



Baldwin County Planning & Zoning Commission Agenda

Thursday, April 2, 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**

March 5, 2026, Agenda Review Meeting Minutes

March 5, 2026, Regular Meeting Minutes

7. Proposed Consent Agenda Items

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

a.) PER26-09, Summer Grove Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Summer Grove Subdivision.

Location: Subject properties are located east of Rigsby Rd and west of County Rd 54 E. It is approximately 1.5 miles north of County Rd 64 and half a mile east of St Hwy 181, near Daphne in Planning District 7.

b.) PER26-10, Gaineswood Unit Two, Ph 1 & 2 Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Gaineswood Unit Two, Ph 1 & 2 Subdivision.

Location: Subject properties are located on the west side of St Hwy 181 just south of County Rd 32 in the Fairhope area in Planning District 39.

c.) PER26-12, Ross Adams Ph 2 Subdivision Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Ross Adams Ph 2 Subdivision.

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

d.) PER26-13, Mill Creek Ph 1 Subdivision Extension

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

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

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

e.) PER26-14, Autumn Lakes Ph 3 Subdivision Extension

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

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

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

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.) SC25-66, Replat of Lot 2 of Grandview Subdivision

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

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

Location: Subject property is located south of County Rd 32 and west of County Road 95 in Planning District 22.

b.) SC26-04, Patel Boat & RV Storage Subdivision

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

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

Location: Subject property is located south of US Hwy 98 and east of County Rd 95 in Planning District 22.

c.) SC26-07, Robin’s Place Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 5-lot residential subdivision.

Location: Subject property is located south of Grass Rd and east of Scenic Highway 98 in Planning District 19.

d.) SPP26-03, Resub Lot 2 Camellia Bluffs Subdivision

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

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

Location: Subject property is located west of US Hwy 98 and on the west side of Main St in Planning District 16.

e.) SV26-02 / PER26-08, Magnolia Acres Ph 2 Subdivision

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Magnolia Acres Subdivision and a Variance from

the Baldwin County Subdivision Regulations regarding the expiration of a preliminary plat approval.

Location: Subject property is located on the south side of County Rd 28 approximately 0.65 miles west of County Rd 55 in the Summerdale area in Planning District 14.

10. Commission Site Plan Reviews

a.) CSP25-14 / PUD25-08, Patel RV/Boat Storage

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 and Planned Unit Development approval for the construction of six (6) buildings for boat and RV storage.

Location: Subject property is located south of US Highway 98 and east of County Rd 95 in the Elberta area in Planning District 22.

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: May 7, 2026



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-09
Permit Extension Request for Preliminary Plat Approval
Summer Grove Subdivision
April 2, 2026

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: Subject property is located east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.
Parcel Numbers: 05-43-01-11-0-000-001.007 **PIN:** 114194
05-43-01-11-0-000-004.000 47552
05-43-01-11-0-000-005.000 51362
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Beverly Butler, 27736 Rigsby Rd., Daphne, AL 36526
Lucile & Iris Harris, 5504 Windmill Dr., Mobile, AL 36693
Engineer/Surveyor: Dwayne Smith, *Anchor Engineering*
Online Case #: When searching online CitizenServe database, please use PER26-000009
Attachments: *Within Report*

Subdivision Proposal

Request: Permit extension request for a Preliminary plat approval for Summer Grove subdivision (SPP23-31)
Number of Lots: 215
Linear ft of streets: 10,218 L.F
Lot setbacks: 30' Front, 10' Side, 30' Rear and 20' Side
Total acreage: 85.8 Ac
Smallest lot size: 7,976 S.F.

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities
Electrical: Baldwin EMC
Sewer: Baldwin County Sewer Service
Broadband: AT&T
Traffic study: TIS prepared and stamped by Shane Bergin, PE, *Neel-Schaffer*, and accepted by the Baldwin County Highway Department.

Drainage improve.: A drainage narrative was prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*, and accepted by the Baldwin County Highway Department.

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

Staff Analysis and Comments

The following is a timeline of application reviews and approvals for Summer Grove Subdivision.

December 14, 2023: The applicant applied for the preliminary plat application (SPP23-31)

April 5, 2024: The applicant received approval from the planning commission for Summer Grove Subdivision

August 28, 2025: The applicant applied for a Subdivision- Revised Preliminary Plat; Minor Changes- The request was to relocate the originally approved access from Rigsby Rd to Larry Street.

September 9, 2025: An updated traffic study was provided to reflect the proposed changes, no roadway improvements at the site were deemed required. Staff reviewed the request administratively and approved the Subdivision-Revised Preliminary Plat

March 5, 2026: The applicant received Planning Commission approval for the Subdivision- Revised Preliminary Plat; Major Changes request to add the access onto Rigsby Rd back in but as a third full access to the development.

***An application for a Construction Plans Review has been submitted, however a subdivision permit-notice to proceed with the site improvements has not yet been issued.

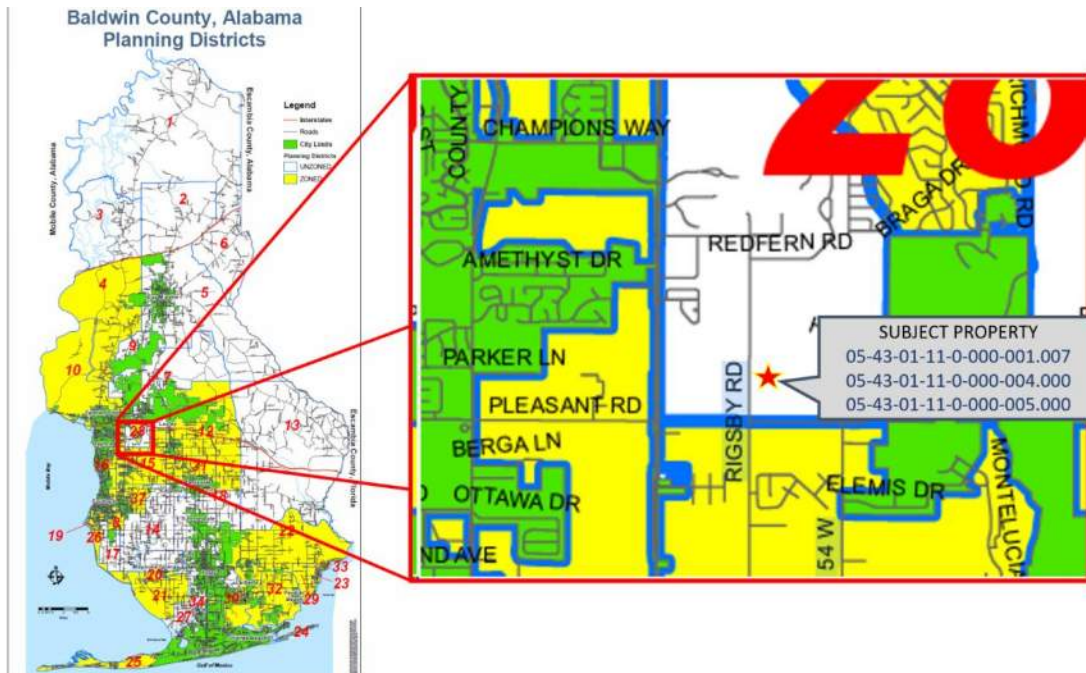
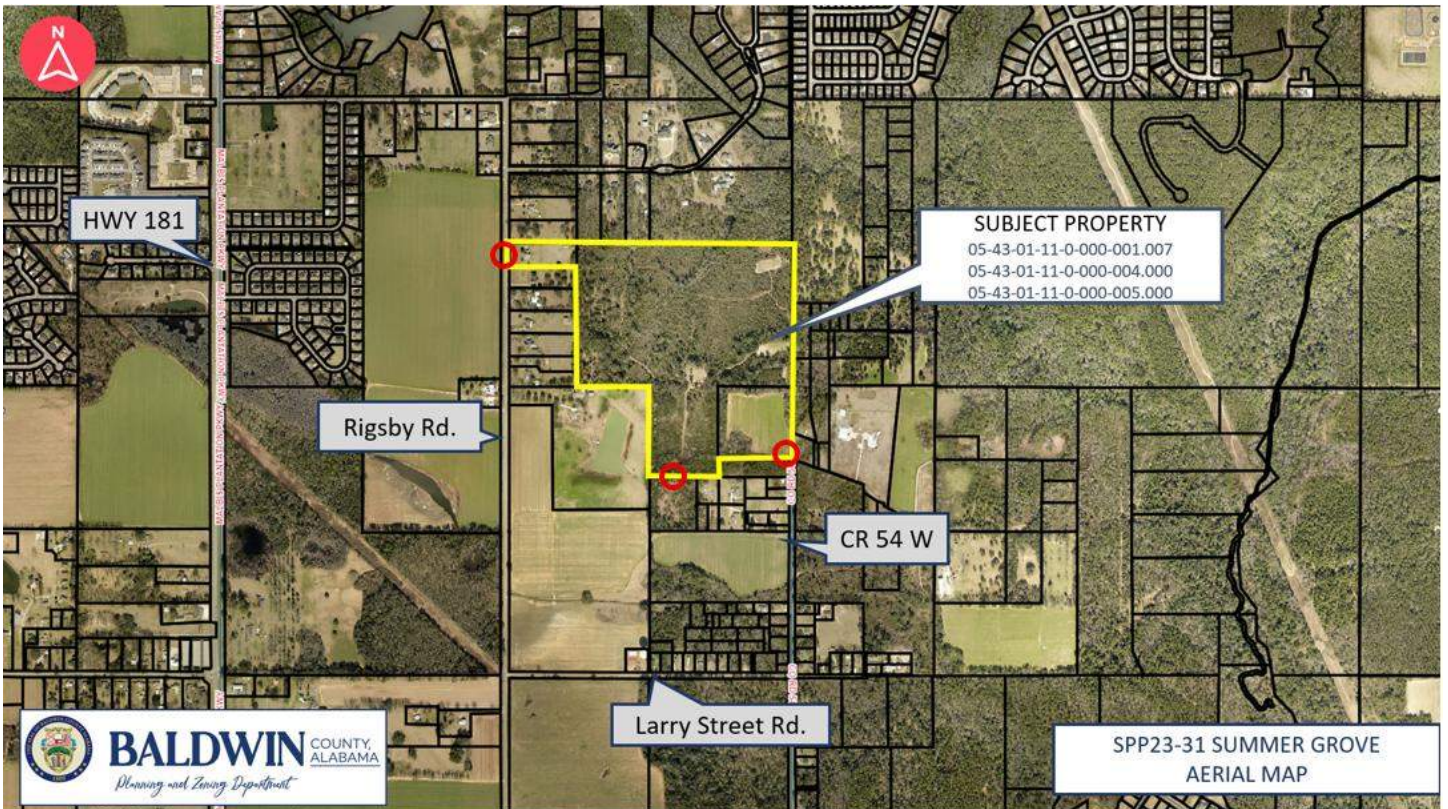
Staff Recommendation:

Staff recommends that a one (1) year extension of the Preliminary Plat extension related to case PER26-09 SUMMER GROVE SUBDIVISION be Approved with the following conditions:

Specific Conditions:

1. The one(1) year permit extension approval expires on **Monday, April 5, 2027**. An additional one(1) year permit extension may be requested and it shall be requested by no later than March 1, 2027.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission
3. The developer will coordinate with ALDOT and the Baldwin County Highway Department regarding required roadway improvements.
4. The development will meet broadband and ISO requirements before final plat approval.

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-10
Gaineswood Unit 2, Ph 1 & Ph 2
Permit Extension Request for Preliminary Plat Approval
(2nd/FINAL)
April 1, 2026

Recommendation: Approval

Subject Property Information

Planning District: 39
Zoning: Parcel 05-56-02-03-0-000-012.000 is zoned RSF-3
Parcel 05-56-02-03-0-000-013.000 is zoned RSF-2
Location: Subject property is located on the on the west side of State Highway 181 just south of County Road 32 in the Fairhope area.
Parcel Number(s) / PIN(s): 05-56-02-03-0-000-012.000 / 4528
05-56-02-03-0-000-013.000 / 65628
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report
CitizenServe Ref: PER26-000010
Applicant/Owner: Dewberry on behalf of Owner/Developer, Haven at Fairhope – CDA, LLC
25353 Friendship Rd., Daphne, AL 36526
Engineer/Surveyor: Dewberry, Jason Estes, P.E., Victor Germain, PLS
25353 Friendship Rd., Daphne, AL36526

Subdivision Proposal

Request: Permit Extension Request for preliminary plat approval
Proposed # of Sites: Phase 1 – 86 Lots; Phase 2 – 88 Lots
Linear feet of streets: 8,800 LF (to be dedicated to Baldwin County as public ROW with the recording of the final plat)
Total acreage: 71.88 acres +/-
Smallest lot size: 8,100SF

PRIOR HISTORY:

Original Preliminary Plat Approval Date: SPP23-03, May 4, 2023, Planning Commission Meeting
1st PER Approval Date: PER25-05, April 3, 2025, Planning Commission Meeting

Staff Analysis and Comments

Staff has reviewed the timeline within this report submitted for request for an extension of preliminary plat approval. Current approval will expire on May 2, 2026. This will be the **2nd and FINAL** permit extension request.

CPR24-36, Subdivision Permit issued 12/12/24 (*expiration runs concurrent with the preliminary plat approval*). Final Inspection on 3/20/26 indicates some outstanding items to be addressed and a subsequent inspection required. All deficiencies will need to be addressed before inspections can be approved.

CPR24-37, Subdivision Permit issued 3/3/25 (*expiration runs concurrent with the preliminary plat approval*).

ORIGINAL PRELIMINARY PLAT RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-03 GAINESWOOD SUBDIVISION, be **APPROVED** subject to the following conditions.

Specific Condition:

- Per 5.2.5(a)(3), the water system shall meet all requirements of the ISO Fire Suppression Rating Schedule Paragraph 340, 614 and 620 A for obtaining full credit.
- The ISO approval of installed improvements will be verified at the time of final plat submission.

General Conditions:

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

PUBLIC COMMENTS

N/A at the time of this Staff Report

Staff Recommendation

Staff recommends second, one (1) year and **final** extension request of Preliminary Plat approval related to case number SPP23-03, of Gaineswood Unit 2, Phase 1 & Phase 2, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions:

Specific Condition:

1. Phase 1 and Phase 2 construction will need to be completed prior to expiration of preliminary plat approval granted under this 2nd and final extension. Phase 1 may submit final plat application once a No Deficiency Letter (NDL) has been issued. Phase 2 may submit final plat application once a No Deficiency Letter (NDL) has been issued. Both phases must submit a final plat application and be granted final plat approval prior to the expiration of this 2nd and final extension request.
2. The 2nd, one-year, final extension for Preliminary Plat approval **terminates at 4:30PM CST on Friday, May 3, 2027.**
3. All original conditions of preliminary plat first permit extension request approvals shall be applicable.

General Condition(s):

Preliminary Plat extended approval is valid for a 12-month period at which time a final plat application shall be submitted unless otherwise specified above.

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

TIMELINE AS PROVIDED WITHIN THE PERMIT APPLICATION ON THE PORTAL

- 5/4/2023 - Preliminary Plat Approved.
- 10/26/2023 - Phase 1 construction plans submittal to Baldwin County.
- 11/10/2023 - Phase 2 construction plans submitted to Baldwin County.
- 2/6/2024 - Received Conditional Approval Letter from Baldwin County on Phase 1.
- 3/4/2023 – Received Conditional Approval Letter from Baldwin County on Phase 2.
- 6/13/2024 - Initial permit application submittal to ALDOT.
- 11/21/2024 - Submitted ADEM permit.
- 11/26/2024 - ADEM Permit Active.

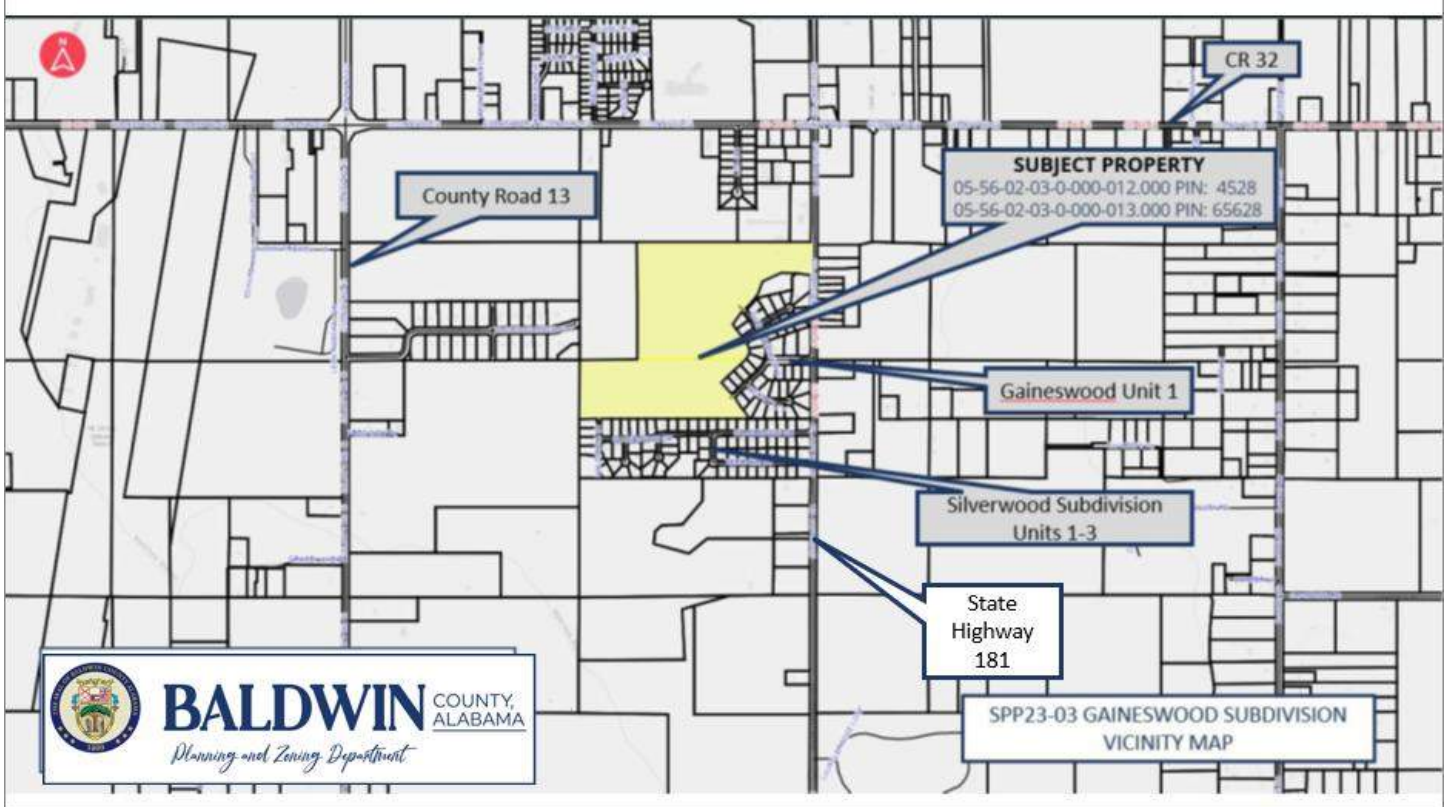
Construction on Phase 1 may conclude prior to coming to planning commission for this extension. The contractor and developer are continuing to work on Phase 2 of this development.

Aaron Collins

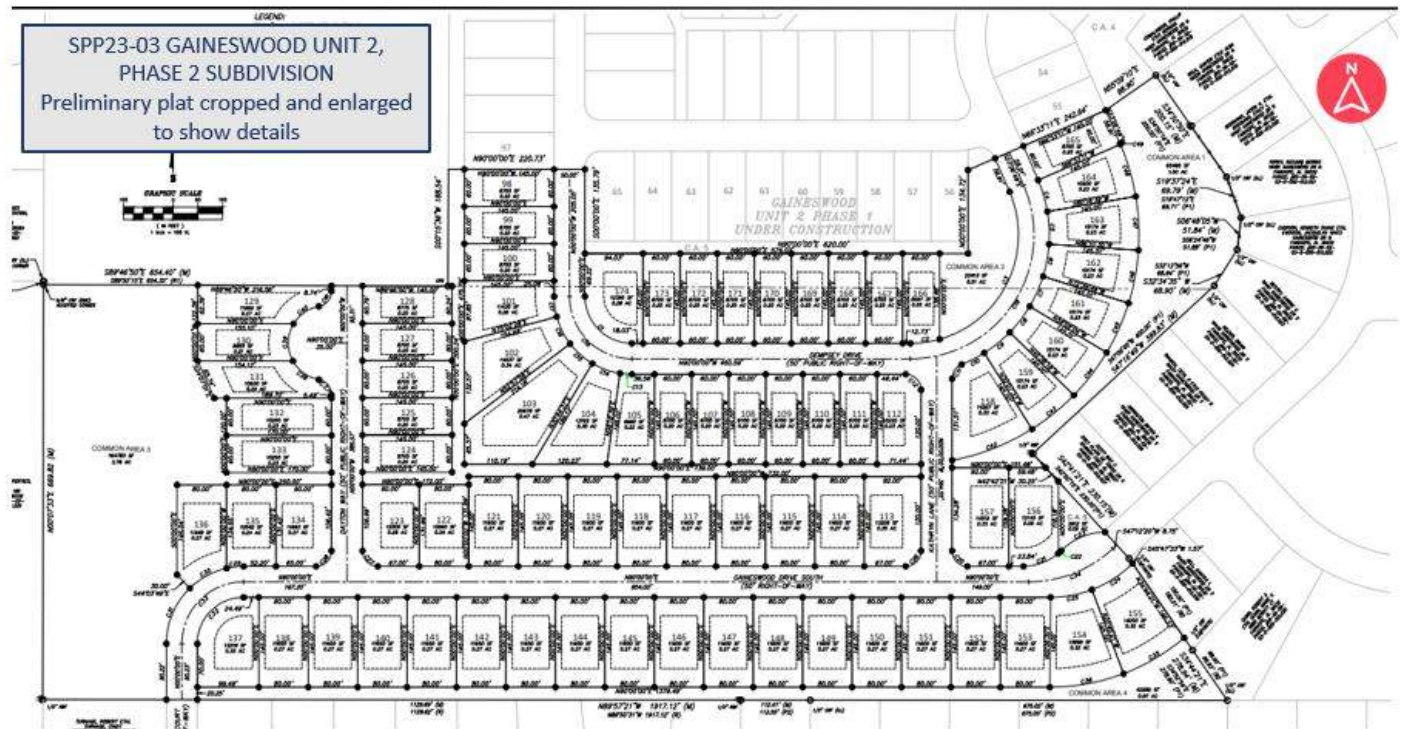
Deputy Project Manager
25353 Friendship Road
Daphne, AL 36526-6278

