



Baldwin County Planning & Zoning Commission Agenda

Thursday, March 5, 2026
4:00 p.m.
Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

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

February 5, 2026, Agenda Review Meeting Minutes

February 5, 2026, Regular Meeting Minutes

7. Proposed Consent Agenda Items

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

a.) PER26-02, Cassella Subdivision Extension

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

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

Location: Subject property is located on the south side of CR 68 and 1.3 miles west of Baldwin Beach Express in Planning District 12.

b.) PER26-03, Northwoods Ph 1 Subdivision Extension

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

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

Location: Subject property is located on the east side of Hwy 225, north and west of the City of Spanish Fort in Planning District 10.

c.) PER26-04, Savannah Estates Ph 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 Preliminary Plat approval for Savannah Estates Ph 2 Subdivision.

Location: Subject property is located on the east side of County Road 54 W approximately 2,000 feet north of County Road 64 near the City of Daphne in Planning District 15.

d.) PER26-06, Club RV Park Extension

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Club RV Park.

Location: Subject property is located south of Brinks Willis Rd, north of Keller Rd, and west of Foley Beach Express in Planning District 30.

e.) PER26-07, Karina Mobile Home Park Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Planned Unit Development approval for Karina Mobile Home Park.

Location: Subject property is located on the east side of County Rd 38, east of the Baldwin Beach Express and approximately 2 miles northeast of the Town of Summerdale in Planning District 18.

8. Old Business

a.) CPD25-03, Lillian Boat Storage

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

Purpose: The applicant is requesting Commission Planned Development approval for an open boat/RV storage facility with 100 units.

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

9. Public Hearings

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

a.) SC25-68, Resub of Lot 51A Riverside Farm Estates Subdivision

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

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

Location: Subject property is located south of Leatherbury Rd and west of Patterson Rd in the Silverhill area in Planning District 15.

b.) SC26-01, Hwy 90 Subdivision - Resub of East 115 Acres of Lot 1

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

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

Location: Subject property is located south of I-10 and west of US Hwy 90 in Planning District 7.

c.) SC26-02, Phyliss Place Subdivision

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

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

Location: Subject property is located in the Perdido Community, south of US Hwy 31 off of Martin Hadley Ln and McKinley Rd in Planning District 6.

d.) SC26-03, Green Pastures Subdivision

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

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

Location: Subject property is located east of Greeno Rd and north of County Rd 3 in Planning District 39.

e.) SPP25-30 / SV26-01, Seaglade at Saint Andrew’s Bay Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 27-lot residential subdivision and a Variance from the Baldwin County Subdivision Regulations regarding the street elevation.

Location: Subject property is located south of St Hwy 180 and east of Pontoon Ln in Gulf Shores in Planning District 25.

f.) SRP26-01, Summer Grove Subdivision

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

Purpose: The applicant is requesting Subdivision Revised Preliminary Plat approval to add a third access to the proposed Summer Grove Subdivision.

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

10. Commission Site Plan Reviews

a.) CSP25-46, Coastal Church

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

Purpose: The applicant is requesting Commission Site Plan approval for expanding the existing parking lot and driveway along with the construction of a detention pond.

Location: Subject property is located on County Rd 64, west of County Rd 54 W in the Belforest community in Planning District 15.

b.) CSP26-04, Buffalo Rock Warehouse and Office Building

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

Purpose: The applicant is requesting Commission Site Plan approval for the construction of a 25,000 sq ft warehouse and office building.

Location: Subject property is located south of County Rd 64 and east of Railroad Ave in Planning District 12.

11. Other Business

None.

12. Public Comments

13. Planning Commissioner Comments

14. Director's Report

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

15. Adjourn Regular Meeting

Next Regular Meeting: **April 2, 2026**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-02 Cassella Subdivision
Permit Extension Request for SPP24-000001
March 5, 2026

Subject Property Information

Planning District: 12
Zoning: RA
Location: Subject property is located on the south side of CR 68 and 1.3 miles west of Baldwin Beach Express
Parcel Numbers: 05-41-03-08-0-000-012.001
PIN: 6194000
Lead Staff: Elizabeth Wilson, Planning Technician
Attachments: *Within Report*

Subdivision Proposal

Request: Permit Extension Request for Preliminary Plat
Proposed # of Sites: 4
Linear feet of streets: 948 LF of road which will not be accepted by the County for maintenance and shall remain private.
Total acreage: 15.44 ac
Smallest lot size: Smallest site: 3 acres
Applicant/Owner: *Robert Cassella*
Engineer/Surveyor: *Chris Lieb Engineering & William Luker Speaks and Associates*

Public Utilities and Site Considerations

Public Utilities: Electrical: Baldwin EMC
Water: East Central Water Authority
Sewer: Baldwin County Sewer Service
Traffic study: Not required.
Drainage improve: Drainage narrative prepared and stamped by Chris Lieb PE, *Lieb Engineering*, was reviewed and accepted by Baldwin County Planning and Zoning Permit Engineer
Wetlands A wetland delineation was performed by Craig Martin, Wetland Sciences, Inc.

Staff Analysis and Comments

SPP24-000001 was approved by the Planning Commission on March 7, 2024.
Construction Plans Review Application (**CPR24-00058**) was issued on January 23, 2025.

Please reference the statement of explanation for Justification of Extension Request submitted by the applicant.

Staff Recommendation:

Staff recommends that a one (1) year extension of Preliminary Plat approval for **PER26-02 Cassella Subdivision** be **APPROVED** with the following conditions:

Specific Conditions:

1. The one (1) year SPP approval extension expires at 4:30 PM CST on **March 7, 2027**.
 - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by Section 4.8(a) shall necessitate additional review Baldwin County Planning Commission.

Original Conditions of SPP24-01:

1. With submission of final plat approval, the applicant will submit a request to the County Commission to keep “Cassella Drive” private within the development.

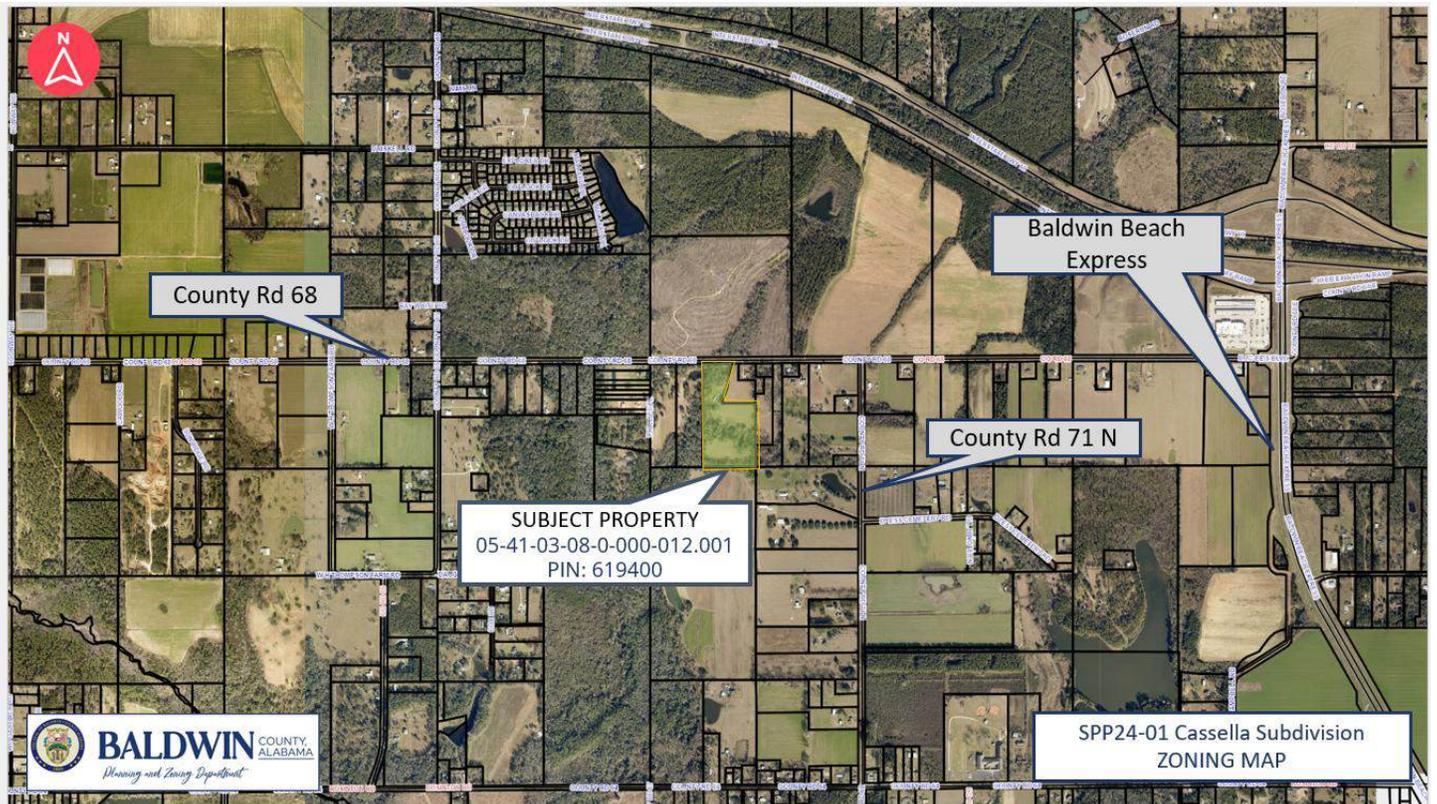
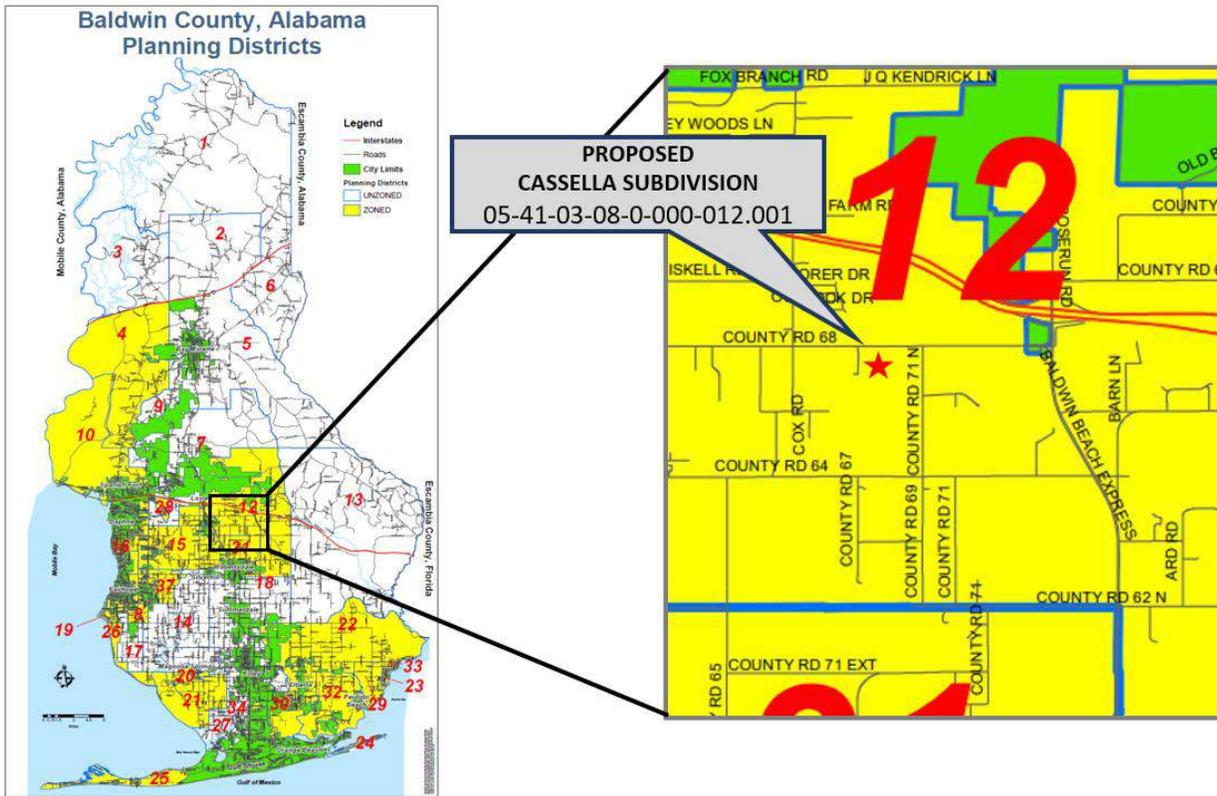
General Conditions:

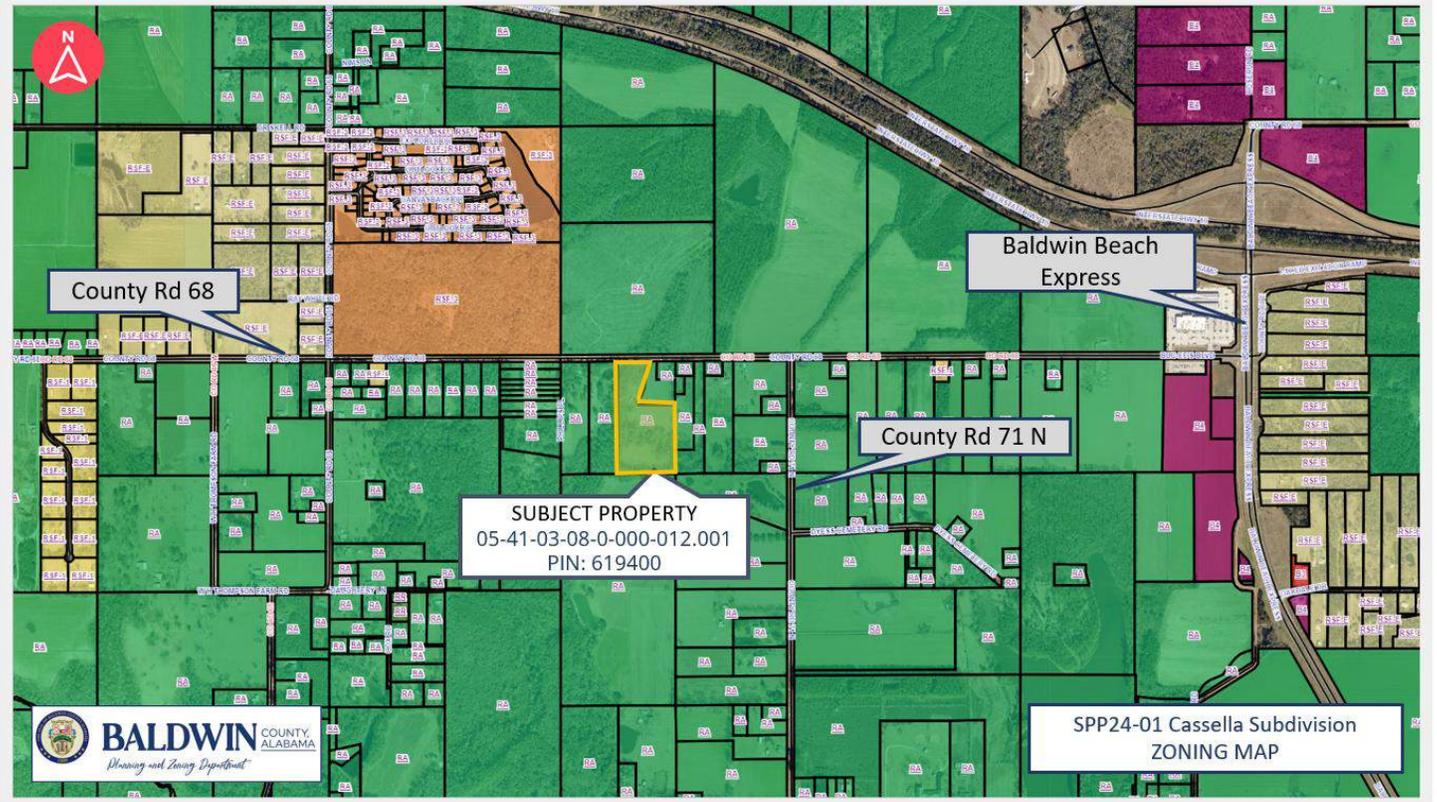
1. Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Planning and Zoning Permit Engineer for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic 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 preliminary plat.

Letter of Explanation

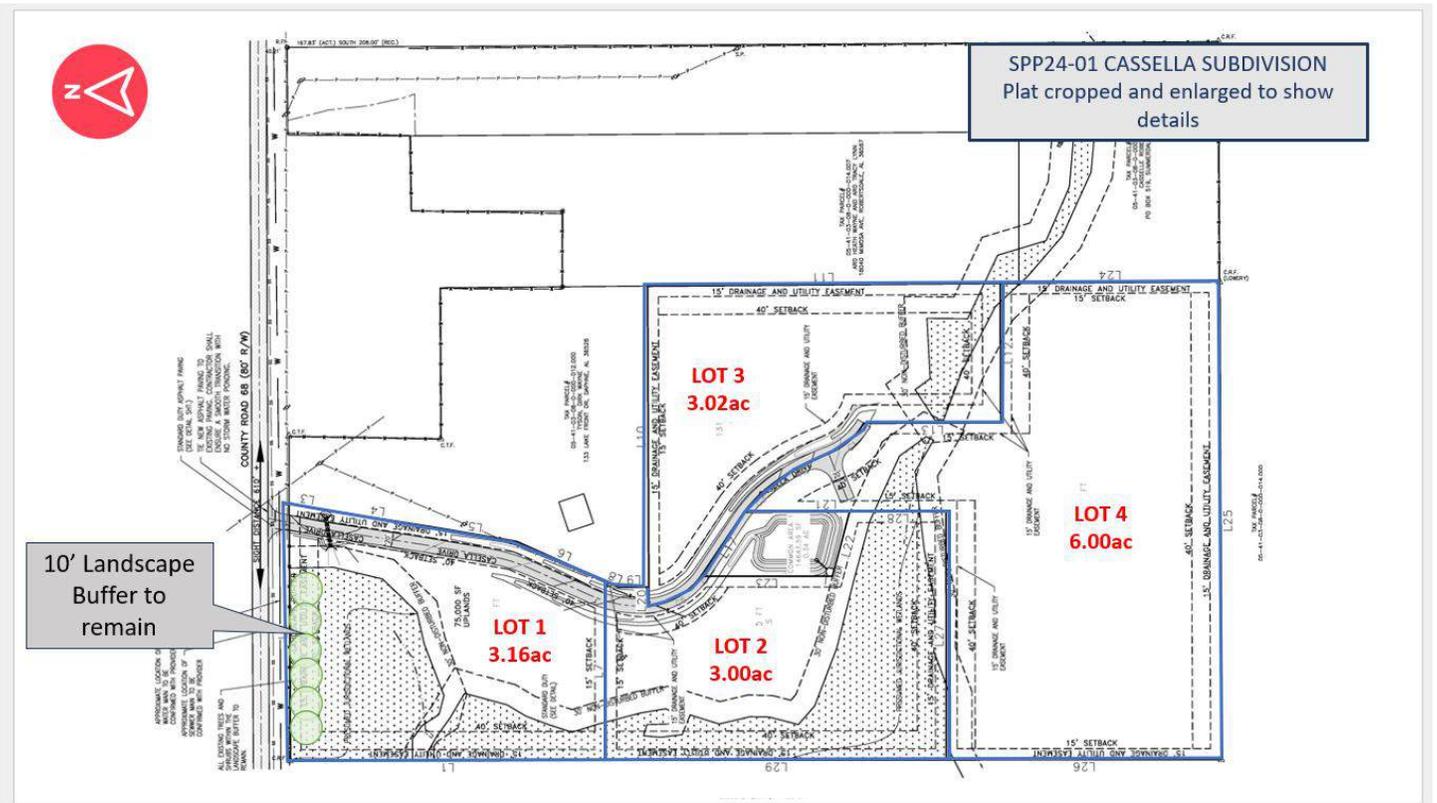
Statement from the Developer: The county’s request to have a paved road installed made the project to not be economically viable at the time. I’m reviewing now what similar parcels are selling for. This will take 3-6 months from Jan 28, then a decision will be made to go further with the subdivision or to cancel project all together.

Locator Maps





Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-03 Northwoods Ph 1
Permit Extension Request for Preliminary Plat Approval SRP24-01
March 5, 2026

Subject Property Information

Planning District: 10
Zoning: RSF-4
Location: Subject property is located on the east side of Hwy 225, north and west of the City of Spanish Fort.
Parcel Numbers: 05-32-03-41-0-000-001.003 PIN: 100048
05-32-03-05-0-000-002.003 PIN: 222360
Lead Staff: Elizabeth Wilson, Planning Technician
Attachments: *Within Report*

Subdivision Proposal

Request: Permit Extension Request for Revised Preliminary plat approval for Northwoods Ph 1 residential subdivision
Proposed # of Lots: 43
Linear feet of streets: 3634 LF
Total acreage: 56.99 ac
Smallest lot size: 21,458 SF
Applicant/Owner: Michael Dilsworth, *Dilsworth Development, Inc.*
2124 Moores Mill Rd., Ste 130A, Auburn, AL 35830
Engineer/Surveyor: Jason Estes & Victor Germain,
Dewberry Engineering, 25353 Friendship Rd., Daphne, AL 36526

Public Utilities and Site Considerations

Public Utilities: Water: White House Water
Electrical: Baldwin EMC
Sewer: Baldwin County Sewer Service
Traffic study: TIS prepared and stamped by NV5 Engineers and Consultants, and accepted by the Baldwin County Highway Dept. and Planning & Zoning Permit Engineer
Drainage improve.: Drainage narrative was prepared and stamped by Justin Brit, PE, Dewberry Engineers, Inc.. It was reviewed and accepted by Baldwin County Planning & Zoning Permit Engineer.
Wetlands A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

Staff Analysis and Comments

Approval History: SRP= “Subdivision Revised Plat” and is used when major revisions have been made to an approved preliminary plat.

The original preliminary plat, Agenda Item 221103, was approved by the Spanish Fort Planning Commission on Feb. 13, 2023. Baldwin Co. P&Z granted administrative approval to Case SPP22-30 on May 1, 2023.

The parcels are now completely within Baldwin County’s subdivision regulation jurisdiction.

SRP24-01 was approved by the Planning Commission April 4, 2024 to reduce the number of lots from 74 to 43 and make changes to drainage plans. This permit request restarted the two-year approval timeline.

SRP25-24 was administratively approved on December 15, 2025 to increase all lot widths to 120ft and eliminate curb, gutters, and sidewalks.

CPR24-30 is under review. Construction has not started.

Staff Recommendation:

Staff recommends that a one (1) year extension of the Preliminary Plat extension related to case **PER26-03 NORTHWOODS PH 1** be **Approved** with the following conditions:

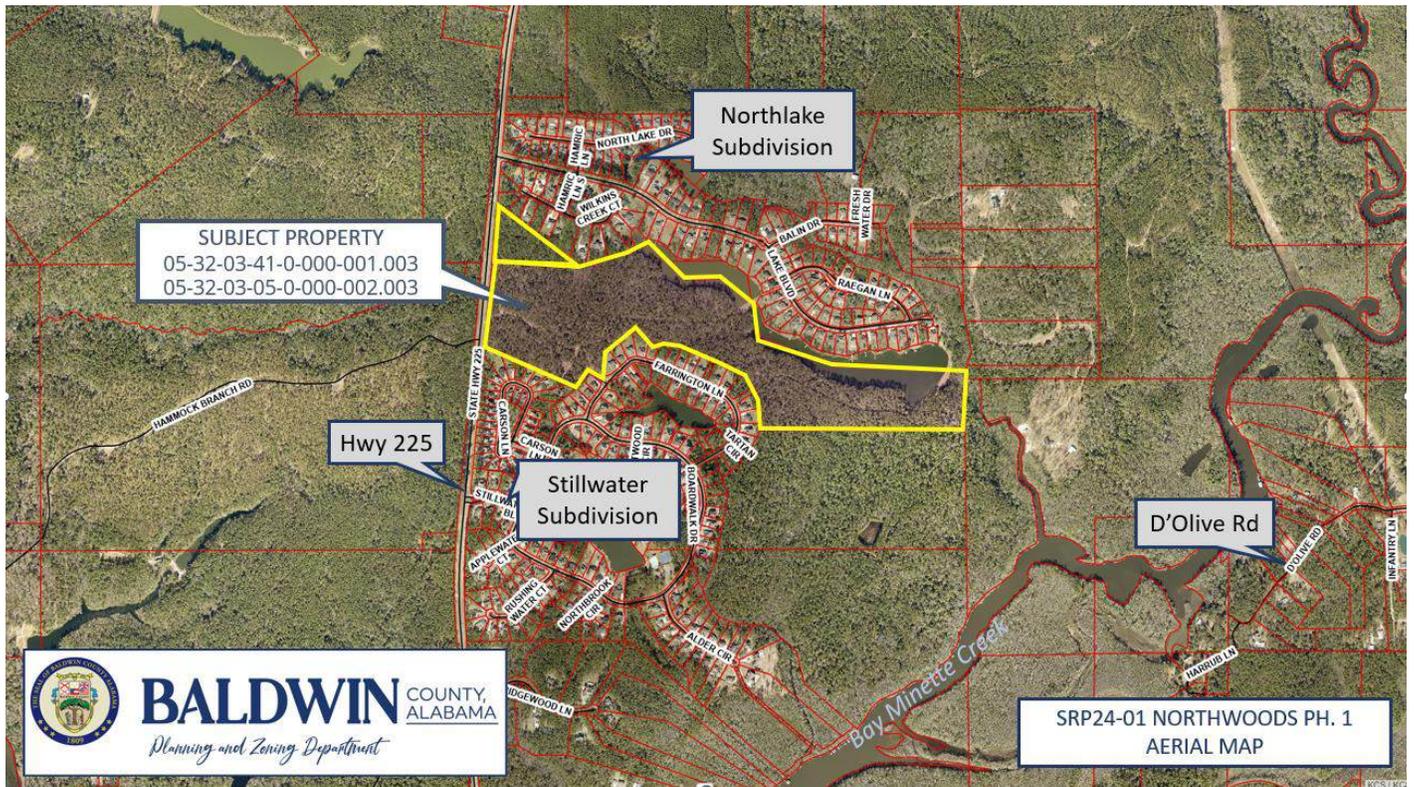
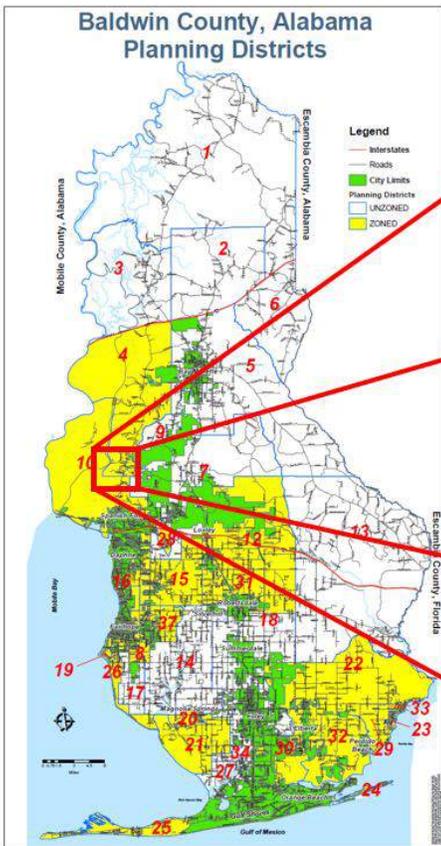
Specific Conditions:

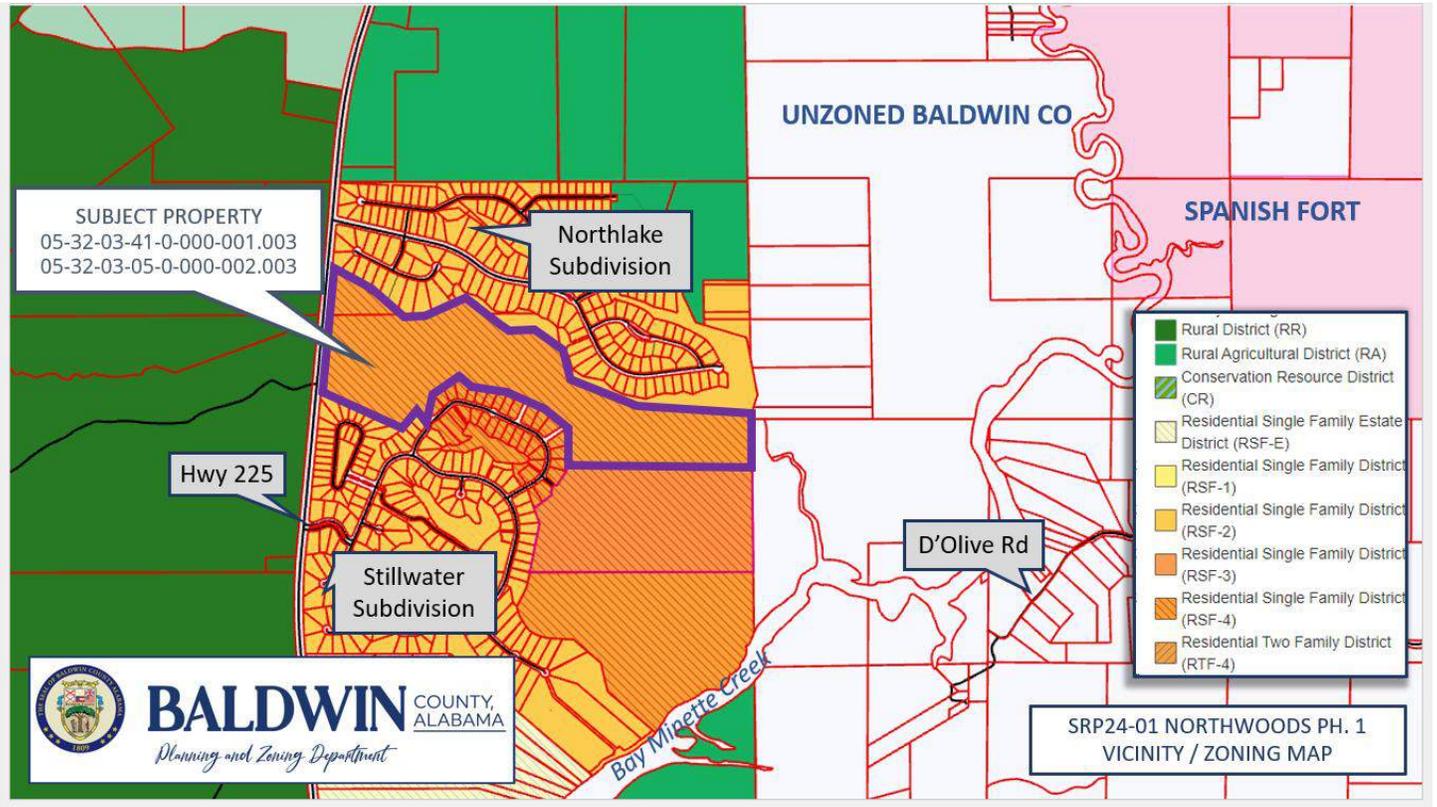
1. The one(1) year permit extension approval expires on **April 4, 2027**.
 1. One additional extension is available.
2. Acquire necessary permits from ALDOT for access to Hwy 225.
3. ISO compliance will be verified at the time of the final plat submission.
4. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

General Conditions:

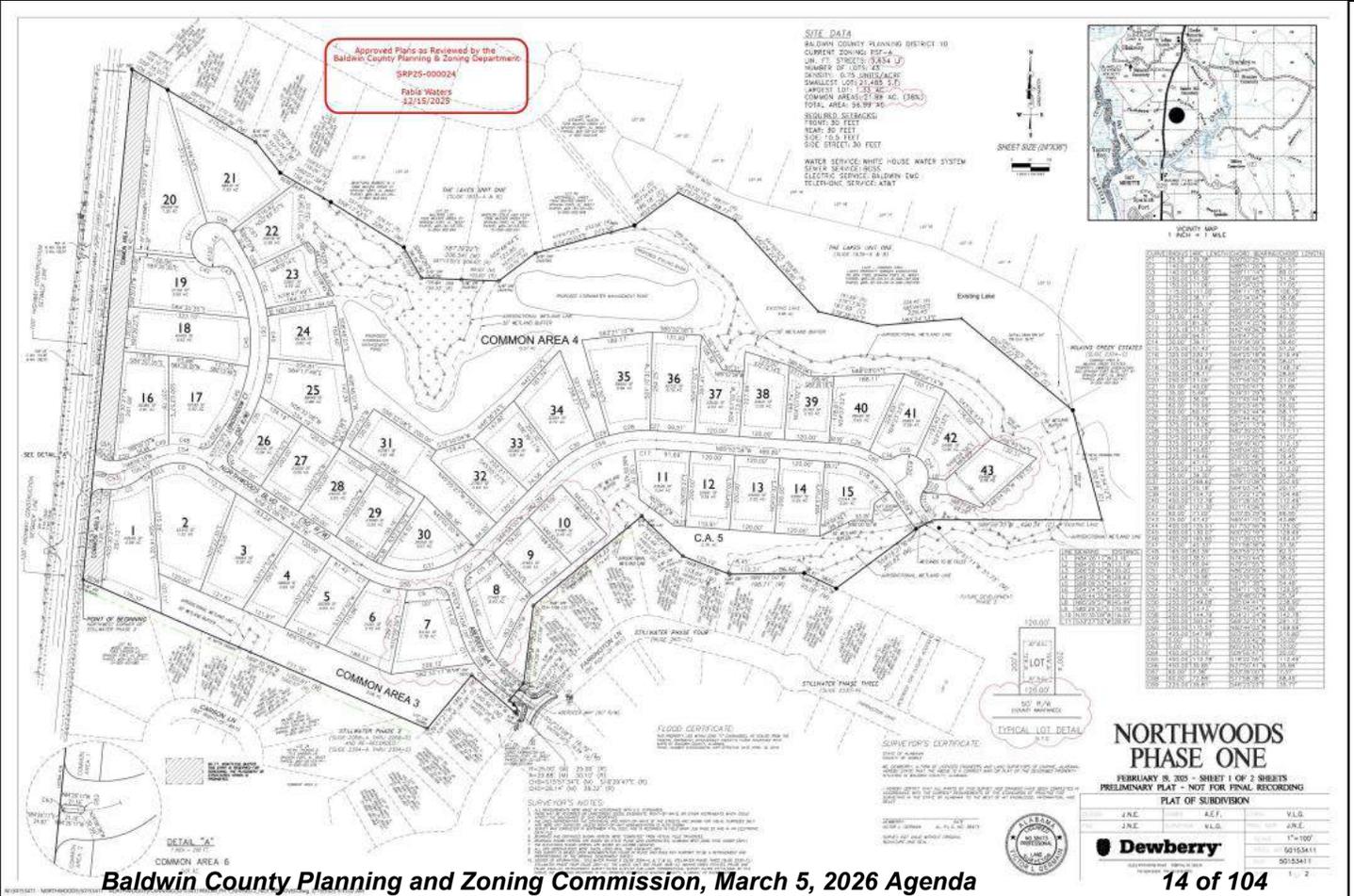
1. Compliance with the Baldwin County Subdivision Regulations, including, but not limited to, submission of a request for a Subdivision Permit to the Baldwin County Planning and Zoning Permit Engineer for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic 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 preliminary plat.

