



Baldwin County Planning & Zoning Commission Agenda

Thursday, September 4, 2025

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

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

August 7, 2025, Agenda Review Meeting Minutes

August 7, 2025, Regular Meeting Minutes

August 7, 2025, Work Session Minutes

7. Proposed Consent Agenda Items

None.

8. Old Business

a.) SPP25-06, Magnolia Glen 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 61-lot residential subdivision.

Location: Subject property is located south of County Rd 12 and west of Magnolia Springs Hwy (County Rd 49) in Planning District 21.

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.) SC25-38, Resubdivision of Lot 3 of North Royal Estates

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 on the corner of County Road 97 and Royal Lane in the Elberta Community Area in Planning District 32.

b.) SC25-40, Reynolds Ready Mix 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 non-residential subdivision.

Location: Subject property is located on the eastern side of County Road 13 and north of Milton Jones Road in the Daphne area in Planning District 15.

c.) SC25-41, Sanctuary 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 an 8-lot residential subdivision.

Location: Subject property is located between Gardner Road and Comstock Road just west of Boros Rd in Planning District 22.

d.) SC25-43, Comstock 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 5-lot residential subdivision.

Location: Subject property is located on the corner of County Rd 69 and Wilson Ave in the Rosinton Community Area in Planning District 12.

e.) SPP25-17, Tealwood Estates Ph 3 & 4 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 148-lot residential subdivision.

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

10. Commission Site Plan Reviews

a.) CSP25-22, Reynolds Ready Mix Office

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval to construct an office building.

Location: Subject property is located south of County Rd 64 and east of County Rd 13 in Planning District 15.

b.) CSP25-23, House of Worship

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

Purpose: The applicant is requesting Commission Site Plan (CSP) approval for a change of use of an existing building to a house of worship.

Location: Subject property is located west of State Highway 181 and south of Champions Way in Daphne in Planning District 15.

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: **October 2, 2025**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-06
Magnolia Glen Subdivision
September 4, 2025

Subject Property Information

Planning District: 21
Zoning: RSF-2
Location: South of CR 12 and west of Magnolia Springs Hwy (CR 49)
Parcel Numbers: 05-60-05-16-0-000-001.000 **PIN:** 26010
Lead Staff: Shawn Mitchell, Senior Planner
Applicant/Owner: Michael Lipscomb
Engineer/Surveyor: Dwayne Smith, *Anchor Engineering*
Online Case #: When searching online CitizenServe database, please use SPP25-000006.
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 61
Linear ft of streets: 4,136 LF
Lot setbacks: 30 ft front and rear, 10 ft side, 20 ft side street
Total acreage: 36.2 ac
Smallest lot size: 15,040 SF (15,000 SF required by RSF-2)
Density: 1.71 units/ac
Density allowed by RSF-2 zoning = 2.9 units/ac
Open space: Total required: 61 x 1000 = 61,000 SF
Total provided: 291,852 SF
Total usable: 61 x 400 = 24,400 SF
Provided: @103,000 SF

Public Utilities and Site Considerations

Public Utilities: Sewer: BCSS, Ft. Morgan Plant. Letter dated Jan. 8, 2025. ***Plant does not currently have capacity***
Water: Riviera. Letter dated Nov. 13, 2024. Capacity report dated Mar 17, 2025
Electricity: Baldwin EMC. Letter dated Nov. 13, 2024
Broadband: Gigapower. Letter dated Dec. 19, 2024 (not a commitment)

Fire flow: Fire flow is 920 @ 920 psi. The side setbacks have been increased to 10.5 ft to meet ISO requirements.

Traffic study:	A traffic study was prepared by Charles Cochran, PE, <i>Sain Associates, Inc.</i> Traffic data was collected on Wednesday, Aug. 21, 2024. An updated study has been requested and reviewed by the Permit Engineer for compliance that reflects the revised entrance locations.
Flood zone:	Zone X, no special requirements.
Drainage improve.:	Drainage narrative prepared and stamped by Dwayne Smith, PE. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	Wetland report prepared by Craig Martin, <i>Wetlands Sciences, Inc.</i> A second report was done by Michelle Campbell, <i>ARC Environmental, Inc.</i> Wetlands are shown with the required 30 ft natural buffer. No filling of wetlands is proposed.