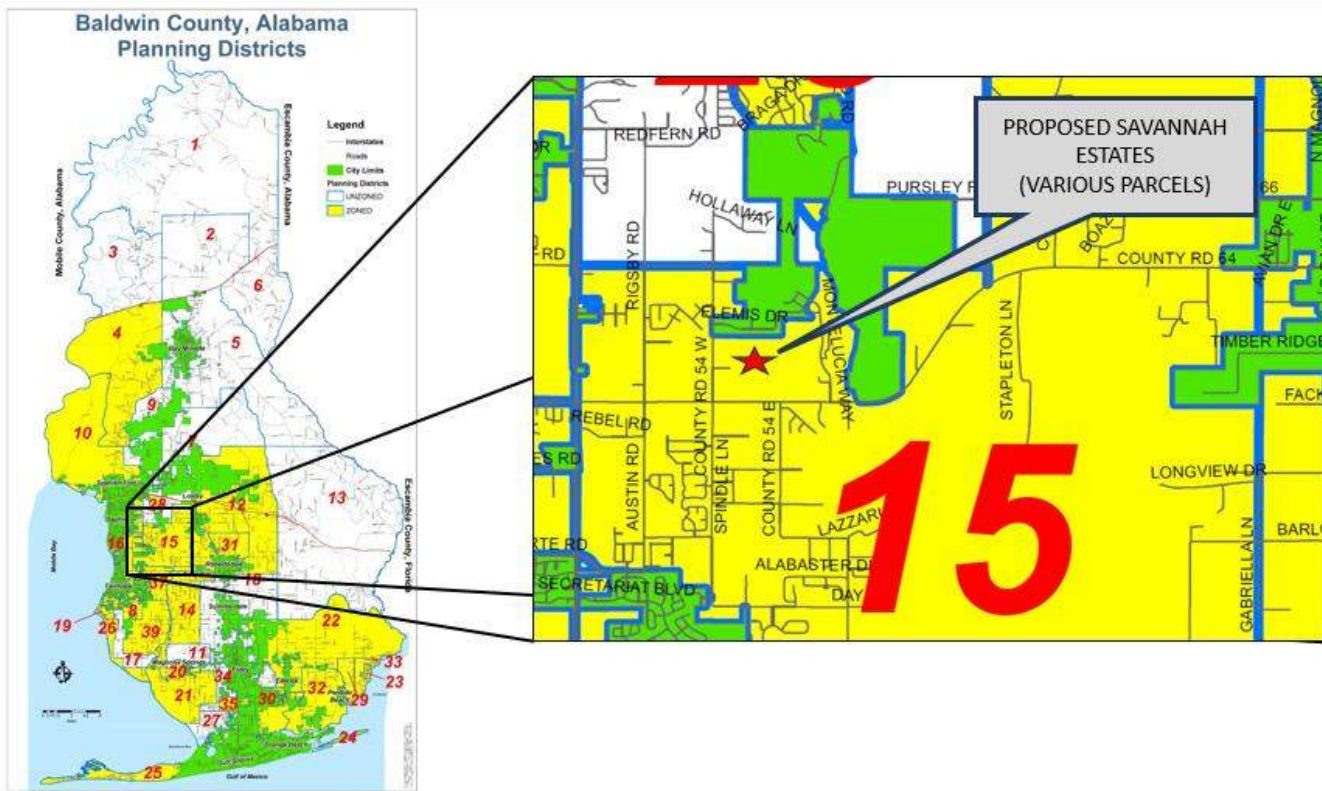


Locator Maps



Plat





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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-12
Permit Extension Request for a Final Site Plan Approval
Ross Adams Ph 2
April 2, 2026

Subject Property Information

Planning District: 22
Zoning: B-4, Major Commercial District & RA- Rural Agricultural
Location: Subject property is located west of County Rd 97 and south of US Highway 98.
Parcel Numbers: 05-53-07-25-0-000-001.000 **PIN:** 2364
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: *Complete Construction, LLC- Ross Adams*
Engineer/Surveyor: Chris Lieb, P.E. Lieb Engineering
Online Case #: When searching online CitizenServe database, please use PER26-000012
Attachments: *Within Report*

Subdivision Proposal

Request: First one year permit extension request for a PUD Site Plan approval for a commercial development associated with PUD24-03 & CSP24-03.
Number of units: 3 proposed units
Lot setbacks: 40' Front, 20' Side, 40' Rear
Total acreage: 16.00 Ac

Public Utilities and Site Considerations

Public Utilities: Power: Riviera Utilities- March 20, 2024
Water: Perdido Bay Water
Sewer: BCSS, March 21, 2024- Lillian treatment plant
Traffic study: N/A
Drainage improve.: Drainage narrative was prepared and stamped by Chris Lieb, PE, *Lieb Engineering*. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.
Wetlands Wetland report prepared by Gena Todia, *Wetland Science*. It was reviewed and accepted by the Natural Resources Planner.

Staff Analysis and Comments

The following is a timeline of application reviews and approvals for Ross Adams Site Plan.

May 2, 2024: The applicant received CSP/PUD Site Plan Approval from the planning commission

April 4, 2025: The applicant applied for an Subdivision Revised Site Plan (SRP)

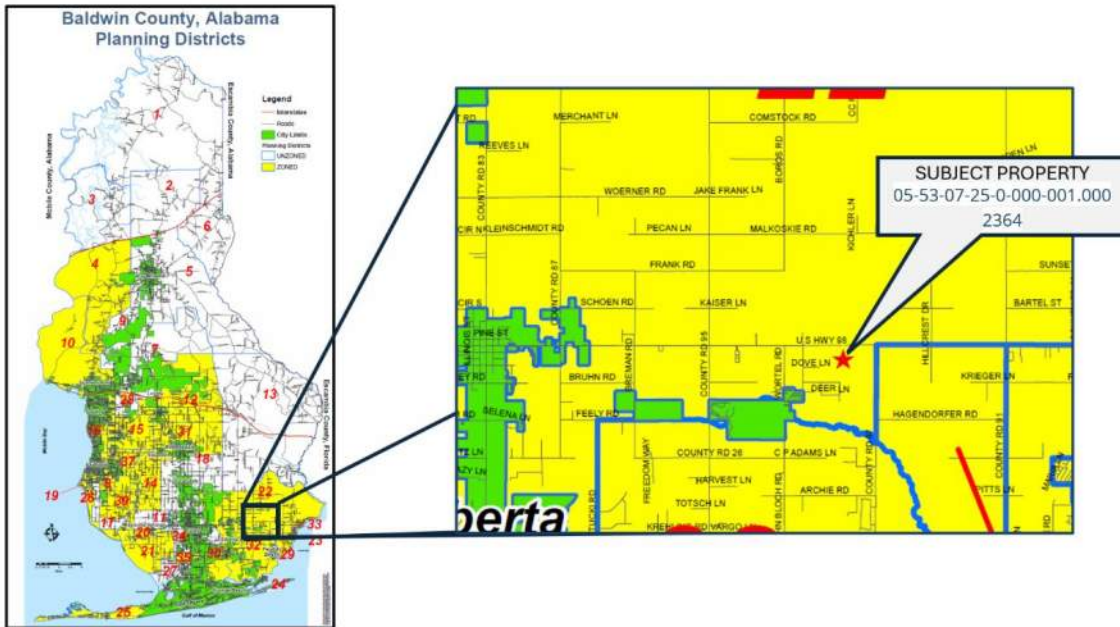
Staff Recommendation:

Staff recommends that a one (1) year extension of the Final Site Plan Approval related to case PUD24-03 & CSP24-03 ROSS ADAMS SITE PLAN be Approved with the following conditions:

Specific Conditions:

1. The one(1) year PUD/CSP permit extension approval expires on **Monday, May 3, 2027**. An additional one(1) year permit extension may be requested and it shall be requested by no later than April 1, 2027.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

Locator Maps



Site Plan

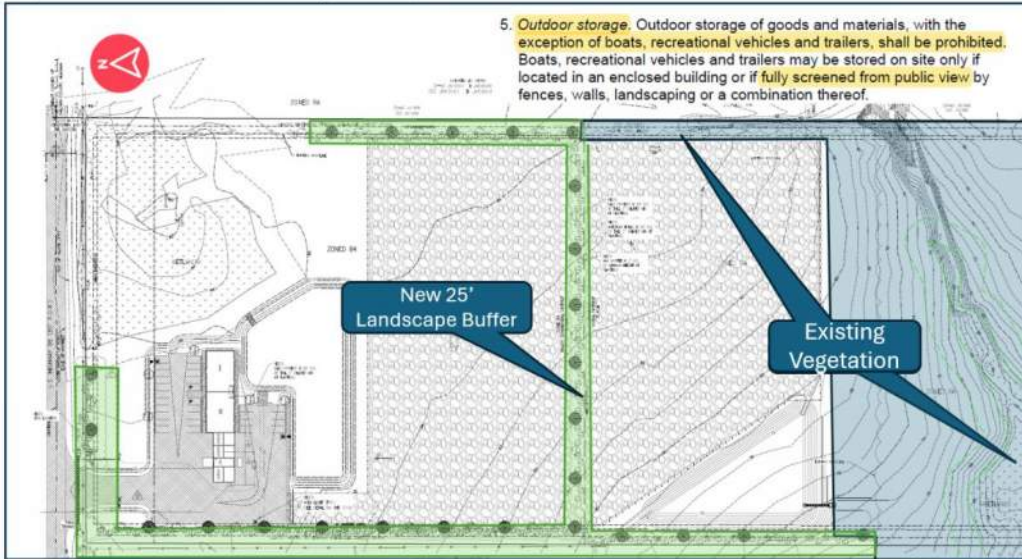


PUD24-03/CSP24-03 ROSS ADAMS SITE PLAN
cropped and enlarged to show details

Open Storage
RV & Boat Storage

Landscaping Plan

Attachment 5: Landscape Plan





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-13
Mill Creek Subdivision, Ph. 1
April 2, 2026

Subject Property Information

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

Planning District: 18

Zoning: Unzoned

Total Property Area: 42.5 acres +/-

Total # of Lots requested: 103

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

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

- Proposed lots will access internal streets only

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

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

Summary

The Planning Commission approved the Preliminary Plat (SPP23-04) on May 4, 2023 and expired on May 5, 2025. 1st Permit Extension (PER25-10) expires on May 5, 2026. SE Civil provided a detailed explanation and timeline to explain the delay. See attached letter below. Staff recommends **Approval with condition** of the extension.

Construction Plan Review (CPR24-24) was approved with condition on 4/23/2024.

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

Planning District: 18

Zoning: The citizens of Planning District 18 have not implemented zoning

Total Property Area: 42.5 acres +/-

Total # of Lots requested: 103

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

Streets / Roads: 5,059 LF of streets for public use
• Proposed lots will access internal streets only

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

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

Original approval date: May 4, 2023

Original Expiration date: May 5, 2025

Online Case File Number: The official case number for this application is PER26-13 MILL CREEK PH. I Subdivision, however, when searching the online CitizenServe database, please use PER26-000013.

Parcels: 05-47-07-26-0-000-005.000
05-47-07-25-0-000-010.000

PPINs: 47441, 24706

Traffic Study: TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department.

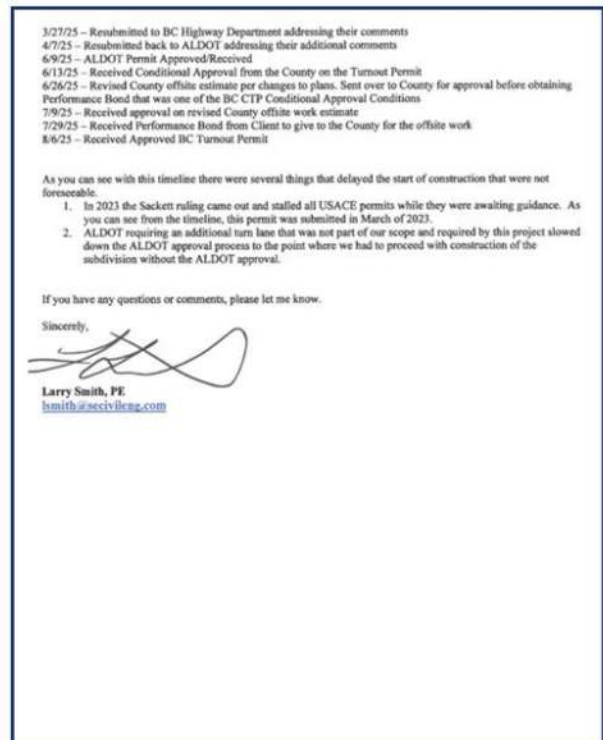
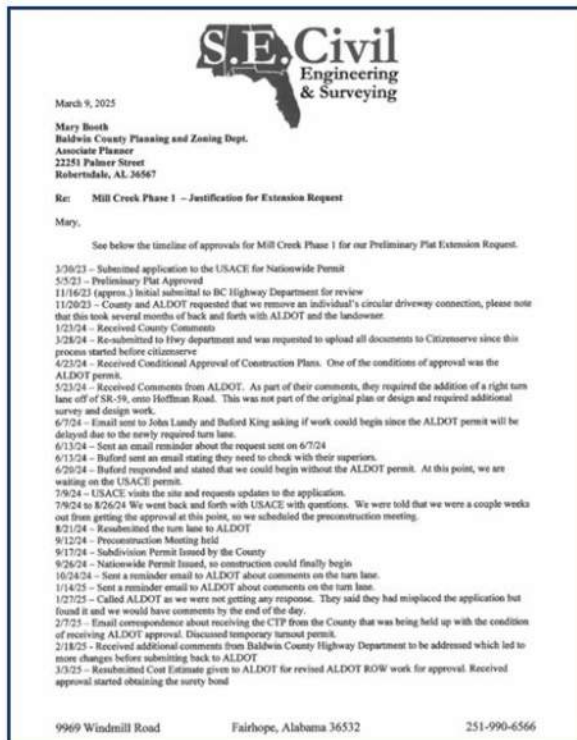
Drainage Improvements: A drainage narrative was prepared and stamped by Jared Landry, PE, and accepted by the Baldwin County Highway Department.

Wetlands: A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

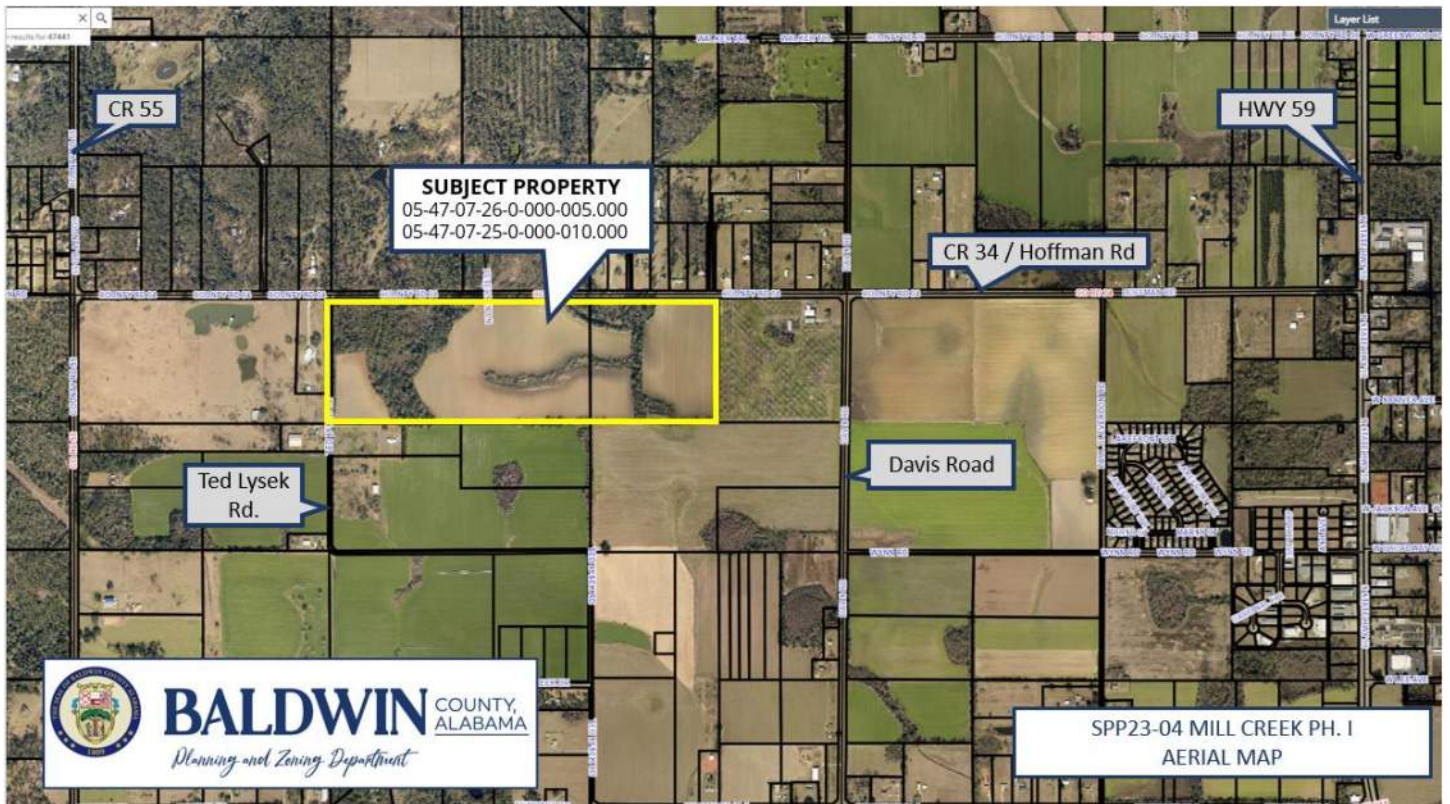
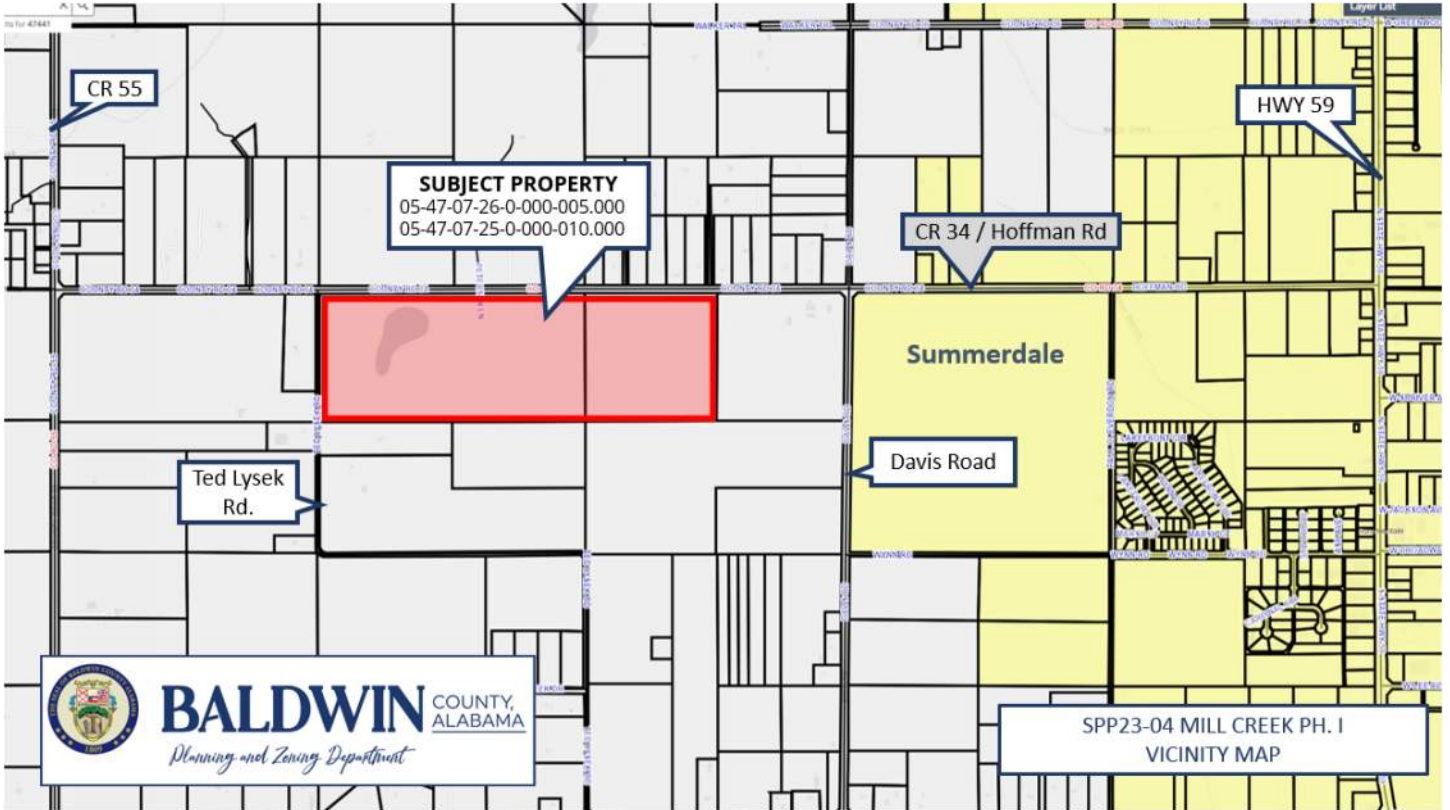
Utility Providers:

- Domestic Water: Town of Summerdale
- Sewer: Baldwin Co. Sewer Service
- Electrical: Baldwin EMC
- Broadband: Brightspeed

Letter of explanation and timeline of delays:



Subject Property Information



Staff Recommendation:

ORIGINAL RECOMMENDATION:

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

Specific Conditions:

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

General Conditions

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

EXTENSION APPROVAL RECOMMENDATION

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER26-13 MILLCREEK SUBDIVISION PH 1 be **APPROVED** with the following conditions:

1. The one (1) year approval extension expires at 4:30 PM CST on **Wednesday, May 5, 2027**.
 - a. No Future Extensions are available after the approval of PER26-13.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-14
Autumn Lakes Ph 3
2nd Permit Extension Request for Preliminary Plat Approval SPP23-07
April 2nd 2026

Subject Property Information

Planning District: 22
Zoning: RSF4. Rezoned from RA to RSF-4 in 2006 (Case Z-06017)
Location: Subject property is located on the east side of County Rd 95, south of Kaiser Ln. and .25 miles north of US Hwy 98.
Parcel Numbers: 05-53-06-23-0-000-009.000 **PIN:** 26567
05-53-06-23-0-000-008.000 **PIN:** 65134
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*
CitizenServe Ref: PER26-000014
Developer: DR Horton, Inc.-Birmingham, 25366 Profit Dr., Daphne, AL 36526
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532

Subdivision Proposal

Request: 2nd Permit Extension Request for Preliminary plat approval for a residential subdivision
Proposed Lots: 209 lots, built over 3 phases
Linear feet of streets: 7,739 LF of streets for public use. Proposed lots will access internal streets only
Smallest lot size: 7,620 sf +/-
Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Public Utilities and Site Considerations

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

Letter of Explanation



March 9, 2025

Mary Booth
Baldwin County Planning and Zoning Dept.
Associate Planner
22251 Palmer Street
Robertsdale, AL 36567

Re: Autumn Lakes Phase 3 – Justification for Extension Request

Mary,

This letter is provided to further explain the cause of construction delays for Autumn Lakes Phase 3. As you are aware, this subdivision was approved under the previous subdivision regulations and continues to be developed in accordance with those standards.

