



Baldwin County Planning & Zoning Commission Agenda

Thursday, July 10, 2025

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

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

June 5, 2025, Agenda Review Meeting Minutes

June 5, 2025, Regular Meeting Minutes

June 5, 2025, Work Session Minutes

7. Proposed Consent Agenda Items

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

a.) PER25-25, Mill Creek Subdivision Ph 2-3 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for SPP23-18.

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

b.) PER25-28, The Highlands at Fish River Subdivision Ph 1, 2, 3 & 4 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for SPP23-14.

Location: Subject property is located on the east side of Bohemian Hall Rd. between Baughman and White Rd. in Planning District 14.

c.) PER25-29, Tealwood Subdivision Ph 1 & 2 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for SPP23-02.

Location: Subject properties are located on the north side of Underwood Rd (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49 in Planning District 14.

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.) PUD25-06/SV25-11, County Rd 55 RV Storage

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

Purpose: The applicant is requesting Planned Unit Development (PUD) approval for 7 building units for RV & Boat Storage facility along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

Location: Subject property is located at the intersection of Underwood Rd and County Rd 55 in Planning District 11.

b.) PUD25-07, Gulf Country RV Park

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

Purpose: The applicant is requesting approval for a 13 lot RV Park.

Location: Subject property is located on the south side of Patterson Road and east of Rabbit Run Rd in the Wilcox community in Planning District 13.

c.) SC25-28, Whitehouse Creek Estates Ph 2 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 Phase 2 of a 3-lot large acre residential subdivision.

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

d.) SPP25-14, Estates of Pine Grove 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 12-lot residential subdivision.

Location: Subject property is located east of US Hwy 31, north of Pine Grove Road Ext. and west of Co Rd 57 (Pine Grove Road) in Planning District 5.

10. Commission Site Plan Review

a.) CSP24-45, May Brothers Fireworks Stand

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for a 2,240sf fireworks stand.

Location: Subject property is located at the intersection of County Road 99 and US Highway 98 in the Lillian community in Planning District 33.

b.) CSP25-03/PUD25-02/SV25-12, Binger 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 (CSP) approval and Planned Unit Development (PUD) approval for a 4-unit storage facility along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

Location: Subject property is located south and west of Roscoe Road in the Orange Beach community in Planning District 30.

c.) CSP25-04/PUD25-04/SV25-14, Southern Storage Solutions Ph 2

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval and Planned Unit Development (PUD) approval for additional storage buildings along with a Variance to the Baldwin County Subdivision Regulations to allow for modifications to certain subdivision standards in order to accommodate the design and layout proposed within the Planned Unit Development (PUD).

Location: Subject property is located south of County Road 32 and east of State Highway 181 in the Fairhope area in Planning District 39.

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: **August 7, 2025**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 25
Mill Creek Phase 2-3
Permit Extension Request for Preliminary Plat Approval
July 10, 2025

Subject Property Information

Planning District: 18
Zoning: The citizens of Planning District 18 have not implemented zoning
Location: Subject property is located on the south side of County Rd. 34 (Hoffman Rd), east of Ted Lysek Rd and west of Davis Rd. It is a quarter mile west of the Town of Summerdale.
Parcel Numbers: 05-47-07-26-0-000-005.000/PIN: 24706
05-47-07-25-0-000-010.000/PIN: 47441
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*
CitizenServe Ref: PER25-000025
Applicant/Owner: S.E. Civil/BP&G Developments, LLC
Engineer/Surveyor: Jared Landry, P.E./David E. Diehl, PLS

Subdivision Proposal

Request: Permit Extension Request for preliminary plat approval
Proposed # of Sites: 180 lots
Linear feet of streets: 6,490
Total acreage: 75.8 acres +/-
Smallest lot size: 7,800 sf +/-
Applicant/Owner: S.E. Civil/BP&G Developments, LLC
Engineer/Surveyor: Jared Landry, P.E./David E. Diehl, PLS

Original Approval Date: September 7, 2023
Original Expiration Date: September 7, 2025

Public Utilities and Site Considerations

Public Utilities: Water: Town of Summerdale
Sewer: Baldwin Co. Sewer Service (Summerdale Wastewater Treatment Plant)
Power: Baldwin EMC
Broadband: Point Broadband
Traffic Study: TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department. Turn lanes have been recommended.
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 Craig Martin, Wetland Sciences, Inc. and jurisdictional wetlands were identified.

Staff Analysis and Comments

The Planning Commission approved the Preliminary Plat for Phase I, (SPP23-04) on May 4, 2023, expiration of May 5, 2025. A PER was approved for Phase I during the April 3, 2025, Planning Commission meeting granting extension of Preliminary Plat approval for Phase 1 valid until May 5, 2026. Phases 2 & 3 incurred delayed construction due to delays with Phase I and further explained in the timeline submitted.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Explanation and Timeline of Delays

3/30/23 – Submitted application to the USACE for Nationwide Permit
5/5/23 – Preliminary Plat Approved
11/16/23 (approx.) Initial submittal to BC Highway Department for review
11/20/23 – County and ALDOT requested that we remove an individual's circular driveway connection, please note that this took several months of back and forth with ALDOT and the landowner.
1/23/24 – Received County Comments
3/28/24 – Re-submitted to Hwy department and was requested to upload all documents to Citizenserve since this process started before citizenserve
4/23/24 – Received Conditional Approval of Construction Plans. One of the conditions of approval was the ALDOT permit.
5/23/24 – Received Comments from ALDOT. As part of their comments, they required the addition of a right turn lane off of SR-59, onto Hoffman Road. This was not part of the original plan or design and required additional survey and design work.
6/7/24 – Email sent to John Lundy and Buford King asking if work could begin since the ALDOT permit will be delayed due to the newly required turn lane.
6/13/24 – Sent an email reminder about the request sent on 6/7/24
6/13/24 – Buford sent an email stating they need to check with their superiors.
6/20/24 – Buford responded and stated that we could begin without the ALDOT permit. At this point, we are waiting on the USACE permit.
7/9/24 – USACE visits the site and requests updates to the application.
7/9/24 to 8/26/24 We went back and forth with USACE with questions. We were told that we were a couple weeks out from getting the approval at this point, so we scheduled the preconstruction meeting.
8/21/24 – Resubmitted the turn lane to ALDOT
9/12/24 – Preconstruction Meeting held
9/17/24 – Subdivision Permit Issued by the County
9/26/24 – Nationwide Permit Issued, so construction could finally begin
10/24/24 – Sent a reminder email to ALDOT about comments on the turn lane.
11/20/24 – Initial submittal to County for Phase 2 for review

1/14/25 – Sent a reminder email to ALDOT about comments on the turn lane.
1/27/25 – Called ALDOT as we were not getting any response. They said they had misplaced the application, but found it and we would have comments by the end of the day.
1/28/25 – Conditional Approval Permit for Phase 2 obtained
2/18/25 – Discussions with ALDOT, utility companies, and County on offsite improvements
3/3/25 – Revisions made as results of discussions with ALDOT, utility company, and County comments
3/11/25 – Initial Submittal to County for Phase 3 for review
4/7/25 – Resubmitted to ALDOT
Current – Still going through reviews with County on Phase 3 and awaiting ALDOT permit

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

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

Staff Recommendation

ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-18 MILL CREEK PH. II & III SUBDIVISION, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Obtain necessary USACE permits fill and alter wetlands.
2. 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.

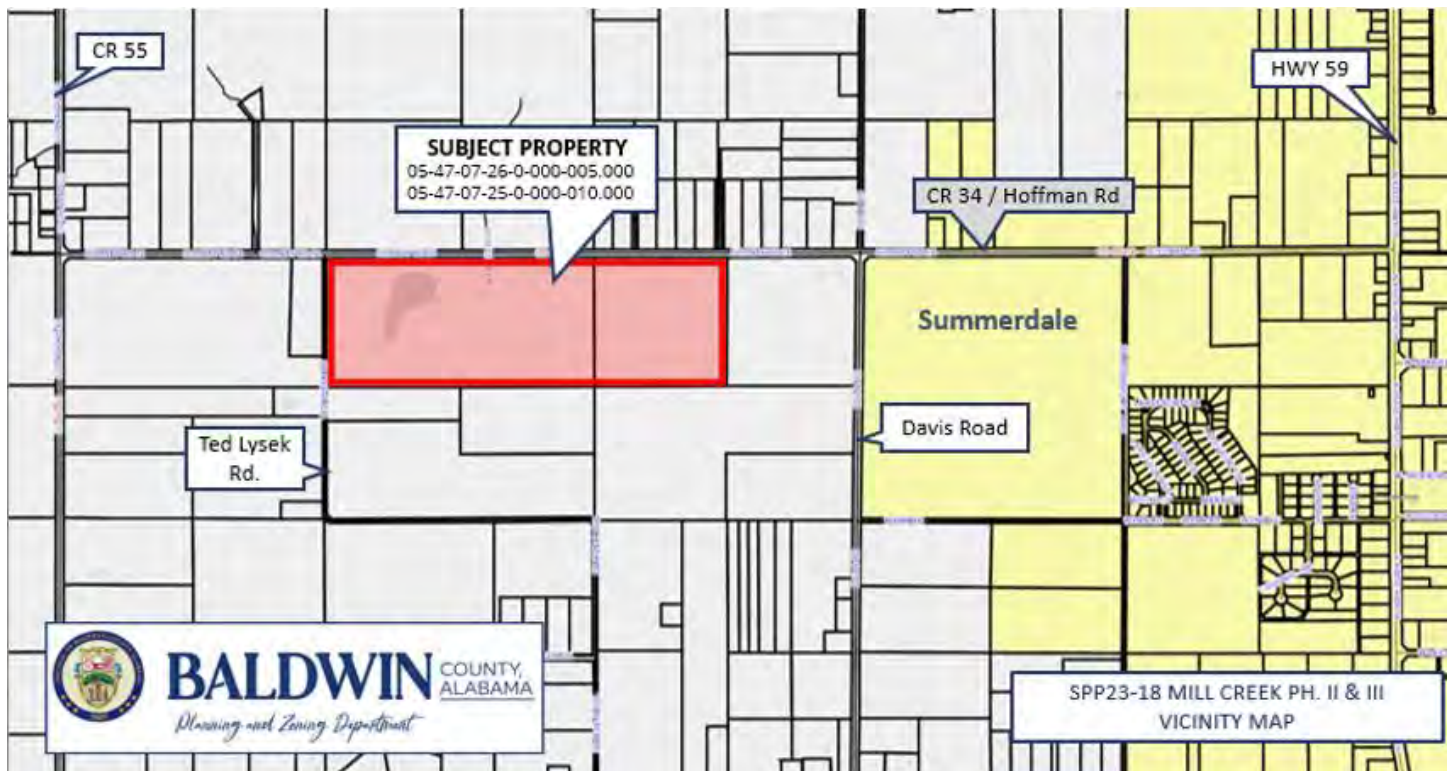
EXTENSION APPROVAL RECOMMENDATIONS:

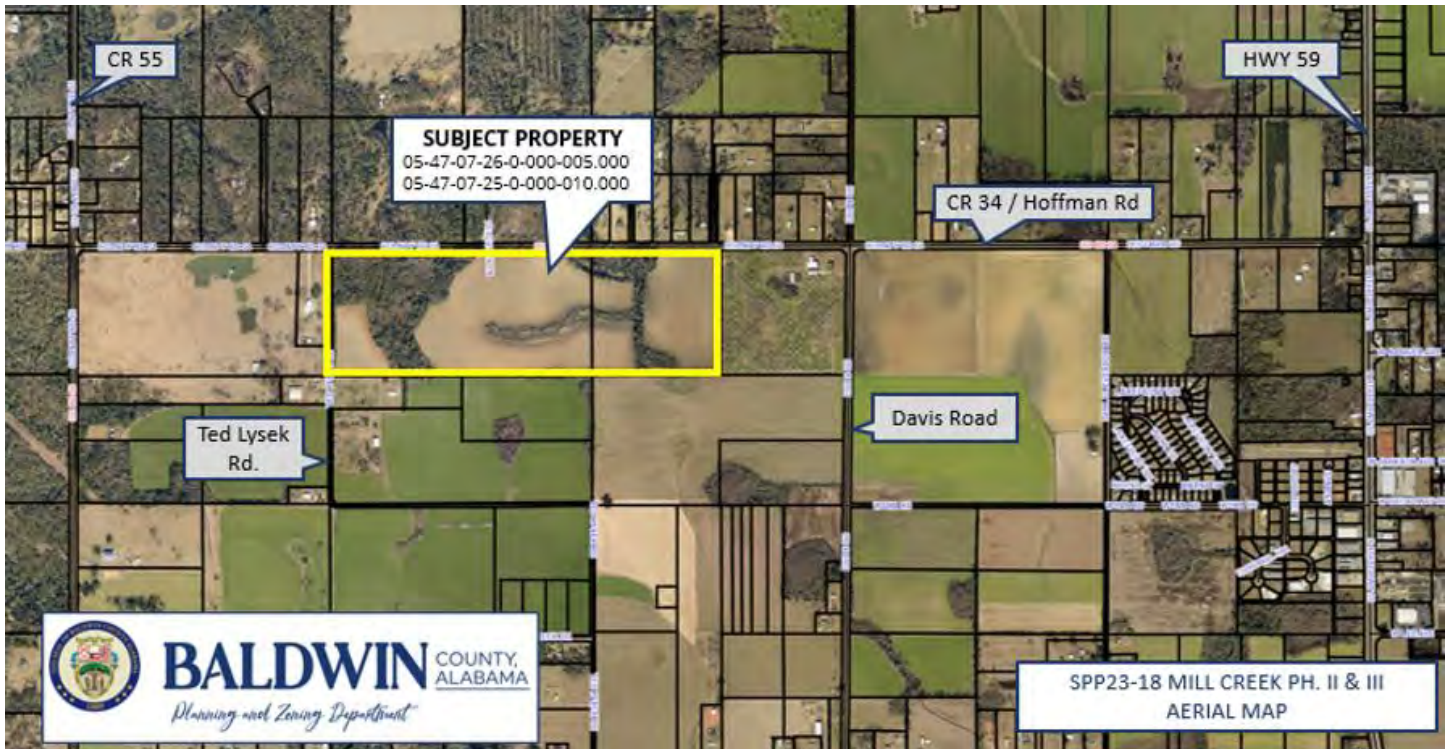
Staff recommends that a one (1) year extension of the Preliminary Plat Approval related to case PER25-25 be **APPROVED** with the following conditions:

Specific Conditions:

1. All conditions as originally approved shall be met
2. The one (1) Year SPP approval extension expires at 4:30pm CST on **Sunday, September 7, 2026.**
 - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

Locator Maps





Plat

SPP23-18 Phase 2





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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 28

The Highlands at Fish River Phase 1, 2, 3 & 4

Permit Extension Request for Preliminary Plat Approval

July 10, 2025

Subject Property Information

Planning District: 14
Zoning: BCZ, at time of initial approval, citizens of Planning District 14 had recently voted for zoning. However, subject application was submitted prior to the District 14 zoning referendum.
Location: Subject property is located on the east side of Bohemian Hall Rd. between Baughman and White Rd.
Parcel Numbers: 05-47-05-16-0-000-006.000 / PIN : 41459

Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*
CitizenServe Ref: PER25-000028
Applicant/Owner: Elandrous LLC, 3158 Gateway Ln, Cantonment, FL 32533
Engineer/Surveyor: Cecil Hudson, PLS, Donald Rowe, PE, Rowe Engineering, 3502 Laughlin Dr., Mobile, AL 36693

Subdivision Proposal

Request: Permit Extension Request for SPP23-14 Preliminary plat approval of The Highlands at Fish River Phase 1, 2, 3 & 4.
Proposed Lots: 138 lots in 4 phases
Linear feet of streets: 5,445 LF of streets for dedication to County
• Proposed lots will access internal streets only
Smallest lot size: 7,800 sf +/-
Building Setbacks: 30' Front, 30' Rear 10.5' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities: Water: Town of Silverhill
Sewer: Baldwin Co. Sewer (BCSS Summerdale Treatment Plant)
Electrical: EMC
Broadband: Mediacom
Traffic study: TIS prepared and stamped by David Anderson, PE, of HSA Columbia, and accepted by the Baldwin County Highway Department
Drainage improve.: A drainage narrative was prepared and stamped by Donald Rowe, PE, Rowe Engineering, and accepted by the Baldwin County Highway Department.
Wetlands: A wetland report was submitted by Mark Marcilliat, Biome Consulting Group.

Staff Analysis and Comments

Letter of explanation and timeline of delays:

Elandraus, LLC is requesting an extension for The Highlands at Fish River (SPP23-14). Construction was delayed until Elandraus, LLC confirmed that adequate water service could be provided to the subdivision.

At the time of preliminary plat approval (September 2023), Fairhope Utilities was to provide water. Due to reported water shortages, Elandraus, LLC sought out Silverhill Public Works to provide water to the development. Elandraus, LLC and the Town of Silverhill came into an agreement on water provision in July 2024.

A pre-construction meeting with Baldwin County Staff was held on October 10, 2024. Construction Began in December 2024. A CTP for the required turn lane improvements (required for Phase 3 & 4) was submitted to Baldwin County Staff on May 22, 2025. Phases 3 and 4 will be submitted for CPR at the time of the approval of the turn lane improvements.

Staff Recommendation

ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-14 HIGHLANDS AT FISH RIVER SUBDIVISION, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Install traffic improvements (left and right turn lanes) at the entrance on Bohemian Hall Road as part of the construction of Phase III.
2. Requirements for broadband service and ISO must be met for final plat approval.
3. Add a note to the final plat to the lots where the grady pond will be filled stating that that area was filled.

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.

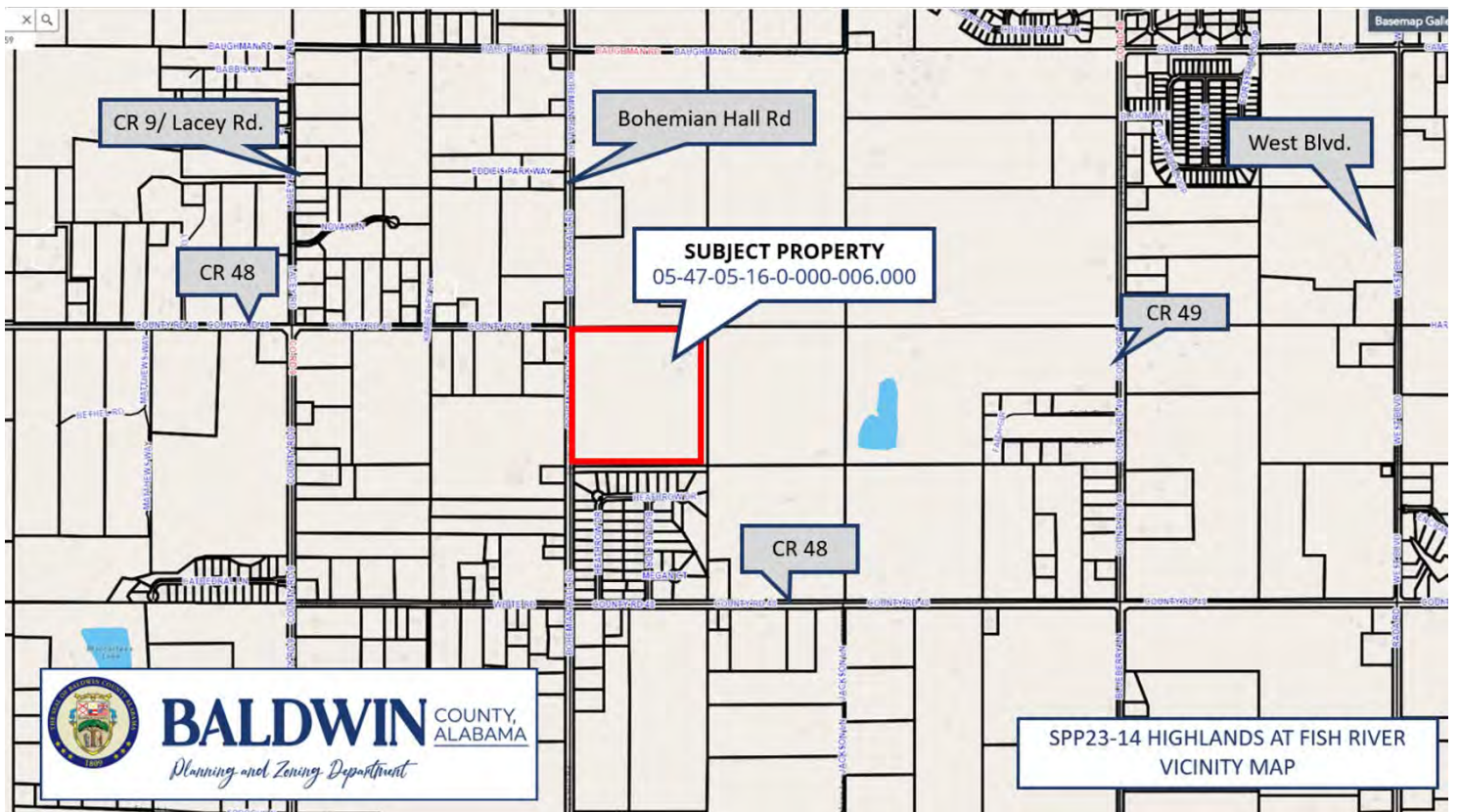
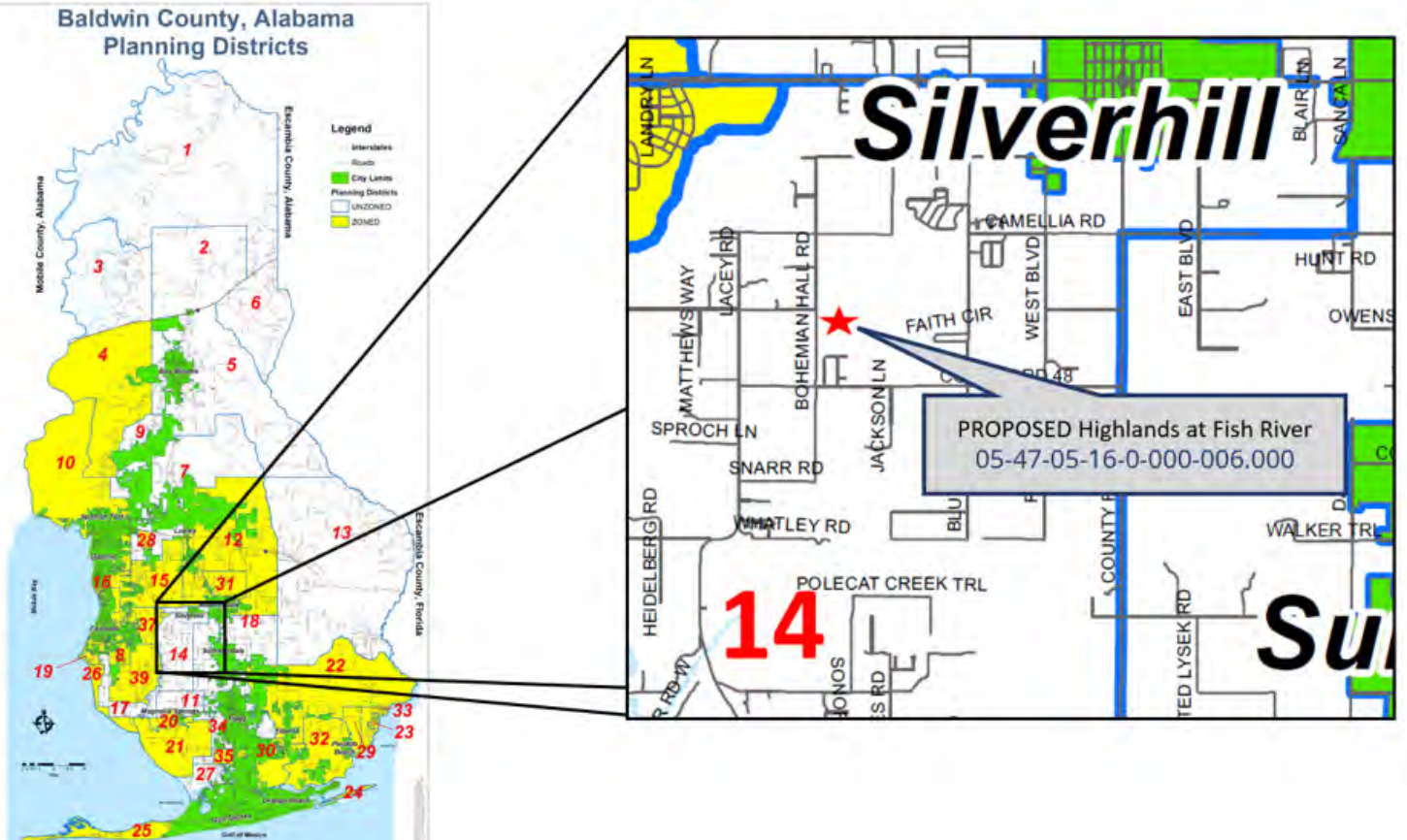
Note that the notice of action taken sets the approval date to 9/8/2023