Locator Maps





Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-04
Savannah Estates Ph 2
Permit Extension Request for Preliminary Plat Approval
March 5, 2026

Recommendation: Approval

Subject Property Information

Planning District: 15
Zoning: RSF-2 with PRD (PRD Z-20007 adopted by BCC 5/19/2020)
Location: Subject property is located on the east side of County Road 54W approximately 2,000 feet north of County Road 64 near the City of Daphne
Parcel Number(s) / PIN(s): 05-43-06-13-0-000-014.004 / 344739
05-43-06-13-0-000-002.006 / 67263
05-43-06-13-0-000-014.003 / 274727
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report
CitizenServe Ref: PER26-000004
Applicant/Owner: S.E. Civil on behalf of Owner/Developer, J&S Land Company, LLC,
9949A Bellaton Avenue Daphne, AL 36526
Engineer/Surveyor: S.E. Civil Engineering and Surveying, 9969 Windmill Road Fairhope, AL 36532, Larry Smith, PE, Dave Lavery, PE, David Diehl, PLS

Subdivision Proposal

Request: Permit Extension Request for preliminary plat approval
Proposed # of Sites: 121 Lots
Linear feet of streets: 6,876 LF (to be dedicated to Baldwin County as public ROW with the recording of the final plat)
Total acreage: 37.45 acres +/-
Smallest lot size: 6,760SF

PRIOR HISTORY:

Original Preliminary Plat Approval Date: SPP23-30, March 7, 2024, Planning Commission Meeting

The preliminary plat approval granted by the Baldwin County Planning Commission during its regularly scheduled meeting on March 2, 2024. The two-year approval is expiring, and the applicant has requested a permit extension for the preliminary plat approval. The applicant has provided a detailed timeline of project to date. Staff has reviewed the timeline and concurs with granting an extension of the preliminary plat approval subject to the conditions of original approval.

Below are the prior conditions of approval for SPP23-30 granted on March 7, 2024.

Staff recommends APPROVAL of SPP23-30, Savannah Estates Phase II, with the following conditions of approval:

1. Memorialize that preparation of an updated Traffic Impact Study (TIS) is underway and will be included in the Construction Plans Review (CPR) application and is an update to the original TIS prepared in May 2020.
 - a. A scoping meeting with the traffic engineer and Planning & Zoning and Baldwin County Highway Department staff was conducted.
 - b. The update is required by Appendix “6” of the Baldwin County Subdivision regulations.
 - c. Preliminary plat approval is conditioned upon review and approval of the updated TIS.

2. A reclamation plan for the former soil borrow pit, which will include a Geotechnical Report and will be prepared to the satisfaction of the County Engineer, shall be included with the application for Construction Plans Review (CPR).
 - a. County staff has engaged a third-party geotechnical firm to review the reclamation plan as well as assist with the preparation of the scope of work of the reclamation plan to be provided by the applicant.
 - b. Preliminary plat approval is conditioned upon review and approval of the soil borrow pit reclamation plan with its included Geotechnical report.
 - c. The borrow pit reclamation plan shall contain a stabilization plan for the existing borrow pit area.
 - d. The geotechnical information and stabilization plan included within the reclamation plan may alleviate staff’s concerns regarding construction of roadways over the former borrow pit area and their Acceptance for Maintenance (AFM) or non-acceptance for maintenance by the County.

3. The applicant’s obligations related to Development agreement for funding of a turn lane on County Road 64 between Triple K Construction, LLC, and the Baldwin County Commission adopted by the Baldwin County Commission on May 17, 2022, shall be satisfied prior to expiration of the agreement on May 17, 2024.
 - a. Preliminary plat approval and Subdivision Permit approval are conditioned upon satisfaction of the agreement.

4. Include within the request for Construction Plans Review (CPR) submission of an updated sanitary sewer letter of availability specifically confirming the BCSS Spanish Fort wastewater treatment facility has the capacity

5. Memorialize that all other deficiencies identified in the preliminary plat review have been cured and this approval is subject to compliance with the Baldwin County Subdivision Regulations.

PUBLIC COMMENTS

N/A at the time of this Staff Report

Staff Recommendation

Staff reviewer has reviewed the timeline and recommends approval of a one-year extension request for Savannah Estates Ph 2, PER26-04, for preliminary plat approval granted under SPP23-20, with the following conditions.

Specific Conditions:

1. The same conditions of original preliminary plat approval will apply under this permit extension request.
2. The one (1) Year SPP approval extension under PER26-04 **expires at 4:30pm CST on Friday, March 5, 2027.**
 - a. There is one (1) extension remaining and the applicant shall submit final plat application prior to the expiration of preliminary approval, and if a final plat application is not applicable, must submit a permit extension request 30 days before the expiration of PER26-04. Further, the applicant may be subject to subdivision regulations in place at the time of final plat submittal and construction should be completed at time of final plat application.
3. Any expansion or alteration of the development meeting the definition of “Major Change” as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

General Condition(s):

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

Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.

ADDITIONAL COMMENTS PROVIDED BY HIGHWAY DEPARTMENT WITHIN PRD APPROVAL

Baldwin County Highway Department:
Seth Peterson, P.E.
From: Seth L. Peterson
Sent: Monday, March 18, 2019 3:31 PM
To: D Hart <DHart@baldwincountyva.gov>
Cc: Mary Booth <MB00TH@baldwincountyva.gov>
Subject: RE: Z-19008 and Z-19011

DJ,

The proposed development will need to meet the requirements of the Subdivision Regulations for both Baldwin County and the City of Daphne.

Thanks,
 Seth

Frank Lundy, P.E.
From: Frank Lundy
Sent: Friday, May 24, 2019 5:06 PM
To: D Hart <DHart@baldwincountyva.gov>
Cc: Seth L. Peterson <SPETERSON@baldwincountyva.gov>; Joey Nunnally <JNunnally@baldwincountyva.gov>; Vince Jackson <VJACKSON@baldwincountyva.gov>
Subject: FW: Z-19008 and Z-19011

DJ,

There are some items relating to this site that raise concern.

1. A large portion of the proposed development is located within the footprint of existing excavated dirt pits which would require substantial fill. Building homes and roadway infrastructure over these fill areas can lead to major structural issues unless quality fill materials are used and extreme caution is taken during construction. If approved, major geotechnical and earthwork construction testing will be required.
2. The proposed County Road 64 connection is approximately 500 feet east of the County Rd 54 E intersection. Creating an additional intersection conflict point within close proximity of the County Rd 54 E intersection as proposed is cause for concern with traffic safety. Traffic could be much better managed if the connection point were located directly across from the County Rd 54 E intersection. If connection point is not adjusted, controlled access management or limited access may be required for safety.

Thanks,
 Frank Lundy

Agency Comments

Baldwin County Highway Department:
 Items relating to this site which raise concern.

1. A large portion of the proposed development is located within the footprint of existing excavated dirt pits which would require substantial fill. Building homes and roadway infrastructure over these fill areas can lead to major structural issues unless quality fill materials are used and extreme caution is taken during construction. If approved, major geotechnical and earthwork construction testing will be required.
2. This plan shows one proposed entrance onto CR 54 W. If a second entrance is required, where will it connect? The proposed future 80' right-of-way connecting to County Road 64 is approximately 500 feet east of the County Rd 54 E intersection. Creating an additional intersection conflict point within close proximity of the County Rd 54 E intersection as proposed is cause for concern with traffic safety. Traffic could be much better managed if the connection point were located directly across from the County Rd 54 E intersection. If connection point is not adjusted, controlled access management or limited access may be required for safety. An in-depth traffic analysis would be required to assess impacts to the surrounding roadways and intersections.
3. This site lies within Extra Territorial Jurisdiction of the City of Daphne. Subdivision approval from the City and Baldwin County will be required.

ADEM:
 From a desktop review, it appears that the subject properties contain wetlands and stream segments. Wetlands and streams are protected resources under §404 of the Clean Water Act. The applicant should consider having the properties evaluated for the presence of wetlands and streams prior to conducting any construction related land disturbance. Prior authorization from the Mobile District U.S. Army Corps of Engineers is required for any wetlands fill activity or stream impacts.

W/:
 J. Scott Brown, Chief
 Mobile Field Office
 Alabama Department of Environmental Management
 251.304.1176

Municipality (City of Daphne): No comments received.

BCBE: No comments received at this time.

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found at Article 9 in 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.

LETTER OF EXPLANATION & TIMELINE OF DELAYS



January 20, 2026
 Mary Booth
 Baldwin County Planning and Zoning Dept.
 Associate Planner
 22251 Palmer Street
 Robertsdale, AL 36567

Re: Savannah Estates Phase 2 – Justification for Extension Request

May, See below the timeline of approvals for Savannah Estates Phase 2 for our Preliminary Plat Extension Request.

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

Sincerely,

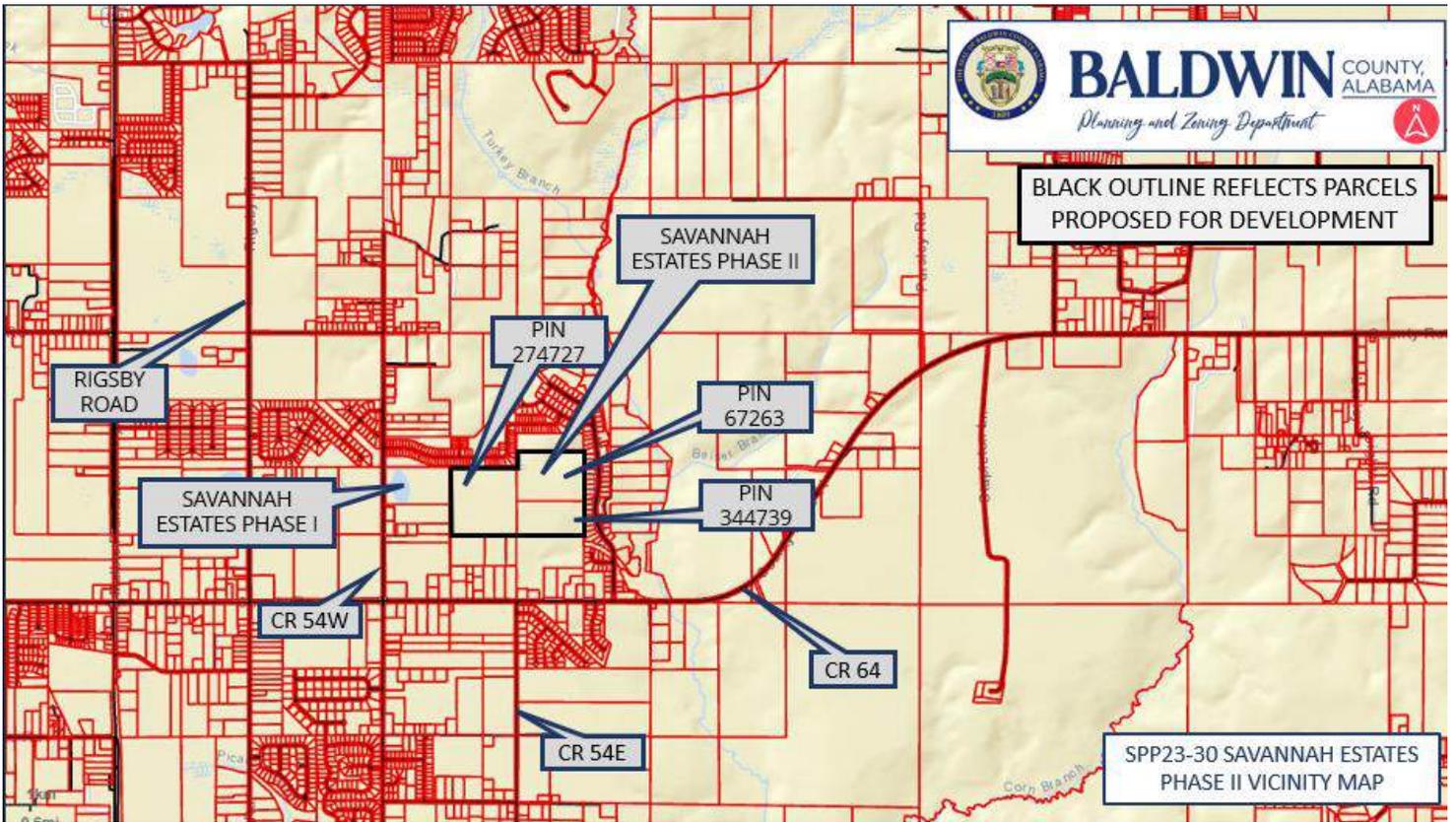
Arthur Johnson

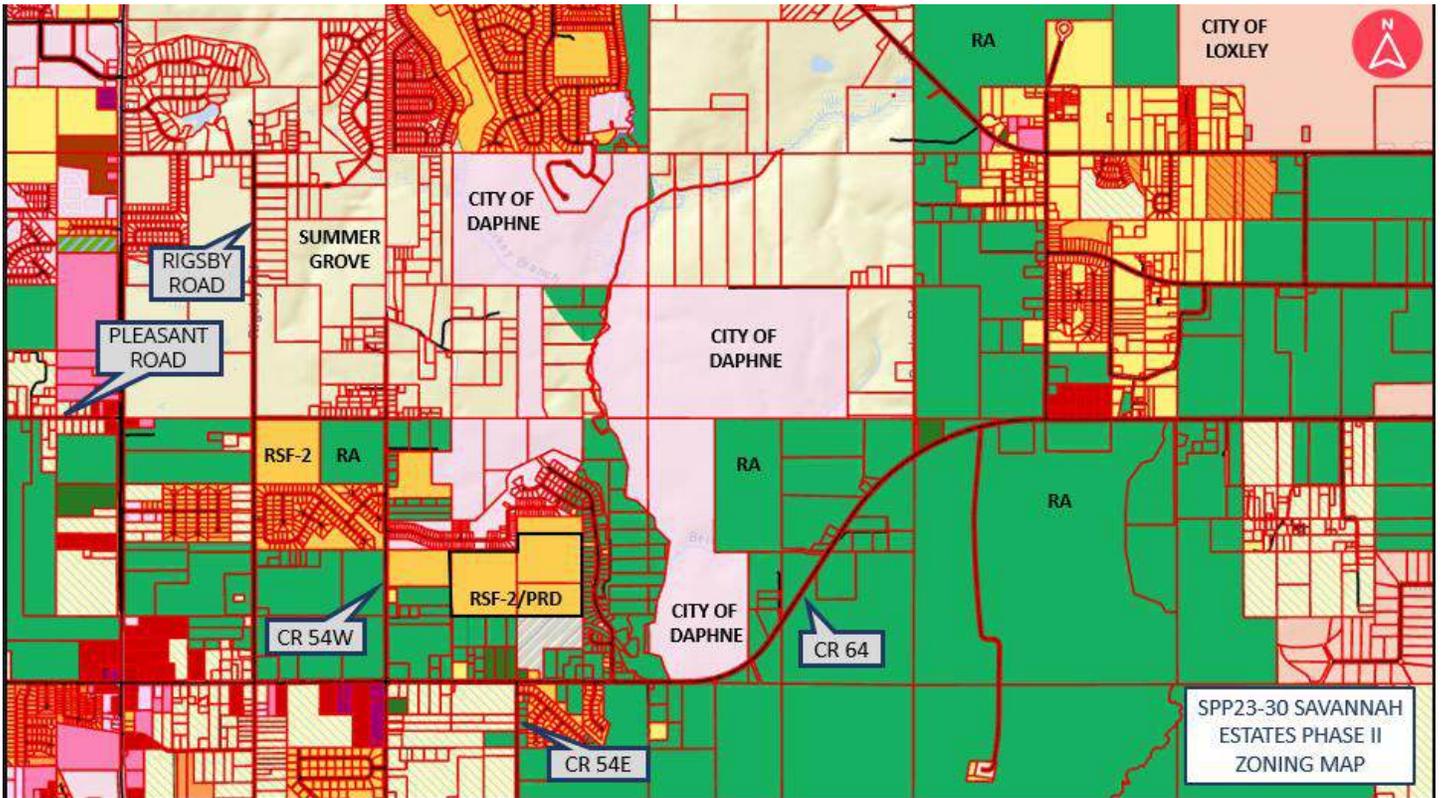
Arthur Johnson
 251-990-6566
 ajohnson@secivileng.com

Phase 2 timeline:

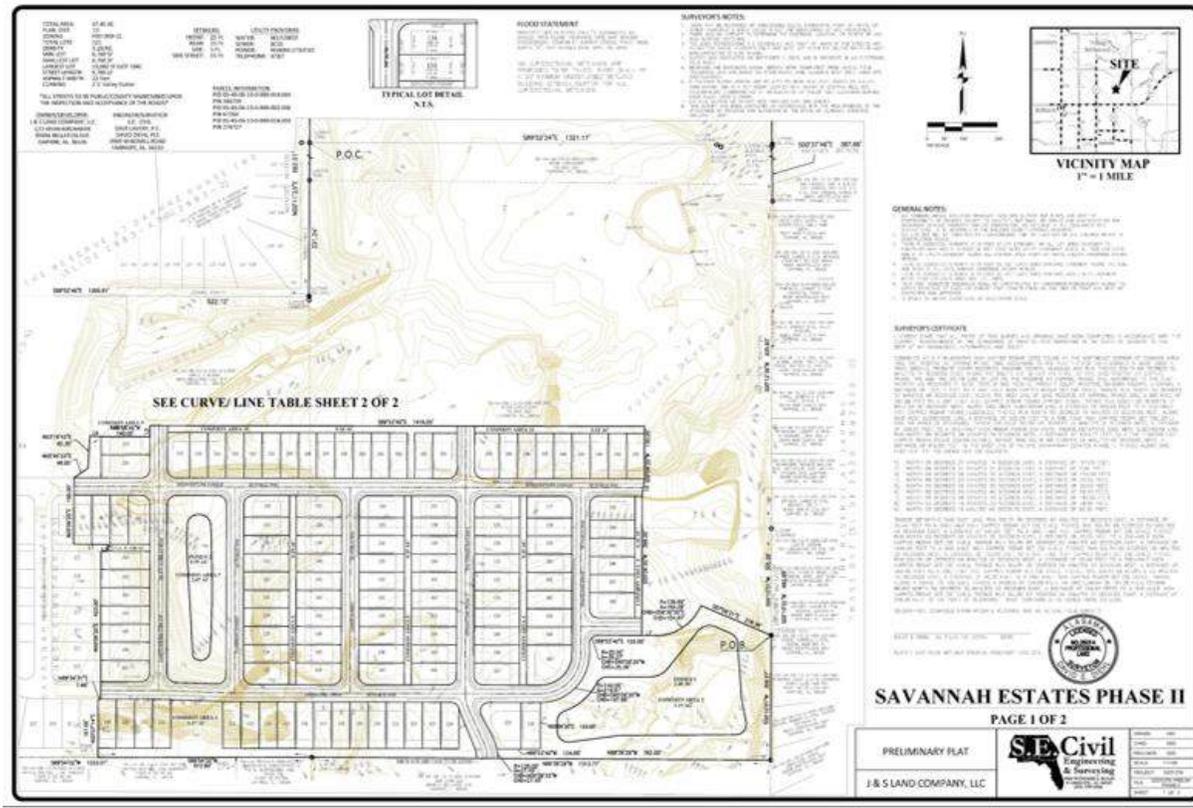
- 3/4/2024 – Preliminary Meeting with County Staff to determine scope of additional geotechnical investigation that would be conditional requirement for CPR approval.
- 3/6/2024 – Submitted civil plans for Construction Plan Review (CPR24-19).
- 3/7/2024 – Received Preliminary Plat Approval.
- 3/20/2024 – Developer, their geotechnical engineer, and Baldwin County’s Geotechnical Engineering consultant (Thompson Engineering) agreed on boring plan for additional geotechnical investigation/reclamation plan required to fulfill preliminary plat approval condition.
- 3/25/2024 – Received intake review comments from County Staff.
- 4/3/2024 – 2nd submittal addressing intake review comments uploaded to CitizenServe.
- 4/23/2024 – Uploaded updated TIS to CitizenServe; required as condition of Preliminary Plat Approval.
- 4/23/2024 – CPR application moved from intake review to technical review.
- 6/11/2024 – Revised geotechnical report & reclamation plan uploaded to CitizenServe.
- 8/18/2024 – Received 1st Technical Review comments for CPR24-19.
- 9/17/2024 – Received comment from Tucker Stuart about geotechnical report and additional testing that would be required during construction.
- 9/27/2024 – Uploaded revised civil plans/drainage narrative, and disposition for 1st technical review comments.
- 10/07/2024 – Uploaded revised geotechnical report addressing Tucker’s comments.
- 11/18/2024 – Received conditional approval for CPR24-19.
- 4/24/2025 – Pre-construction meeting.
- 6/9/2025 (week of) – Developer paid roadway inspection fee.
- 6/24/2025 – Received subdivision permit & notice to proceed for CPR 24-19.
- 7/2025 to 1/2026 – Developer working on reclamation plan and rough grading of the site.

Locator Maps

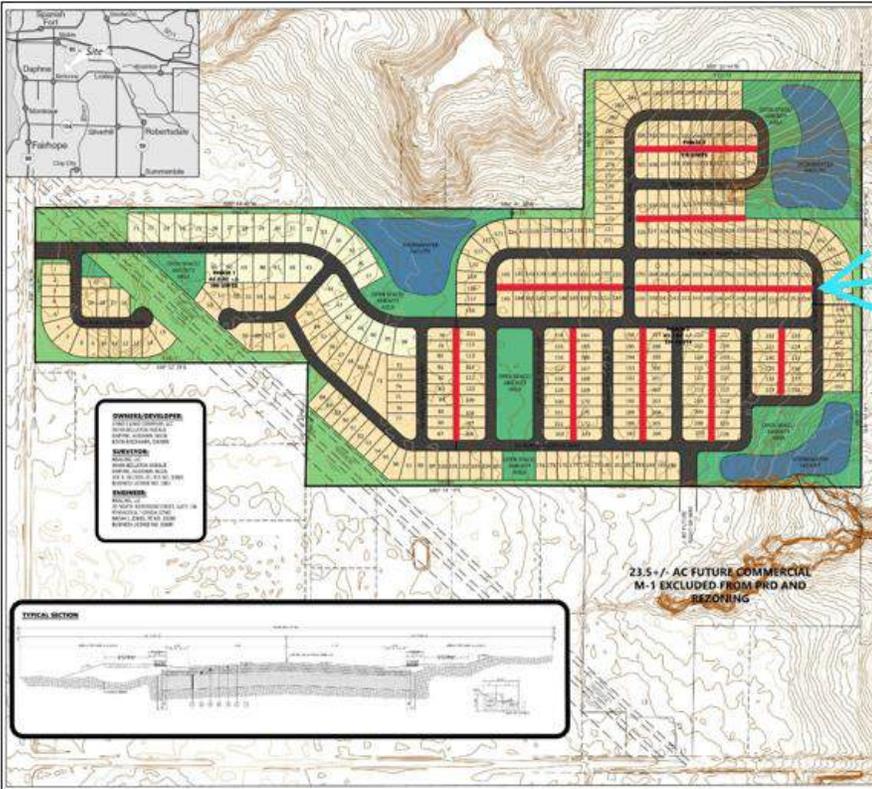




Plat



SPP23-30
SAVANNAH
ESTATES PHASE II
PRELIMINARY
PLAT



SAVANNAH ESTATES
Planned Residential Development
FEBRUARY 2020

PROPOSED PUD LOT DATA

LOT NUMBER	AREA (SQ. FT.)	AREA (SQ. YD.)
1-10	1,000	0.03
11-20	1,000	0.03
21-30	1,000	0.03
31-40	1,000	0.03
41-50	1,000	0.03
51-60	1,000	0.03
61-70	1,000	0.03
71-80	1,000	0.03
81-90	1,000	0.03
91-100	1,000	0.03

PROPERTY

OWNER	SAVANNAH ESTATES, LLC
ADDRESS	1000 W. BROAD ST., SUITE 200, SAVANNAH, GA 31401
PHONE	(912) 433-1234
FAX	(912) 433-5678
EMAIL	SAVANNAH@SAVANNAHESTATES.COM

DESIGNER

NAME	SAVANNAH ESTATES, LLC
ADDRESS	1000 W. BROAD ST., SUITE 200, SAVANNAH, GA 31401
PHONE	(912) 433-1234
FAX	(912) 433-5678
EMAIL	SAVANNAH@SAVANNAHESTATES.COM

UTILITIES SERVICES

WATER	BEDFORD WATER
SEWER	BEDFORD WATER
ELECTRIC	GEORGIA POWER
TELEPHONE	AT&T



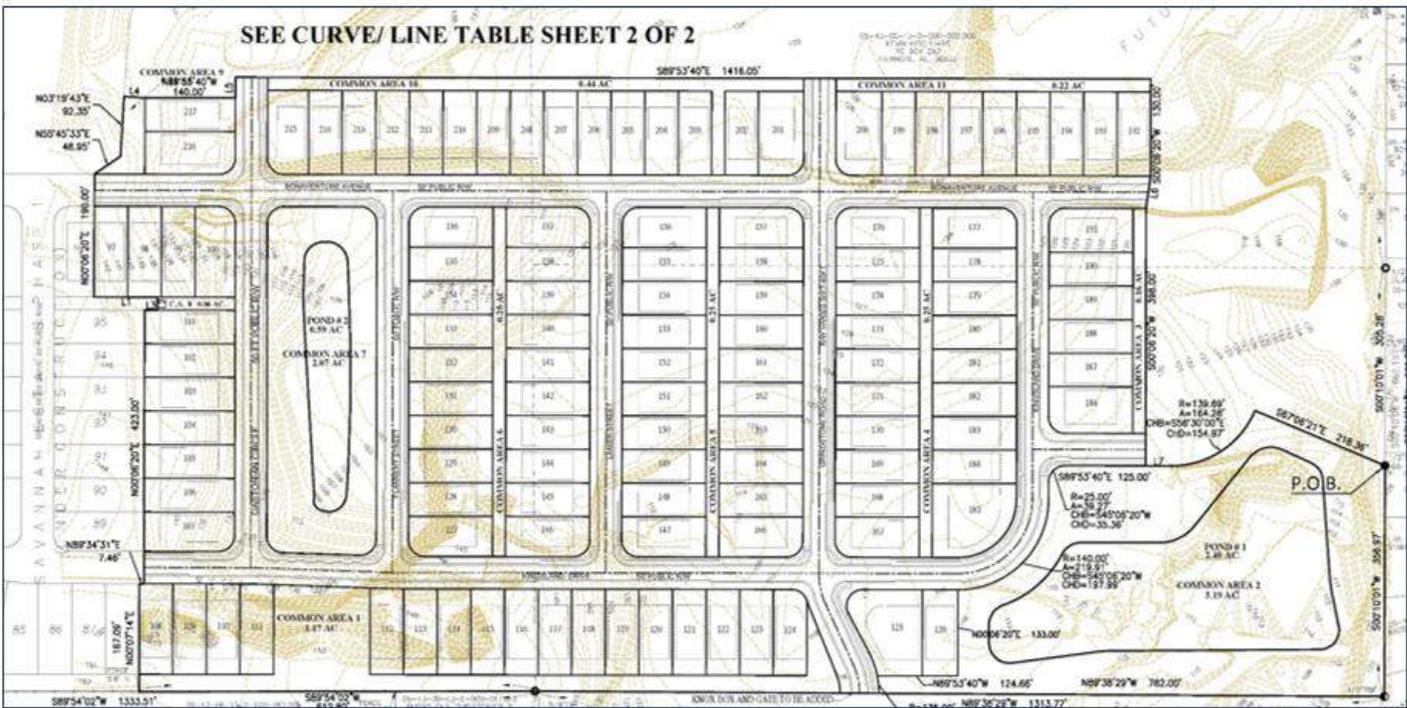
GENERAL NOTES

- All common area strip widths are shown within the 10' or 15' strip widths of the lots. The developer shall be responsible for the installation and maintenance of the stormwater drainage system within the common area strips.
- The stormwater drainage system shall be designed to collect and convey runoff from the lots and common area strips to the water table.
- The stormwater drainage system shall be designed to collect and convey runoff from the lots and common area strips to the water table.
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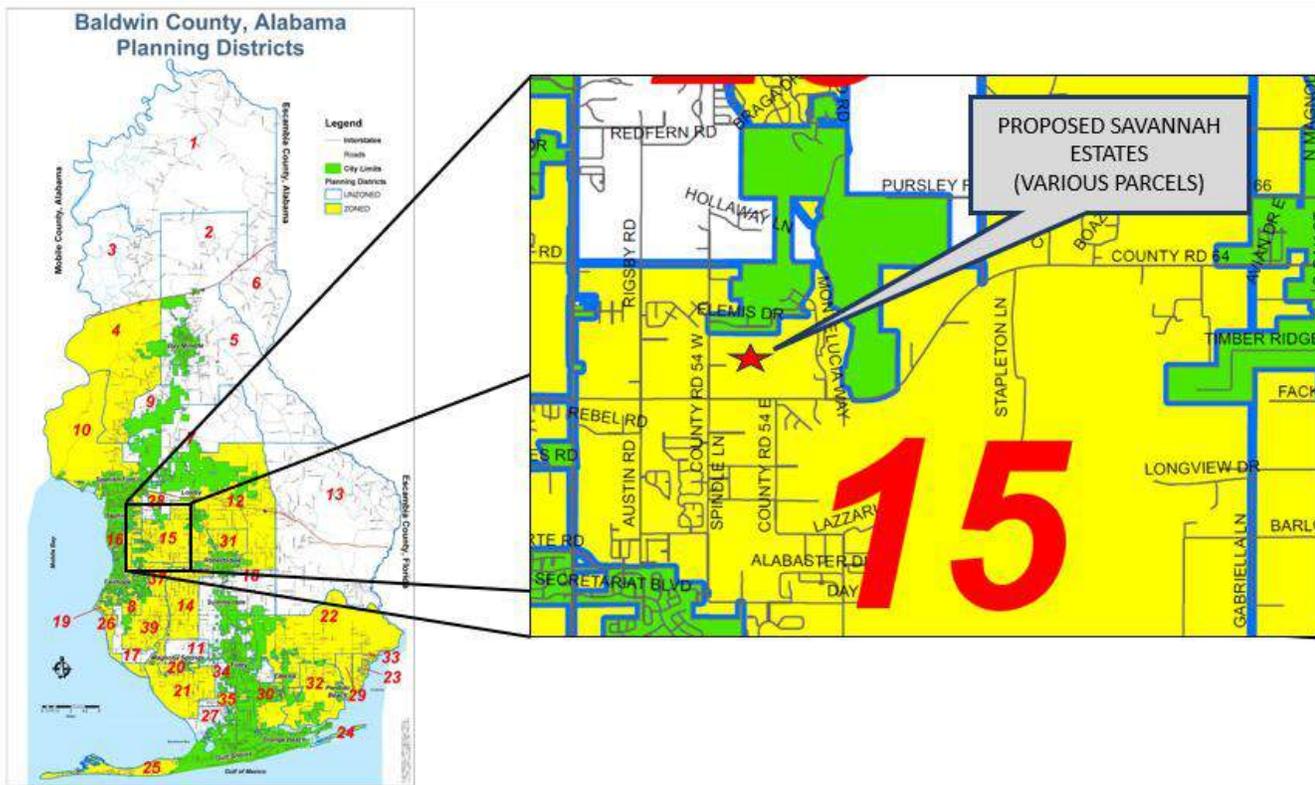
FLOOR CERTIFICATE

The owner of the lots shown on this plat shall be responsible for the installation and maintenance of the stormwater drainage system within the common area strips.

SPP23-30
SAVANNAH
ESTATES PHASE II
PRD MASTER PLAN



SPP23-30 SAVANNAH ESTATES PHASE II PRELIMINARY PLAT
****ZOOMED AND CROPPED TO SHOW DETAILS****



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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-06 Club RV Park
Permit Extension Request for Preliminary Plat Approval
March 5, 2026

Subject Property Information

Planning District: 30
Zoning: RA
Location: South of Brinks Willis Road, north of Keller Rd, and west of Foley Beach Express. It is in the City of Foley's planning jurisdiction but the City didn't review RV parks when this development was approved.
Parcel Numbers: 05-61-05-16-3-001-002.000 PIN: 5155,
05-61-05-16-3-001-022.000 PIN: 29201
Lead Staff: Elizabeth Wilson, Planning Technician
Attachments: *Within Report*

Subdivision Proposal

Request: Permit Extension Request for PUD23-000009
Proposed # of Lots: 231 Unit RV Park
Linear feet of streets: 8,670 LF
Total acreage: 54.72 ac
Applicant/Owner: Phillip Knuckey, 6785 Jewell Ln, Scales Mound, IL 61075
Engineer/Surveyor: David Lowery, Lowery Surveying, LLC
55284 Martin Ln, Stockton, AL 36579

Public Utilities and Site Considerations

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

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

Drainage improve.: A drainage narrative was signed and stamped by Jason Wooten, PE, and accepted by the Baldwin County Highway Department.

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

Staff Analysis and Comments

The Planning Commission approved the Planned Unit Development/Commission Site Plan Approval (PUD/CSP) on June 1, 2023, with an expiration date of June 1, 2025. A permit extension request (PER25-04) was approved on March 6, 2025, extending the site plan approval to June 1, 2026.

The proposed PER26-06 will serve as the second and final permit extension. All site improvements must be completed prior to the expiration of this second and final extension. Any approvals that expire will require a new application and applicable fees.

The RV park was originally approved as a PUD under unified ownership. The applicant later sought to convert the development to a condominium regime in order to sell individual sites and approached the City of Foley regarding annexation and condominium approval.

The city declined both proposals. The applicant has since elected to proceed with the project as originally approved by the County.

Negotiations with the City, along with changes to the planning jurisdiction agreement between the County and the City of Foley in July 2024, contributed to project delays.

The applicant has submitted a complete application for Construction Plan Review.

Staff Recommendation:

Staff recommends that a one (1) year extension of the Preliminary Plat extension related to case PER26-06 CLUB RV PARK be Approved with the following conditions:

Original PUD/CSP Conditions:

1. Widen Brinks Willis Road and Keller Road to 24 feet for 300 feet in each direction of the two entrances.
2. ALDOT may require traffic improvements at the intersection of HWY 59 and Brinks Willis Rd.

Specific Conditions:

1. The second and final one(1) year CSP/PUD permit extension approval expires on **June 1, 2027**.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

ORIGINAL PUD/CSP RECOMMENDATION:

Staff recommends that the site plan for Case No. PUD23-09 CLUB RV PARK be **APPROVED subject to the following conditions.**

Specific Conditions:

- 1. Widen Brinks Willis Rd. and Keller Rd. to 24 feet for 300 feet in each direction of the two entrances.
- 2. ALDOT may require traffic improvements at the intersection of Hwy 59 and Brinks Willis Rd.

