



## Baldwin County Planning & Zoning Commission Agenda

Thursday, November 6, 2025

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

1. **Call to order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll call**
5. **Approval of Agenda**
6. **Approval of meeting minutes**
  - October 2, 2025, Agenda Review Meeting Minutes
  - October 2, 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.

None.

**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.) PUD24-14/CSP24-40/SV25-05/HCA25-03, Fairhope 181 Marketplace**

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

Purpose: The applicant is requesting Planned Unit Development and Commission Site Plan approval for an office/warehouse and requesting a Variance from the Baldwin County Subdivision Regulations regarding the open space requirement and a Highway Construction Setback Appeal.

Location: Subject property is located west of State Highway 181 and north of Mosley Rd in Planning District 37.

**b.) SV25-20/SC25-44, Resub of Lot 1 Lillian Acres Variance & Subdivision**

*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 width requirement for a flag lot and Preliminary Plat approval for a 2 lot residential subdivision.

Location: Subject property is located west of County Rd 91 and south of Baraco Rd in the Lillian Community Area in Planning District 29.

**c.) SV25-22/SC25-49, Price Grubbs Variance & Subdivision**

**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 a remnant parcel and Preliminary Plat approval for a 9 lot residential subdivision.
- Location: Subject property is located south of Price Grubbs Road and east of County Road 85 in the Elsanor community in Planning District 12.

**d.) SPP24-26, BFLC Rolling Hill Estates West 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 9 lot large acre subdivision.
- Location: Subject properties are located west of County Rd 87 and north of Interstate 10 in Planning District 13.

**e.) SPP24-27, BFLC Rolling Hill Estates 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 36 lot large acre subdivision.
- Location: Subject properties are located east of County Rd 87 and north of Interstate 10 in Planning District 13.

**f.) SPP25-28, Summer Grove 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 6 lot residential subdivision.
- Location: Subject properties are located north of Larry Street Road, and west of County Road 54 and east of Rigsby Road in Planning District 7.

**g.) SRP25-18, Casa Marsh Replat of Lots 64-72 Subdivision**

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

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

Location: Subject properties are located south of County Rd 10 and west of Cook Rd in Planning District 27.

**h.) SV25-23, Old Plash Island Road P.U.D. 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 open space requirement.

Location: Subject property is located on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area in Planning District 27.

**10. Commission Site Plan Reviews**

**a.) CSP25-31, Teresa Drive Office/Warehouse**

*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 6,600 sf office/warehouse building.

Location: Subject property is located south of County Rd 32 and east of Teresa Drive in Planning District 39.

**b.) CSP25-39, St Michael's Addition**

*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 additional bathrooms, concessions and a training facility building.

Location: Subject property is located north of County Rd 104 and west of St. Michael Way in Planning District 15.

**11. Other Business**

Approval of the 2025-2026 Planning Commission meeting calendar.

**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: **December 4, 2025**



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PUD24-14/CSP24-40/SV25-05/HCA25-03

Fairhope 181 Market Place

November 6, 2025

## Subject Property Information

**Planning District:** 37  
**Zoning:** B2  
**Location:** The subject property is located west of State Highway 181 and north of Mosley Rd.  
**Parcel Numbers:** 05-46-02-10-0-000-037.001 PIN#: 21725  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Mike McElmurry  
**Engineer/Surveyor:** Joe Harper III, PE.  
**Online Case #:** When searching online CitizenServe database, please use PUD24-000014  
**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** Planned Unit Development with a Commission Site Plan Approval for a Office Warehouse. A subdivision variance for the Open and Usable space has been submitted.  
**Number of units:** One building with four units  
**Linear ft of streets:** 400 LF  
**Lot setbacks:** 30' Front, 15' Side and 25' Rear. A 100' highway construction setback from the centerline of the right of way.  
**Total acreage:** 1.13AC

## Public Utilities and Site Considerations

**Public Utilities:** Water: City of Fairhope  
Electrical: Riviera Utilities  
Sewer: City of Fairhope  
**Fire flow:** A fire flow of 1809@ 20PSI is existing to the site  
**Traffic study:** N/A  
**Flood zone:** X zone, no special requirements  
**Drainage improve.:** Drainage narrative prepared by Joe Harper II, PE and It was reviewed and accepted by the P&Z Permit Engineer.  
**Wetlands** No wetlands were identified on the subject property per the Baldwin County Generalized Wetland Map.

## Staff Analysis and Comments

The applicant is requesting a Planned Unit Development/ Commission Site Plan (CSP) approval to build an Office Warehouse with four units to be leased. The subject property encompasses +/- 1.13 total acres and zoned B-2, Local Business District. The adjacent parcels are designated for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

The applicant has requested a subdivision variance from the provision of Article 6, regarding the open space and usable space for commercial development. In addition to the subdivision variance, the applicant has also submitted a request for a Highway Construction Setback appeal from section **5.4(g) 2**. Minor arterials require a 100-foot setback from the centerline of the right-of-way. The applicant has provided verification from ALDOT supporting the highway construction setback appeal.

### Staff Recommendation:

Staff recommends that the Planned Unit Development/Commission Site Plan/Subdivision Variance for Case No. PUD24-14/CSP24-40/SV25-05/ HCA25-03 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

1. Approval of SV25-05 and HCA25-03
2. Revise all certificate signature blocks that refer to "Plat" and replace it with "Site Plan"
3. Coordinate with the P& Z Permit Engineer to ensure that the outfall for the proposed detention is outside the ALDOT right-of-way.
- 4.

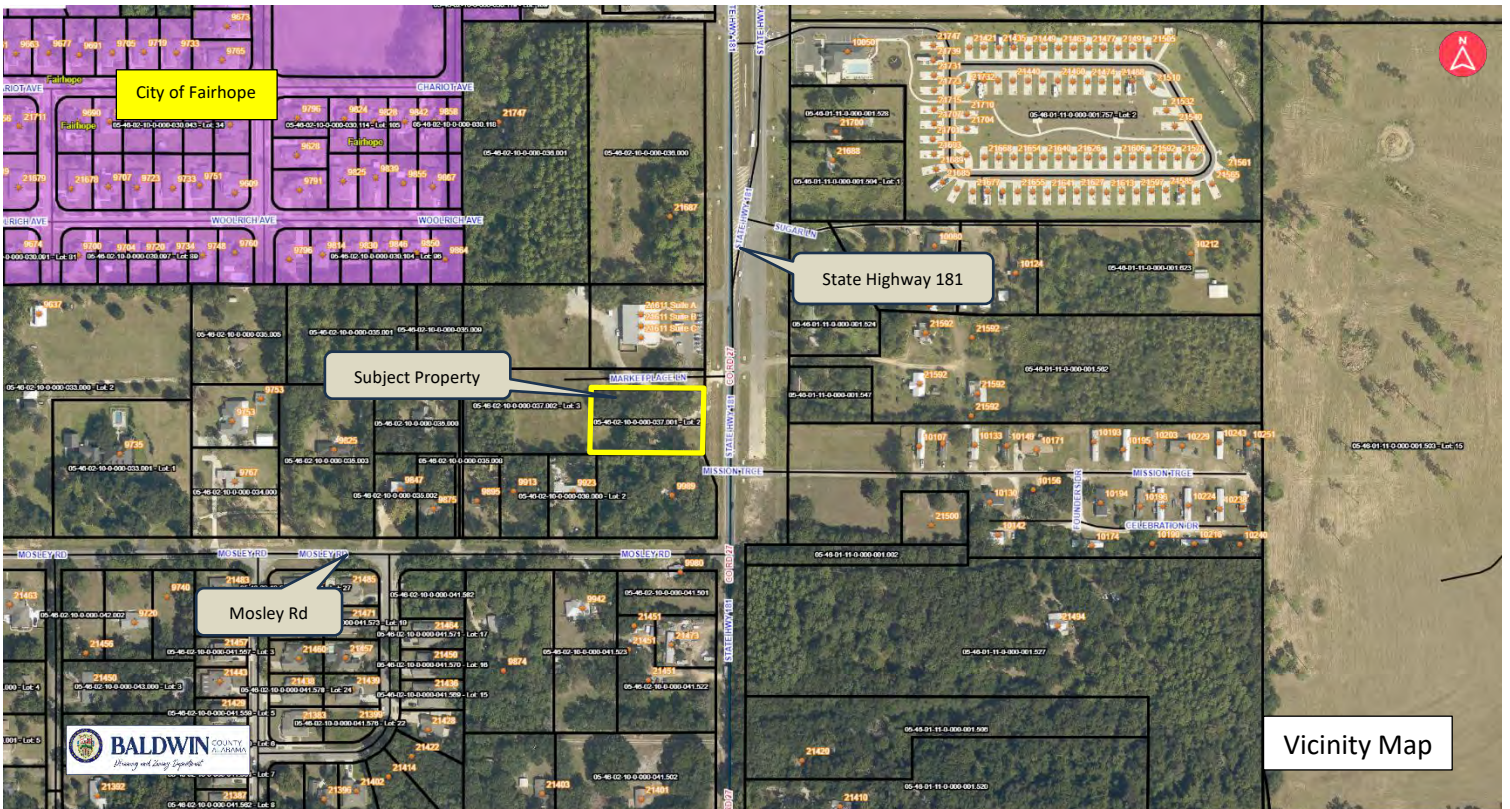
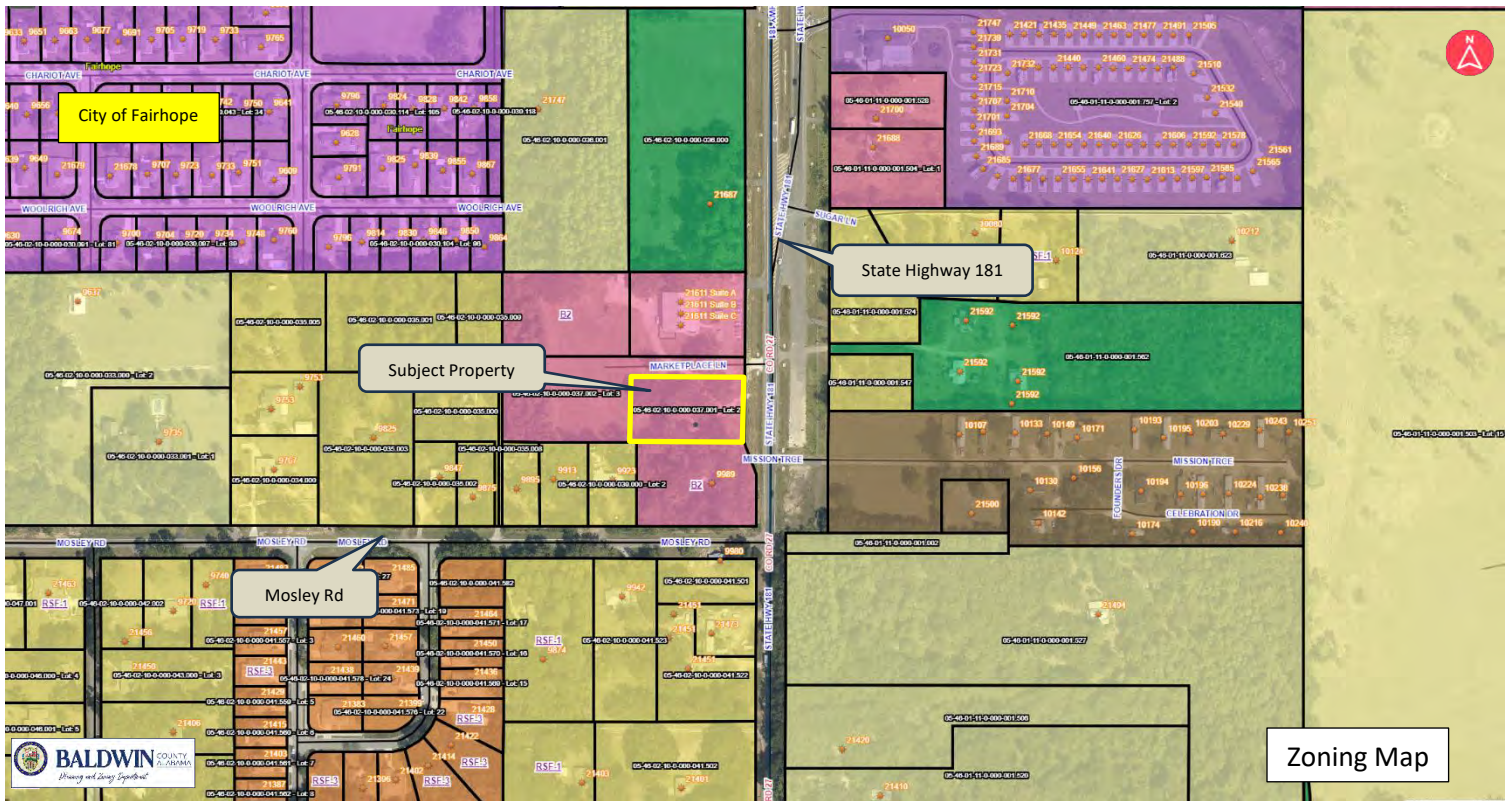
#### General Conditions:

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 Planned Unit Development.
4. 2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a
5. Certificate of Occupancy (CO) for the proposed new buildings.
6. a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after
7. final closeout.
8. b. No substitutions or alterations to the landscape plan may be carried out without staff and/or
9. Planning Commission approval, as applicable.
10. c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any
11. structures comprising the site plan approval.
12. 3. Any signage installed on the site shall require separate review and approval as required by Article 16.
13. a. Further memorialize that section 16.4 prohibits a variety of signage types including but not
14. limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners,

15. streamers or captive balloons, or other objects or material fastened in such a manner as to move
16. freely upon being subjected to pressure by wind.
17. 4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets
18. included with the CSP Approval letter shall necessitate additional review by the Planning Commission. 5.
- Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the
19. permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance
20. or activity generated by the use.

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





## Property Images







## Subdivision Variance Request

1. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property. *The proposed building will be constructed in similar fashion to the existing building that is on the lot adjacent. The existing building has not been detrimental to public safety, or welfare or injurious to other property*
2. 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. *The current PUD requirements are primarily directed to residential development and this building will be for commercial use.*
3. 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. *The lot is on highway 181 and zoned b-2 so it is best suited for a commercial use.*
4. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission. *The variance will not vary the provisions as there are not specific provisions for a commercial PUD.*
5. Do you understand that inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance?- Yes

---

**From:** Chitwood, Chase E  
**Sent:** Friday, June 27, 2025 2:51 PM  
**To:** mcelmurryhome@bellsouth.com  
**Cc:** Campbell, Adam H. <campbellad@dot.state.al.us>; Jackson, Thomas J. <jacksonont@dot.state.al.us>  
**Subject:** McElmurry Home on AL-181

Mr. McElmurry,

Please let this email serve as the department's concurrence for the parking falling within the landscape buffer along AL-181 as long as it falls outside of the state right-of-way.

If you need anything else concerning these, please feel free to reach back out.

Thanks,  
**Chase Chitwood**  
**Area Permit Manager**  
Southwest Region – Mobile Area  
Alabama Department of Transportation  
Office: 251-470-8339





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SV25-20**  
**Resub Lot 1 Lillian Acres - Variance for 30ft flag lot**  
**Case No. SC25-44**  
**Resub of Lot 1 of Lillian Acres**  
**November 6<sup>th</sup> 2025**

## Subject Property Information

**Planning District:** 29

**Zoning:** RA

**Location:** Subject Property is west of County Rd 91 and south of Baraco Rd in the Lillian Community Area.

**Parcel Numbers:** 05-63-03-05-0-000-008.003 **PIN:** 624261

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

**Applicant/Owner:** Kathi Good

**Engineer/Surveyor:** Matthew Burkett at JPierce and Associates, LLC

**Online Case #:** When searching online CitizenServe database, please use **SV25-000020 & SC25-000044**

**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** Variance request for relief from Baldwin County Subdivision Regulations requirements to allow a 30ft flag lot & Preliminary Plat Approval for the Replat of lot 1 of Lillian Acres Subdivision creating two residential lots.

**Number of Lots:** 2 lots

**Linear ft of streets:** N/A

**Total acreage:** 22.14 +/- Acres

**Smallest lot size:** 5 +/- Acres

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

## Public Utilities and Site Considerations

|                           |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Public Utilities:</b>  | Water: Well<br>Electrical: Riviera Utilities<br>Sewer: Septic<br>Solid Waste: Baldwin County                              |
| <b>Fire Protection:</b>   | N/A All lots are greater than 40,000sf                                                                                    |
| <b>Traffic study:</b>     | Less than 50 lots requested so not required per Section 5.5.14                                                            |
| <b>Drainage improve.:</b> | Drainage narrative prepared and stamped by Michael D Smith, ALCO Engineering reviewed and approved by P&Z Permit Engineer |
| <b>Wetlands</b>           | No potential wetlands were identified on the subject property                                                             |
| <b>Flood zones:</b>       | X Flood zone, no special requirements                                                                                     |

## Staff Analysis and Comments

Subject Property is west of County Rd 91 and south of Baraco Rd in the Lillian Community Area. The Lillian Acres Subdivision is a 3-lot sub recorded in November 2023. The Proposed (**SC25-44**) is 2 Residential Lots (Lot 1-17.14 acres & Lot 1A- 5 acres) Resub-division of Lot 1 of Lillian Acres Subdivision, with Lot 1A being a 30 feet wide flag lot with access to County Rd 91 and Lot 1 access from Baraco Rd.

The Variance (**SV25-20**) request relief from Baldwin County Subdivision Regulations Requirement for flag lots (*quoted from pg.15, Baldwin County Subdivision Regulations: Lot, flag- "The full length of the corridor must be a **minimum of 60 feet wide** and shall not be longer than 800 feet from the street to the bulk of the lot."*) to allow a **30 feet wide** flag lot due to the location of the septic field lines of the home currently under construction located on Lot 1.

Staff will base Staff Recommendation of the requested Variance on **Article 8 Variances, Section 8.1 General of the Baldwin County Subdivision Regulations.**

**Subdivisions, Jenny Mosley:** the recommendation of Denial for the variance request follows Article 8, Section 8.1 (e) *"Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance."* of the Baldwin County Subdivision Regulations.

**Permit Engineer, Josh Newman:** The applicant asked for relief from the 60' wide flag requirement. The hardship (the location of the septic field lines) does not appear to meet the requirements of a valid hardship since this is self-imposed according to section 8.2.2 of the subdivision regulations and the location of the new field lines shown on the plat does not appear to be accurate either when compared to the health department map.