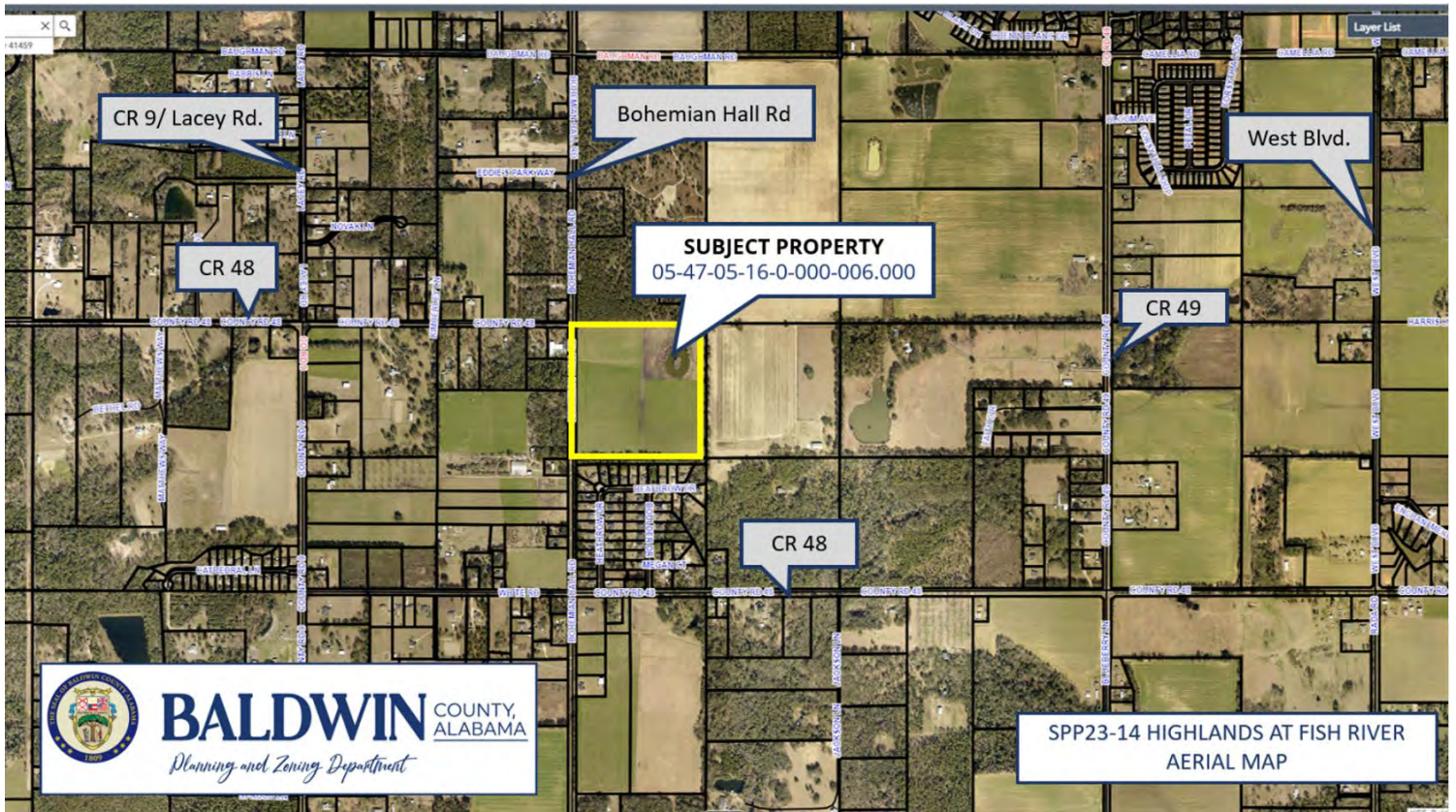
EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER25-28 HIGHLANDS at FISH RIVER PH 1,2,3 & 4 be **APPROVED** with the following conditions:

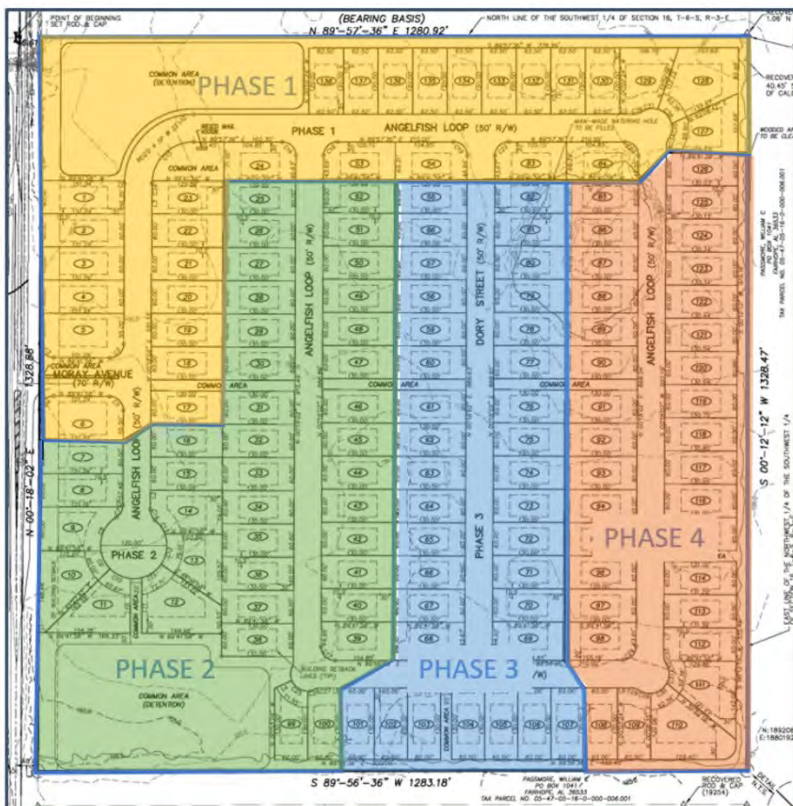
1. The one (1) year approval extension expires at 4:30 PM CST on **Tuesday, September 8, 2026.**
 - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

Locator Maps





Plat



SPP23-14
Highlands at Fish River
cropped and enlarged to show details

PROJECT PHASING
 PHASE 1: LOTS 1-6, 17-24, 53, 54, 83, 84, & 127-138
 PHASE 2: LOTS 7-16, 25-52, 99, & 100
 PHASE 3: LOTS 55-82 & 101-107
 PHASE 4: LOTS 85-98 & 108-126

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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 29
Tealwood Estates Phase 1 & 2
Permit Extension Request for Preliminary Plat Approval
July 10, 2025

Subject Property Information

Planning District: 14
Zoning: BCZ, at time of initial approval, citizens of Planning District 14 had recently voted for zoning
Location: Subject property is located on the north side of Underwood Rd. (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49.
Parcel Numbers: 05-55-03-08-0-001-133.000 PIN: 68568
05-55-03-08-0-001-133.001 PIN: 213298
05-55-04-17-0-001-002.000 PIN: 68569
05-55-04-17-0-001-002.001 PIN: 113710
05-55-04-17-0-001-002.002 PIN: 213316
05-55-04-17-0-001-002.003 PIN: 219435
05-55-03-08-0-001-149.000 PIN: 13436
05-55-04-17-0-001-001.000 PIN: 13437
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*
CitizenServe Ref: PER25-000029
Applicant/Owner: Forestar Real Estate Group Inc. 1 St. Louis Street Suite 2500 Mobile, Alabama 36602
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532

Subdivision Proposal

Request: Permit Extension Request for SPP23-02 Preliminary plat approval of Tealwood Estates Subdivision, Phases 1-2.
Proposed Lots: 590 lots, built over 7 phases
Linear feet of streets: 24,786 LF of streets for public use. Proposed lots will access internal streets only
Smallest lot size: 7,700 sf +/-
Building Setbacks: 30' Front, 30' Rear 11' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities
Sewer: Baldwin Co. Sewer (BCSS Summerdale Treatment Plant)
Electrical: EMC
Broadband: Point Broadband
Traffic study: TIS prepared and stamped by David Anderson, PE, with HSA Columbia Consulting Group.
Drainage improve.: A drainage narrative was prepared and stamped by David Lavery, PE, SE Civil Engineering & Surveying, and accepted by the Baldwin County Highway Department.
Wetlands: A wetland delineation was prepared by Craig Martin, Wetland Sciences, Inc

Letter of Explanation & Timeline of Delays

Re: Tealwood Estates Phase 1-2 Subdivision – Prelim Approval & Justification for Extension Request

In concurrence with our preliminary plat extension request for Tealwood Estates Phase 1-2, we have created the schedule below to outline approval timeline. Phases 1-2 are under construction. We anticipate Phase 1 to be ready in September of this year and Phase 2 will be ready in May of 2026 for Final Plat.

- **1/18/24** – Submit Phase 1 & 2 subdivision plans to Highway Department.
 - a. Received notification that Planning and Zoning would be taking over subdivision plan review and told us we needed to upload application to CitizenServe.
- **2/1/24** – Submit Phase 1 & 2 subdivision plans to P&Z through CitizenServe for Construction Plan Review (CPR) permit.
- **2/26/24** – Received intake review comments from Baldwin County P&Z.
- **2/28/24** – 2nd submittal to Baldwin County addressing intake review comments.
 - a. Includes creating a second separate application for Phase 2 CPR as well as Phase 1 Construction Turnout Permit (CTP) and Phase 2 CTP applications.
- **3/16/24** – Received notice that Baldwin County has completed intake review and the County has given the application to the Permit Engineer to begin the Technical Review.
- **3/21/24** – Receive technical review comments from Permit Engineer.
- **5/20/24** – 3rd submittal to Baldwin County - addressing technical review comments.
- **7/13/24** – Receive Conditional Approval on Phase 1 & 2 subdivision permits as well as Phase 1 & 2 construction turnout permits.
- **9/23/24** – Pre-construction meeting.
- **10/24** – Begin construction.

Staff Recommendation

ORIGINAL RECOMMENDATION:

Staff recommends that the **PUD for Phases 1-7** and **Preliminary Plat approval** of Tealwood Estates Subdivision, Phases 1-2, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. The turn lanes recommended in the revised TIS shall be installed at the specified locations for the recommended phases.
 - Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases.
 - Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55, triggered by Phase 6.
2. 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.
3. A preliminary plat will be submitted for each consecutive phase within 2 years of the approval of the previously approved phase(s).

General Conditions

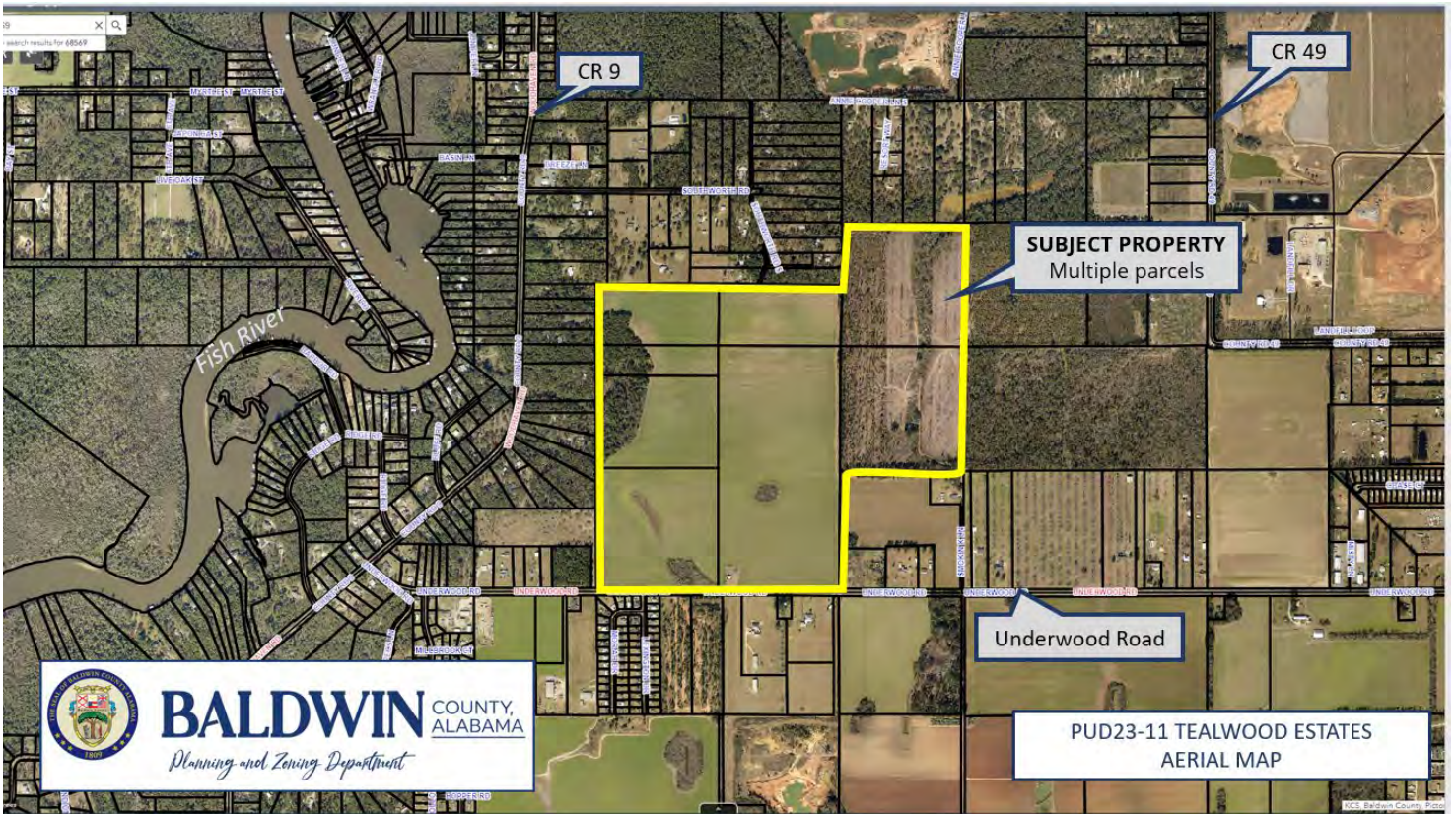
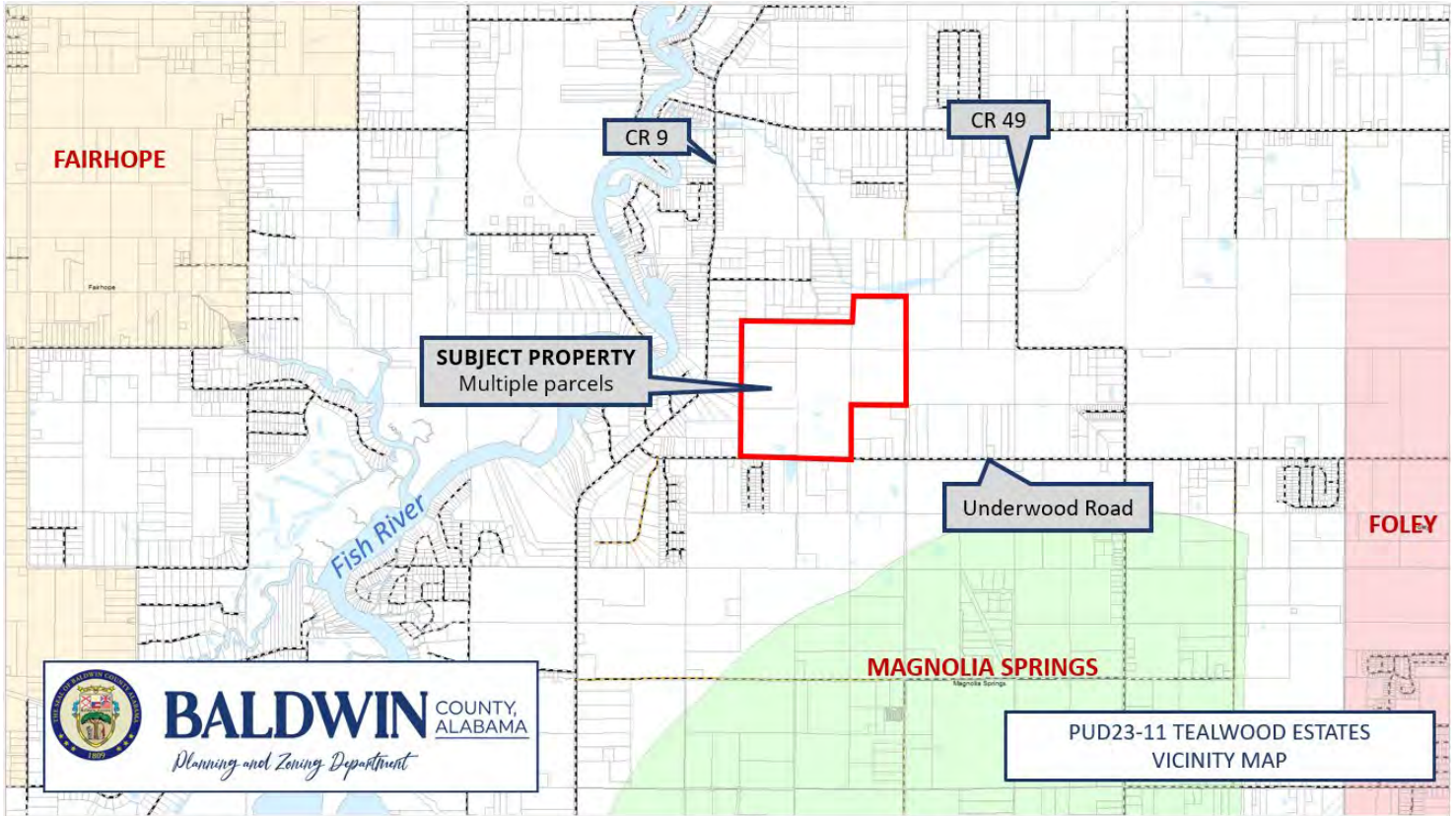
- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to 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 SPP23-02 Tealwood Estates Subdivision Phase 1 & 2 be **APPROVED** with the following conditions:

1. The one (1) year approval extension expires at 4:30 PM CST on **Tuesday, August 4, 2026**.
 - a. One Additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission.

Locator Maps



Plat



PUD23-000011
TEALWOOD
ESTATES

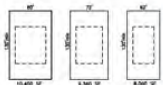
Development Summary

Total Area: 284.43 Acres
Open Space: 83.58 AC = 29% OF GROSS
Active Open: 84.40 AC = 29% OF GROSS
Ponds: 26.62 AC = 9% OF GROSS
Wetlands: 8.08 AC = 3% OF GROSS
Planning Dist: 14
Zoning: R-100
Total Lots: 500
Density: 2.07 / AC
Min. Lot Allowed: 60X125 (7,500 SF)
Smallest Lot: 8,000 SF (LOTS 63-71)
Largest Lot: 17,750 SF (LOT 566)
Street Length: 24,786 LF
Street Width: 22 Feet
Curbing: 2.5' Valley Gutter
H.C.S.: 40' Setback At Think of Recording

"ALL STREETS TO BE PUBLIC/COUNTY MAINTAINED UPON COMPLETION OF CONSTRUCTION, FINAL INSPECTION AND ACCEPTANCE BY COUNTY ENGINEER"

Utility Providers:

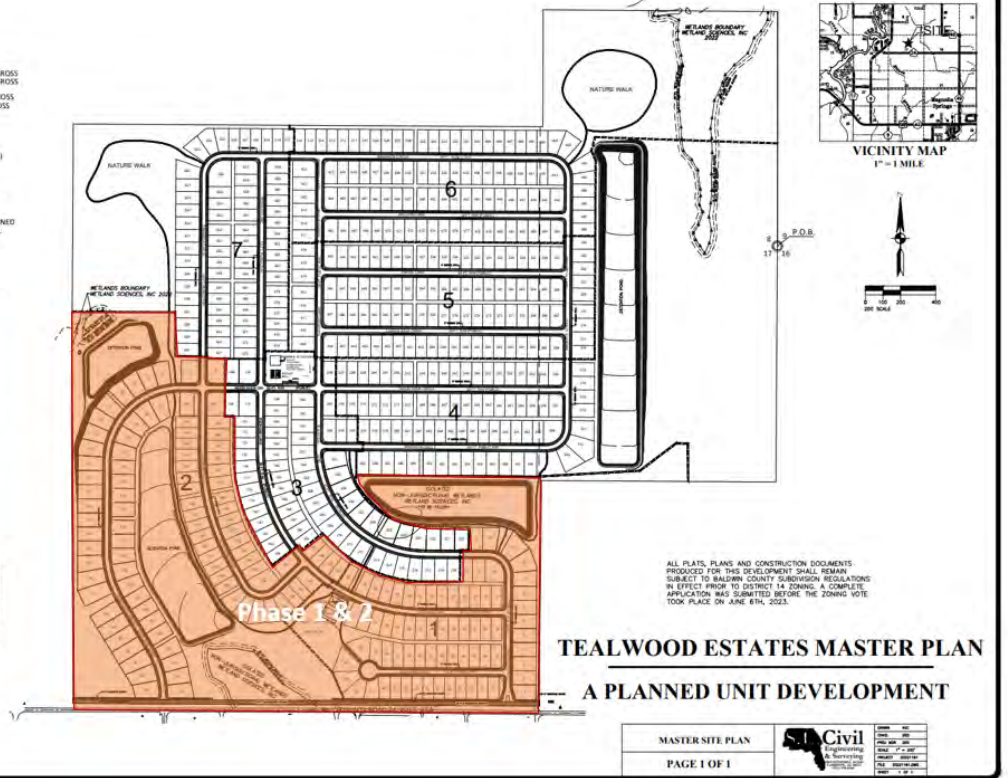
Water: RIVERA UTILITIES
Sewer: BALDWIN COUNTY SEWER
Power: BALDWIN EMC
Telephone: POINT BROADBAND



BUILDING SETBACKS
FRONT: 11'
SIDE: 11'
REAR: 30'
SIDE STREET: 20'

Lot Summary

PHASE	62'S	72'S	80'S	TOTAL
1	136	0	13	149
2	44	0	51	95
3	32	21	18	69
4	56	21	0	77
5	84	17	0	101
6	88	12	0	100
7	50	15	0	65
TOTAL	421	89	80	590



ALL PLATS, PLANS AND CONSTRUCTION DOCUMENTS PRODUCED FOR THIS DEVELOPMENT SHALL REMAIN SUBJECT TO BALDWIN COUNTY SUBORDINATION REGULATIONS IN EFFECT PRIOR TO DISTRICT 14 ZONING A COMPLETION APPLICATION WAS SUBMITTED BEFORE THE ZONING VOTE TOOK PLACE ON JUNE 8TH, 2023.