General Conditions (including but not limited to the following):

- 1. Submit construction plans to Baldwin County Planning & Zoning Department for review and approval of a Subdivision Permit (CPR permit).
- 2. Record final site plan once the Subdivision Permit has been issued.
- 3. Obtain any necessary building permits.
- 4. Approval of the final site plan, PUD approval is granted for two years and items listed above will need to occur within the two-year approval period, or submit an extension request for final site plan approval.

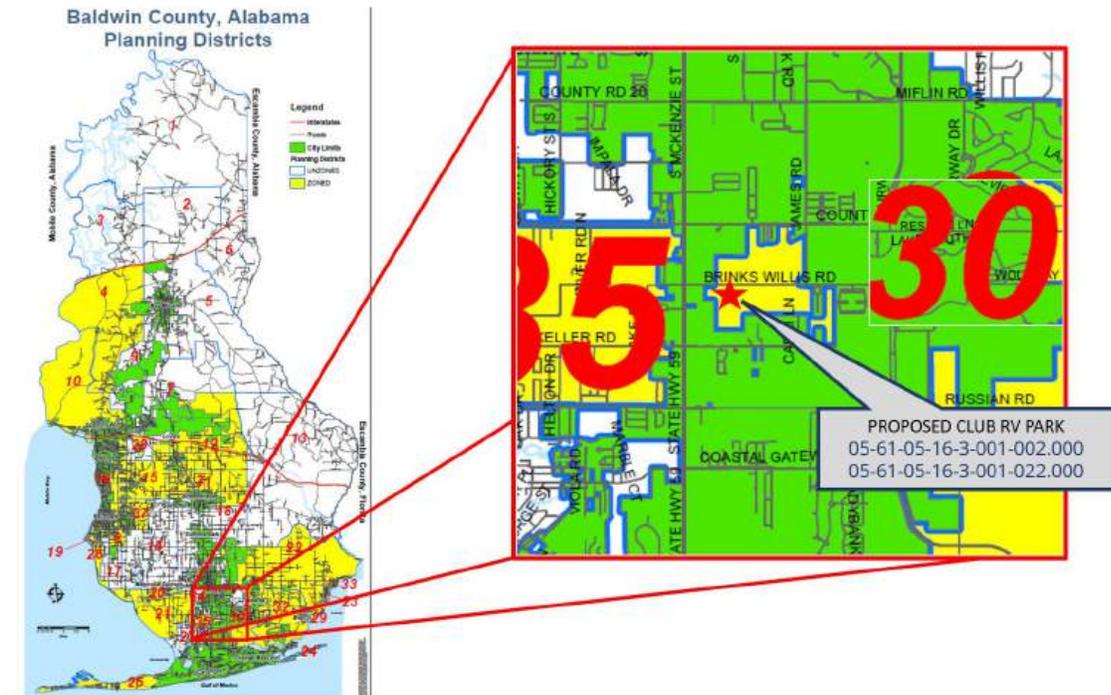
EXTENSION APPROVAL RECOMMENDATION

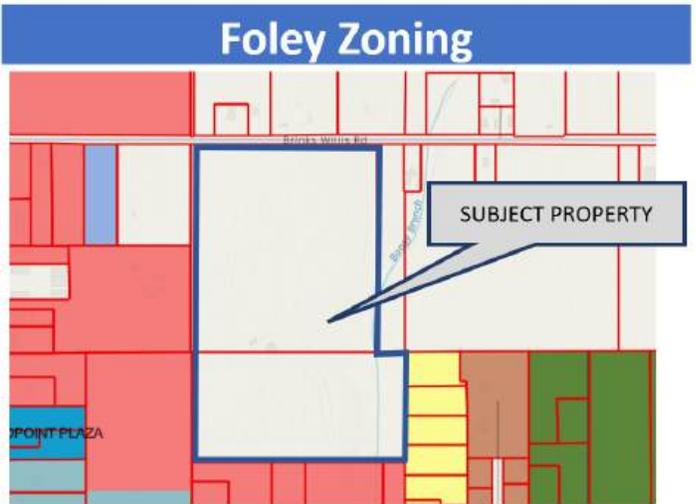
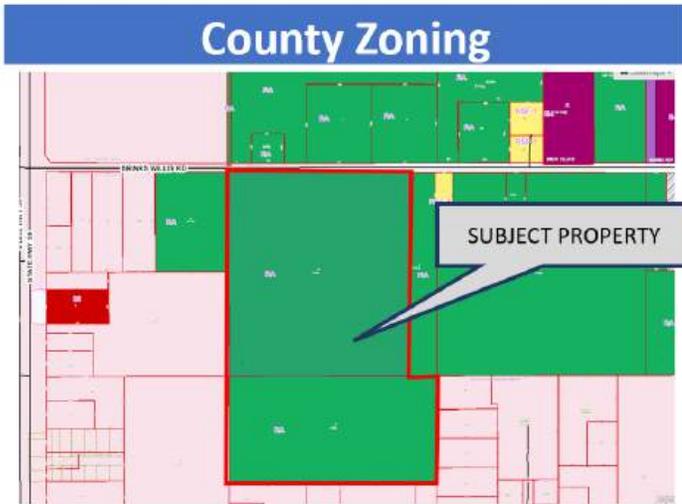
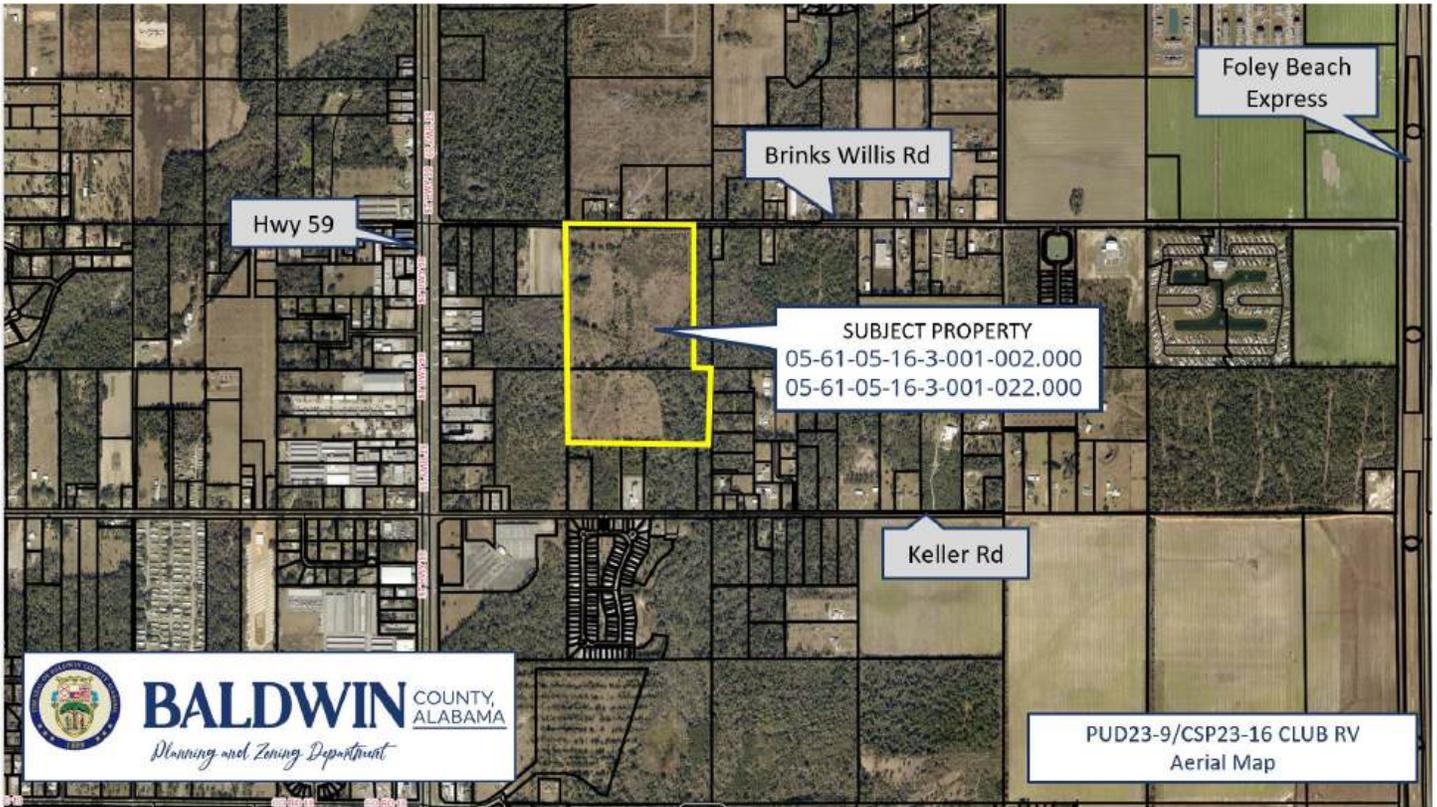
Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER25-04 CLUB RV PARK be **APPROVED** with the following conditions:

- 1. The one (1) year PUD/CSP approval extension expires at 4:30 PM CST on **Monday, June 1, 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 **Foley's** Planning Commission

PER25-04 Conditions

Locator Maps





	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agricultural District
South	Business, vacant	B-1A, Business (Foley)
East	Residential	RA, Rural Agricultural District (County), R-3 Residential (Foley)
West	Outdoor recreational	RA, Rural Agricultural District (County), B-1A, Business (Foley)

Site Plan





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-07
Permit Extension Request for a Planned Unit Development
Karina Mobile Home Park
March 05, 2026

Subject Property Information

Planning District: 18
Zoning: Unzoned
Location: Subject property is on the east side of County Road 38, east of the Baldwin Beach Express. It is approximately 2 miles northeast of The Town of Summerdale.
Parcel Numbers: 05-48-06-24-0-000-011.003 PIN: 12452
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Permit Extension Request associated with Planned Unit Development(PUD) Site Plan Approval PUD24-000001
Proposed # of Lots: 7
Linear feet of streets: 517LF
Total acreage: 2.69 +/- Acres
Smallest lot size: 5,030SF
Applicant/Owner: Faustino Martinez
Engineer/Surveyor: Chris Lieb, PE, Lieb Engineering LLC

Public Utilities and Site Considerations

Public Utilities: Water: East Central Water
Electrical: Baldwin EMC
Sewer: Septic Tanks
Traffic study: Not required due to lot count.
Wetlands No wetlands were identified on the subject property

Staff Analysis and Comments

January 19, 2024: Applicant submitted a PUD application to Baldwin County P&Z.

March 7, 2024: PUD24-01 was on the agenda to be considered by the Planning Commission. Original expiration date: March 7, 2026

March 18, 2024: Applicant submitted a construction plans review application

January 21, 2025: The applicant received a Subdivision Permit from the Permit Engineer

Current 2/24/2026: No site construction has commenced

*** Staff has requested a more detailed timeline of events from the applicant and as of the writing of this staff report staff has not been provided this information.

Staff Recommendation:

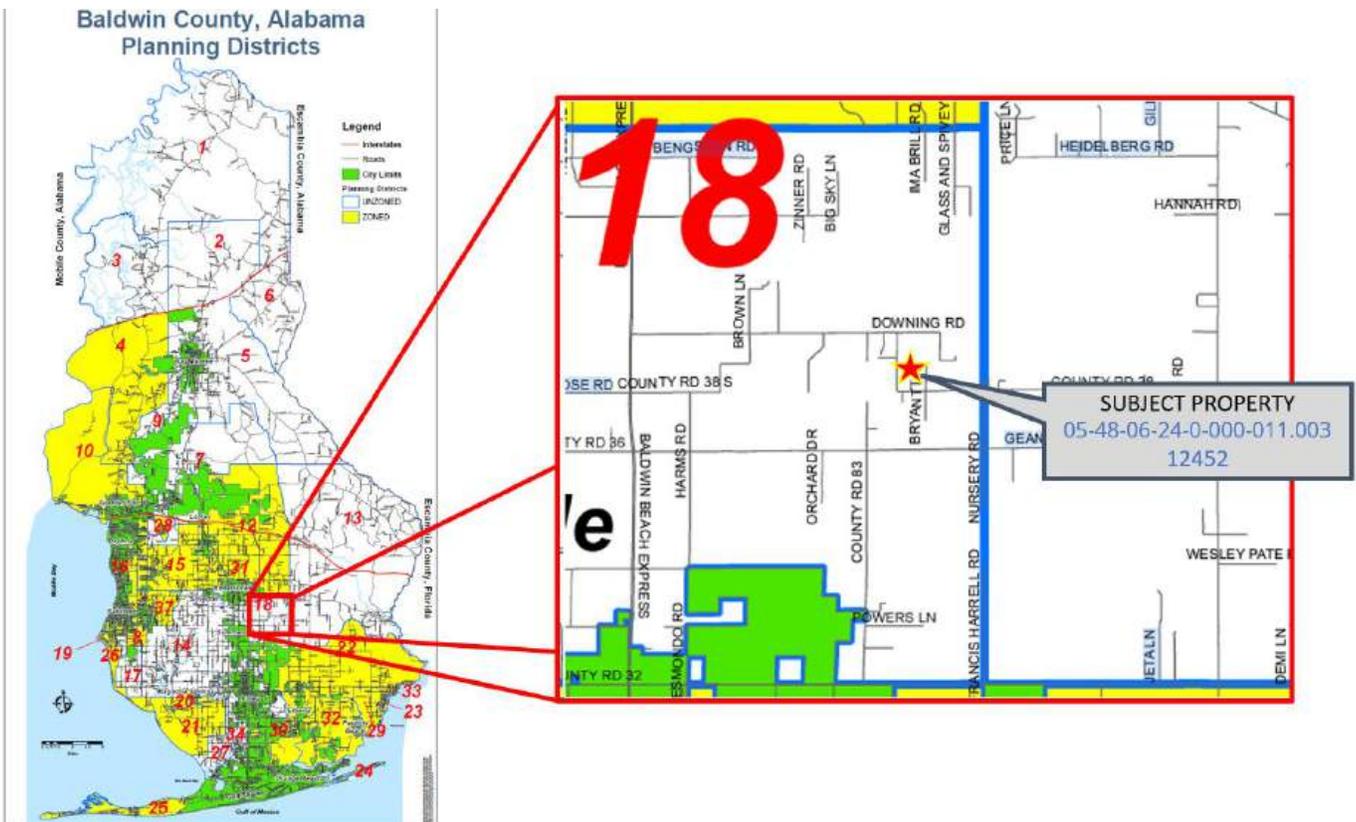
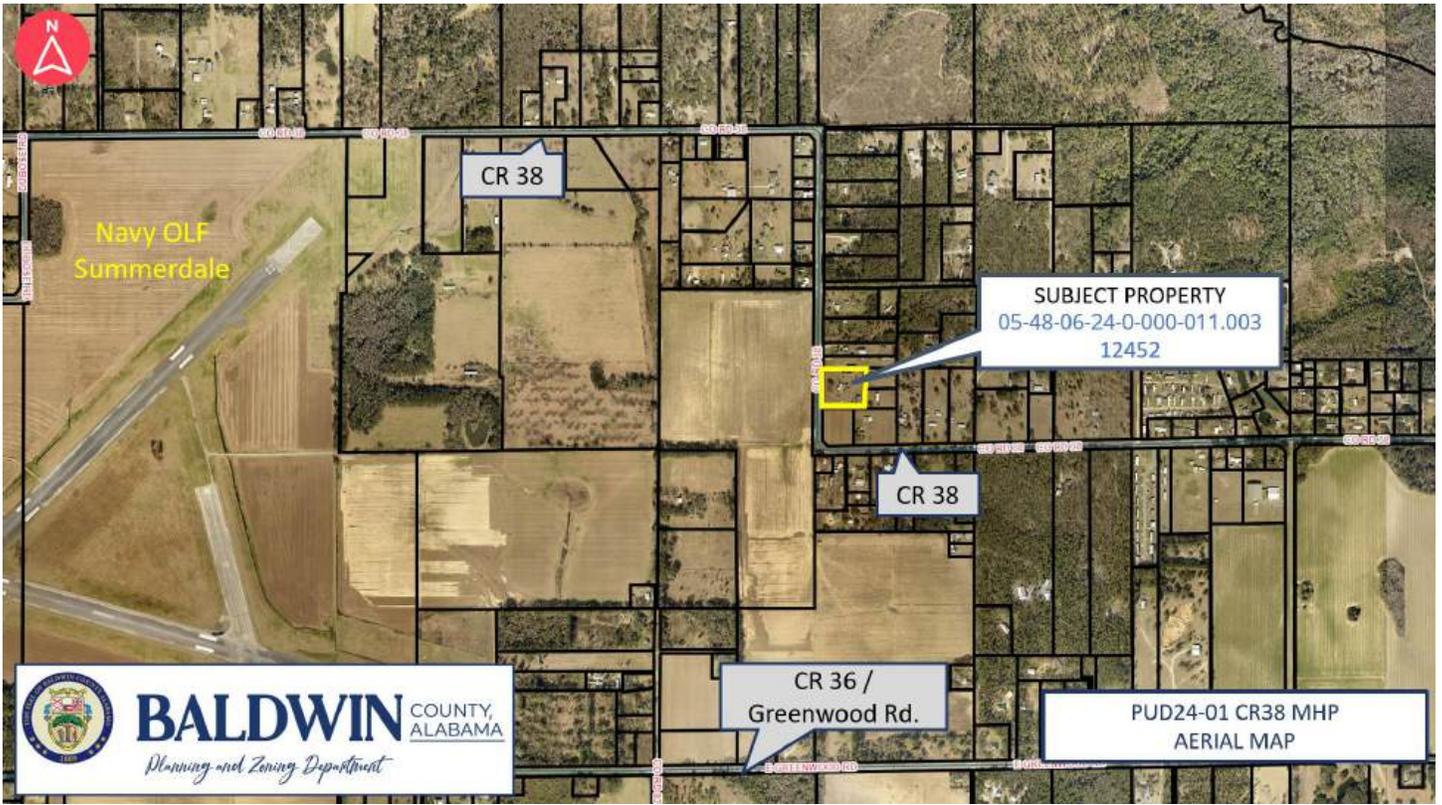
Staff recommends that a one (1) year extension of the Planned Unit Development(PUD) related to case **PER26-01 KARINA MOBILE HOME PARK** be Approved with the following conditions:

Specific Conditions:

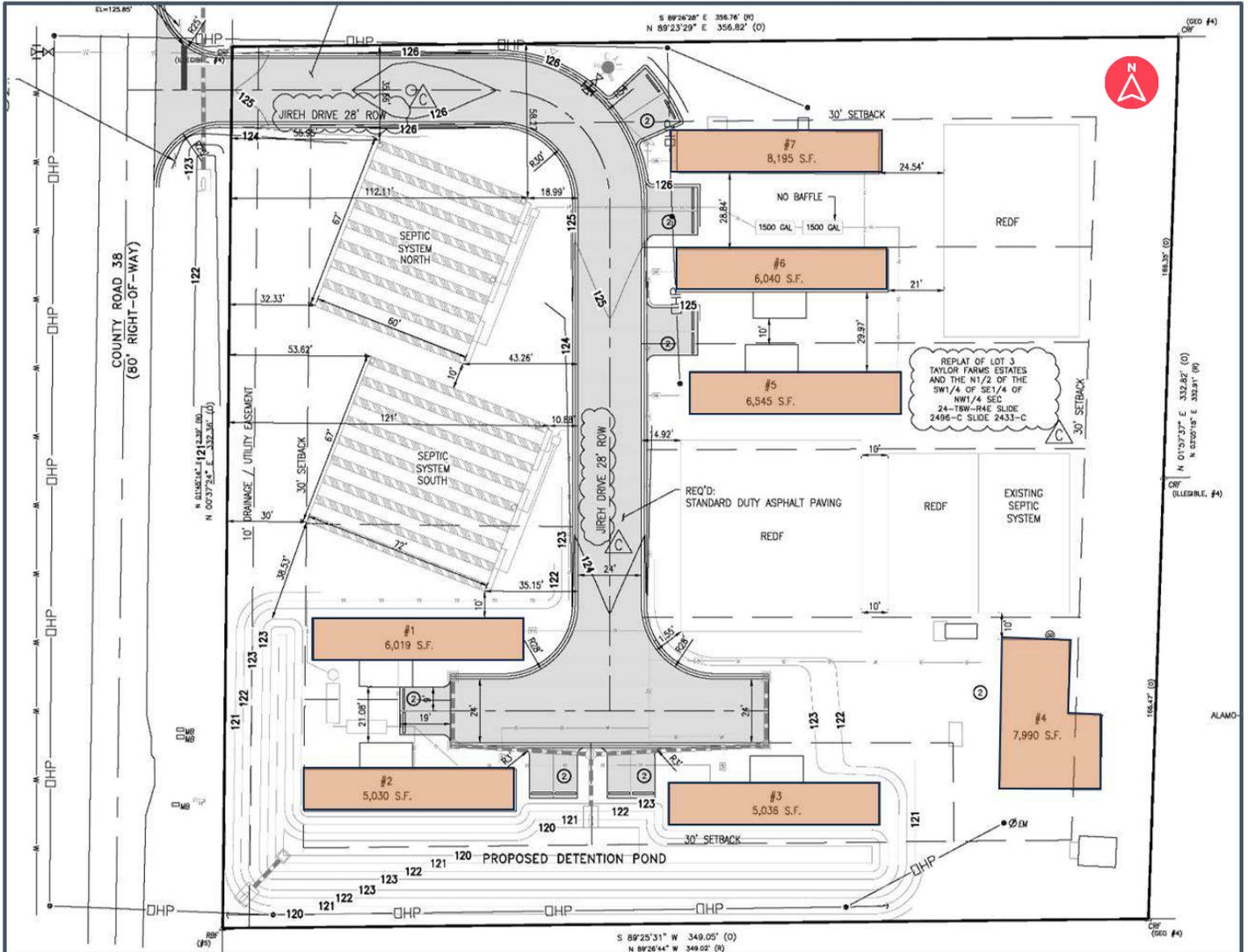
1. The one(1) year permit extension approval expires on **Tuesday, March 7, 2028**.
2. A second (1) year permit extension may be requested, the applicant shall submit the request by no later than January 18, 2027.
3. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission

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





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CPD25-03
Lillian Boat Storage
Commission/Planned Development (CPD) Approval
March 5, 2026

Subject Property Information

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

Subdivision Proposal

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

Public Utilities and Site Considerations

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

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

Staff Analysis and Comments

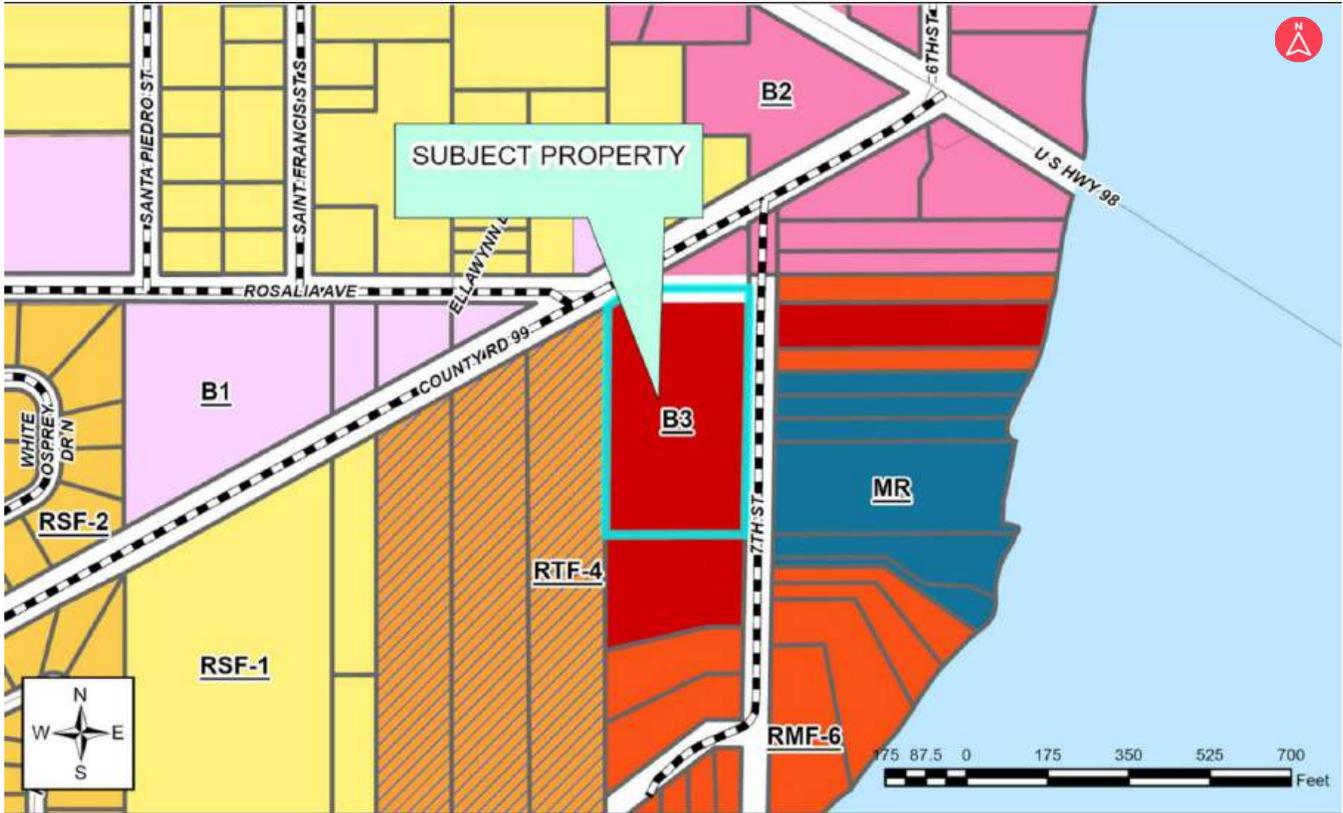
The applicant is requesting Commission Plan Development approval for a commercial development consisting of 100 open boat/RV storage units. The subject property is approximately ±3.62 acres and is zoned B-3, General Business District. No wetland impacts are proposed as part of this project. A variance from the usable open space requirements of Section 6.1.4 of the Subdivision Regulations was approved during the January 8, 2026 Planning Commission meeting. The request meets the requirements of the Baldwin County Subdivision Regulations and Zoning Ordinance.

Staff Recommendation:

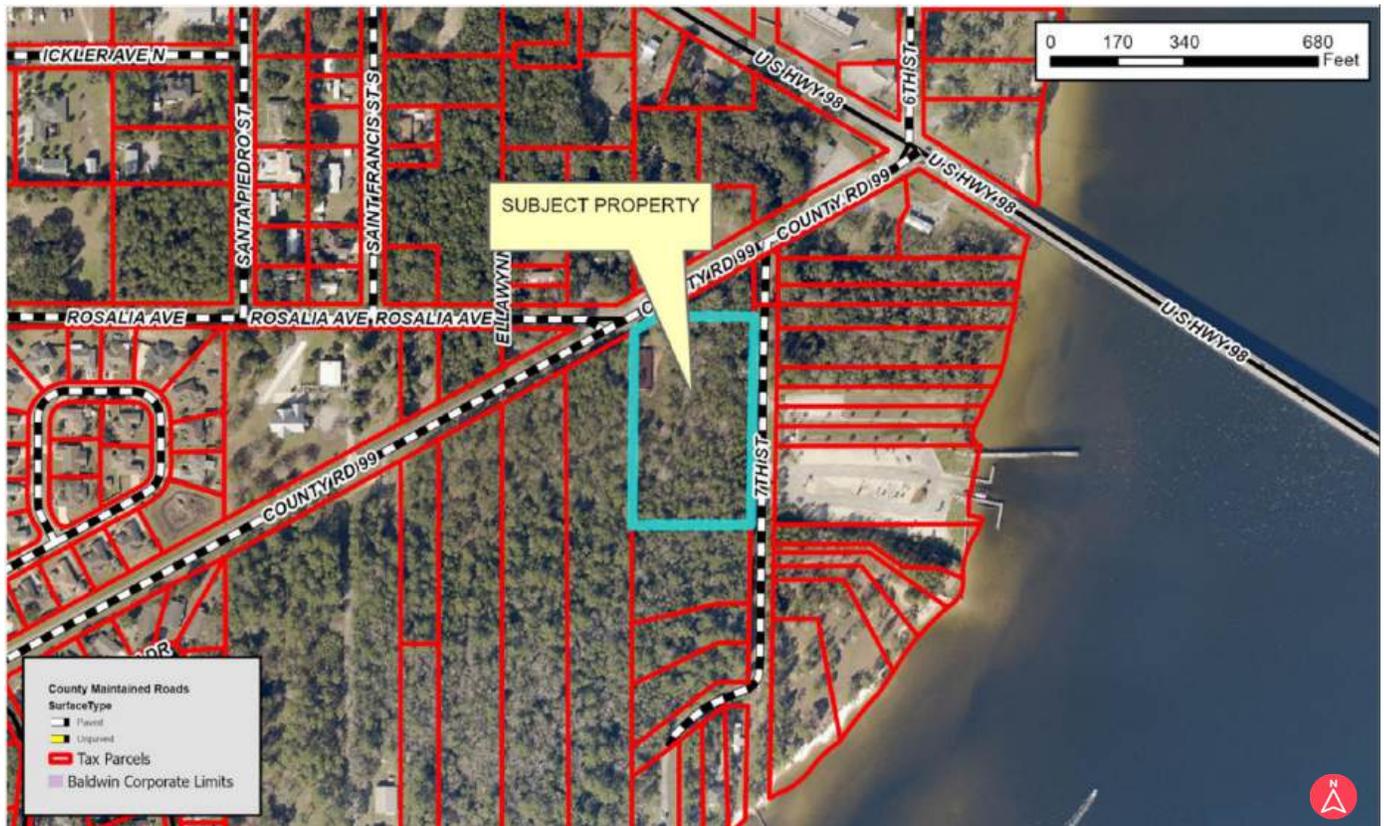
Staff recommends that the Commission Planned Development for Case No. CPD25-03 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

1. Staff is requesting that the 180-day Building Permit deadline set forth in Section 18.3.4 be extended to two (2) calendar years from the date of Planning Commission approval, consistent with the approval period for a Planned Unit Development.
2. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades to be installed with the development.
3. 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.

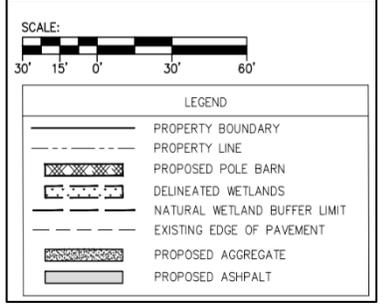
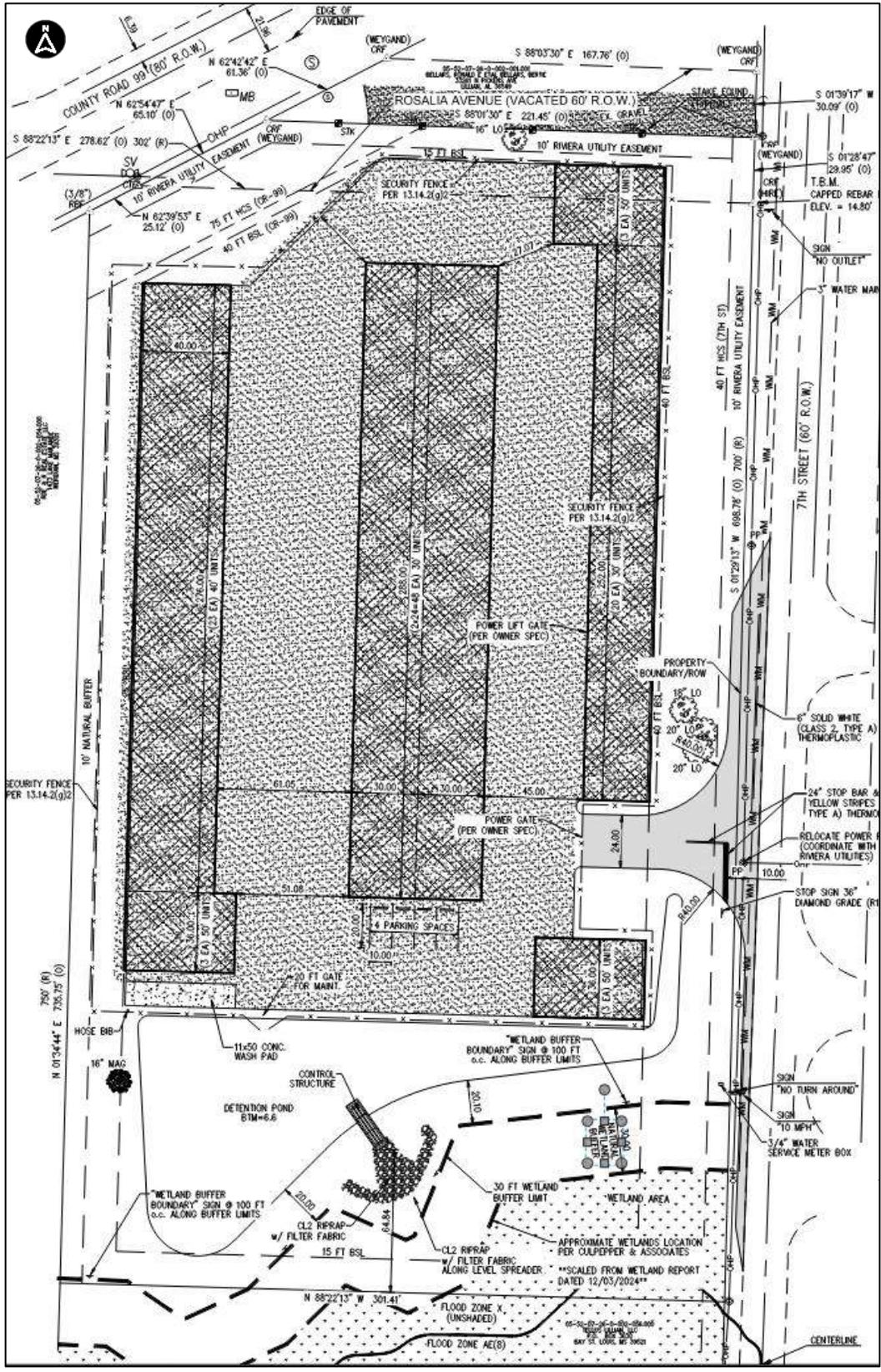
Locator Maps



Site Plan

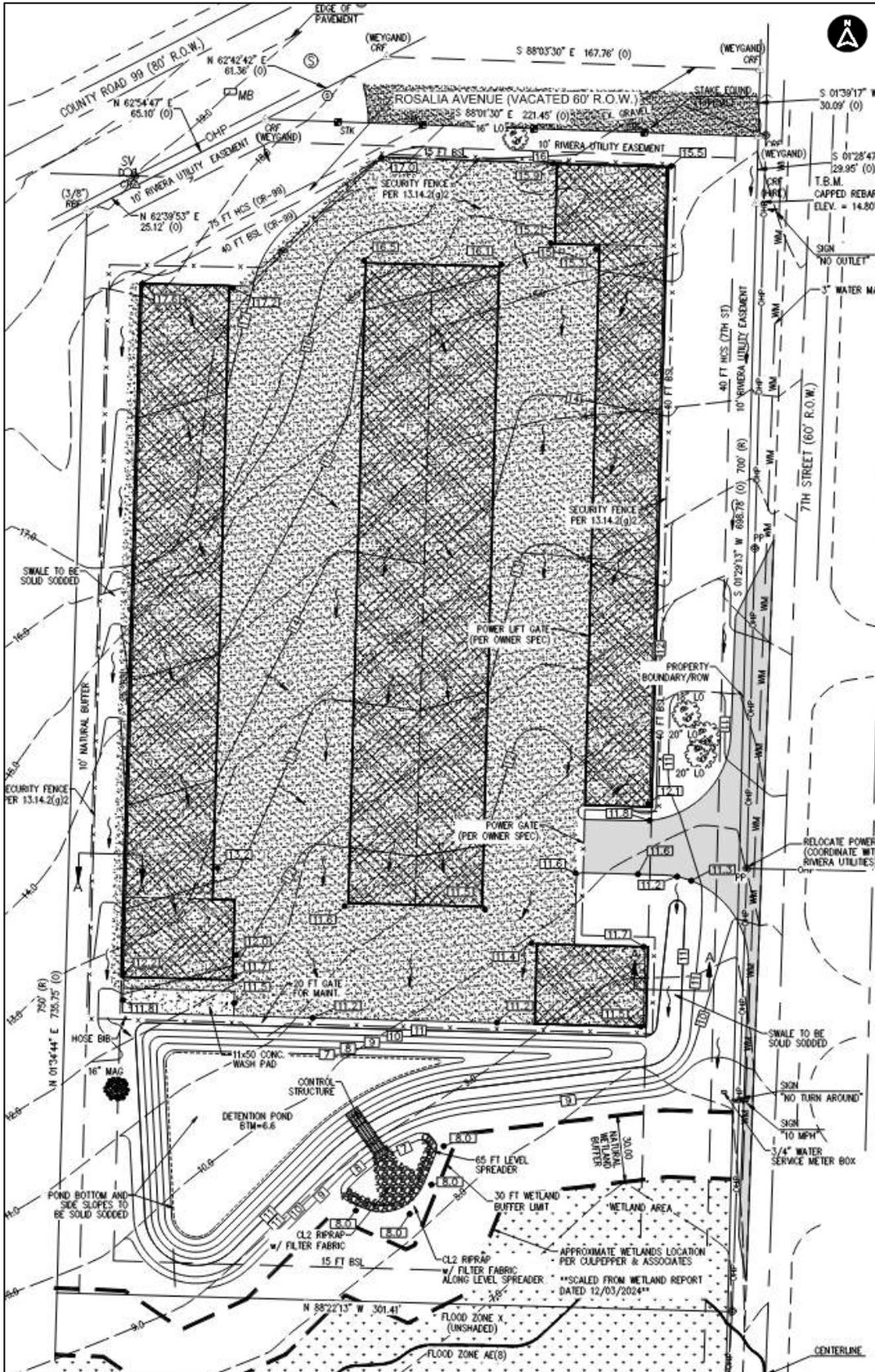


Site Plan



The ingress and egress points have been relocated further south to improve traffic circulation in the area.

