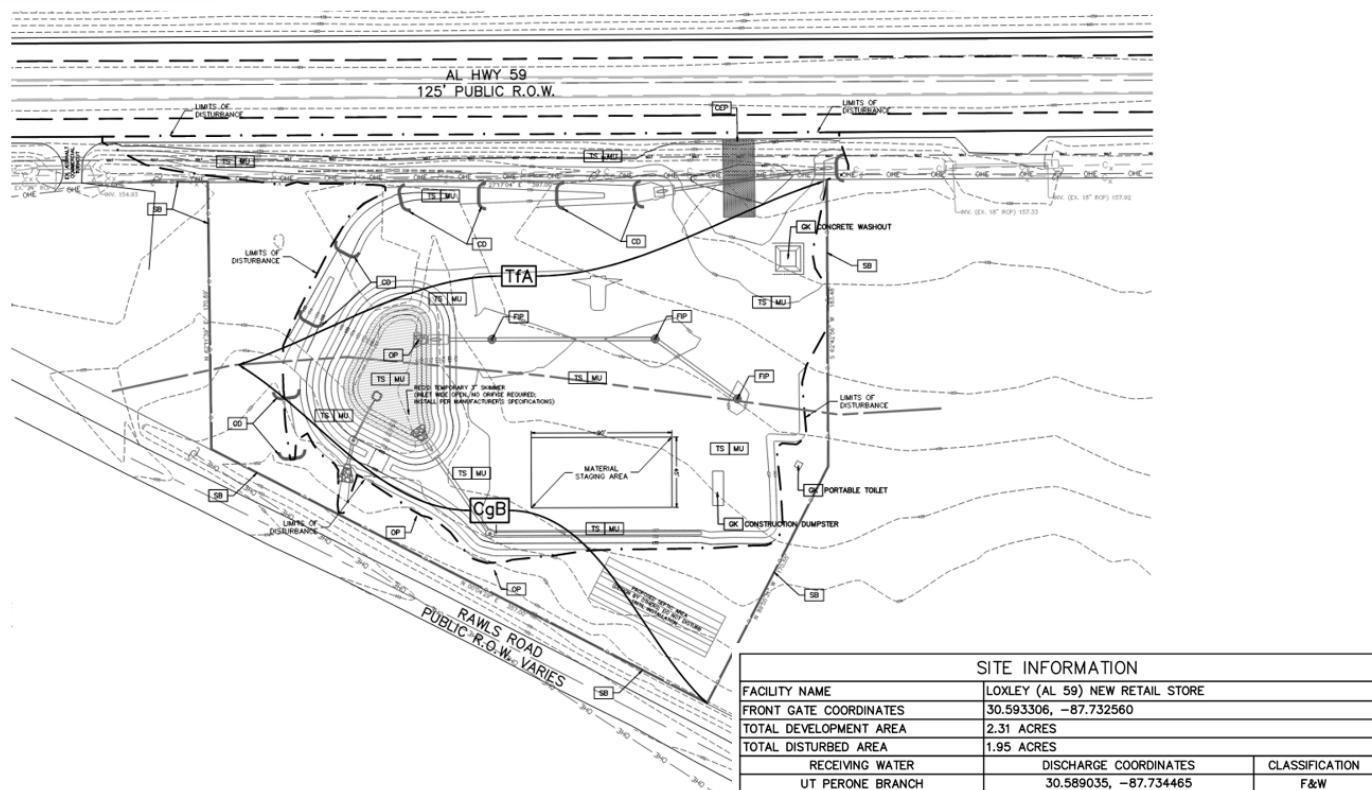
The applicant received a variance to reduce the number of required parking spaces from 46 to 30 (ZVA25-62)