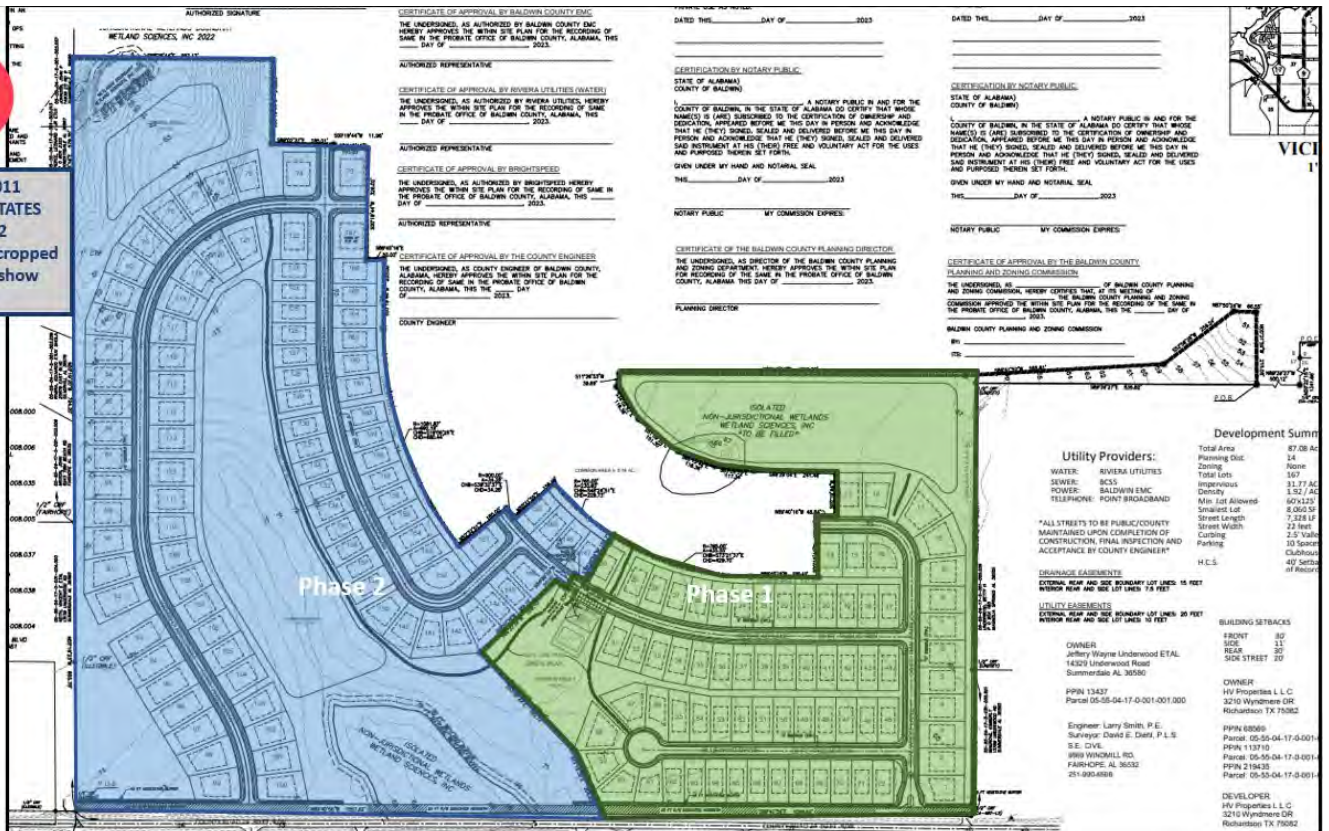
TEALWOOD ESTATES MASTER PLAN A PLANNED UNIT DEVELOPMENT

MASTER SITE PLAN

PAGE 1 OF 1



PUD23-000011
TEALWOOD ESTATES
PHASE 1&2
Preliminary Plat cropped & enlarged to show details



CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED
THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

COUNTY ENGINEER

CERTIFICATION BY NOTARY PUBLIC
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO CERTIFY THAT THE ABOVE NAMED (S) IS (ARE) SUBMITTED TO THE CERTIFICATION OF OWNERSHIP AND POSSESSION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

CERTIFICATION BY NOTARY PUBLIC

CERTIFICATION BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN SITE PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

PLANNING DIRECTOR

CERTIFICATION BY NOTARY PUBLIC
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO CERTIFY THAT THE ABOVE NAMED (S) IS (ARE) SUBMITTED TO THE CERTIFICATION OF OWNERSHIP AND POSSESSION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

CERTIFICATION BY NOTARY PUBLIC

CERTIFICATION BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN SITE PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____, 2023.

COUNTY ENGINEER

Utility Providers:

Water: RIVERA UTILITIES
Sewer: BALDWIN EMC
Power: BALDWIN EMC
Telephone: POINT BROADBAND

"ALL STREETS TO BE PUBLIC/COUNTY MAINTAINED UPON COMPLETION OF CONSTRUCTION, FINAL INSPECTION AND ACCEPTANCE BY COUNTY ENGINEER"

DRainage Easements

EXTERNAL ROAD AND SIDE BOUNDARY LOT LINES 15 FEET

INTERNAL ROAD AND SIDE LOT LINES 15 FEET

UTILITY Easements

EXTERNAL ROAD AND SIDE BOUNDARY LOT LINES 15 FEET

INTERNAL ROAD AND SIDE LOT LINES 15 FEET

OWNER

Jeffrey Wayne Underwood ETAL

14309 Underwood Road

Summit Station AL 36550

PPIN 13437

Parcel 05-05-04-17-0-001-001.000

Engineer: Larry Smith, P.E.

Surveyor: David S. Darr, P.L.S.

S.E. CIVIL

8900 VINOMALL RD.

FAIRHOPE, AL 36532

251-993-6858

PPIN 08080

Parcel: 05-05-04-17-0-001-001-001

PPIN 11378

Parcel: 05-05-04-17-0-001-001-001

PPIN 21630

Parcel: 05-05-04-17-0-001-001-001

DEVELOPER

HV Properties L.L.C.

3210 Wyndmere DR

Richardson TX 75082

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. PUD25-06 & SV25-11

County RD 55 RV Storage

July 10, 2025

Subject Property Information

Planning District: 11
Zoning: Unzoned
Location: Subject property is located at the intersection of Underwood Rd and County Rd 55.
Parcel Numbers: 05-55-06-14-0-000-011.001 PIN#: 631539
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: 4 Way Land Holdings LLC
Engineer/Surveyor: Michael Johnson, PLS, EDG
Online Case #: When searching online CitizenServe database, please use PUD25-000006 & SV25-000011
Attachments: *Within Report*

Subdivision Proposal

Request: Planned Unit Development for a commercial site plan for an RV & Boat Storage.
Number of units: 7 building units
Linear ft of streets: n/a
Lot setbacks: 30' front, 30' rear and 10' side. (A waiver has been submitted for staff review and acceptance to reduce the 30' front yard setback on the northeast corner to 20' to accommodate a right of way dedication)
Total acreage: 6.07ac
Smallest lot size: n/a
Open space: Total required: 1.2ac
Total provided: 1.7ac
Total usable (50% of required): The applicant has submitted a subdivision variance request in lieu of providing the required usable open space for a commercial development.

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities . Letter dated February 17, 2025.
Electrical: Baldwin EMC Letter dated February 18, 2025.
Sewer: BCSS, Summerdale treatment plant. Letter dated March 10, 2025
Broadband: Brightspeed. Letter dated February 17, 2025
Fire flow: Fireflow is 1629gpm (gallons per minute) at 20psi (pounds per square inch), adequate for the proposed setbacks.

Traffic study:	Not applicable to this project.
Flood zone:	X zone, no special requirements
Drainage improve.:	Drainage narrative prepared by Austin Lutz, P.E. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	No potential wetlands were identified on the subject property.

Staff Analysis and Comments

The subject property lies within the Subdivision Municipal Jurisdiction of the City of Foley. The Bedsole Moseley two lot subdivision was approved by the City of Foley Planning Commission at its March 21, 2025, meeting. However, following further discussion with the City, it was determined that, due to ongoing revisions to the City's regulations concerning multi-occupancy developments, the authority to review and take action on the proposed development would fall to the Baldwin County Planning Commission.

Staff Recommendation:

Staff recommend that the PLANNED UNIT DEVELOPMENT AND SUBDIVISION VARIANCE for Case No. PUD25-06 & SV25-11be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

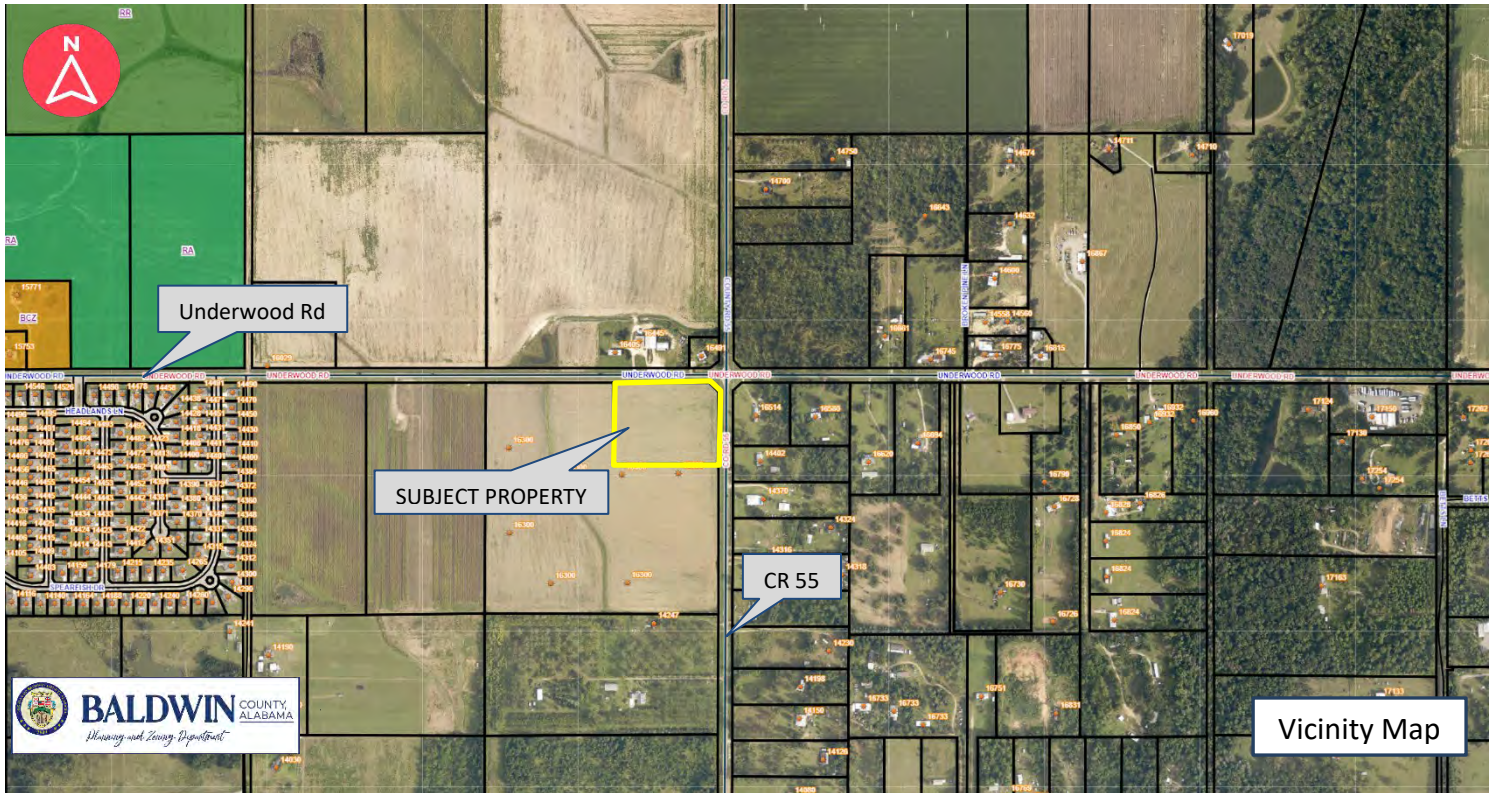
1. Add vicinity map to site plan
2. Show a 10' Landscape buffer along Underwood Rd.

General Conditions:

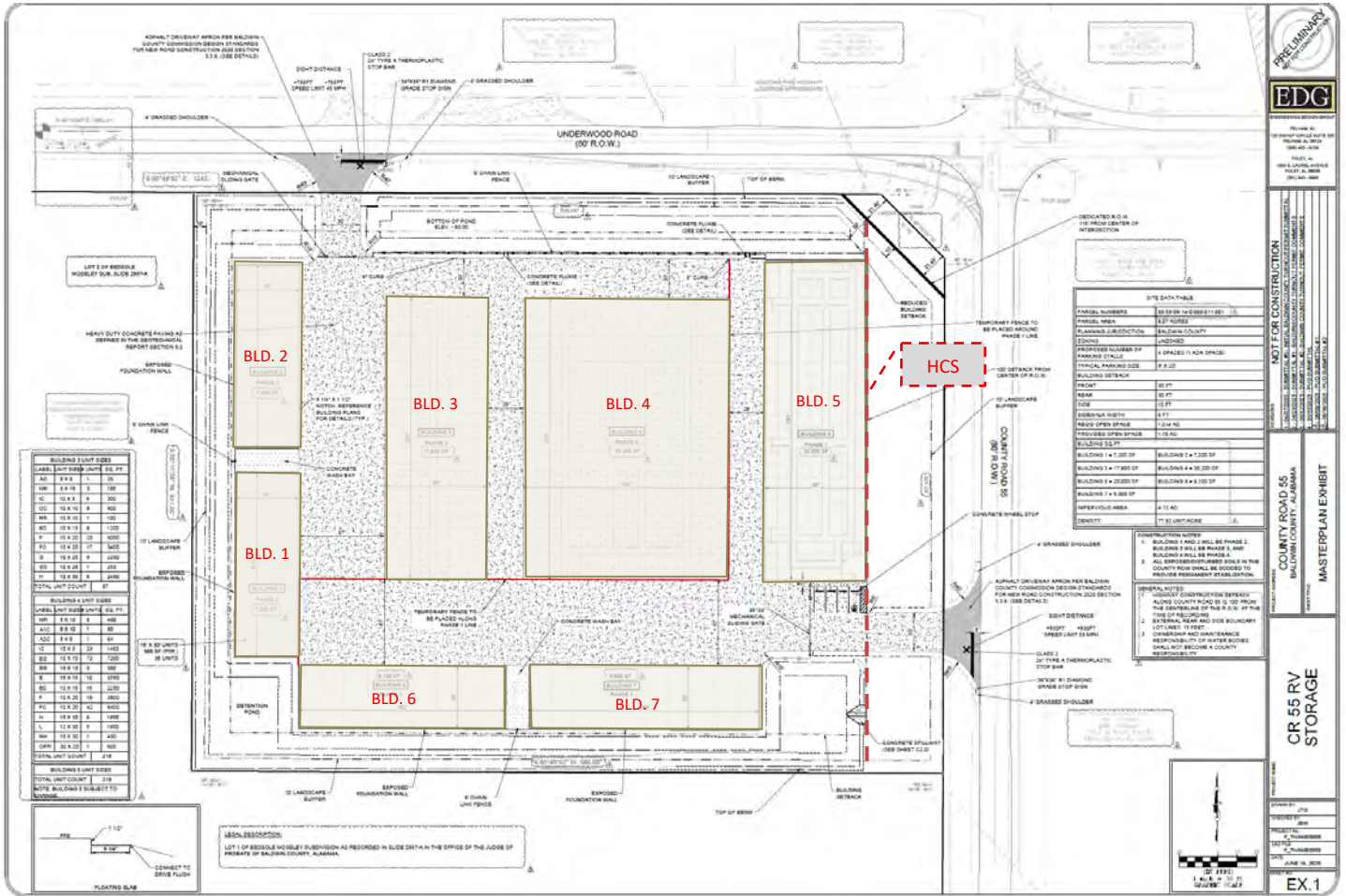
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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

Locator Maps



Site Plan



Subdivision Variance Request



June 10, 2025

Baldwin County Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

Attn: Planning Commission Members

Re: County Road 55 RV Storage – 4 Way Land Holdings, LLC

All,

On the behalf of our client 4 Way Land Holdings, LLC, EDG is requesting a variance for the proposed RV Storage site located at the intersection of County Road 55 and Underwood Road. We are requesting a total of three variances as listed below.

Variance #1 (Usable open space requirement)

We are requesting a variance from the usable open space requirement as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. Per regulations, 20% of the site (total site acres +/-6.07 acres), or 1.214 acres, is required to be dedicated open space. We are providing 1.70 acres, which equates to 28% of the total site area, well above the minimum required open space. However, due to the nature and layout of the proposed storage facility, this space does not meet the criteria for "usable" open space as defined in the code.

The intent of the usable open space requirement appears to be aimed at supporting the developments with active pedestrian use, such as residential subdivision or commercial centers, where residents or visitors would benefit from recreation areas, walking paths, and other amenities. In contrast, our site will be exclusively for storage purposes, with no residential component or pedestrian traffic.

Variance Request #2 (Encroachment of stormwater detention pond into landscape buffer)

We respectfully request a variance from the requirement to provide usable open space due to the nature of the development does not lend itself to recreational or pedestrian-oriented open space.

We are requesting a variance to allow a portion of the proposed stormwater detention pond to be located within the required landscape buffer for the RV Storage site at the intersection of County Road 55 and Underwood Road.

The proposed detention facility is designed with a maximum depth of 3.5 feet and 3:1 side slopes. Only the upper side slope of the pond extends into the landscape buffer area 3 to 7 feet. This area will be fully stabilized and planted with vegetation that is both compatible with the



site's stormwater management objectives and capable of withstanding periodic saturation. These plantings, as outlined in the landscape plan, will enhance water quality functions and maintain the aesthetic and screening intent of the buffer.

As part of the project, a small portion of the property is also being dedicated to the County for future right-of-way improvements.

Given minimal encroachment and the added environmental benefit provided by the proposed vegetation, we respectfully request approval of this variance to allow the integration of stormwater detention within the buffer area.

Variance Request #3 (20ft access around the perimeter of detention pond)

EDG respectfully requests a variance from the 20 feet access around the perimeter of the detention pond embankment for the RV Storage site at the intersection of County Road 55 and Underwood Road.

The proposed detention facility is located on the north, west, and south sides of the proposed development. The maximum depth of 3.5 feet with 3:1 side slopes. Multiple access routes for the pond maintenance are provided, including direct access through the site's wash bay areas and the access aisle adjacent to the pond.

The pond's spillway/outlet control structure is located at the southeast corner of the site on the County Road 55 side, where sufficient clearance and access are available within the required highway setback. These provisions ensure that routine maintenance and emergency access to all critical feature other detention facility can be safely and effectively performed.

Due to site constraints and the configuration of the surrounding development, dedicating a continuous 20 foot wide access path around the entire perimeter of the pond within a designated common area would present a practical hardship and significantly impact the layout and the function of the site. We believe the current design meets the intent of the regulation by providing safe and adequate access for maintenance personnel and equipment, while maintaining appropriate stormwater management performance.

As part of the project, a small portion of the property is also being dedicated to the County for future right-of-way improvements. We appreciate your consideration of this request and believe the proposed design ensures the long-term maintainability and function of the stormwater facility without compromising public safety or the goals of the subdivision regulations.

Respectfully Submitted
Engineering Design Group, LLC


Jacob B. Williams, P.E.
Project Manager

VARIANCE INFORMATION

The purpose of this Variance is to allow:

We respectfully request a variance from the requirement to provide usable open space due to the nature of the development does not lend itself to recreational or pedestrian-oriented open space.

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:

We are requesting a variance from the usable open space requirement as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. Per regulations, 20% of the site (total site acres +/-6.07 acres), or 1.214 acres, is required to be dedicated open space. We are providing 1.70 acres, which equates to 28% of the total site area, well above the minimum required open space. However, due to the nature and layout of the proposed storage facility, this space does not meet the criteria for "usable" open space as defined in the code.

The intent of the usable open space requirement appears to be aimed at supporting the developments with active pedestrian use, such as residential subdivision or commercial centers, where residents or visitors would benefit from recreation areas, walking paths, and other amenities. In contrast, our site will be exclusively for storage purposes, with no residential component or pedestrian traffic.

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

The granting of the variance for the County Road 55 RV Storage Project will not be detrimental to public safety, or welfare, nor will it be injurious to other property, for the following reasons:

- No impact on pedestrian traffic
- Exceeds open space minimums
- No adverse effects on adjacent properties.

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

The intended use is exclusive to storage units. The site design conforms to function not recreation. The Baldwin County Subdivision Regulations define "usable" open space in a way that assumes pedestrian-oriented, recreational, or community focused use. The layout and security needs of the storage site, such as fencing, access control, and vehicular drive aisles inherently limit the feasibility or appropriateness of incorporating traditional recreational or walkable open space features.

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

A residential or mixed-use commercial site could easily incorporate usable open space into a design for people to live, shop, walk, etc. But applying the same standard to a storage facility with no pedestrian traffic and no demand for recreational amenities imposes a burden that is unique to this kind of project. The proposed site is simply for storage needs.

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

The requested variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission. The variance request is limited solely to the definition of "usable" open space as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. It does not seek exemption from the total open space requirement.

5. Do you understand that inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance?

Yes



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PUD25-07
Gulf Country RV Park
July 10, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Un-zoned
PARCEL ID # 05-40-04-17-0-000-002.002
PIN: 14231
LOCATION: Subject property is located on the south side of Patterson Road and east of Rabbit Run Rd in the Wilcox community
CITIZENSERVE REF: PUD25-000007
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for an RV Park
Proposed # Lots: 13
Linear feet of streets: 662
Total acreage: +/- 3.0 acres
Smallest site size: 1,695 SF
Applicant/Owner: Chris Lieb, P.E., Lieb Engineering – Applicant / Ricky Rawlins, Owner/Developer
Surveyor: Danny Clark, PLS – Smith, Clark & Associates

Property History:

PUD23-10, 10/05/2023, PC Approved PUD with conditions. No Subdivision Permit has been issued. A final site plan was recorded on 04/23/2024 and will need to be amended per the approved PUD25-07 Gulf Country RV Park site plan.
CPR24-25, currently in review.

Public Utilities and Site Considerations

Public Utilities:	Water: East Central Water (letter dated June 18, 2025) Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated October 21, 2022) (<i>See Staff Analysis</i>)
Traffic study:	N/A
Drainage:	Updated drainage report dated June 19, 2025, prepared and stamped by Chris Lieb, P.E., Lieb Engineering has been submitted. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	No wetlands appear to be on the subject property per the GIS wetland map viewer.

Staff Analysis and Comments

This is an existing RV park that is being brought into compliance with the current subdivision regulations. All utilities are currently in place and have been serving this development. Only the water report was requested to be updated. The Baldwin EMC letter is dated October 21, 2022, from prior review of application submitted under PUD23-10.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Final Site Plan for Case No. PUD25-07, Gulf Country RV Park be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

- CPR24-25 has been submitted. No improvements and/or construction can commence until the plans have been reviewed, approved and a Subdivision Permit has been issued.
- Final Site Plan shall be recorded after the installation of all improvements and prior to application for Building Permits per Section 9.5.7.

General Conditions:

Construction plans required and approval in accordance with Sections 4.5.6 and 4.5.7, but subject to all applicable provisions with the Baldwin County Subdivision regulations. Approval of Final Site Plan is valid for two years from approval by Planning Commission. If construction has not been completed and final site plan recorded, the applicant will need to submit a request for extension of the PUD approval.

Locator Maps



Overall Preliminary Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-28
Whitehouse Creek Estates, Ph 2
July 10, 2025

Subject Property Information

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

Subdivision Proposal

Request: Preliminary Plat Approval for Phase 2, a 3-lot Large Acre Residential Subdivision
Proposed # of Lots: 3
Linear feet of streets: N/A
Total acreage: 102.39 acres
Smallest lot size: 38 acres
Applicant/Owner: Early Land Group LLC, 9 N Conception St., Mobile, AL 36602
Engineer/Surveyor: Jason Linder, P.L.S, Linder Surveying, 370 First Street, Silas, Alabama 36919

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: On-Site Septic
Traffic study: Less than 50 lots requested so not required per Section 5.5.14
Drainage improve.: Not required per Section 4.5.8 Large Acre Subdivisions
Wetlands 50' Natural Buffer
Streets / Roads: N/A

Staff Analysis and Comments

The proposed Phase 2 of Whitehouse Creek Estates Subdivision is a Large Acre subdivision; all lots front on a 60' ingress/egress easement.