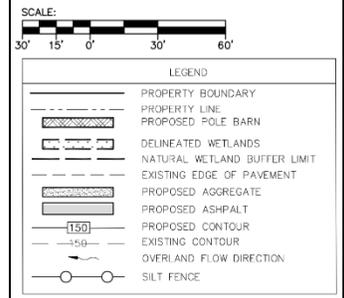
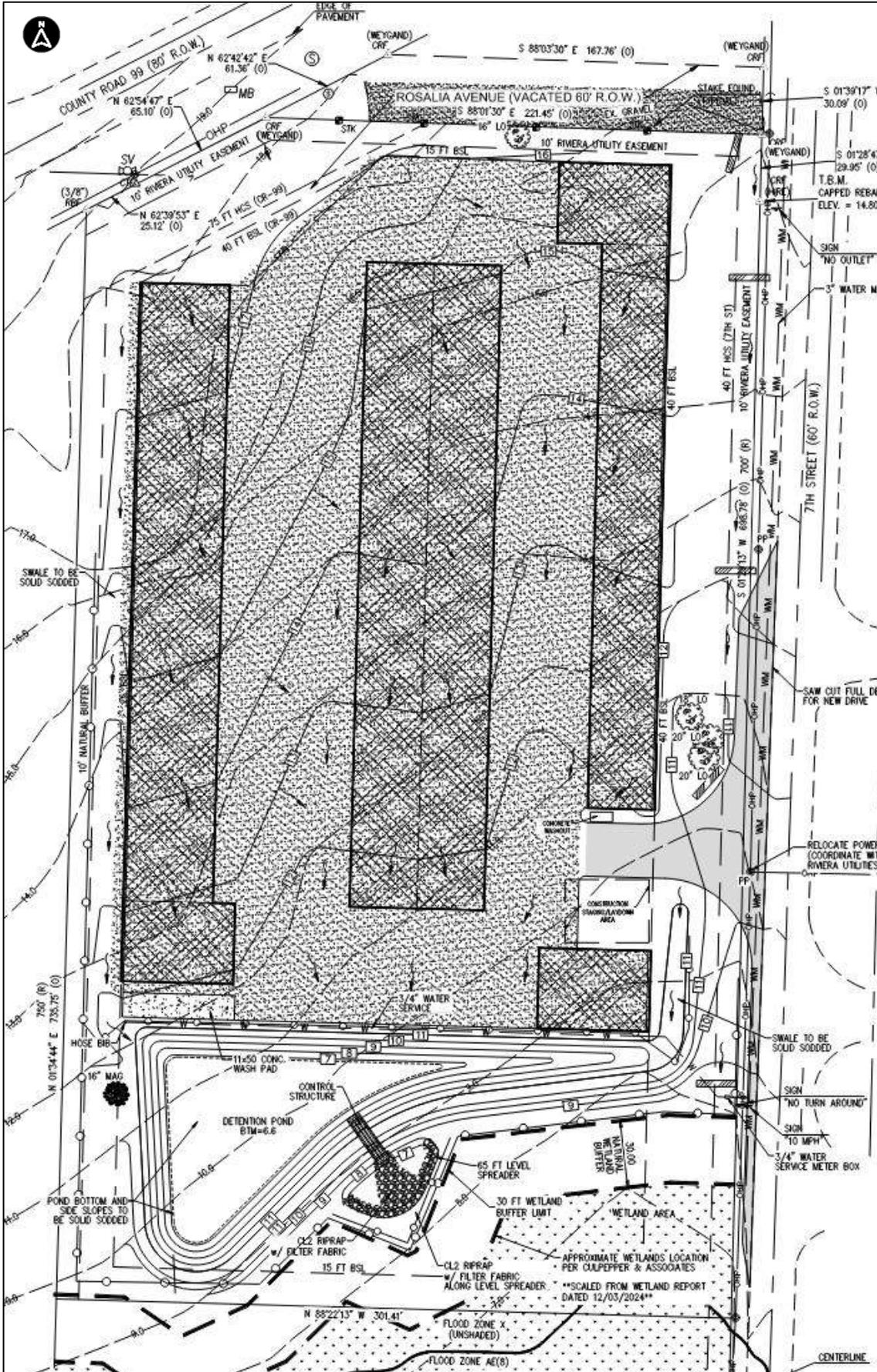
Grading & Drainage Plan



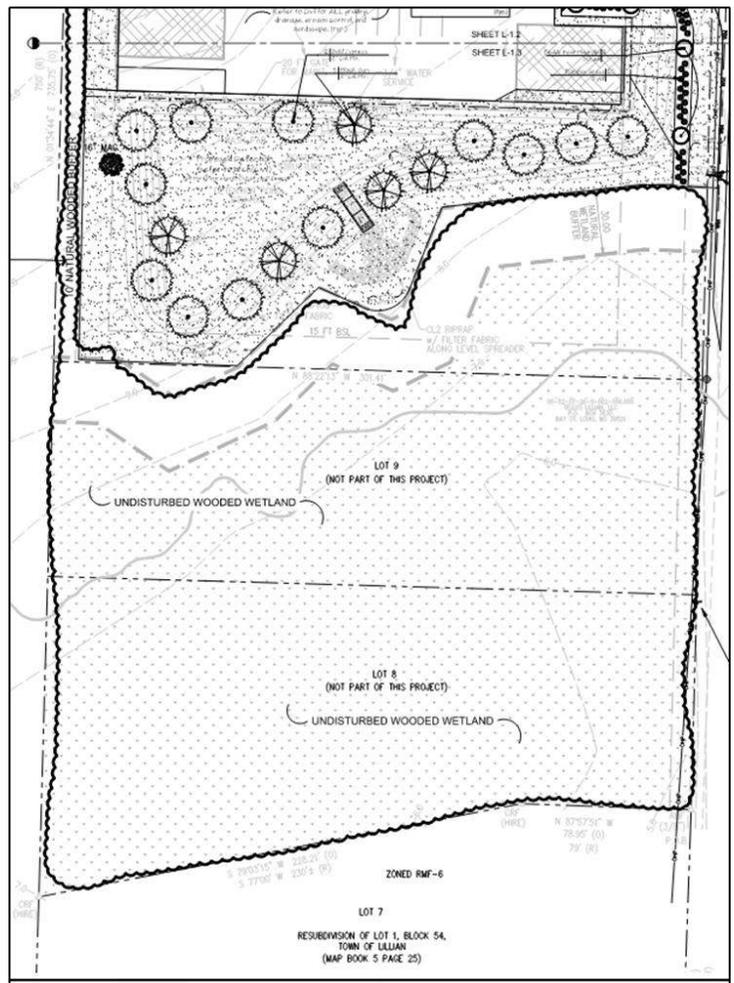
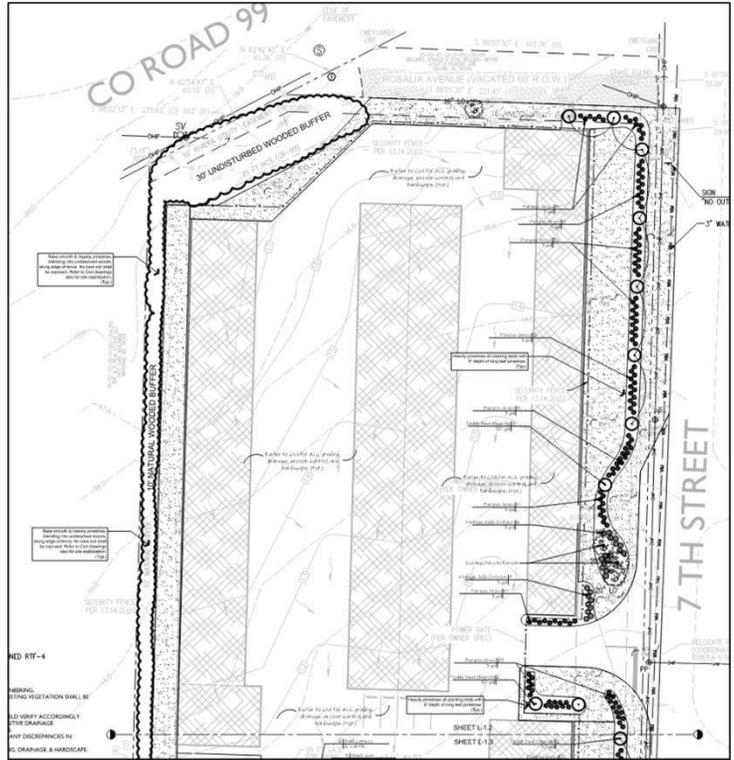
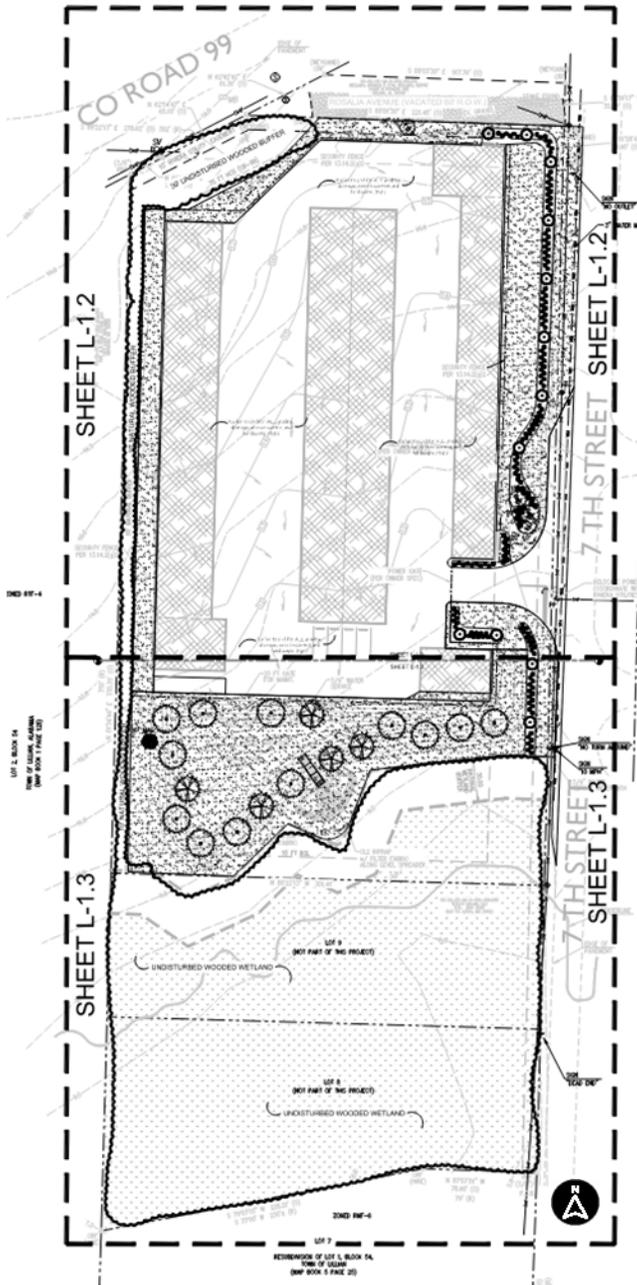
SCALE: 30' 15' 0' 30' 60'

LEGEND	
	PROPERTY BOUNDARY
	PROPERTY LINE
	PROPOSED POLE BARN
	DELINEATED WETLANDS
	NATURAL WETLAND BUFFER LIMIT
	EXISTING EDGE OF PAVEMENT
	PROPOSED AGGREGATE
	PROPOSED ASPHALT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	OVERLAND FLOW DIRECTION

Erosion Control Plan



Landscape Plan

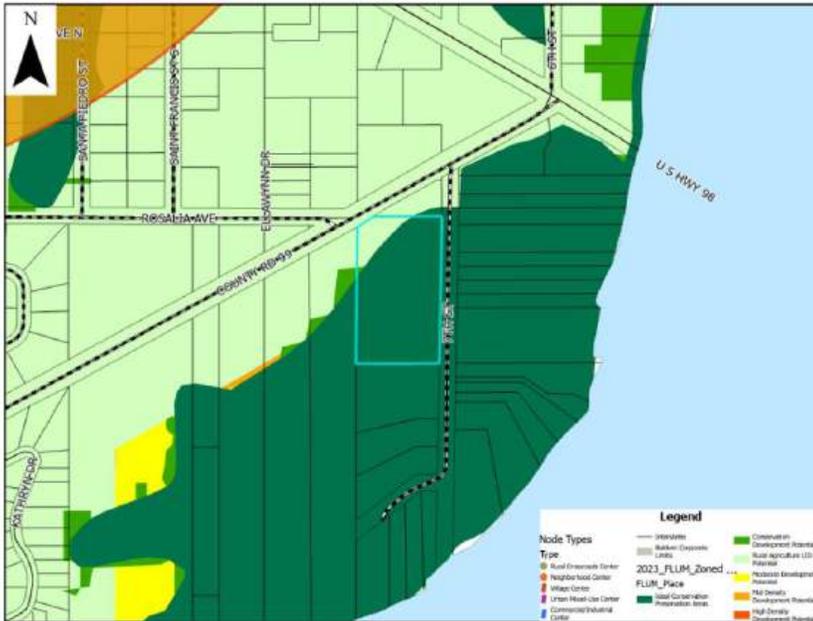


PLANT SCHEDULE

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

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

- APPROVED NURSERIES:
1. GREEN FOREST NURSERY
 2. FLOWERWOOD NURSERY
 3. WATERS NURSERY
 4. CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.



IDEAL CONSERVATION/PRESERVATION AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

Permit Requirements



RIVIERA UTILITIES

413 East Laurel Avenue • Foley, AL 36535
Phone: (251) 948-5400

4/22/2025

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

RE: PIN 29750 – 12494 C

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

Riviera Utilities requires a 1 property plats reflect the eas

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

Name
Wes Abrams

If you have any questions or

Thank you,
James Wallace
James Wallace



PERDIDO BAY

WATER, SEWER AND FIRE PROTECTION DISTRICT

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

April 17, 2025

Catherine Clark, P.E.
Geographic Consulting, LLC

RE: Boat Storage Facilities

To Whom It May Concern:

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

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



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Robertsdale Office: 22251 Palmer Street, Robertsdale, AL 36567
Foley Office: 22251 Palmer Street, Robertsdale, AL 36567

Lillian Boat Storage

(Government Name)

Dear Local Fire Protection Authority,

As part of Baldwin County's subdivision review process, applicants who propose higher density developments (2 lots/units per acre or higher) are required to meet certain fire protection thresholds (Sub-Regs. §§ 2.2.5(a)). These requirements include:

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

However, as the Local Fire Protection Authority, we value any input you may have regarding fire protection for this development.

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

If you believe water volumes and pressures are insufficient to serve this development, you are invited to comment below and email to planning@baldwincounty.com or return to one of our office locations. If no comments are received within 10 business days of receipt of this letter, it will be presumed that you do not wish to provide any comments. Please feel free to contact our team at 251-580-1655 with any questions.

Sincerely,
Jay Dickson
Jay Dickson, Planning Director

Local Fire Protection Authority Comments:

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

Curtis Cantrell
(Local Fire Protection Authority Name)

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

From: Catherine Clark
To: Lillian Boat Storage - Fire Protection Letter
Sent: Thursday, November 28, 2024 2:28:00 PM
Attachments: [Fire Protection Letter](#), [Perdido Bay Water, Sewer and Fire Protection District](#), [Fire Protection Letter](#), [Perdido Bay Water, Sewer and Fire Protection District](#)

Good Afternoon Chief Cantrell,

We are working on a boat storage on 7th Street directly across from the boat launch. Baldwin County is requiring a letter from the Fire Authority indicating proposed volumes/pressures are sufficient. This site will only store boats. There are not lots for residential houses.

Attached is the closest hydrant flow test (hydrant a SE corner of US-98 and CR-99), Hydrant flow calculator, and the Fire Authority Letter Head.

Please return the Fire Authority Letter Head to me upon your approval.

Thank you,
Catherine



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

Operations & Maintenance Plan



GEOGRAPHIC CONSULTING, LLC

Operations and Maintenance Plan

Project: Lillian Boat Storage Facility
Location: 12494 CR-99
Prepared For: Teilus Lillian, LLC
Dave Gordon
Prepared By: Geographic Consulting, LLC
Catherine Clark
Date: November 4, 2025

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

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

3. Routine Operations

3.1 Site Use and Access

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

3.2 Stormwater Controls

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

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



GEOGRAPHIC CONSULTING, LLC

4. Maintenance Procedures

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

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

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



GEOGRAPHIC CONSULTING, LLC

- Observations (e.g., erosion, sediment buildup, drainage issues)
- Maintenance actions performed
- Name of inspector

6. Emergency Procedures

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

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

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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-68
Preliminary Plat Approval
Resub of 51-A of Riverside Farm Estates
March 5, 2026

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: RSF-E, Residential Single Family Estate District
PARCEL ID # 05-47-03-05-0-000-040.000
PIN: 7256
LOCATION: Subject property is located south of Leatherbury Road and west of Patterson Road in the Silverhill area
Online Case #: SC25-000068
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for Preliminary plat approval of a 2-lot residential subdivision.
Proposed # Lots: 2
Linear feet of streets: N/A, lots front Leatherbury Road and Patterson Road
Total acreage: +/- 4.03 acres
Smallest lot size: 1.93 acres
Lot setbacks: 40'F/40'R/15'S/20'SS
Owner/Developer: Patricia Sweeney Childres & Beverly Ann Childres, 1382- Leatherbury Rd., Loxley, AL 36551
Surveyor: Justin Palmer, PLS, The Woodlands Group, LLC, 16960 River Park Rd., Fairhope, AL 36532

Property History:

N/A

Public Utilities and Site Considerations

Public Utilities:	Water: Belforest Water (<i>letter dated February 11, 2026</i>) Sewer: On-Site Septic Electrical: Baldwin EMC (<i>letter dated December 5, 2025</i>)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by Thomas Granger, P.E., Pillar, states the subdivision of referenced parcel into two distinct parcels does not require any drainage improvements to either parcel. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A

Staff Analysis and Comments

The proposed subdivision will require any future driveways to be constructed to meet the access management policy.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends the Preliminary Plat request for SC25-68, Resub of Lot 51-A of Riverside Farm Estates Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following conditions.

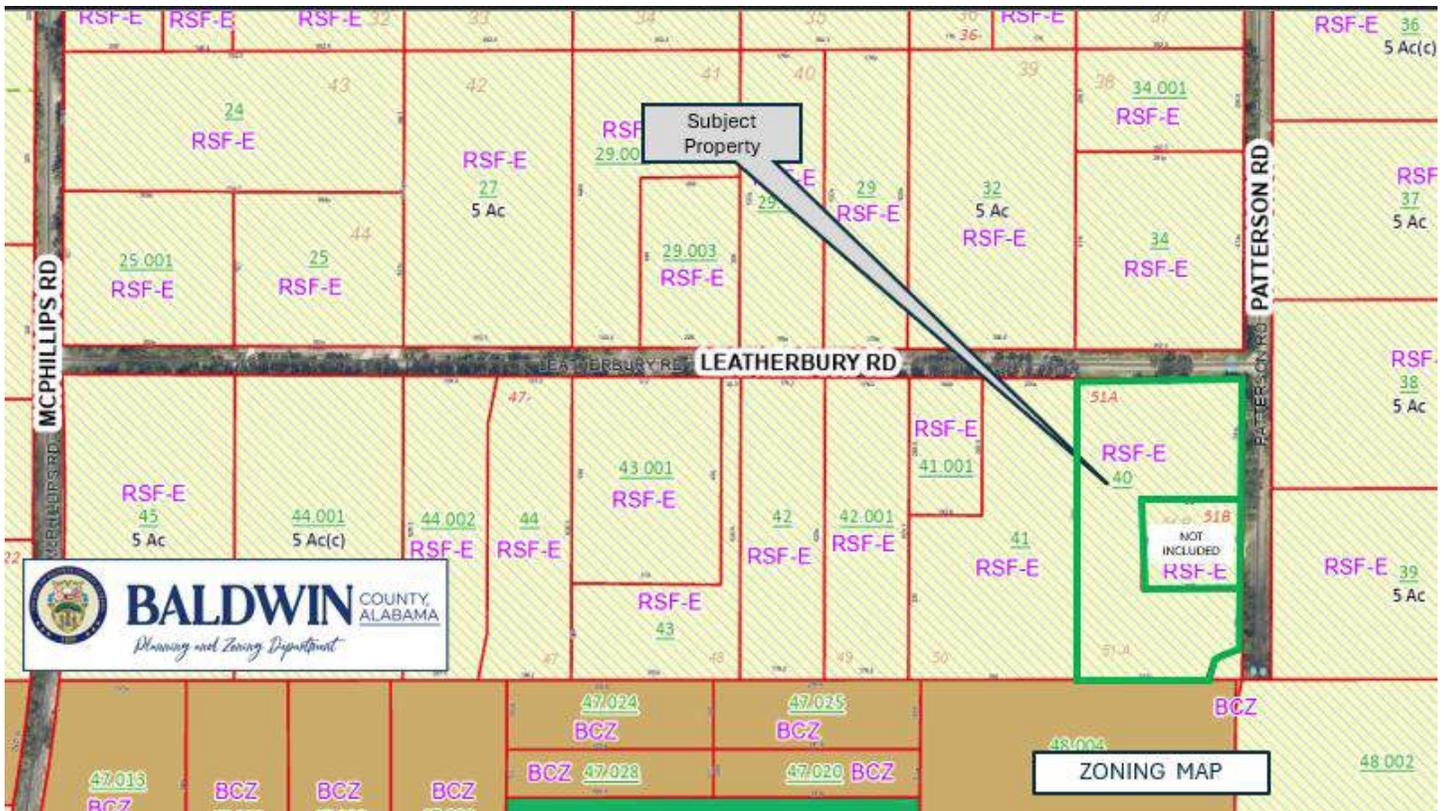
Specific Conditions:

1. Authorization to circulate the plat for signatures will be granted administratively upon the PC approval of said preliminary plat.
2. The proposed subdivision will require future driveways to be constructed to meet the access management policy.

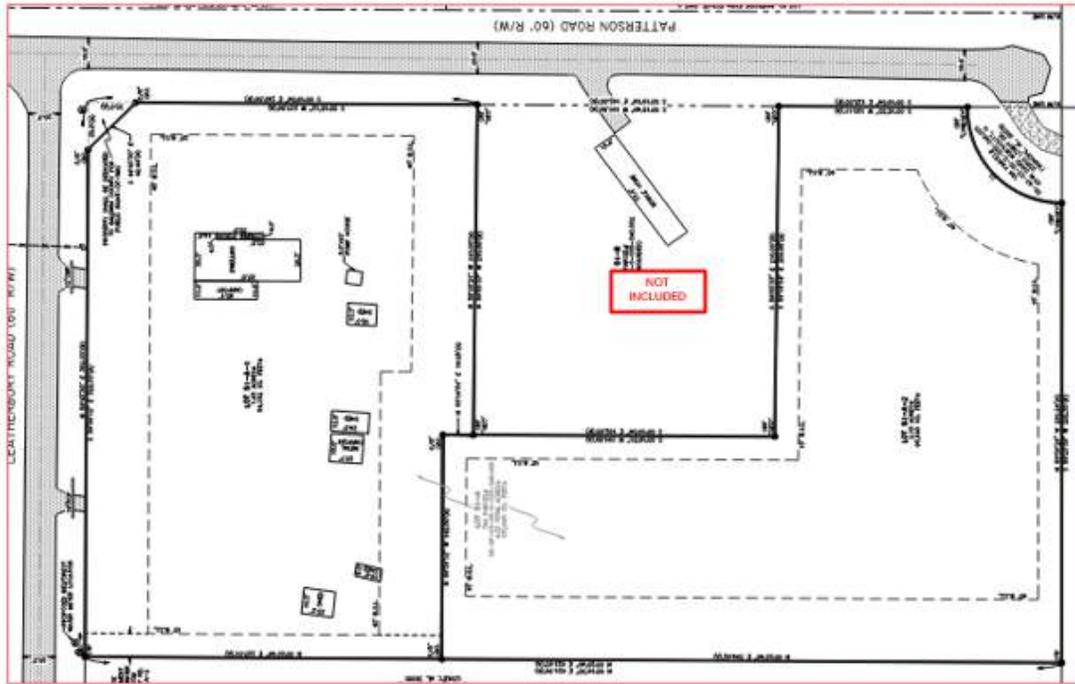
General Conditions:

1. Once the final plat approval is granted, the final plat shall be circulated for signatures and recorded within 90 days of administrative approval.

Locator Maps

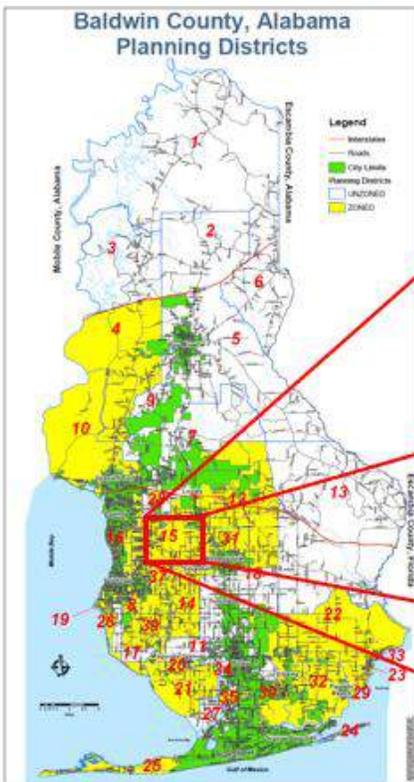


Plat



Cropped Plat

Baldwin County, Alabama
Planning Districts



- Interstate
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED

PD15



15

SUBJECT PROPERTY

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. SC26-01

HWY 90 Subdivision, Resubdivision of the East 115 Acres of lot 1, Orfner Subdivision
3/5/2026

Subject Property Information

JURISDICTION: Unzoned (Baldwin County)
PLANNING DISTRICT: 7
ZONING: Unzoned
PARCEL ID # 05-42-03-06-0-000-014.000 **PIN:** 36248
LOCATION: South of I-10 and West of HWY 90
CITIZENSERVE REF: SC26-000001
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: HWY 90 Subdivision, 2-lot Non-Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 115 +/- acres
Smallest lot size: 3.00 acres (130,541 sq ft)
Owner/Developer: Baldwin County Sewer Service
Engineer/Surveyor: Victor Germain, Dewberry

Public Utilities and Site Considerations

Public Utilities: **Water:** Well
Sewer: Baldwin County Sewer System
Electricity: Baldwin EMC

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

Drainage Improvement: Drainage letter prepared and stamped by Jason N. Estes, PE and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : Yes , AE-99 **Streets / Roads:** N/A

Staff Analysis and Comments

The request is a **2-lot Non-Residential Subdivision**. The proposed 2 lots are Non-Residential and front US Hwy 90, a **ALDOT maintained road**. ALDOT submitted no comments regarding the proposed subdivision. Plat approval **does not** imply or grant access to U.S. Hwy 90. Any future development will need to obtain approval from ALDOT prior to any driveway construction & require all applicable local, state, and federal permits.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-01, HWY 90 Subdivision, Resubdivision of the East 115 Acres of lot 1, Orfner Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

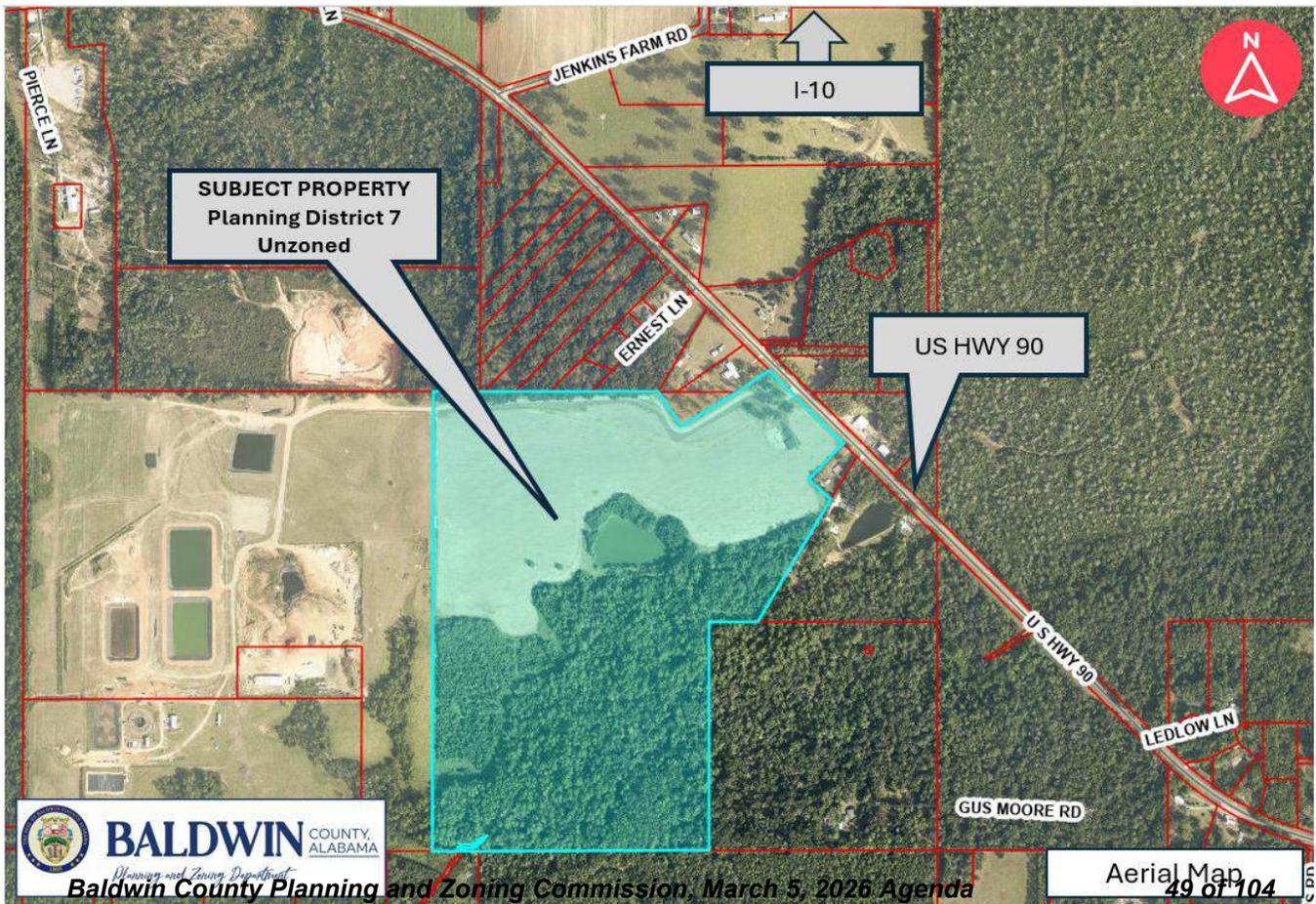
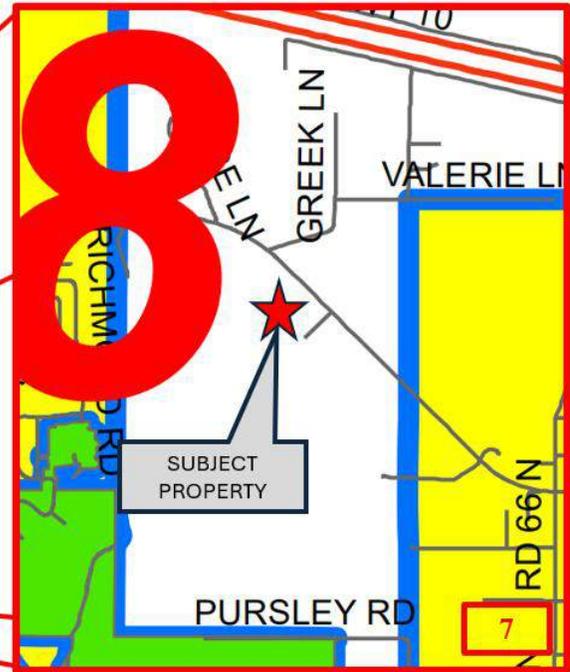
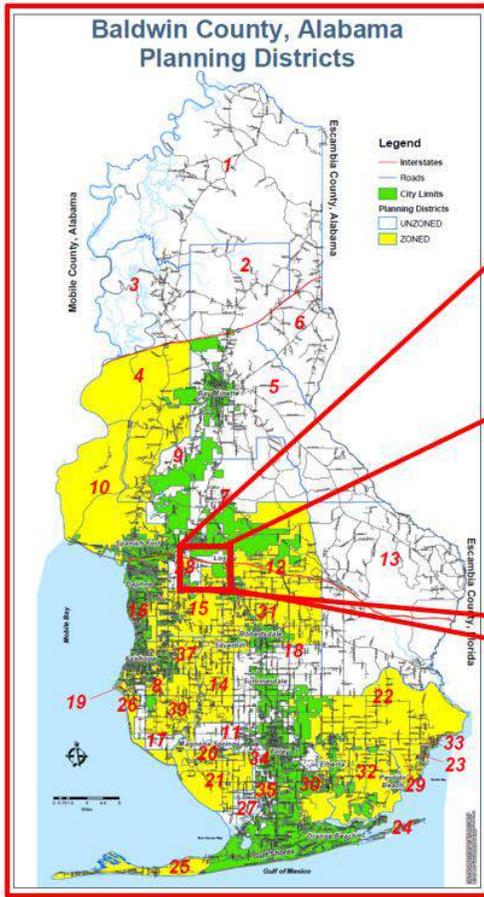
1. Any future development of the proposed 2 Lot Non-Residential Subdivision will need to obtain approval from ALDOT prior to any driveway construction & require all applicable local, state, and federal permits.