### Staff Recommendation:

Staff recommends the Subdivision Variance Request for the **Resub Lot 1 Lillian Acres - Variance for 30ft flag lot** for Case No. **SV25-20** be **Denied**. Staff believes the denial of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends the Preliminary Plat Approval for Resub of Lot 1 of Lillian Acres for Case No. **SC25-44** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

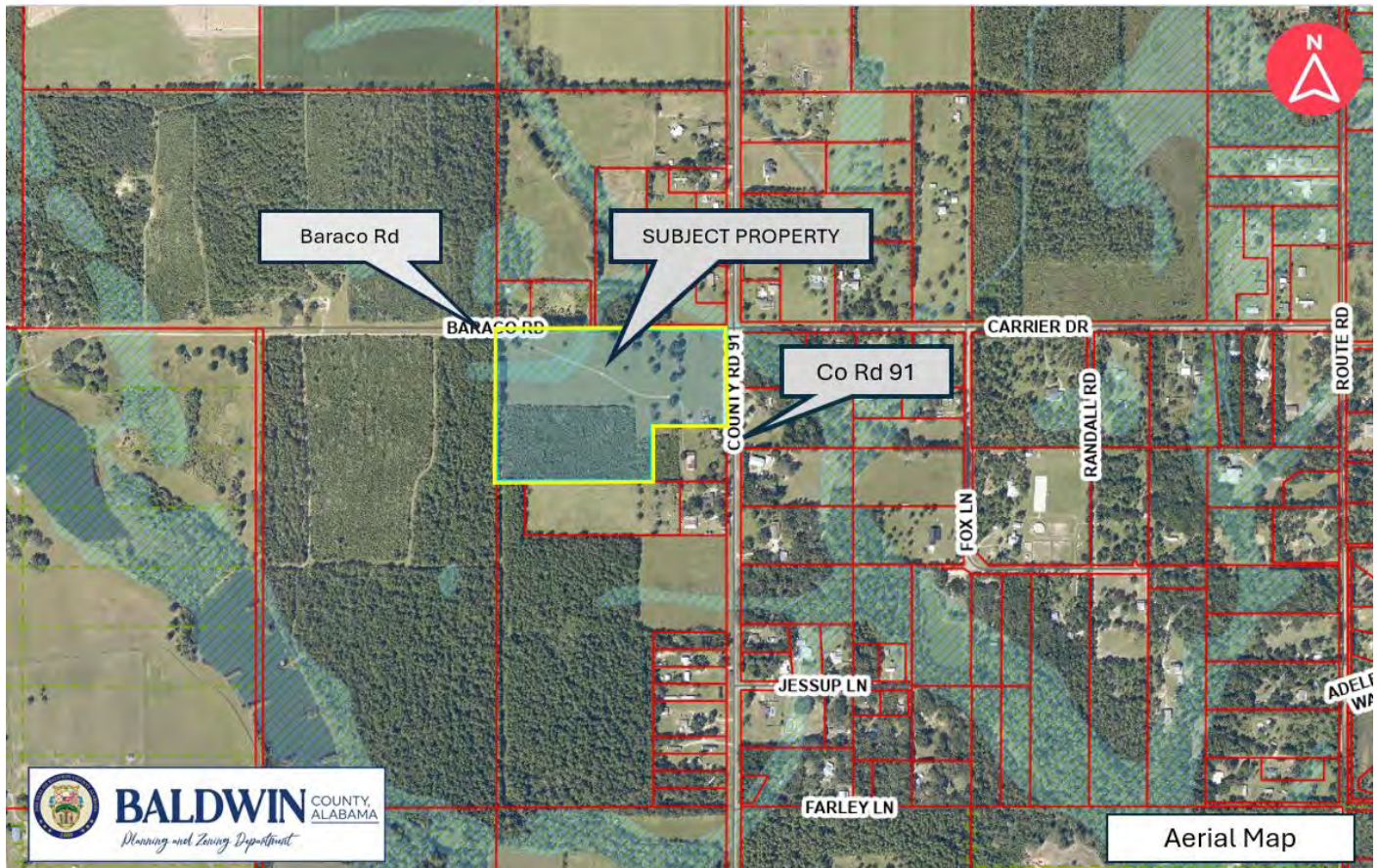
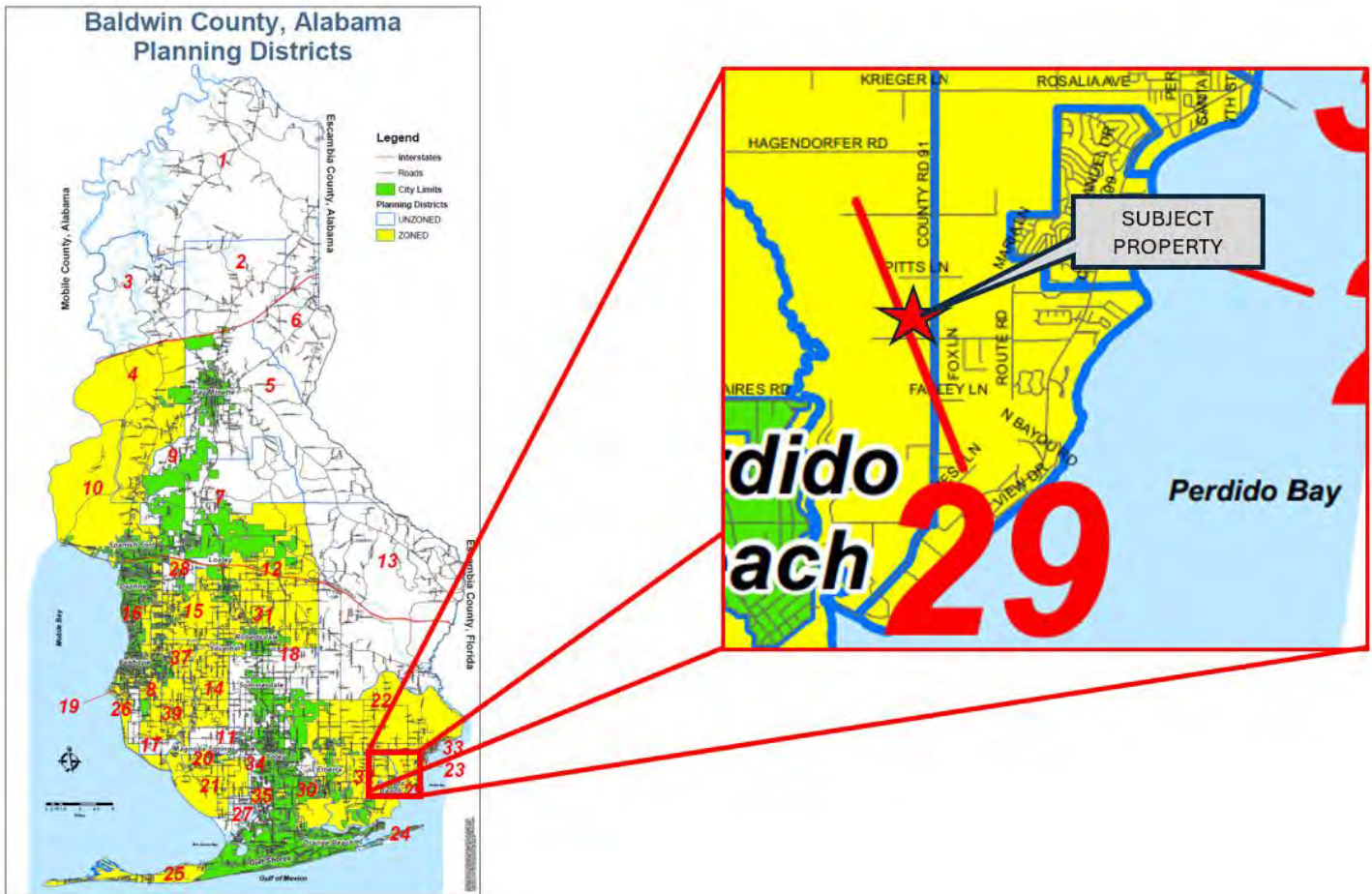
1. Approval of SV25-20
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

### General Conditions:

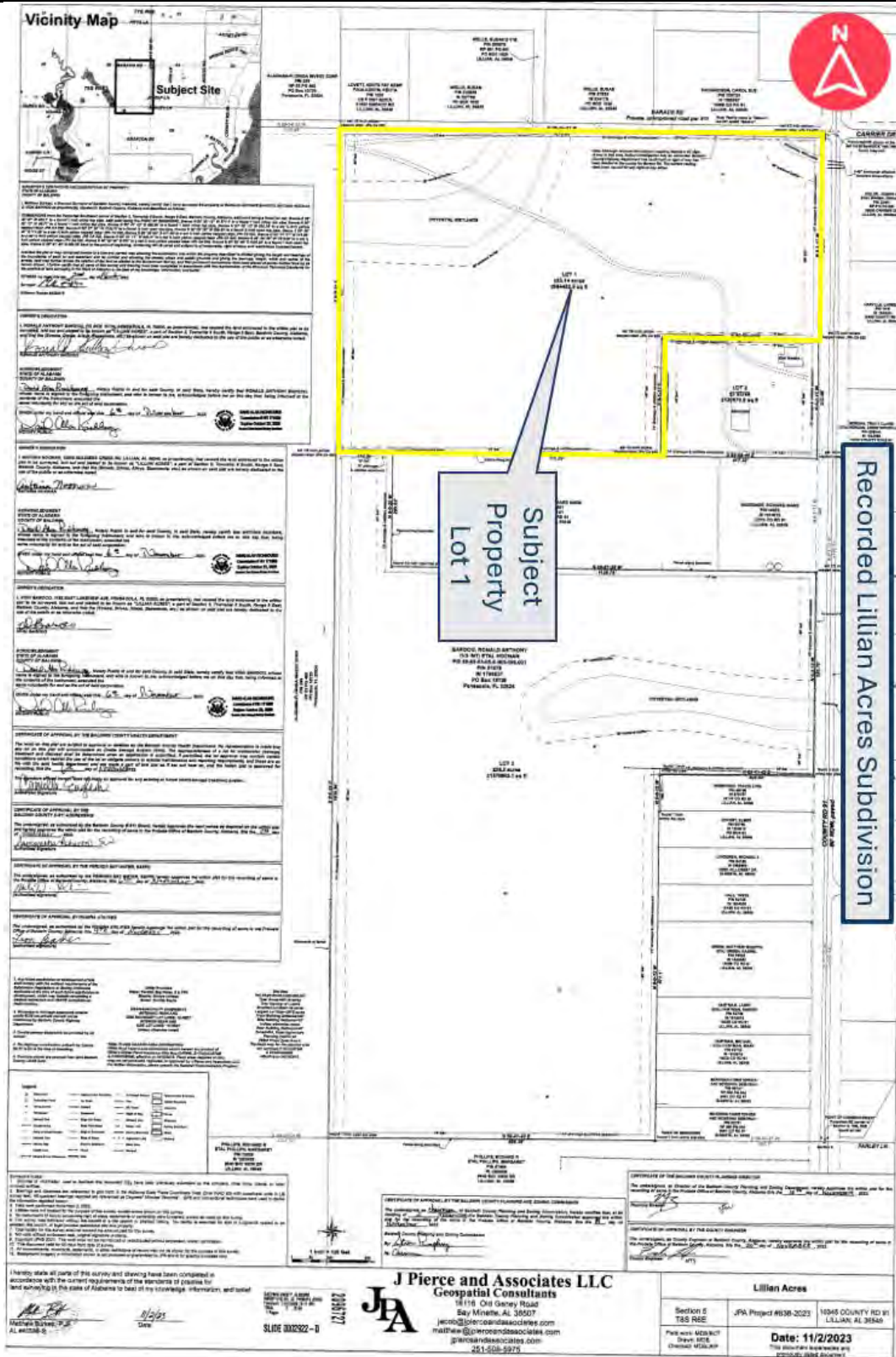
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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

## Locator Maps



# Plat









# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SV25-22  
Price Grubbs Subdivision - Variance for remnant parcel  
Case No. SC25-49  
Price Grubbs Subdivision  
November 6, 2025

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 12  
**ZONING:** RSF-1, Single Family District  
**PARCEL ID #** 05-41-07-35-0-000-002.000  
**PIN:** 65729  
**LOCATION:** Subject property is located south of Price Grubbs Road and east of County Road 85 in the Elsanor community.  
**Online Case #:** SC25-000049 & SV25-000022  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for a variance for remnant parcel and Preliminary plat approval of a 9-lot residential subdivision.  
**Proposed # Lots:** 9  
**Linear feet of streets:** N/A  
**Total acreage:** +/- 9.21 acres  
**Smallest lot size:** 43,570 SF  
**Lot setbacks:** 30' front, 30' rear, 10' side, 20' side street, 50' wetland buffer  
**Owner/Developer:** Wolf Creek Industries, Inc., PO Box 1629, Foley, AL 36536  
**Surveyor:** David Diehl, PLS, S.E. Civil, 9969 Windmill Road, Fairhope, AL 36532

#### Property History:

July 16, 2025 – Property was rezoned from RA to RSF-1

## Public Utilities and Site Considerations

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Utilities: | Water: East Central Baldwin (June 5, 2025)<br>Sewer: On-Site Septic<br>Electrical: Baldwin EMC (August 6, 2025)                                                                                                    |
| Traffic study:    | N/A                                                                                                                                                                                                                |
| Drainage:         | Drainage report dated September 15, 2025, prepared and stamped by Larry Smith, P.E., S.E. Civil. This report has been reviewed and accepted by Permit Engineer.                                                    |
| Wetlands:         | The Baldwin Co. Parcel Viewer shows wetlands on the parcel. A wetlands delineation was not provided and a 50' wetland buffer has been shown on the plat. The Natural Resource Planner has reviewed the final plat. |

## Staff Analysis and Comments

**Subject parcel is +/- 40 acres. The Owner/Developer is requesting a variance request for a remnant parcel of the remaining acres. Staff has reviewed Section 8, Variances, and per Section 8.1.1, and concurs with the granting of the variance for a remnant parcel.**

### PUBLIC COMMENTS:

**No comments received as of this Staff Report.**

### Staff Recommendation:

Staff recommends the Subdivision Variance Request for Price Grubbs Subdivision- **Variance for remnant parcel** for Case No. **SV25-22** be **APPROVED**. Staff believes the approval of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends the Preliminary Plat request for SC25-49 be **APPROVED** with conditions subject to compliance with the Baldwin County Subdivision Regulations.

### Specific conditions:

1. Approval of SV25-22
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

### General Conditions:

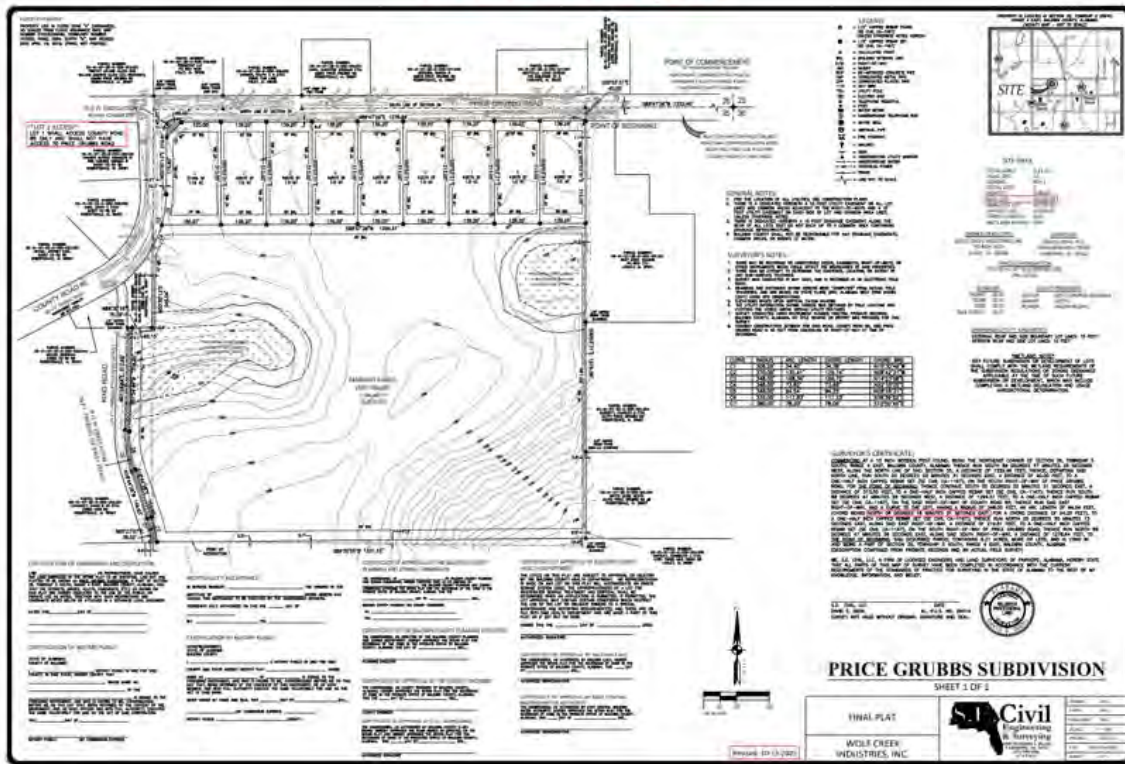
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