Staff Recommendation:

Staff recommends that the **PRELIMINARY PLAT** for **Case No.SC25-28** Whitehouse Creek Estates, Ph 2, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

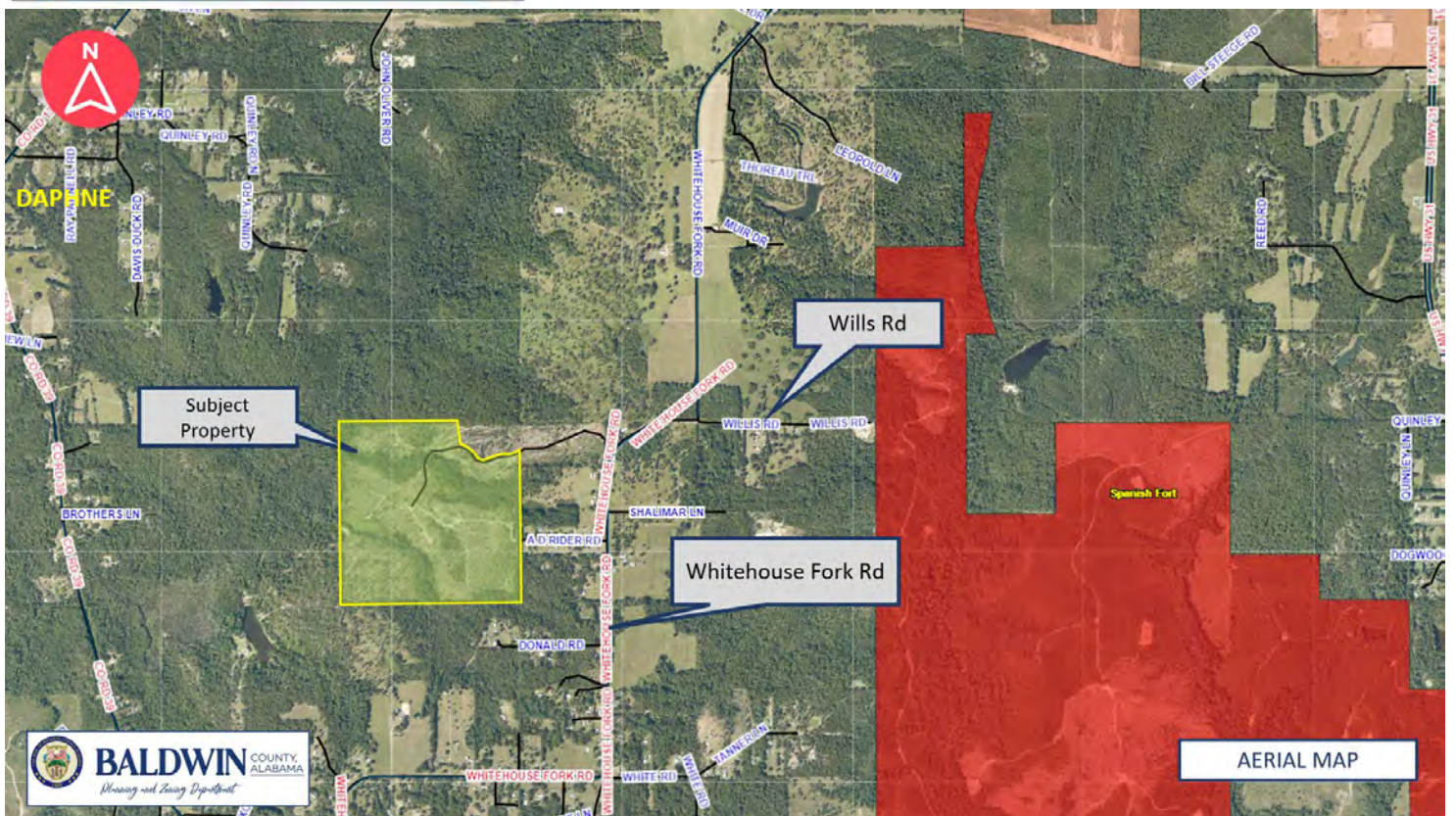
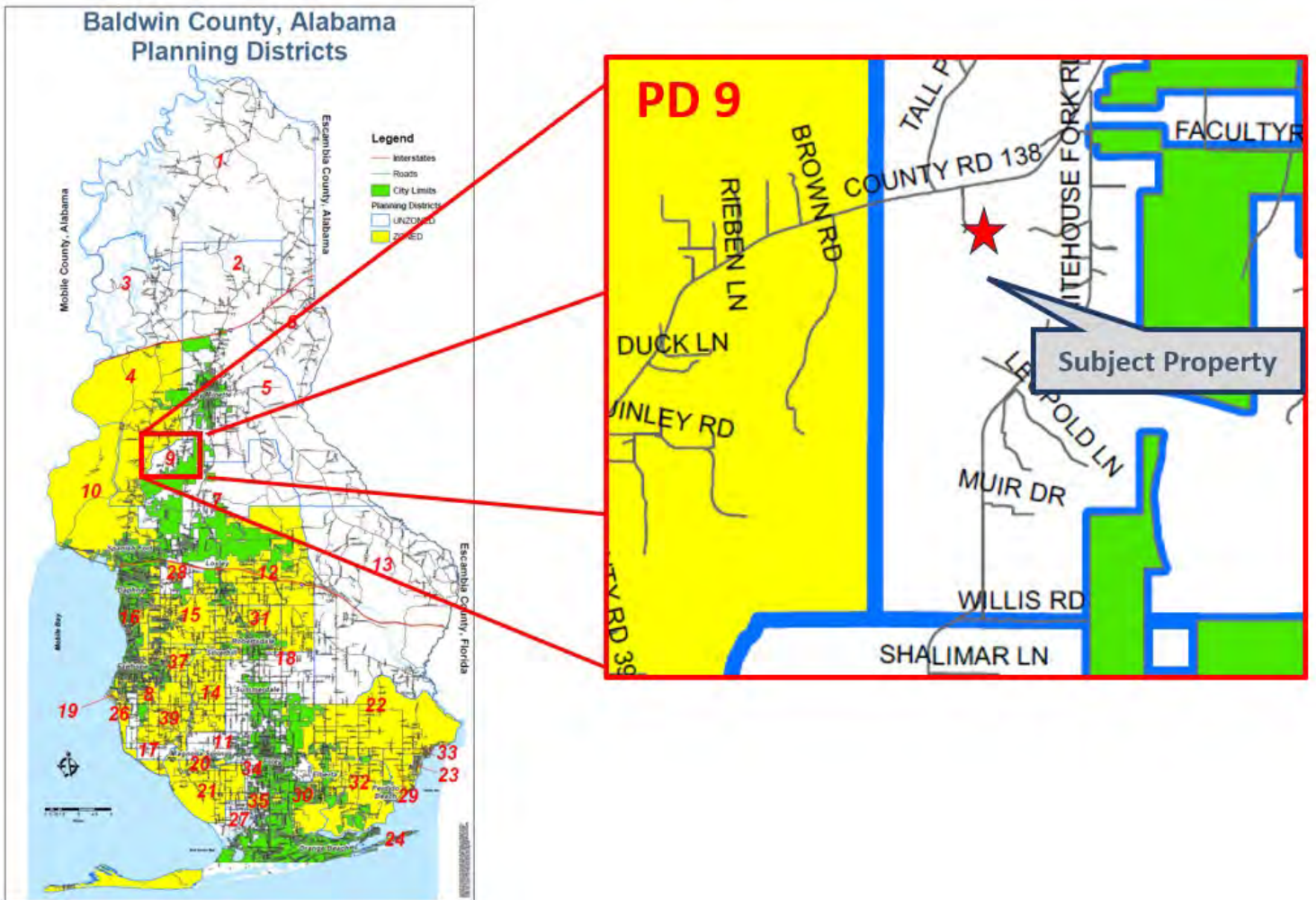
1. Provide a clean plat without the clouded revisions.

General Conditions:

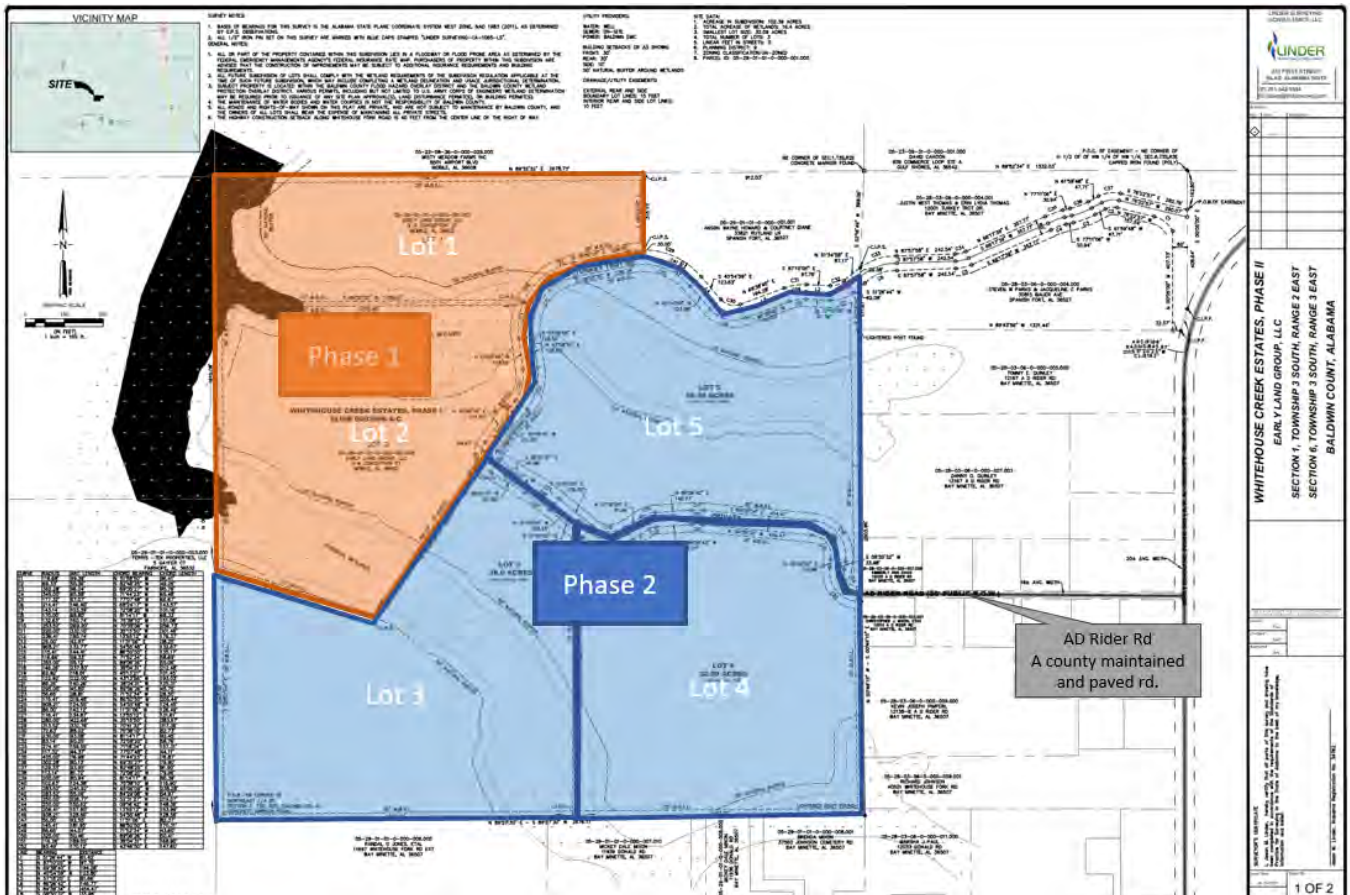
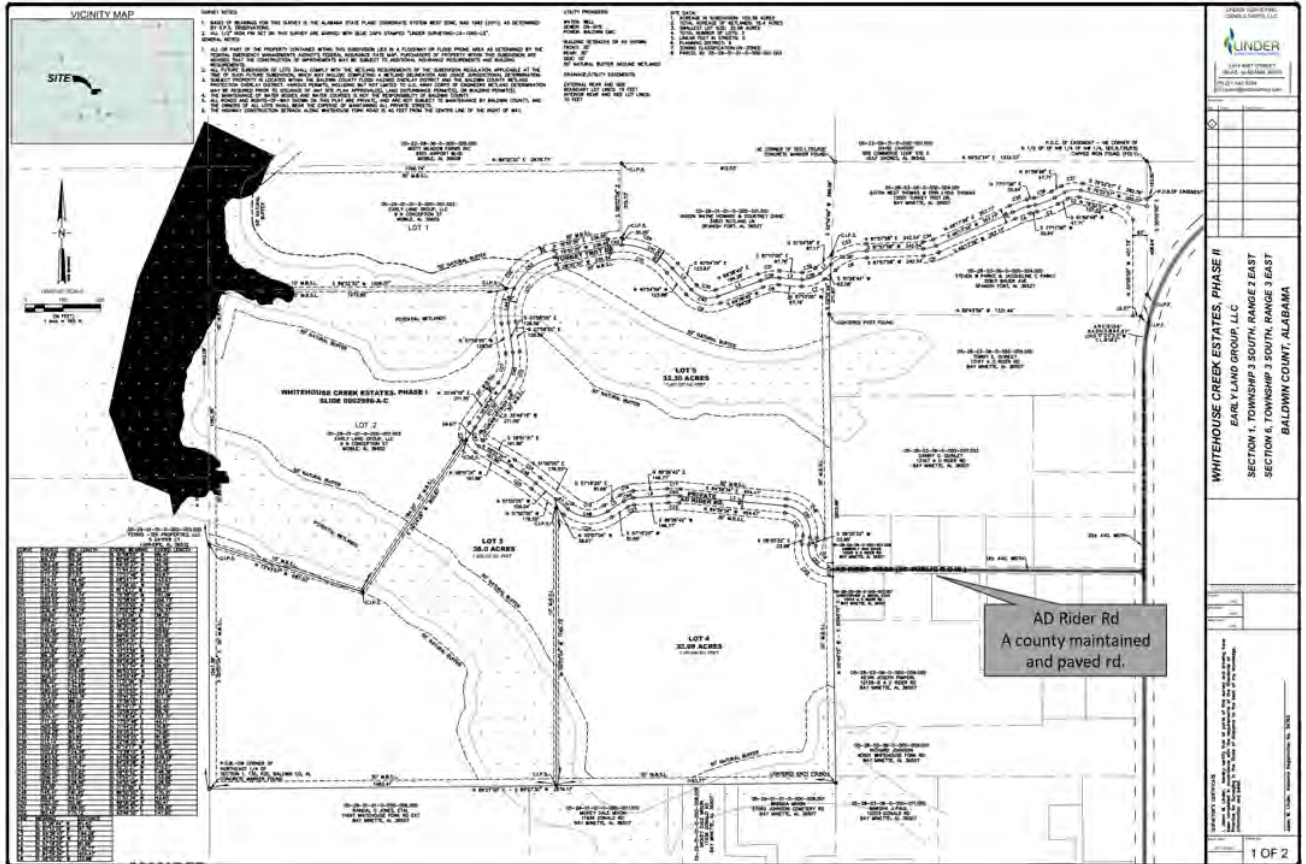
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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

Locator Maps



Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-000014
Estates of Pine Grove
July 10, 2025

Subject Property Information

Planning District: 5
Zoning: Unzoned
Location: The subject property is located east of US Hwy 31, north of Pine Grove Road Ext. and west of Co Rd 57 (Pine Grove Road).
Parcel Numbers: 05-23-05-22-0-000-025.000 PIN: 26395
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: T.R. Peed Properties, LLC 52350 Highway 225 Stockton, AL 36579
Engineer/Surveyor: Bluewater Design, LLC P.O. Box 217, Pell City, AL 35125
Online Case # When searching online CitizenServe database, please use SPP25-000014
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Proposed # of Lots: 12
Linear feet of streets: NA— No new streets will be installed.
Total acreage: 48.92ac
Smallest lot size: 115,489sf
Lot Setbacks: 30 ft front and rear, 10 ft sides, 20 ft side street setback
Wetland Setbacks: 30' Natural Buffer

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities **Letter dated:** April 21, 2025
Electrical: Baldwin EMC. **Letter dated:**
Sewer: North Baldwin Utilities **Letter dated:** April 21, 2025
Broadband: Brightspeed **Letter dated:**
Fire Flow: N/A- All lots are greater than 40,000 sf
Traffic study: N/A- Less than 50 Lots
Flood zone: Zone X, no special requirements.
Drainage improve.: Drainage study was prepared by Michael A. Thomas, P.E., Bluewater Design. Reviewed and accepted by the Permit Engineer. No roadway or other new infrastructure required to develop the property and drainage structures are reflected in the preliminary plat.
Wetlands: Two Wetland Reports provided: **Report #1** - Wetland Associates Inc, Keith Johnson & **Report #2** Tidal Tech, Brett Hegler. Jurisdictional wetlands are identified on the subject property with appropriate buffers.

Staff Analysis and Comments

SPP25-14 Estates of Pine Grove is a 12 Lot Residential Subdivision with lot sizes from 115,489 sf to 350,159 sf. All proposed lots will have road frontage on a county-maintained road, **Pine Grove Extension & County Road 57 A.K.A. Pine Grove Extension**. Due to the highway functional classification of Pine Grove Road as a major collector, a minimum distance of 240 feet between driveways is required per the Highway Access Management Policy. This resulted in the requirement of the installation of common driveways for Lots 1 through 10 that front **Pine Grove Road**.

Staff Recommendation:

Staff recommend that the PRELIMINARY PLAT for Case No. SPP25-14 Estates of Pine Grove be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

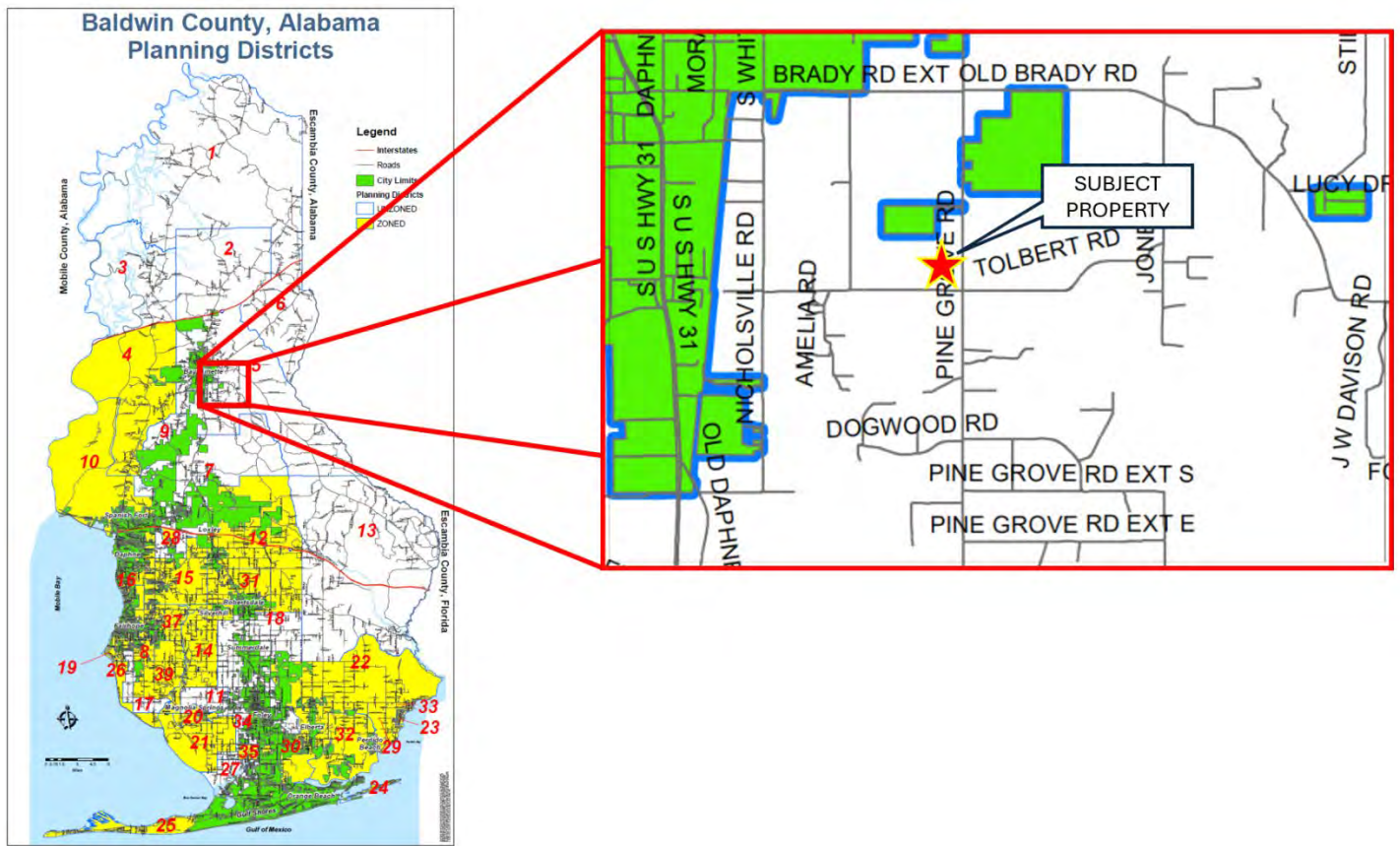
1. Co Rd 57 (Pine Grove Rd) is a major collector; Common drives are required & the easements of the common drives must be annotated.
2. Each lot fronts Pine Grove Ext and or Co Rd 57 (Pine Grove Road). Lot 10 shall only have access from Co Rd 57 (Pine Grove Rd).
3. If any future crossings in the wetlands areas are proposed, the applicant will need to apply for a FLD (Flood Land Disturbance) and provide all of the proper state and federal permits.
4. Any major changes to the Preliminary Plat, including a reduction in the amount of usable open space, will require Planning Commisison approval.

General Conditions:

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

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

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP24-45
Fireworks Stand
Commission Site Plan (CSP) Approval
July 10, 2025

Subject Property Information

Planning District:	33
General Location:	Located at the intersection of County Road 99 and US Highway 98 in the Lillian community
Physical Address:	7211 Roscoe Road, Gulf Shores, AL 36542
Parcel ID:	05-52-07-26-0-002-001.003
PIN:	273029
Zoning:	B-2, Neighborhood Business District
Proposed Use:	A 32' x 70' fireworks stand
Acreage:	0.84+/- acres
Total # Parcels requested:	N/A
Applicant:	Jonathan Petty, PE, Axis Engineering Group 200 W. Laurel Avenue, Suite 275 Foley, AL 36535
Owner:	May Brothers Enterprise 111 Southern Star Place Slidell, LA 70458
Lead Staff:	Cory Rhodes, Planner
Attachments:	<i>Within Report</i>

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-2, Neighborhood Business
South	Vacant	B-2, Neighborhood Business
East	Commercial	B-2, Neighborhood Business
West	Commercial	B-2, Neighborhood Business

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 32' x 70' (2,240SF) fireworks stand. The subject property encompasses +/- 0.84 total acres and zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirement of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 6/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 6/10/2025 but received no comments.

Subdivisions, Fabia Waters: A subdivision does not appear to be proposed at this time, no further comment.

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

Staff Analysis and Findings

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

The proposed Site Plan for the 32' x 70' (2,240SF) fireworks stand conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Ideal Conservation/Preservation Development Potential, which includes land that is undeveloped or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. The development pattern of the area is primarily commercial, and a Neighborhood Center node is located approximately 0.3 miles northwest the subject property, which supports the current zoning and proposed use of the subject property. There are also adjacent commercial properties that contain a fireworks stand. Therefore, it can be concluded that the proposed fireworks stand complies with the Master Plan.

County Road 99 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. US Highway 98 is a Principal Arterial, which serves major activity centers and provides a high degree of mobility through an area. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location, due in part to the store's limited seasonal hours of operation.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 0.84 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a 32' x 70' (2,240 SF) fireworks stand. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - 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.