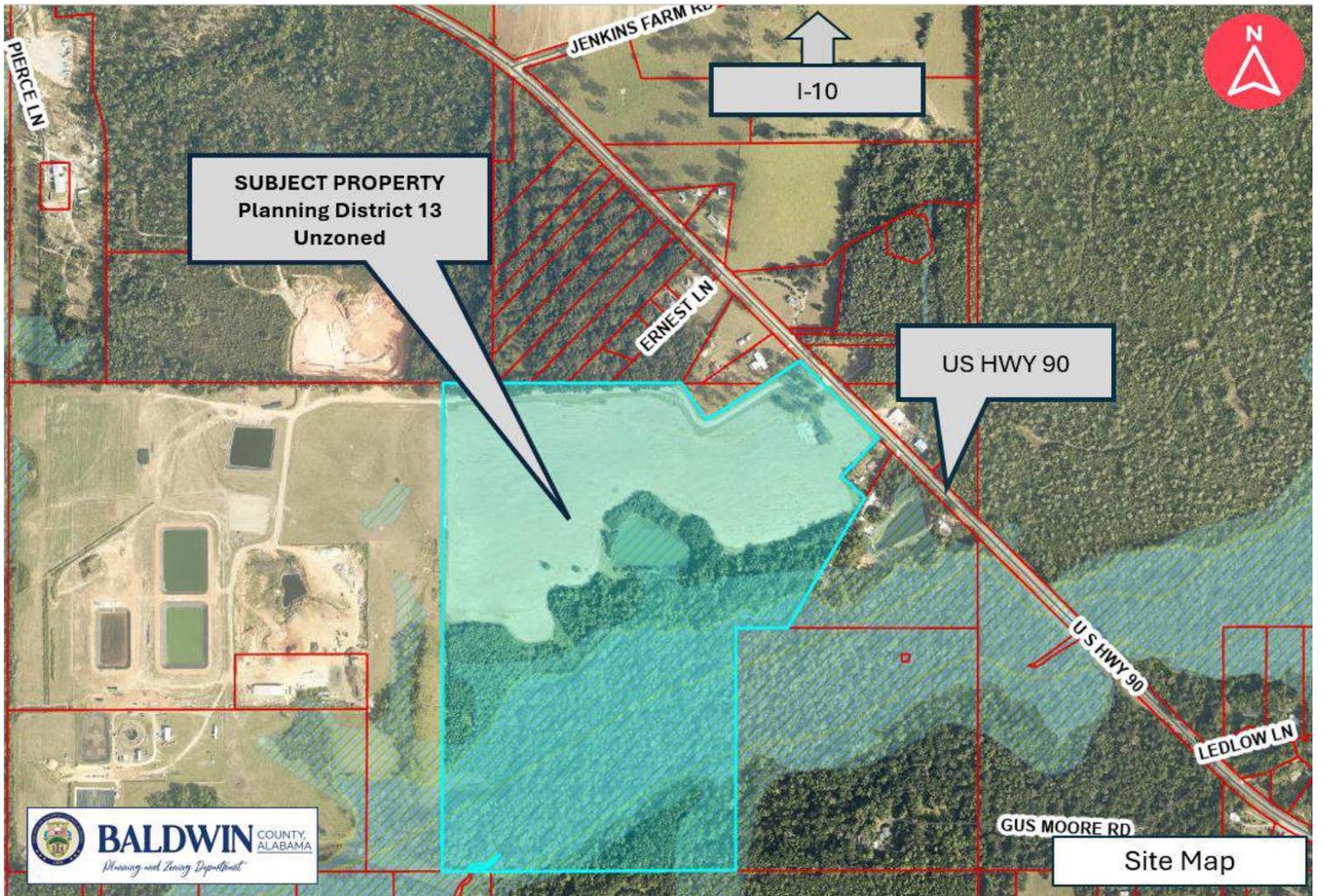
General Conditions:

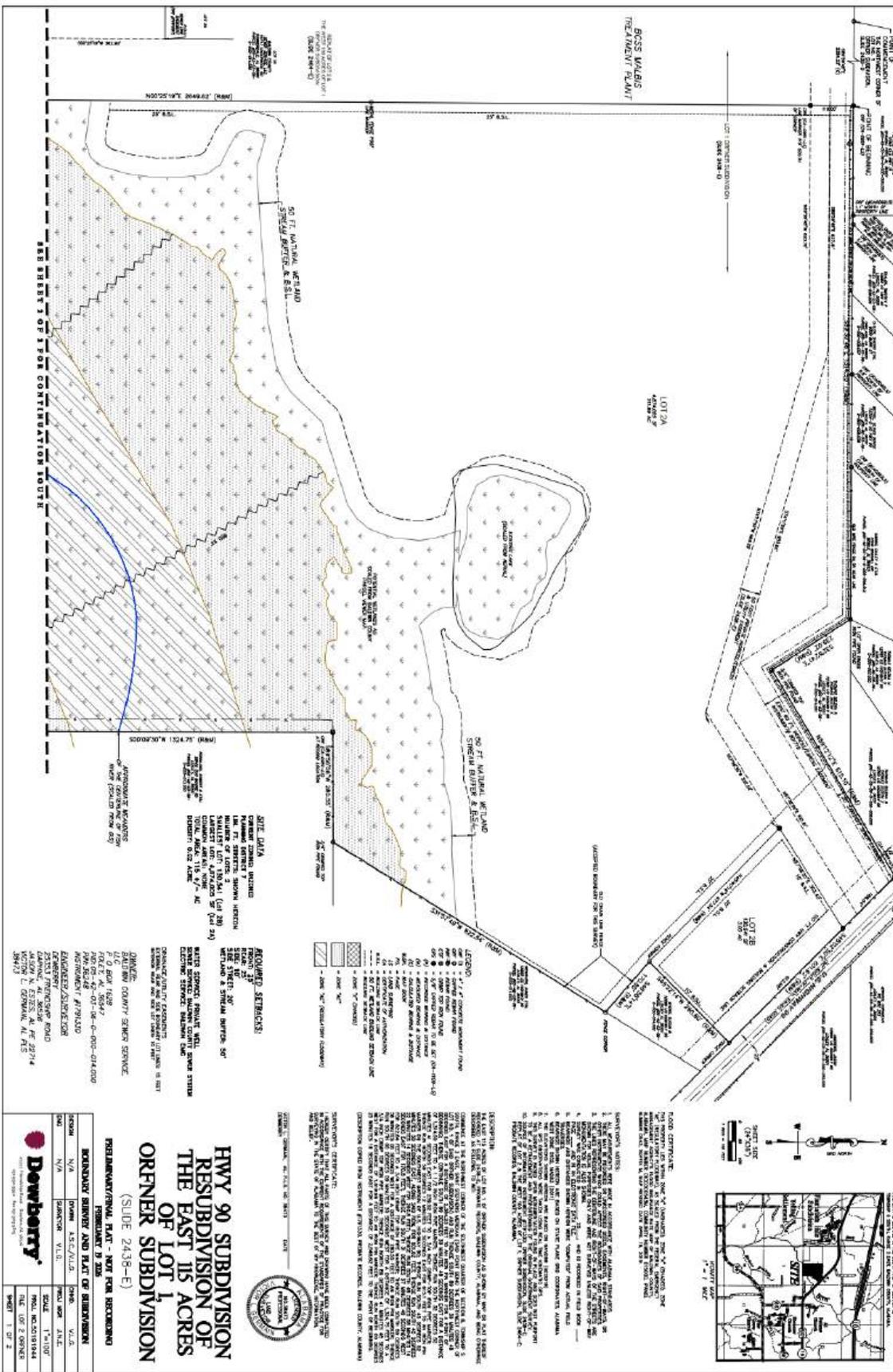
All conditions shall be met, and the final plat shall be recorded within 90 days of Planning Commission approval.

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

Locator Maps







DEED DATA
 CONVEYOR: BESS WALKER
 NUMBER OF LOTS: 3 (LOT 2A, 2B, 2C)
 LOTS: LOT 2A (1.00 AC), LOT 2B (1.00 AC), LOT 2C (1.00 AC)
 COUNTY: BALDWIN COUNTY, ALA.
 DISTRICT: DISTRICT 10, BALDWIN COUNTY, ALA.

REQUIRED SETBACKS
 FRONT: 10 FT
 REAR: 10 FT
 SIDE: 10 FT
 CORNER: 10 FT
 WETLAND: 50 FT
 SENSITIVE BIOTIC & BATHIC: 50 FT

OWNER:
 BALDWIN COUNTY SHERIFF SERVICE
 1100 S. GAY ST., SUITE 100
 DOTHAN, AL 36024
 PHONE: 205-329-1100
 FAX: 205-329-1101
 WEBSITE: www.baldwincountysheriff.com

PRELIMINARY PLAN - NOT FOR RECORDING
RESUBDIVISION PLAN - NOT FOR RECORDING
PRELIMINARY PLAN - NOT FOR RECORDING
RESUBDIVISION PLAN - NOT FOR RECORDING
PRELIMINARY PLAN - NOT FOR RECORDING
RESUBDIVISION PLAN - NOT FOR RECORDING

Dewberry
 1100 S. GAY ST., SUITE 100
 DOTHAN, AL 36024
 PHONE: 205-329-1100
 FAX: 205-329-1101
 WEBSITE: www.dewberry.com

LEGEND
 1. 50 FT NATURAL WETLAND
 2. 50 FT NATURAL WETLAND SENSITIVE BIOTIC & BATHIC
 3. 50 FT NATURAL WETLAND SENSITIVE BIOTIC & BATHIC
 4. 50 FT NATURAL WETLAND SENSITIVE BIOTIC & BATHIC
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 9. 50 FT NATURAL WETLAND SENSITIVE BIOTIC & BATHIC
 10. 50 FT NATURAL WETLAND SENSITIVE BIOTIC & BATHIC

PLAT CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conform to the provisions of the Act in that behalf relating to the recording of plats.

RECORDING INFORMATION
 THIS PLAT IS SUBJECT TO THE BALDWIN COUNTY SHERIFF SERVICE TRACTMENT PLAN, BALDWIN COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, BOOK 115, PAGE 115.

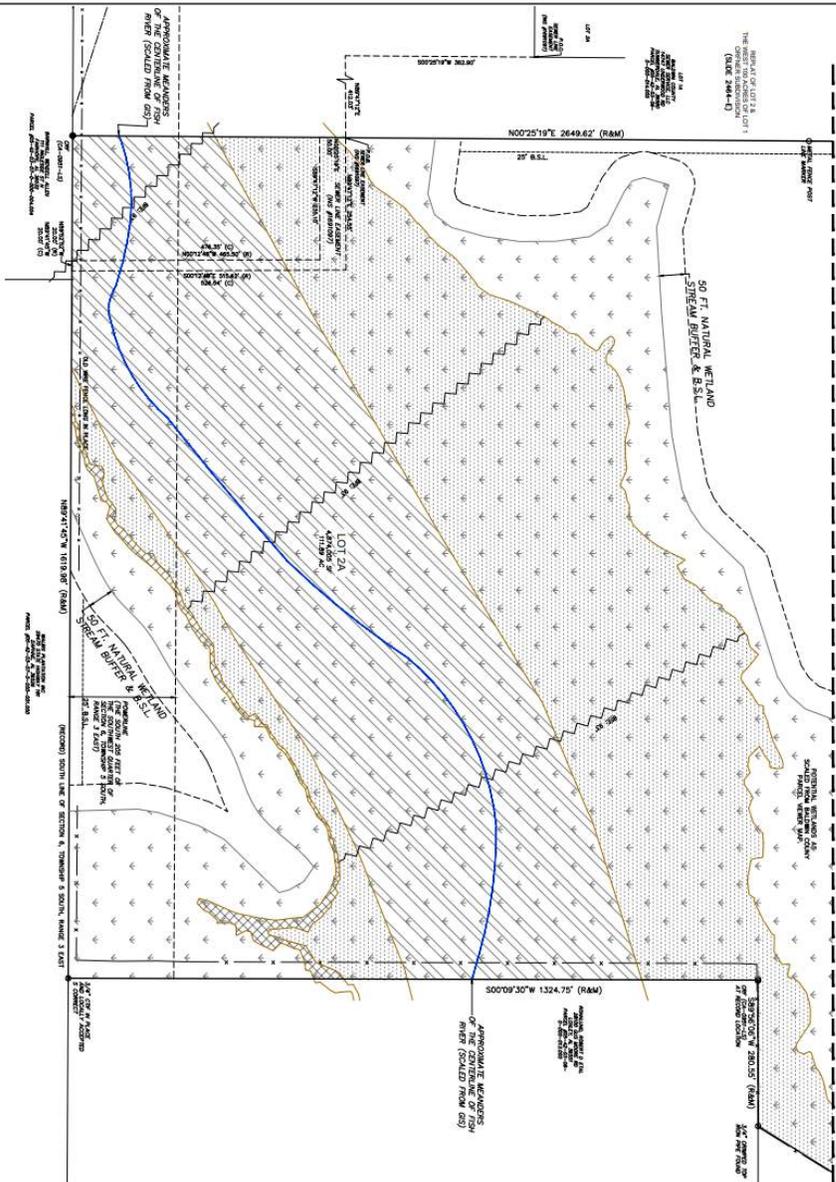
ADDITIONAL NOTES
 1. THE PLAT IS SUBJECT TO THE BALDWIN COUNTY SHERIFF SERVICE TRACTMENT PLAN, BALDWIN COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, BOOK 115, PAGE 115.
 2. THE PLAT IS SUBJECT TO THE BALDWIN COUNTY SHERIFF SERVICE TRACTMENT PLAN, BALDWIN COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, BOOK 115, PAGE 115.
 3. THE PLAT IS SUBJECT TO THE BALDWIN COUNTY SHERIFF SERVICE TRACTMENT PLAN, BALDWIN COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, BOOK 115, PAGE 115.

INDEX MAP
 A small map showing the location of the subdivision within the larger context of the county and surrounding areas.

SCALE
 1" = 100 FT

PLAT NUMBER
 2026-0001

SEE SHEET 1 OF 2 FOR CONTINUATION NORTH



- LEGEND:**
- ONE (1) 1/2" CONCRETE MONUMENT FOUND
 - ONE (1) 1/4" CONCRETE MONUMENT FOUND
 - ONE (1) 1/8" CONCRETE MONUMENT FOUND
 - ONE (1) 1/16" CONCRETE MONUMENT FOUND
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Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-02
Preliminary Plat Approval for Phyliss Place
March 5, 2026

Subject Property Information

Planning District: 6
Zoning: Unzoned
Location: Subject property is located in the Perdido Community. South of Hwy 31, off Martin Hadley Lane and McKinley Road
Parcel Numbers: 05-16-03-06-0-000-017.003
PIN: 210623

Lead Staff: Elizabeth Wilson, Planning Technician
Online Case #: SC26-000002
Attachments: *Within Report*

Subdivision Proposal

Request: Request for Preliminary plat approval of a 4-lot residential subdivision.
Number of Lots: 4
Linear ft of streets: N/A, all lots front McKinley Road
Total acreage: 2.73 ac
Smallest lot size: 0.65 ac

Applicant/Owner: William Dobbins, Jr
Engineer/Surveyor: Sarah Wicker, PLS Group 34565 US Hwy 31, Suite C Stapleton, AL 36578

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities
Electrical: Alabama Power
Sewer: Septic Tank

Fire Protection: Perdido Fire – No ISO report available; side setbacks have been increased to 15ft to meet regulations.

Drainage Narrative: Drainage narrative prepared and stamped by Ben White P.E. *15 Hand Avenue, Suite 158 Bay Minette, AL 36507*. This report has been reviewed and approved by the P&Z Permit Engineer.

Natural Resources: No wetlands present. Not within a flood zone.

Staff Analysis and Comments

The request is for a 4-lot subdivision with no infrastructure improvements required. The developer has shown a driveway layout that meets the access management plan. An Alabama Power distribution line intersects all 4 lots.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC26-02 Phyliss Place, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

Specific conditions:

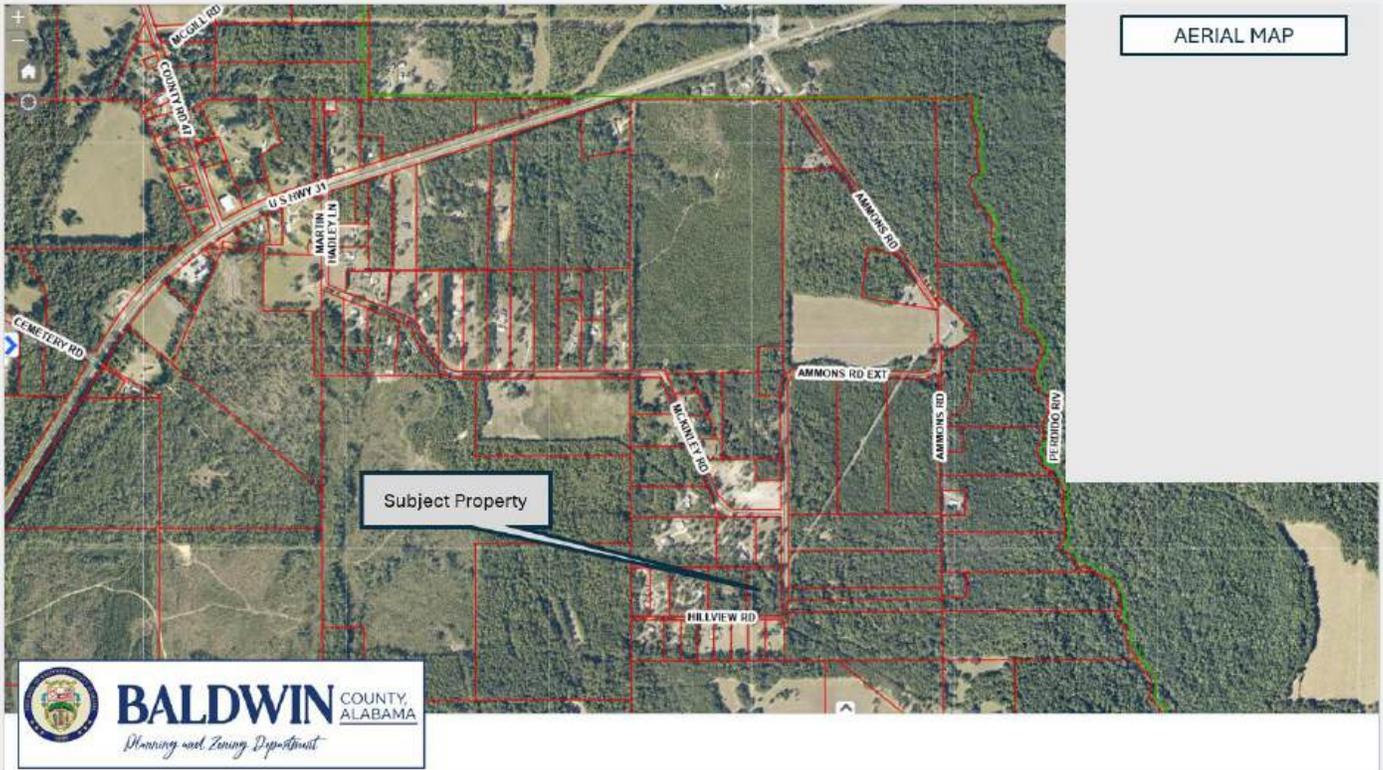
1. The proposed subdivision will require future driveways to be constructed to meet the access management policy.

General Conditions:

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

Locator Maps

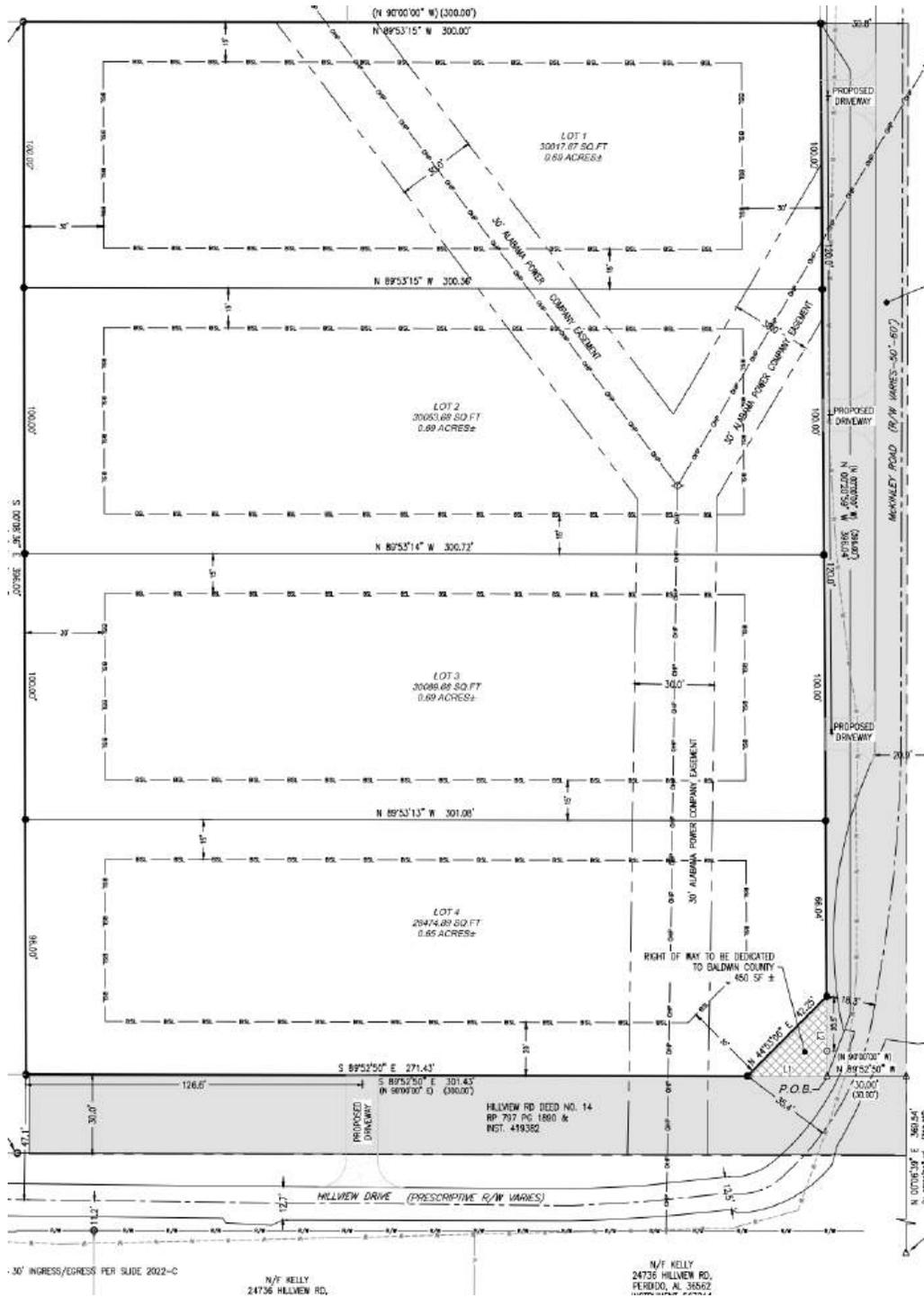
AERIAL MAP



Detailed Aerial MAP



Plat





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-03
GREEN PASTURES
Subdivision
3/5/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 39
ZONING: RSF-2
PARCEL ID # 05-56-05-21-0-000-002.000 **PIN:** 43439
LOCATION: East of Greeno Rd and North of County Road 3
CITIZENSERVE REF: SC26-000003
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: GREEN PASTURES Subdivision, 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 1.89 +/- acres
Smallest lot size: 0.515 +/- acres (22,435 sq ft)
Owner/Developer: Toby Roach
Engineer/Surveyor: Smith Clark & Associates, LLC/Hunter Smith

Public Utilities and Site Considerations

Public Utilities: **Water:** Fairhope Utilities
Sewer: Septic
Electricity: Baldwin EMC

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

Drainage Improvement: Drainage letter prepared and stamped by Geographic Consulting LLC/ Catherine Clark, PE and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : No, X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The request is a 2-lot Residential Subdivision. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-03, GREEN PASTURES Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

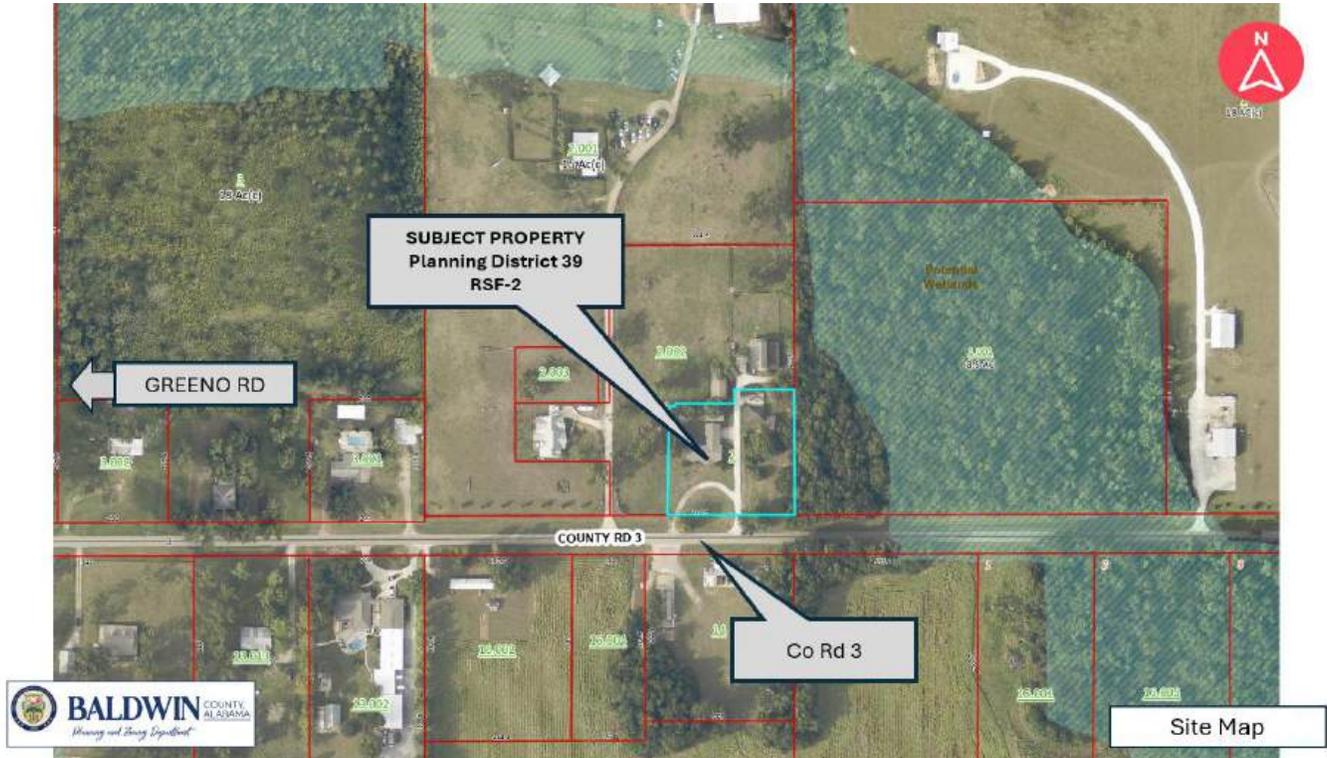
Specific conditions:

1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.
2. Design Engineer shall submit a signed/stamped report that includes flow rate tests of the existing water system that verifies adequacy of fire protection being provided. If adequate fire flows don't exist and can't be provided, Building setbacks/spacing must be increased to comply with current ISO.

General Conditions:

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

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



**Plat is Enlarged to Show
Details**

FLOOD STATEMENT:

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, DATED APRIL 15, 2019, THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED).

UTILITIES:

WATER SERVICE: FAIRHOPE UTILITIES
SEWER SERVICE: SEVEN DMC
ELECTRIC SERVICE: BALDWIN DMC
TELEPHONE SERVICE: SOUTHWESTERN BELL

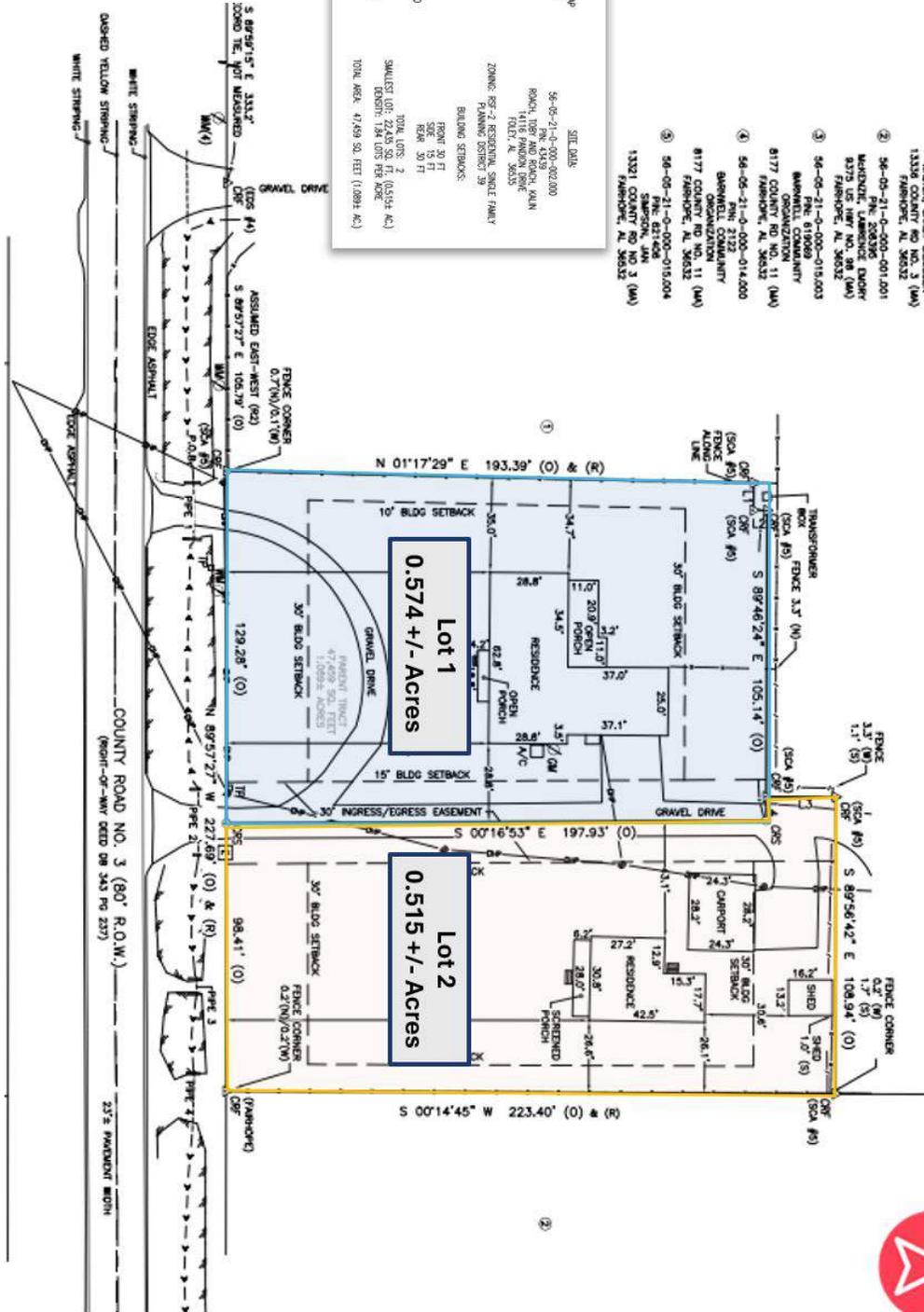
THIS IS A DELETED HERBERT A. TO FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO NORTH OF HWY'S AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED. THERE EXISTS A 20 FOOT BALDWIN DMC EASEMENT THAT IS 10 FEET ON EACH SIDE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES UPON AND ADJACENT TO THE FRONT, SOUTH AND WEST LINES OF THIS PARCEL. SHOWN AS SHOWN.

SETBACKS:
FRONT TO FT
SIDE TO FT
REAR TO FT
BLDG SETBACKS:
TOTAL LOTS: 2 (0.5154 AC.)
SMALLEST LOT: 22,435 SQ. FT.
TOTAL AREA: 47,669 SQ. FEET (1.0894 AC.)

- ① 56-05-21-0-000-002,002 P.N. 500390 WALTER, RICHARD A. & WALTER, ANNE STEVEN WALTER, CMEY SEUSSEN 13339 FAIRHOPE, AL 36532 (RM)
- ② 56-05-21-0-000-001,001 P.N. 500390 WALTER, RICHARD A. & WALTER, ANNE STEVEN WALTER, CMEY SEUSSEN 13339 FAIRHOPE, AL 36532 (RM)
- ③ 56-05-21-0-000-015,003 P.N. 619069 BALDWIN COUNTY ORGANIZATION 8177 COUNTY RD NO. 11 (RM) FAIRHOPE, AL 36532
- ④ 56-05-21-0-000-014,000 P.N. 2122 BALDWIN COUNTY ORGANIZATION 8177 COUNTY RD NO. 11 (RM) FAIRHOPE, AL 36532
- ⑤ 56-05-21-0-000-015,004 P.N. 621408 SHAWSON, JIM J (RM) 13321 FAIRHOPE, AL 36532

SETBACKS:
FRONT TO FT
SIDE TO FT
REAR TO FT
BLDG SETBACKS:
TOTAL LOTS: 2 (0.5154 AC.)
SMALLEST LOT: 22,435 SQ. FT.
TOTAL AREA: 47,669 SQ. FEET (1.0894 AC.)