## Locator Maps



# Plat

## Overall Preliminary Plat



## Cropped Preliminary Plat

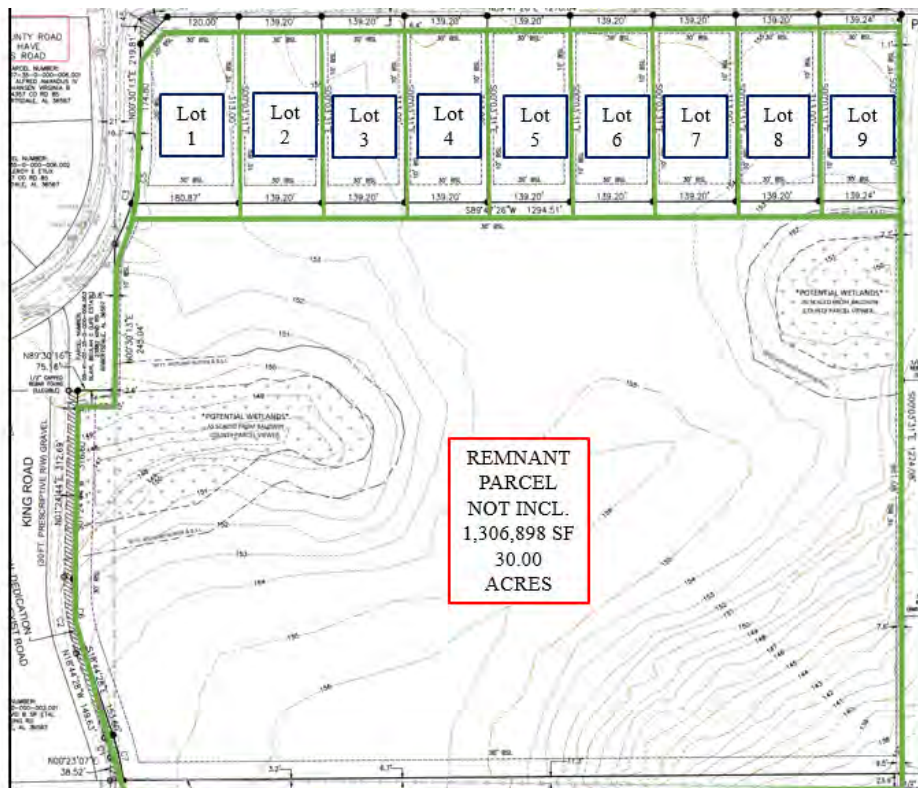
Lot 1  
51,509 SF  
1.18 AC

Lot 2  
43,570 SF  
1.0 AC

Lot 3  
43,570 SF  
1.0 AC

Lot 4  
43,570 SF  
1.0 AC

Lot 5  
43,570 SF  
1.0 AC

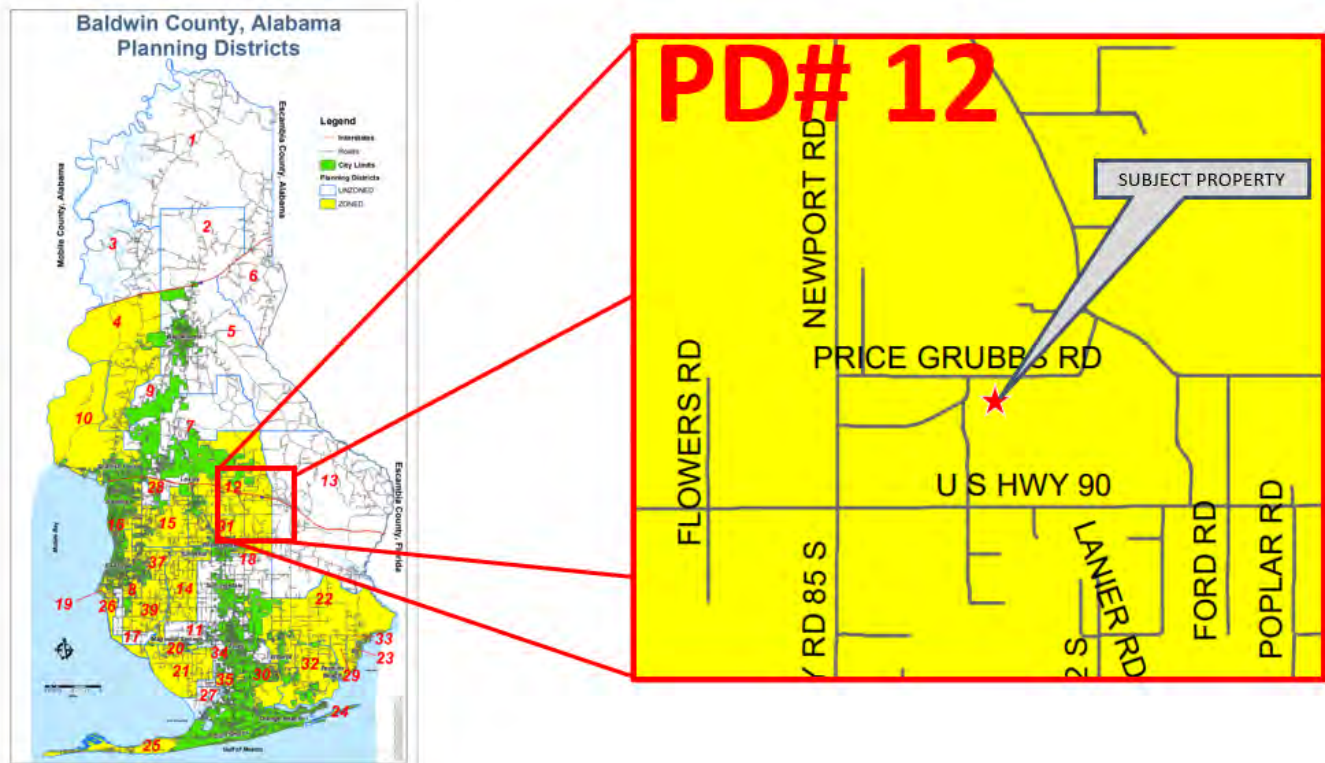


Lot 6  
43,570 SF  
1.0 AC

Lot 7  
43,570 SF  
1.0 AC

Lot 8  
43,570 SF  
1.0 AC

Lot 9  
43,570 SF  
1.0 AC



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. SPP24-26**  
**BFLC Rolling Hill Estates West**  
**November 6, 2025**

### Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** The subject property is located west of County Rd 87 and north of Interstate Hwy 10  
**Parcel Numbers:**  
05-40-05-15-0-000-003.000 (PIN: 63767)  
05-40-05-22-0-000-001.003 (PIN: 621011)  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Belle Fountain Land Company (BFLC)  
**Engineer/Surveyor:** Trent Wilson, PSL, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SPP24-000026  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a Large Acre subdivision  
**Number of Lots:** 9  
**Linear ft of streets:** N/A, all lots will be accessed via a 60' egress/ingress easement  
**Lot setbacks:** 30' Front, 30' Rear and 10' Side  
**Wetland Setback:** 30' Wetland Building Setback & 5' Natural Buffer  
**Total acreage:** 190.00 ac  
**Smallest lot size:** 20.00 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Individual wells  
Sewer: Septic Tank  
**Fire flow:** N/A to Large Acre subdivisions.  
**Traffic study:** N/A  
**Flood zone:** X and AE Flood zones, appropriate notes and buffers along the streams are reflected.  
**Drainage improve.:** N/A to Large Acre subdivisions.  
**Wetlands** A wetland report prepared by Craig Martin, Wetland Sciences, INC. for the wetland impact has been submitted for staff to review. All other wetland areas the applicant has utilized the 50' Wetland Building Setback as Baldwin County Wetland Generalized map.

## Staff Analysis and Comments

The total site consists of approximately 190 acres currently utilized as a log timber operation. The applicant is proposing to divide the property through a large-acre subdivision.

A wetland fill permit (No Impact) application (SAM-2025-00622) has been submitted to the U.S. Army Corps of Engineers for the proposed wetland crossings. The applicant is proposing to install a 160LF bridge over Cowpen Creek.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-26 BFLC Rolling Hill Estates West be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

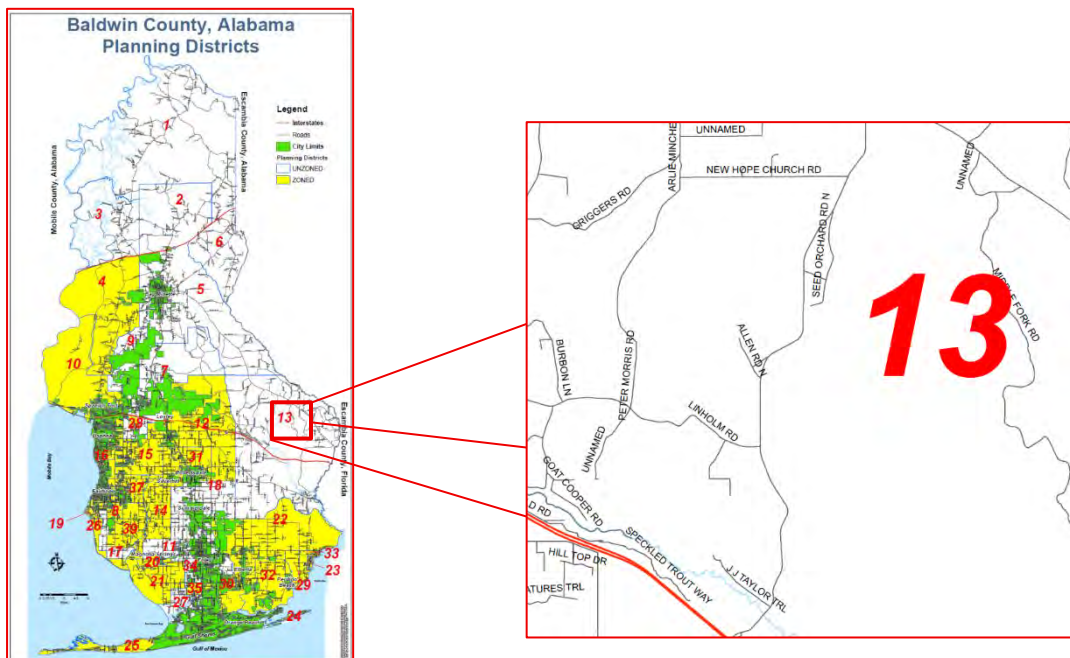
- 1- Provide staff a copy of the USACE permit approval for the proposed wetland crossing prior to applying for final plat approval.
- 2- An application for the major residential driveways shall be submitted for review where two or more lots will be accessed by the same ingress/egress easement. Shared driveways must be permitted and installed by the applicant prior to submitting an application for Final Plat approval.
- 3- Revise the stream setback on the data table to reflect a 30' natural buffer from the top of the bank on both sides.
- 4- Add note "The Highway Construction Setback along CR 87 is 75' from the centerline of the right of way at the time of recording."
- 5- Reflect all wetland buffers as a 15' Natural Buffer inside a 30' Wetland Setback in all pages including cover page., and show wetland bridge on the plat.
- 6- Show building setbacks in all the lots of the proposed subdivision.

#### General Conditions:

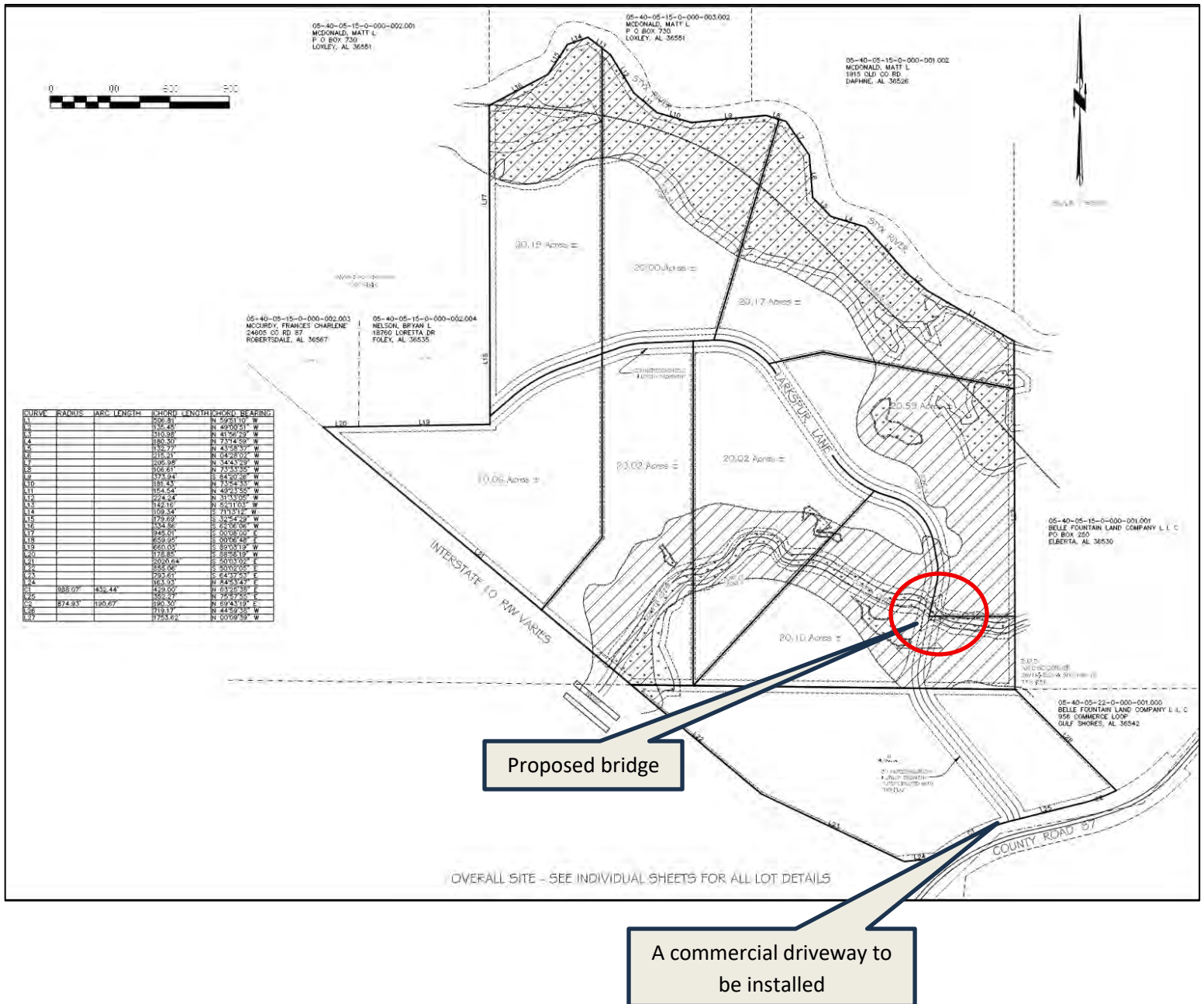
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

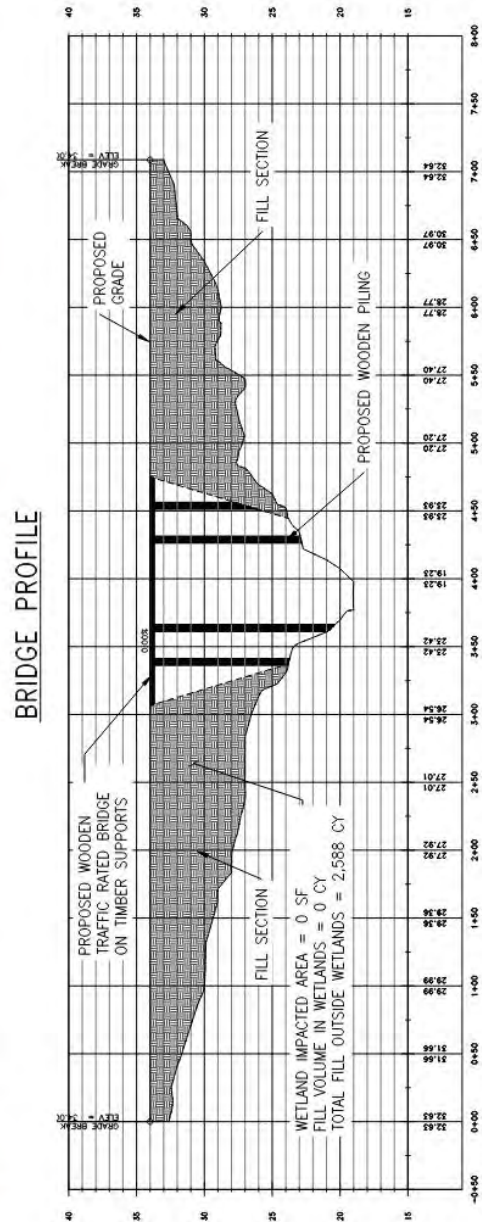
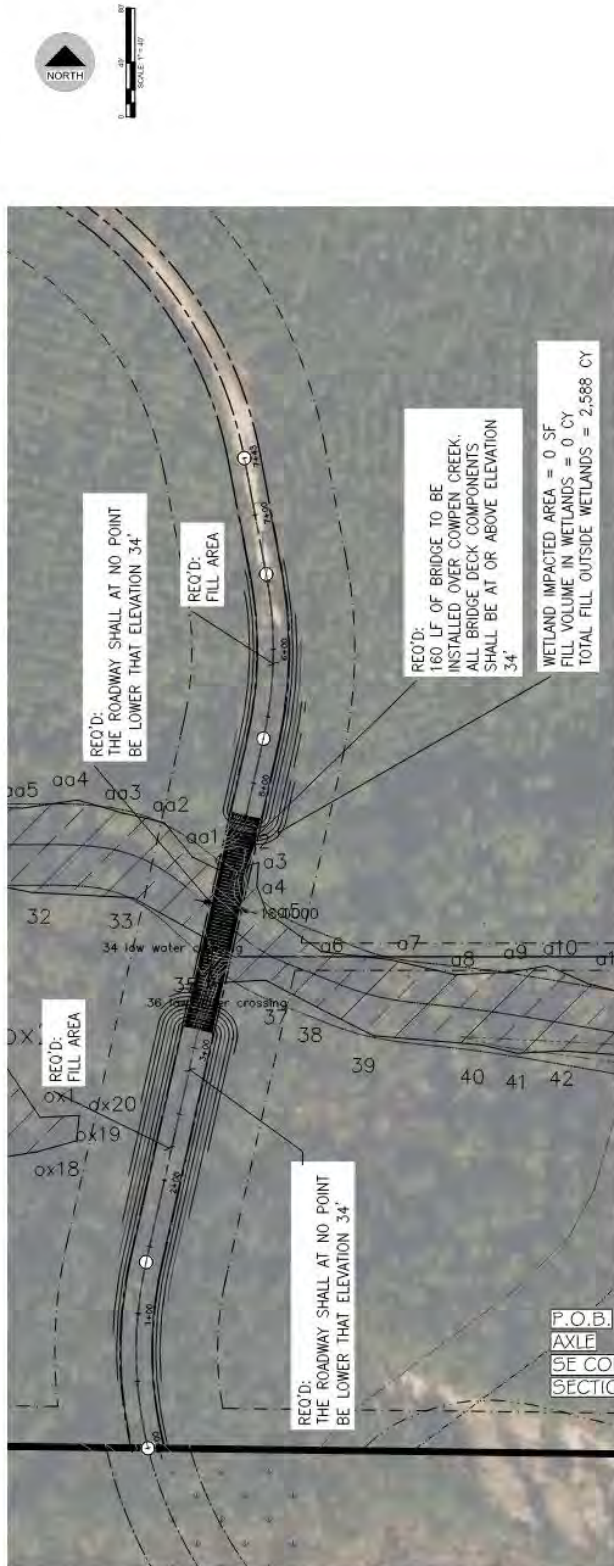
To view maps/plats in higher resolution and public comments received related to this case, please visit the ["Upcoming Items" Planning and Zoning webpage](#)

## Locator Maps



# Plat







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP24-27  
BFLC Rolling Hill Estates  
November 6, 2025

### Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** The subject property is located east of County Rd 87 and north of Interstate Hwy 10  
**Parcel Numbers:**  
05-40-06-23-0-000-001.000 - PPIN 63776  
05-40-07-26-0-000-001.000 - PPIN 4809  
05-40-06-24-0-000-006.000 - PPIN 63781  
05-40-07-25-0-000-001.000 - PPIN 63782  
05-40-05-22-0-000-001.002 - PPIN 621006  
05-40-05-22-0-000-001.001 - PPIN 621005  
05-40-05-22-0-000-003.000 - PPIN 62157  
  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Belle Fountain Land Company (BFLC)  
**Engineer/Surveyor:** Trent Wilson, PSL, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SPP24-000027  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a Large Acre subdivision  
**Number of Lots:** 36  
**Linear ft of streets:** N/A, all lots will be accessed via a 60' egress/ingress easement  
**Lot setbacks:** 30' Front, 30' Rear and 10' Side  
**Wetland Setback:** 30' Wetland Building Setback & 5' Natural Buffer  
**Total acreage:** 919.73 ac  
**Smallest lot size:** 20.00 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Individual wells  
Sewer: Septic Tank  
  
**Fire flow:** N/A to Large Acre subdivisions.  
**Traffic study:** N/A

|                           |                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood zone:</b>        | X, AE Flood zones, and Floodway with appropriate notes and buffers along the streams are to be reflected.                        |
| <b>Drainage improve.:</b> | N/A to Large Acre subdivisions.                                                                                                  |
| <b>Wetlands</b>           | A wetland report prepared by Craig Martin, Wetland Sciences, INC. for the wetland impact has been submitted for staff to review. |

### Staff Analysis and Comments

The total site consists of approximately 919 acres currently utilized as a log timber operation/ Grand River Motorsports. The applicant is proposing to divide these parcels through a large-acre subdivision.