The initial phase of construction experienced delays due to a holdup in the water line extension being completed by the utility provider. This work was independent of our project but directly impacted our ability to proceed as scheduled. As a result, the start dates for Phases 2 and 3 were subsequently pushed back.

Despite this setback, progress has continued. The Final Plat for Phase 1 was recorded in January 2025, and the Final Plat for Phase 2 was recorded in January 2026. All permits for Phase 3 have been issued, and construction is now underway.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'Larry Smith', written over a horizontal line.

Larry Smith, PE
lsmith@secivileng.com

Staff Recommendation

ORIGINAL RECOMMENDATION:

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

Specific Conditions:

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

General Conditions

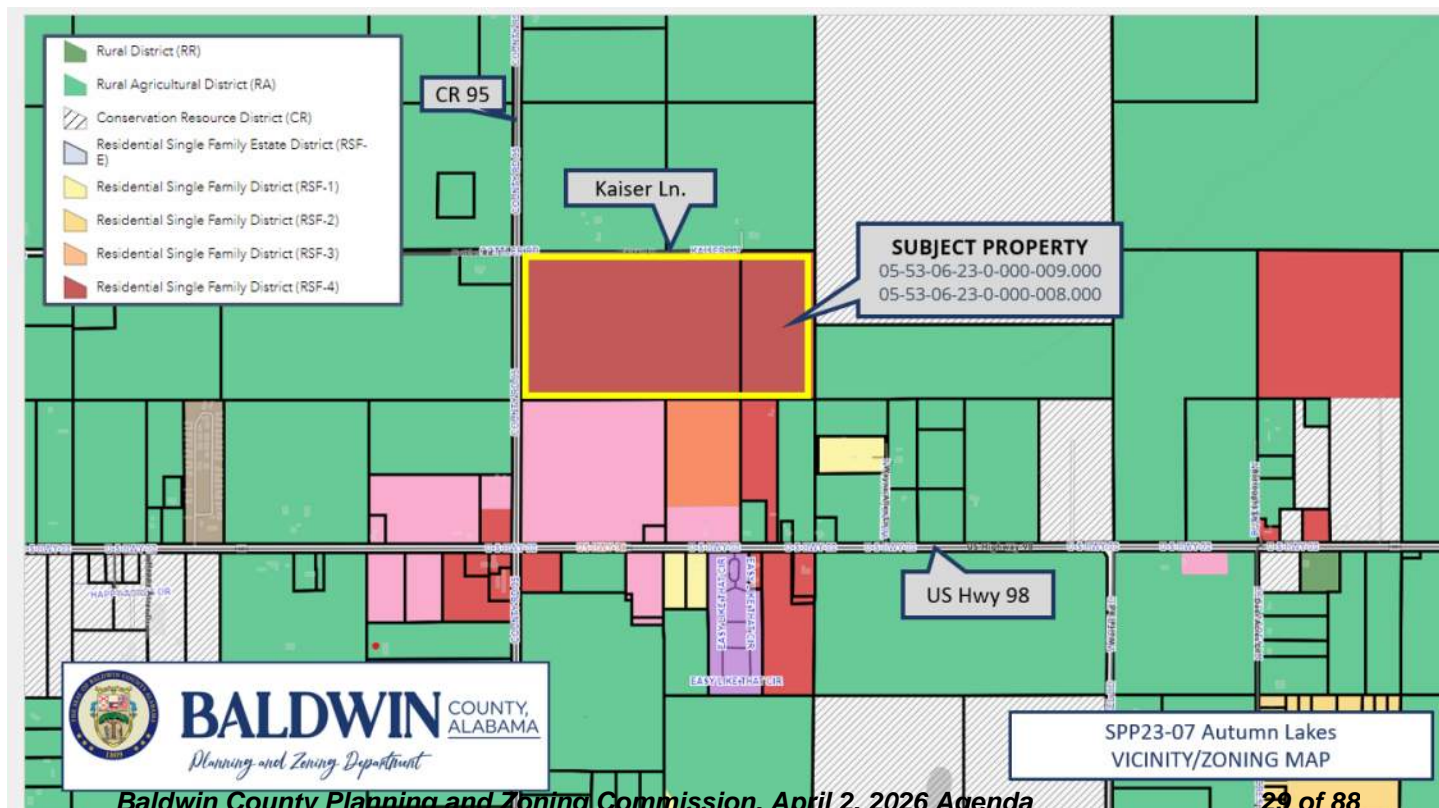
- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to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

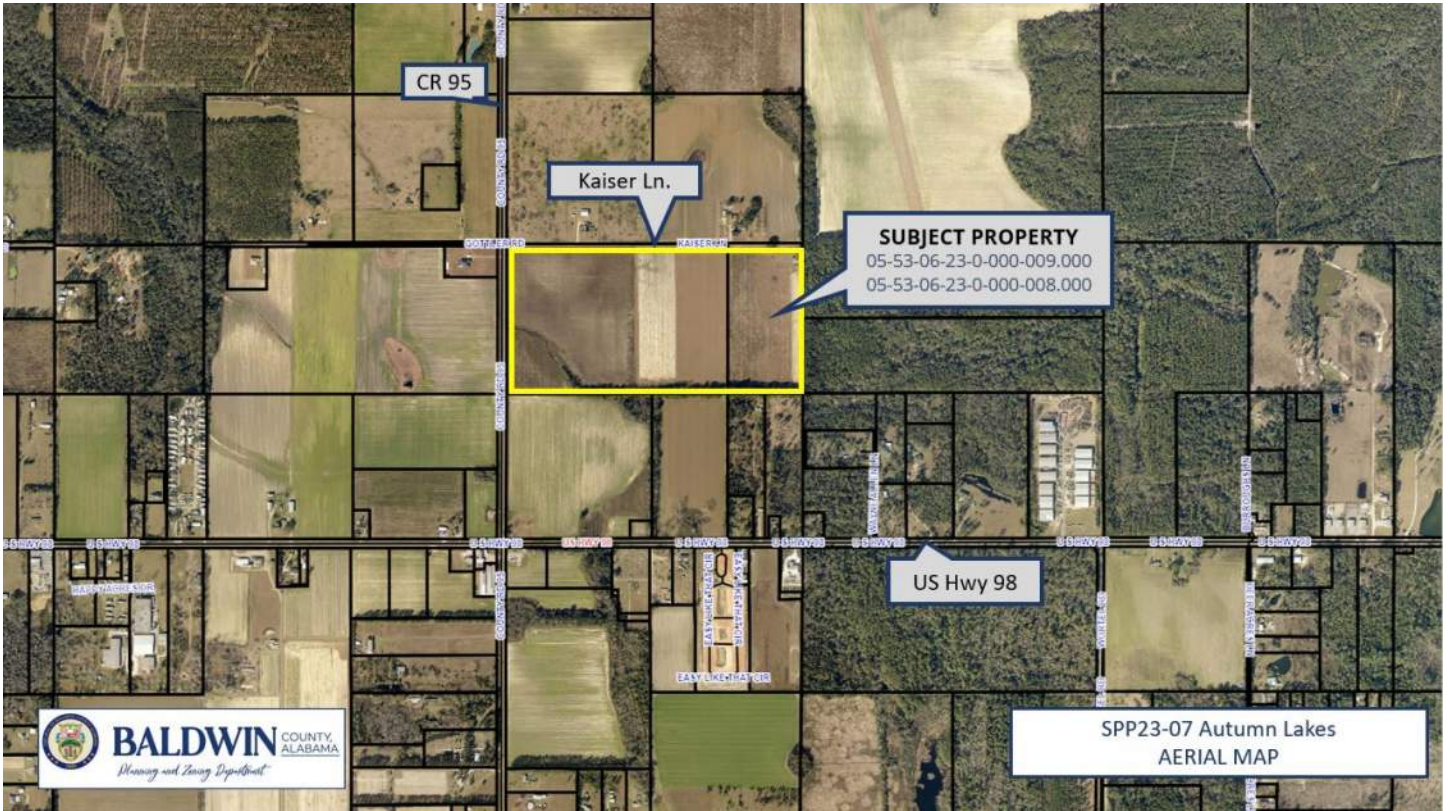
2nd EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER26-14 AUTUMN LAKES SUBDIVISION PH 3 be **APPROVED** with the following **conditions**:

1. The one (1) year approval extension expires at 4:30 PM CST on **Wednesday, May 5, 2027**.
 - a. No Future Extensions are available after the approval of PER26-14.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

Locator Maps





Plat



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

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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-66
RE-PLAT OF LOT 2 OF GRANDVIEW SUBDIVISION
4/2/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 22
ZONING: RA
PARCEL ID # 05-53-02-03-0-000-003.001 **PIN:** 400266
LOCATION: South of County Rd 32 and West on County Road 95
CITIZENSERVE REF: SC25-000066
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: RE-PLAT OF LOT 2 OF GRANDVIEW SUBDIVISION, SLIDE 2845-F, a 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A
Total acreage: 9.75 +/- acres
Smallest lot size: 4.13 +/- acres (180,198 sq ft)
Owner/Developer: ANDREW BODREE
Engineer/Surveyor: DAVID LOWERY SURVEYING LLC

Public Utilities and Site Considerations

Public Utilities: **Water:** WELL
Sewer: SEPTIC
Electricity: Baldwin EMC

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

Drainage Improvement: Drainage letter prepared and stamped by J.E. Hamlin, PE and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : No / X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The request is for RE-PLAT OF LOT 2 OF GRANDVIEW SUBDIVISION, a 2-lot Residential Subdivision. Lots 2-A & 2-B will access County Rd 95 through an existing common driveway. All Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-66, RE-PLAT OF LOT 2 OF GRANDVIEW SUBDIVISION** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

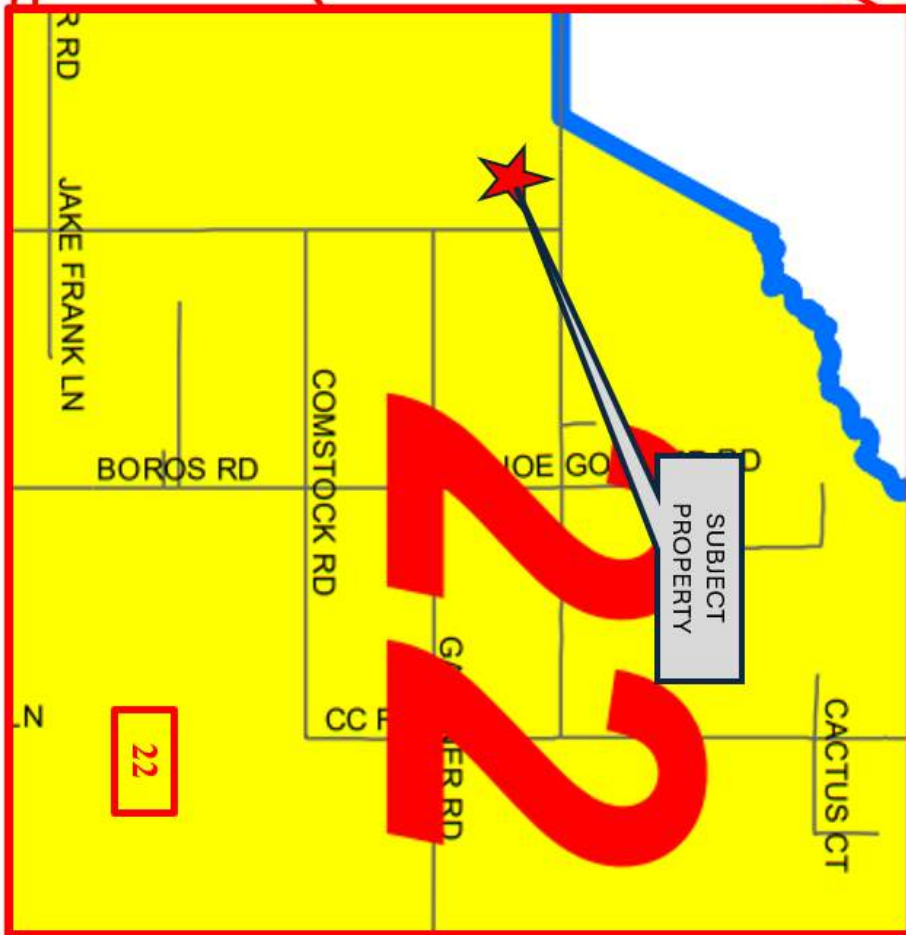
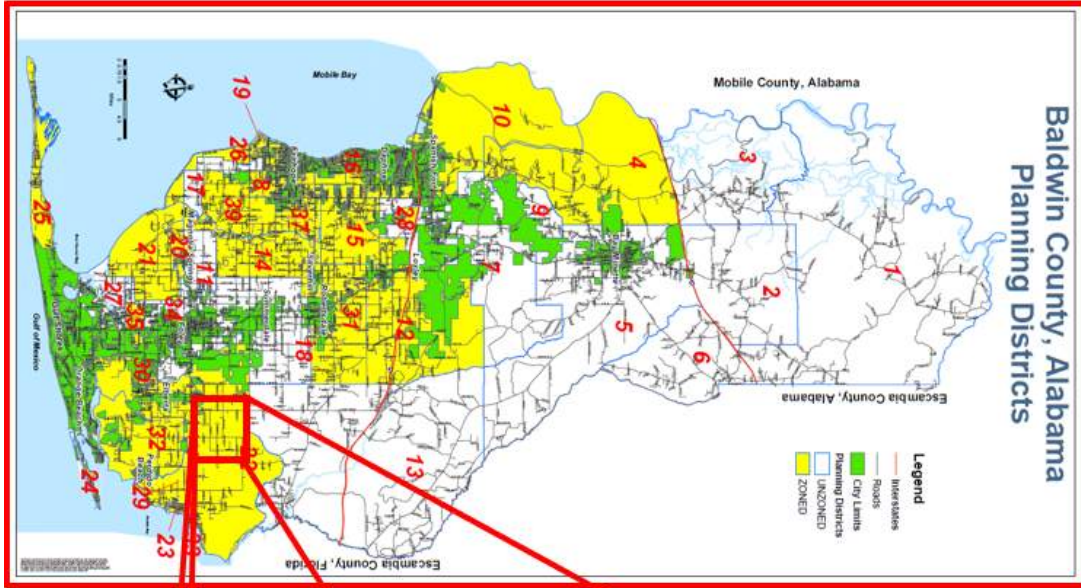
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

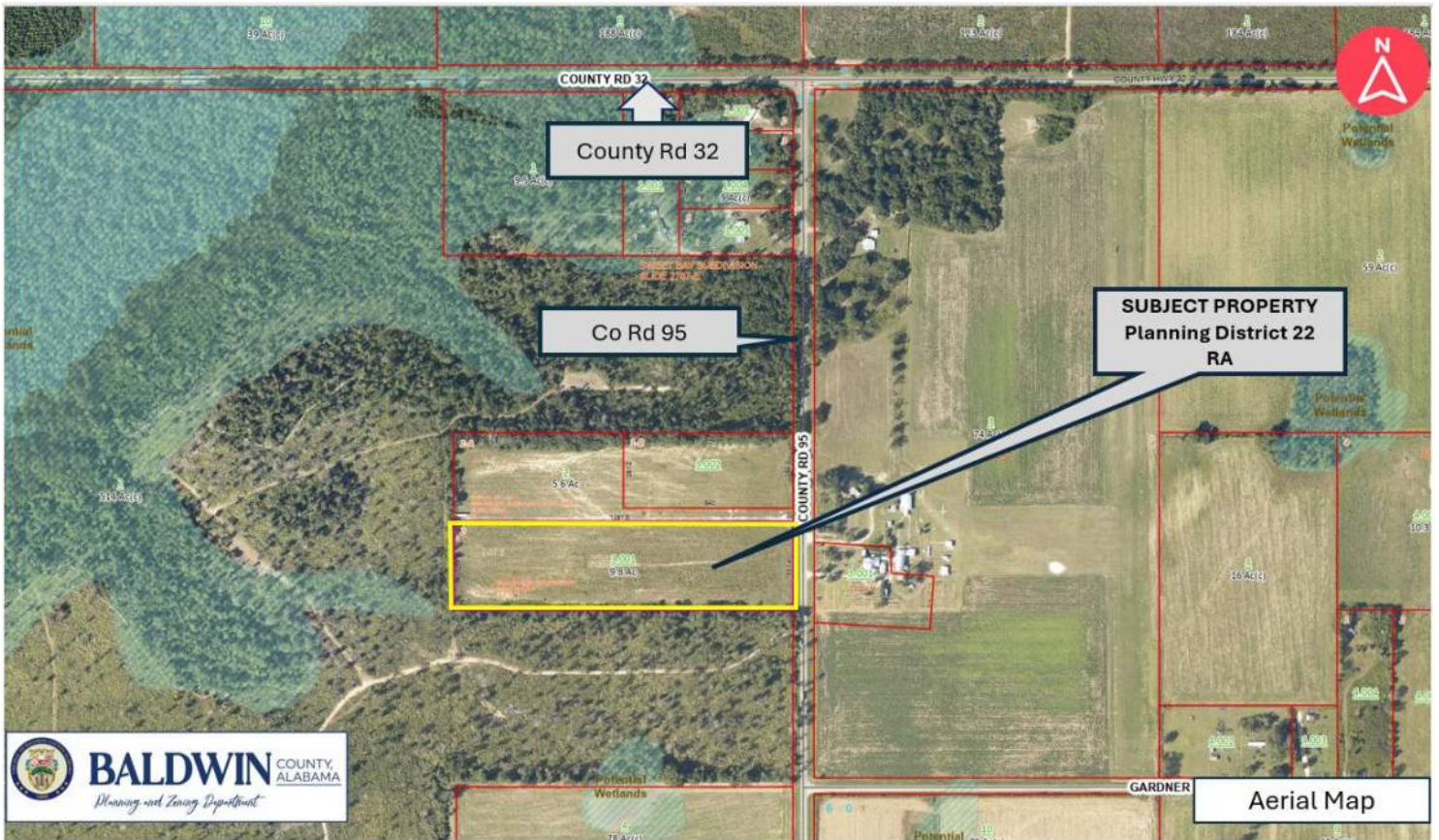
General Conditions:

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

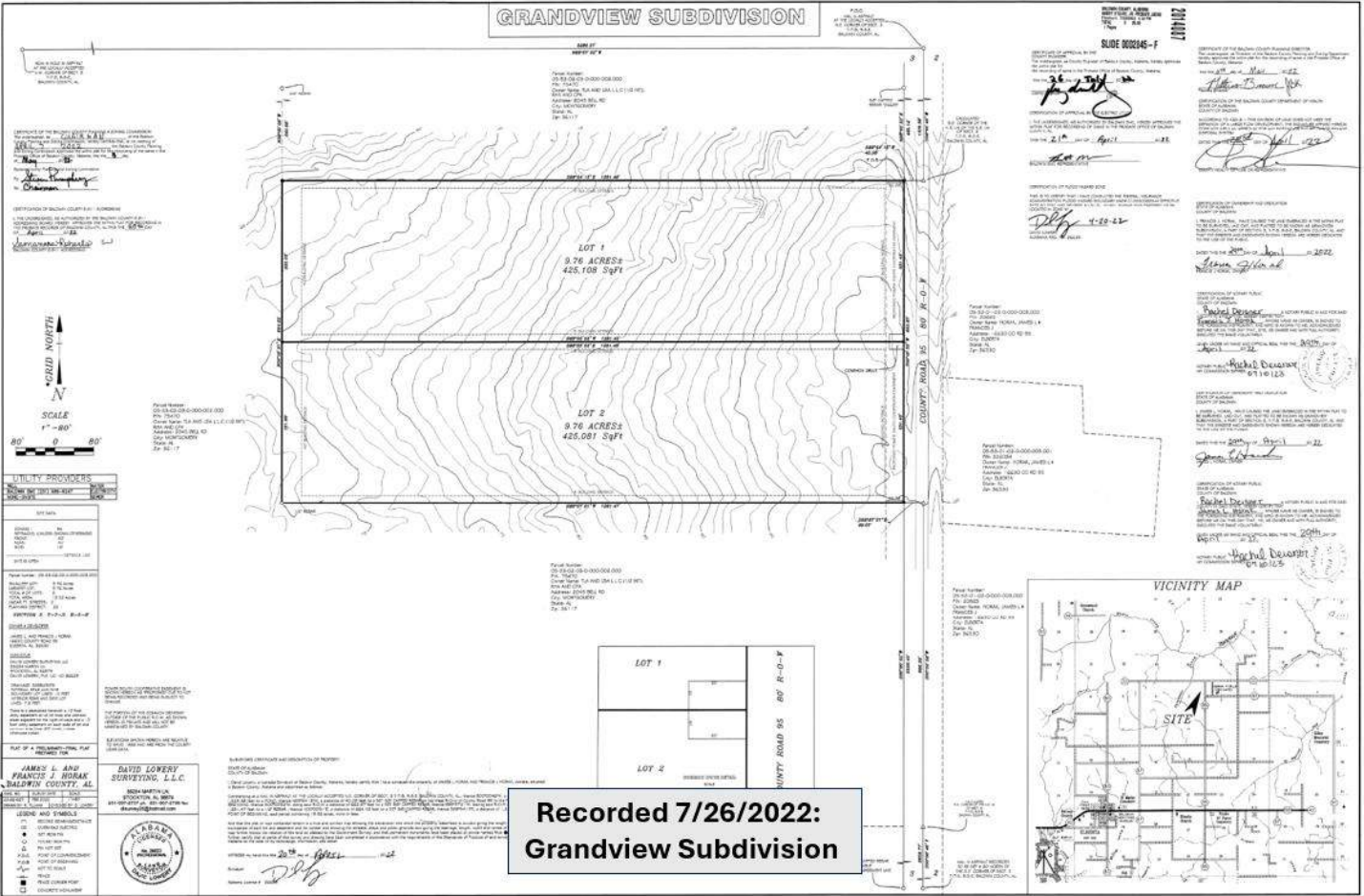
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps





GRANDVIEW SUBDIVISION



**Recorded 7/26/2022:
Grandview Subdivision**



**RE-PLAT OF LOT 2 OF
GRANDVIEW SUBDIVISION, SLIDE 2845-F**

UTILITY PROVIDERS	
WELL	MATE
BALDWIN EMC (251) 989-6247	ELECTRICITY
NONE-ONSITE	SEWER

SITE DATA

ZONING: RA
 SUBDIVISION: (UNLTD) SHOW (TYPED/WRD)
 FRONT: 40
 REAR: 40
 SIDE: 15'
 HCS: 75' FROM CENTERLINE
 SITE ID: OPEN