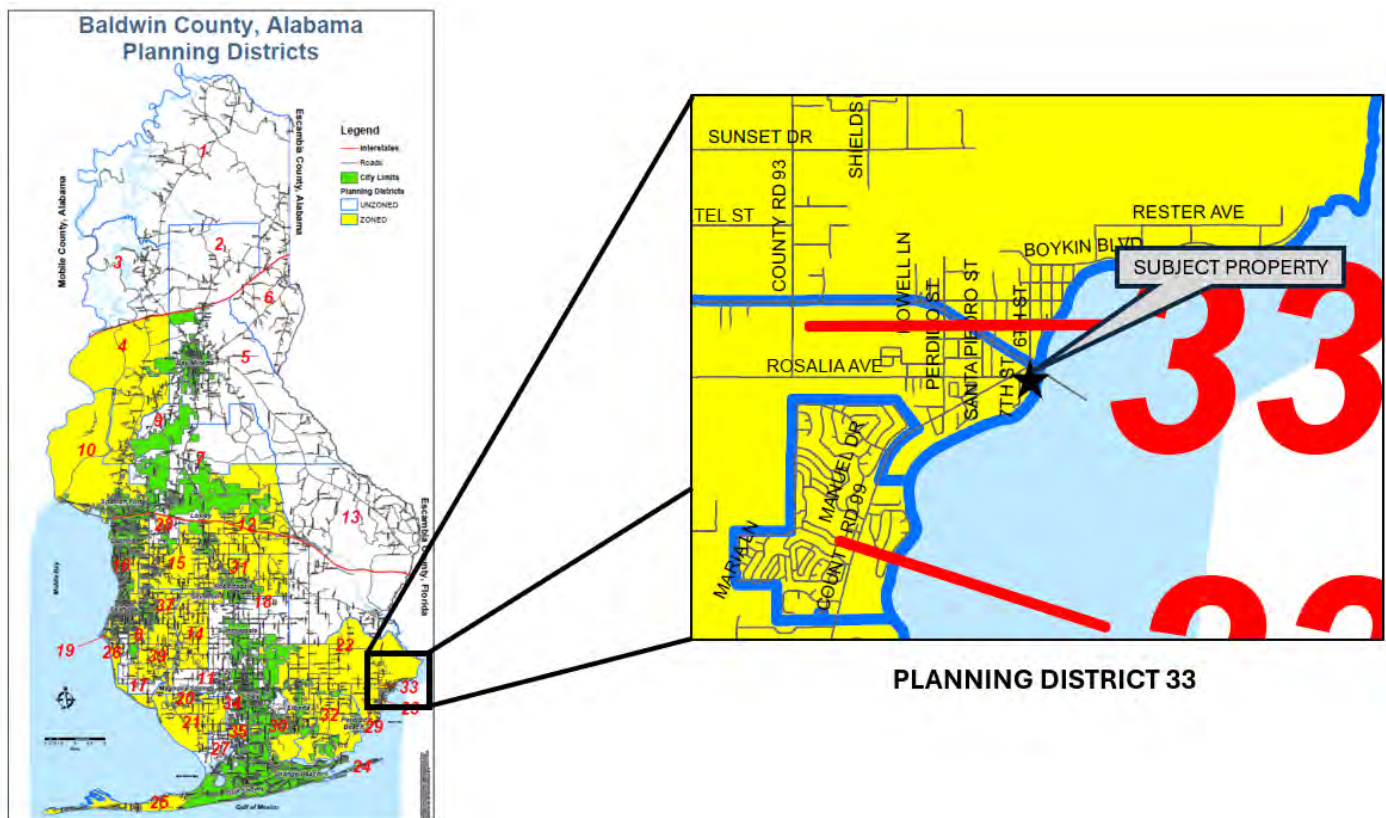
Property Images



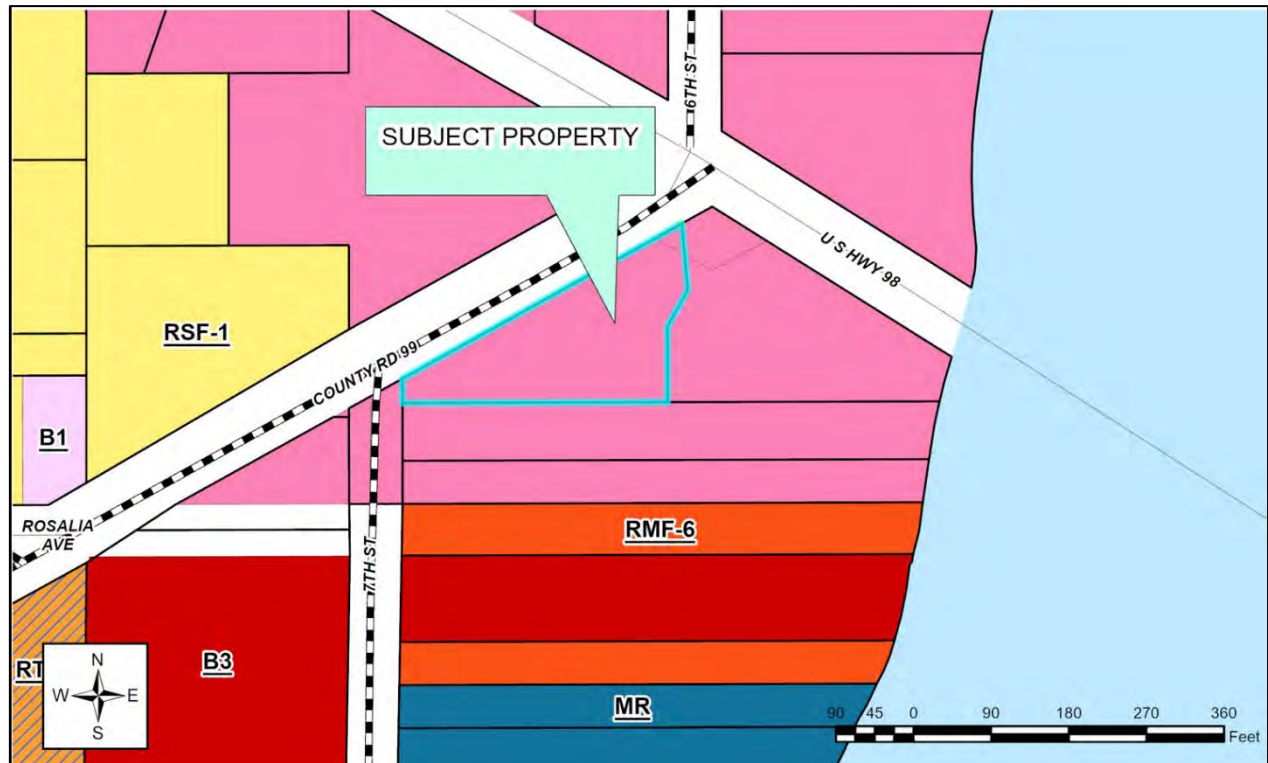




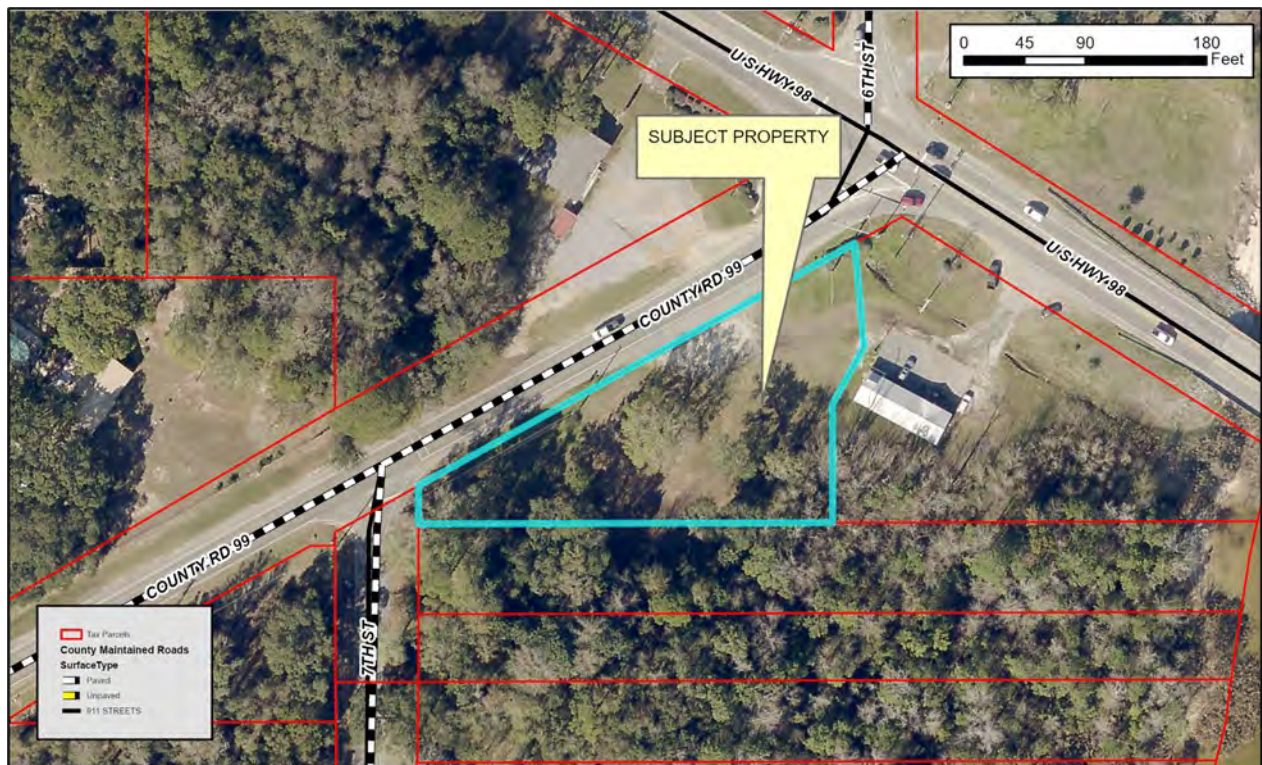
County Planning Map



Locator Map



Site Map



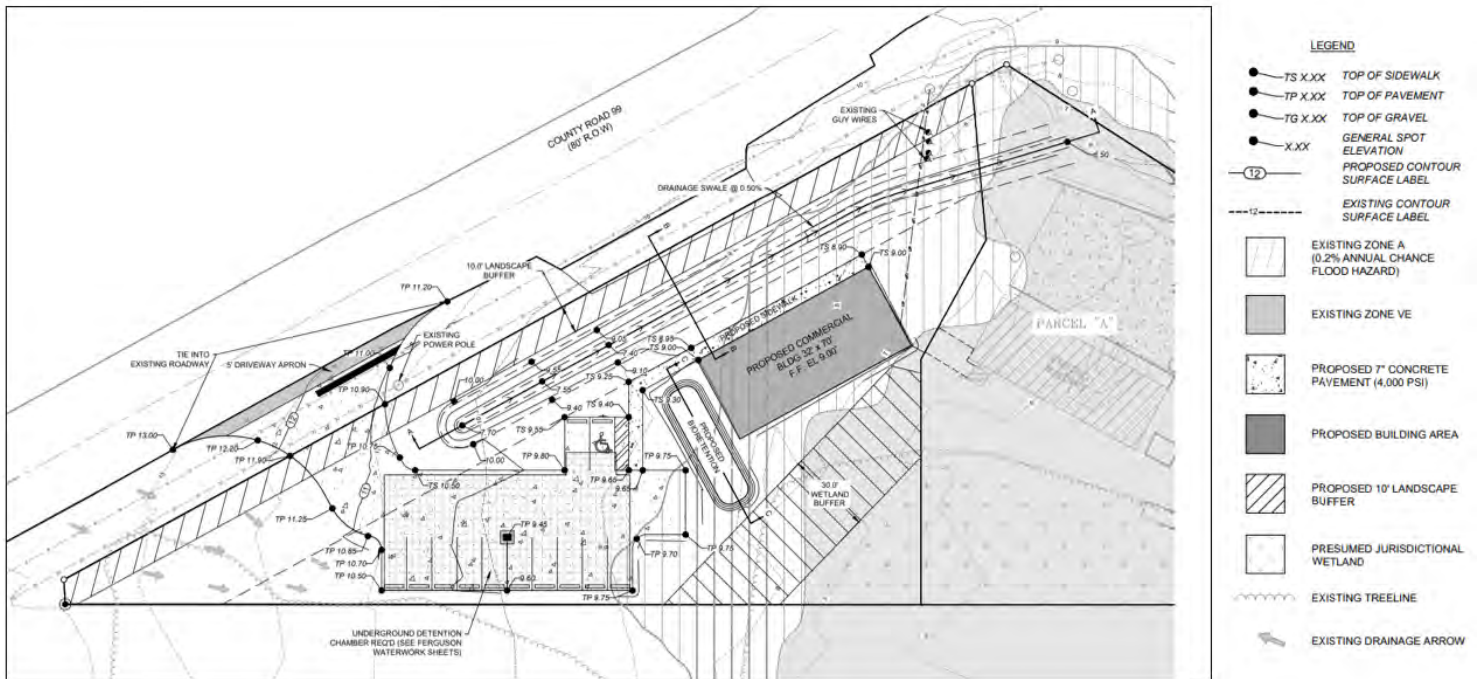


- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER
 - VILLAGE CENTER
 - URBAN MIXED-USE CENTER
 - COMMERCIAL/INDUSTRIAL CENTER

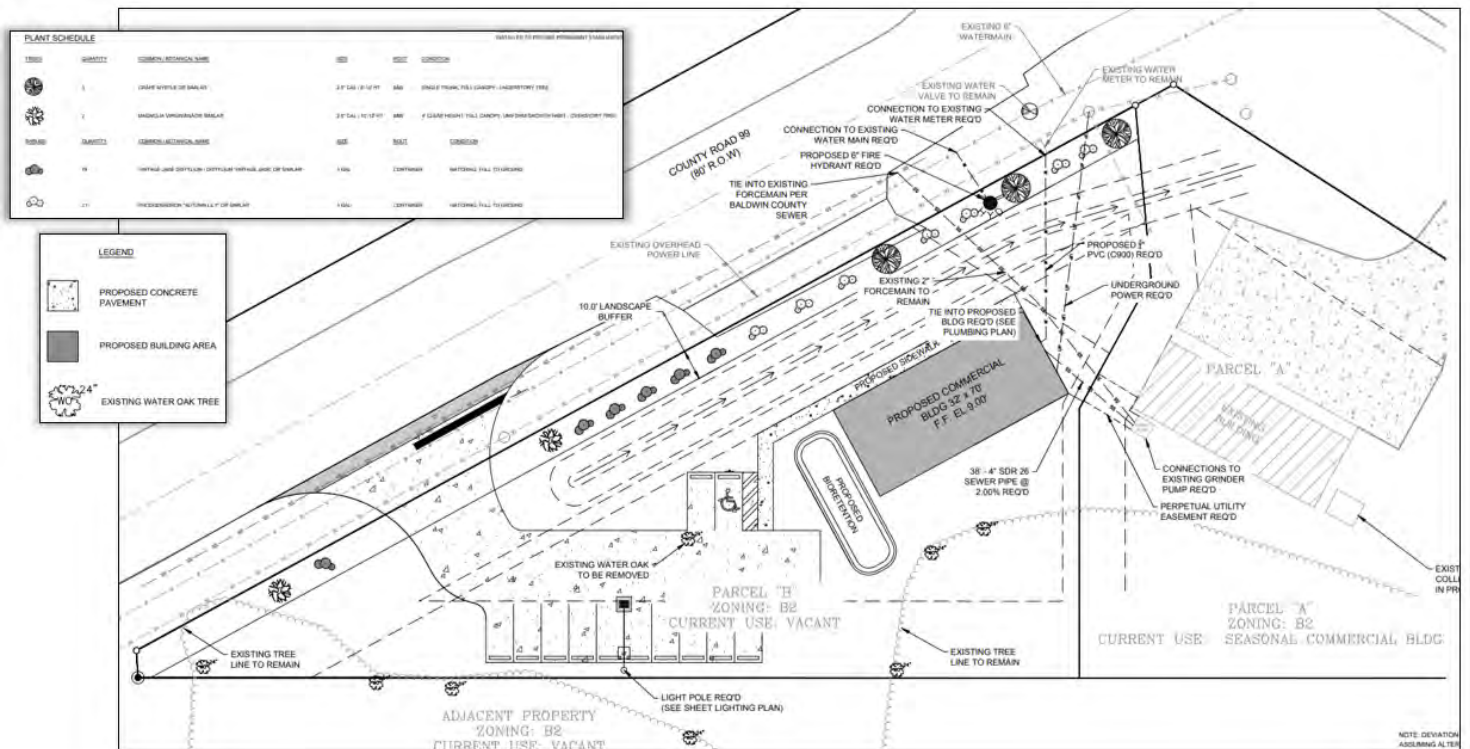
LEGEND

- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL
 - MUNICIPAL JURISDICTIONS

Grading and Drainage Plan



Landscape Plan





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-03 & PUD25-02

Binger Storage

Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval

July 10, 2025

Subject Property Information

Planning District: 30
General Location: The subject property is located south and west of Roscoe Road in the Orange Beach community
Physical Address: 7211 Roscoe Road, Gulf Shores, AL 36542
Parcel ID: 05-61-06-23-0-000-021.001
PIN: 262975
Zoning: B-3, General Business District
Proposed Use: A 4-unit storage facility
Acreage: 1.41 +/- acres
Total # Parcels requested: N/A
Applicant: Chris Lieb, P.E., Lieb Engineering Company
1290 Main Street
Daphne, AL 36526
Owner: Binger Properties, LLC
PO Box 66
Orange Beach, AL 36561
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-3, General Business
South	Vacant	B-3, General Business
East	Vacant	RSF-2, Residential Single-Family
West	Residential	RA, Rural Agricultural

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for a 4-unit storage facility, totaling approximately 5,760 square feet. The subject property encompasses +/- 1.41 total acres and zoned as B-3, General Business District. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 6/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 6/10/2025 but received no comments.

Subdivisions, Shawn Mitchell: If more than 2 businesses will lease space in this building, a Planned Unit Development application is required.

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

Staff Analysis and Findings

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

The proposed Site Plan for the 4-unit storage facility conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Ideal Conservation/Preservation Development Potential, which includes land that is undeveloped or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. The development pattern of the area is primarily commercial, with businesses located approximately 0.3 miles south of the subject property, supporting the current zoning and proposed use of the subject property. Therefore, it can be concluded that the proposed storage facility complies with the Master Plan.

Roscoe Road is a Local Road, which serve primarily to provide access to adjacent land. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, "It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas." Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and

building height, may be approved by the County Commission and shall be shown on the approved Final Site Plan.

The proposed 4-unit storage facility is to be known as Binger Storage. Each storage unit within the building will be approximately 1,440 square feet. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variances include a reduction in the minimum lot acreage for a PUD, an elimination of a portion of landscaping for the location of a detention pond, a reduction in the maintenance width requirement around the proposed detention pond, and an elimination of the useable open space requirement. There are approximately 0.59 acres of delineated wetlands on the subject property. Approval from the U.S. Army Corp of Engineers (USACE) to fill approximately 0.25 acres of wetlands on the property for access to the storage building has been granted.

Staff has reviewed the submitted documents as well as evaluated the relevant factors and has found that the request meets the requirements of Commission Site Plan (CSP) and Planned Unit Development (PUD) for approval.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 1.41 acres and is zoned for commercial use. The applicant has requested Commission Site Plan (CSP) approval as well as a Planned Unit Development (PUD) for a 4-unit storage facility. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Approval of SV25-12
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
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. Submit construction plans (CPR permit) for review. 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.
9. Record final site plan once the Subdivision Permit has been issued.
10. Approval of the final site plan/PUD is granted for **two 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.