A wetland fill permit application (SAM-2023-001135) has been submitted to the U.S. Army Corps of Engineers for the proposed wetland crossings. The applicant is requesting approximately 1.72ac of impact for access to the proposed lots.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-27 BFLC Rolling Hill Estates be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

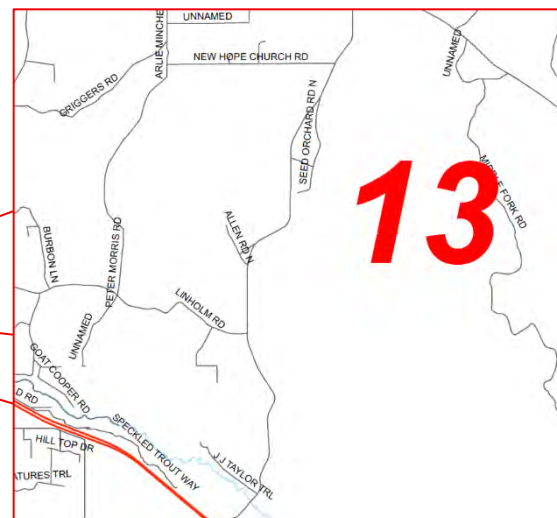
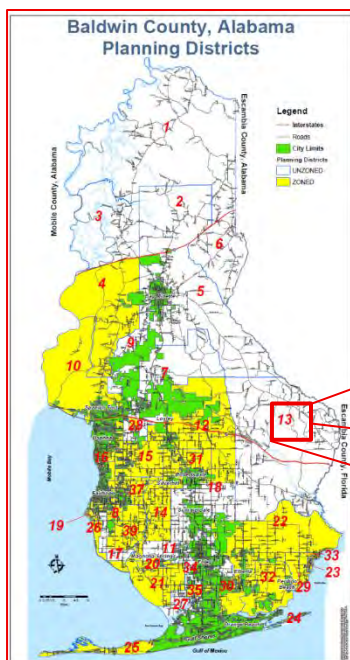
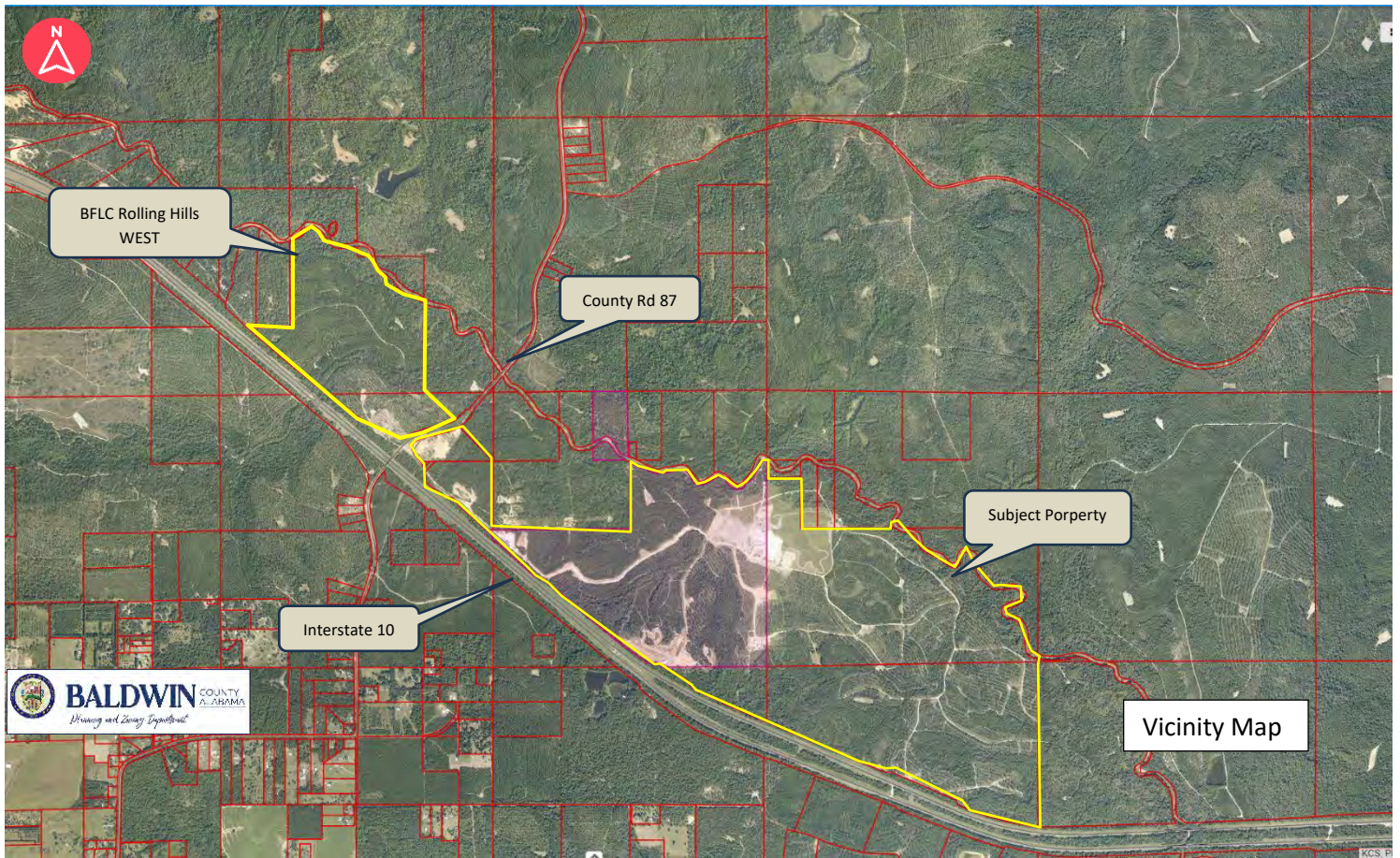
- 1- Provide staff a copy of the USACE permit approval for the proposed wetland crossing prior to applying for final plat approval.
- 2- Apply and obtain approval from the P&Z Dept. for a flood land disturbance once wetland crossing permits have been issued to address existing Code Case #22-00000109 for the unpermitted Land Disturbance.
- 3- An application for the major residential driveways shall be submitted for review where two or more lots will be accessed by the same ingress/egress easement. Shared driveways must be permitted and installed by the applicant prior to submitting an application for Final Plat approval.
- 4- Revise the stream setback on the data table to reflect a 30' natural buffer from the top of the bank on both sides.
- 5- Reflect all wetland buffers as a 15' Natural Buffer inside a 30' Wetland Setback in all pages including cover page., and show wetland bridge on the plat.
- 6- Show building setbacks in all the lots of the proposed subdivision.

### 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](#)

## Locator Maps



# Plat

A commercial driveway to be installed

LOT 3 PUBLIC RECTORY CREEK PHASE II SUITE 2005-7

## BFLC - ROLLING HILLS ESTATES

LYING IN SECTIONS 23, 24, 25 & 26  
TOWNSHIP 5 SOUTH - RANGE 5 EAST  
BALDWIN COUNTY - ALABAMA  
AUGUST 12, 2025

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| 1     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 2     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 3     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 4     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 5     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 6     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 7     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 8     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 9     | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 10    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 11    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 12    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 13    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 14    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 15    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 16    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 17    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 18    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 19    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 20    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 21    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 22    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 23    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 24    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 25    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 26    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 27    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 28    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 29    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 30    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 31    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 32    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 33    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 34    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 35    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 36    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 37    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 38    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 39    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 40    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 41    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 42    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 43    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 44    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 45    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 46    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 47    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 48    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 49    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 50    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 51    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 52    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 53    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 54    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 55    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 56    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 57    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 58    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 59    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 60    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 61    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 62    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 63    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 64    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 65    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 66    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 67    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 68    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 69    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 70    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 71    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 72    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 73    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 74    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 75    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 76    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 77    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 78    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 79    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 80    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 81    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 82    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 83    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 84    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 85    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 86    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 87    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 88    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 89    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 90    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 91    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 92    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 93    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 94    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 95    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 96    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 97    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 98    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 99    | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |
| 100   | 100.00 | 1.5708     | 1.5708       | N 90.00° E    |

SCALE: 1"=600'



### LEGEND

- CH CHORD
- R RADIUS
- R/W RIGHT OF WAY
- SF SQUARE FEET
- (TYP) TYPICAL
- O CA 11.65 #4 REBAR SET

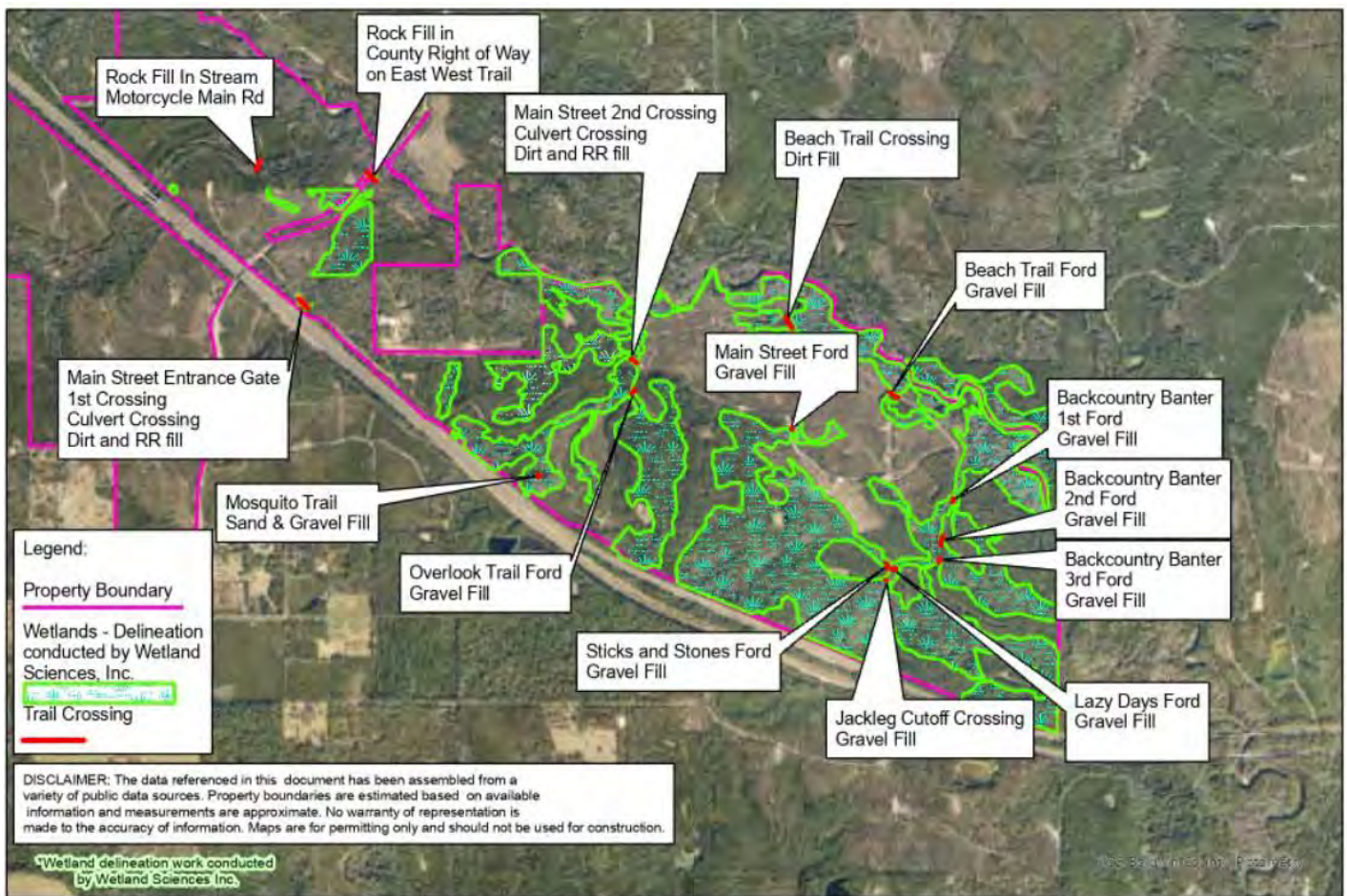
## Environmental Impact

### Grand River Motor Sports Park SAM-2023-001135 NOV response 9.11.25

The applicant, Stacey Ryals (Belle Fountain Land Company, LLC), requests permitting for after the fact wetland fill for road crossings in Baldwin County, AL. This letter is a supplemental response to the USACE NOV dated 11/12/24. ADEM also issued a NOV for the site on 11/15/24. The sediment impacts to wetlands that are not part of the after the fact permitting were remediated in spring of 2025 and ADEM closed enforcement on 4/1/25. The work described below and shown in the attached plans should allow for after the fact permitting to resolve the USACE NOV.

**Proposed Work:** The proposed work includes the following:

- a. After the fact wetland fill for fifteen (15) impact areas on trails (4 culvert crossings, 1 intermittent stream crossing, 2 wetland crossings and 8 gravel fords). This will involve the placement of 1,574 cubic yards of clean sand, gravel, and riprap in a total of 0.573 acres of wetlands.
- b. The culvert crossings involve the installation of pipes, culvert collars, and fill (sand and riprap). The fords are located in areas where the wetlands were soft and/or had intermittent flow. These crossings include sand fill and a 6-inch gravel roadbed.
- c. The wetland impacts will be mitigated by the purchase of credits from an approved wetland mitigation bank.



**EcoSolutions**  
 P.O. Box 361 Montrose, AL 36559  
 Phone: 251-621-5006 Fax: 251-621-5058

Grand River Data Trail Crossing Locations  
 Project: Grand River Motor Sports  
 Applicant: Grand River Motor Sports Park, LLC  
 1 inch equals 2,000 feet

0 1,000 2,000 4,000 6,000 8,000 Feet

T-5-S, R-5-E, Sect. 23  
 Robertsdale, AL





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SPP25-28**  
**Summer Grove South**  
**November 6, 2025**

### Subject Property Information

**Planning District:** 7  
**Zoning:** Unzoned  
**Location:** The subject property is located north of Larry Street Road, and west of County Road 54 and east of Rigsby Road.  
**Parcel Numbers:** See next page  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Multiple Owners- See next page  
**Engineer/Surveyor:** Dwayne Smith, PE. Anchor Engineering  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000028  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 6  
**Linear ft of streets:** 1,860LF  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side and 20' Side Street  
**Wetland Setbacks:** 30 Natural Buffer  
**Total acreage:** 36.7 ac  
**Smallest lot size:** 2.16ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Belforest Water System. Letter dated August 21, 2025  
Electrical: Riviera Utilities . Letter dated September 9, 2025  
Sewer: BCSS, Malbis treatment plant. Letter dated September 16, 2025  
Broadband: Stream MediaCom Letter dated October 9, 2025

**Fire flow:** N/A Lots are larger than 40,000sf

**Traffic study:** A traffic study was conducted by Burch transportation.... It was reviewed and accepted by the P&Z Permit Engineer.

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

**Drainage improve.:** Drainage narrative prepared by Dwayne Smith, PE It was reviewed and accepted by the P&Z Permit Engineer.

OWNERS:

HOLLAWAY, BELL DAVIS  
11375 HOLLWAY LN  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-008.000

YELDON, TIMOTHY JR  
607 BEAUJOLAIS CT  
MCDONOUGH, GA 30253  
PARCEL #43-01-11-0-000-010.000

ATLAS BOLAR ESTATE MANAGER  
18352 TWIN BEECH RD S  
FAIRHOPE, AL 36532  
PARCEL #43-01-11-0-000-013.004

BOLAR, ESTELLE  
5216 NOBLEMAN TRL  
KNIGHTDALE, NC 27545  
PARCEL #43-01-11-0-000-020.000

CARMICHAEL, HENRY  
5216 NOBLEMAN TRL  
KNIGHTDALE, NC 27545  
PARCEL #43-01-11-0-000-020.001

BOLAR, ATLAS ETAL BEATRICE  
27335 CO RD 54 W  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-013.014

MURPHY, MOSE  
18352 TWIN BEECH RD  
FAIRHOPE, AL 36532  
PARCEL #43-01-11-0-000-013.001  
PARCEL #43-01-11-0-000-013.016

HENDERSON, MARQUETTA  
27335 CO RD 54 W  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-012.001

LOMAX, WAYNE JR ETUX KARA  
195 PANOLA RD  
ELLENWOOD, GA 30294  
PARCEL #43-01-11-0-000-013.018

JOHNSON, VASHTI B  
PO BOX 3  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-013.012

ATLAS BOLAR ESTATE MANAGERS ALLEN, GAYLE  
AND T ETAL CARMICHAEL, HENRY  
18352 TWIN BEECH RD S  
FAIRHOPE, AL 36532  
PARCEL #43-01-11-0-000-013.019

JONES, SABRINA L W  
100 OAK MEADOW TER  
WARNER ROBINS, GA 31088  
PARCEL #43-01-11-0-000-013.011

POTTS FAMILY TRUST DATED FEBRUARY 27 2024  
CHARLES A POTTS AND KARLA D VALRIE-POTTS  
TRUSTEES, THE  
1419 HOLT DR  
PORTSMOUTH, VA 23701  
PARCEL #43-01-11-0-000-013.020

OWNERS:

VALRIE-POTTS, KARLA D  
3924 LAKEVIEW DR  
CHESAPEAKE, VA 23323  
PARCEL #43-01-11-0-000-013.000

BOLAR BRENT AND SIMPSON FLORENCE AND  
PEACOCK ANDREA AND BOLAR KARY LANCE  
23723 RIVER RD N  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-013.017

HERRION, EDOL  
1208-B WHISPERING PINES RD  
DAPHNE, AL 36526  
PARCEL #43-01-11-0-000-013.008

ALLEN, GAYLE T  
18352 TWIN BEECH RD S  
FAIRHOPE, AL 36532  
PARCEL #43-01-11-0-000-013.015

JOHNSON, IRIS D  
778 INVERNESS RD  
AKRON, OH 44313  
PARCEL #43-01-11-0-000-013.010

BOLAR, WILLIE ETAL BOLAR, BARBARA ANN  
1458 FREDERICK BLVD  
AKRON, OH 44320  
PARCEL #43-01-11-0-000-013.007

ALLEN, DOROTHY B  
18352 TWIN BEECH RD S  
FAIRHOPE, AL 36532  
PARCEL #43-01-11-0-000-013.003

DOBSON, JACQUELINE MARIE  
19009 LAUREL PARK RD SPC#404  
DOMINGUEZ HILLS, CA 90220  
PARCEL #43-01-11-0-000-013.009

WELLS, TIFFANY  
378 PECAN WOOD CIR  
FAIRBURN, GA 30213  
PARCEL #43-01-11-0-000-013.006

CARMICHAEL, ESTELLE  
5216 NOBLEMAN TRL  
KNIGHTDALE, NC 27545  
PARCEL #43-01-11-0-000-013.013

## Wetlands

Wetland report prepared by Thompson Engineering & Wetland Science, both reports were reviewed and accepted by staff. Jurisdictional wetlands were identified and placed in common areas with appropriate buffers.

### Staff Analysis and Comments

The proposed Summer Grove South Subdivision will connect to the existing Summer Grove Subdivision (SPP23-31 approved at the April 4, 2024 meeting) located north of the subject property.