## Grading & Drainage Plan

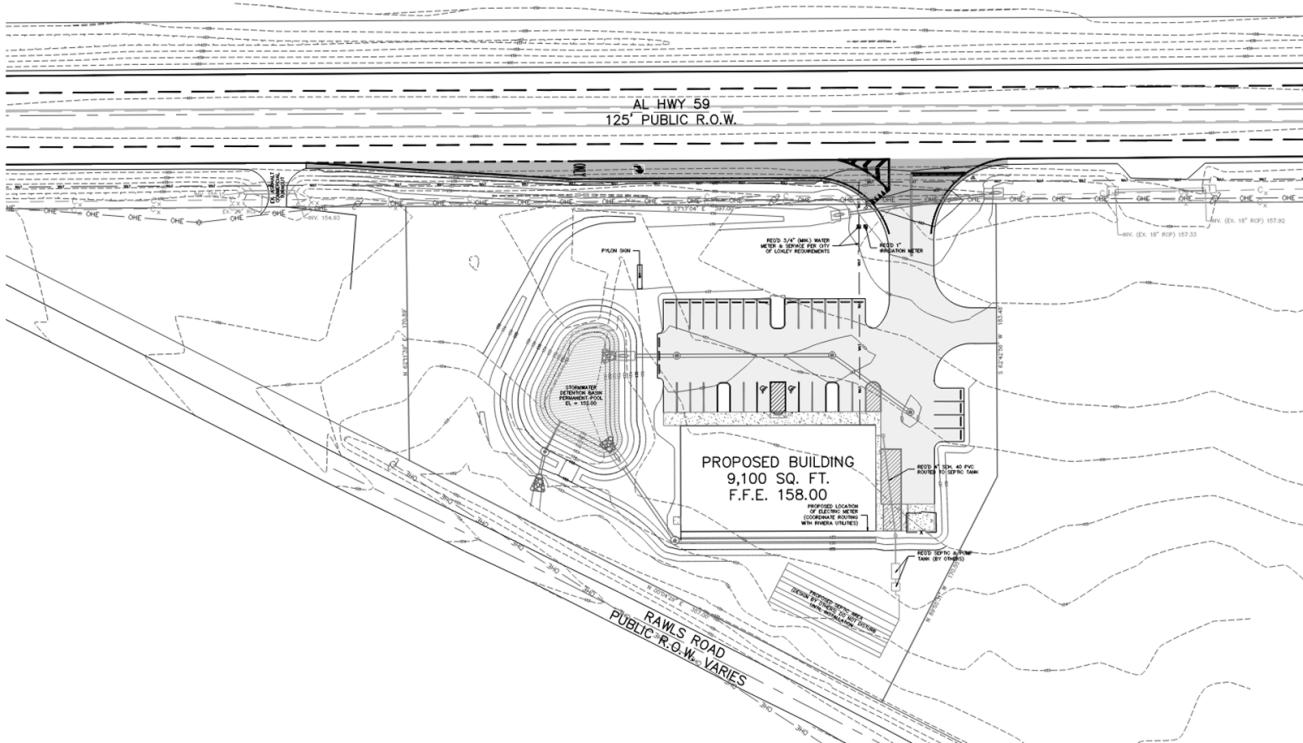


## Erosion Control Plan

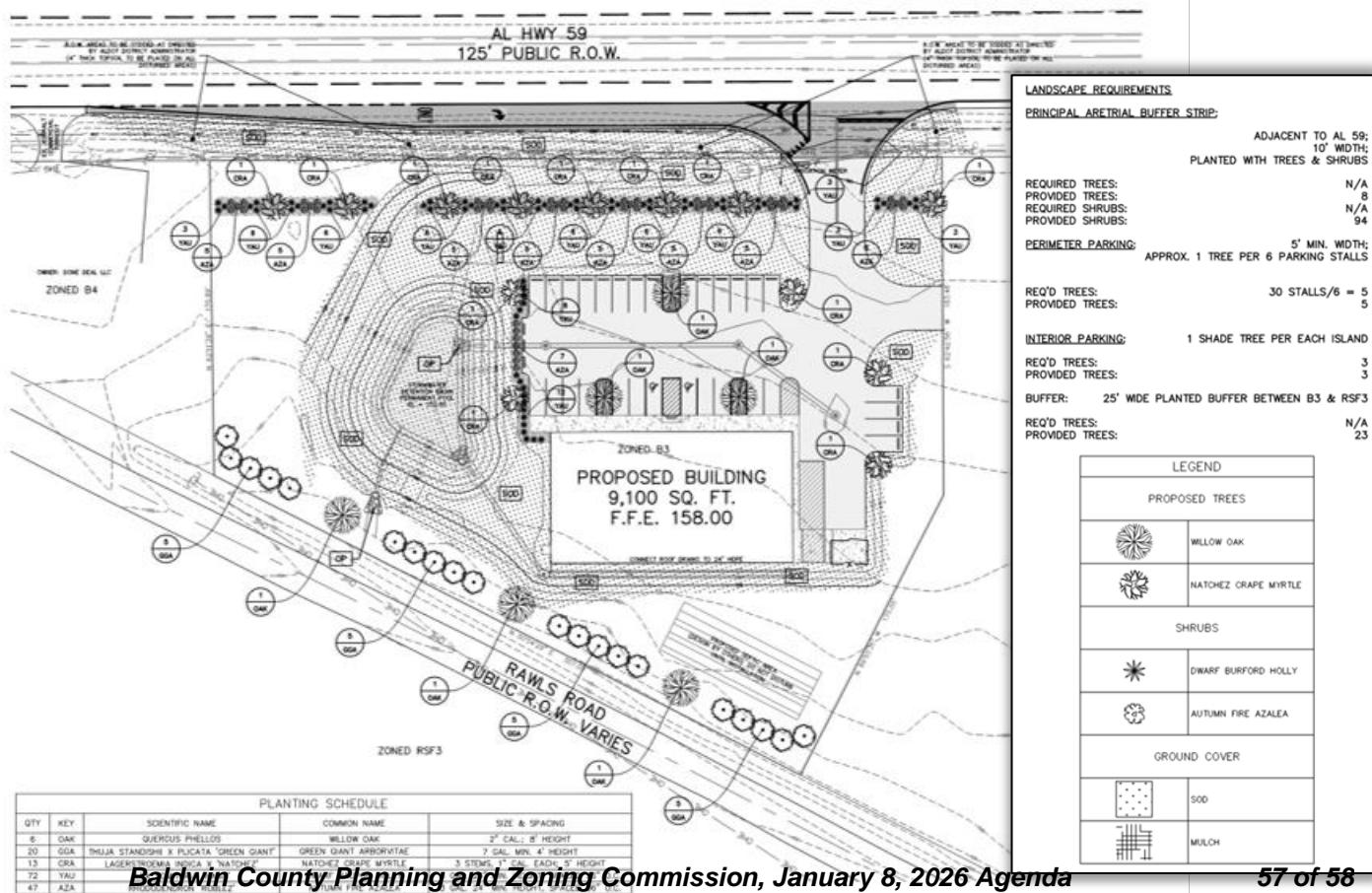


## Utility Plan

UTILITY NOTE



## Landscape Plan





**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

---

**NEXT REGULAR MEETING OF THE  
BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION  
February 5, 2026, 4:00 PM**

**BALDWIN COUNTY CENTRAL ANNEX I ROBERTSDALE, AL**

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

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

Scan →

for meeting details  
and upcoming agenda  
(when available).



**BALDWIN** COUNTY  
ALABAMA