Staff Analysis and Comments

The Developer has a “will-serve” letter from the BCSS Ft. Morgan Treatment Plant. That plant currently does **not** have the capacity to serve the proposed subdivision. Baldwin Co. P&Z will not approve a Final Plat until the plant capacity has been sufficiently expanded to serve the proposed subdivision or sewer lines have been installed to connect the subdivision to another treatment plant with adequate capacity. The Developer proceeds with construction at his/her own risk.

The original traffic study showed two entrances onto County Rd. 12. To meet the new Subdivision Regulations and Baldwin County Access Management Plan, the plat shows one entrance on CR 12 and a second entrance on CR 49. A new traffic study based on the plat in this staff report must be submitted and approved by the Permit Engineer before a Subdivision Permit will be issued. No turn lanes were recommended by the original study but the Permit Engineer and County Engineer will make the final determination based on the revised study. ***No new information regarding the sewer capacity has been provided to staff for review.***

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-06, Magnolia Glen Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The Ft. Morgan BCSS Plant does not currently have capacity to serve this subdivision. The Final Plat will not be approved until the Ft. Morgan Plant has expanded its capacity. The Developer proceeds with construction at the risk of not being able to create the lots as proposed.
2. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
3. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.
4. Signs marking the boundary of the wetland buffer must be installed and inspected prior to issuance of a Subdivision Permit.

General Conditions:

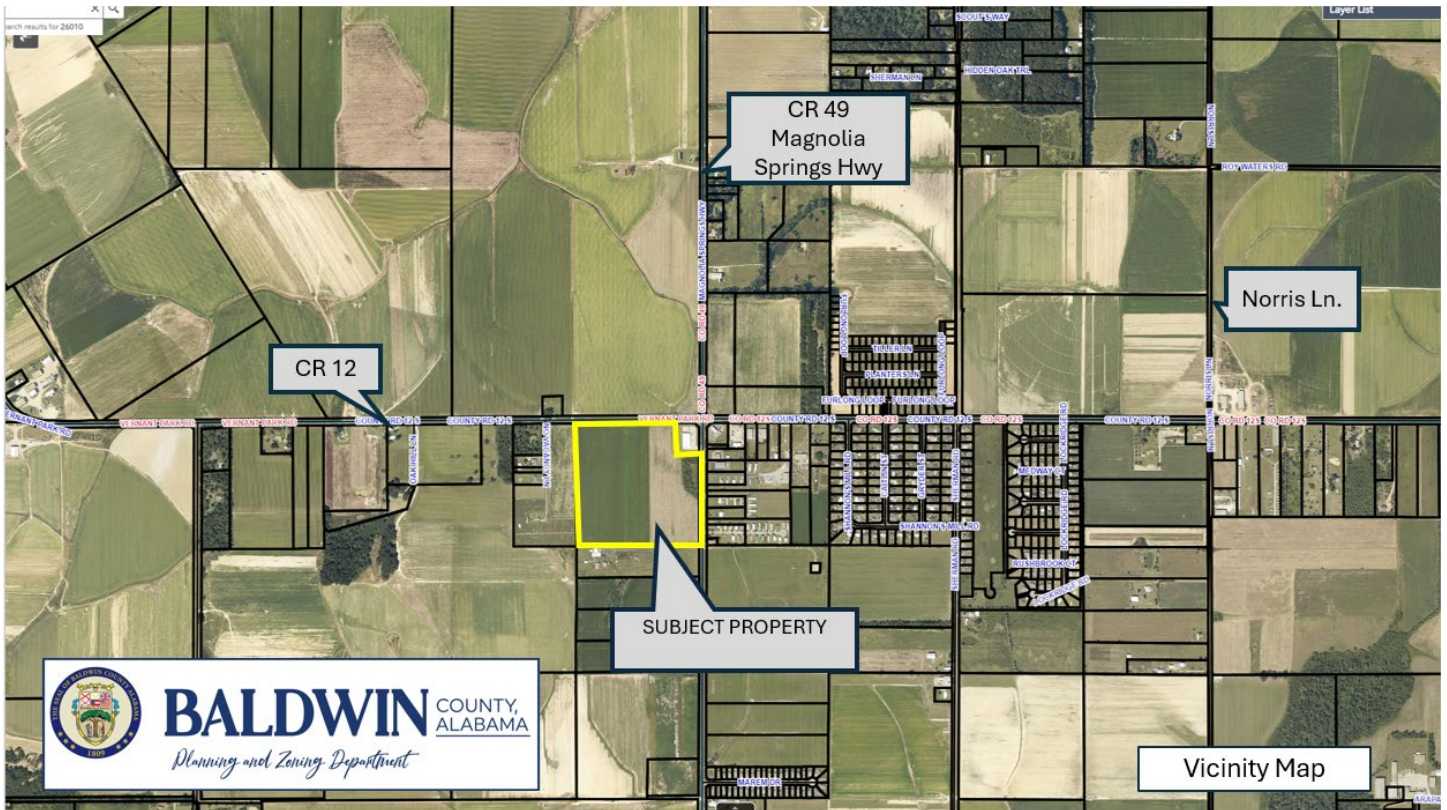
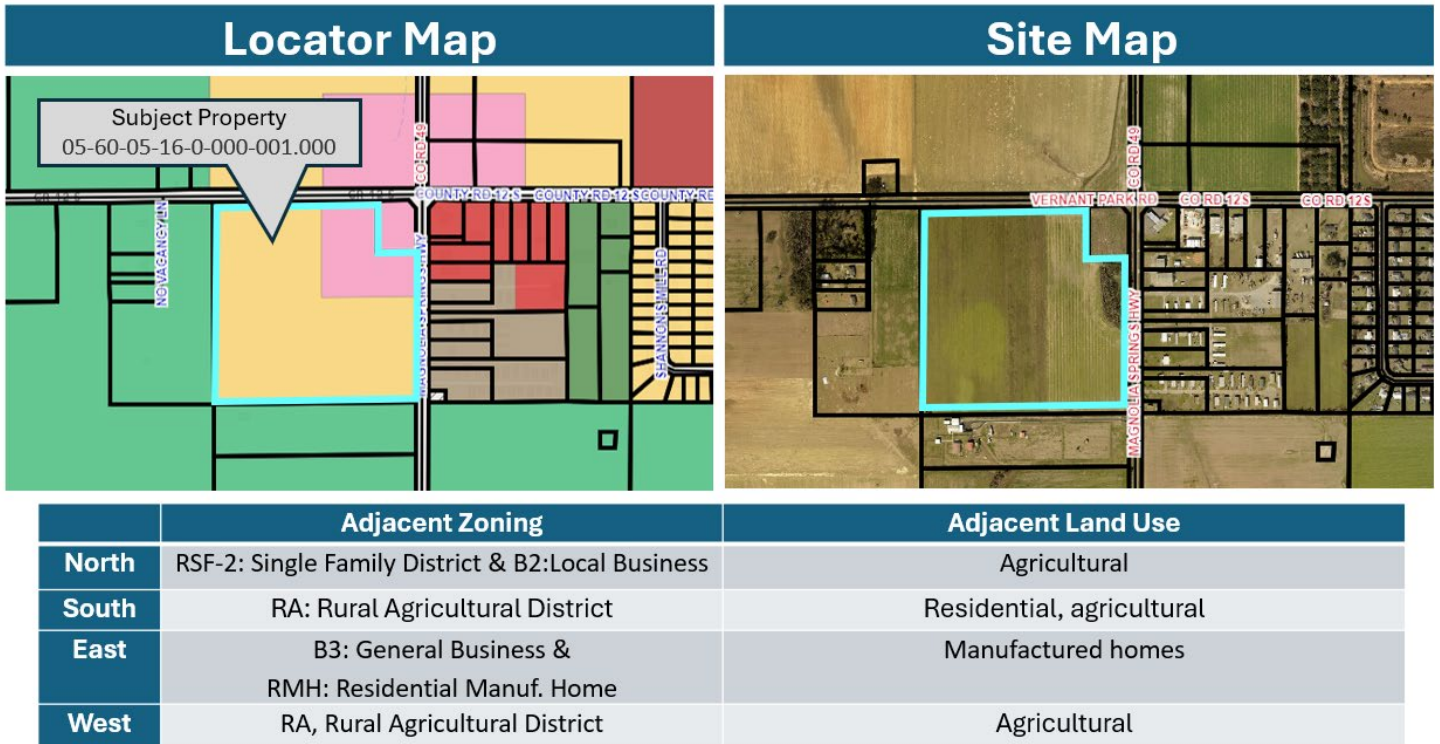
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning

Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.