The originally approved Summer Grove access onto Rigsby Road is being relocated to Larry Street, providing a connection between the two subdivisions.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-28 SUMMER GROVE SOUTH be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

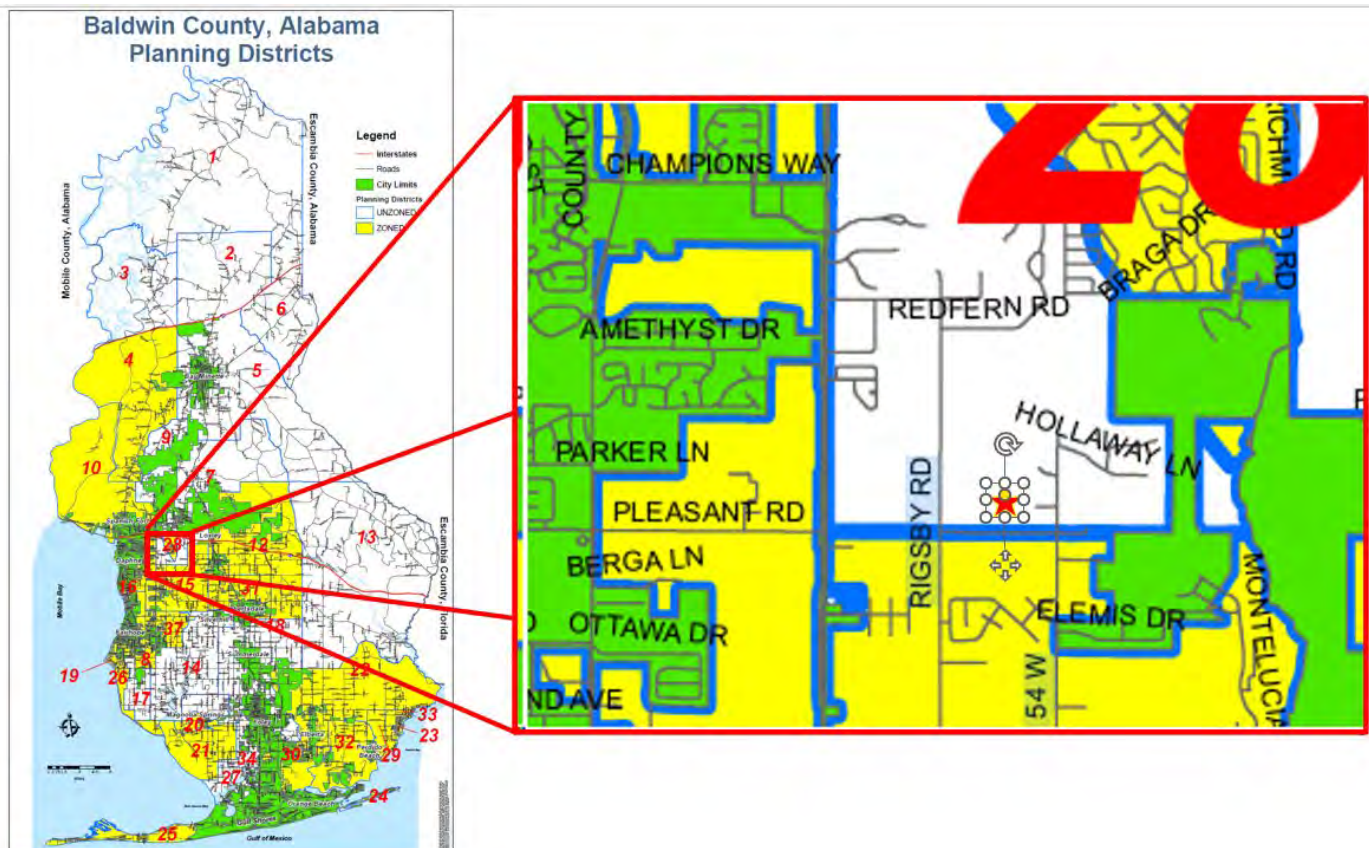
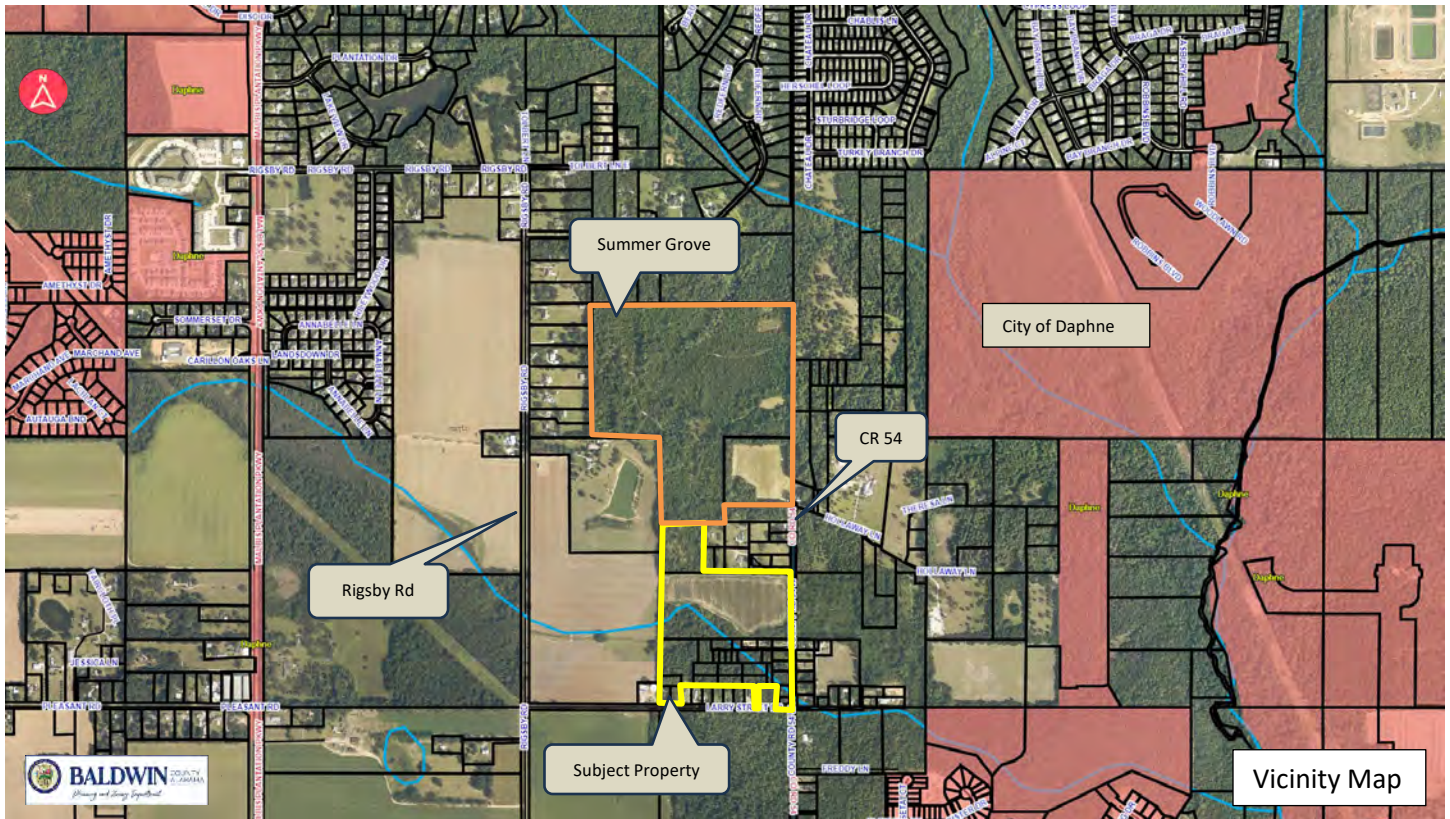
1. Coordinate with the Planning and Zoning Permit Engineer and Right of Way Dept. regarding a right of way dedication to accommodate the proposed regional detention pond that is proposed west of the subject property.
2. Provide a revised draft of the O & M plan with details required by staff during the technical review.

#### General Conditions:

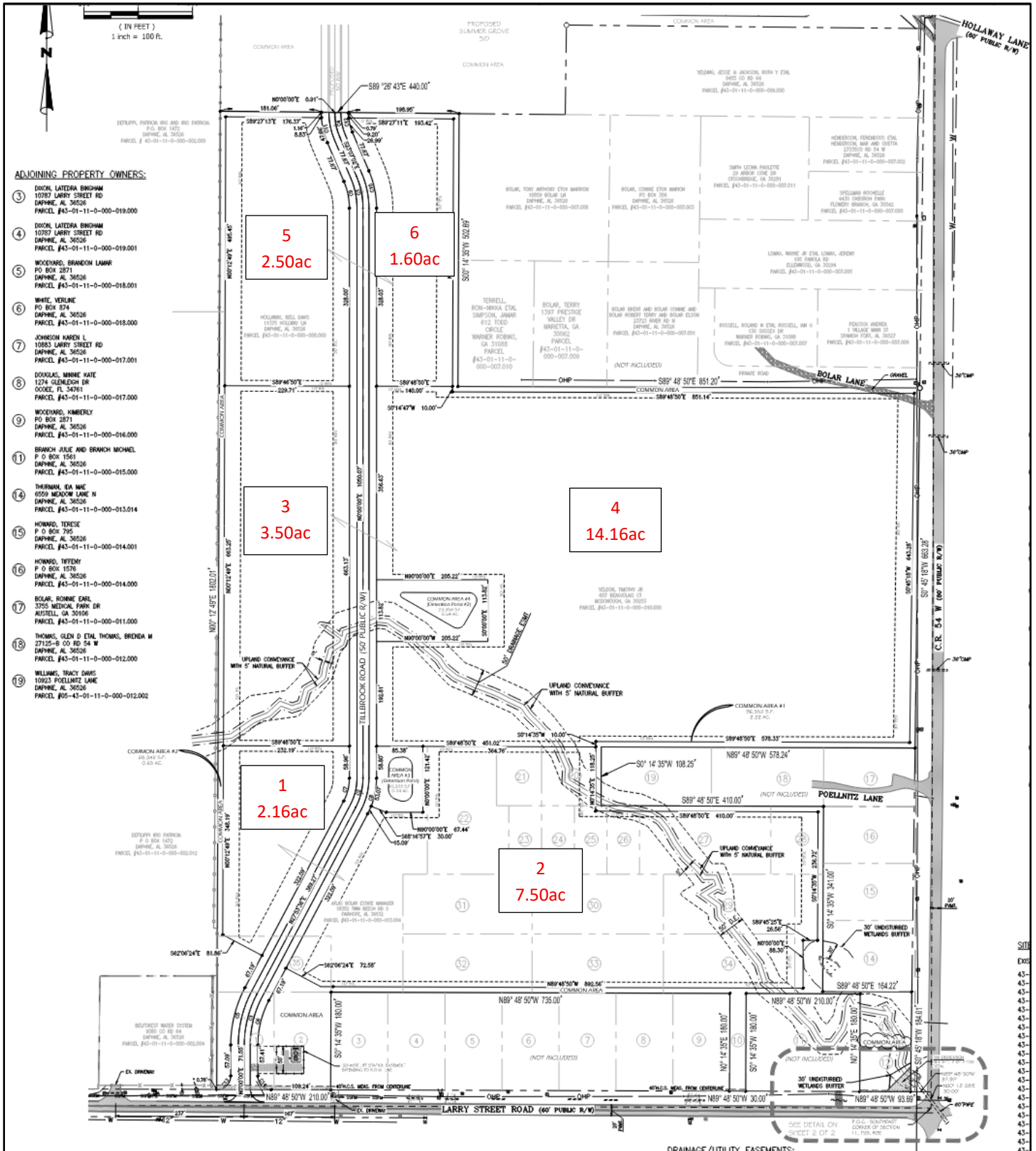
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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

## Locator Maps



# Plat



## Summer Grove Preliminary Plat



## Summer Grove REVISE Preliminary Plat





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SRP25- 18**  
**Casa Marsh Replat of Lots 64-72**  
**November 6, 2025**

### Subject Property Information

**Planning District:** 27  
**Zoning:** Un-Zoned  
**Location:** Subject property is located south of County Rd 10 and west of Cook Rd.  
**Parcel#:** 05-61-09-30-0-000-002.000 **PIN#:** 72349  
**Parcel#:** 05-61-09-30-0-000-021.001 **PIN#:** 632856  
**Parcel#:** 05-61-09-30-0-000-017.000 **PIN#:** 21207  
**Parcel#:** 05-61-09-30-0-000-017.003 **PIN#:** 83272  
**Lead Staff:** Jenny M. Mosley, Planning Tech I  
**Applicant/Owner:** MARCUS AND LORRIE KRUK  
**Engineer/Surveyor:** Sarah E. Wicker, PLS Group Inc.  
**Online Case #:** When searching online CitizenServe database, please use SRP25-000018  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Common Lot Line Moves to create 4 lots of records, Two of the subject parcels are in the EMMET WENZEL SUBDIVISION and could have reverted to 9 lots of record (Lots 64-72 of the Emmet Wenzel Sub), instead Applicant is requesting to create 4 larger lots of recorded.

**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' front , 30' rear, 10' side setback  
**Total acreage:** 19.33 acres

## Staff Analysis and Comments

The applicant is requesting Common Lot Line Moves to create 4 lots of records. Two of the subject parcels are in the EMMET WENZEL SUBDIVISION and could revert to 9 lots of record (Lots 64-72 of the Emmet Wenzel Sub) . Staff is aware the requested lot line moves will create One Large 100% wetland lot and Three lots with majority wetlands. The request will reduce existing non-conformities and any future development / land disturbances of the lots created will require ALL Applicable Local, State & Federal Permitting. Staff have reviewed the updated delineation report and have no objection to the requested revisions.

## Staff Recommendation:

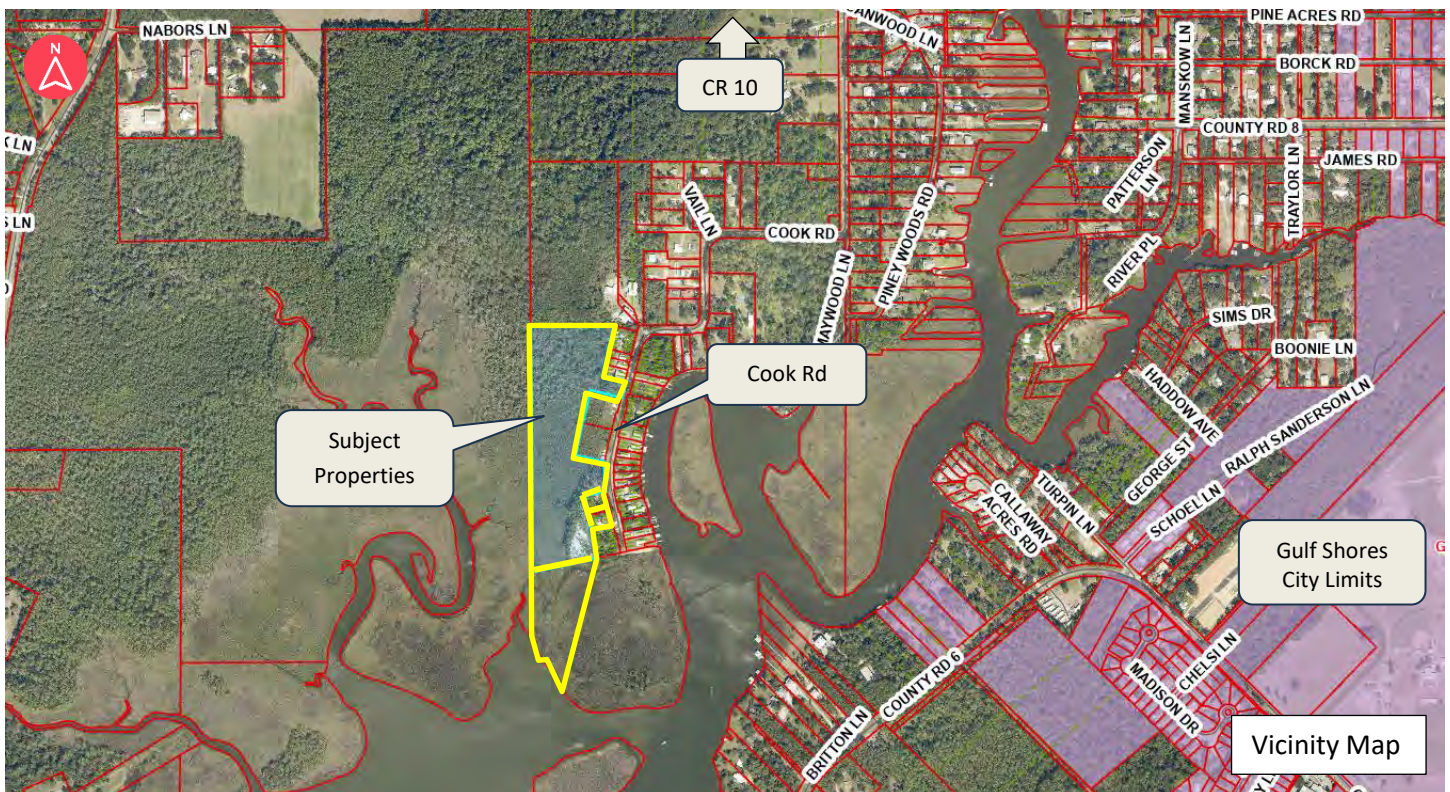
Staff recommends that the REVISED PRELIMINARY PLAT for **Case No. SRP25-18 Casa Marsh Replat of Lots 64-72** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

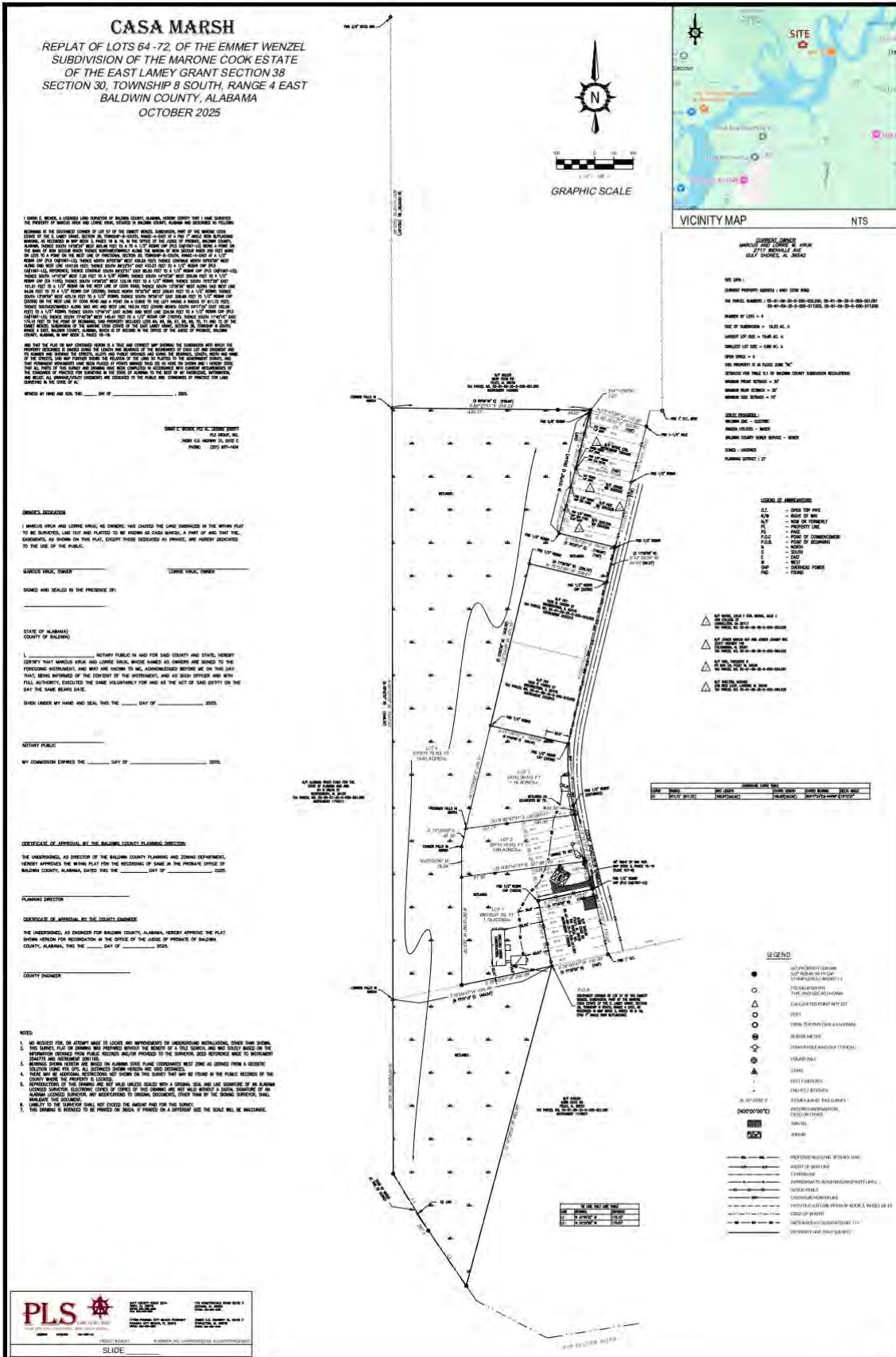
1. Submit an application and obtain approval for an exemption for a common property line adjustment between PINs 632856, 72349, 83272 & 21207 and provide a replat for signatures as outlined in Section 4.2(a)(4).