Property Images

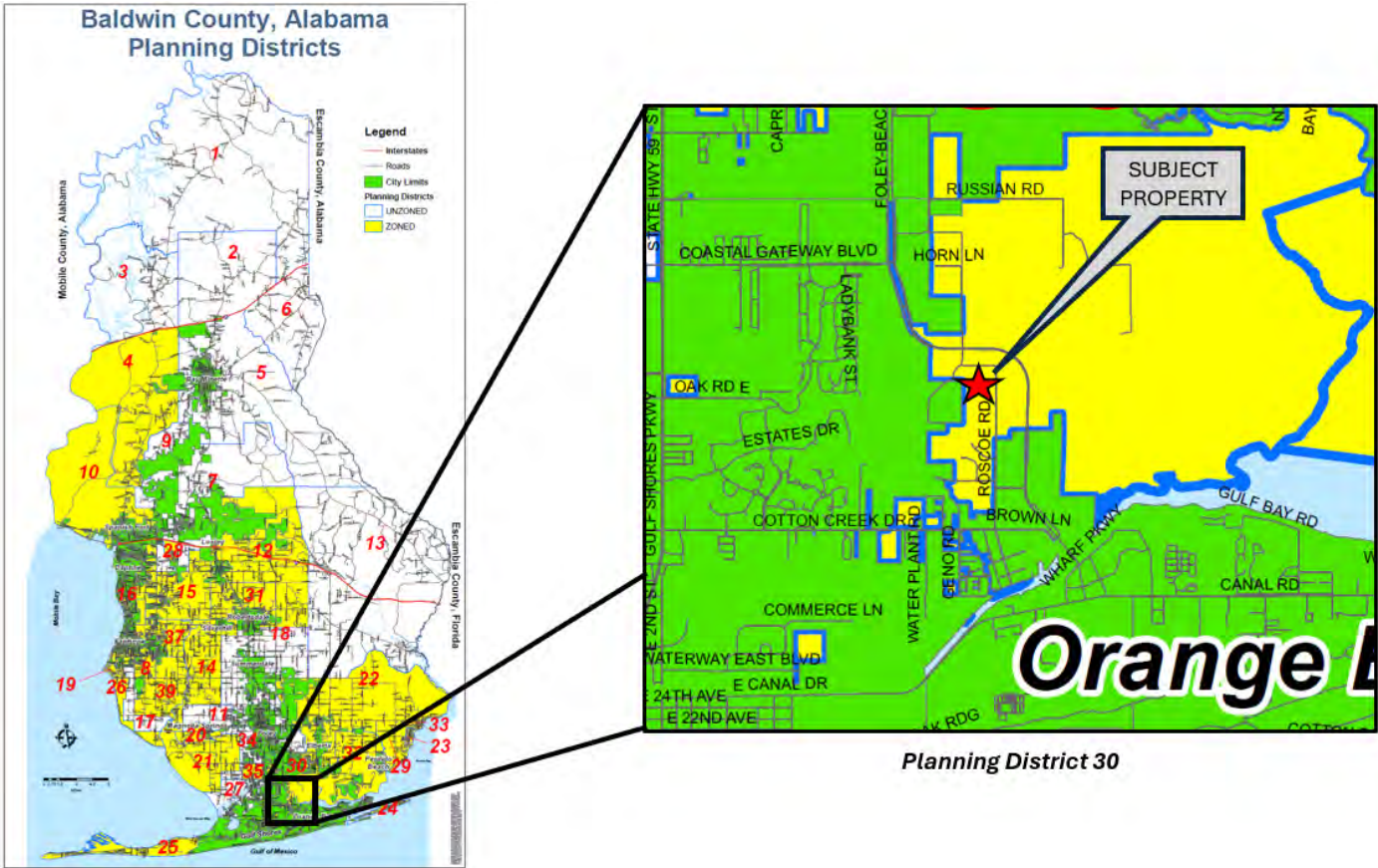








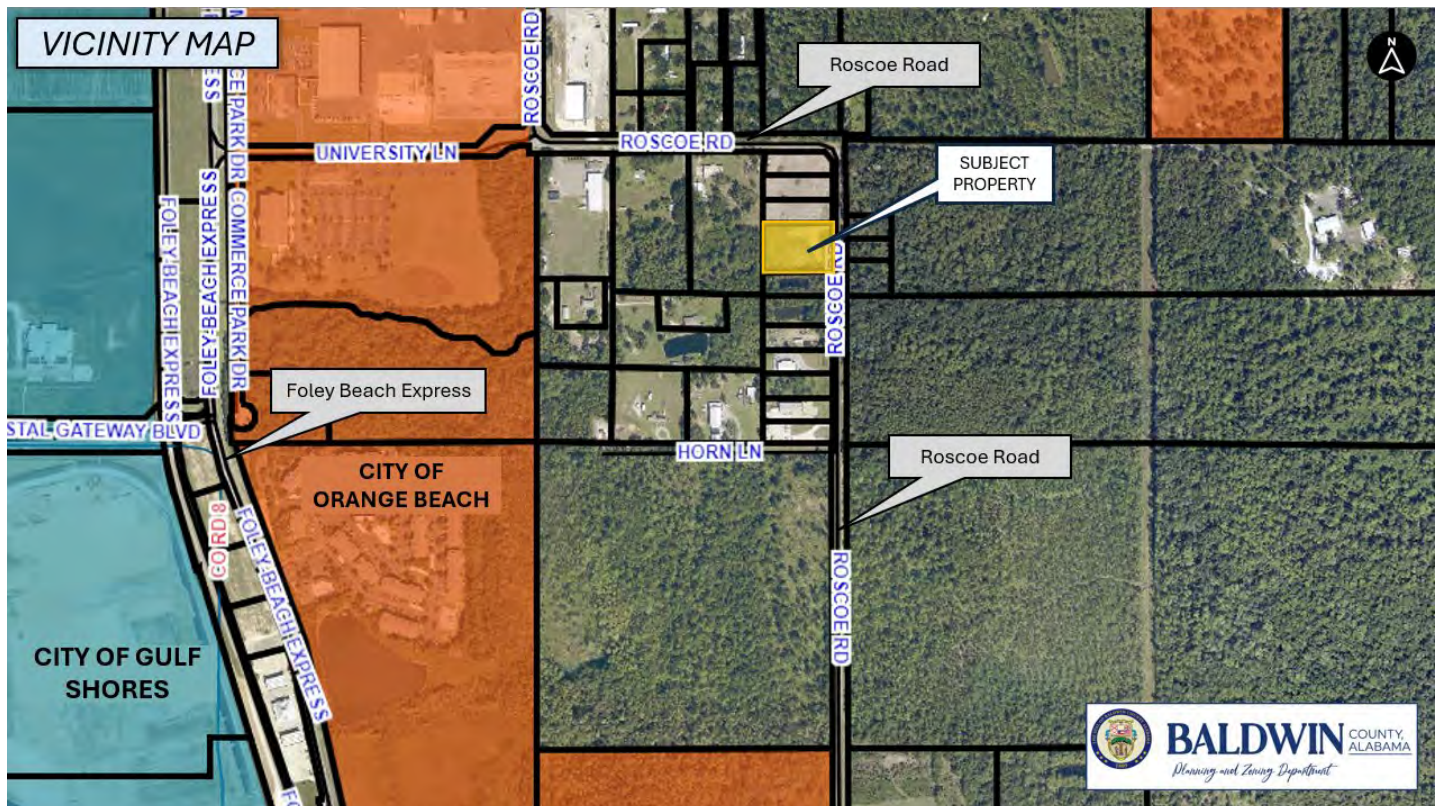
County Planning Map



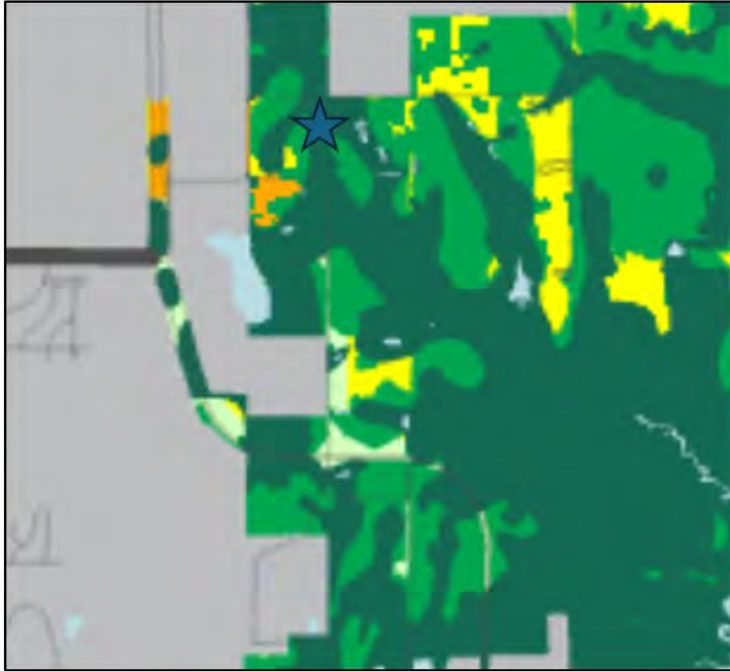
Locator Map



Site Map



FLUM



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

PLACE TYPES

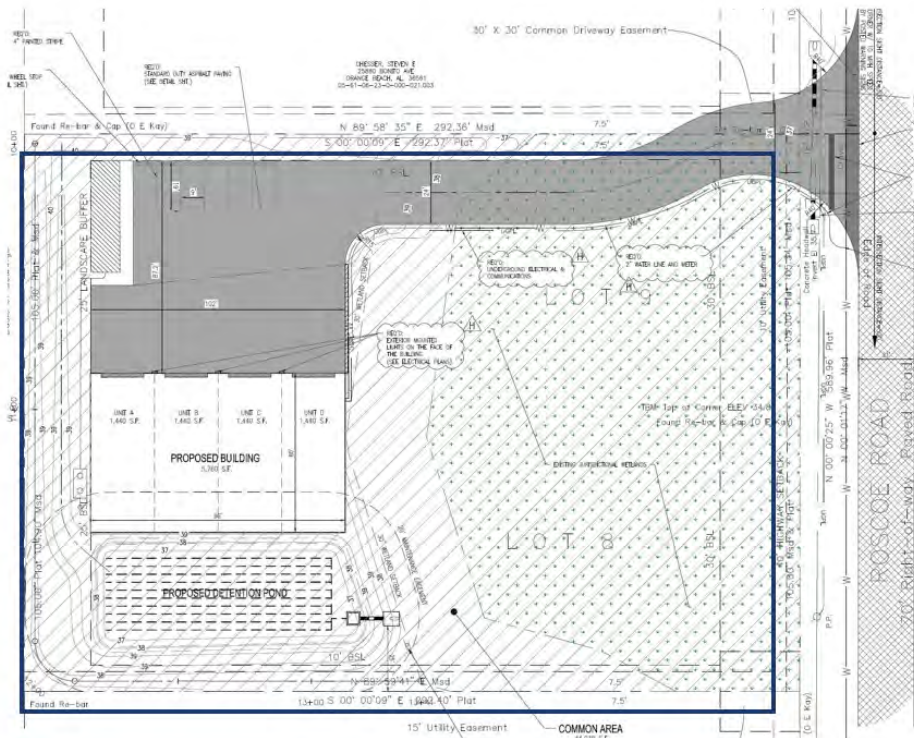
- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/UD POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

Site Plan

ENLARGED SITE MAP

SITE PLAN DATA:	
OWNER OF RECORD:	BINDER PROPERTIES LLC
TO BOX 86	ORANGE BEACH, AL 36561
TOTAL ACRES: PPM# 282975	1.41 AC.±
USE:	OFFICE WAREHOUSE
IMPERVIOUS AREA:	18,500 S.F.
BUILDING AREA:	5,780 S.F.
EACH UNIT AREA:	1,440 S.F.
WETLAND AREA:	0.58 AC.
ZONING:	B3
FRONT SETBACK:	35'
REAR SETBACK:	25'
SIDE SETBACK:	10'
COMMON AREA:	44,038 S.F.
USABLE OPEN SPACE:	11,778 S.F.
ORIENTATION AREA:	3,778 S.F.
PARKING REQUIRED:	6
PARKING PROPOSED:	6

LEGEND	
	STANDARD CITY AIRPORT FILING
	COUNTY HIGH AIRPORT FILING
	EXISTING AIRPORT FILING
	COMMON AREA



Erosion Control Plan

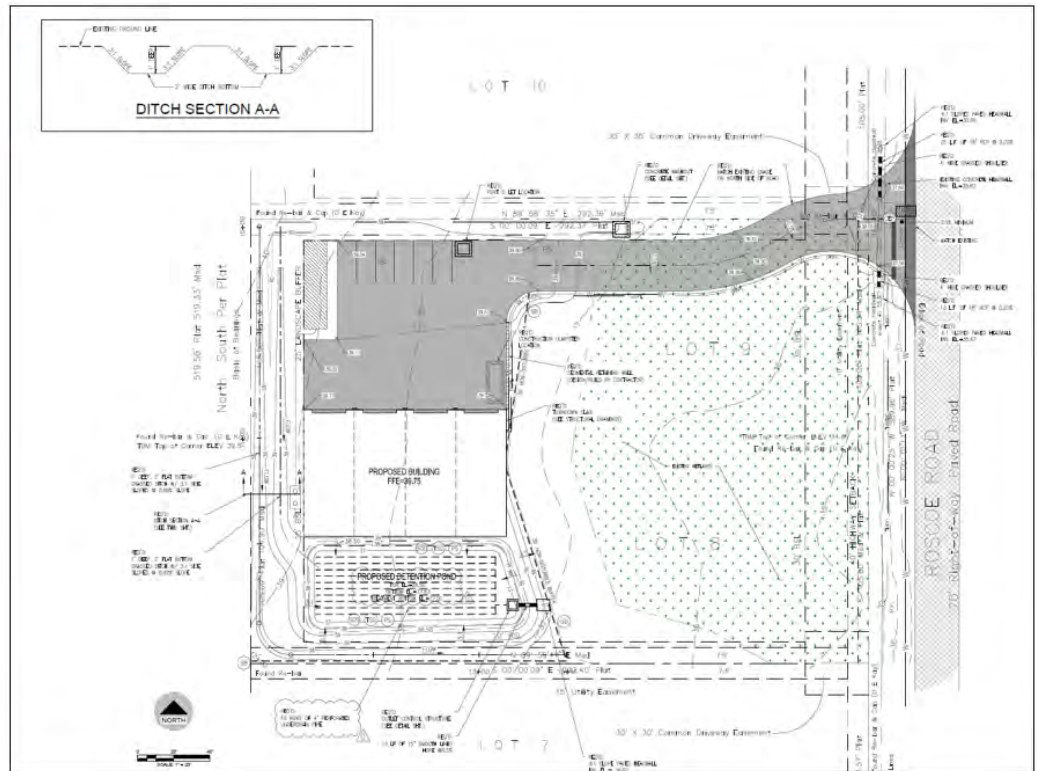
GRADING, DRAINAGE, AND EROSION CONTROL

LEGEND

- STANDARD DUTY ASPHALT PAVING
- COUNTY ROW ASPHALT PAVING
- EXISTING ASPHALT PAVING

EROSION & SEDIMENT CONTROL LEGEND:

- 10' Silt Fence, 1/2" x 4"
- 10' Construction Erosion Pad
- 10' Erosion Control Blanket
- 10' Erosion Control Blanket
- 10' Erosion Control Blanket
- 10' Erosion Control Blanket

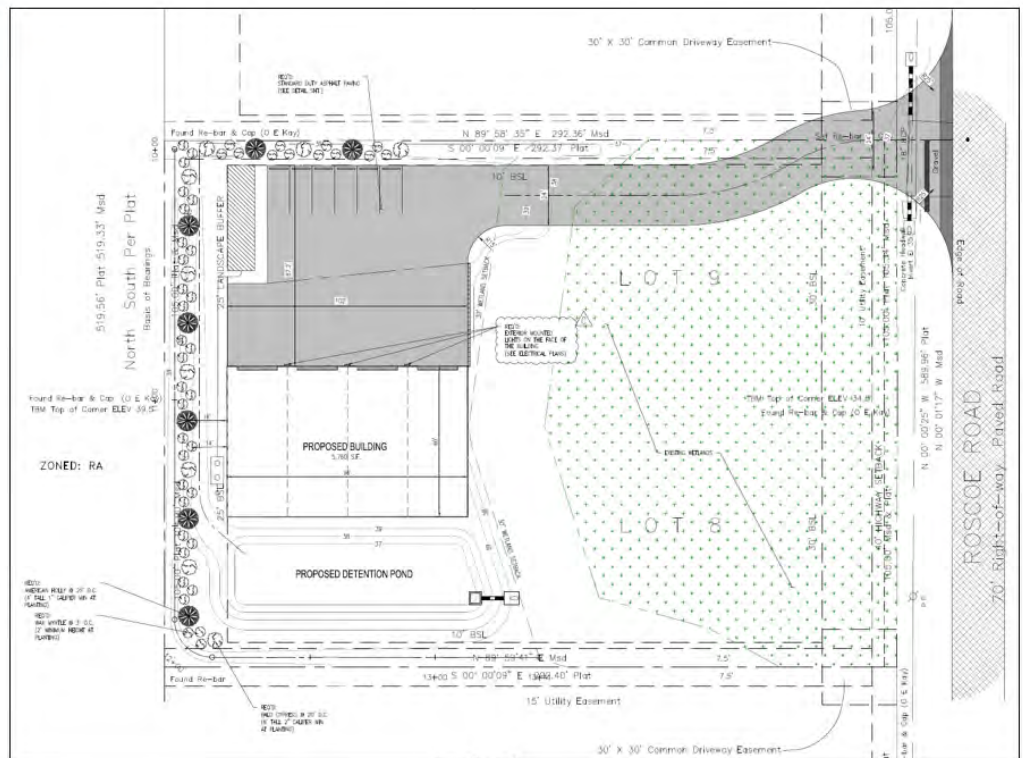


Landscape Plan

LANDSCAPE PLANS

LEGEND

- STANDARD DUTY ASPHALT PAVING
- EXISTING ASPHALT PAVING
- AMERICAN HOLLY
- BALD CYPRESS
- WAX MYRTLE





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-12

Binger Storage Variance Request

Variance from Subdivision Regulations, Section 5.2.4(b), Section 6.1.2(a)2, Section 6.1.3(c)1(ii), and Section 9.3.2(a)

July 10, 2025

Subject Property Information

Planning District: 30
General Location: Located on the south and west sides of Roscoe Road in the Gulf Shores area
Physical Address: 7211 Roscoe Road, Gulf Shores, AL 36542
Parcel Numbers: 05-61-06-23-0-000-021.001
PIN: 262975
Zoning: B-3, General Business District
Total Property: 1.41+/- acres
Total # Parcels requested: N/A
Applicant: Chris Lieb, Lieb Engineering Company
1290 Main Street
Daphne, AL 36526
Owner: Binger Properties, LLC
PO Box 66
Orange Beach, AL 36561
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

SUMMARY

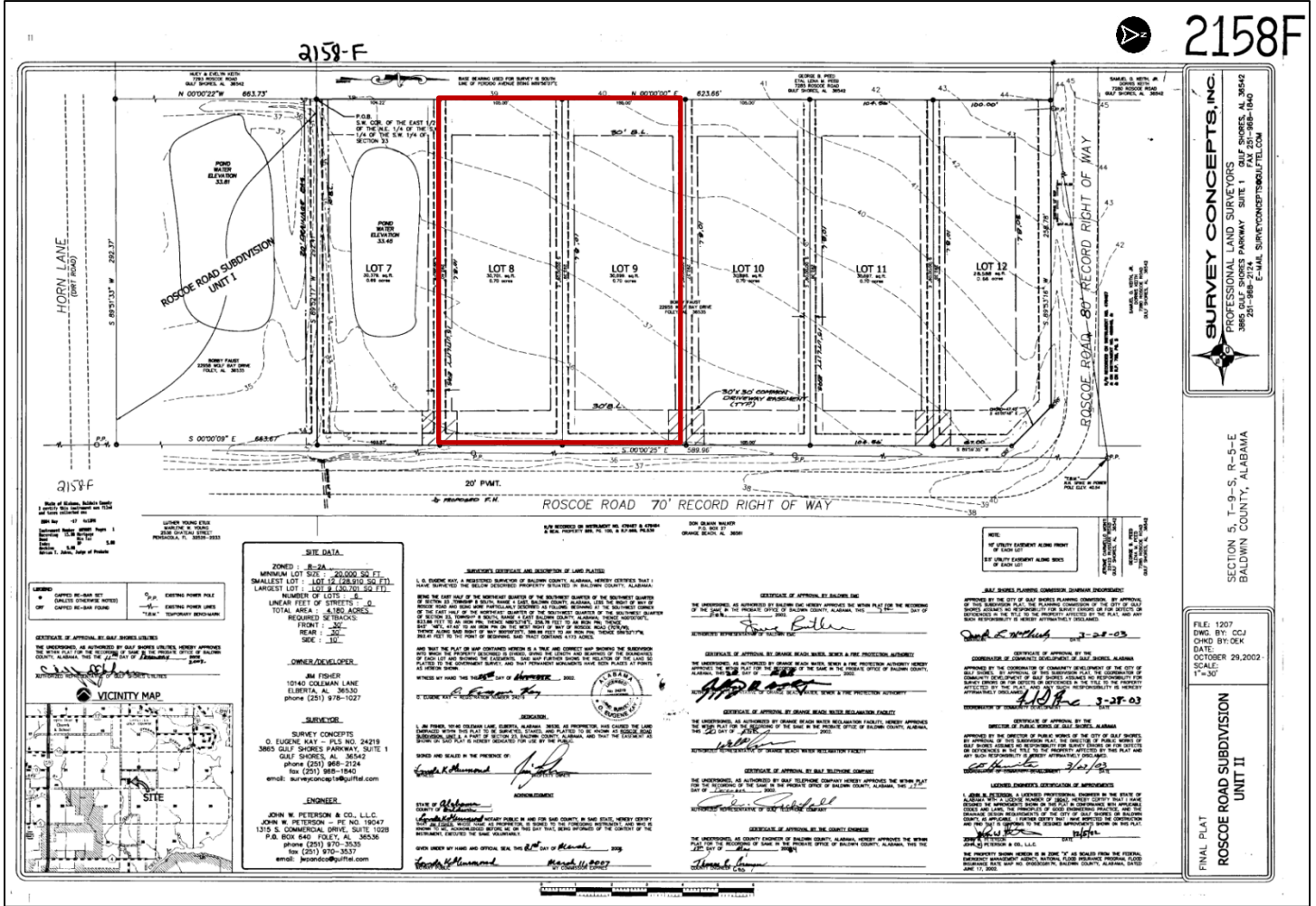
The applicant is requesting a variance from the following subdivision requirements:

1. Maintenance easement width around the northern perimeter of the detention pond (Section 5.2.4(b));
2. Useable open space requirement of 20% (Section 6.1.2(a)2);
3. Stormwater detention pond located in a required landscape buffer (Section 6.2.3(c)1(ii); and
4. Minimum lot size requirement of 3 acres (Section 9.3.2(a))

The maintenance easement width along the northern end of the detention pond is being encroached by the building by approximately 15'. A reduction in the width requirements of this easement would still allow maintenance to occur behind the proposed building location. Secondly, the useable open space requirement is not common with mini-storage facilities, which is further hindered by the jurisdictional wetlands encompassing much of the property. Similarly, as a result of the jurisdictional wetlands on the property, the location of the proposed bioswale will need to encroach into the required 30' landscape buffer along the western property line. Finally, while double the size of the adjacent lots as a result of a lot line movement,

the revised platted lot remains less than the 3-acre minimum requirement for a PUD. Therefore, as a result of these hardships, staff feels the granting of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Recorded Plat



Staff Comments and Recommendation

As previously mentioned, the applicant is requesting a variance from the following subdivision requirements and has provided supporting documentation:

- 1. A reduction of the maintenance easement width around the northern perimeter of the detention pond (Section 5.2.4(b));
- 2. An elimination of the useable open space requirement of 20% (Section 6.1.2(a)2);
- 3. The location of the proposed bioswale within the required 30' landscape buffer; and
- 4. Minimum lot size requirement of 3 acres (Section 9.3.2(a))

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

Subdivision Requirements

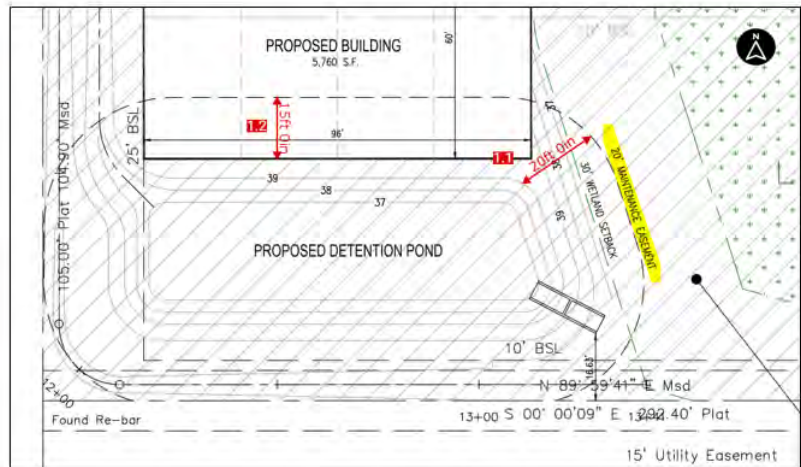
Section 5.2.4(b)

5.2.4 Maintenance of Waterbodies, Watercourses, and Impoundments

- (b) Dams or impoundments including impoundment embankments and the entire spillway and outlet structure, **along with access at least 20 feet in width around the perimeter of the embankment and outlet structure**, shall be retained in a common area. Maintenance of such structures shall be the responsibility of the Developer or Property Owners Association. Under no circumstances shall Baldwin County assume such maintenance responsibility. A note to that effect shall be added to the Plat or Site Plan.

Including detention and retention ponds

The proposed building encroaches approximately **15 feet** into the required 20-foot maintenance easement for the proposed detention pond. A reduction of the maintenance easement **along the north side** is requested.

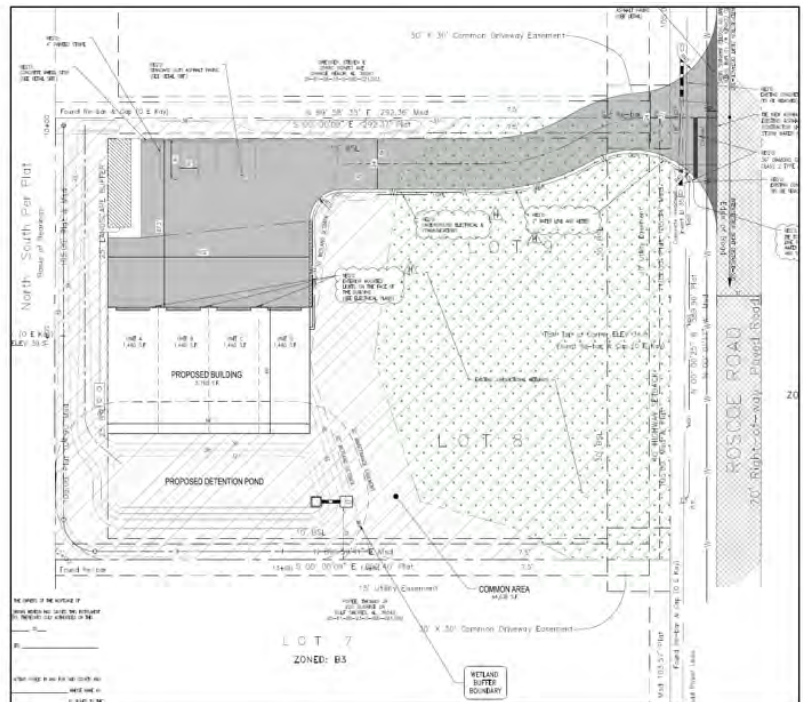


Section 6.1.3(c.1)(ii)

(c) Use of Landscape Buffers

1. The following uses shall **not** be permitted in landscaped buffers:
 - (i) Playfields, stables, swimming pools, tennis courts, parking lots and vehicular use areas, dumpsters, equipment storage and other open storage, buildings or overhangs.
 - (ii) **Stormwater retention/detention facilities shall not encroach into landscaped buffers.**

The proposed bioswale that will be utilized for stormwater purposes will be located within the required 30' landscape buffer located along the southern property line. As a result of the abundant wetlands on the property, the bioswale cannot be relocated to an alternate location, therefore the applicant is requesting an elimination of the 30' landscape buffer requirement along the southern property line for placement of the bioswale.

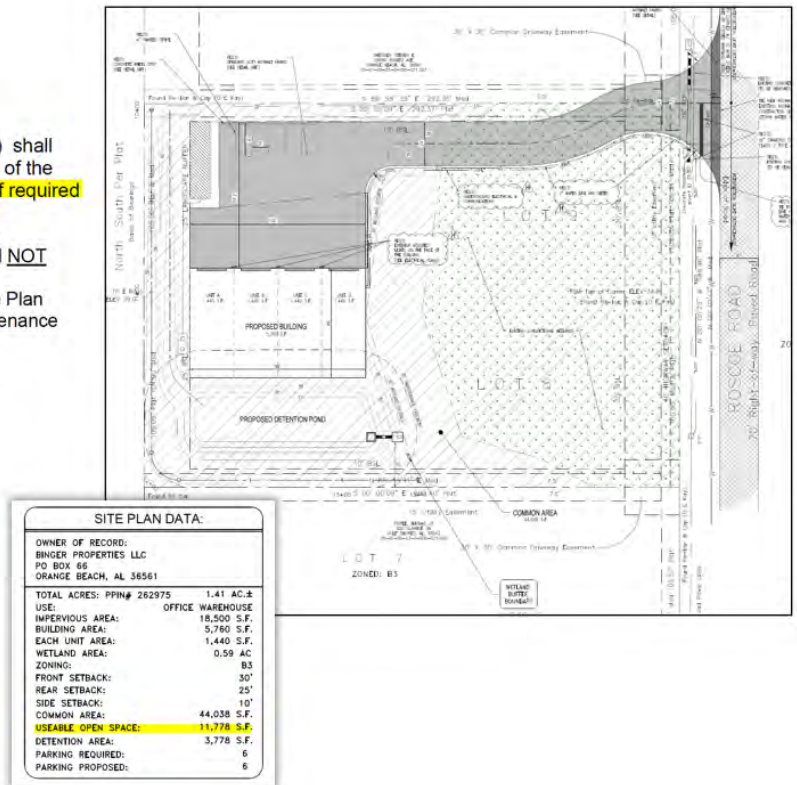


Subdivision Requirements

Section 6.1.2(a)2

2. **Planned Unit Developments.** Planned Unit Developments (PUDs) shall provide a minimum of twenty (20) percent of the gross land area of the development as open space. **A minimum of fifty percent (50%) of required open space must be usable and accessible for passive or active recreation purposes** such as parks, recreational facilities, and/or pedestrian ways. Areas where LID techniques are being utilized will **NOT** be counted toward the required Open Space within planned developments. The land shall be labeled as open space on the Site Plan and adequate provision shall be made for the ownership and maintenance of such areas (See Section 6.1.3).