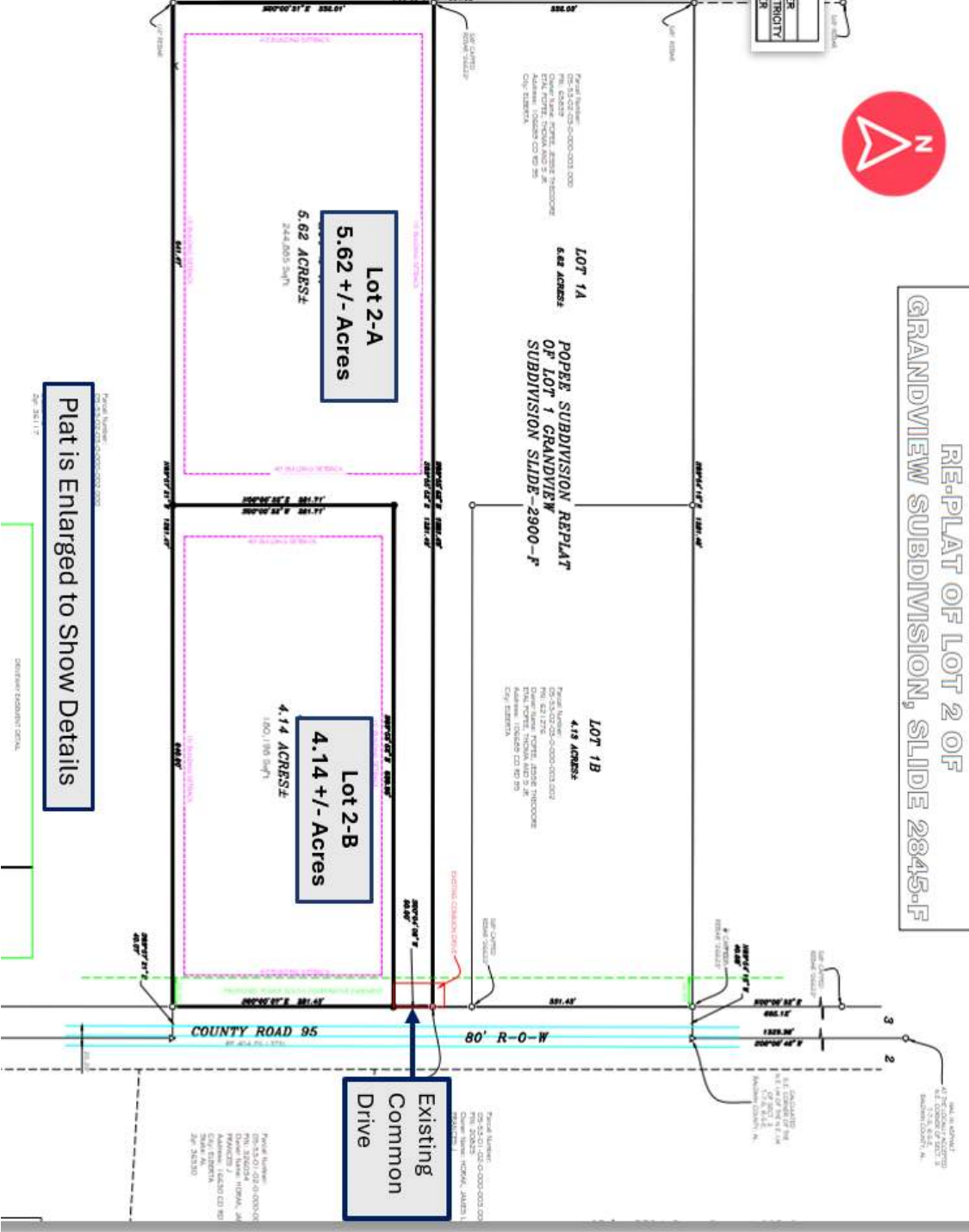
Parcel Number: 05-031-02-03-000-003 001

UNALLOTTED LOT: 4.13 ACRES
 UNALLOTTED LOT: 5.62 ACRES
 TOTAL AREA: 9.75 ACRES
 LINGUE PT. STREETS: 0
 PLANNING DISTRICT: 22
 DENSITY: 0.21 LOTS PER ACRE
SECTION 3, 7-7-S, R-5-B
 CONVEY & RECORDS

FORREX AGENCY/
 P O BOX 89
 ELDERDA AL 36030

SUBJECTIVE
 DAVID LOWERY SURVEYING LLC
 55204 MARTIN LN
 STOCKTON, AL 36279
 DAVID LOWERY, PLS. LIC. NO 28223

DRAINAGE/UTILITY ASSIGNMENTS
 EXTERNAL, REAR AND SIDE
 BOUNDARY LOT LINES, 15 FEET
 INTERIOR REAR AND SIDE LOT LINES,
 10 FEET





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-04
PATEL BOAT & RV STORAGE Subdivision
4/2/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 22
ZONING: RA
PARCEL ID # 05-53-07-26-0-000-004.000 **PIN:** 66253
LOCATION: South of US HWY 90 and East on County Road 95
CITIZENSERVE REF: SC26-000004
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Patel Boat & RV , a 2-lot Non-Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A
Total acreage: 45.04 +/- acres
Smallest lot size: 12.35 +/- acres (537,911 sq ft)
Owner/Developer: KANHA DEVELOPERS L L C
Engineer/Surveyor: Pillar LLC, Thomas Granger / Smith Clark & Associates LLC, Hunter Smith

Public Utilities and Site Considerations

Public Utilities:
Water: Perdido Utilities
Sewer: Baldwin County Sewer Service (Lillian Plant)
Electricity: Riviera Utilities

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

Drainage Improvement: Drainage letter prepared and stamped by Pillar LLC, Thomas Granger, PE and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : Yes: Wetland delineation completed July 15, 2024, by Wetland Sciences, Craig Martin. / X -9999.0

Streets / Roads: N/A

History: Zoning Variance (ZVA25-000059) was Approved with conditions on 2/18/2026.
Commercial Turnout Permit (CTP25-000008) was issued on 5/22/2025.

Staff Analysis and Comments

The request is for PATEL BOAT & RV STORAGE subdivision, a 2-lot Non-Residential Subdivision. All Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-04, PATEL BOAT & RV STORAGE subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

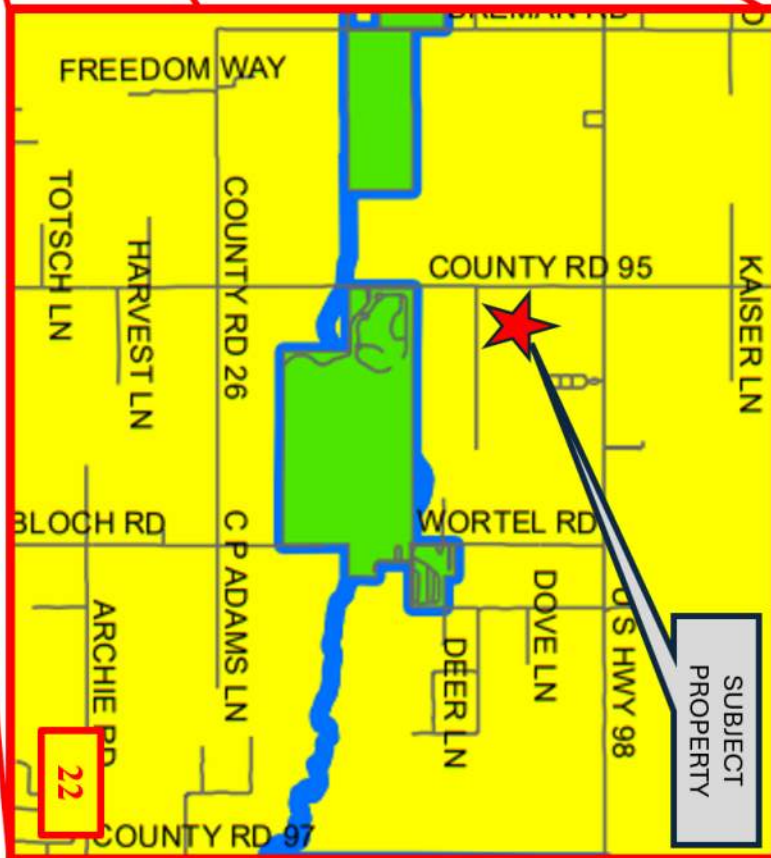
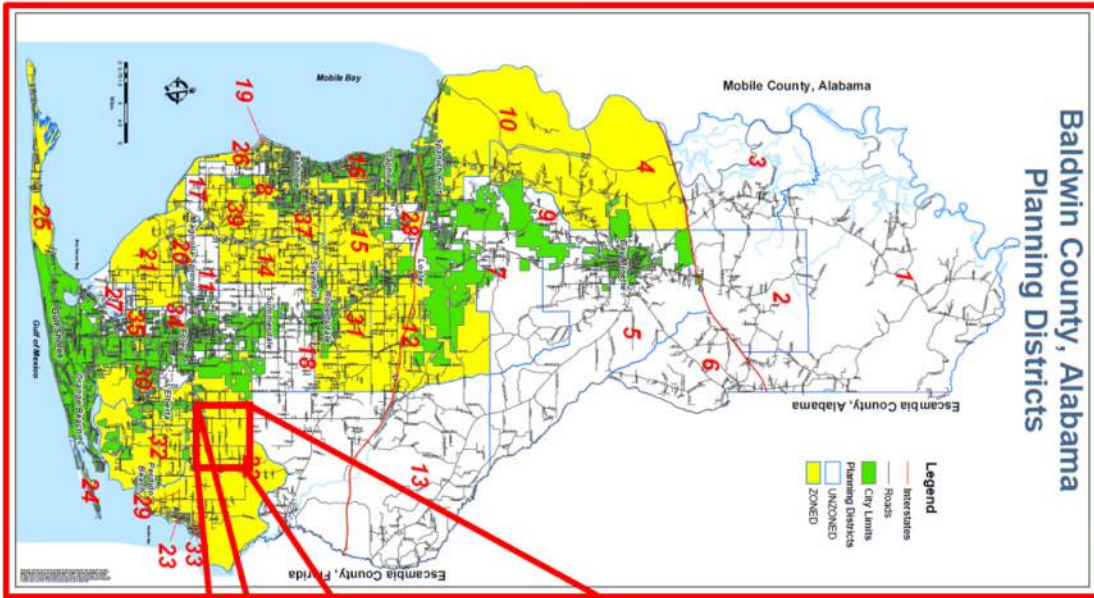
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.
2. Minor Corrections to the Plat shall be submitted before circulating for signatures: Removal of Treeline notation, removal of noted linear ft of streets and add the County Planning District (22).

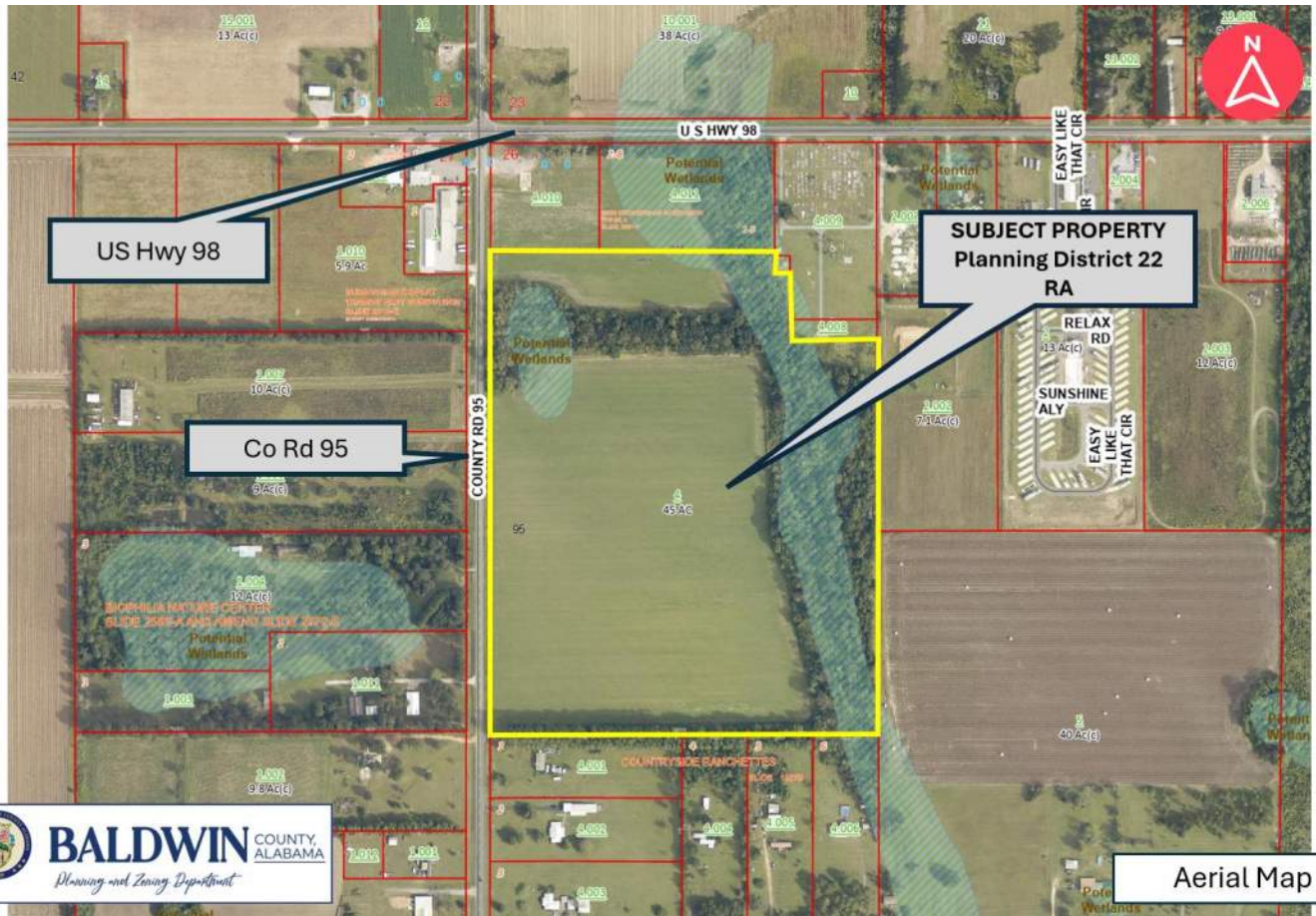
General Conditions:

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

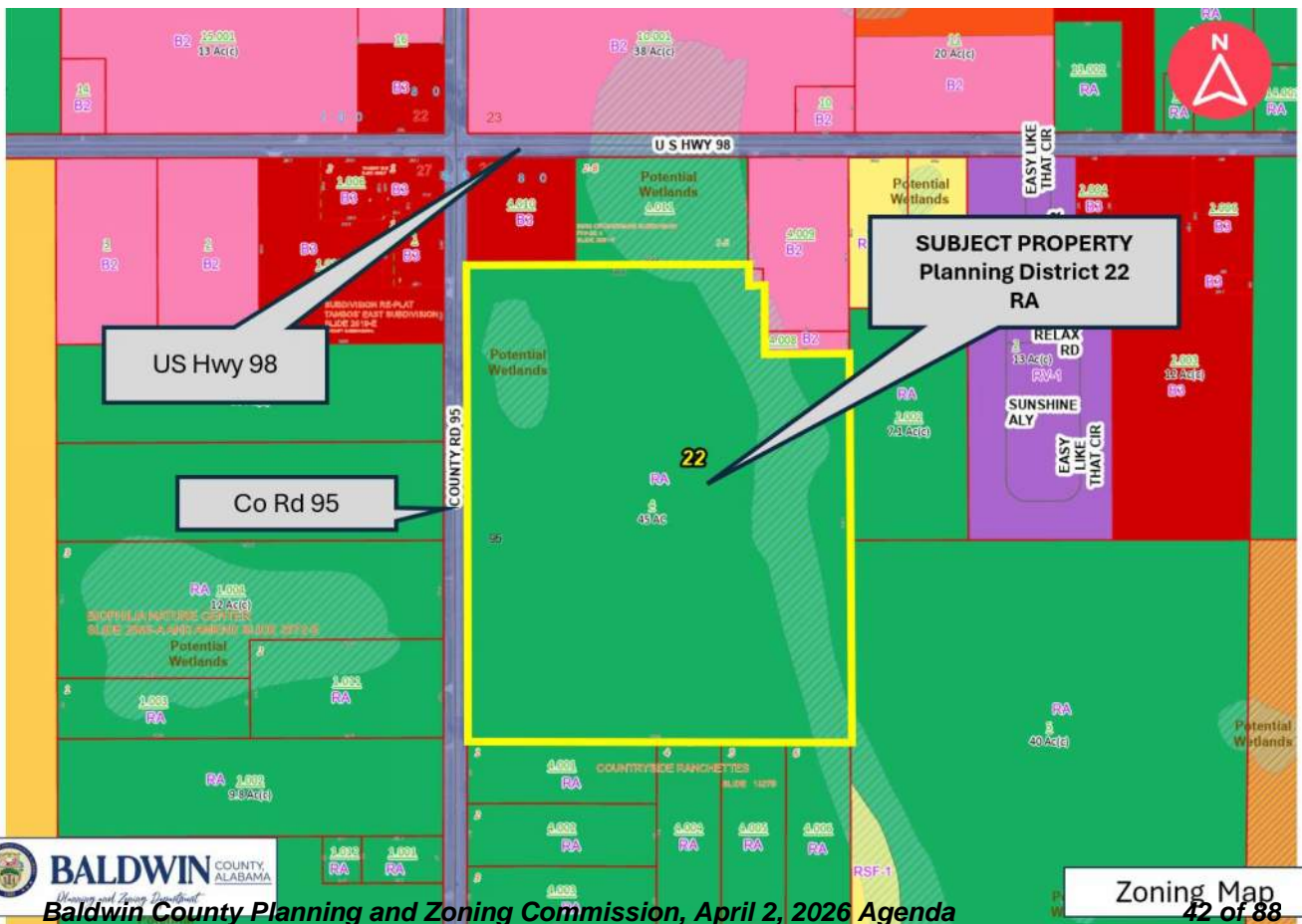
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



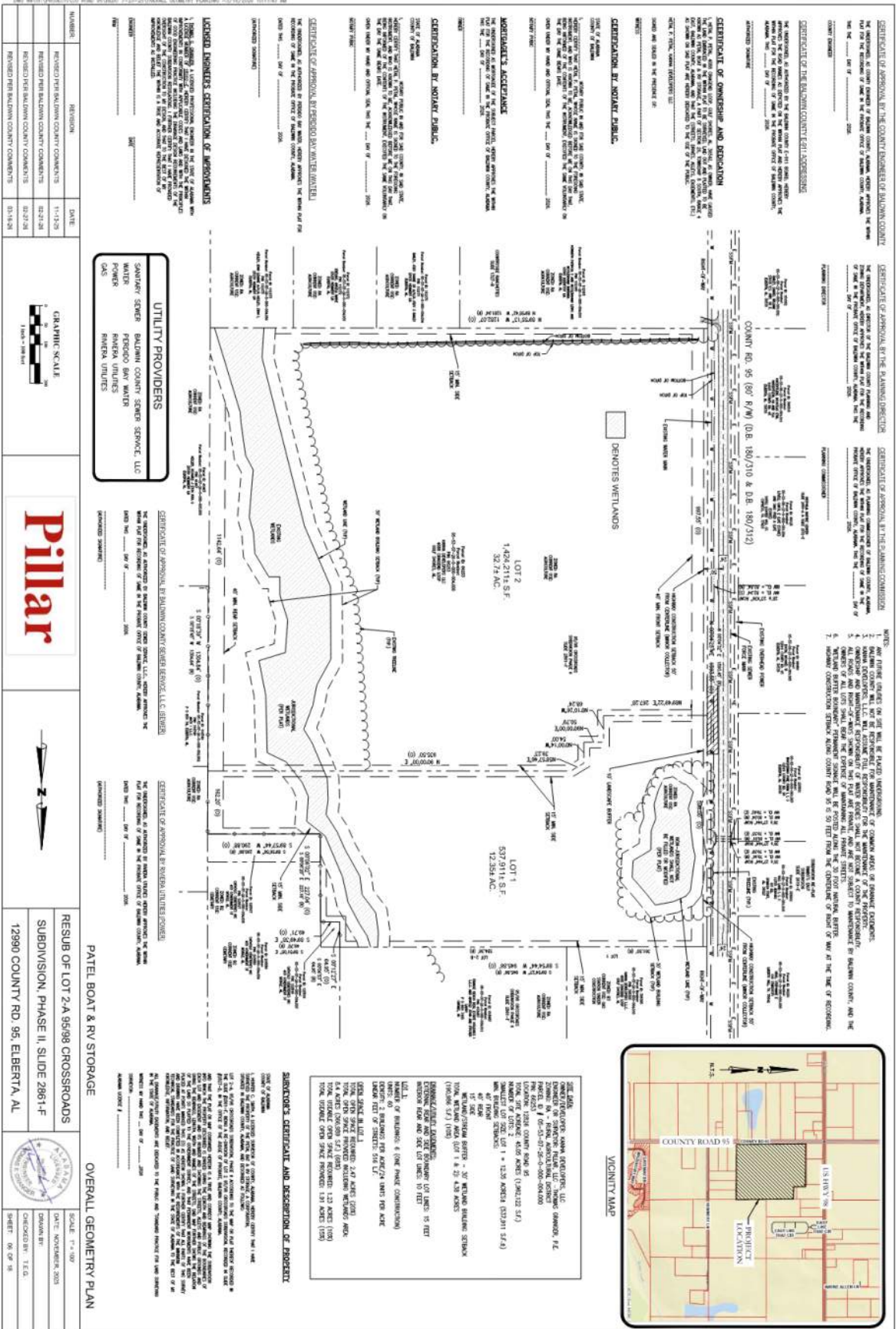


Aerial Map



Zoning Map

Plat



NUMBER	REVISION	DATE
1	REVISION PER BALDWIN COUNTY COMMENTS	11-11-20
2	REVISION PER BALDWIN COUNTY COMMENTS	02-21-21
3	REVISION PER BALDWIN COUNTY COMMENTS	02-21-21
4	REVISION PER BALDWIN COUNTY COMMENTS	01-14-24

GRAPHIC SCALE
1 INCH = 100 FEET

UTILITY PROVIDERS
BALDWIN COUNTY WATER SERVICE, LLC
PERSICO SOFT WATER
RIVERA UTILITIES

Pillar

PATEL BOAT & RV STORAGE
RESUB OF LOT 2A 95/98 CROSSROADS
SUBDIVISION, PHASE II, SLIDE 2861-F
12990 COUNTY RD. 95, ELBERTA, AL