2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat.

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

Locator Maps



Plat



SITE DATA:

EXIST. TAX PARCEL I.D.: 05-60-05-16-0-000-001.000
ZONING: RSF-2, BALDWIN COUNTY PLANNING DISTRICT 21

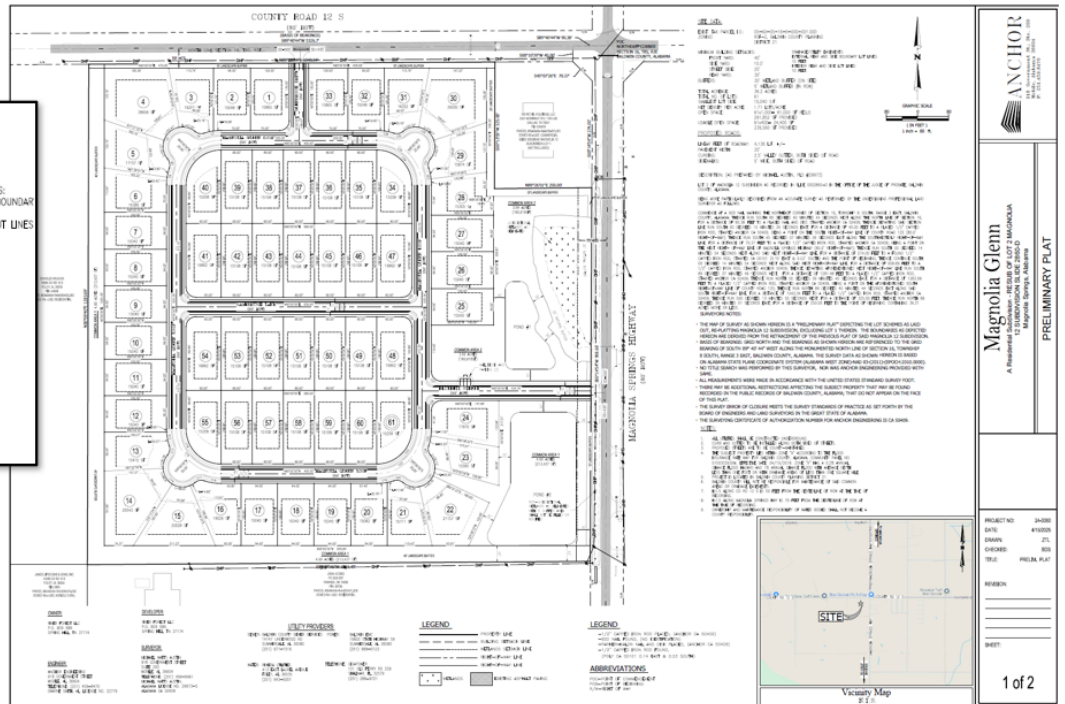
MINIMUM BUILDING SETBACKS:
FRONT YARD: 40'
SIDE YARD: 10.5'
STREET SIDE: 20'
REAR YARD: 30'