Useable open space, such as parks, recreational facilities or pedestrian paths are not common with mini-storage facilities. Furthermore, the jurisdictional wetlands on the property would prevent the site from meeting the useable open space requirement.



9.3.2 Development Standards for Planned Unit Developments

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

As shown in the Site Plan Data table, the property consists of approximately 1.41 acres

SITE PLAN DATA:	
OWNER OF RECORD: BINGER PROPERTIES LLC PO BOX 66 ORANGE BEACH, AL 36561	
TOTAL ACRES: PPIN# 262975	1.41 AC.±
USE:	OFFICE WAREHOUSE
IMPERVIOUS AREA:	18,500 S.F.
BUILDING AREA:	5,760 S.F.
EACH UNIT AREA:	1,440 S.F.
WETLAND AREA:	0.59 AC
ZONING:	B3
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	10'
COMMON AREA:	44,038 S.F.
USEABLE OPEN SPACE:	11,778 S.F.
DETENTION AREA:	3,778 S.F.
PARKING REQUIRED:	6
PARKING PROPOSED:	6

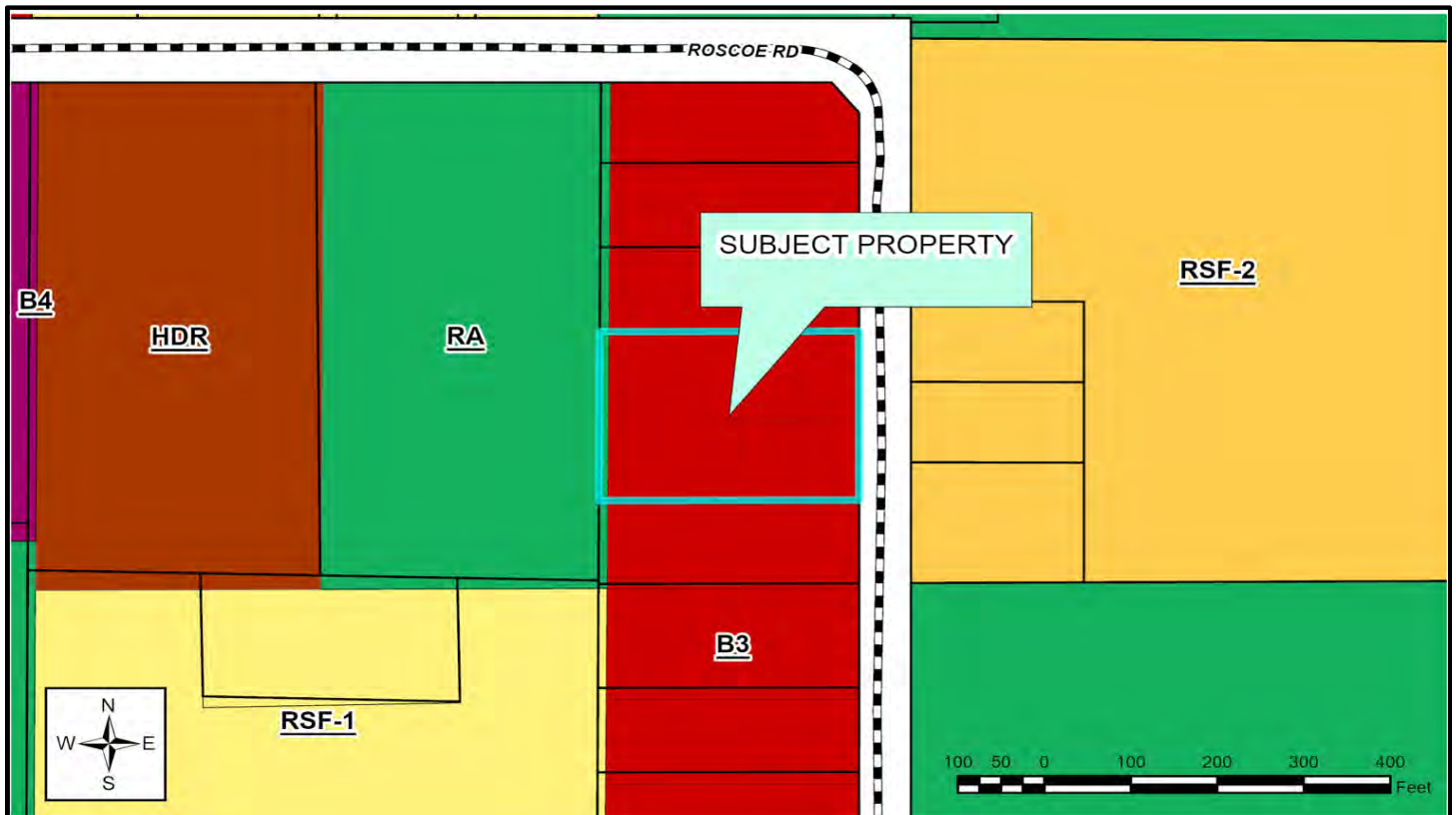
Property Images







Locator Map



Site Map





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-04 & PUD25-04
Southern Storage Solutions, LLC
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
July 10, 2025

Subject Property Information

Planning District: 39
General Location: Subject property is located south of County Road 32 and east of State Highway 181 in the Fairhope area
Physical Address: 16080 State Hwy 181, Fairhope, AL 36532
Parcel ID: 05-56-01-02-0-001-028.502
PIN: 631404
Zoning: RA, Rural Agriculture District
Proposed Use: Additional storage buildings
Acreage: 1.41 +/- acres
Total # Parcels requested: N/A
Applicant: Stephanie Groves, P.E., Gulf States Engineering, Inc.
600 Azalea Road
Mobile, AL 36608
Owner: Todd Boothe, Coastal Builders, LLC
20040 State Hwy 181
Fairhope, AL 36532
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	BCZ, Base Community Zoning
South	Agricultural	RA, Rural Agriculture
East	Agricultural	BCZ, Base Community Zoning
West	Vacant	RA, Rural Agriculture

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for additional storage buildings (30 units), totaling approximately 27,000 square feet. The subject property encompasses +/- 4.75 total acres and zoned as RA, Rural Agriculture District. The adjacent parcels are designated primarily for agricultural purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 6/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 6/10/2025 but received no comments.

Subdivisions, Shawn Mitchell: If more than 2 businesses will lease space in this building, a Planned Unit Development application is required.

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

Staff Analysis and Findings

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

The proposed Site Plan for the additional storage buildings (approximately 30 units) conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Ideal Rural/Agriculture/Low-Impact Development Potential, which includes large lots, open space views, and a large buffer distance between buildings. The development pattern of the area is primarily agricultural and residential, with a Neighborhood Center node located less than 1 mile north of the subject property. Neighborhood nodes support local-serving businesses. As a result, it can be concluded that the proposed storage building additions comply with the Master Plan.

State Highway 181 is a Minor Arterial, which provides service for trips of moderate length as well as offers connectivity to the higher arterial system. Staff believes that the continuation of the current use with the inclusion of additional storage buildings remains consistent with the community welfare and should not detract from the public's convenience at this location.

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, "It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible

with surrounding areas.” Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission and shall be shown on the approved Final Site Plan.

The request is an addition to the current Southern Storage Solutions, LLC facility. The two additional buildings of approximately 9,000 square feet and 18,000 square feet are proposed for mini-storage use. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variances include a partial elimination of landscaping as well as a reduction in the maintenance width around the proposed detention pond, and a reduction in the stormwater management facility outfall location of less than 25 feet from the property line.

Staff has reviewed the submitted documents as well as evaluated the relevant factors and has found that the request meets the requirements of Commission Site Plan (CSP) and Planned Unit Development (PUD) for approval.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 4.75 acres and is zoned for commercial use. The applicant has requested Commission Site Plan (CSP) approval as well as a Planned Unit Development (PUD) for additional storage buildings totaling 27,000 square feet. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

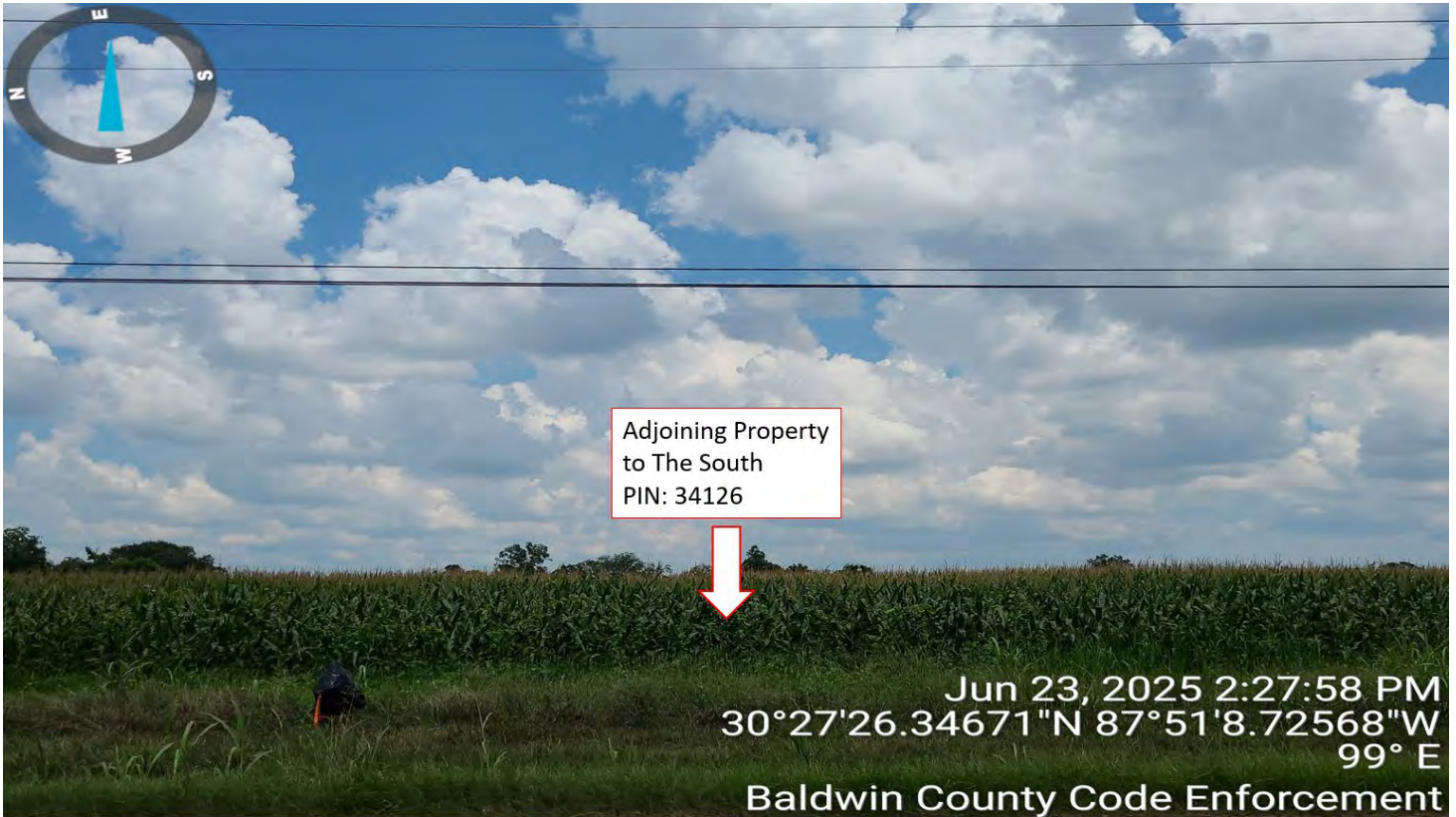
1. Approval of SV25-14
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
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. Submit construction plans (CPR permit) for review. 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.
9. Record final site plan once the Subdivision Permit has been issued.
10. Approval of the final site plan/PUD is granted for **two 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.

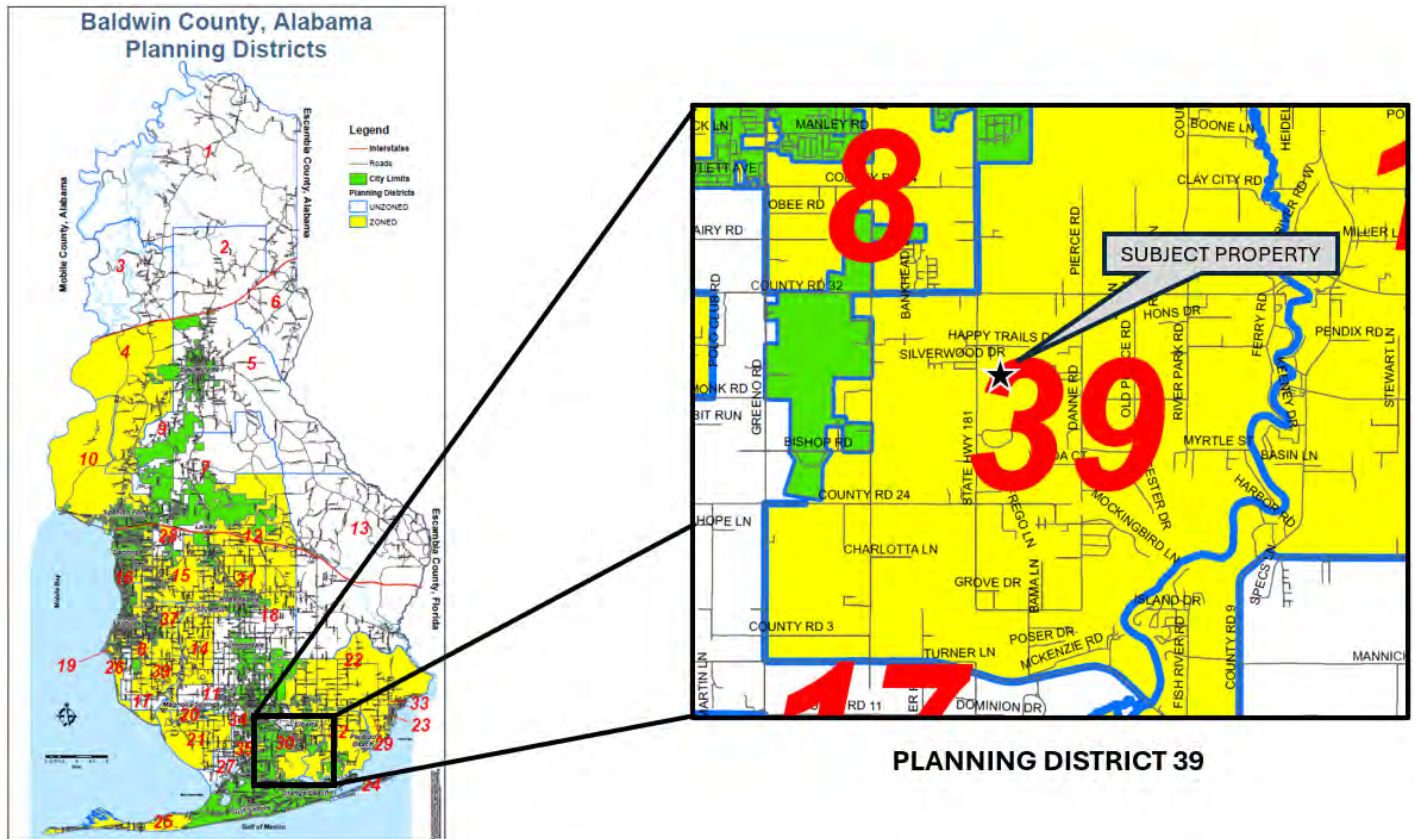
Property Images



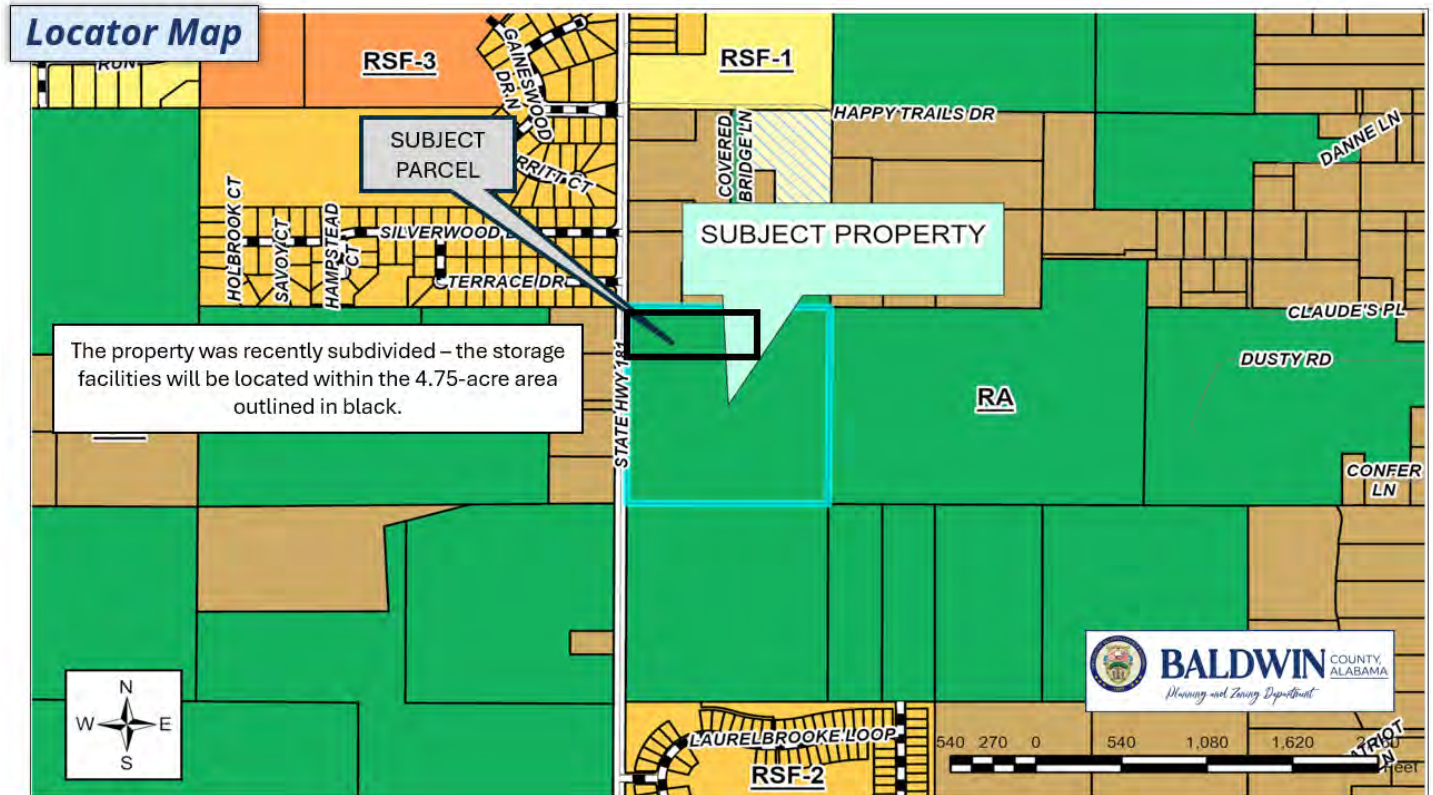




County Planning Map



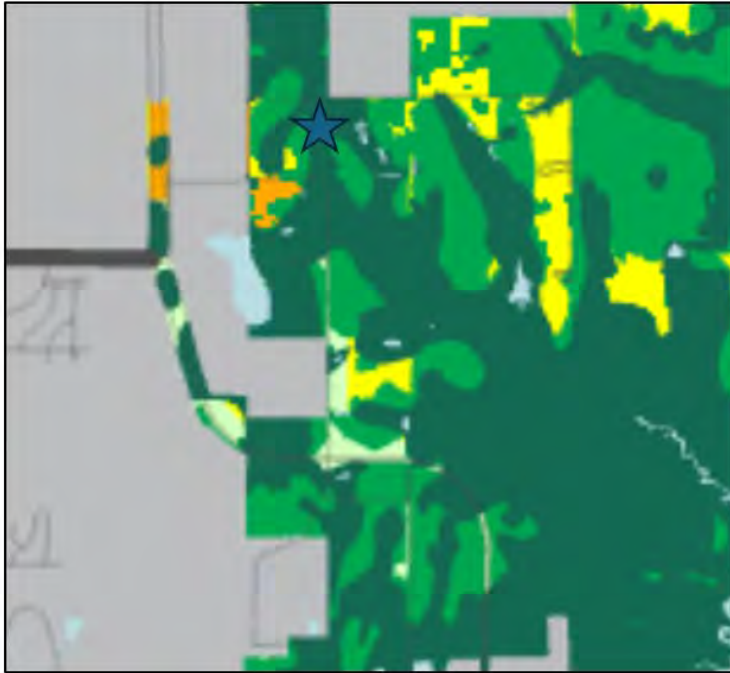
Locator Map



Site Map



FLUM



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

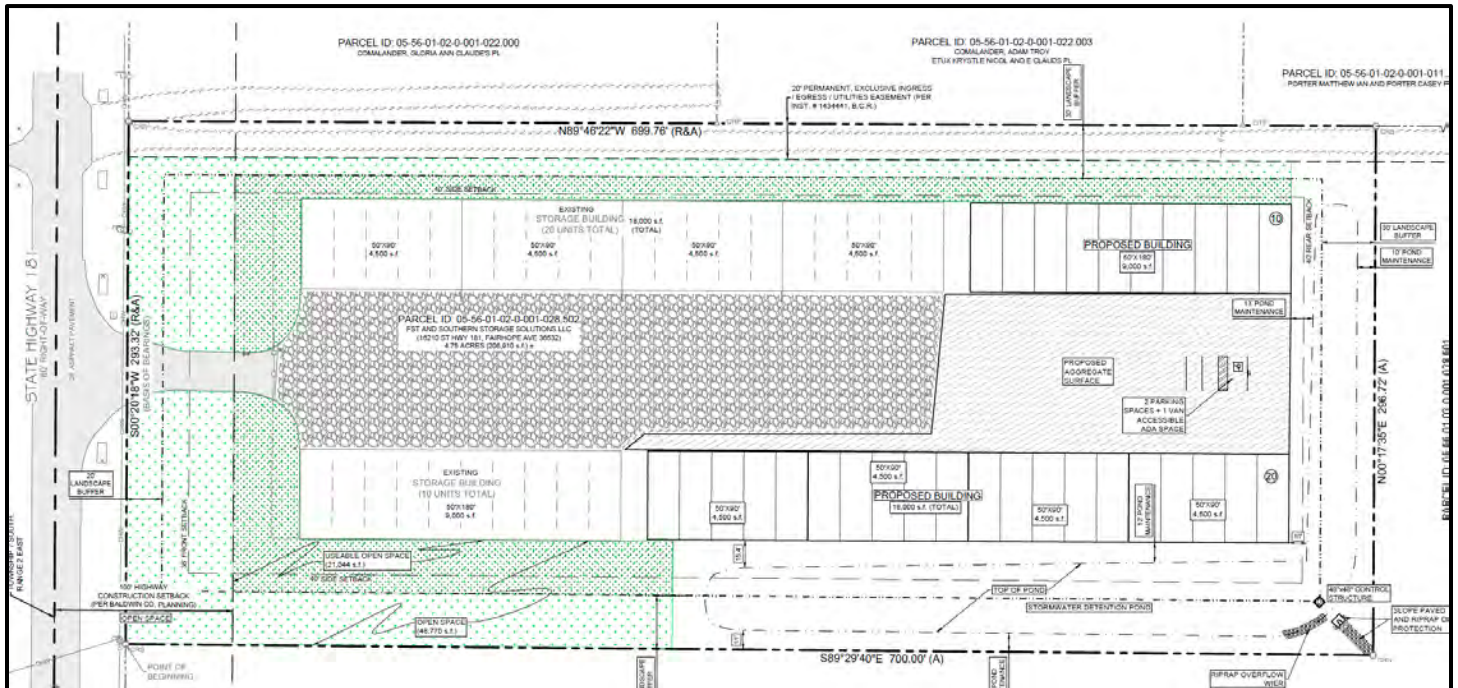
CONNECTIVITY NETWORK

- Greenways and trails

PLACE TYPES

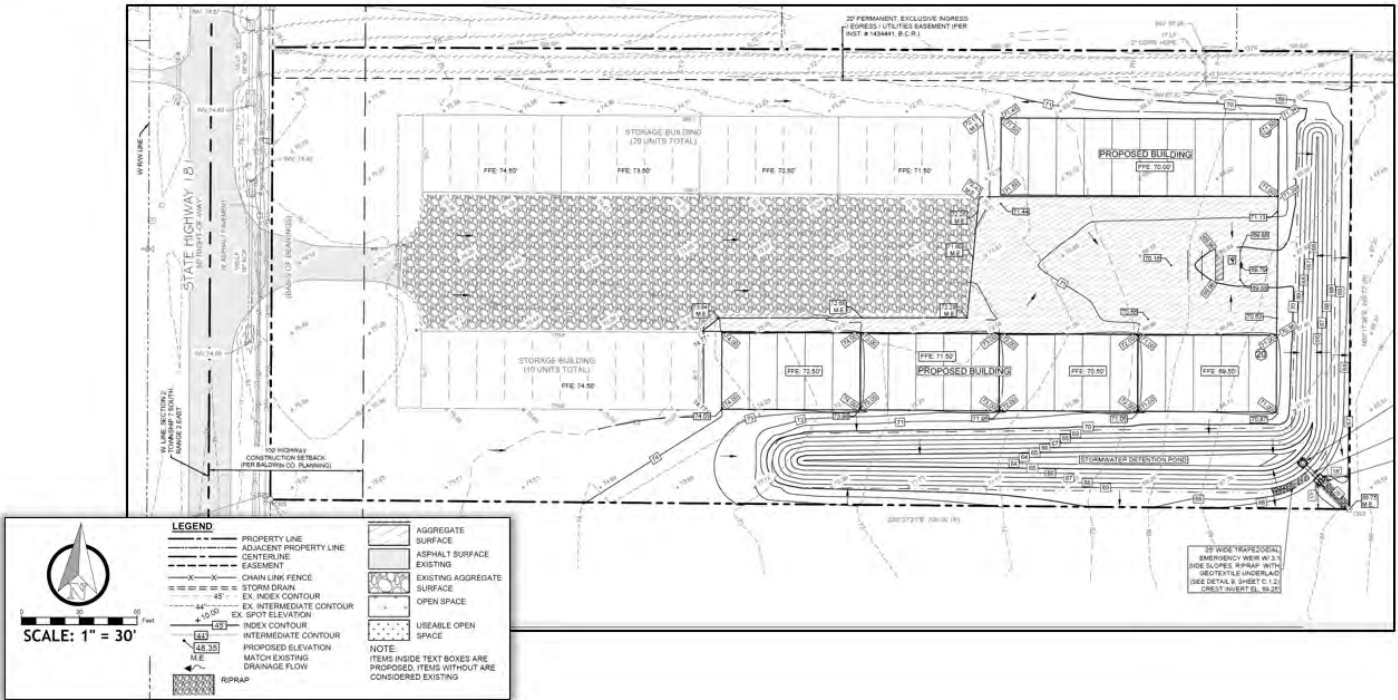
- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