LINE NUMBER	DISTANCE
1	S 89°46'24" E 105.14' (0)
2	S 00°16'53" E 197.93' (0)
3	N 07°13'56" E 254.47' (0) (R)
4	N 89°46'24" W 108.94' (0)





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-30 & SV26-01
Seaglade at Saint Andrew's Bay
March 5, 2026

Subject Property Information

Planning District: 25
Zoning: RSF4 & RSF-1 with PRD
Location: Located south of State Highway 180 and east of Pontoon Lane in Gulf Shores
Parcel Numbers:

Parcel ID No.		
05-69-08-01-0-002-008.001	05-69-08-01-0-002-008.033	05-69-08-01-0-002-008.064
05-69-08-01-0-002-008.000	05-69-08-01-0-002-008.034	05-69-08-01-0-002-008.065
05-69-08-01-0-002-008.098	05-69-08-01-0-002-008.035	05-69-08-01-0-002-008.066
05-69-08-01-0-002-008.002	05-69-08-01-0-002-008.096	05-69-08-01-0-002-008.067
05-69-08-01-0-002-008.003	05-69-08-01-0-002-008.025	05-69-08-01-0-002-008.068
05-69-08-01-0-002-008.004	05-69-08-01-0-002-008.036	05-69-08-01-0-002-008.069
05-69-08-01-0-002-008.005	05-69-08-01-0-002-008.037	05-69-08-01-0-002-008.070
05-69-08-01-0-002-008.006	05-69-08-01-0-002-008.038	05-69-08-01-0-002-008.071
05-69-08-01-0-002-008.007	05-69-08-01-0-002-008.039	05-69-08-01-0-002-008.072
05-69-08-01-0-002-008.008	05-69-08-01-0-002-008.040	05-69-08-01-0-002-008.073
05-69-08-01-0-002-008.009	05-69-08-01-0-002-008.041	05-69-08-01-0-002-008.074
05-69-08-01-0-002-008.010	05-69-08-01-0-002-008.042	05-69-08-01-0-002-008.075
05-69-08-01-0-002-008.011	05-69-08-01-0-002-008.043	05-69-08-01-0-002-008.076
05-69-08-01-0-002-008.012	05-69-08-01-0-002-008.044	05-69-08-01-0-002-008.077
05-69-08-01-0-002-008.013	05-69-08-01-0-002-008.045	05-69-08-01-0-002-008.078
05-69-08-01-0-002-008.014	05-69-08-01-0-002-008.046	05-69-08-01-0-002-008.079
05-69-08-01-0-002-008.015	05-69-08-01-0-002-008.047	05-69-08-01-0-002-008.080
05-69-08-01-0-002-008.016	05-69-08-01-0-002-008.048	05-69-08-01-0-002-008.081
05-69-08-01-0-002-008.017	05-69-08-01-0-002-008.049	05-69-08-01-0-002-008.082
05-69-08-01-0-002-008.018	05-69-08-01-0-002-008.050	05-69-08-01-0-002-008.083
05-69-08-01-0-002-008.019	05-69-08-01-0-002-008.051	05-69-08-01-0-002-008.084
05-69-08-01-0-002-008.020	05-69-08-01-0-002-008.052	05-69-08-01-0-002-008.085
05-69-08-01-0-002-008.021	05-69-08-01-0-002-008.053	05-69-08-01-0-002-008.086
05-69-08-01-0-002-008.022	05-69-08-01-0-002-008.054	05-69-08-01-0-002-008.087
05-69-08-01-0-002-008.023	05-69-08-01-0-002-008.055	05-69-08-01-0-002-008.095
05-69-08-01-0-002-008.024	05-69-08-01-0-002-008.056	05-69-08-01-0-002-008.094
05-69-08-01-0-002-008.026	05-69-08-01-0-002-008.057	05-69-08-01-0-002-008.093
05-69-08-01-0-002-008.027	05-69-08-01-0-002-008.058	05-69-08-01-0-002-008.088
05-69-08-01-0-002-008.028	05-69-08-01-0-002-008.059	05-69-08-01-0-002-008.089
05-69-08-01-0-002-008.029	05-69-08-01-0-002-008.060	05-69-08-01-0-002-008.090
05-69-08-01-0-002-008.030	05-69-08-01-0-002-008.061	05-69-08-01-0-002-008.091
05-69-08-01-0-002-008.031	05-69-08-01-0-002-008.062	05-69-08-01-0-002-008.097
05-69-08-01-0-002-008.032	05-69-08-01-0-002-008.063	

Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Real Estate Inventories, LLC
Engineer/Surveyor: Goodwyn Mills Cawood, LLC
Online Case #: When searching online CitizenServe database, please use SPP25-000030 & SV26-000001
Attachments: *Within Report*

Subdivision Proposal

Request: The applicant is requesting preliminary plat approval for a residential subdivision & a subdivision variance from section 5.5.16 Streets Elevation.
Number of Lots: 27
Linear ft of streets: 1,518 LF of Private Streets that will not be accepted by Baldwin County for maintenance
Lot setbacks: Reduced with the approved PRD Site Plan

- ZONING
 BALDWIN COUNTY DISTRICT 25
 RSF-1 & RSF-4, A PLANNED RESIDENTIAL DEVELOPMENT (PRD)
PRD ZONING REQUIREMENTS
- 20' FRONT SETBACK
 - 30' REAR SETBACK
 - 10' SIDE SETBACK
 - 20' SIDE STREET SETBACK
 - 48' MINIMUM LOT WIDTH
 - 2-1/2 STORIES MAXIMUM HEIGHT REQUIREMENT
 - 30' WETLAND NATURAL BUFFER EXCEPT FOR LOT 27 PER PRD

Total acreage: 10.54AC
Smallest lot size: 0.17 AC (7,243 SF)
Density: 2.53 U/A
Open space: Total required: 2.11 AC- 20%
 Total provided: 4.43 AC- 42.07%
 Total usable (50% of required): Usable open space was waived with the approved of the PRD Site plan per the requirements of minimal disturbance of the beach mouse habitat.

Public Utilities and Site Considerations

Public Utilities: Water & Sewer: Gulf Shores Utilities . Letter dated September 8, 2025
Electrical: Baldwin EMC . Letter dated May 14,2025
Broadband: Uniti Fiber . Letter dated September 23, 2025

Fire flow: 1,952 Gallons Per Minute (GPM) at 20 Pounds per Square Inch(Psi) adequate for the proposed reduced setbacks.

Traffic study: Not required due to a lot count

Flood zone: Zone AE & VE, a Floodplain Development Permit shall be obtained for development within the Flood prone Areas.

Drainage improve.: Drainage narrative prepared by Donald Stacey II, PE, Goodwyn Mills Cawood It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands The applicant has provided a USACE Permit to fill 0.13 acres for the construction of a two-lane access drive with a 20-foot-wide driving surface. The eastern extent of the fill

footprint would be approximately 36' wide, and the western would be approximately 20' wide.

Staff Analysis and Comments

The Baldwin County Commission at December 16, 2025, meeting approved the PRD Final Site Plan associated with proposed preliminary plat. The development comprises approximately 10.53 acres within Planning District 25. The proposed development contain split zoning between RSF-1, Residential Single-Family District and RSF-4, Residential Single Family District. Residential Single Family (RSF-1) zoning permits a density of 1.4 units per acre, while Residential Single-Family (RSF-4) zoning allows for 5.8 units per acre. The applicant is requesting that the RSF-1 zoned area revert to the lots of record, each of which are 0.17 acres (7,405 SF) (aside from Lot 27, which is 0.23 acres). The overall development density is approximately 2.56 units per acre. Based on the existing RSF-1 and RSF-4 zoning, up to 42 lots could be accommodated; however, the applicant is proposing 27 lots. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density.

Subdivision Variance Request for SV26-01

The applicant is also requesting a subdivision variance from section 5.5.16 Streets Elevation for the proposed private street to match the existing grade of State Highway 180.

Section 8.1 – Conditions for variance approval

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

Applicant’s Response to Variance Criteria

1. The purpose of this Variance is to allow:

Applicant’s response: *To build a road more than 2 feet below the elevation of the base flood elevation.*

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

Applicant’s response: *The site has practical, topographical difficulties that preclude strict compliance with the subdivision regulation (5.5.16)*
Baldwin County Planning and Zoning Commission, March 5, 2026 Agenda

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

Applicant's response: *The proposed road grades are matched to the existing roads that are being connected to (Pontoon Lane and Triple Tail Lane). The new road (Pink Sands Avenue) has been designed to be consistent with the surrounding road network and to mesh with their overall drainage patterns.*

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

Applicant's response: *The homes in this area are built on pilings with Finished Floor elevations set above the base flood elevation. It is impractical to build a road at this elevated position as homes are approximately 10 to 12 feet above the ground with the bottom level left open.*

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

Applicant's response: *The existing roads establish the elevation at which new roads can connect. These topographic constraints make it impossible to build a road that is at an elevation 10' higher than the surrounding terrain.*

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

Applicant's response: *Granting a variance to this regulation will not violate other policies or regulations of the Baldwin County Commission.*

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-30 Seaglade at Saint Andrew's Bay be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

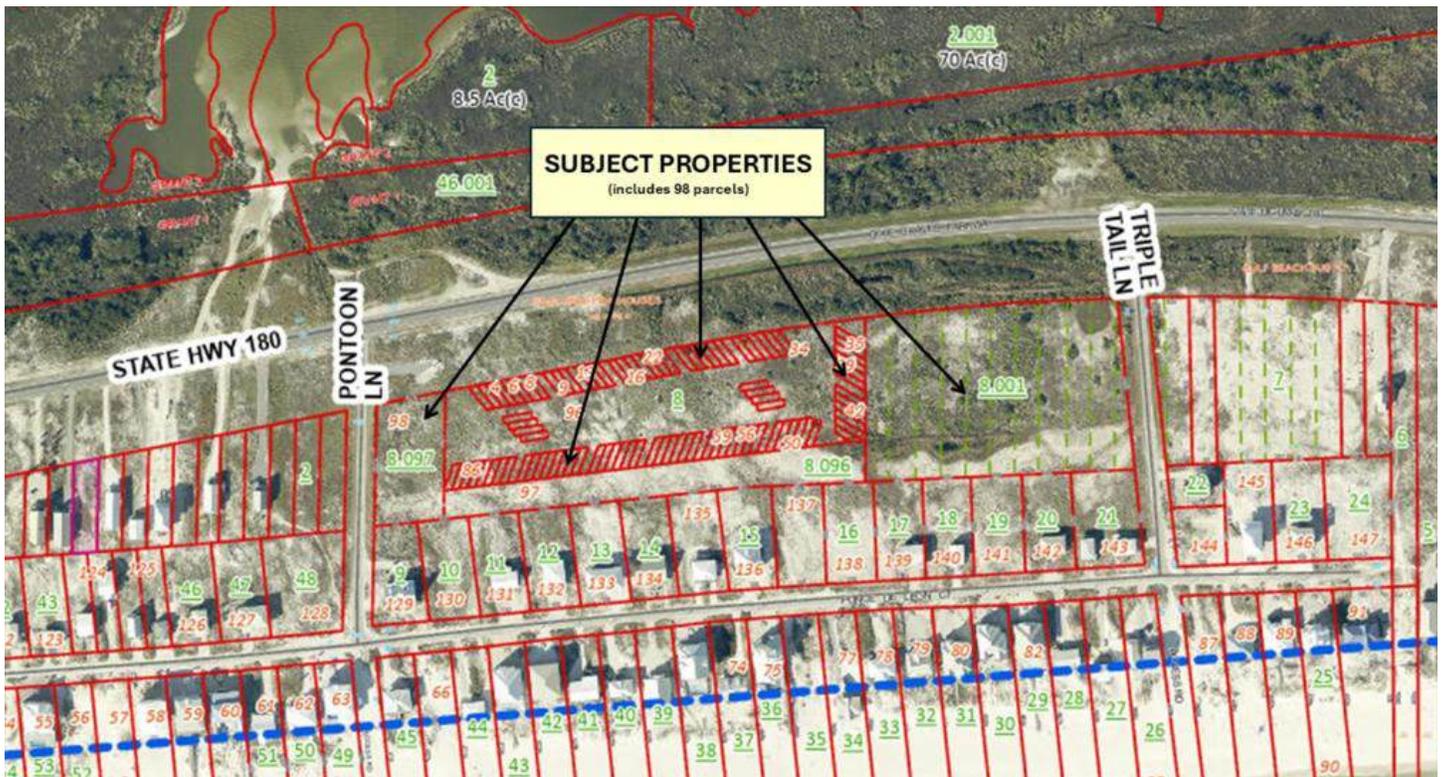
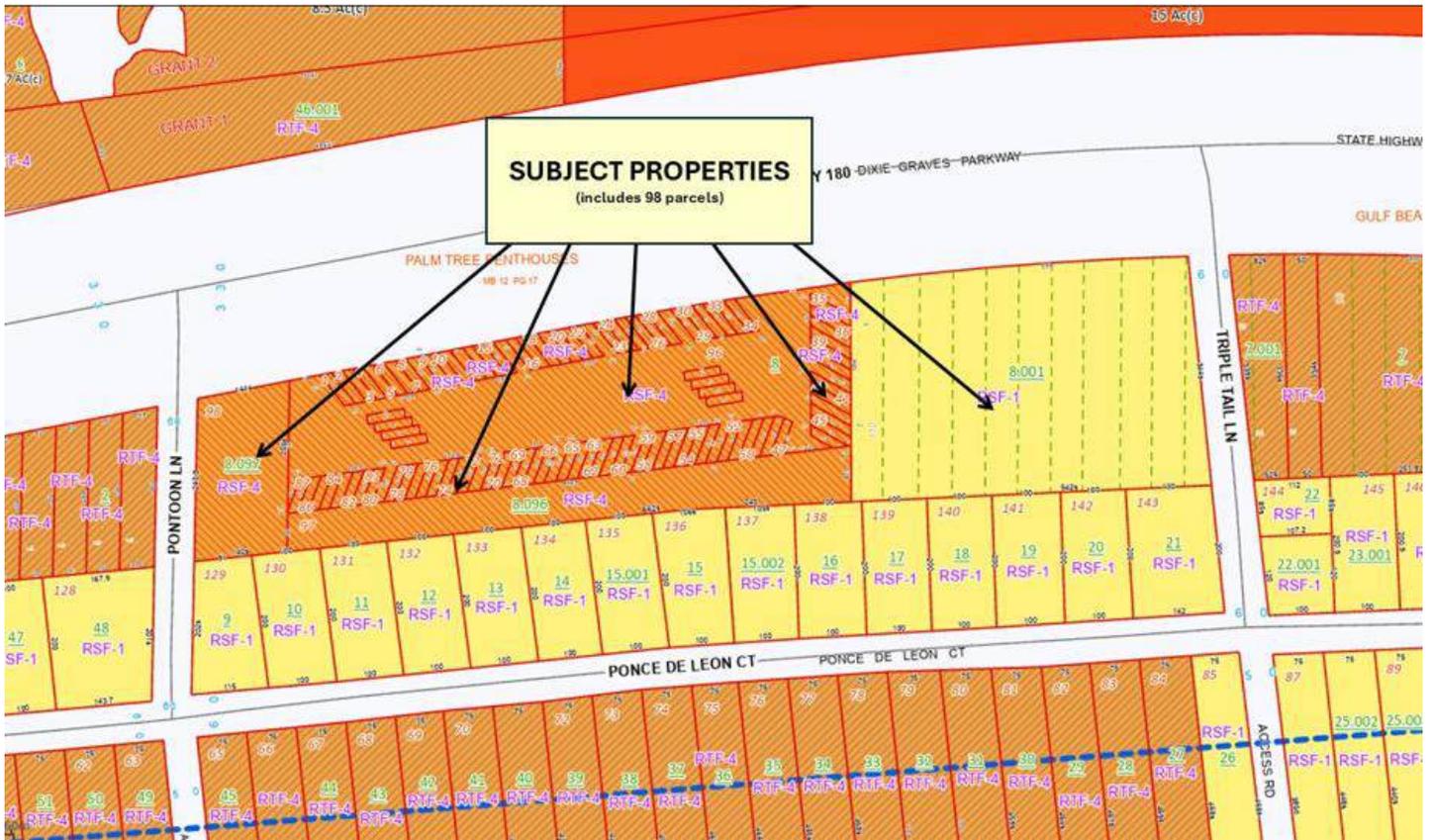
Specific conditions:

1. Approve subdivision variance SV26-000001.

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.

Locator Maps

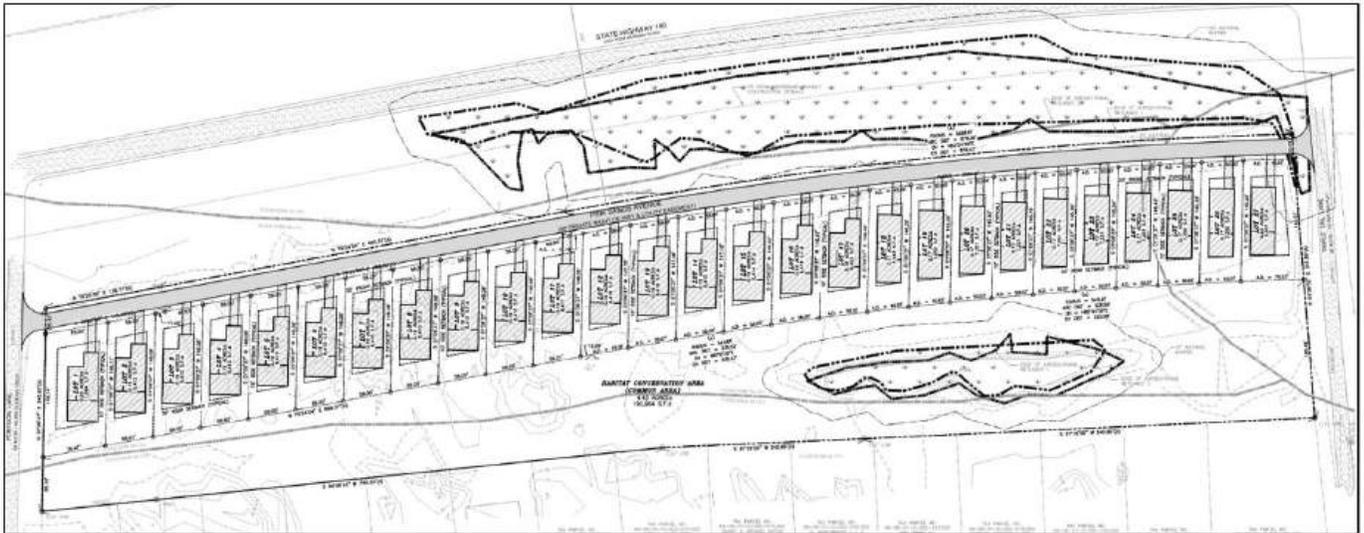


Site Data

SITE DATA TABLE:

TOTAL SITE AREA:	459,231 S.F. (10.53 AC.±)
PROPOSED USE:	27 SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED DENSITY:	2.56 UNITS/ACRE
SMALLEST LOT:	7,243 S.F. (LOT # 18)
TOTAL LENGTH OF ROAD:	1,514 LINEAR FT
ZONING:	RSF-1 AND RSF-4 (EXISTING) PRD (PROPOSED)
UTILITY PROVIDERS:	WATER: GULF SHORES UTILITIES SEWER: GULF SHORES UTILITIES ELECTRIC: BALDWIN EMC TELEPHONE/INTERNET: BRIGHTSPEED
BUILDING SETBACKS PRD:	20-FEET FRONT 30-FEET REAR 10-FEET SIDE
OPEN SPACE SUMMARY:	20% REQUIRED (91,846 SF / 2.1 AC.) 42.1% PROVIDED (192,964 SF / 4.43 AC.)
TOTAL IMPERVIOUS AREA:	109,694 SF
PARKING SPACES:	2 PER LOT = 54
WETLANDS NATURAL BUFFER:	30 FEET

Habitat Conservation Plan



IMPACT SUMMARY:	
	IMPACTED SUITABLE ABM HABITAT FOR HOMES ± 70,454 S.F. ± 1.62 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR ACCESS ROAD ± 28,743 S.F. ± 0.66 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR DRIVEWAYS ± 10,497 S.F. ± 0.24 ACRES
	REMAINING SUITABLE ABM HABITAT ± 349,537 S.F. ± 8.02 ACRES
	EXISTING WETLANDS ± 18,957 S.F. (ON-SITE) ± 0.44 ACRES
TOTAL IMPACTS: 109,694 S.F. (2.52 AC ±)	

PRD Deviation Summary

Baldwin County Zoning Ordinance (Amended May 20, 2025):

Section	Section Title Summary	Regulation Requirement	Deviation and Reason
2.3.25.3(e)	Local Provisions for Planning District 25	The maximum height of single family and two-family structures shall be limited to two (2) habitable stories.	Maximum height of single-family homes is 2-1/2 stories. Provide flexibility in design.
4.2.5 RSF-1	Area and dimensional ordinances	Min. Front Yard = 30' Min. Lot Area = 30,000 sf Min. Lot Width = 100' Max. Ground Coverage Ratio = .35	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Max. Ground Coverage Ratio = .5 Minimize ABM disturbance.
4.5.5 RSF-4	Area and dimensional ordinances	Min. Front Yard = 30' Min. Lot Area = 7,500 sf Min. Lot Width = 60' Max. Ground Coverage Ratio = .35	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Max. Ground Coverage Ratio = .5 Minimize ABM disturbance.
9.3.3(c) PRD	Design	Neighborhoods should be oriented around an activity center(s).	No activity centers required. Minimize ABM disturbance.
10.4.4 10.4.6	Permit requirements. Subdivisions in Wetland Protection Overlay District.	Min. 30' natural buffer to jurisdictional wetlands.	Wetland buffers can be reduced to 10' on Lot 27. Previously permitted by USACOE.
13.11	Stormwater Management	All stormwater management plans shall comply with Section 5.11 and Section 5.12 of the Subdivision Regulations to the extent applicable.	The PRD is exempt from Section 13.11 and all references to said section. Stormwater management shall be in compliance with U.S. FWS stipulations contained in the ITP (Incidental Taking Permit). Minimize ABM disturbance.
Article 17	Open Space, Landscaping and Buffers		PRD is exempt from all sections of, and references to, Article 17.

Baldwin County Subdivision Regulations (January 7, 2025):

Section	Section Title Summary	Regulation Requirement	Deviation and Reason
5.2.2(d)	Display of Wetlands and Existing Stormwater Management Areas on Plat or Site Plan	Min. 30' natural buffer to jurisdictional wetlands.	Wetland buffers can be reduced to 10' on Lot 27. Previously permitted by USACOE.
5.2.5(e)	Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities as required by the utility providers and/or the Baldwin County Planning Commission.	No easements shall be provided along lot lines or boundaries of the PRD. Prohibited by FWS.
5.4(a)	Lots	The minimum lot size and lot width for non-exempt subdivisions shall be as provided in Table 5.1 in Section 5.2.1.	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Minimize ABM disturbance.
5.5.1	Privately Maintained Streets	They are constructed according to the standards of these regulations;	No curb & gutter or sidewalks shall be required. Private road shall be 30' Right-of-Way, 18' wide paved road, 2' shoulders. Minimize ABM disturbance.
5.11 & 5.12	Stormwater Management Stormwater Management Facilities	The responsible Design Engineer shall not submit any plat of a subdivision which does not make provision for stormwater runoff as required by these regulations.	The PRD is exempt from Sections 5.11 and 5.12 and all references to said sections. Stormwater management shall be in compliance with U.S. FWS stipulations contained in the ITP (Incidental Taking Permit). Minimize ABM disturbance.
Article 6	Open Space, Landscaping and Buffers		PRD is exempt from all sections of, and references to, Article 6.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

**Case No. SRP26-01- Subdivision Revised Preliminary Plat
Summer Grove Subdivision
March 5, 2026**

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: Subject property is located east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.
Parcel Numbers: 05-43-01-11-0-000-001.007 **PIN:** 114194
05-43-01-11-0-000-004.000 47552
05-43-01-11-0-000-005.000 51362
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Beverly Butler, 27736 Rigsby Rd., Daphne, AL 36526
Lucile & Iris Harris, 5504 Windmill Dr., Mobile, AL 36693
Engineer/Surveyor: Dwayne Smith, *Anchor Engineering*
Online Case #: When searching online CitizenServe database, please use SRP26-000001
Attachments: *Within Report*

Subdivision Proposal

Request: The applicant is requesting approval to amend the approved preliminary plat (SPP23-31) to add a third access to the proposed subdivision.
Number of Lots: 215
Linear ft of streets: 10,218 L.F
Lot setbacks: 30' Front, 10' Side, 30' Rear and 20' Side
Total acreage: 85.8 Ac
Smallest lot size: 7,976 S.F.

Staff Analysis and Comments

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

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

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

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

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

January 22, 2026: The applicant has submitted a new Subdivision- Revised Preliminary Plat; Major Changes request to add the access onto Rigsby Rd back in but as a third full access to the development.

9.4.5 Modification of Conceptual Site Plan

Any Applicant wishing to revise, amend, alter, or otherwise change an approved Conceptual Site Plan shall first submit a request to the Baldwin County Planning Director detailing the proposed modification. The request for modification shall be supported by a written narrative and by revised Conceptual Site Plans. The Baldwin County Planning Director will determine if the proposed modification is a major change or a minor change.

- (a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of arterial streets, or similar substantial changes. These major changes shall require resubmittal in accordance with 9.4.1: *Conceptual Site Plan Application* and 9.4.2: *Conceptual Site Plan Review* and require approval by the Baldwin County Planning and Zoning Commission as well as the Baldwin County Commission.

Major changes include, but are not limited to, the following:

- Overall boundary changes
- Relocation of major streets
- Overall density increase
- Building height increase
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved

Staff Recommendation:

Staff recommends that the SUBDIVISION REVISED PRELIMINARY PLAT for Case No. SRP26-01- SUMMER GROVE SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

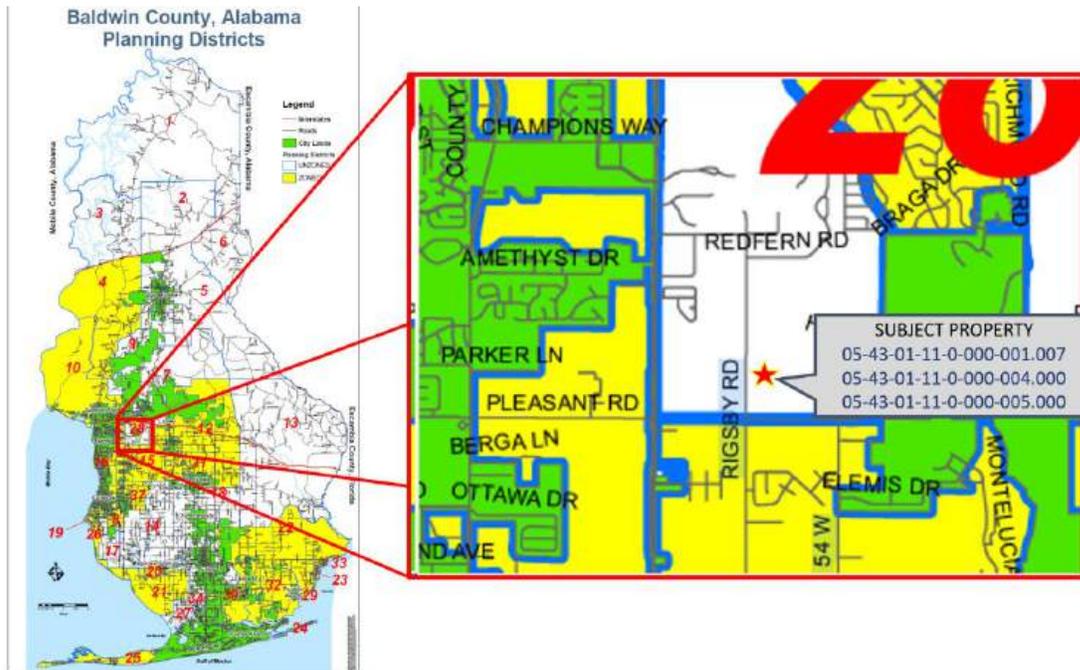
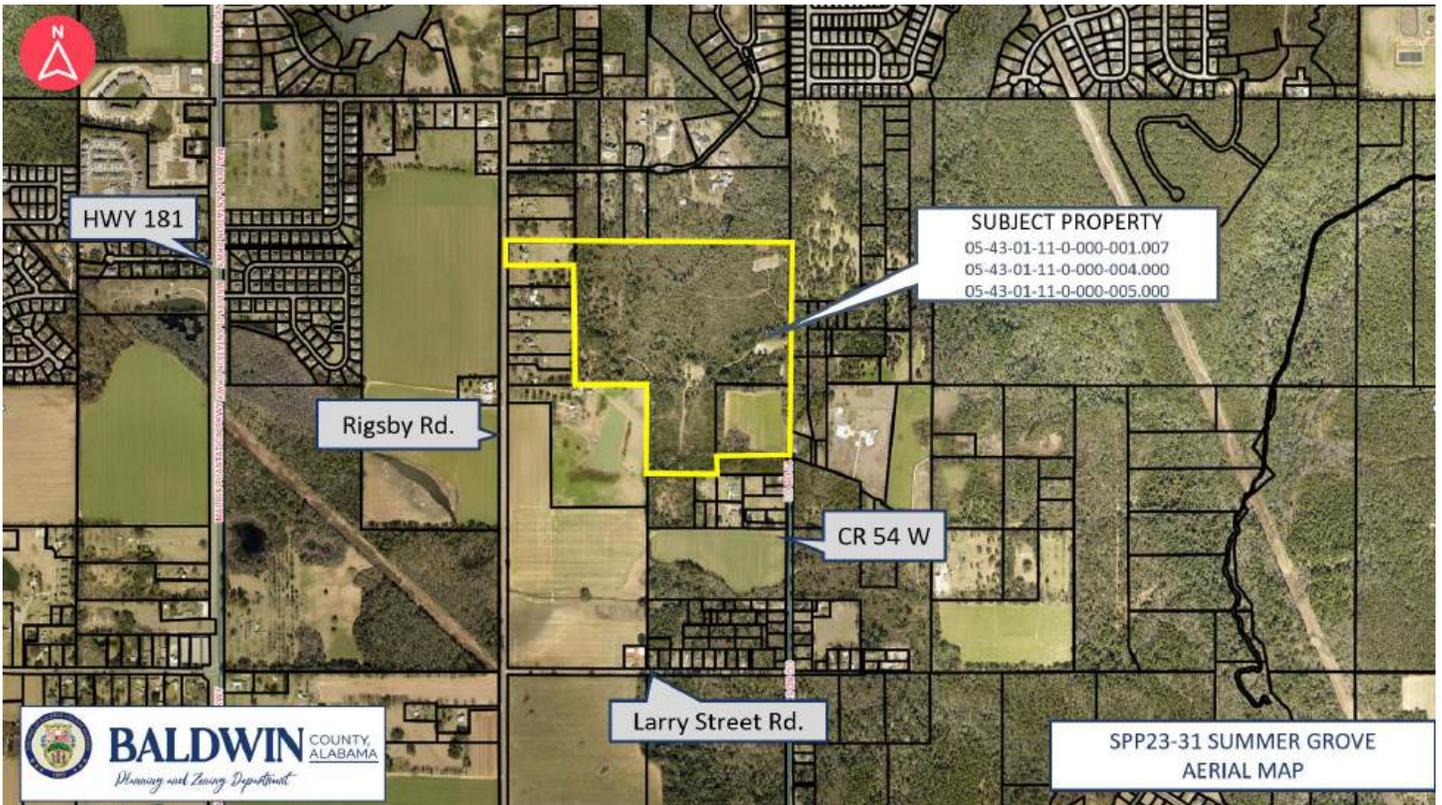
1. The approval of the revised preliminary plat does not alter the original approval date of 04/05/2024, thus setting the **original preliminary plat approval to expire on 04/03/2026.**

General Conditions:

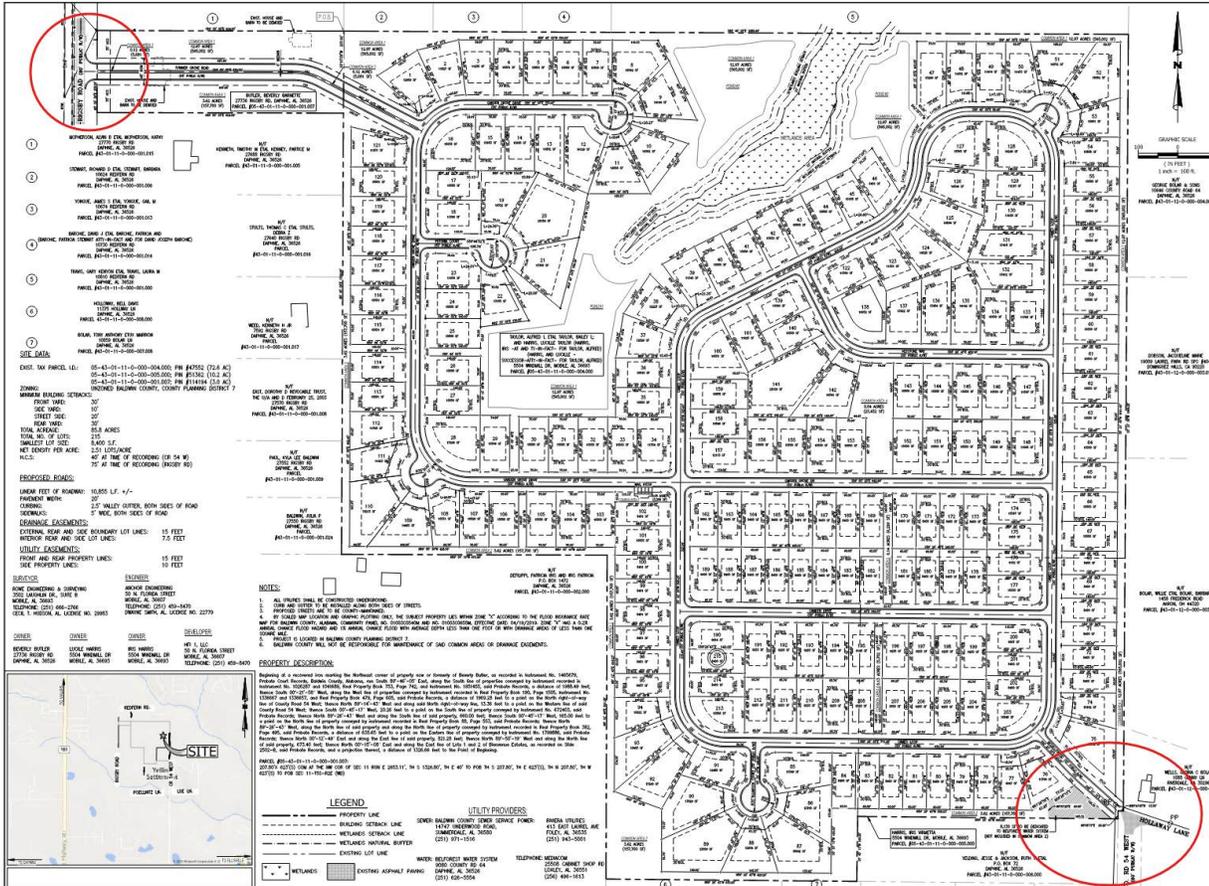
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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