OVERALL GEOMETRY PLAN
SCALE: 1" = 400'
DATE: NOVEMBER, 2020
DRAWN BY: [Name]
CHECKED BY: T.E.G.
SHEET: 06 OF 16

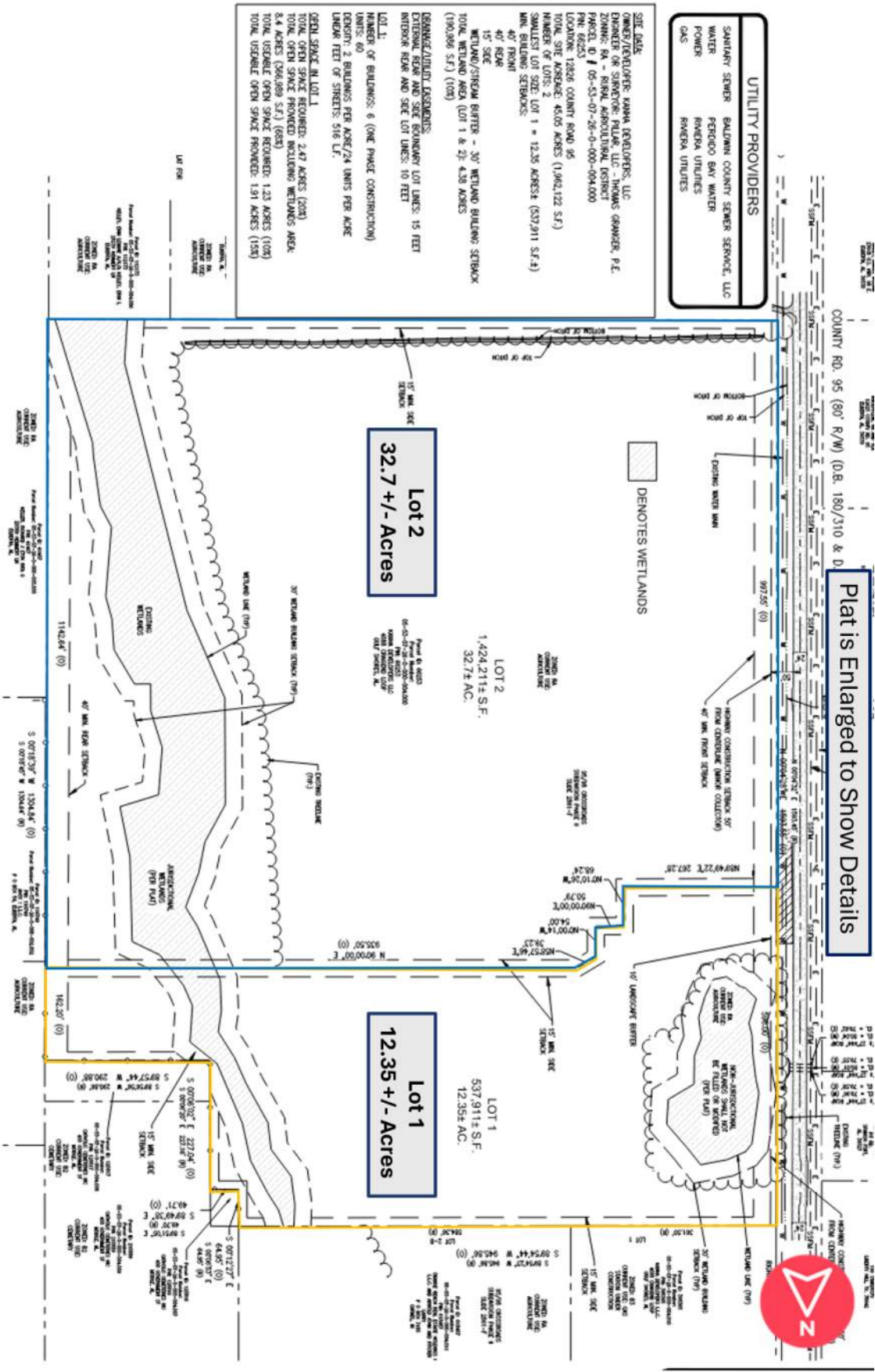


COUNTY RD. 95 (80' R/W) (O.B. 180/310 & D.

Platis Enlarged to Show Details

UTILITY PROVIDERS	
SANITARY SEWER	BALDWIN COUNTY SEWER SERVICE, LLC
WATER	PERDIDO BAY WATER
POWER	RIVERDA UTILITIES
GAS	RIVERDA UTILITIES

SITE DATA:
 OWNERS/DEVELOPER: KAMA DEVELOPERS, LLC
 ENGINEER OR SURVEYOR: PHILIP, LLC - THOMAS GRANGER, P.E.
 ZONING: RA - RURAL AGRICULTURAL DISTRICT
 PARCEL ID #: 05-53-07-26-0-000-004.000
 PIN: 66253
 LOCATION: 12826 COUNTY ROAD 95
 TOTAL SITE AREA: 45.05 ACRES (1,962,122 S.F.)
 NUMBER OF LOTS: 2
 TOTAL WETLANDS AREA: 12.35 ACRES (537,911 S.F.)
 TOTAL WETLANDS AREA (LOT 1 & 2): 4.28 ACRES (190,999 S.F.) (10%)
 15' SETBACK
 40' FRONT SETBACK
 40' REAR SETBACK
 WETLAND/STREAM BUFFER - 30' WETLAND BUILDING SETBACK
 TOTAL WETLAND AREA (LOT 1 & 2): 4.28 ACRES (190,999 S.F.) (10%)
DEVELOPER/CLIENT REQUIREMENTS:
 EXTERNAL ROAD AND SITE BOUNDARY LOT LINES: 15 FEET
 INTERIOR ROAD AND SITE LOT LINES: 10 FEET
 LOT 1:
 NUMBER OF BUILDINGS: 6 (ONE PHASE CONSTRUCTION)
 NUMBER OF BUILDINGS PER ACRE/24 UNITS PER ACRE
 UNDER FEET OF STREETS: 516 FT.
OPEN SPACE IN LOT 1
 TOTAL OPEN SPACE REQUIRED: 2.47 ACRES (108%)
 TOTAL OPEN SPACE PROVIDED INCLUDING WETLANDS AREA: 8.4 ACRES (366,989 S.F.) (68%)
 TOTAL USABLE OPEN SPACE REQUIRED: 1.23 ACRES (100%)
 TOTAL USABLE OPEN SPACE PROVIDED: 1.91 ACRES (155%)





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-000007

Robin's Place

April 2, 2026

Subject Property Information

Planning District: 19
Zoning: RSF2- Single Family District
Location: Subject property is located south of Grass Rd and east of Scenic Highway 98.
Parcel Numbers: 05-56-03-06-0-000-019.000 PIN: 108942
05-56-03-06-0-000-014.000 PIN: 16485
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Scott Shamburger & Andrew Robins
Engineer/Surveyor: Stuart Smith, PLS, Goodwyn Mills Cawood
Online Case #: When searching online CitizenServe database, please use SC26-000007
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 5
Linear ft of streets: N/A
Total acreage: 2.6 ac
Smallest lot size: 0.46 ac (20,000sf)
Setbacks:

Public Utilities and Site Considerations

Public Utilities: Water: Fairhope Utilities, Letter dated: March 9, 2026
Electrical: Riviera Utilities, Letter dated: January 30, 2026
Sewer: On Site Septic Tanks

Fire Protection: 1000gpm at 20 PSI, adequate setbacks are reflected.

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

Drainage improve.: Drainage narrative prepared and stamped by... Reviewed and approved by P&Z Permit Engineer

Wetlands A wetland delineation report from EcoSolutions Inc. and Wetland Science Inc were submitted for review. The most conservetative were report were applied to the preliminary plat.

Flood zones: X zone, no special requirements are applicable.

Staff Analysis and Comments

The subject property is zoned RSF-1 (Single Family Residential District), which requires a minimum lot area of 15,000 square feet. However, because the property is served by public water and septic systems, the minimum lot area and dimensions must comply with Section 5.1.1 of the Subdivision Regulations, requiring a minimum lot size of 20,000 square feet and a minimum lot width of 80 feet.

Grass Road is classified as a local road, and all proposed driveways must comply with the requirements of the Access Management Policy.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC26-07 Robin's Place be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

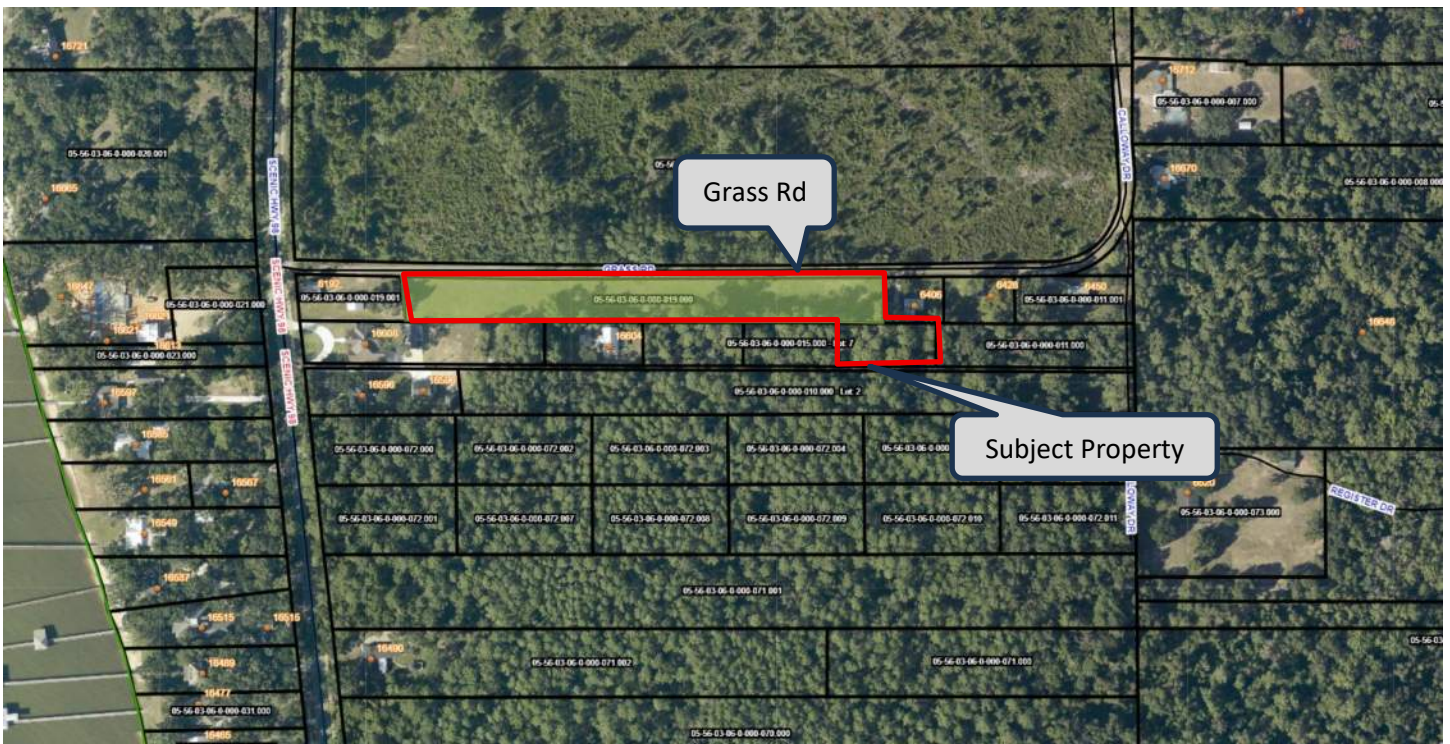
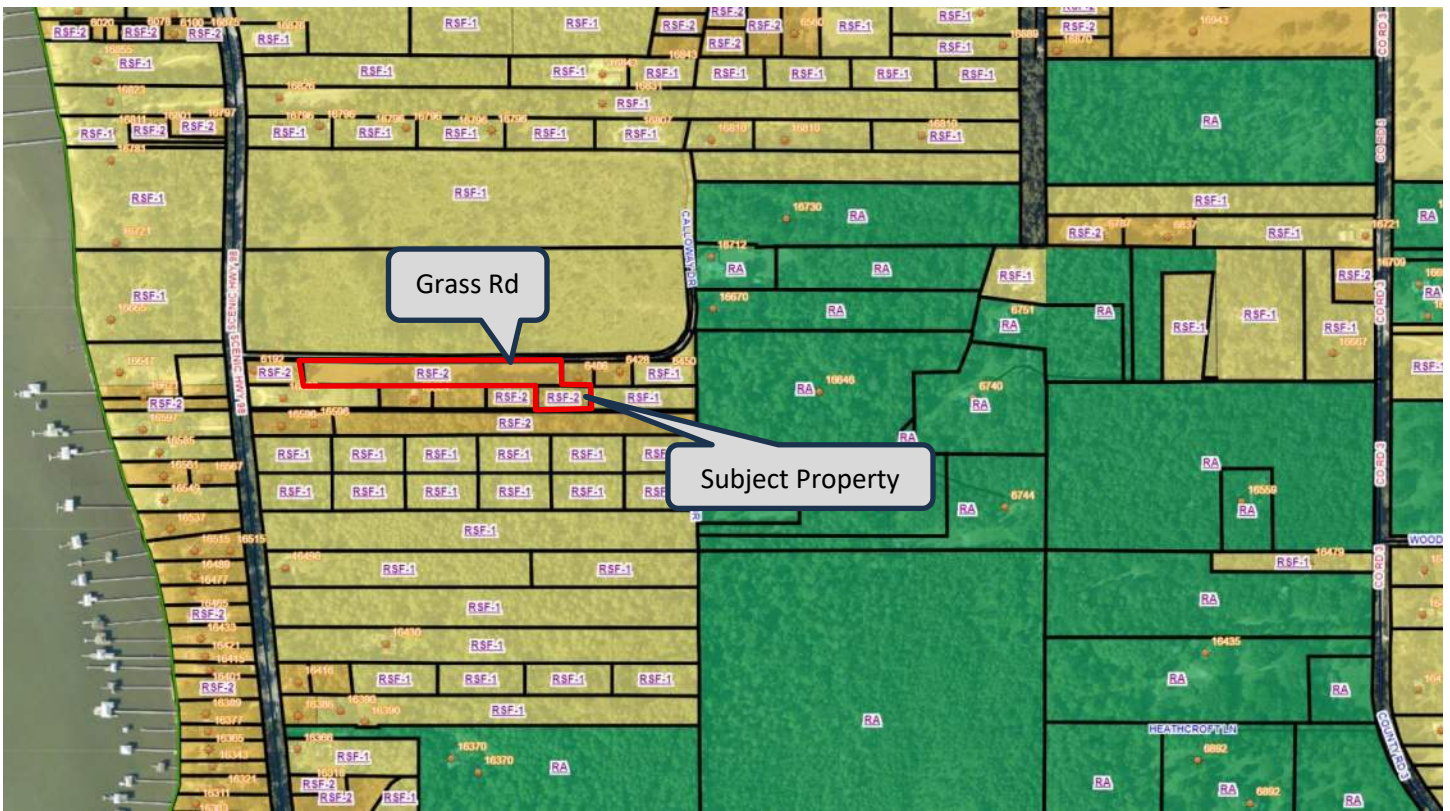
1. Label the pavement width for Grass Rd on the preliminary plat
2. Revise the title report where it explicitly reflects that a 30-year search period was conducted.
3. All proposed single driveways must adhere to the requirements of the Access Management Plan for the single purpose classified roads.

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





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-03
Resubdivision Lot#2 Camellia Bluffs Slide #2625 A
April 2, 2026

Subject Property Information

Planning District: 16
Zoning: RSF-2
Location: West of US Hwy 98 and West side of Main St.
Parcel Numbers: 05-46-03-07-0-000-049.001 PIN: 376823
Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: CARRIGAN HOLDINGS LLC PO BOX 241 FAIRHOPE AL 36532
Engineer/Surveyor: Lieb Engineering , Chris Lieb / Beyond Measure Surveying, Reese Harpel
Online Case #: When searching online CitizenServe database, please use SPP26-000003.
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary Plat Approval for 2 Lot Residential Subdivision
Number of Lots: 2
Linear ft of streets: NA
Lot setbacks: 30 ft front and rear, 10 ft side, 50 ft along the mean high tide of Mobile Bay
Total acreage: 4.514 acres
Smallest lot size: 2.255 acres

Public Utilities and Site Considerations

Public Utilities: Sewer: Septic
Water: Daphne Utilities (Letter dated 1/26/2026)
Electricity: Riviera Utilities (Letter dated 1/26/2026)
Fire flow: NA
Traffic study: NA
Flood zone: Zone X shaded, Zone AE 12', Zone VE 13
Drainage improve.: Drainage narrative prepared and stamped by Chris Lieb, PE. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands: N/A

Staff Analysis and Comments

This is a resub of lot 2 of the Camellia Bluffs Subdivision, Slide #2625 A, creating two residential lots. A Common drive is required to meet the access management policy . The applicant will need to install the common drive prior to submitting for the final plat approval.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP26-03, Resubdivision Lot#2 Camellia Bluffs Subdivision** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

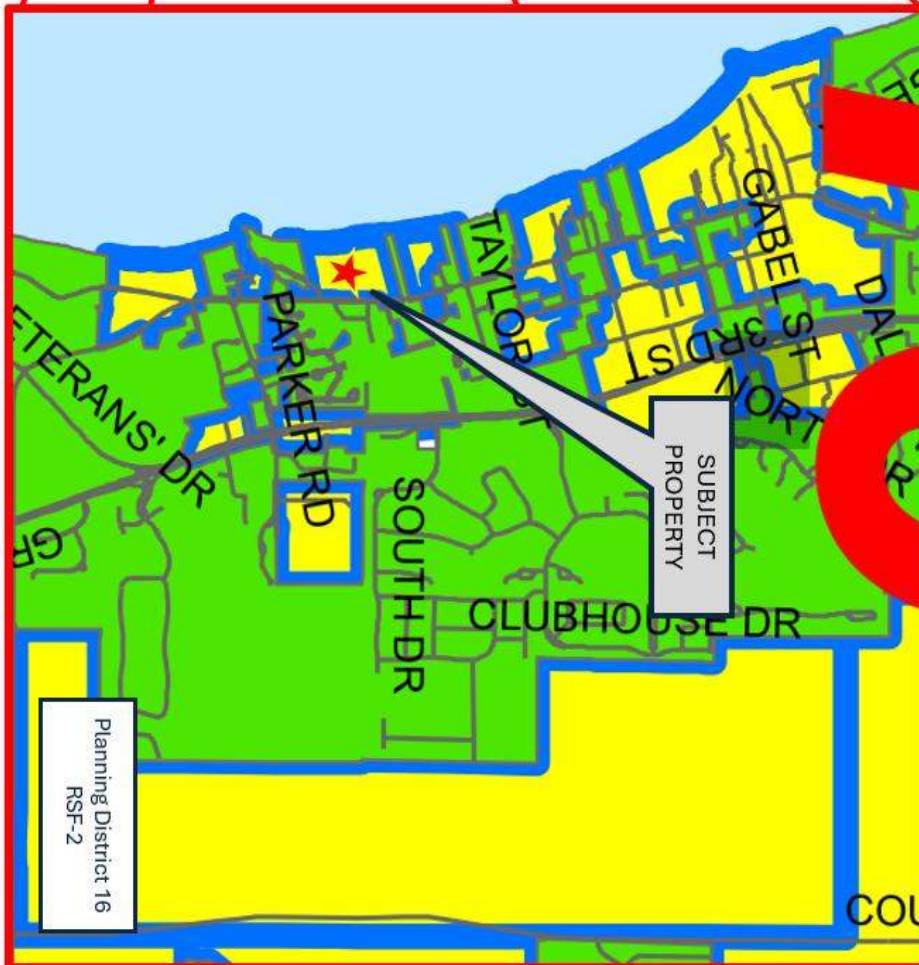
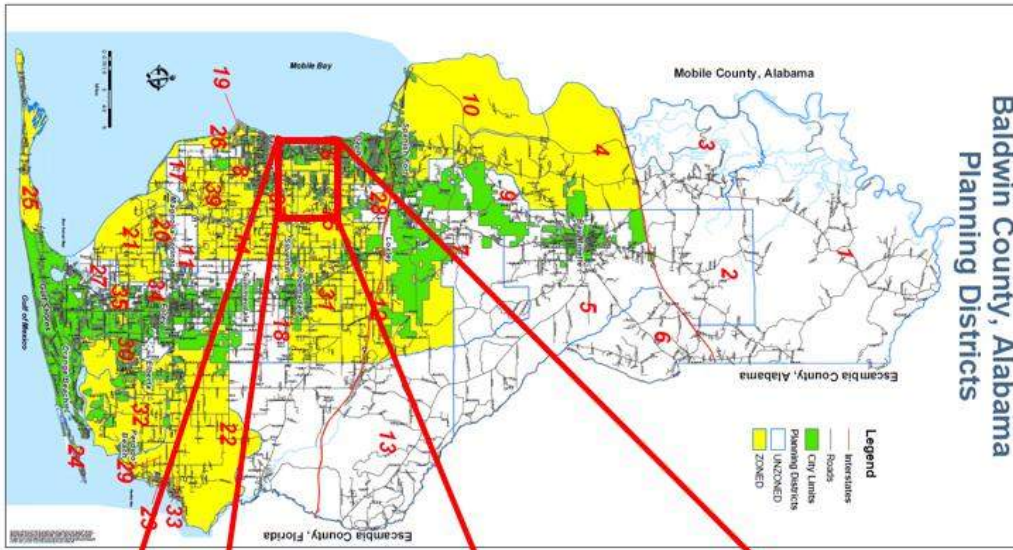
1. Common drive shall be installed, inspected and accepted before submitting a final plat application.