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



# Survey of the proposed Line Movement



Enlarged to  
Show Details

Lot 4  
15.60 Acres

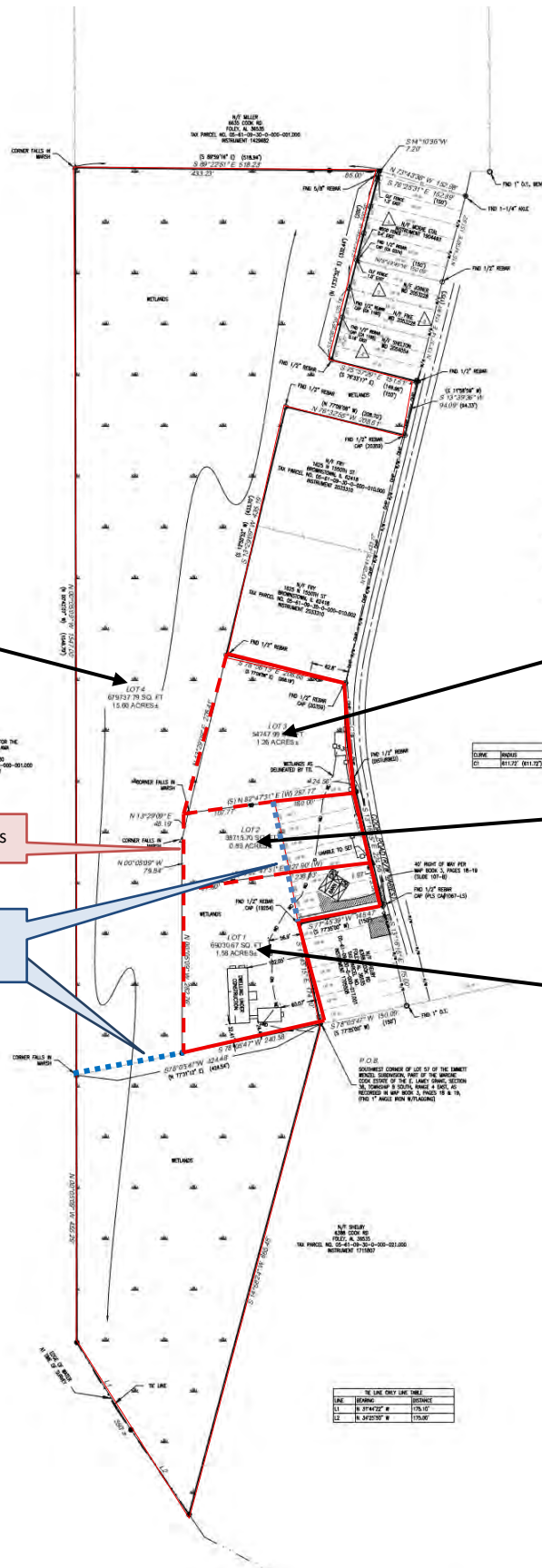
Lot 3  
1.26 Acres

Lot 2  
.89 Acres

Lot 1  
1.58 Acres

New property lines

Deleted property lines







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SV25-23  
Old Plash Island Road P.U.D. – variance request  
Planned Unit Development for storage units  
November 6, 2025

## Subject Property Information

|                           |                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Planning District:</b> | <b>27</b>                                                                                                        |
| <b>General Location:</b>  | Subject property is on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area. |
| <b>Physical Address:</b>  | 19026 Old Plash Island Rd, Gulf Shores                                                                           |
| <b>Parcel ID:</b>         | 05-61-09-32-0-000-014.000 <b>PIN:</b> 58759                                                                      |
| <b>Zoning:</b>            | Unzoned                                                                                                          |
| <b>Proposed Use:</b>      | Additional storage buildings                                                                                     |
| <b>Acreage:</b>           | <b>4.90</b> +/- acres                                                                                            |
| <b>Applicant:</b>         | <b>Ernest Lee, Jr., McCurley &amp; Associates, LLC</b> , PO Box 3975, Gulf Shores, AL 36547                      |
| <b>Owner:</b>             | Eagle Eye Acquisition, LLC, 19025 Old Plash Island Road, Gulf Shores, AL 36542                                   |
| <b>Lead Staff:</b>        | Mary Booth, Associate Planner                                                                                    |
| <b>Attachments:</b>       | <i>Within Report</i>                                                                                             |

## Subdivision Proposal

**Request:** Request for a variance from open space requirements.

**Property History:**

October 2, 2025 – Planning Commission approved PUD 25-10 for additional storage units.

## Staff Analysis and Comments

Planning Commission approved PUD25-10 during October 2, 2025, Planning Commission meeting for additional storage units with conditions of approval that are currently being addressed. However, the revised site plan indicating all usable open space as required by Section 6.1.2 of the Subdivision Regulations is not applicable for this project and the applicant is requesting a variance from showing the open space requirements.

### **PUBLIC COMMENTS:**

No comments received as of this Staff Report.

## Staff Recommendation

Staff recommends the Subdivision Variance Request for Old Plash Island Road P.U.D, variance from open space requirements relating to PUD25-10, for Case No. SV25-23 be **APPROVED**. Staff believes the approval of this variance request is in compliance with Article 6, Section 6.1.1 and Section 6.1.2 of the Baldwin County Subdivision Regulations.

### **Specific conditions:**

1. Prior conditions of approval for PUD25-10 shall be met, including but not limited to a revised site plan that meets the conditions for approval of both the PUD25-10 and SV25-23 cases.
2. Any future development of the subject properties will need to adhere to Baldwin Subdivision Regulations and Baldwin County Access Management Policy and Procedures.

### **General Conditions:**

The final site plan shall be circulated for signatures and recorded prior to obtaining a building permit.

## Locator Maps

Site Map



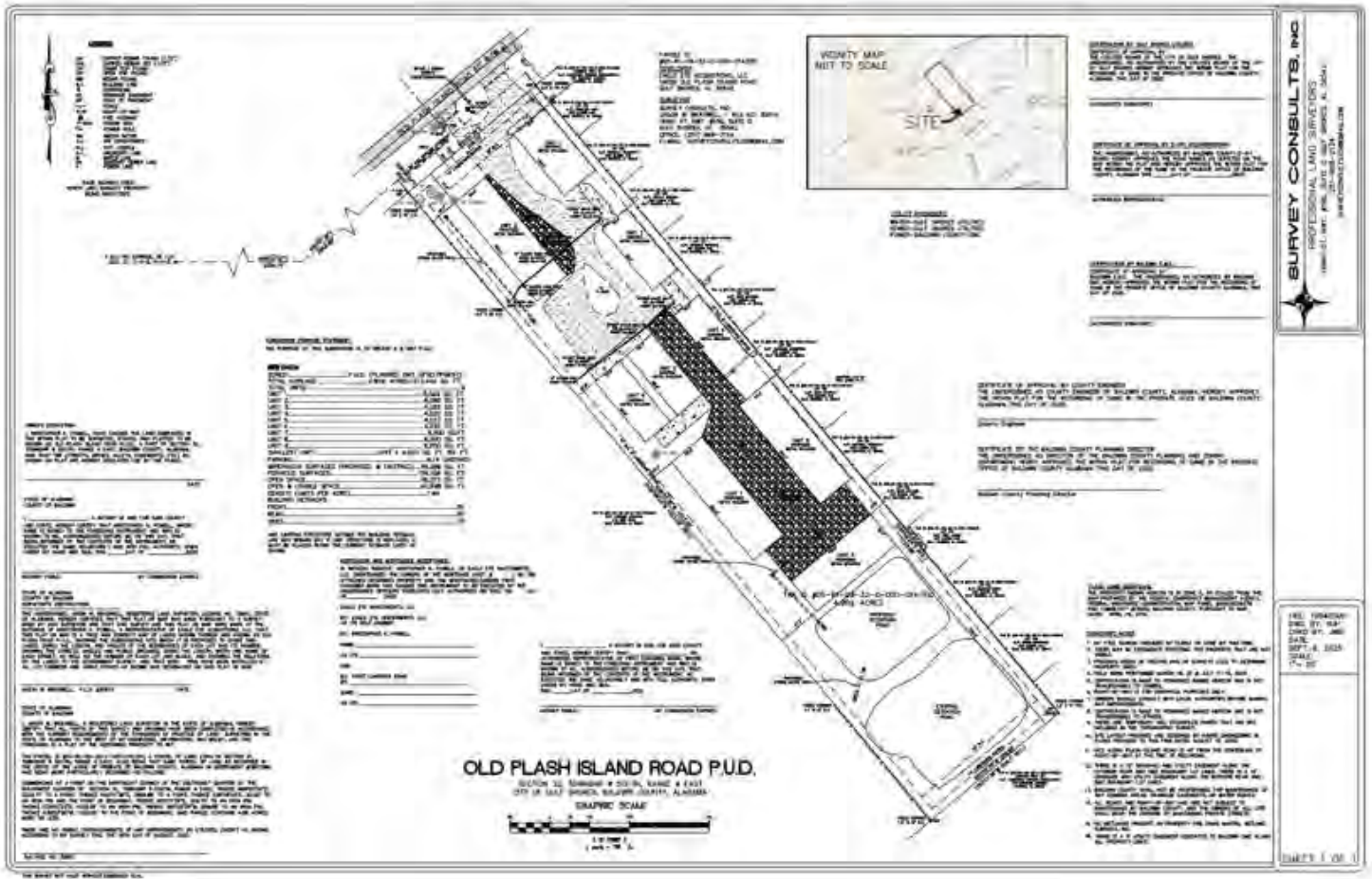
Vicinity Map

Locator Map



Aerial Map

# PUD Site Plan



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. CSP25-31**  
**Teresa Dr**  
**Commission Site Plan (CSP) Approval**  
**November 6, 2025**

### Subject Property Information

**Planning District:** 39  
**General Location:** Located south of County Rd 32 and east of Teresa Dr.  
**Physical Address:** 16924 Teresa Dr., Fairhope, AL 36532  
**Parcel ID:** 05-56-01-02-0-001-005.012  
**Zoning:** M-1, Light Industrial District  
**Proposed Use:** Office/Warehouse  
**Acreage:** 0.63+/- acres  
**Applicant:** Pillar, LLC  
14425 St Hwy 181  
Fairhope, AL 36533  
**Owner:** Mudd Holdings, LLC  
P.O. Box 2244  
Fairhope, AL 36532  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

| Adjacent Land Use |             | Adjacent Zoning            |
|-------------------|-------------|----------------------------|
| North             | Commercial  | M-1, Light Industrial      |
| South             | Vacant      | M-1, Light Industrial      |
| East              | Residential | BCZ, Base Community Zoning |
| West              | Commercial  | M-1, Light Industrial      |

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 6,600 SF office/warehouse building. The subject property encompasses +/- 0.63 total acres and zoned as M-1, Light Industrial District and is located in Hwy 32 Business Park. The adjacent parcels are designated primarily for industrial purposes and residential. The request meets the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

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

ADEM, Scott Brown: Staff reached out but received no comments.

ALDOT, Jason Shaw & Chase Chitwood: Staff reached out 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 is a office/warehouse and conforms to the requirements of the Zoning Ordinance. The future land use of the property displays rural/agriculture/ low impact potential. This business park existed before Planning District 39 became zoned in 2023. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

## Staff Comments and Recommendation

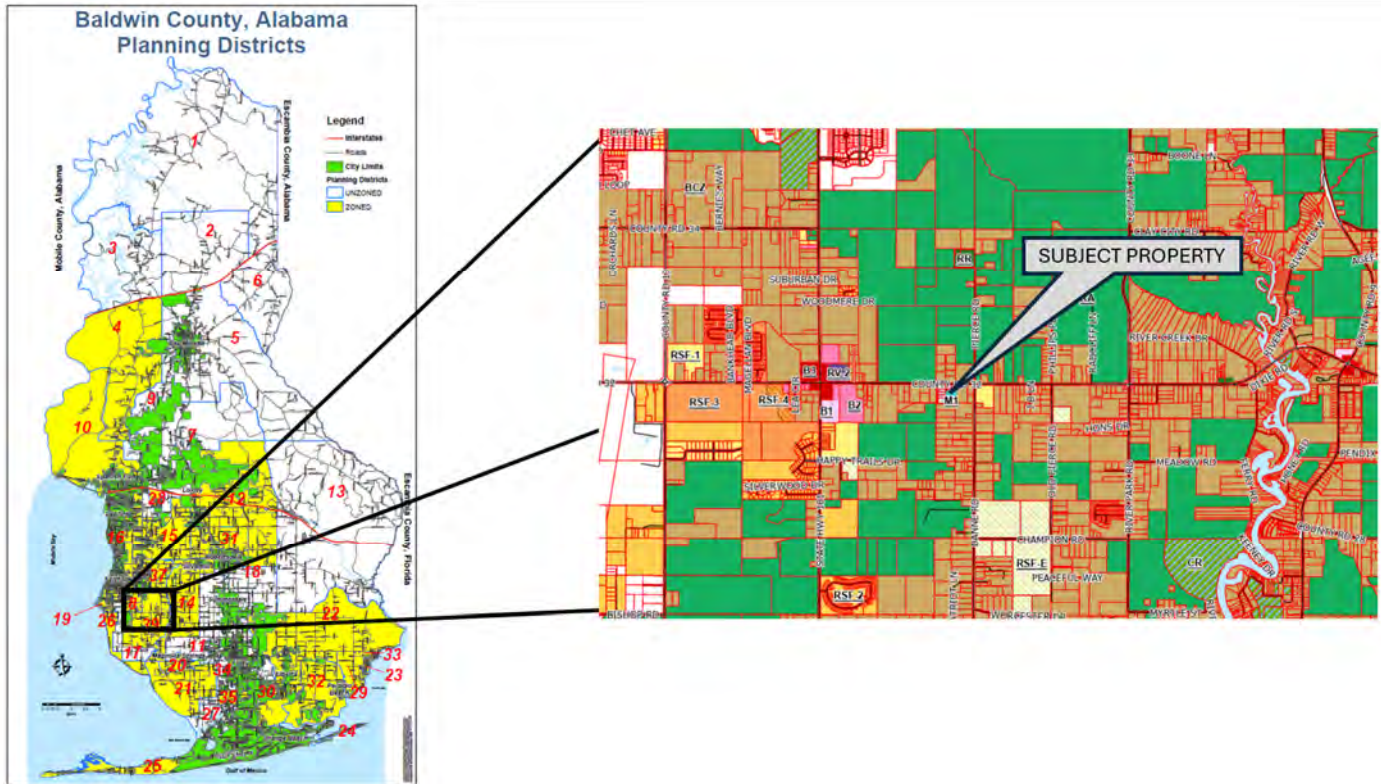
As previously mentioned, the subject property encompasses +/- 0.63 acres and is zoned for industrial use. The applicant has requested Commission Site Plan approval for a for a 6,600 SF office/warehouse building. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