Summer Grove Subdivision Preliminary Plat Approved on 04/05/2024

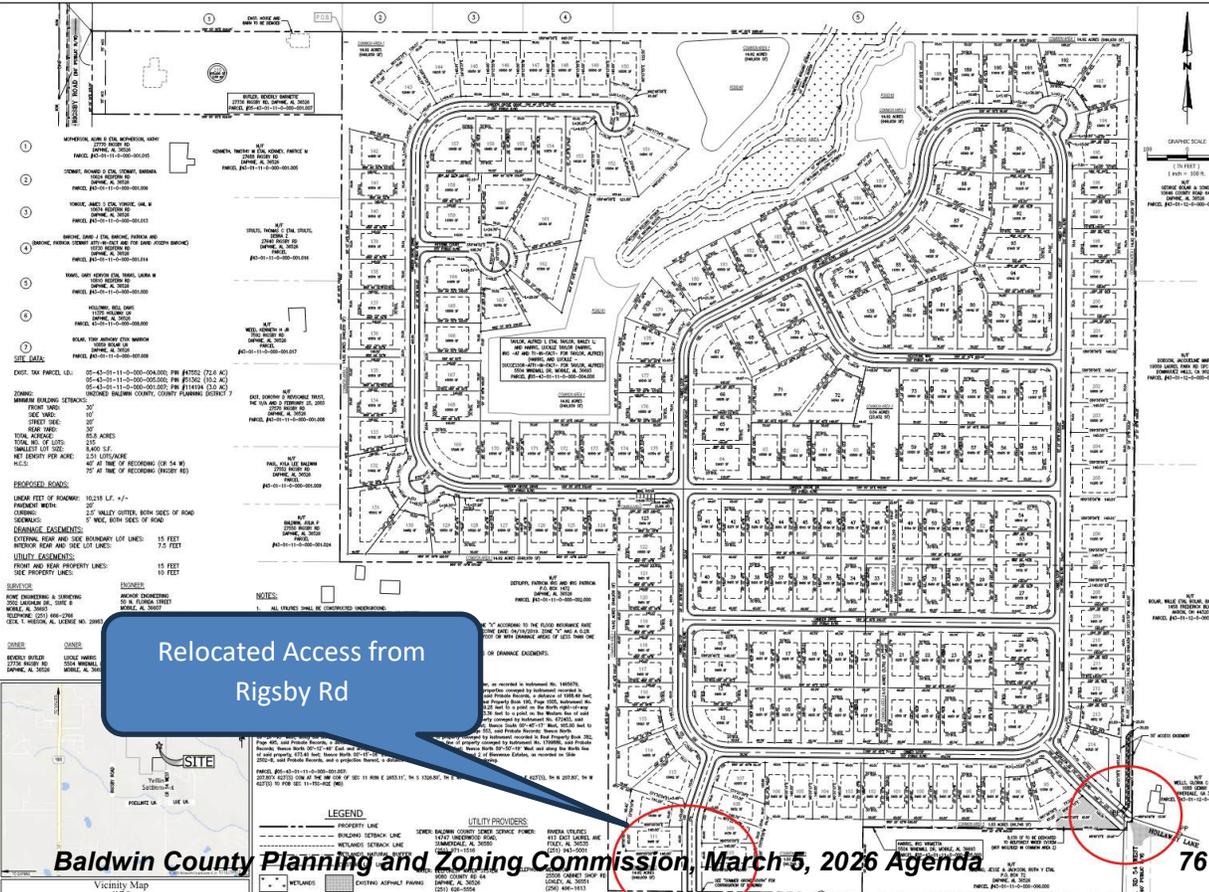


PROJECT NO: 23-0016
DATE: 04/05/2024
DRAWN: BCS
CHECKED: BCS
TITLE: PRELIM PLAT
SHEET: 1 of 2

PRELIMINARY PLAT
SUMMER GROVE SUBDIVISION
RIGSBY ROAD
DAPHNE, ALABAMA

ANCHOR
SUN, POND, SHAW
MOBILE, AL 36687
334.688.4444

Revised Summer Grove Subdivision Preliminary Plat Approved on 09/10/2025



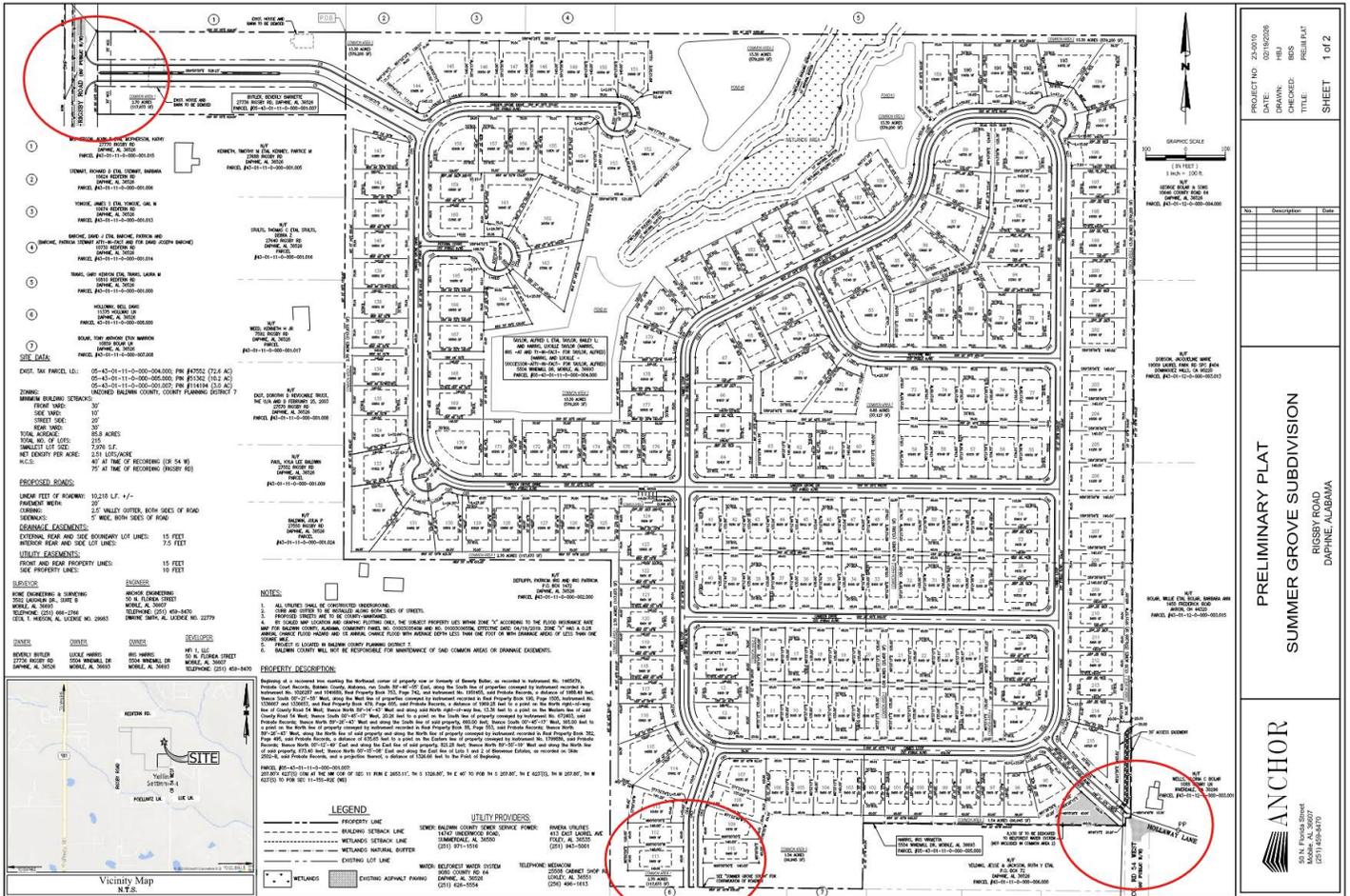
PROJECT NO: 23-0016
DATE: 09/10/2025
DRAWN: BCS
CHECKED: BCS
TITLE: PRELIM PLAT
SHEET: 1 of 2

PRELIMINARY PLAT
SUMMER GROVE SUBDIVISION
RIGSBY ROAD
DAPHNE, ALABAMA

ANCHOR
SUN, POND, SHAW
MOBILE, AL 36687
334.688.4444

Relocated Access from Rigsby Rd

Proposed Summer Grove Subdivision Amended Preliminary Plat



PROJECT NO. 25-0010
 DATE: 02/19/2025
 CHECKED: BBS
 TITLE: PRELIM PLAT
 SHEET 1 of 2

PRELIMINARY PLAT
 SUMMER GROVE SUBDIVISION
 RIGSBY ROAD
 DAPHNE, ALABAMA

ANCHOR
 501 N. Franklin Street
 Daphne, AL 36527
 (251) 426-8470



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-46
Coastal Church
Commission Site Plan (CSP) Approval
March 5, 2026

Subject Property Information

Planning District: 15
General Location: The subject property is located on County Road 64 west of County Road 54 W in the Belforest community
Physical Address: 11101 County Road 64, Daphne, AL 36526
Parcel ID: 05-43-06-13-0-000-015.000
PIN: 25333
Zoning: RA, Rural Agricultural District
Proposed Use: Parking and drive additions with detention pond
Acreage: 24.88 +/- acres (approximately 3.25 acres total development area)
Total # Parcels requested: N/A
Applicant: Lieb Engineering Company, LLC – Chris Lieb
Owner: Coastal Church
 11101 County Road 64
 Daphne, AL 36526
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural
South	Residential	RSF-E, Residential Single Family Estate
East	Residential	RA, Rural Agricultural
West	Residential	RA, Rural Agricultural

Summary

The applicant seeks Commission Site Plan (CSP) approval for the expansion of an existing parking lot and drive, along with the construction of a detention pond. The subject property consists of approximately 24.88 acres and is zoned Rural Agricultural District. Surrounding properties are used for residential and agricultural purposes. The proposed request complies with the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Bucklelew: Staff reached out on 2/6/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 2/6/2026 but received no comments.

City of Daphne: Staff reached out on 2/6/2026 but received no comments.

Staff Analysis and Findings

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

The proposed Site Plan for the parking lot expansion, including the access drive and detention pond, complies with the requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) designates the subject property and surrounding area as Moderate Development Potential, which accommodates a range of residential types, from large- and medium-lot single-family detached homes to attached housing such as duplexes and townhomes. Development patterns may include amenity-oriented communities featuring small gardens, parks, and playgrounds located on private lots or within shared community spaces. A house of worship is a permitted use in all zoning districts.

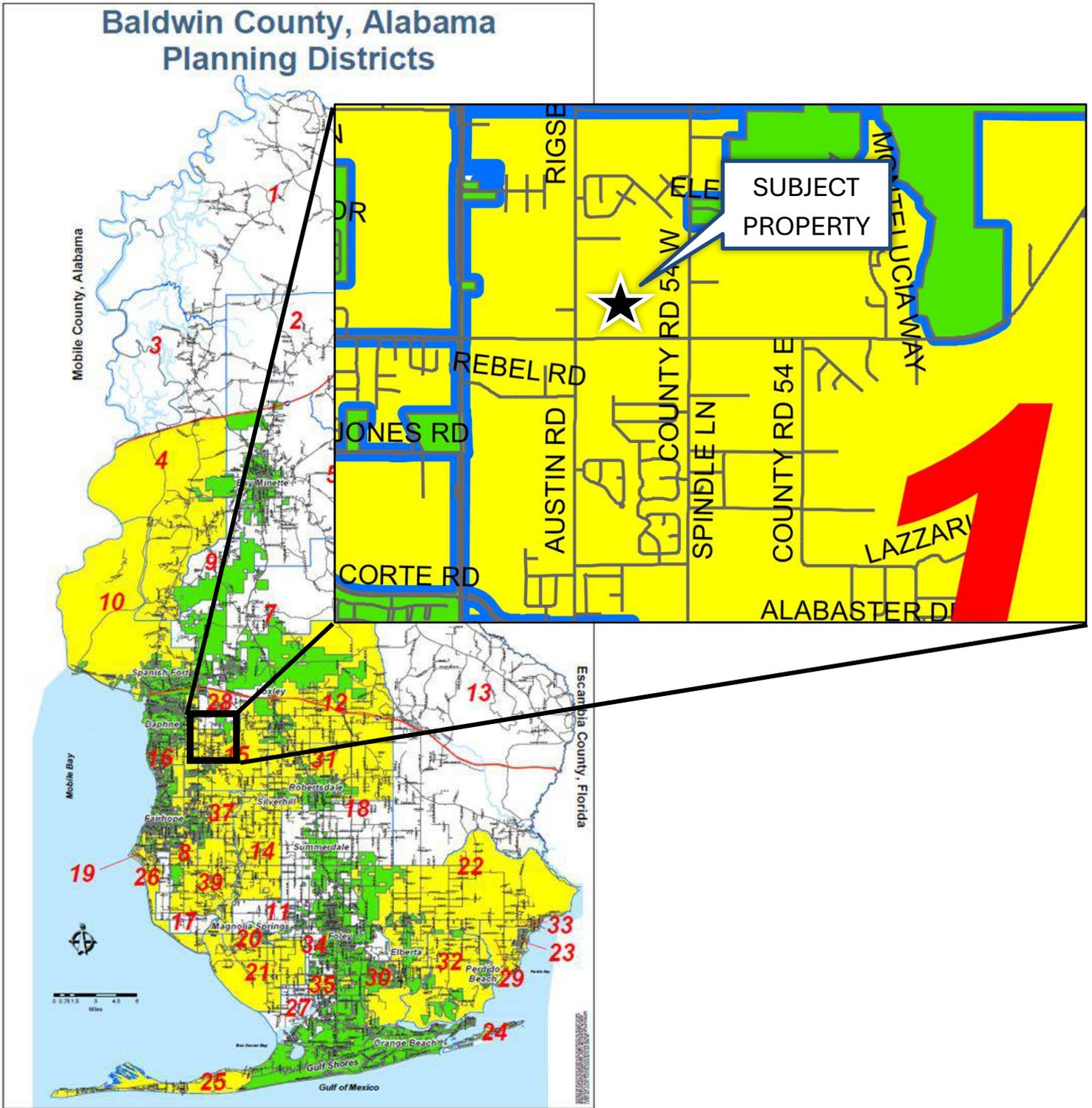
The site is located along County Road 64, classified as a Minor Arterial. Minor Arterials serve trips of moderate length, provide access to smaller geographic areas than higher-order arterials, and facilitate connectivity to the broader arterial roadway network.

Staff Comments and Recommendation

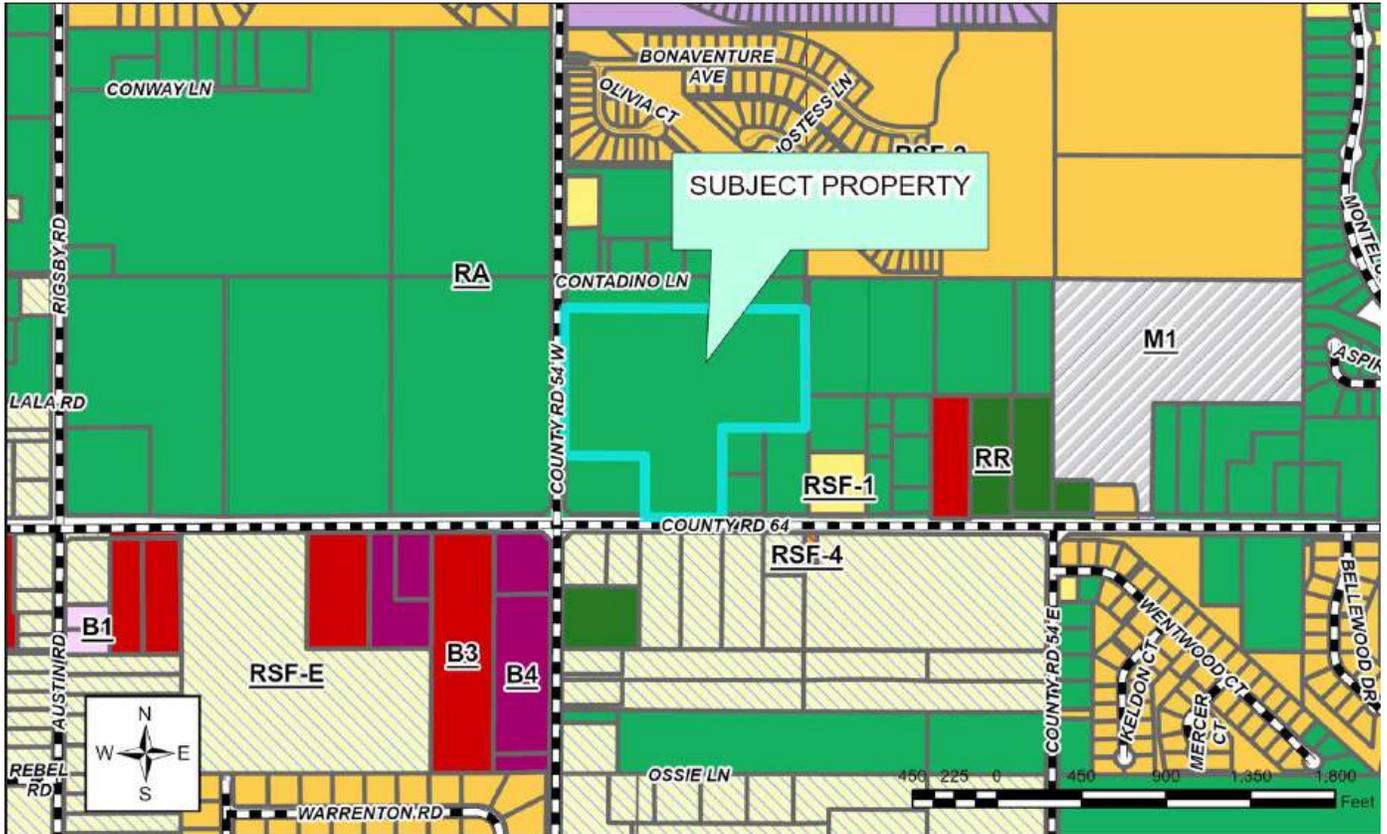
As noted previously, the subject property consists of approximately 24.88 acres and is zoned Rural Agricultural. A House of Worship is a permitted use in all zoning districts. The applicant is seeking Commission Site Plan approval for the construction of an expanded parking lot and drive serving the existing church, as well as a detention pond. Staff has reviewed the application and all applicable criteria and recommends approval, subject to 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

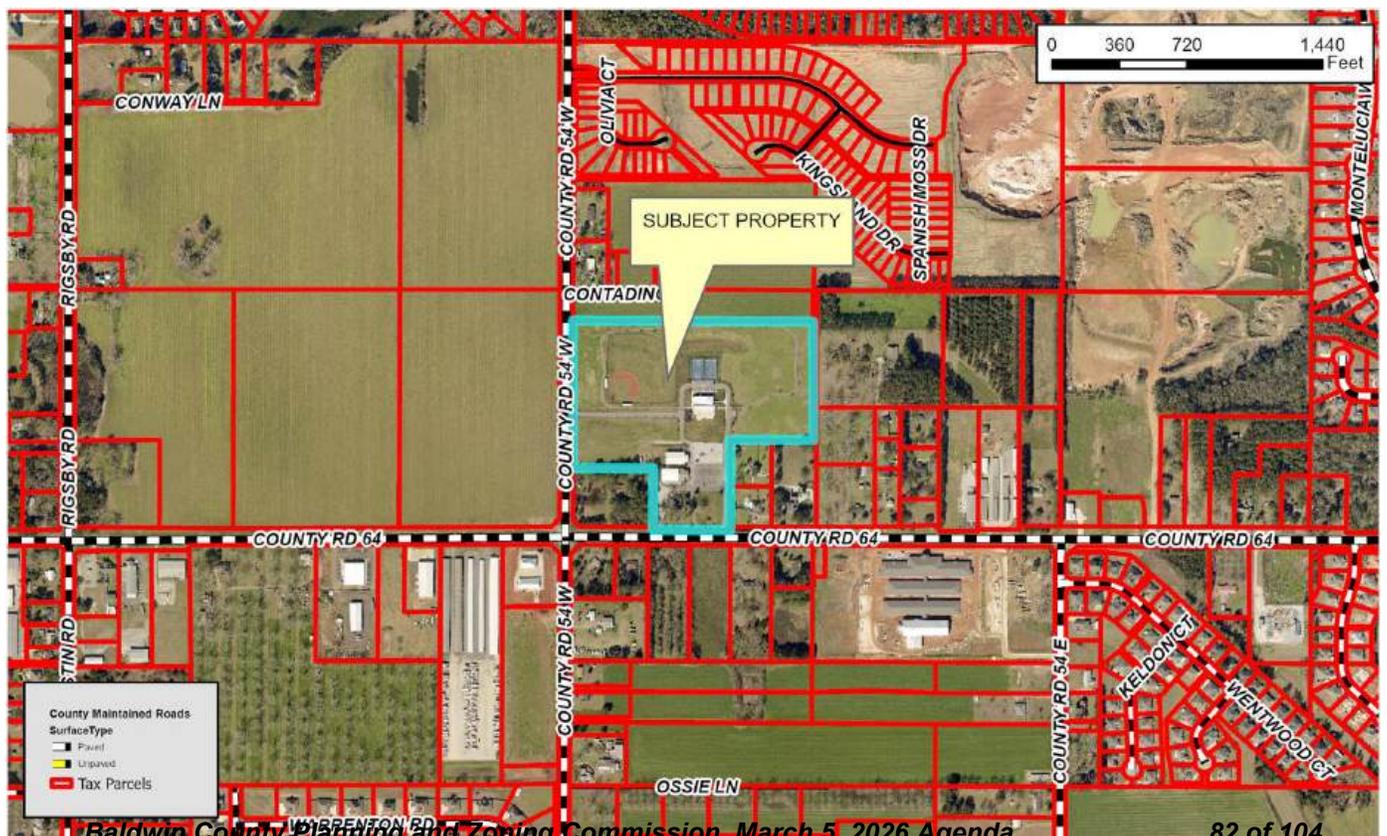
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that 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.