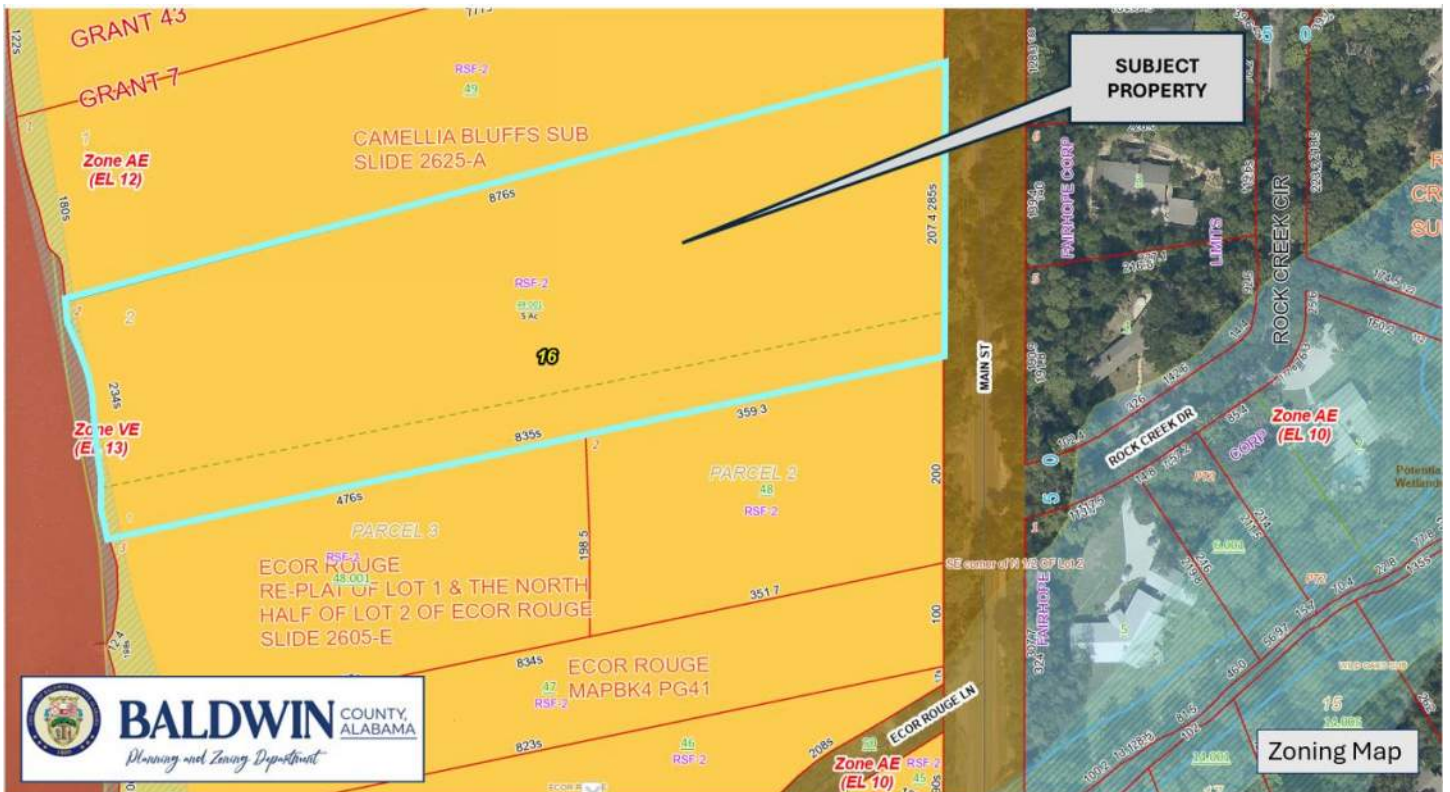
General Conditions:

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.
4. Any future development of Subject Propoerties shall require all applicable local, state and federal permits prior to commencement.

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





RECORDED
SLIDE 002625-A

Camellia Bluffs Subdivision Recorded Slide #2625 A

OFFICE RECORD:
 A RECORD IS KEPT OF ALL PROCEEDINGS AND MATTERS WHICH OCCUR IN THE OFFICE OF THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, AND THE RECORDS OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION. THIS RECORD IS KEPT IN THE OFFICE OF THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, AND IS AVAILABLE TO THE PUBLIC UPON REQUEST.

RECORDS SECTION:
 THE RECORDS SECTION OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

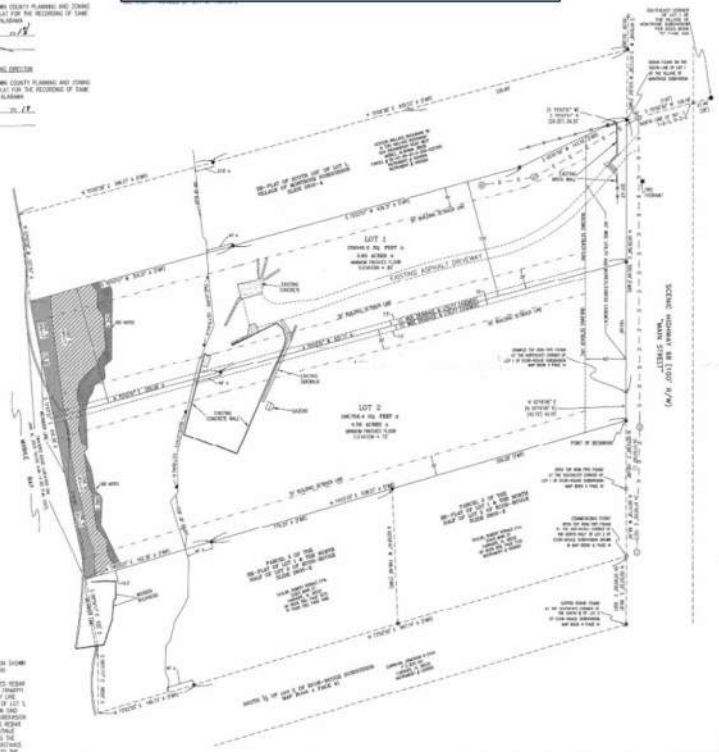
PLANNING AND ZONING COMMISSION:
 THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

PLANNING AND ZONING COMMISSION:
 THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

OFFICIAL RECORDS:
 THE OFFICIAL RECORDS OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ARE KEPT IN THE OFFICE OF THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA.

PLANNING AND ZONING COMMISSION:
 THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

PLANNING AND ZONING COMMISSION:
 THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.



NOTES:

1. ACTUAL BOUNDARIES AND ADJACENT AREAS REFERENCED TO REAL TIME AERIAL PHOTO INTERPRETATION (Aerial Photos).
2. UNDEVELOPED CORNER AND ADJACENT AREAS REFERENCED TO FEDERAL OR STATE RECORDS OF BALDWIN COUNTY, ALABAMA.
3. ALL POINTS OF THE PROPERTY CORNERED BY THIS SUBDIVISION ARE TO BE PART OF THE PROPERTY CORNER AS EXTENDED BY THE FEDERAL, STATE, AND COUNTY RECORDS OF BALDWIN COUNTY, ALABAMA.
4. THIS PLAN IS NOT A SUBSTITUTE FOR ANY OTHER RECORDS OF BALDWIN COUNTY, ALABAMA, AND IS NOT TO BE USED AS A SUBSTITUTE FOR ANY OTHER RECORDS OF BALDWIN COUNTY, ALABAMA.
5. ALL POINTS OF THE PROPERTY CORNERED BY THIS SUBDIVISION ARE TO BE PART OF THE PROPERTY CORNER AS EXTENDED BY THE FEDERAL, STATE, AND COUNTY RECORDS OF BALDWIN COUNTY, ALABAMA.
6. UNDEVELOPED CORNER AND ADJACENT AREAS REFERENCED TO FEDERAL OR STATE RECORDS OF BALDWIN COUNTY, ALABAMA.
7. ALL POINTS OF THE PROPERTY CORNERED BY THIS SUBDIVISION ARE TO BE PART OF THE PROPERTY CORNER AS EXTENDED BY THE FEDERAL, STATE, AND COUNTY RECORDS OF BALDWIN COUNTY, ALABAMA.

LEGEND:

- CAPPED REBAR SET "BALLE"
- CAPPED REBAR FOUND "MOORE"
- OPEN TOP PIPE FOUND
- CAPPED TOP IRON PIPE FOUND
- IRON PIPE FOUND
- CAPPED REBAR FOUND "TITEL"
- UTILITY POLE
- FIRE HYDRANT
- WATER METER
- ○ HORIZONTAL POLE (NEE) NAP
- (F) (B) FIELD MEASURED & RECORD
- WIRE FENCE
- DASHED LECTRIC LINES
- ASPHALT DRIVEWAY

GRAPHIC SCALE:
 0 50 100 150
 FEET

North Arrow:
 N
 S
 E
 W

RECORDS SECTION:
 THE RECORDS SECTION OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

PLANNING AND ZONING COMMISSION:
 THE PLANNING AND ZONING COMMISSION OF BALDWIN COUNTY, ALABAMA, HAS REVIEWED THIS RECORD AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RECORDS ACT OF BALDWIN COUNTY, ALABAMA.

SURVEY PREPARED BY:
Timothy Brandon Bailey, PLS
 208 Mohawk Street
 Mobile, Alabama 36606
 Telephone: 251-564-7295
 tbailey@hotmail.com

Scale: 1" = 80'
 File No: 19-17

NO.	REVISIONS

TYPE OF SURVEY:
 CAMELLIA BLUFFS SUBDIVISION

CLIENT:
 KRISTIN K. KOPPEN
 DALE E. EMGE

Plat Not Valid Without Original Raised Seal and Signature

Resubdivision Lot#2 Camellia Bluffs Subdivision Slide#2625 A

Enlarged Plat

Site Data:
 Zoning - R80F-2 (Baldwin County)
 Estimated Area - 4.514 ac.
 Number of Lots - 2
 Size Area - 4,514 ac.
 Density - NA
 Minimum Lot Area required - 15,000 sq ft.
 Largest Lot Area - 2,257 sq ft.
 Smallest Lot Area - 2,257 sq ft.
 Maximum Hldg coverage - NA
 Building Setbacks
 Front - 30'
 Rear - 30'
 Side - 10'

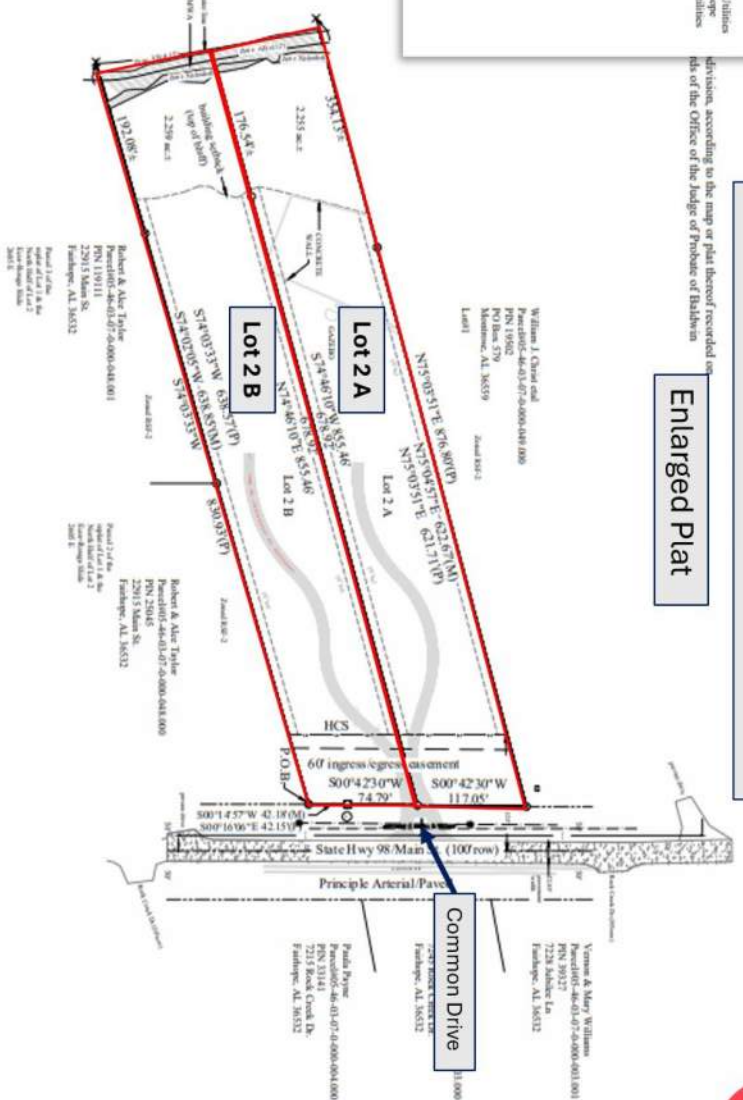
There is a minimum setback along the mean high tide of Mobile Bay.

The Highway Construction Setback for Hwy 98 is 125' from center line of way at the time of recording.

Property is partially located within a Special Flood Hazard Area/Zone 3 shaded Zone AE 17; Zone VE 179 as shown on the Flood Hazard Insurance Study for Baldwin County, AL. Community #015000; Map#010010104204.

Effective date 4/19/2019

Utility Provider:
 Electric - Alabama Utilities
 Water - Dabney Utilities
 Sewer - On site



CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

The undersigned, as _____ of the Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of _____, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the County of Baldwin County, Alabama 08/25/2019.

CERTIFICATE OF APPROVAL BY EVEREA UTILITIES, ELECTRIC

THE UNDERSIGNED, AS AUTHORIZED BY EVEREA UTILITIES, HEREBY APPROVES THE ELECTRIC SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA

Parent Tract:
 Instrument# 2214758
 Lot 2, Camellia Bluffs
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Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-08 & SV26-02

Permit Extension Request for Preliminary Plat & a Subdivision Variance

Magnolia Acres Ph 2

April 2, 2026

Subject Property Information

Planning District:	14
Zoning:	RA- Rural Agricultural (At the time of preliminary plat approval, the subject property was unzoned.)
Location:	Subject property is located on the south side of County Road 28 approximately 0.65 miles west of County Road 55 in the Summerdale area.
Parcel Numbers:	05-55-02-10-0-000-001.000 PIN: 35751
Lead Staff:	Fabia Waters, Associate Planner
Attachments:	<i>Within Report</i>

Subdivision Proposal

Request:	Second and final Permit Extension Request for a Preliminary plat approval that has expired and a subdivision variance from section 4.5.4 <i>Effective Period of Preliminary Plat Approval</i> regarding the expiration of a preliminary plat approval.
Proposed # of Lots:	15
Linear feet of streets:	1,090 LF
Total acreage:	37.88 ac
Smallest lot size:	40,051 SF
Applicant/Owner:	Ellis Civil LLC
Engineer/Surveyor:	Jason Wooten, PE, Wooten Engineering

Public Utilities and Site Considerations

Public Utilities:	Water: On-site Wells Electrical: Baldwin EMC Sewer: On-site Septic Tanks
Traffic study:	Not Required due to lot count
Drainage improve.:	A drainage study prepared by Jason Wooten, Wooten Engineering was submitted for review and accepted by the Baldwin County Highway Dept.
Wetlands	A wetland delineation prepared by Barry Vittor, PHD, <i>Barry Vittor & Associates, Inc.</i> It was reviewed and accepted by the Baldwin County Natural Resources Planner.
Streets / Roads:	Roads are to be built to County standards according to the Design Standards for New Road Construction, the proposed streets are to be dedicated to Baldwin County for maintenance and public use.

Staff Analysis and Comments

The applicant is requesting a subdivision variance from Section 4.5.4, Effective Period of Preliminary Plat Approval, to allow a second and final one (1) year extension of the Preliminary Plat for Magnolia Acres Phase 2 Subdivision.

Staff has reviewed the request for an extension to allow additional time for a new project partner to address existing site violations and complete the approved development. The request is noted, and staff acknowledges the applicant's intent to bring the site into compliance.

However, the need for additional time is associated with project management changes and the timing of resolving existing violations. These factors are generally considered to be within the applicant's control and are not the result of external or unforeseen circumstances. Given this, staff does not find that the request meets the criteria typically used to support an extension and, as a result, recommends denial.

The subject property is currently zoned RA-Rural Agricultural, with approximately 37.88 ac. The preliminary plat for Magnolia Acres Ph 2 subdivision was approved by the Baldwin County Planning and Zoning at the February 2, 2023 meeting, zoning had not yet been adopted. On June 6, 2023, a majority of qualified electors in Planning District 14 voted to institute County Zoning. **On November 21, 2023**, the County Commission adopted the Planning District Zoning Map and Ordinance. The following is a timeline of approvals for the proposed development:

February 16, 2020: S-20011, Variance Approval, PC granted

March 5, 2020: S-20011, Preliminary Plat (PP) Approval (17 lots), PC granted expired 03/05/2022 (No subdivision Permit Issued for Construction)

March 03, 202: S-20011, Preliminary Plat extension request, Planning Commission denied it.

December 19, 2022: The applicant applied for SPP22-000034 Preliminary Plat for review

February 02, 2023: The preliminary plat application for Magnolia Acres Ph 2 received planning commission Approval, with a two year expiration date of **02/02/2025**

January 2, 2024: Subdivision Permit Issued by BC Hwy Dept on 01/02/2024 (Subdivision Permit runs concurrent with Preliminary Plat approval)

January 9, 2025: The Planning Commission approved PER24-49, the first one (1) permit extension request with the following conditions of approval listed below.

Staff Comments:

- ❑ Staff has visited the site and determined a substantial amount of the underground utilities and grading and drainage for the proposed roadway have been completed and they appear to be working in the areas shown for the pond on the construction plans and subdivision permit.
- ❑ However, the pond was designed to be 14’ deep and they have exceeded the excavation shown on the approved construction plans and Subdivision Permit. We will require an updated grading and drainage plan from the EOR reflecting the pond that is under construction and updated construction plans shall be uploaded to the Citizen Serve portal for a subsequent re-review.
- ❑ The subject parcel currently has delinquent taxes and was sold at an April 2024 tax sale but is redeemable at the time this Staff Report was prepared. A current, valid title document is required and shall be submitted with the Final Plat submittal request to verify that the subdivider possesses clear title to subject property.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT EXTENSION REQUEST, PER24-49 for Case No. SPP22-34, MAGNOLIA ACRES PH II SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations set forth below.

Specific conditions:

1. Applicant shall submit an updated grading and drainage plan along with updated construction plans for subsequent review and approval of same.
2. Memorialize that a revised and updated Subdivision Permit will likely be issued concurrently to reflect alterations to the grading and drainage plan and construction plans.
3. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on Friday, January 9, 2026. Per current Subdivision Regulations, final plat approval of the subdivision must be obtained from the Baldwin County Planning Director, County Engineer or authorized Staff prior to expiration. A second and final Preliminary Plat extension may be granted per the Subdivision Regulations in place at the time of the extension request and shall be submitted prior to expiration and within 30 days of the next available Planning Commission meeting to allow Staff adequate time to review the request and prepare a staff report.
4. Applicant shall provide a current ADEM NPDES with the revised and updated construction plans and shall be prerequisite to issuance of a revised and updated Subdivision Permit.
5. The Applicant is ordered to immediately halt all construction activities and shall not resume construction (installation of any improvements) until a revised and updated Subdivision Permit has been issued by Baldwin County.
6. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by section 4.8(a) shall necessitate additional review and approval by the Planning Commission

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations.
- As required by sections 4.5.6 and 4.5.7, as applicable, 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 updated construction plans submittal.

October 14, 2025: A Notice of Subdivision Violation was sent to the property owner and applicant.

October 29, 2025: A Notice of Zoning Violation-Stop Work Order was issued to the property owner and applicant.

December 01, 2025: The applicant applied for the second and final one (1) year preliminary plat permit extension. This application was rejected during the intake review due to the active Notice of Violation-Stop Work Order.

Subdivision Variance Request for SV26-02

The applicant is also requesting a subdivision variance from section from section 4.5.4 *Effective Period of Preliminary Plat Approval* regarding the expiration of a preliminary plat approval.

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.”

1. The purpose of this Variance is to allow:

Applicant's response: *To allow a new project partner to oversee cure of existing site violations and an avenue for a project extension to give time to complete the approved project.*

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: *The variance request is to allow for project approval extension of the subdivision along with correcting site deficiencies that have led to notices of violation from the county.*

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: *Approving the variance will allow the new partner to oversee resolution of the outstanding site violations and complete the project as previously approved. It is the development team's belief that completion is in the community's interest so that the site will no longer be considered in violation of county code and stabilized to mitigate erosion.*

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 original owner has failed to cure the existing site violations. The new partner for the project will provide financial support and oversight to ensure the violations are resolved and the project can be completed in haste.*

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: *The existing violations are due to slope instability of the existing detention basin. Granting this variance to allow the project partner to stabilize the site finish the subdivision infrastructure is believed to be in the best interest of the community.*

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

Applicant's response: *This variance would allow the new development team to complete the project as approved.*



J. Thomas Pilcher, IV
Seth B. Grissom
W. Yancey Jernigan, V

Phone: 251-239-8182
Fax 251-937-6190

Mailing Address:
P. O. Box 400
Bay Minette, AL 36507

Street Address:
201 E. 2nd Street
Bay Minette, AL 36507

Writers Direct E-mail:
jtg@poglawllc.com

To: Baldwin County Planning and Zoning
From: J. Thomas Pilcher, IV attorney for BJ's Residential and BJ Blanchard
Date: March 6, 2026
RE: Magnolia Acres Development, PPIN 35751, Ellis Civil LLC

MEMORANDUM

This memorandum is being proffered to provide the background of and recent development regarding my client, BJ Blanchard's involvement in property owned by James Ellis, under the name of Ellis Civil LLC, as it relates to the Permitting for the Magnolia Acres project and the request for extension and variances, which would allow my client to cure existing violations with the property and complete the subdivision improvements.

James Ellis, by and through, Ellis Civil, LLC purchased the real property on January 2, 2019. At the time of the purchase, Mr. Ellis procured a mortgage on the property in favor of Mary Elizabeth Rhodes aka Mary Elizabeth Rhodes Kinsey. Mr. Ellis, through Ellis Civil, LLC, requested and received subdivision plan approvals for Magnolia Acres through the county. Ellis Civil, LLC successfully completed Phase 1 of the project and sold the platted lots therewithin. A preliminary subdivision plat Magnolia Acres Phase 2 was subsequently approved and is the project (hereinafter referred to as the "Project") at issue before the Commission. Ellis Civil, LLC permitted the improvements for and undertook activities to complete the Project.

During the construction period for Phase 2, Mrs. Mary Elizabeth Rhodes aka Mary Elizabeth Rhodes Kinsey departed this World, and an Estate was formed on her behalf. A successor to the estate inherited the mortgage but also departed this world shortly, thereafter, creating an unusual circumstance whereby Ellis Civil's payments were returned and attempts to locate the successor mortgagees by Ellis Civil, LLC were unsuccessful.

In late 2025, my client became aware of the mortgage and the unusual circumstances surrounding the mortgage and reached out to the Estate to procure the mortgage. At this point, Ellis Civil's past due balance on the mortgage had grown considerably, which along with other events financially constrained the entity from completing Phase 2 of the Project.

As my client was negotiating to purchase the mortgage in December of 2025, he learned of the upcoming expiration date on Ellis Civil's permits for Phase 2. He then requested Ellis Civil to make efforts to extend the permits for phase 2, particularly since we understand there was a one-year extension



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available to them. It is our understanding that Ellis Civil did make the request, and my client understood that the matter was handled. However, we later found that the County did not grant the extension due to Notice Violations, bringing us to the next point.

We later learned, not only had development stalled on Phase 2, but certain issues with the construction had also arisen such that the county cited "notice of violations" as to the construction activities of Phase 2. While these violations may have been unresolved by Ellis Civil, my client eagerly desires to timely remedy in conjunction with the completion of Phase 2 of the Project.

There have been inquiries as to how we can proceed to remedy the violation and complete the project for betterment of all parties, the county and general welfare of the public. My client's representatives were advised to request an extension in conjunction with a variance such that the extension would be allowed, despite the violations, since my client desires to cure those violations while proceeding with the completion of Phase 2 of the Project.