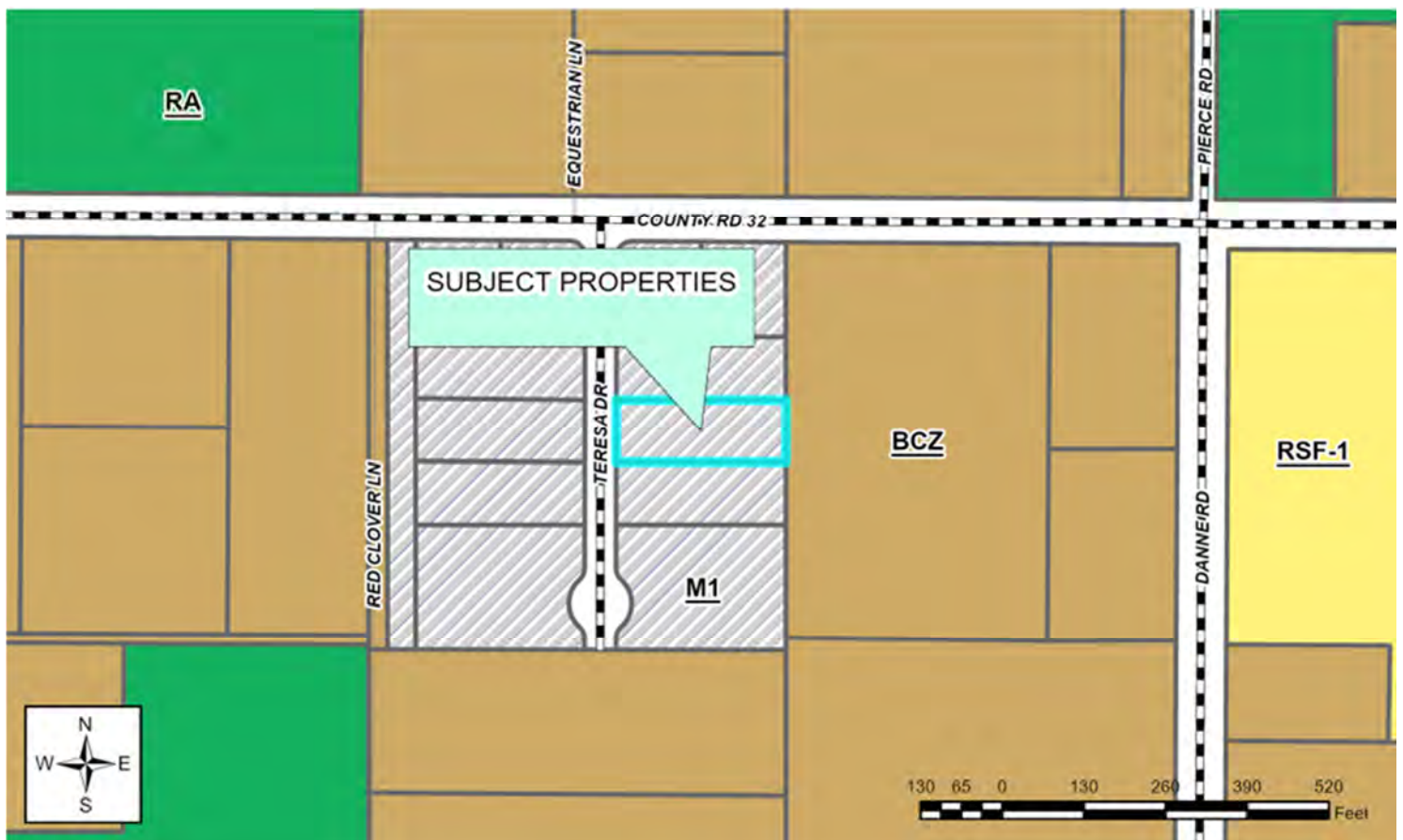
## Property Images



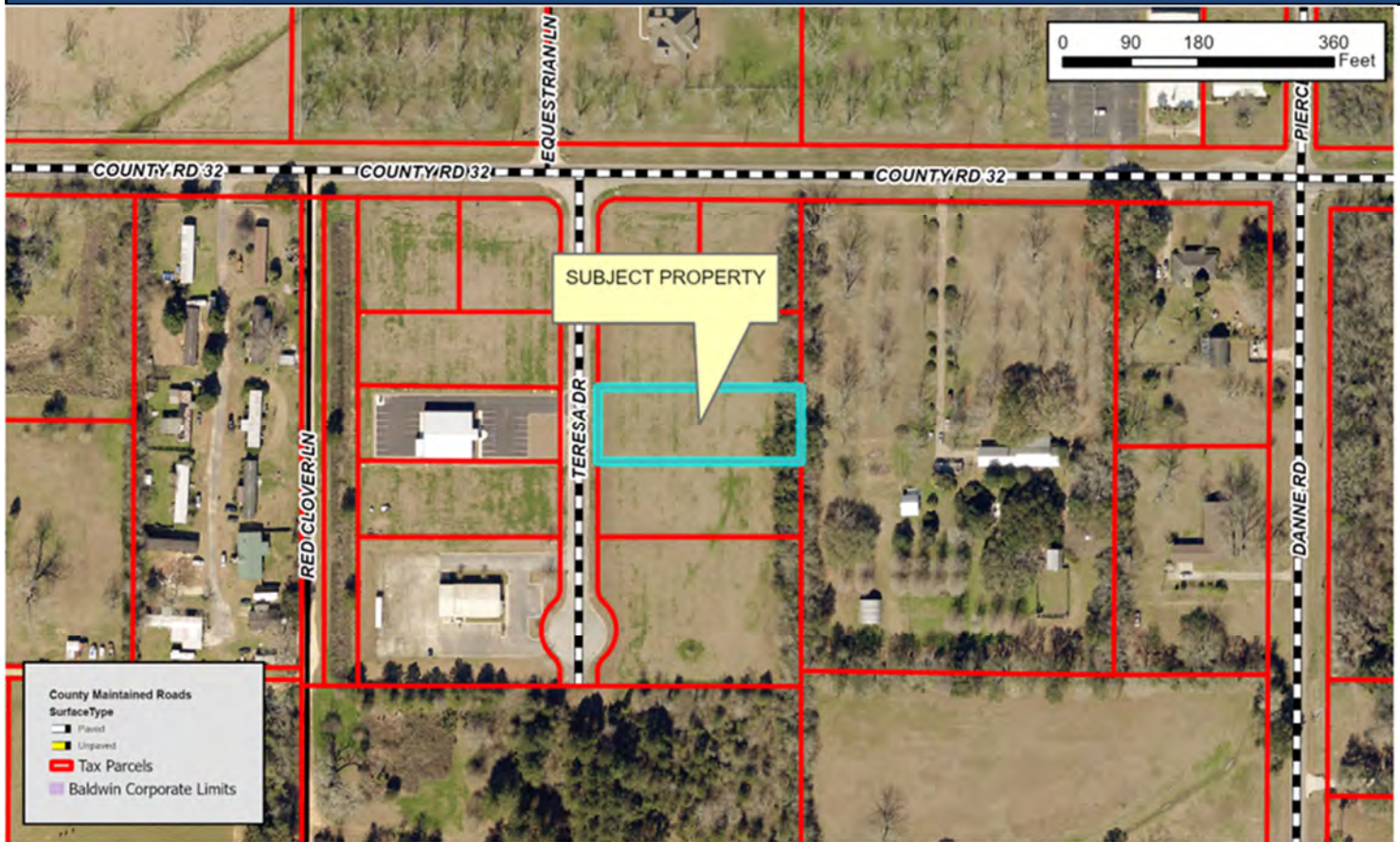
## County Planning Map



## Locator Map

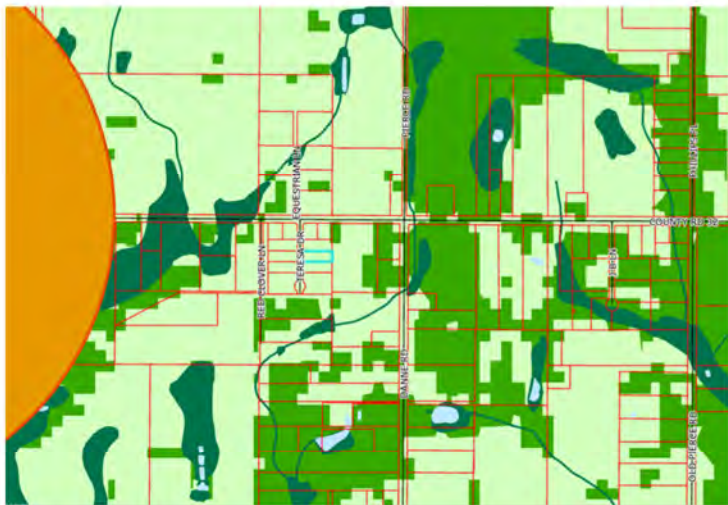


## Site Map



## FLUM

### Future Land Use Map (FLUM)



#### LEGEND



### 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 and could 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 open space that is valued 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 and buffers 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-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

#### RELATED ZONING DISTRICTS

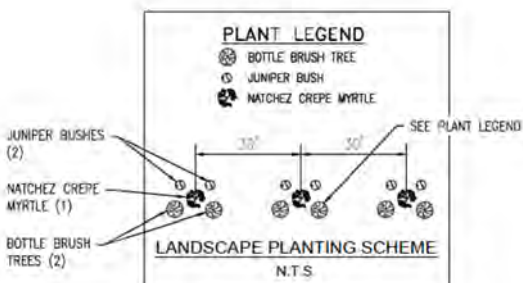
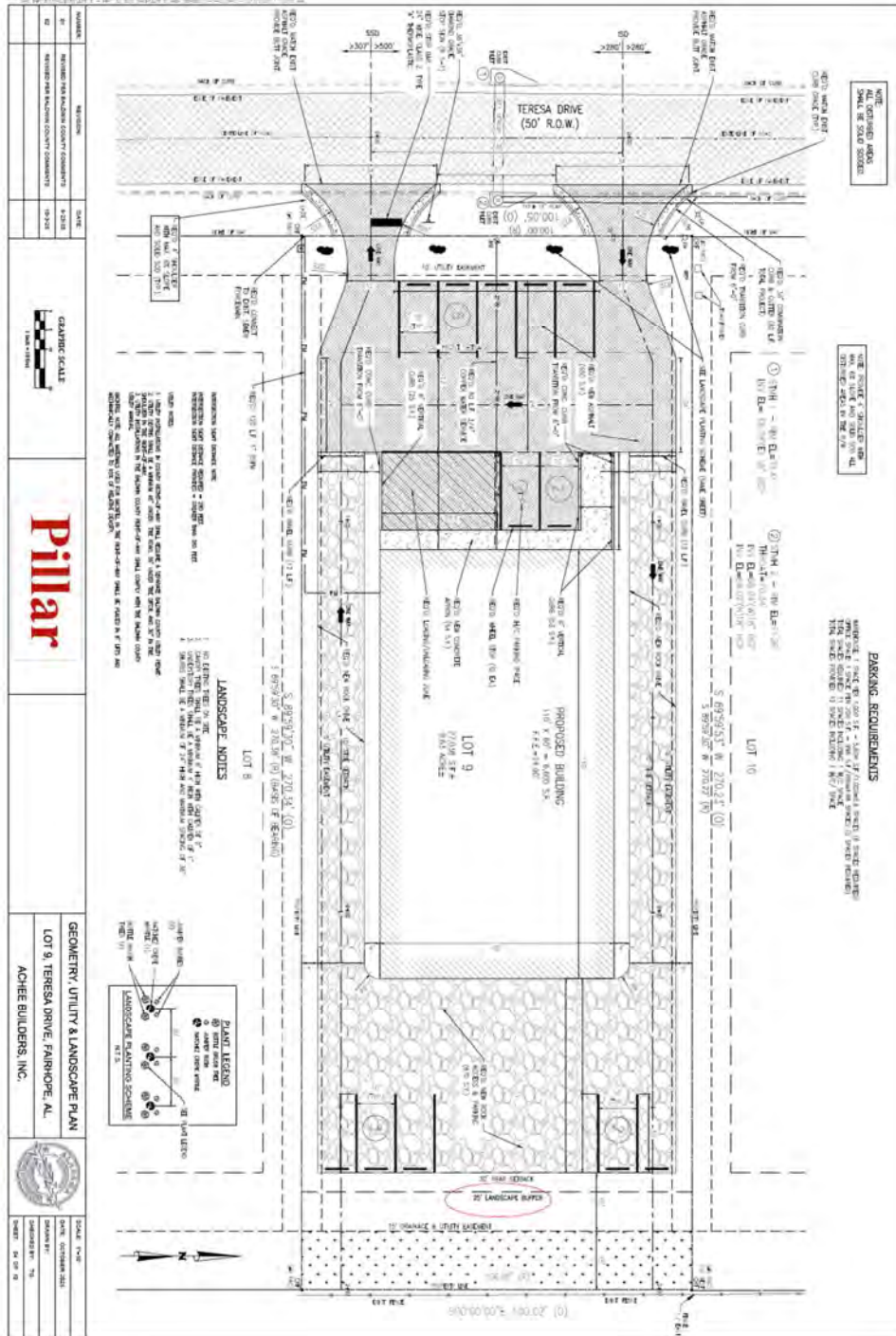
- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

#### 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



# Site and Landscape Plan





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CSP25-39**  
**St. Michael's**  
**Commission Site Plan (CSP) Approval**  
**November 6, 2025**

### Subject Property Information

**Planning District:** 15  
**General Location:** Located north of County Rd 104 and west of St. Michael Way  
**Physical Address:** 11732 Saint Michael Way, Fairhope, AL 36532  
**Parcel ID:** 05-46-01-02-0-000-001.516  
**Zoning:** RA, Rural Agriculture District  
**Proposed Use:** Addition to school  
**Acreage:** 79.17+/- acres  
**Applicant:** Bruce Smith  
457 St. Michael St.  
Fairhope, AL 36533  
**Owner:** St Michael Catholic High School Inc  
400 Government St.  
Mobile, AL 36602  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

| Adjacent Land Use |              | Adjacent Zoning       |
|-------------------|--------------|-----------------------|
| North             | Agriculture  | RA, Rural Agriculture |
| South             | Agriculture  | RA, Rural Agriculture |
| East              | Agriculture  | RA, Rural Agriculture |
| West              | Multi Family | City of Fairhope      |

### Summary

The applicant is seeking Commission Site Plan (CSP) approval for an additional bathrooms, concessions, and training facility building near the football stadium. The property in question covers approximately 79 acres and is zoned as RA, Rural Agriculture District. The surrounding parcels are primarily designated for agricultural and residential use. The proposed development complies with the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

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

ADEM, Scott Brown: Staff reached out but received no comments.

ALDOT, Jason Shaw & Chase Chitwood: Staff reached out 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 is for an additional building that includes restrooms, concessions, and a training facility. The Commission's Site Plan for the football stadium was approved in 2023 (CSP23-34) and originally included a smaller concessions and restroom building. However, since that time, the school has decided to relocate and enlarge the building. Staff believes that this use is consistent with promoting community welfare and should not interfere with the public's convenience at this location.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 79 acres and is zoned RA. The applicant has requested Commission Site Plan approval for a change to the previous CSP approval for a larger building to include bathrooms, concessions, and training facility. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