Site Plan

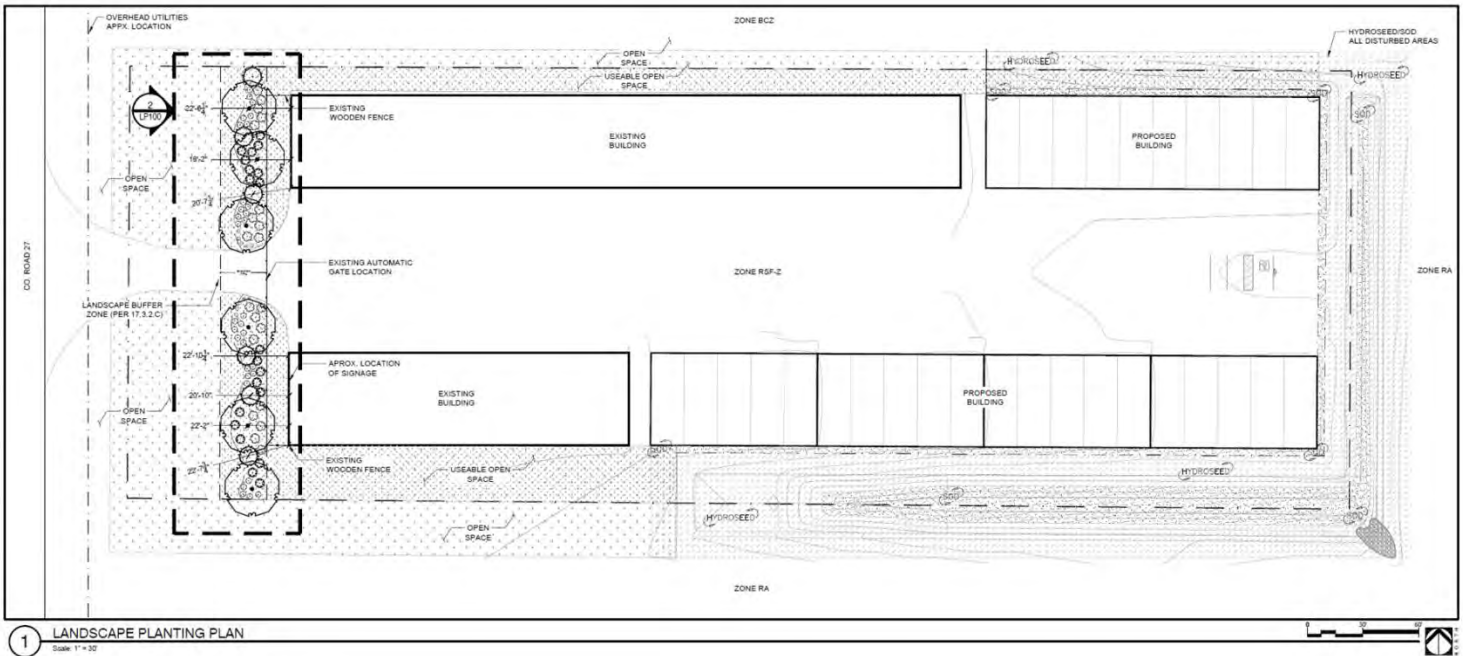


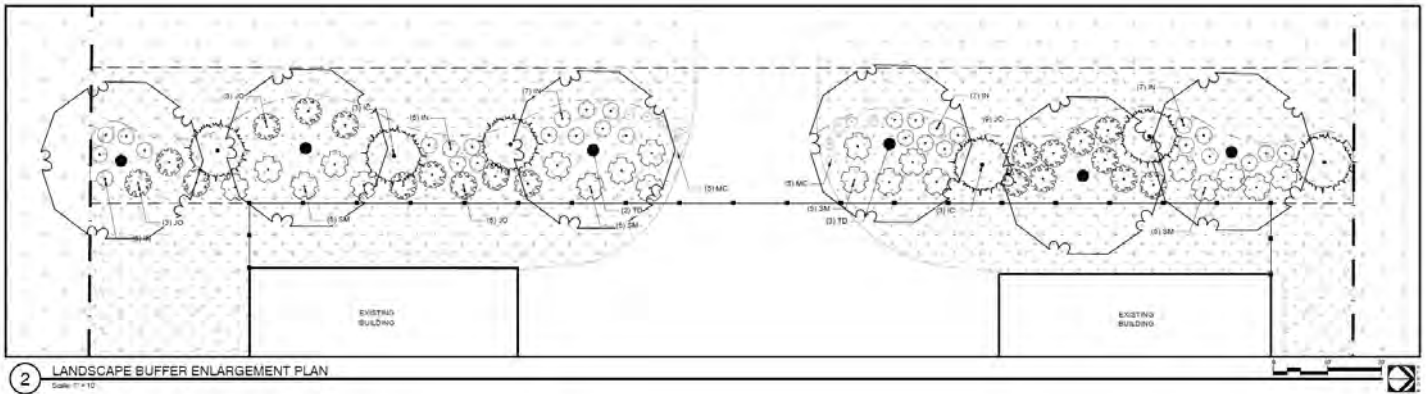
Grading, Drainage, and Erosion Control Plan

GRADING, DRAINAGE, AND EROSION CONTROL











Landscape Plan





PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
TREES						
	IC	6	ILEX CASSINE / DAHOON HOLLY	B&B OR CONT	2"	8'
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS	B&B OR CONT	2"	8'
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HT</u>	
SHRUBS						
	IN	31	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	24" MIN.	
	JO	20	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	3 GAL	24" MIN.	
	MC	10	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL		
	SM	20	SABAL MINOR / DWARF PALMETTO	7 GAL	24" MIN.	
SOD/SEED						
	AS	29,885 SF	ALDOT / SPECIAL PROVISIONS NO. 18-0699	HYDRO SEED		
	BG	9,904 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-14

Southern Storage Solutions, LLC Variance Request

Variance from Subdivision Regulations, Section 5.2.4(b); Section 5.11.2(i); Section 6.2.3(c.)1.(ii)

July 10, 2025

Subject Property Information

Planning District:	39
General Location:	Located south of County Road 32 and east of State Highway 181 in the Fairhope area
Physical Address:	16080 State Highway 181, Fairhope, AL 36532
Parcel Numbers:	05-56-01-02-0-001-028.502
PIN:	631404
Zoning:	RA, Rural Agricultural District
Total Property:	4.75+/- acres
Total # Parcels requested:	N/A
Applicant:	Stephanie Groves, PE – Gulf States Engineering, Inc. 600 Azalea Road Mobile, AL 36608
Developer/Owner:	Todd Boothe – Coastal Builders, LLC Southern Storage Solutions, LLC 20040 State Highway 181 Fairhope, AL 36532
Lead Staff:	Cory Rhodes, Planner
Attachments:	<i>Within Report</i>

SUMMARY

The applicant is requesting a variance from the following subdivision requirements:

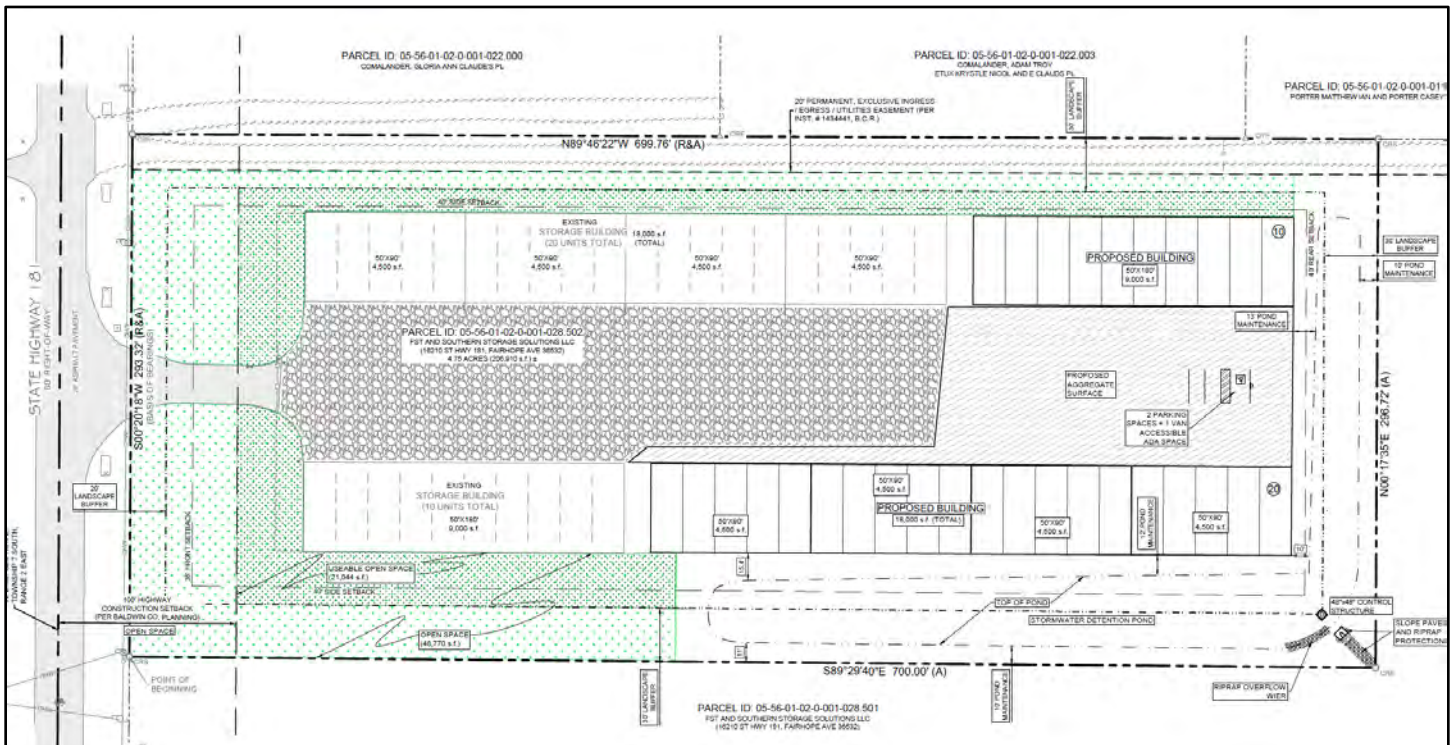
1. A 20' maintenance easement around the perimeter of the detention pond (Section 5.2.4(b));
2. The stormwater management facility outfall will need to be 25 feet from the property line (Section 5.11.2(i)); and
3. The stormwater detention facility cannot encroach into the landscape buffer (Section 6.2.3(c)1(ii))

First, the required 20' maintenance easement along the northern perimeter of the detention pond is being encroached by the building by approximately 10'. A reduction in the width requirement of this easement would still allow maintenance to occur behind the proposed building location and along the southern property line. Secondly, in keeping with the desire to adhere to the requirements of the Good Neighbor Stormwater Policy and to meet water quality requirements post-development, the stormwater management facility outfall would need to be located approximately 17' – 18' from the property line instead of the required 25'. Lastly, as

Staff Comments and Recommendation

1. A reduction of the maintenance easement width around the perimeter of the detention pond from 20' to 10'-15' (Section 5.2.4(b));
2. Stormwater management facility outfall installed less than 25 feet from the property line (Section 5.11.2(i)); and
3. Stormwater detention facility within the landscape buffer (Section 6.2.3(c)1(ii))

Supporting Documentation – Site Plan







June 6, 2025

Cory Rhodes
Baldwin County Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

RE: Southern Storage – Ph. 2
Case No. CSP25-04 and PUD25-000004
Subdivision Variance Request



Dear Ms. Rhodes:

The Property Owner, Southern Storage Solutions, LLC, is requesting the following subdivision variances for the above referenced project:

1. Subdivision Regulation Section 6.2.3(c)(ii) Stormwater retention/detention facilities shall not encroach into landscaped buffers.

The detention/retention facility for this project is located within a portion of the required 30' landscape buffer on the south and east sides of the property. The size of the retention/detention facility needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates requires utilization of portions of the landscape buffer. This is due to the topography in this area of the parcel and the area required to match the existing grades at the boundary of the parcel.

2. Section 5.2.4(b) Dams or impoundments including impoundment embankments and the entire spillway and outlet structure, along with access at least 20 feet in width around the perimeter of the embankment and outlet structure, shall be retained in a common area. Maintenance of such structures shall be the responsibility of the Developer or Property Owners Association. Under no circumstances shall Baldwin County assume such maintenance responsibility. A note to that effect shall be added to the Plat or Site Plan.

Based on the location of the detention/retention facility and the size needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the maintenance width varies from 10' to 15' around the pond. This reduction still allows for equipment and maintenance of the pond. This is a reduction of the required 20' maintenance buffer to 10' – 15'. A draft Maintenance and Operations Plan has been submitted and a note requiring Property Owner maintenance of the stormwater facilities is on sheet C.2.0 of the civil plans (note 7). Sheet C.2.0 of the civil plans is included with the variance request.

3. Section 5.11.2(i) Stormwater Outfalls. Stormwater management facility outfalls shall be installed 25 feet from the property line and shall include velocity dissipaters as required by the County Engineer to prevent offsite erosion and allow for future maintenance. Exceptions may be approved by the County Engineer.

Based on the location of the detention/retention facility and the size

- 1 -

MOBILE

600 AZALEA ROAD
MOBILE, AL 36609
T: 251.460.4646
F: 251.460.4649

GULFPORT

1816 PASS ROAD
GULFPORT, MS 39501
T: 228.864.5050
F: 228.864.7744

NASHVILLE

176 THOMPSON LN #200
NASHVILLE, TN 37211
T: 615.933.7888
F: 615.829.8491

WWW.GSEENG.COM

needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the stormwater outfall (end of outfall pipe with slope paved headwall) is within 25' of the nearest property line(s). The slope paved headwall is 17' from the south property line and 18' from the east property line. This is shown on sheet C.3.0 of the civil plans. Sheet C.3.0 of the civil plans is included with the variance request. The placement of the outfall is determined by the topography of the site and the lowest elevation for discharge. Velocity dissipation in the form of riprap extends 25' from the end of the outfall to the discharge point of the property.



Please let me know if you have any questions or require additional information.

Kindest Regards,
Gulf States Engineering, Inc. (GSE)

Stephanie A. Groves, PE, LEED AP
(251) 460-4041
stephanie.groves@gseeng.com

Subdivision Requirements

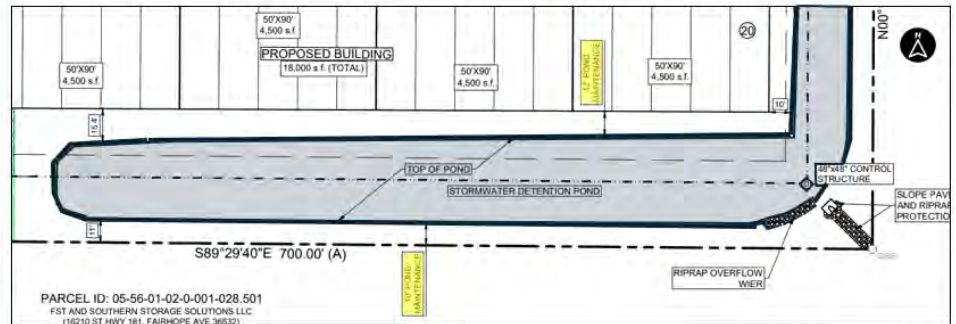
Section 5.2.4(b)

5.2.4 Maintenance of Waterbodies, Watercourses, and Impoundments

Also includes detention / retention ponds

- (b) Dams or impoundments including impoundment embankments and the entire spillway and outlet structure, along with access at least 20 feet in width around the perimeter of the embankment and outlet structure, shall be retained in a common area. Maintenance of such structures shall be the responsibility of the Developer or Property Owners Association. Under no circumstances shall Baldwin County assume such maintenance responsibility. A note to that effect shall be added to the Plat or Site Plan.

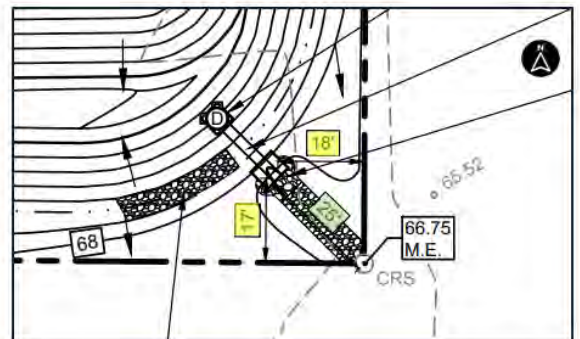
Per applicant: "Based on the location of the detention/retention facility and the size needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the maintenance width varies from 10' to 15' around the pond. **This reduction still allows for equipment and maintenance of the pond. This is a reduction of the required 20' maintenance buffer to 10' – 15'.**"



Section 5.11.2(i)

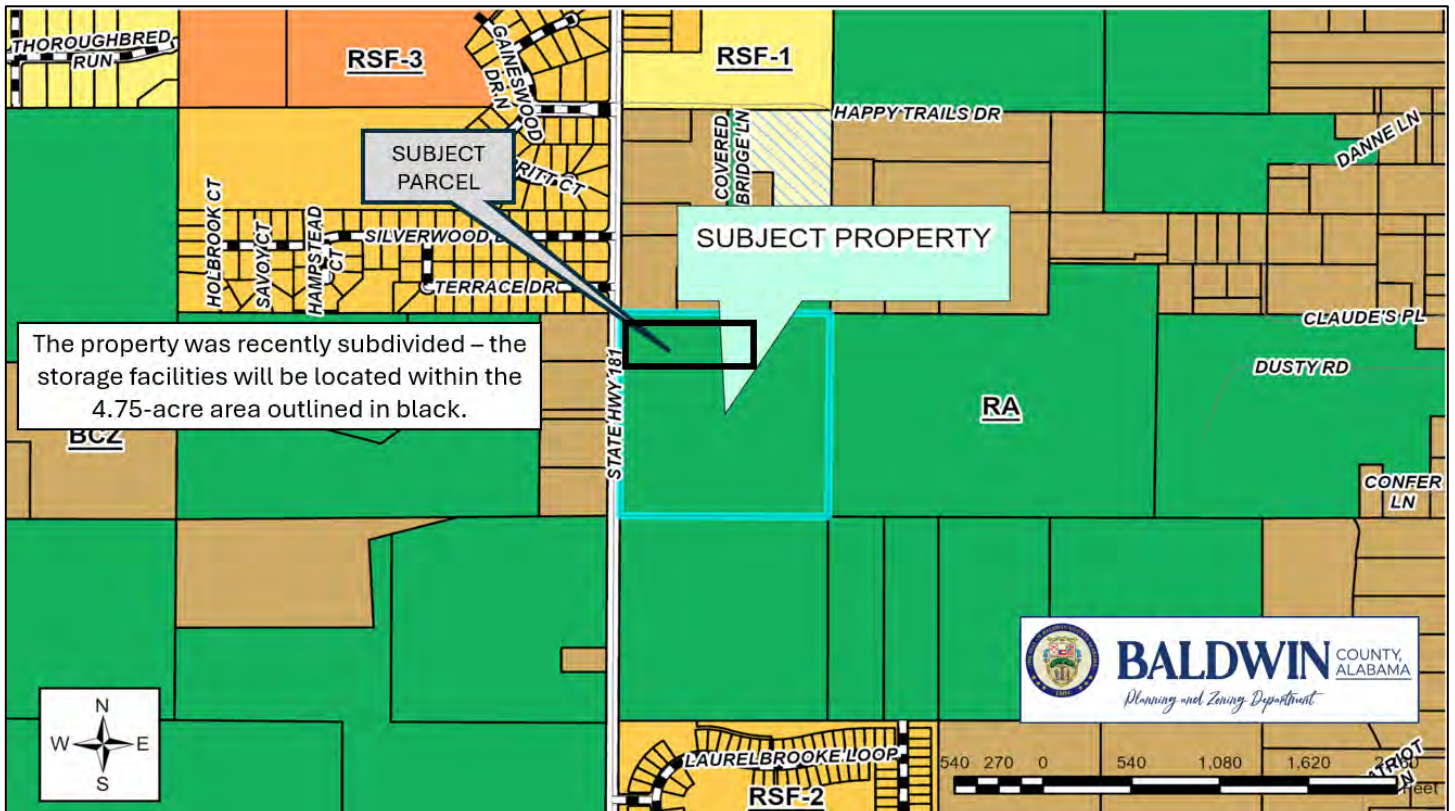
- (i) **Stormwater Outfalls.** Stormwater management facility outfalls shall be installed 25 feet from the property line and shall include velocity dissipaters as required by the County Engineer to prevent offsite erosion and allow for future maintenance. Exceptions may be approved by the County Engineer.

Per applicant: "Based on the location of the detention/retention facility and the size - 2 - needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the stormwater outfall (end of outfall pipe with slope paved headwall) is within 25' of the nearest property line(s). The slope paved headwall is 17' from the south property line and 18' from the east property line. This is shown on sheet C.3.0 of the civil plans. Sheet C.3.0 of the civil plans is included with the variance request. **The placement of the outfall is determined by the topography of the site and the lowest elevation for discharge.** Velocity dissipation in the form of riprap extends 25' from the end of the outfall to the discharge point of the property."



(c) Use of Landscape Buffers

- Per applicant: "The detention/retention facility for this project is located within a portion of the required 30' landscape buffer on the south and east sides of the property. **The size of the retention/detention facility needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates requires utilization of portions of the landscape buffer. This is due to the topography in this area of the parcel and the area required to match the existing grades at the boundary of the parcel.**"



Site Map





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION AUGUST 7, 2025, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the Staff Report 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).