Further complicating matters, since the issuance of the initial Permit, the County has implemented zoning in the planning district where the Project lies. The County zoned this particular parcel Rural Agricultural ("RA"), doing so despite the pending project being an impermissible use under RA. Meaning, simply moving for reconsideration of the subdivision, a process that would cause unnecessary delays to an already tenuous situation, is not possible. These points only further illustrate the need to be able to proceed under the previously sought extension for the project as originally approved.

Immediately upon return from an extended international travel, my Client completed the purchase of mortgage in favor of Mrs. Mary Elizabeth Rhodes aka Mary Elizabeth Rhodes Kinsey and on January 26, 2026, the mortgage assigned to my client, BJ Blanchard, who had the Assignment memorialized and recorded in the Records of the Probate Judge of Baldwin County, Alabama on March 5, 2026 as Instrument No. 2239849.

Due to the outstanding mortgage and other financial and health constraints, Ellis Civil has determined his most beneficial path forward would be to do some type of joint venture on the project with my client. To that end, my client and Ellis Civil are in discussions regarding a joint venture wherein Mr. Blanchard takes the lead on the Project. Presently, the final arrangement is still being worked out, however, there is no forward movement without Mr. Blanchard being the responsible party. Other options should the joint venture not work out are a deed to him in lieu of foreclosure, conveyance deed, or simply a foreclosure. The single biggest obstacle in resolving the situation is this situation with Planning and Zoning or finding a way to allow this Project to move forward. The reality is that the property needs to be properly developed by someone who understands the Planning and Zoning Department's rules and stated purposes, and who is being represented by competent people to allow a quality working environment between both the owner and Planning and Zoning. My client and their partners stand ready-willing and able to do so provided we are able to proceed with completion of Phase 2.

Mr. Blanchard has authorized both RedSouth LLC and my firm to represent him in any recordings, filings or proceedings with the County. We understand that the notice of violations needs to be cured, and my client is ready-willing and able to address the violations with haste and the subsequent completion of Phase 2. Unfortunately, should we not be able to proceed with Phase 2, my client's further involvement, outside of being a mortgage holder, would be jeopardized. This outcome, in my opinion, would be less than favorable for the County, Mr. Ellis and my client. I appreciate your willingness to consider this request and look forward to working with you to find an appropriate avenue to move forward with this Project.

Staff Recommendation:

Staff recommends that the Subdivision Variance request for case SV26-02 Magnolia Acres Ph 2 Subdivision be **Denied** due to non compliance with the Baldwin County Subdivision Regulations.

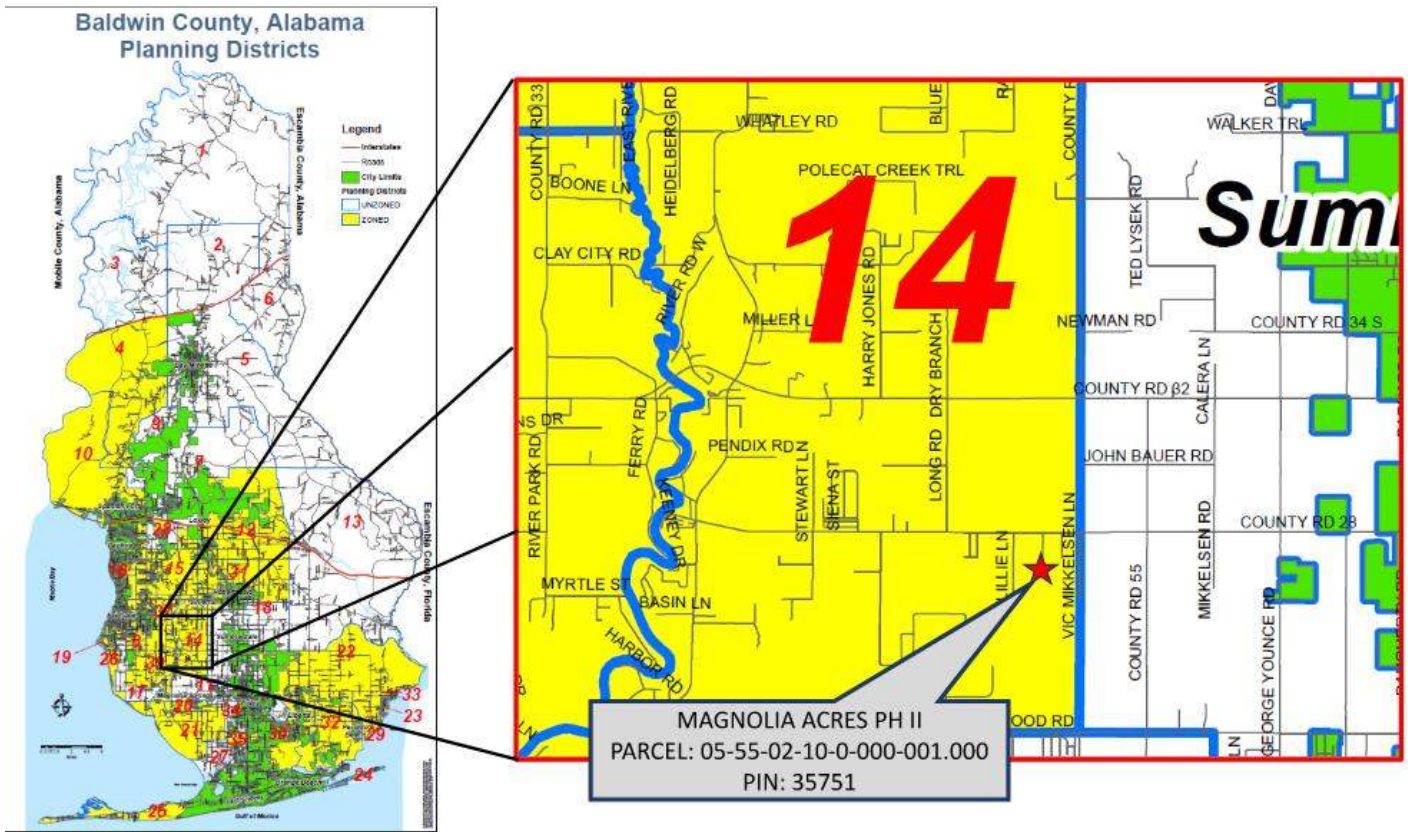
1. The requested permit extension is contingent upon approval of the associated variance. Should the variance be denied, the permit extension request would not meet the requirements of Section 4.5.4 and, therefore, could not be approved.

**If the Planning Commission chooses to approve the requested subdivision variance, staff recommends the following conditions:

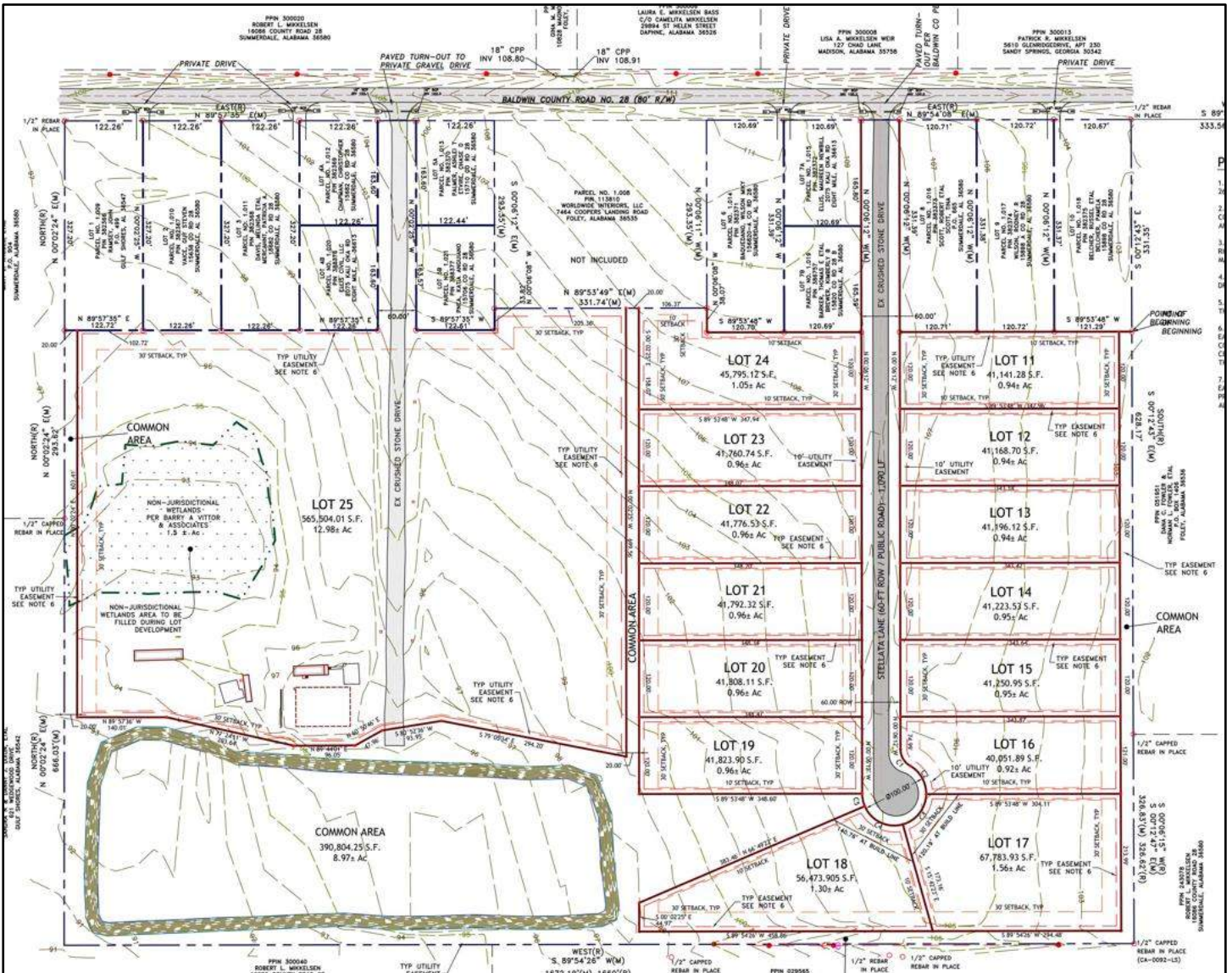
1. Approval of a second and final one (1) year extension of the Preliminary Plat for Case No. SPP22-34.
2. The applicant shall resolve the outstanding code violation, including the Stop Work Order associated with the noted violation.

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 Commission

Planning & Zoning Department

22251 Palmer St, Robertsdale AL, 36567

Phone: (251)580-1655

Email: planning@baldwincountyal.gov

NOTICE OF SUBDIVISION VIOLATION

Date of Notice: October 14, 2025

Property Owner: ELLIS CIVIL L L C

Owner Address: PO BOX 369
ORANGE BEACH, AL 36561

Permit Number: **SPP22-000034**

YOU ARE HEREBY NOTIFIED THAT:

Pursuant to the Baldwin County Subdivision Regulation, Sec. 13.3, notice is hereby given that you are in **violation** of the *Baldwin County Subdivision Regulation*.

LOCATION OF VIOLATION:

The subject property is situated in Planning District 14, and is zoned RA and is located at:

Street Address: 15833 CATESBY DR
SUMMERDALE, AL 36580

Tax Parcel ID: 05-55-02-10-0-000-001.000

Inspection Date:

NATURE OF VIOLATION:

1. **BMPs have not been installed and the pond slopes are eroding.**
 - a. **The western side of the site has been cleared with no activity for weeks and no established vegetation.**
 - b. **Turbid discharge from erosion at pond slopes.**
 - c. **No construction entrance.**

CORRECTIVE ACTION:

1. **Site BMPs installed and maintained by Friday, October 17th, 2025. A re-inspection will be scheduled for Monday, 10/20/2025.**
2. **Install approved construction entrance by October 17th, 2025. A re-inspection will be scheduled for Monday, 10/20/2025.**
3. **Stabilize entire site including pond slopes with vegetation to prevent future erosion and sediment loss. A re-inspection will be scheduled for Monday, 10/20/2025.**

If you have any questions please call (251) 580-1655 and reference the permit number listed above.

BALDWIN COUNTY SUBDIVISION REGULATION:

Section 5.13 Construction Best Management Practices Plan (CBMPP)



Baldwin County Commission

Planning & Zoning Department

22251 Palmer St, Robertsedale AL, 36567

Phone: (251)580-1655

Email: planning@baldwincounty.al.gov

NOTICE OF ZONING VIOLATION - STOP WORK ORDER

Date of Notice: October 29, 2025

Property Owner: ELLIS CIVIL L L C

Owner Address: PO BOX 369
ORANGE BEACH, AL 36561

Permit Number: **SPP22-000034**

YOU ARE HEREBY NOTIFIED THAT:

Pursuant to the Baldwin County Zoning Ordinance, Sec. 21.3, notice is hereby given that you are in **violation** of the *Baldwin County Zoning Ordinance* and that a **Stop Work Order** is issued against this site.

The Planning and Zoning Director has issued a Stop Work Order on these premises. This site is in violation with the Baldwin County Zoning Ordinance. **Upon receipt of a Stop Work Order, all work associated with the violation shall immediately cease. The only work allowed on the site shall be to bring the site into compliance with the Baldwin County Zoning Ordinance.** Any person who continues to work shall be in violation of these regulations and subject to penalties and remedies contained herein.

LOCATION OF VIOLATION:

The subject property is situated in Planning District 14, and is zoned RA and is located at:

Street Address: 15833 CATESBY DR
SUMMERDALE, AL 36580

Tax Parcel ID: 05-55-02-10-0-000-001.000

Inspection Date: 11/20/2025

NATURE OF VIOLATION:

1. BMPs have not been installed and the pond slopes are eroding in a dangerous way. (see pictures)
- a. The western side of the site has been cleared with no activity for weeks and no established vegetation.
- b. Turbid discharge from erosion at pond slopes.
- c. No construction entrance.

CORRECTIVE ACTION:

1. Site BMPs installed and maintained as soon as possible and before any other site construction moves forward.
2. Install approved construction entrance before any work can continue.
3. Stabilize entire site including the heavy eroding pond slopes with vegetation to prevent future erosion and sediment loss.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-14 & PUD25-08
Patel Boat & RV Storage
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
April 2, 2026

Subject Property Information

Planning District: 22
General Location: Subject property is located south of US Highway 98 and east of County Road 95 in the Elberta area
Physical Address: 12826 County Road 95, Elberta, AL 36530
Parcel ID: 05-53-07-26-0-000-004.000
PIN: 66253
Zoning: RA, Rural Agricultural District
Proposed Use: Six (6) buildings for boat/RV storage use
Acreage: 45.05 +/- acres
Total # Parcels requested: N/A
Applicant: Pillar, LLC
 14425 State Highway 181
 Fairhope, AL 36532
Owner: Kanha Developers, LLC
 4088 Craigend Loop
 Gulf Shores, AL 36542
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

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

Summary

The applicant is requesting approval of a Commission Site Plan (CSP) and Planned Unit Development (PUD) to permit the construction of six (6) buildings, intended for boat/RV storage, with a combined area of approximately 54,000 square feet. The subject property encompasses roughly 45.05 acres and is zoned RA (Rural Agricultural). Adjacent properties are utilized for residential, agricultural, or commercial purposes. The proposed request complies with the standards and requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Bucklelew: Staff reached out on 3/6/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 3/6/2026 but received no comments.

Town of Elberta: Staff reached out on 3/6/2026 but received no comments.

Staff Analysis and Findings

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

The proposed Site Plan for six boat and RV storage buildings complies with all applicable zoning requirements. The property is primarily designated as Moderate Development Potential, which supports a mix of residential uses such as single-family homes, duplexes, and townhomes, often within amenity-based communities. This designation also allows for neighborhood centers at key intersections, where retail, office, and service uses can serve local needs. Portions of the site are identified as Ideal Conservation or Conservation Development Potential, permitting limited, low-impact development that prioritizes environmental preservation and maintains the area's rural character. The site is located within a designated Neighborhood Center activity node intended to support local-serving commercial uses.

The surrounding area includes agricultural, residential, and commercial uses, with existing commercial development located west of the property. As such, the proposed development is compatible with the existing pattern and consistent with the Master Plan.

County Road 95 is classified as a Minor Arterial, serving moderate-length trips, connecting smaller geographic areas, and providing access to higher-order arterial roadways. Staff finds that the proposed development will be consistent with community welfare and will not negatively impact public convenience.

Standards for Planned Developments are outlined in Article 9 of the Zoning Ordinance. As stated in Section 9.1, the purpose of these provisions is to encourage well-planned communities, allow flexible and creative site design, preserve natural features, and create more efficient land use patterns while maintaining compatibility with surrounding areas. The County Commission may approve variations in requirements such as parking, signage, landscaping, and dimensional standards, provided they are reflected on the Final Site Plan.

Of the six proposed buildings, two will be approximately 5,400 square feet each (50' x 108') with six units each, and four will be approximately 10,800 square feet each (100' x 108') with twelve units each. No deviations from required lot size, lot width, or building setbacks are proposed.

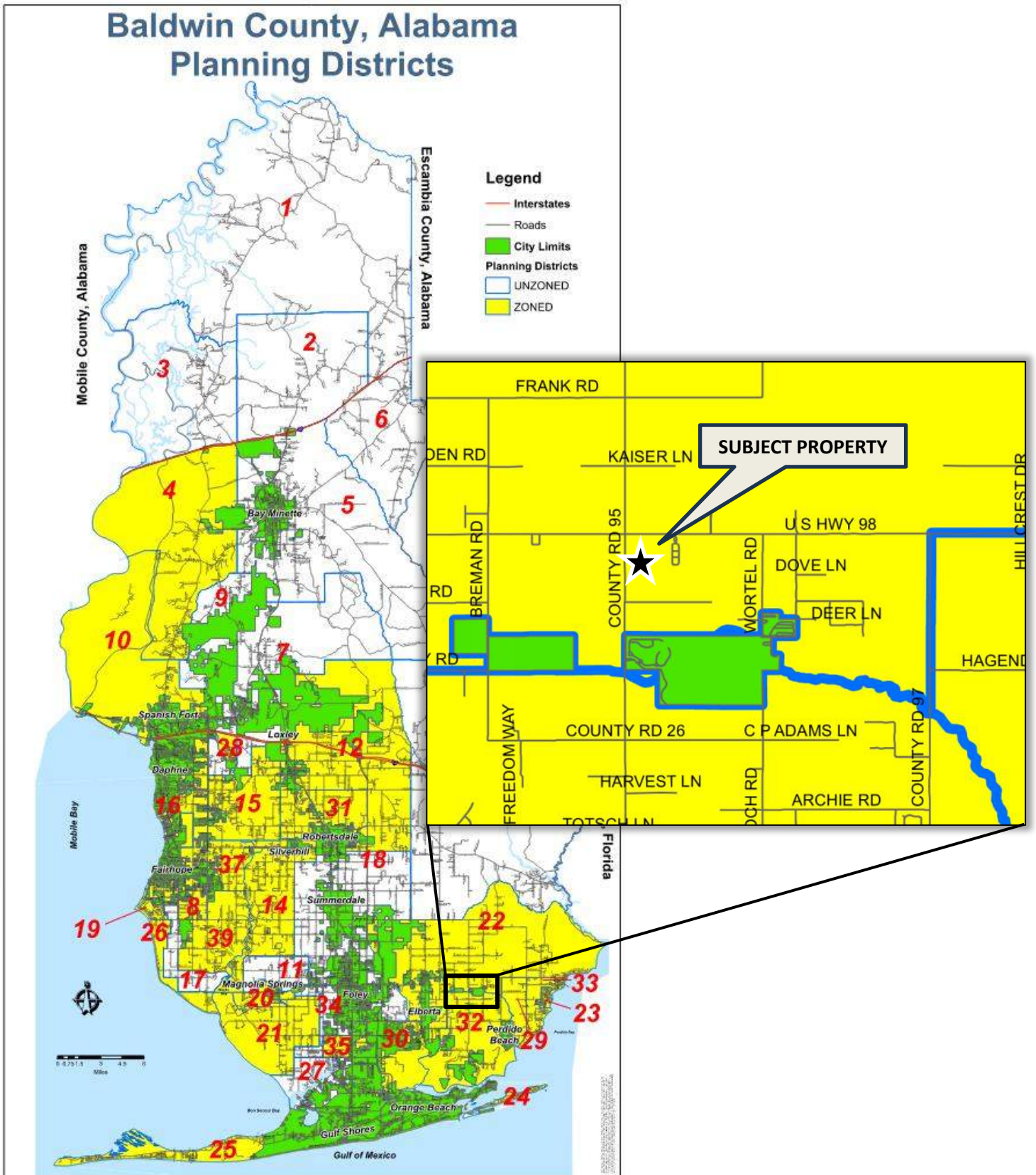
The property includes approximately 1.28 acres of delineated wetlands, which will not be filled. A 30-foot undisturbed buffer with protective signage will be maintained to prevent impacts. Open space requirements are exceeded, with approximately 8.4 acres provided (2.47 acres required), including 1.91 acres of usable open space (1.23 acres required), as shown on the Site Plan.

Based on its review of the submitted materials and applicable criteria, staff finds that the request meets all requirements for approval under both the Commission Site Plan (CSP) and Planned Unit Development (PUD) standards.