Locator Map

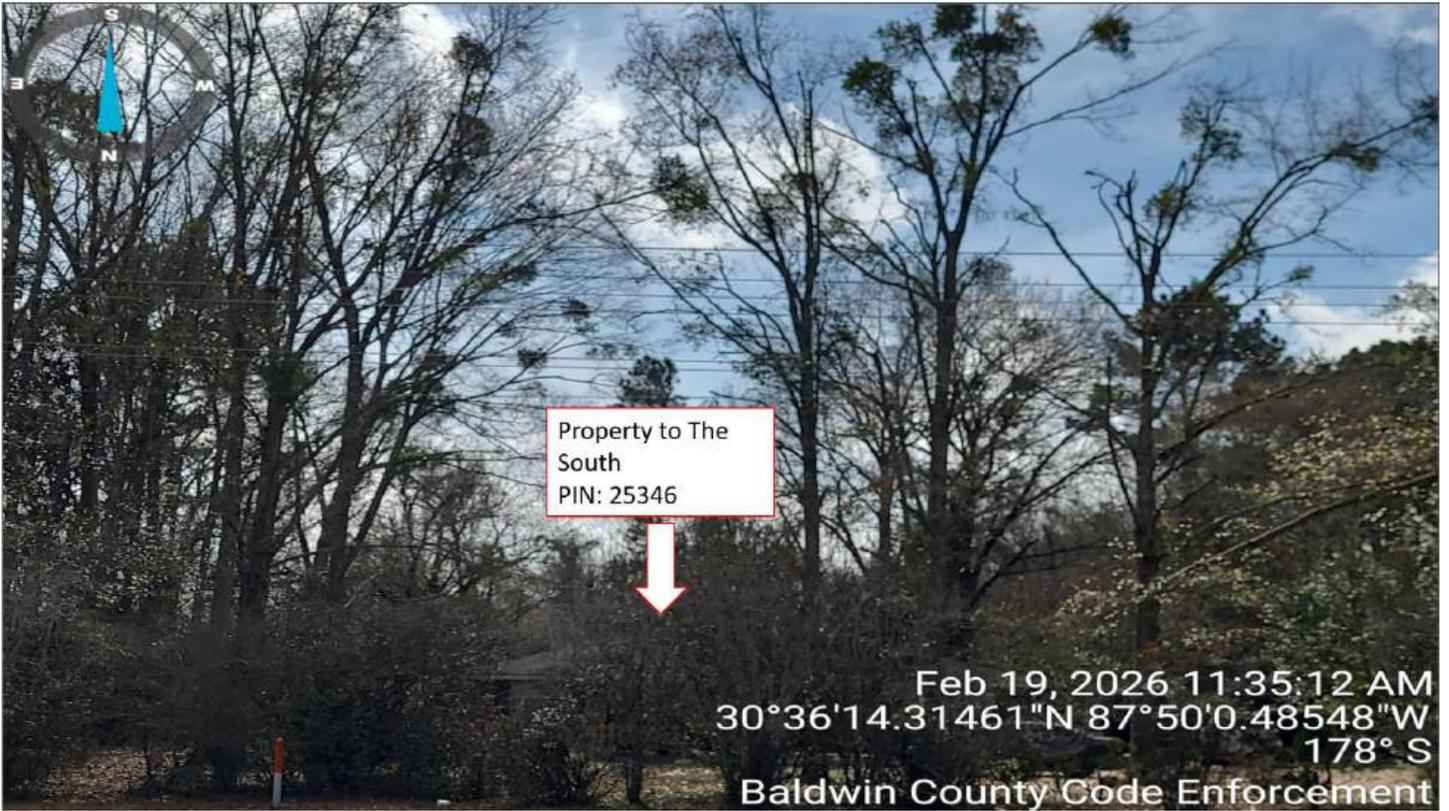


Site Map



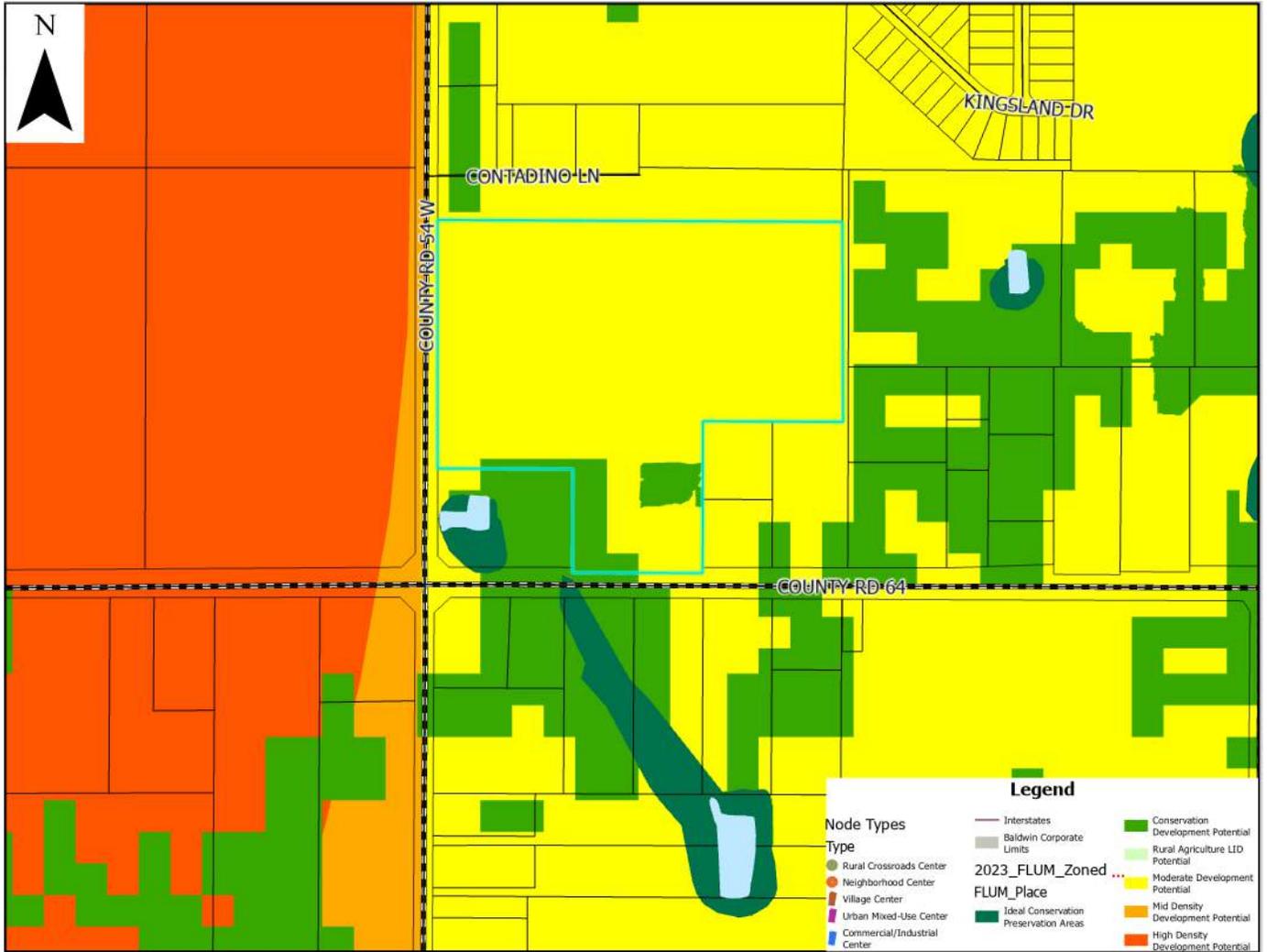
Property Images







FLUM



CONSERVATION DEVELOPMENT AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

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

MODERATE DEVELOPMENT POTENTIAL AREAS

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

PRIMARY LAND USES

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

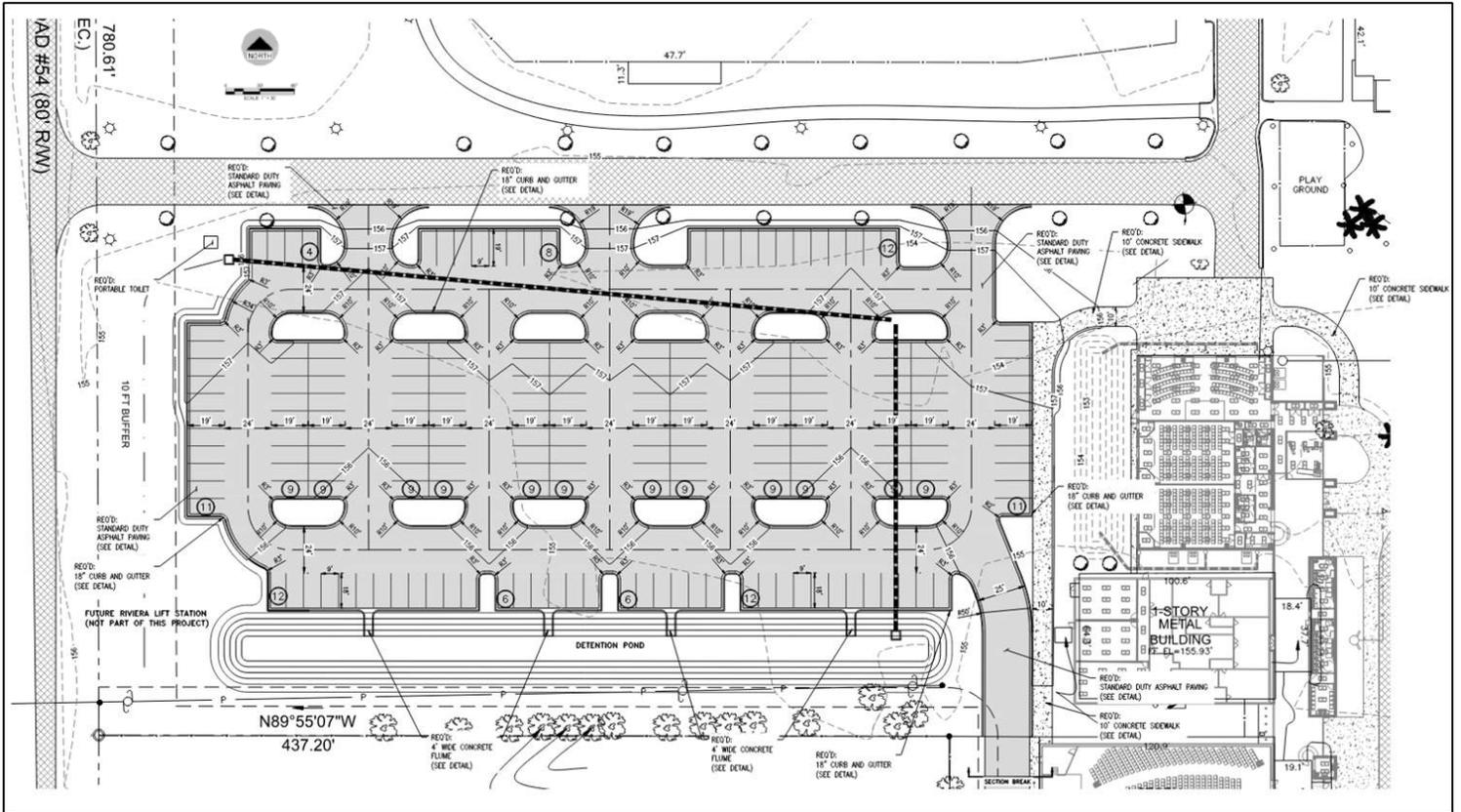
RELATED ZONING DISTRICTS

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

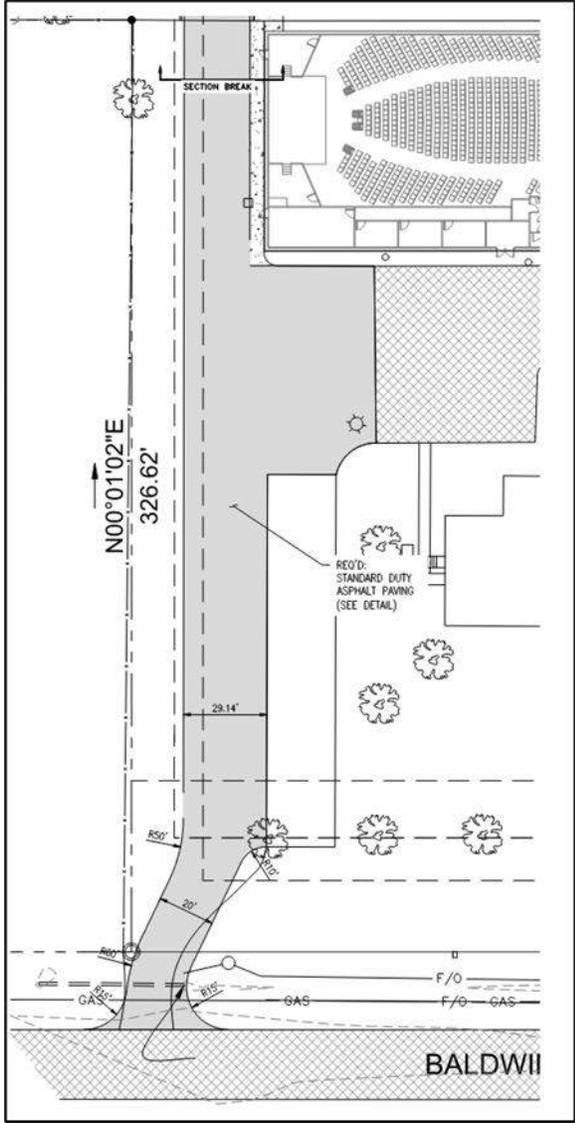
CONNECTIVITY NETWORK

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

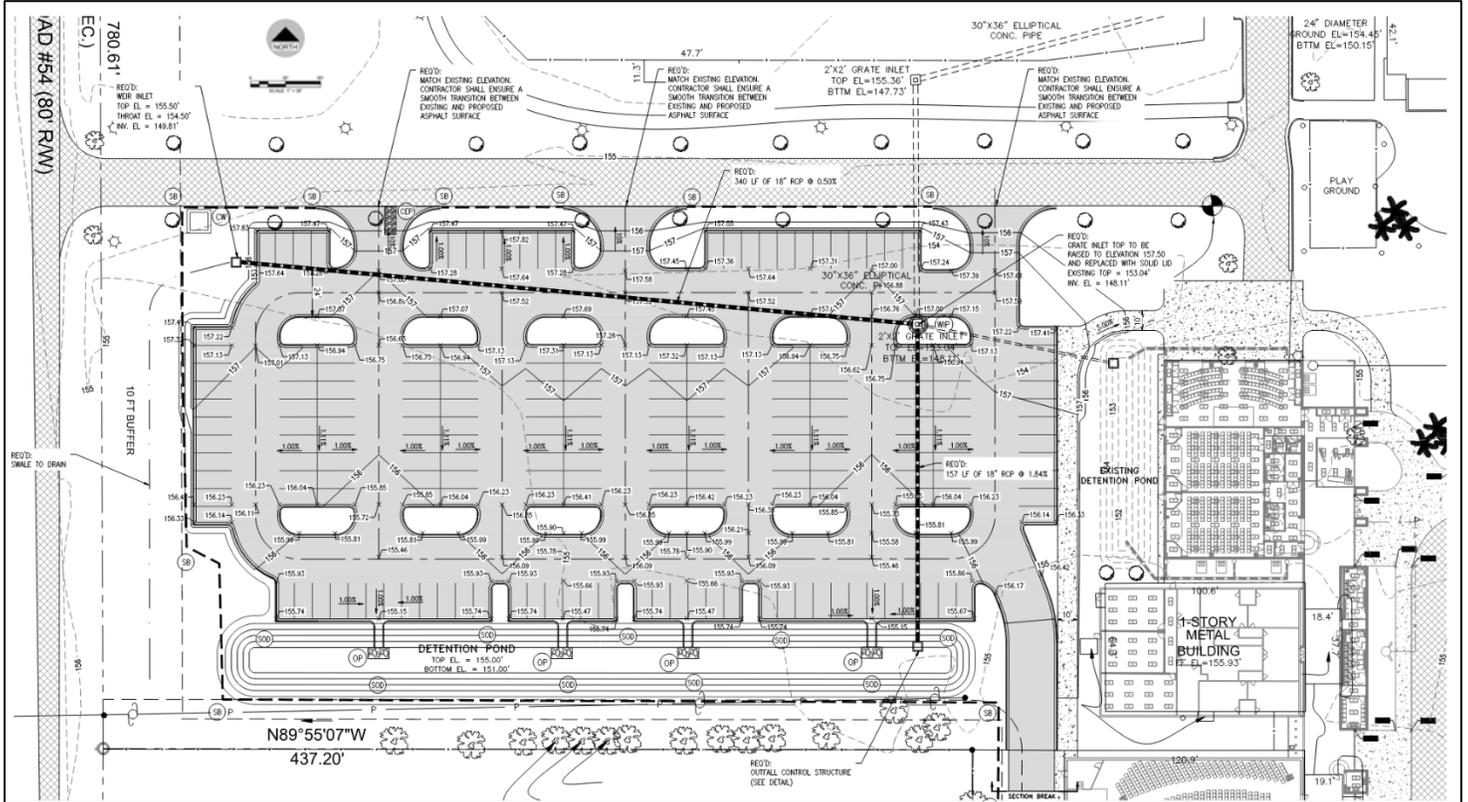
Site Plan

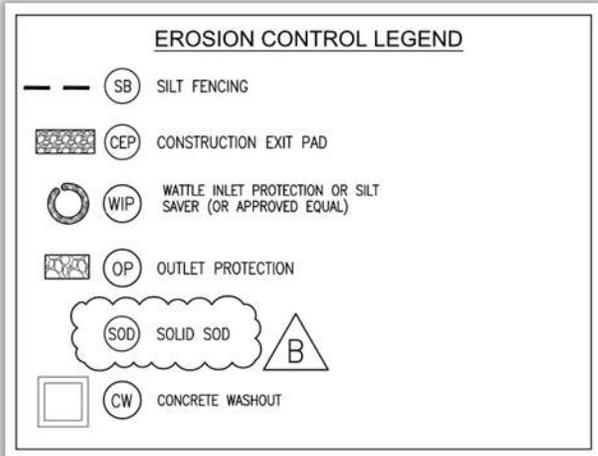
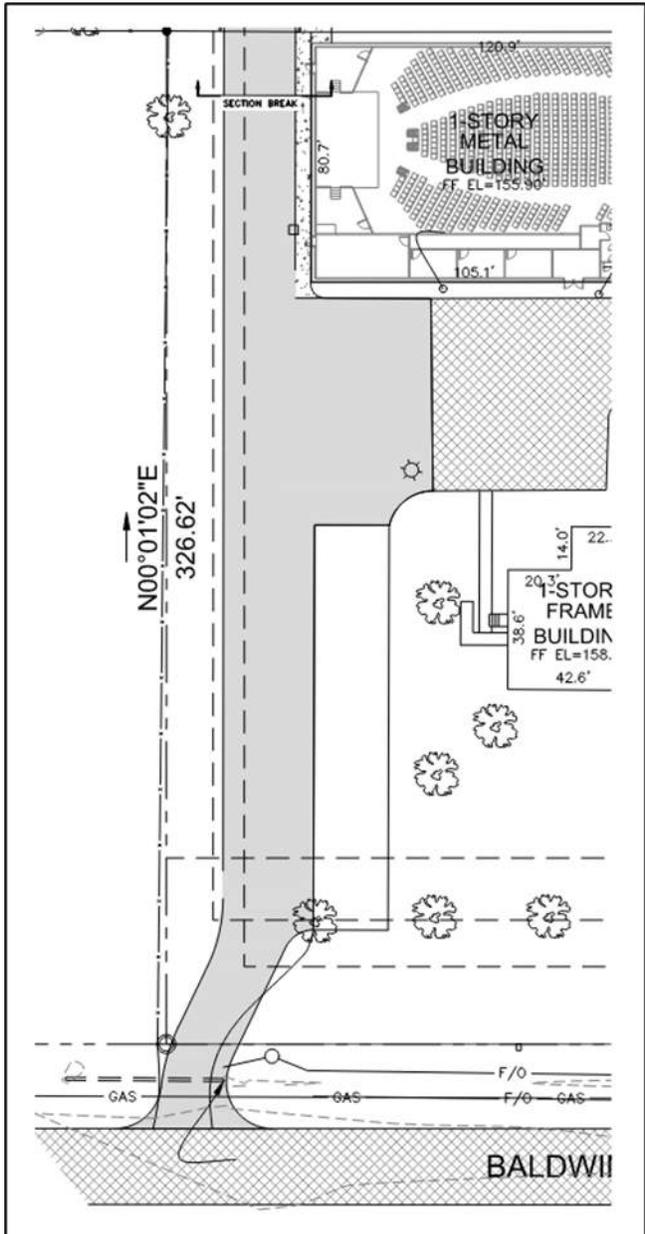


SITE PLAN DATA TABLE		LEGEND	
UNIT SIZE:	24.88 AC.±		STANDARD DUTY ASPHALT PAVING
USE:	PARKING LOT		CONCRETE PAVING/SIDEWALK
NUMBER OF PARKING PROPOSED:	190		EXISTING ASPHALT PAVING
NUMBER OF PARKING EXISTING:	228		
FRONT SETBACK:	40'		
REAR SETBACK:	40'		
SIDE SETBACK:	15'		
ADDITIONAL IMPERVIOUS AREA:	95,234 S.F.		
IMPERVIOUS EXCLUDING BLDGS:	228,050 S.F.		
TOTAL PARKING AREA:	88,251 S.F.		
TOTAL LANDSCAPING REQ'D:	10%		
TOTAL PARKING LANDSCAPING REQ'D:	10%		

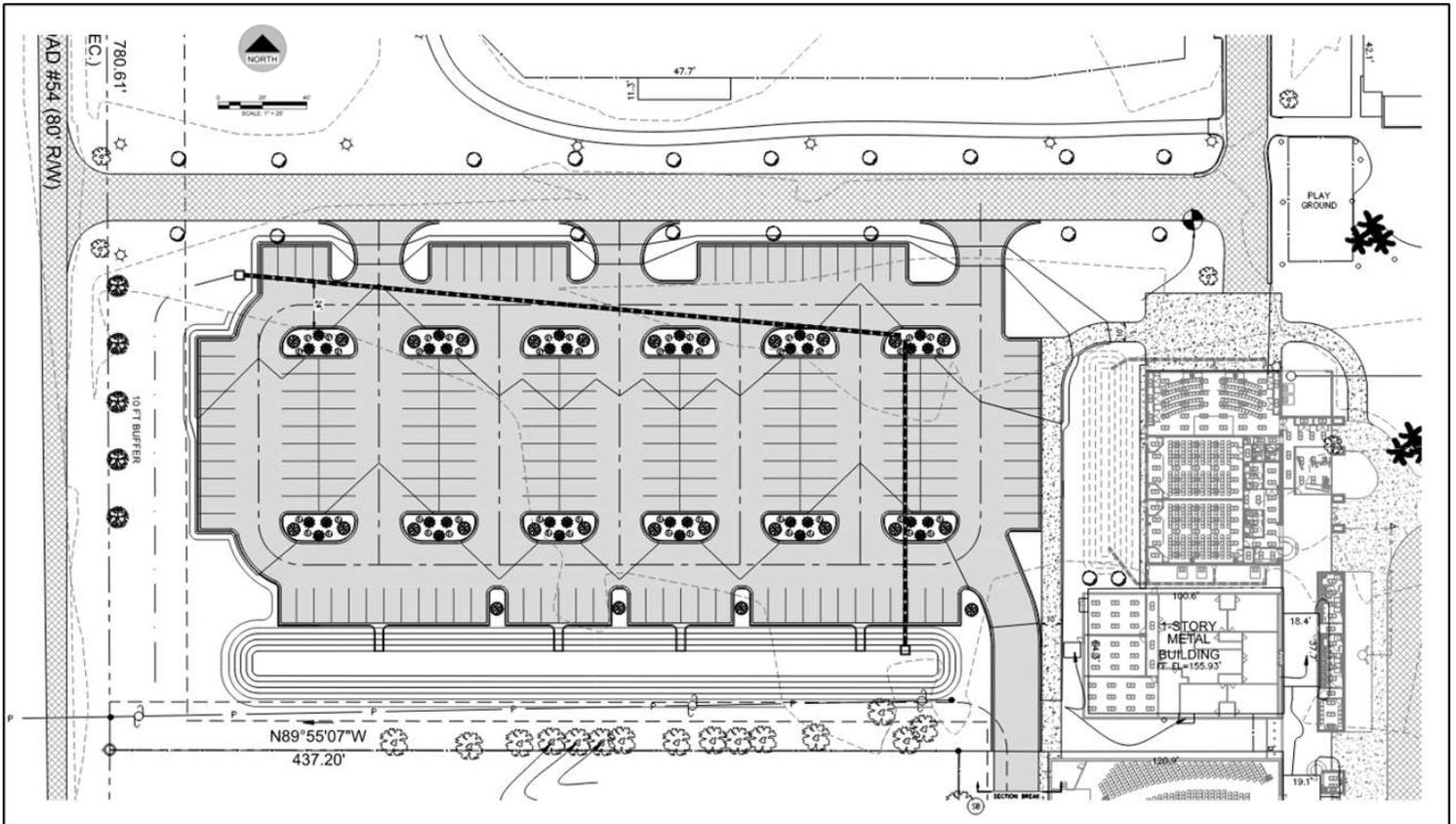


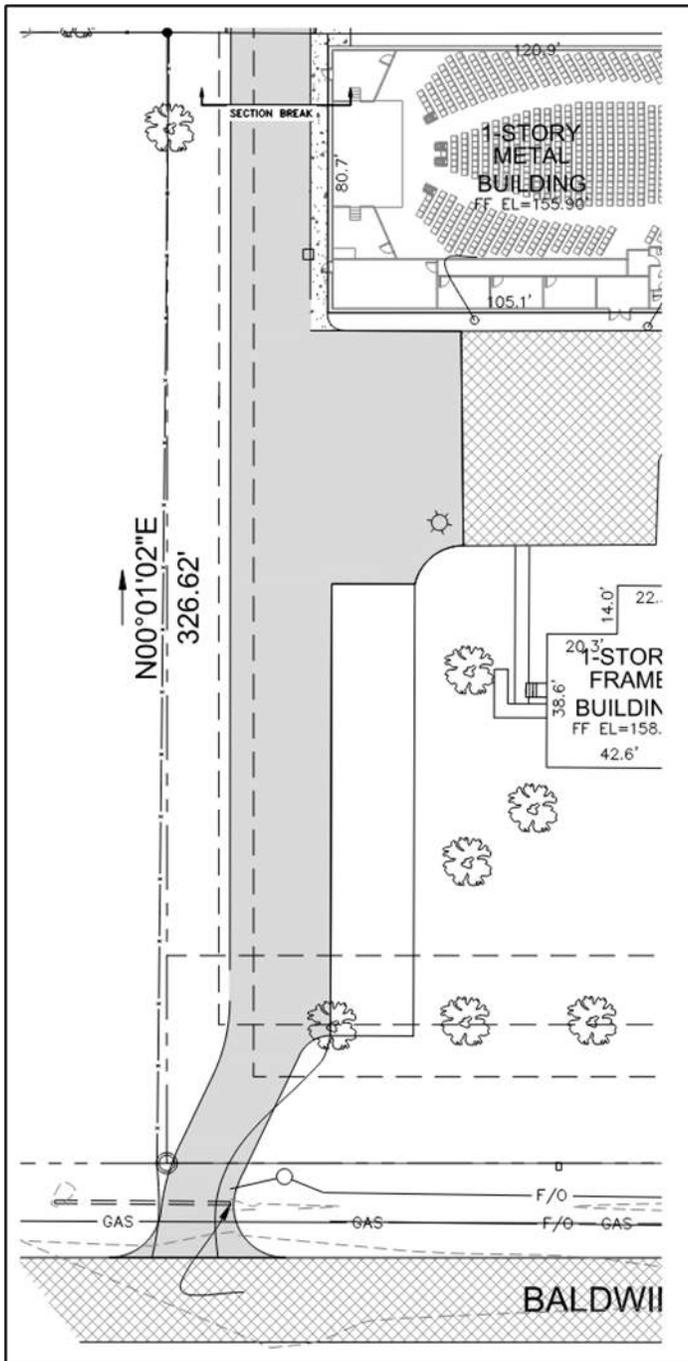
Grading, Drainage, & Erosion Control Plan





Landscape Plan





- TREES:**
-  LIVE OAK ● 30' O.C. (8' TALL 2" CALIPER MIN AT PLANTING)
 -  TEDDY BEAR MAGNOLIA ● 20' O.C. (8' TALL 2" CALIPER MIN AT PLANTING)
- SHRUBS:**
-  CURLY LEAF LIGUSTRUM ● 3' O.C. (2' MINIMUM HEIGHT AT PLANTING)
 -  ADAGIO MISCANTHUS ● 3' O.C. (2' MINIMUM HEIGHT AT PLANTING)



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP26-04
Buffalo Rock
Commission Site Plan (CSP) Approval
March 5, 2026

Subject Property Information

Planning District: 12
General Location: The subject property is located south of County Road 64 and east of Railroad Ave.
Physical Address: 26616 Railroad Ave., Loxley, AL 36551
Parcel ID: 05-42-06-14-0-000-001.005
Zoning: M1, Light Industrial District
Proposed Use: 25,000 Sq Ft Warehouse and Office
Acreage: 9.89 +/- acres
Applicant: Civil Consultants, Inc.
 3528 Vann Rd.
 Birmingham, AL 35235
Owner: Buffalo Rock Company
 800 Lakeshore Pkwy
 Birmingham, AL 35235
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	M-1, Light Industrial
South	Industrial	M-1, Light Industrial
East	Vacant	M-1, Light Industrial
West	Industrial	M-1, Light Industrial

Summary

The applicant seeks Commission Site Plan (CSP) approval a 25,000 Sq Ft warehouse and office building. The subject property consists of approximately 9.89 acres and is zoned Light Industrial District. Surrounding properties are used for industrial and commercial purposes. The proposed request complies with the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

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

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

Staff Analysis and Findings

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

The proposed Site Plan for the office & warehouse complies the requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) designates the subject property and surrounding area as Moderate Development Potential, which accommodates a range of residential types, from large- and medium-lot single-family detached homes to attached housing such as duplexes and townhomes. Development patterns may include amenity-oriented communities featuring small gardens, parks, and playgrounds located on private lots or within shared community spaces.

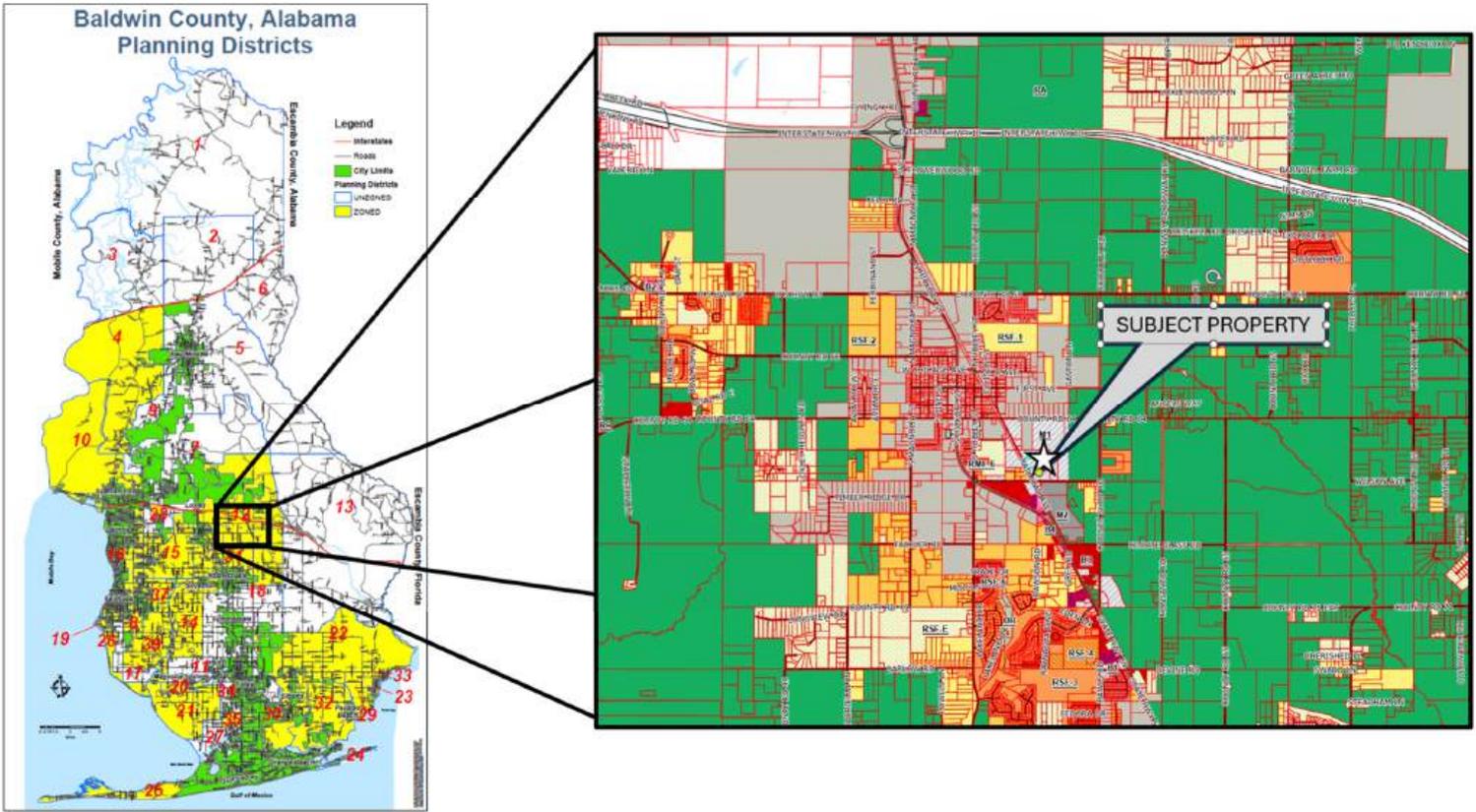
The site is located along Railroad Ave, a County maintained road, classified as a Major Collector. Major Collectors, carry traffic from individual developments to arterial roads

Staff Comments and Recommendation

As noted previously, the subject property consists of approximately 9.89 acres and is zoned Light Industrial. The applicant is seeking Commission Site Plan approval for the construction of a warehouse and office. Staff has reviewed the application and all applicable criteria and recommends approval, subject to 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.

County Planning Map



Property Images







FLUM

Future Land Use Map (FLUM)



LEGEND

- | | |
|--------------------------------------|---------------------------|
| PLACETYPES | NODE TYPES |
| ■ IDEAL CONSERVATION/PRESERVATION | ● RURAL CROSSROADS CENTER |
| ■ CONSERVATION DEVELOPMENT POTENTIAL | ● NEIGHBORHOOD CENTER |
| ■ RURAL/AGRICULTURE/LID POTENTIAL | |
| ■ MODERATE DEVELOPMENT POTENTIAL | |
| ■ MID-DENSITY DEVELOPMENT POTENTIAL | |
| ■ HIGH-DENSITY DEVELOPMENT POTENTIAL | |

■ MUNICIPAL JURISDICTIONS

MODERATE DEVELOPMENT POTENTIAL AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

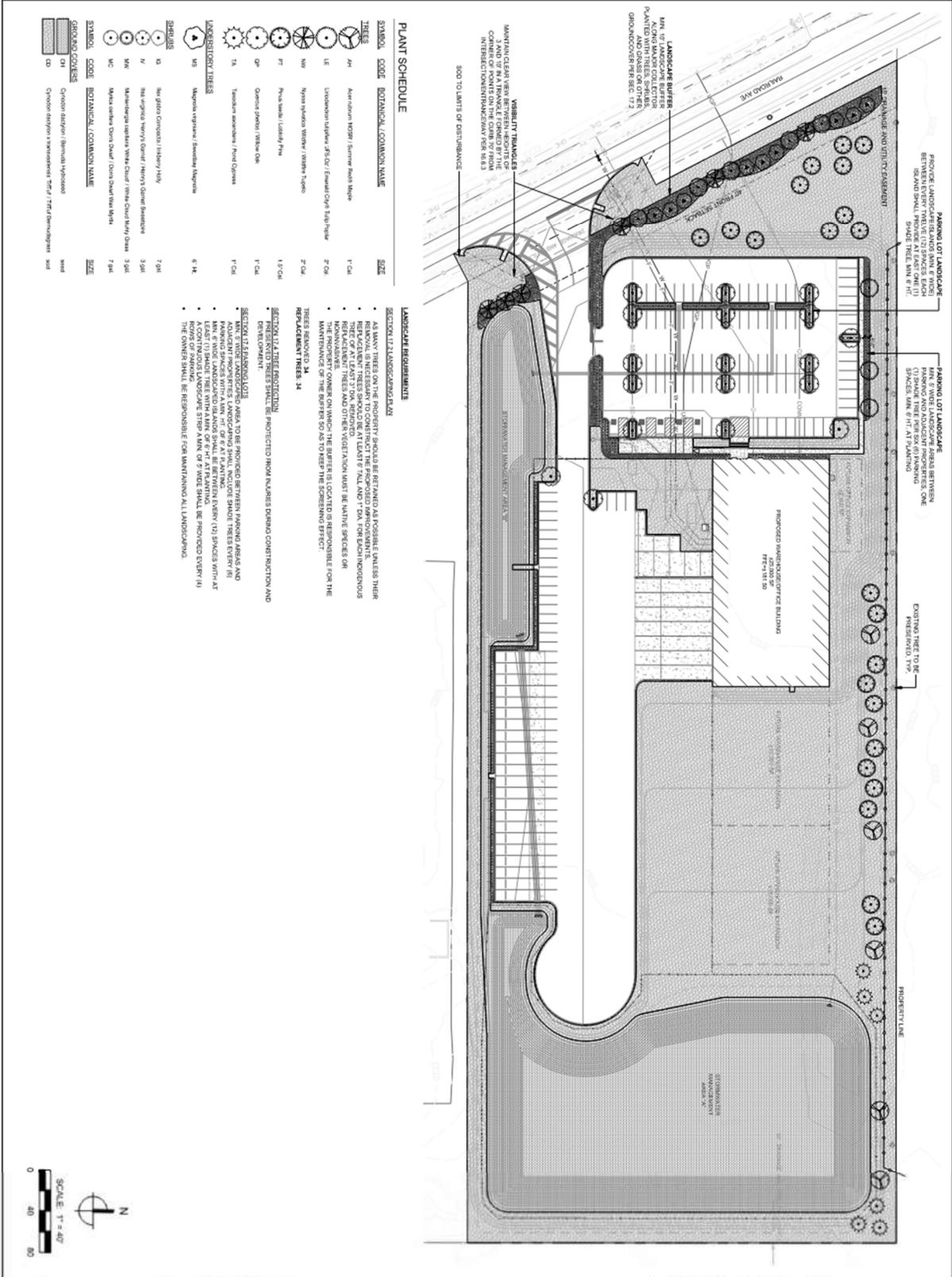
CONNECTIVITY NETWORK

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



Landscape Plan

MAI NGUYEN Monday, January 19, 2026 C:\USERS\MAI\NGUYEN\PROJECTS\DROPBOX\PROJECTS\2509-CCI-BUFFALO ROCK LAKESHORE\AUTOCAD\LANDSCAPE.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	SIZE
	1A	Amelanchier NIGRA / Summer Snow Maple	1'-6"
	1B	Unknown species / Small Tree	7'-0"
	1C	Unknown species / Small Tree	7'-0"
	1D	Unknown species / Small Tree	7'-0"
	1E	Unknown species / Small Tree	7'-0"
	1F	Unknown species / Small Tree	7'-0"
	1G	Unknown species / Small Tree	7'-0"
	1H	Unknown species / Small Tree	7'-0"
	1I	Unknown species / Small Tree	7'-0"
	1J	Unknown species / Small Tree	7'-0"
	1K	Unknown species / Small Tree	7'-0"
	1L	Unknown species / Small Tree	7'-0"
	1M	Unknown species / Small Tree	7'-0"
	1N	Unknown species / Small Tree	7'-0"
	1O	Unknown species / Small Tree	7'-0"
	1P	Unknown species / Small Tree	7'-0"
	1Q	Unknown species / Small Tree	7'-0"
	1R	Unknown species / Small Tree	7'-0"
	1S	Unknown species / Small Tree	7'-0"
	1T	Unknown species / Small Tree	7'-0"
	1U	Unknown species / Small Tree	7'-0"
	1V	Unknown species / Small Tree	7'-0"
	1W	Unknown species / Small Tree	7'-0"
	1X	Unknown species / Small Tree	7'-0"
	1Y	Unknown species / Small Tree	7'-0"
	1Z	Unknown species / Small Tree	7'-0"

LANDSCAPE REQUIREMENTS

- SECTION 11.1 LANDSCAPING
 - AS MANY TREES ON THE PROPERTY SHOULD BE RETAINED AS POSSIBLE UNLESS THEIR REMOVAL IS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
 - REPLACEMENT TREES SHOULD BE AT LEAST 1" TALL AND 1" DIA. FOR EACH INDIVIDUAL TREE REMOVED.
 - REPLACEMENT TREES AND OTHER VEGETATION MUST BE NATIVE SPECIES OR THE PROPERTY OWNER ON WHICH THE BUFFER IS LOCATED IS RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER SO AS TO KEEP THE SCREENING EFFECT.
 - TREES REMOVED: 34
 - REPLACEMENT TREES: 34
- SECTION 11.2 TREE PROTECTION
 - PRESERVED TREES SHALL BE PROTECTED FROM UNLAWFUL DEMOLITION AND DEVELOPMENT.
- SECTION 11.3 BUFFERING
 - ADJACENT PROPERTIES' LANDSCAPING SHALL INCLUDE SHADE TREES EVERY 6'.
 - MIN. 6' WIDE LANDSCAPED BUFFER SHALL BE BETWEEN EVERY (1) SPACES WITH AT LEAST (1) SHADE TREE WITH A MIN. OF 6" IN PLANTING.
 - MIN. 6' WIDE LANDSCAPED BUFFER SHALL BE BETWEEN EVERY (2) SPACES WITH AT LEAST (1) SHADE TREE WITH A MIN. OF 6" IN PLANTING.
 - MIN. 6' WIDE LANDSCAPED BUFFER SHALL BE BETWEEN EVERY (3) SPACES WITH AT LEAST (1) SHADE TREE WITH A MIN. OF 6" IN PLANTING.
 - THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING.

LA5.01

NEW WAREHOUSE FACILITY

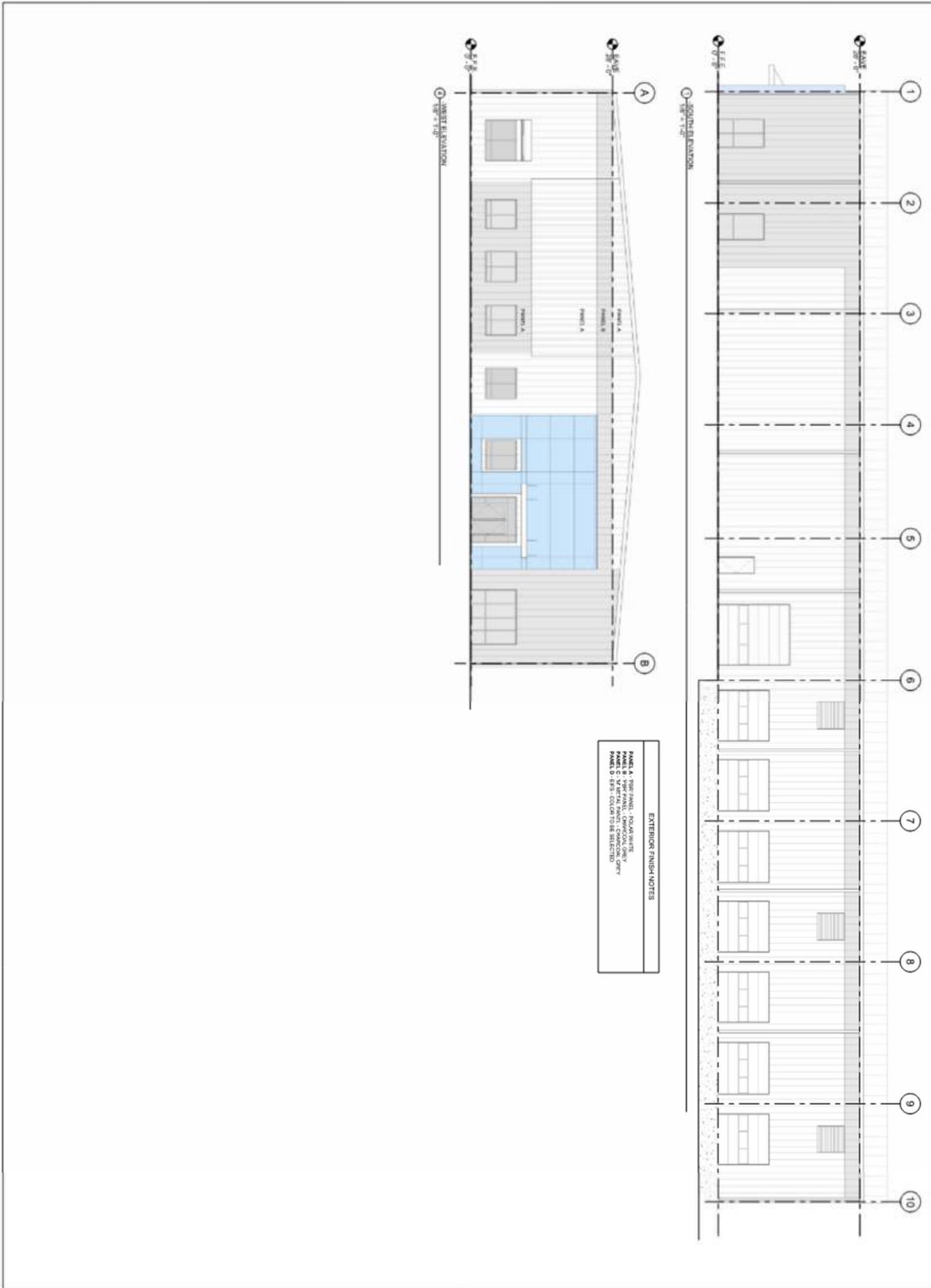
BUFFALO ROCK

800 LAKESHORE PKWY
BIRMINGHAM, AL, 35211

PLOT
STUDIO

6847 GREEN DR, SITE 209
TRUSSVILLE, AL 35173
205.478.5388

Elevation Plan



DATE: 11/14/2025
 DRAWN BY: J. LLOYD
 CHECKED BY: J. LLOYD
 PROJECT: 2025-0001
 SHEET: A4.1

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BUFFALO ROCK
 Buffalo Rock
 LOXLEY, AL

BUFFALO ROCK
 Logo

BUFFALO ROCK LOXLEY

architecturalcooperative
 3917 CENTRAL AVENUE, SUITE 202, HOUSTON, TX 77058 | 281.533.3303



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

**NEXT REGULAR MEETING OF THE
BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
APRIL 2, 2026, 4:00 PM**

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

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

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

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