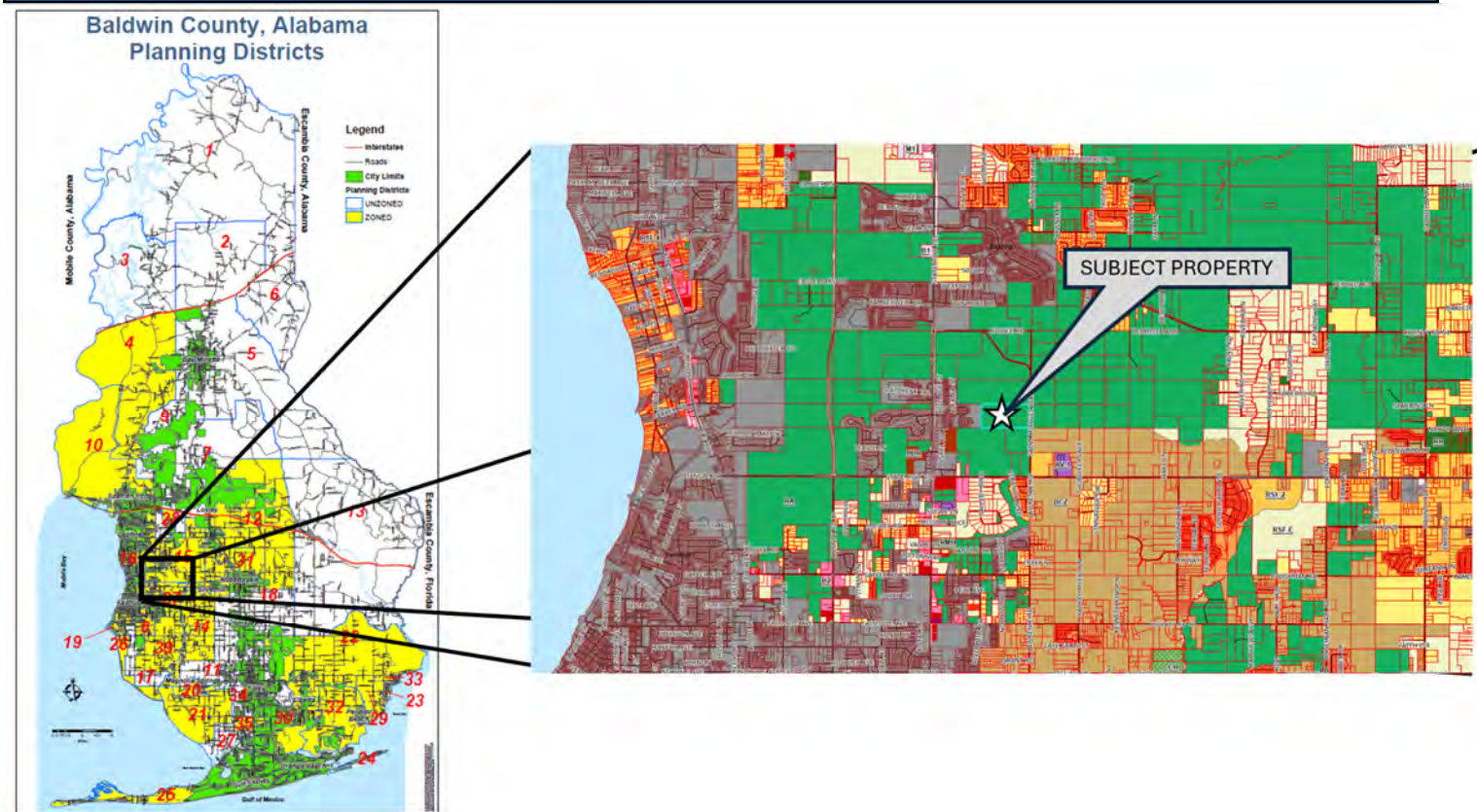
Property Images



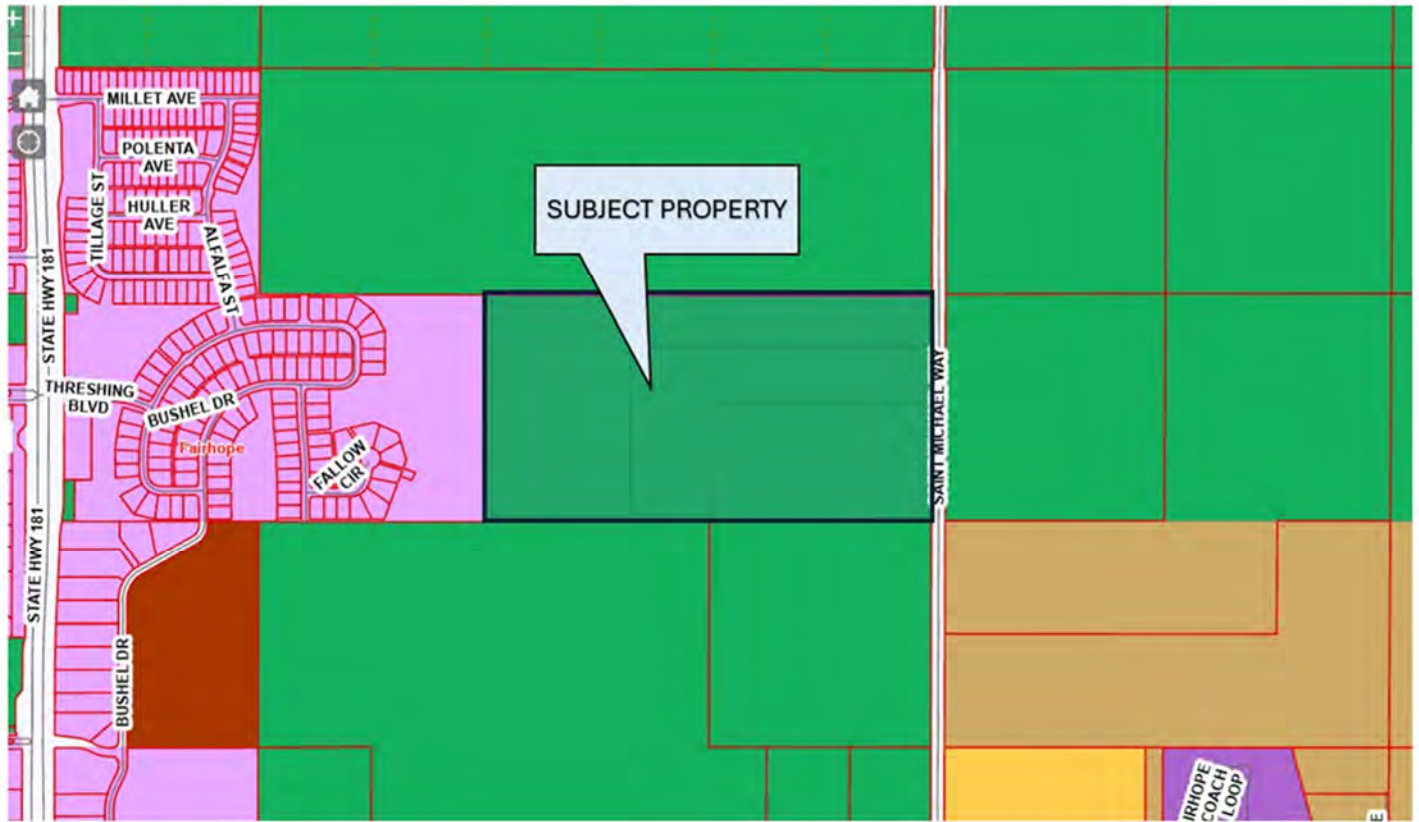




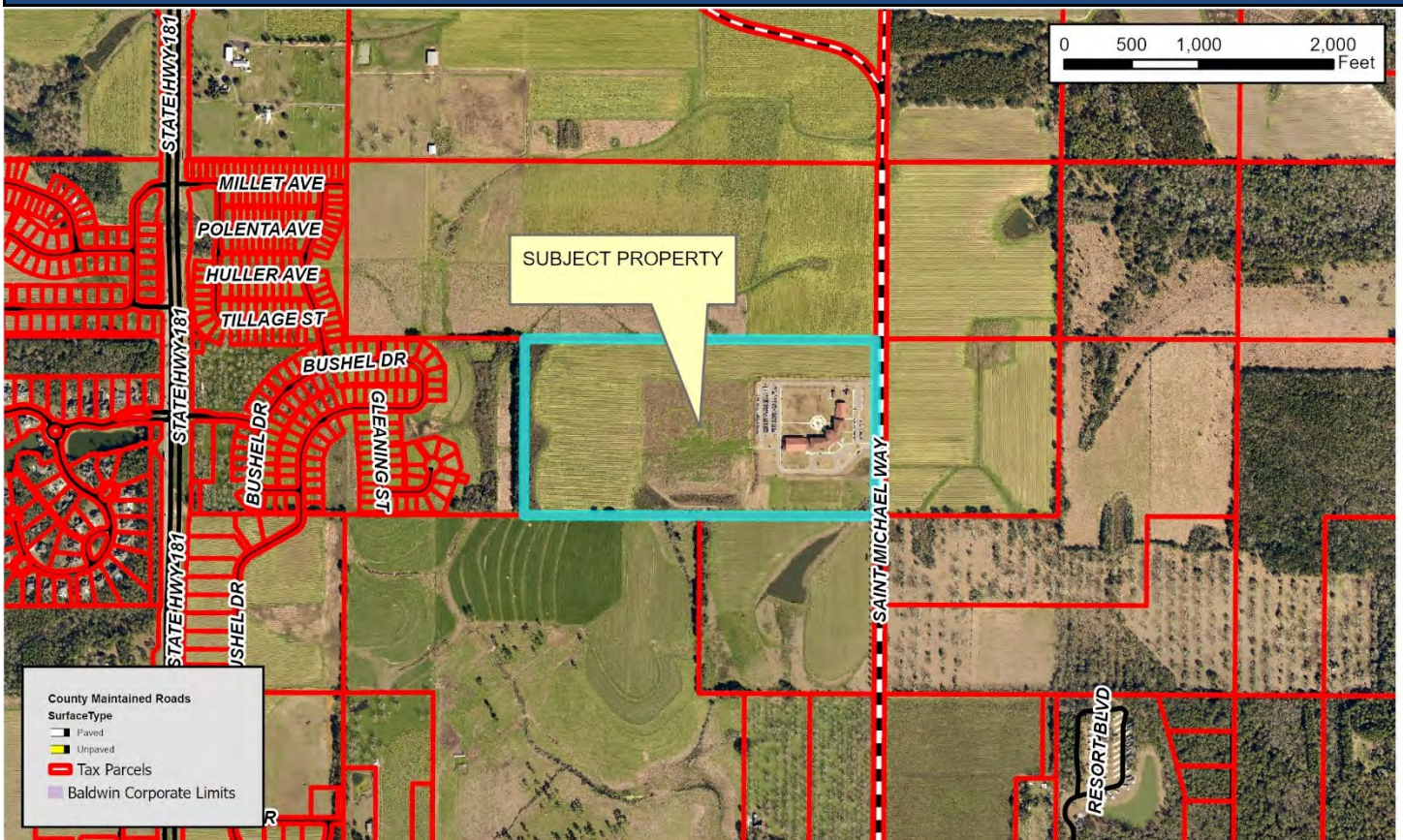
County Planning Map



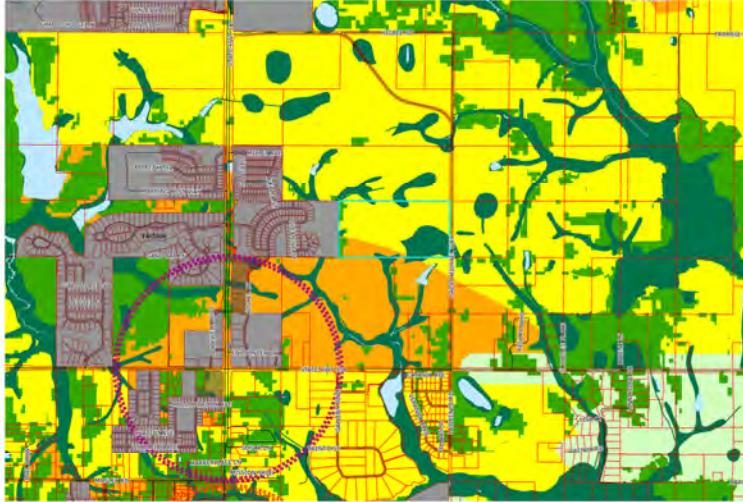
## Locator Map



## Site Map



## Future Land Use Map (FLUM)



### LEGEND

| PLACE TYPES                        | NODE TYPES              |
|------------------------------------|-------------------------|
| IDEAL CONSERVATION/PRESERVATION    | RURAL CROSSROADS CENTER |
| CONSERVATION DEVELOPMENT POTENTIAL | NEIGHBORHOOD CENTER     |
| RURAL/AGRICULTURE/UD POTENTIAL     |                         |
| MODERATE DEVELOPMENT POTENTIAL     |                         |
| MID-DENSITY DEVELOPMENT POTENTIAL  |                         |
| HIGH-DENSITY DEVELOPMENT POTENTIAL |                         |
| MUNICIPAL JURISDICTIONS            |                         |

## 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

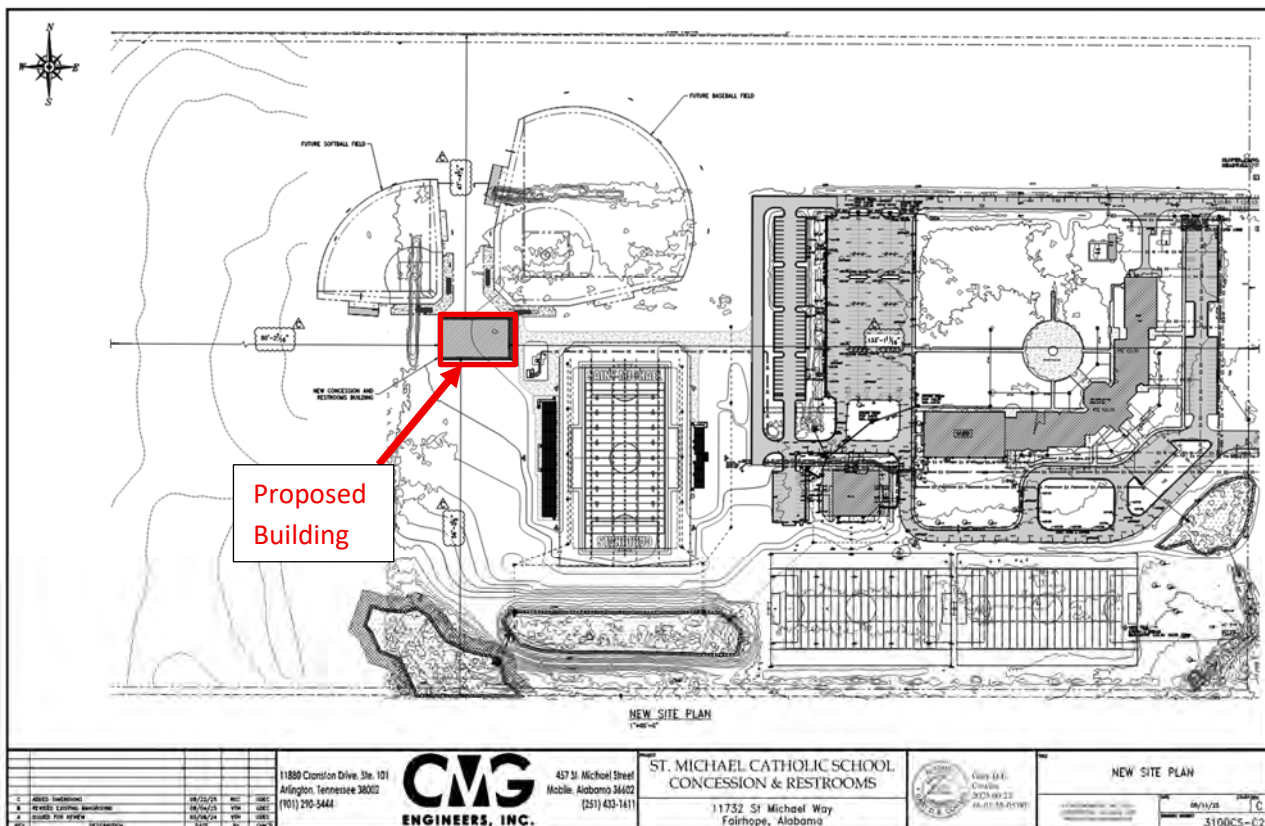
- RSF-1 Single Family District
- RSF-2 Single Family District

### CONNECTIVITY NETWORK

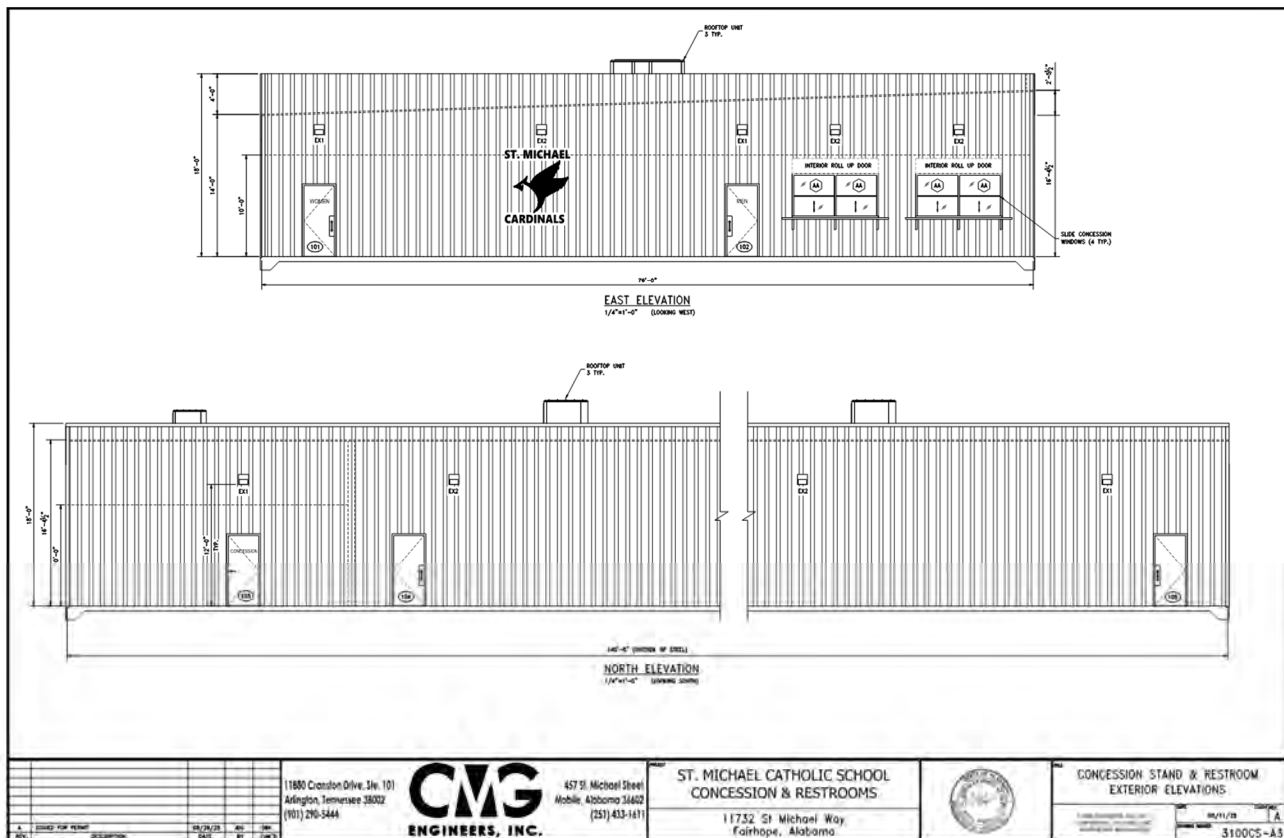
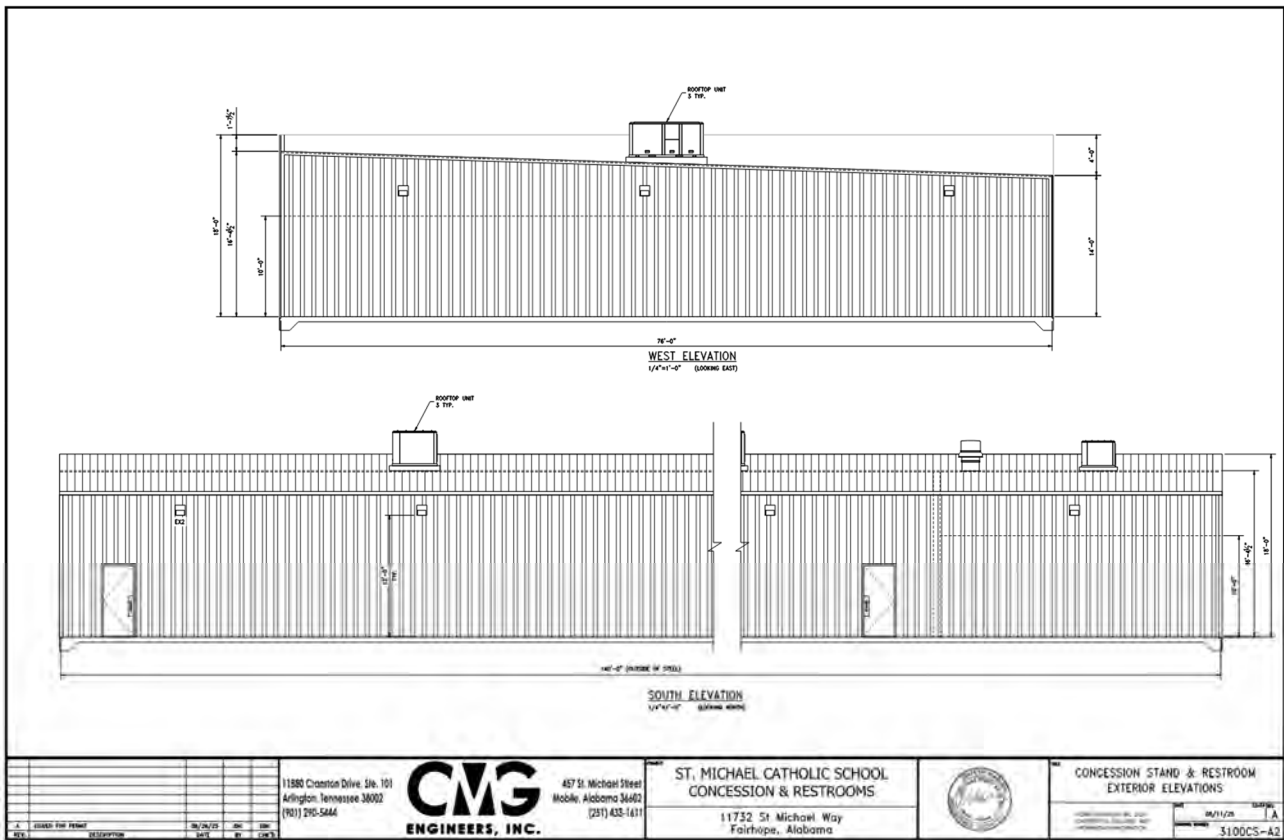
- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



## Site Plan



# Elevations and Floor Plan

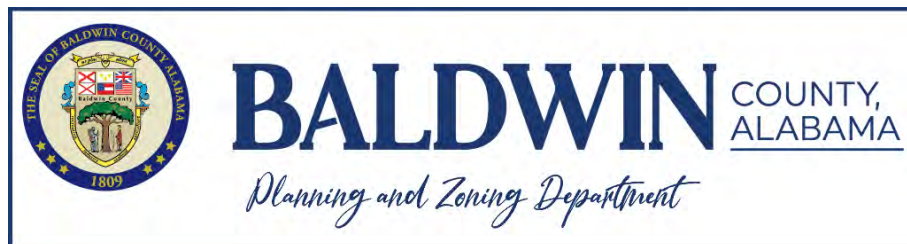




## 2025-2026 PLANNING COMMISSION MEETING SCHEDULE & APPLICATION DEADLINES

MEETING LOCATION: Baldwin County Central Annex  
22251 Palmer St.  
Robertsdale, Al. 36567

MEETING TIME: 4:00 p.m.



| MEETING DATE      | COMMISSION SITE PLAN (CSP)<br>& SUBDIVISION APPLICATION<br>DEADLINE DATE<br><br><b>12:00 NOON</b> | SUBDIVISION<br>SKETCH PLAN<br>MEETING<br><br><b>(REQUIRED)</b><br><i>Robertsdale Office</i> | SUBDIVISION SKETCH<br>PLAN APPLICATION<br>DEADLINE<br><br><b>12:00 NOON</b> |
|-------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|                   |                                                                                                   |                                                                                             |                                                                             |
| December 4, 2025  | October 20, 2025                                                                                  | October 14, 2025                                                                            | September 23, 2025                                                          |
| January 8, 2026** | November 17, 2025                                                                                 | November 12, 2025                                                                           | October 28, 2025                                                            |
| February 5, 2026  | December 15, 2025**                                                                               | December 9, 2025                                                                            | November 20, 2025**                                                         |
| March 5, 2026     | January 20, 2026**                                                                                | January 13, 2026                                                                            | December 18, 2025**                                                         |
| April 2, 2026     | February 18, 2026**                                                                               | February 10, 2026                                                                           | January 27, 2026                                                            |
| May 7, 2026       | March 23, 2026                                                                                    | March 10, 2026                                                                              | February 24, 2026                                                           |
| June 4, 2026      | April 20, 2026                                                                                    | April 14, 2026                                                                              | March 24, 2026                                                              |
| July 9, 2026**    | May 18, 2026                                                                                      | May 12, 2026                                                                                | April 21, 2026                                                              |
| August 6, 2026    | June 22, 2026                                                                                     | June 9, 2026                                                                                | May 26, 2026                                                                |
| September 3, 2026 | July 20, 2026                                                                                     | July 14, 2026                                                                               | June 23, 2026                                                               |
| October 1, 2026   | August 17, 2026                                                                                   | August 11, 2026                                                                             | July 28, 2026                                                               |
| November 5, 2026  | September 21, 2026                                                                                | September 8, 2026                                                                           | August 25, 2026                                                             |
| December 3, 2026  | October 19, 2026                                                                                  | October 13, 2026                                                                            | September 22, 2026                                                          |
| January 7, 2027   | November 16, 2026**                                                                               | November 10, 2026                                                                           | October 27, 2026                                                            |

Please Note: The Application Deadline Submittal time is 12:00 pm (noon)

\*\* DATE MOVED DUE TO A HOLIDAY\*\*

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

SIGNATURE OF CHAIRMAN \_\_\_\_\_



# BALDWIN COUNTY, ALABAMA

## *Planning and Zoning Department*

### NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION DECEMBER 4, 2025, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

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

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

Scan



for meeting details  
and upcoming agenda  
(when available).



BALDWIN COUNTY, ALABAMA