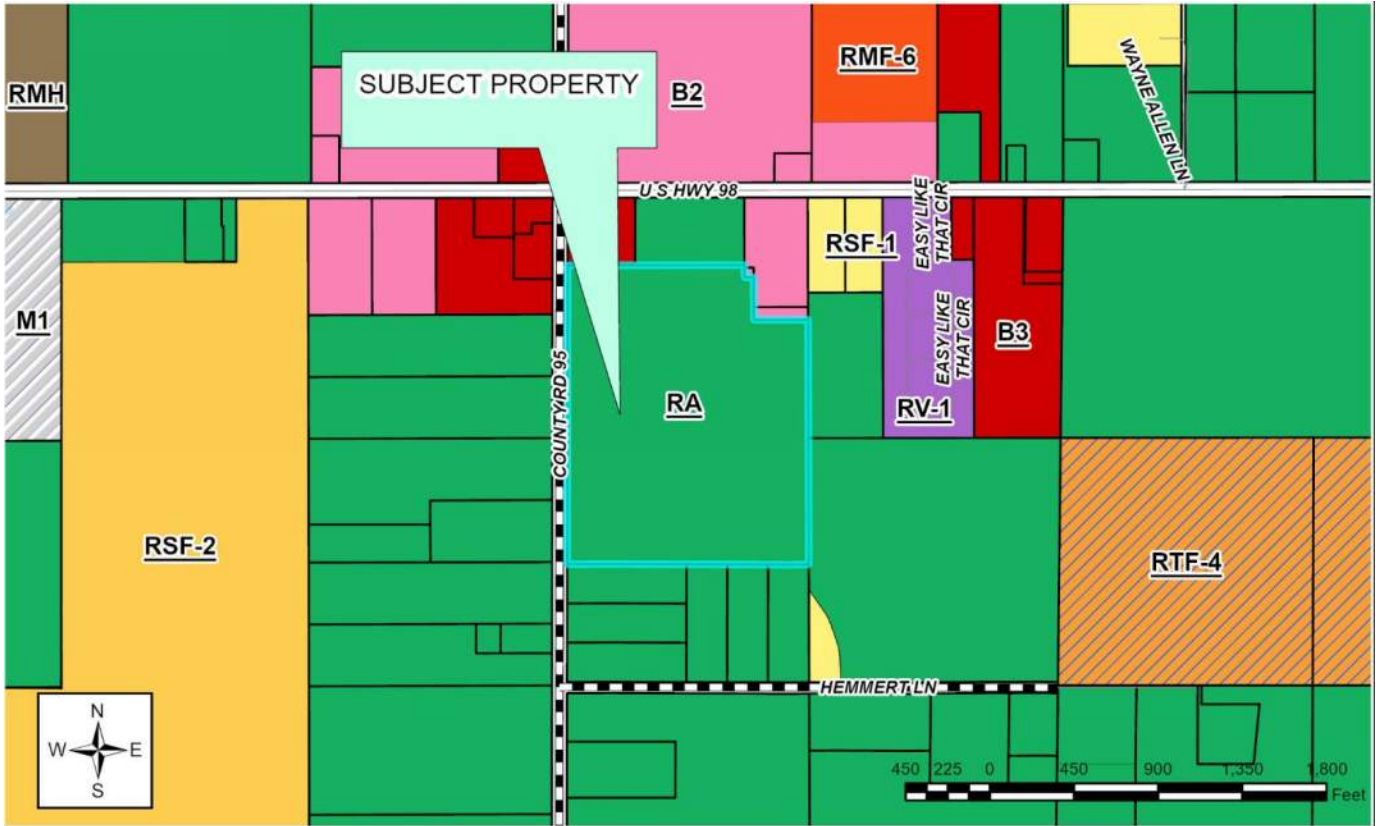
Staff Comments and Recommendation

As noted previously, the subject property consists of approximately 45.05 acres and is appropriately zoned for the proposed commercial use. The applicant is seeking Commission Site Plan (CSP) approval in conjunction with a Planned Unit Development (PUD) to allow for six (6) buildings totaling 54,000 square feet. After a thorough review of all applicable factors, staff recommends **APPROVAL** of the application, subject to the following conditions:

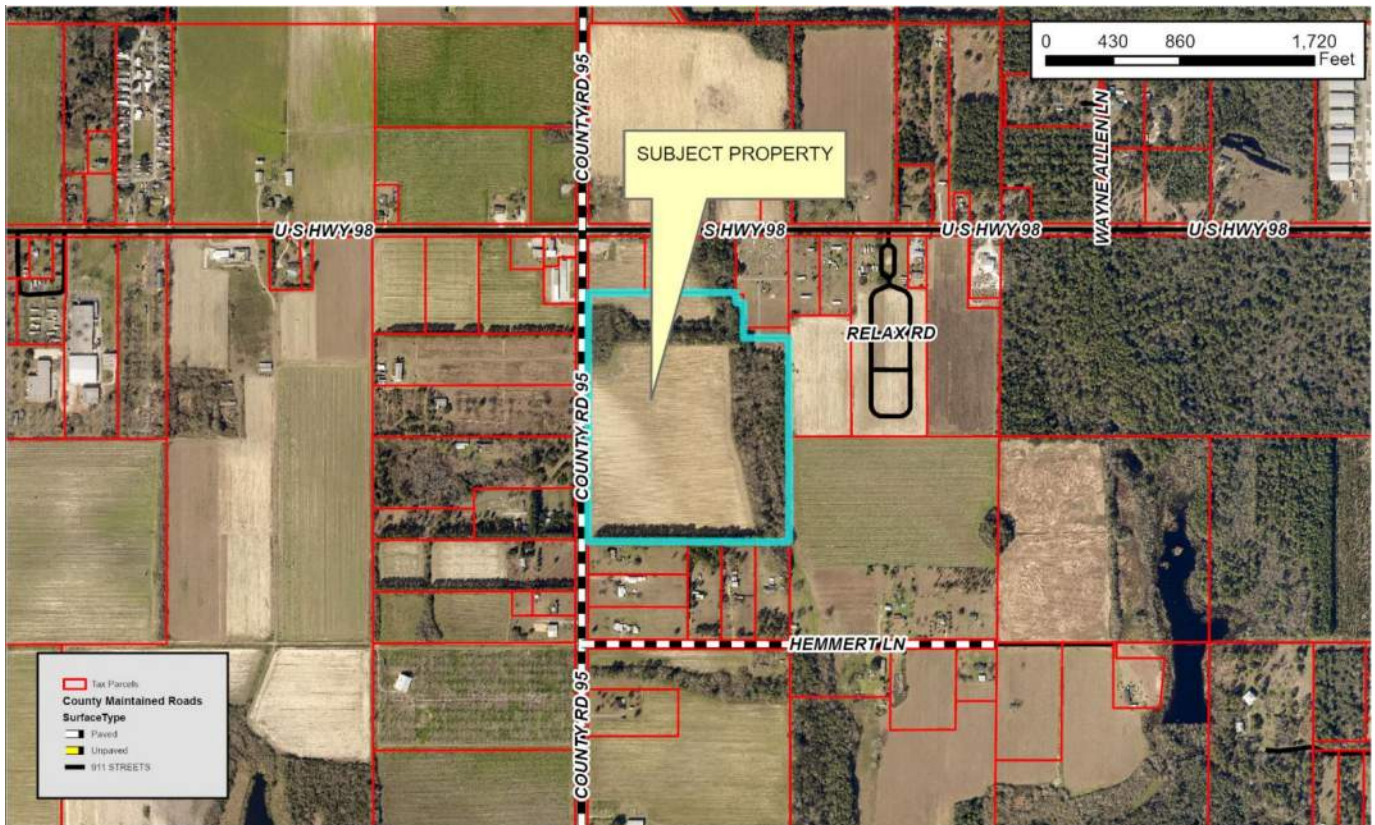
1. Staff is requesting that the 180-day Building Permit deadline set forth in Section 18.3.4 of the Baldwin County Zoning Ordinance be extended to **two (2) calendar years** from the date of Planning Commission approval, consistent with the approval period for a Planned Unit Development.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
6. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review (CPR) and Commercial Turnout Permit (DPC) to the Baldwin County Planning and Zoning Department for all improvements and system upgrades to be installed with the development.
 - a. 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.
 - b. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
7. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.
8. Record final site plan once the Subdivision Permit has been issued.
9. Approval of the final site plan/PUD is granted for **two (2) calendar years**, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.

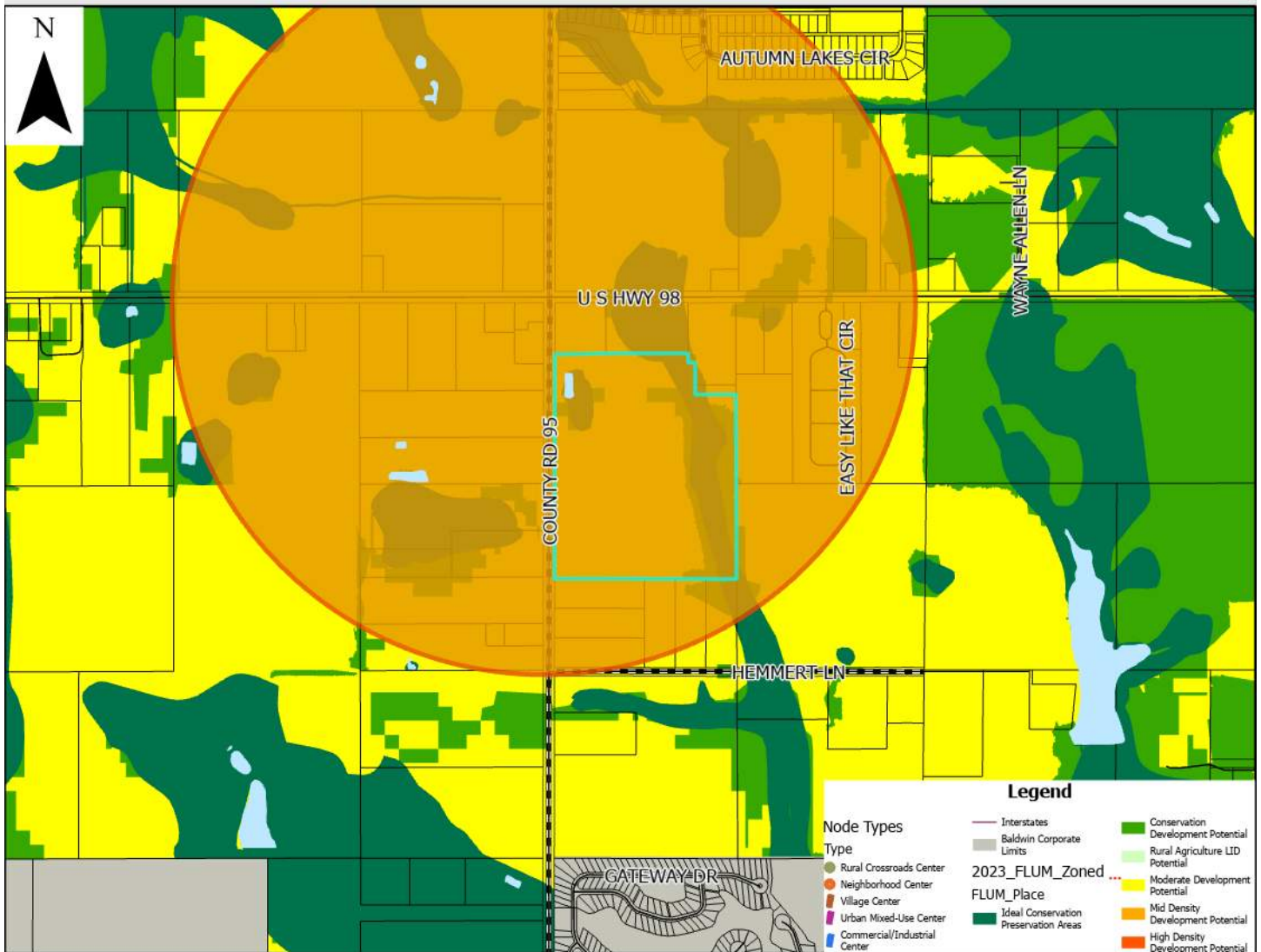


Locator Map



Site Map





NEIGHBORHOOD CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery store, farm stand, hardware store.
- Agriculture-support businesses, services
- Public safety and services
- Small parks, playgrounds, and open spaces

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access



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

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

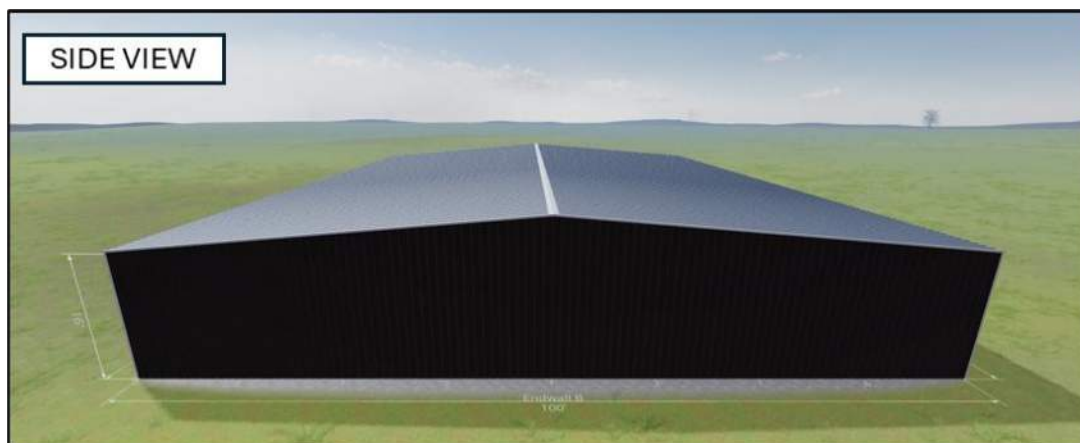
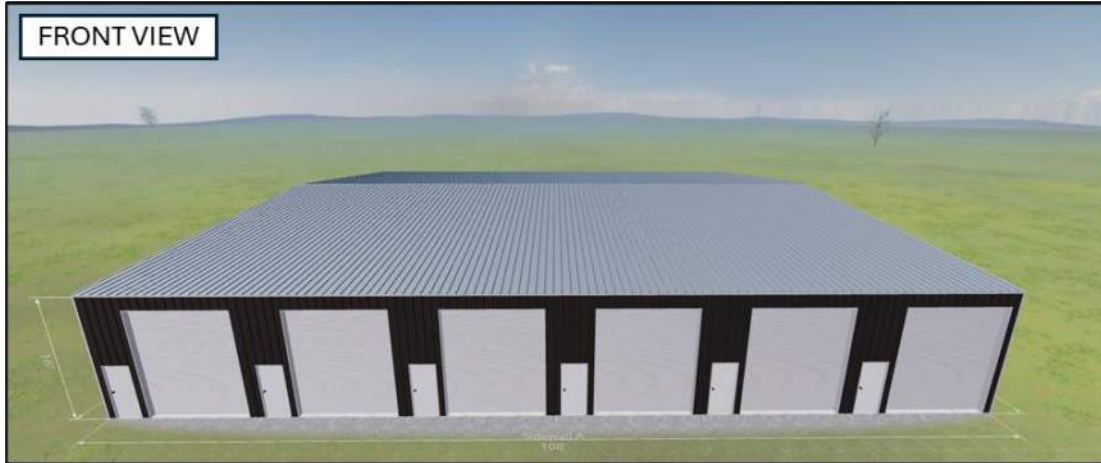
RELATED ZONING DISTRICTS

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

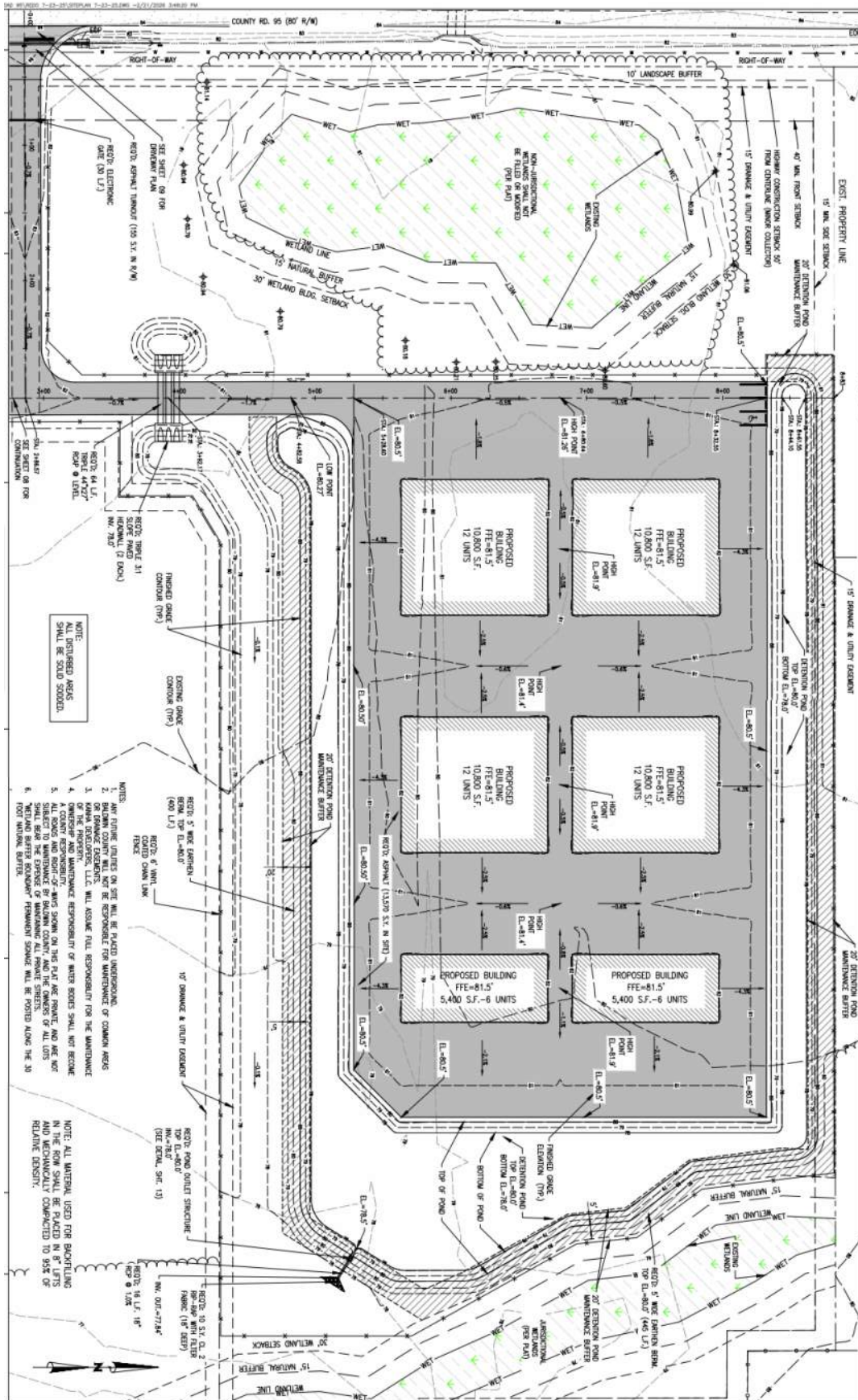
CONNECTIVITY NETWORK

- 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

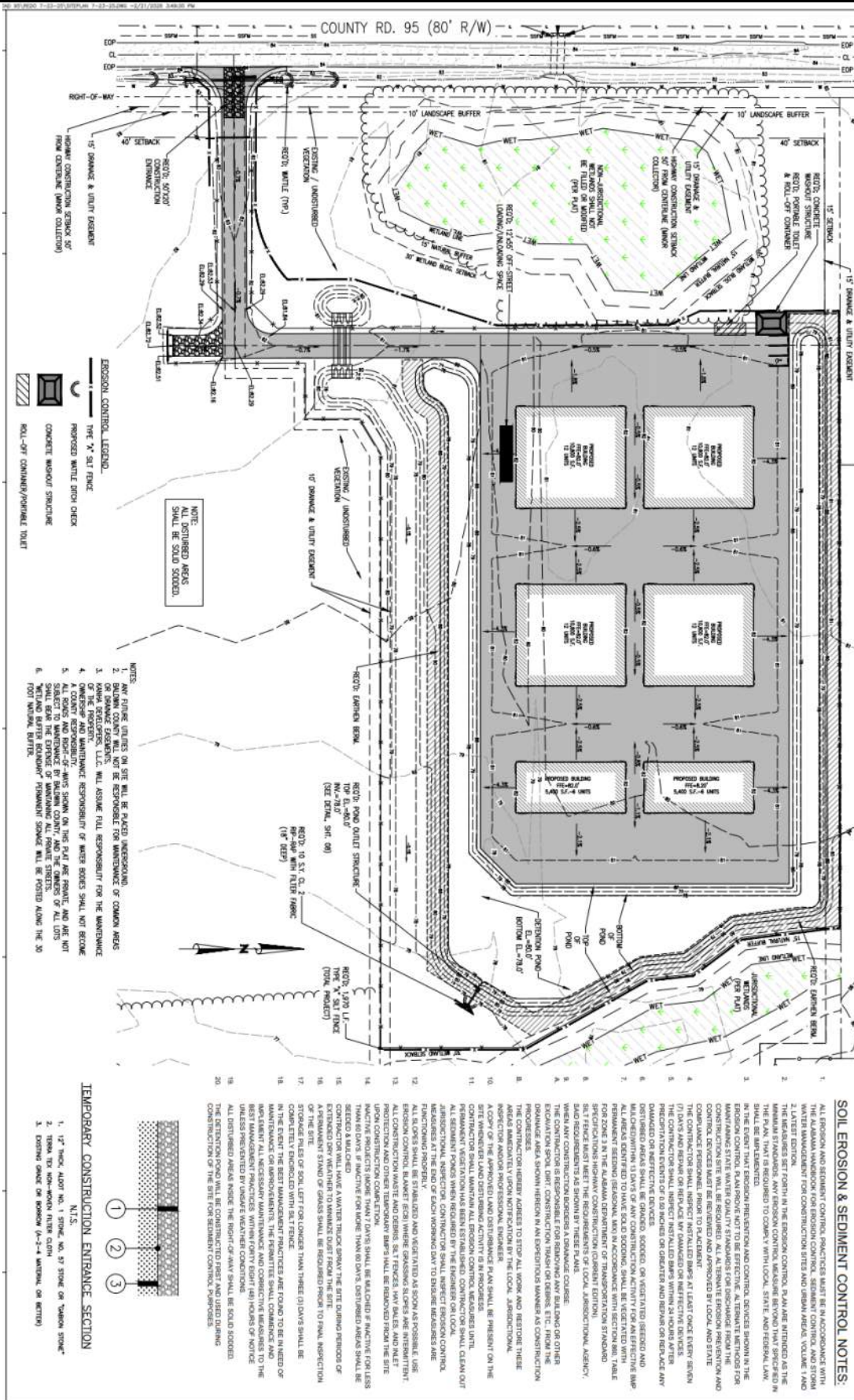
Elevation Plans



Grading Plan



Erosion Control Plan





RIVIERA UTILITIES

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

1/30/2025

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

RE: Patel Boat/RV Storage Facility

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric and gas service to above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com
Danny Scott	Gas	dscott@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



January 27, 2025

Thomas Granger
Pillar, LLC

Mr. Granger,

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

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

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

*Franchise fees apply in franchise areas.

Sincerely,

Lisa M. Burke

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



PERDIDO BAY
WATER, SEWER AND FIRE PROTECTION DISTRICT

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

June 6, 2025

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

RE: RV and 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 RV and Boat Storage facilities located at 12826 County Road 95 in Elberta, Alabama. Based on the site plan/plat received, the District has a 12" water main located on the east side of County Road 95 and 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

HIGHSTREAM FIBER, INC.

June 13, 2025

Thomas Granger

Pillar, LLC
14425 State HWY 181
Fairhope, AL 36532

Re: RV and Boat Storage Facilities

To Whom It May Concern,

I'm providing this letter in response to your request for HighStream Fiber, Inc to supply high speed internet/telecommunications services to your proposed RV and Boat Storage facilities located at 12826 County Road 95 in Elberta, Alabama. Based on the site plan/plat received, HighStream Fiber, Inc. has access to aerial fiber located in the Right Of Way on the west side County Road 95. This fiber has the capacity to provide symmetrical gigabit internet services required.

Sincerely yours,



Russ Reynolds, President

HighStream Fiber, Inc.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION MAY 7, 2026, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

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

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

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