DRAINAGE/UTILITY EASEMENTS:
EXTERNAL REAR AND SIDE BOUNDARY: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

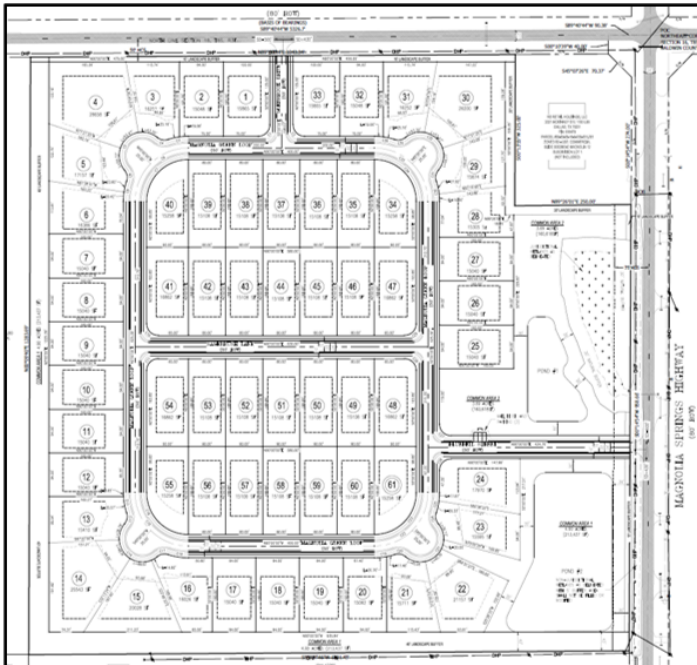
TOTAL ACREAGE: 36.2 ACRES
TOTAL NO. OF LOTS: 61
SMALLEST LOT SIZE: 15,040 S.F.
NET DENSITY PER ACRE: 1.71 LOTS/ACRE
OPEN SPACE: 61x1,000= 61,000 SF REQ'D
291,852 SF PROVIDED

USABLE OPEN SPACE:
61x400= 24,400 SF
239,560 SF PROVIDED

PROPOSED ROADS:
LINEAR FEET OF ROADWAY: 4,136 LF +/-
PAVEMENT WIDTH: 20'
CURBING: 2.5' VALLEY GUTTER, BOTH SIDES OF ROAD
SIDEWALKS: 5' WIDE, BOTH SIDES OF ROAD

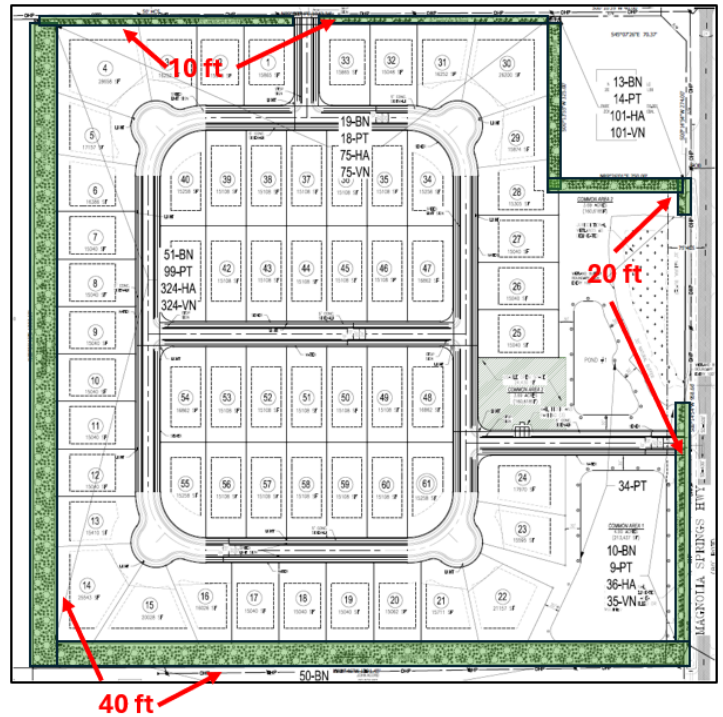


Cropped Plat



Landscape Plan

= Landscape buffer



Traffic Study Intersections

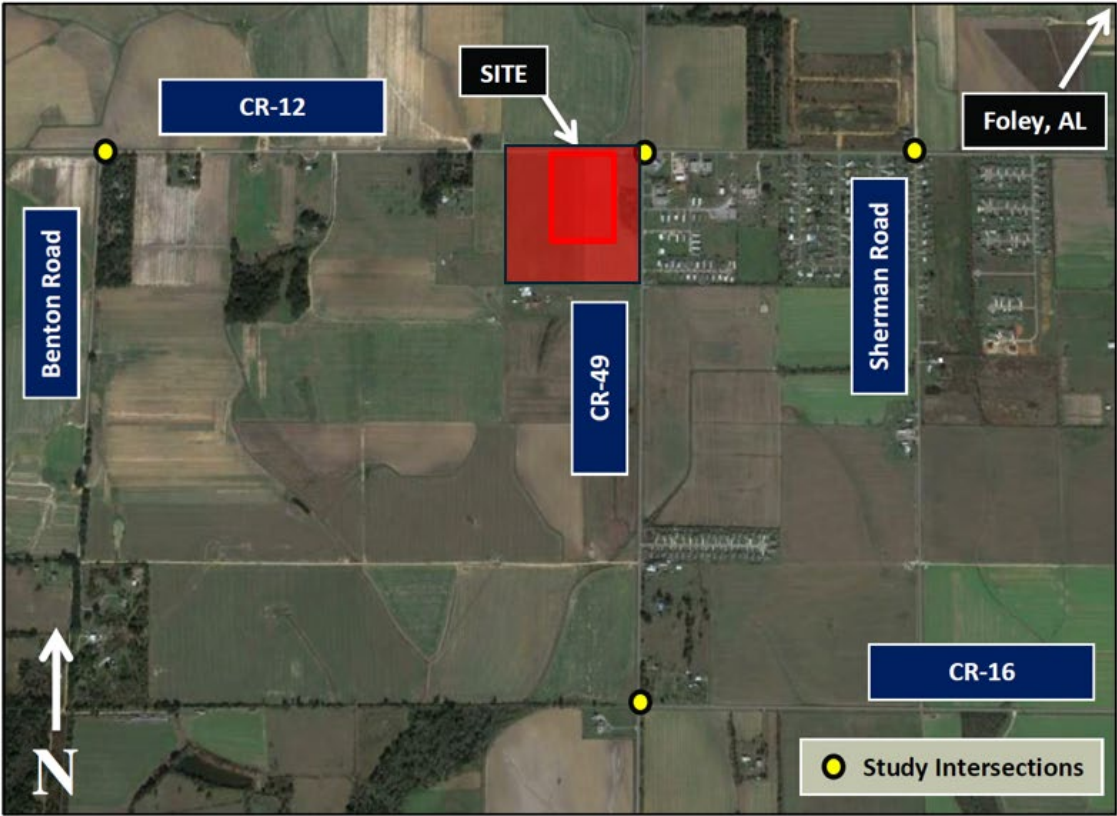


Figure 1: Site Location and Study Intersections



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-38
Resubdivision of Lot 3, North Royal Estates
September 4, 2025

Subject Property Information

Planning District: 32
Zoning: RSF-1
Location: Subject Property is located on the corner of County Road 97 and Royal Lane in the Elberta Community Area.
Parcel Numbers: 05-52-09-31-0-000-008.014 **PIN:** 304522
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: PAZ KATHERINE DEL PILAR AND FERNANDEZ SIMONE AND VERGARA JOSE MANUEL
Engineer/Surveyor: J Pierce and Associates LLC, Matthew Burkett / Michael Smith, ALCO Engineering Services LLC
Online Case #: When searching online CitizenServe database, please use SC25-000038
Attachments: *Within Report*

Subdivision Proposal

Request: Resubdivision of Lot 3 of North Royal Estates
Number of Lots: 2 lots
Linear ft of streets: N/A
Total acreage: 3.32 +/- Acres
Smallest lot size: 1.33 +/- Acres
Lot setbacks: 30' Front, 30' Rear and 10' Side

Public Utilities and Site Considerations

Public Utilities: Water: Perdido Bay Water, S&FPD
Electrical: Riviera Utilities
Sewer: Individual Septic Tanks
Fire Protection: N/A All lots are greater than 40,000sf
Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Michael Smith, P.E. reviewed and approved by P&Z Permit Engineer “Existing runoff flows from north to south to an existing drainage ditch along County Road 97 and will not be altered at this time. Existing ditch flows to the east eventually discharging into the Soldiers Creek which is part of Perdido Bay Watershed Baldwin County, Alabama. Preconstruction flow calculations for the other required events are included in attached run-off calculations. As a result, there will be no increase in run-off from this development at this time and no additional drainage infrastructure needed.”

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is located on the corner of County Road 97 and Royal Lane in the Elberta Community Area. The proposed is a Resubdivision of lot 3 of the North Royal Estates. The Resubdivision will create 2 residential lots, Lot 3 & Lot 3A.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-38 Resubdivision of Lot 3, North Royal Estates**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

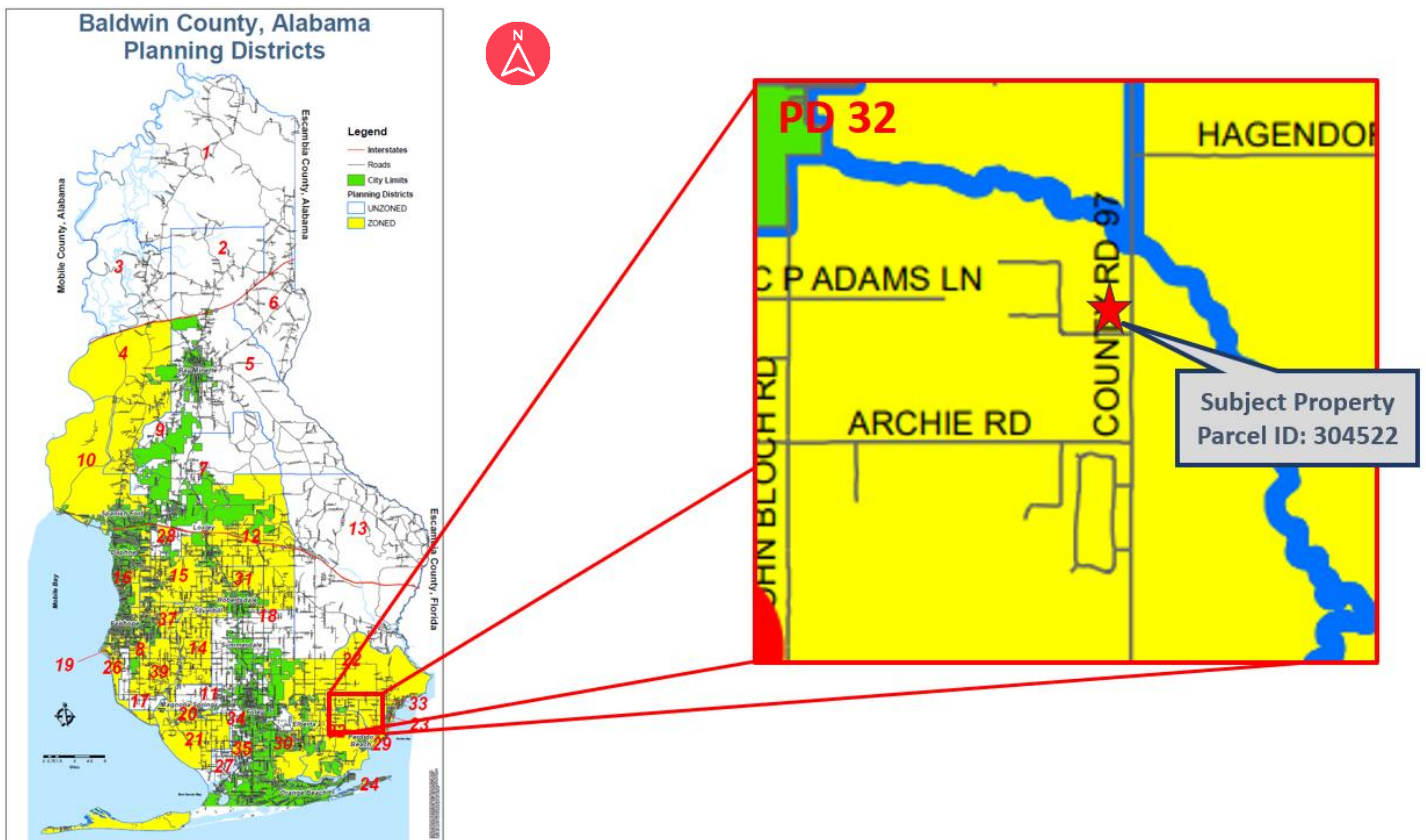
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

General Conditions:

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

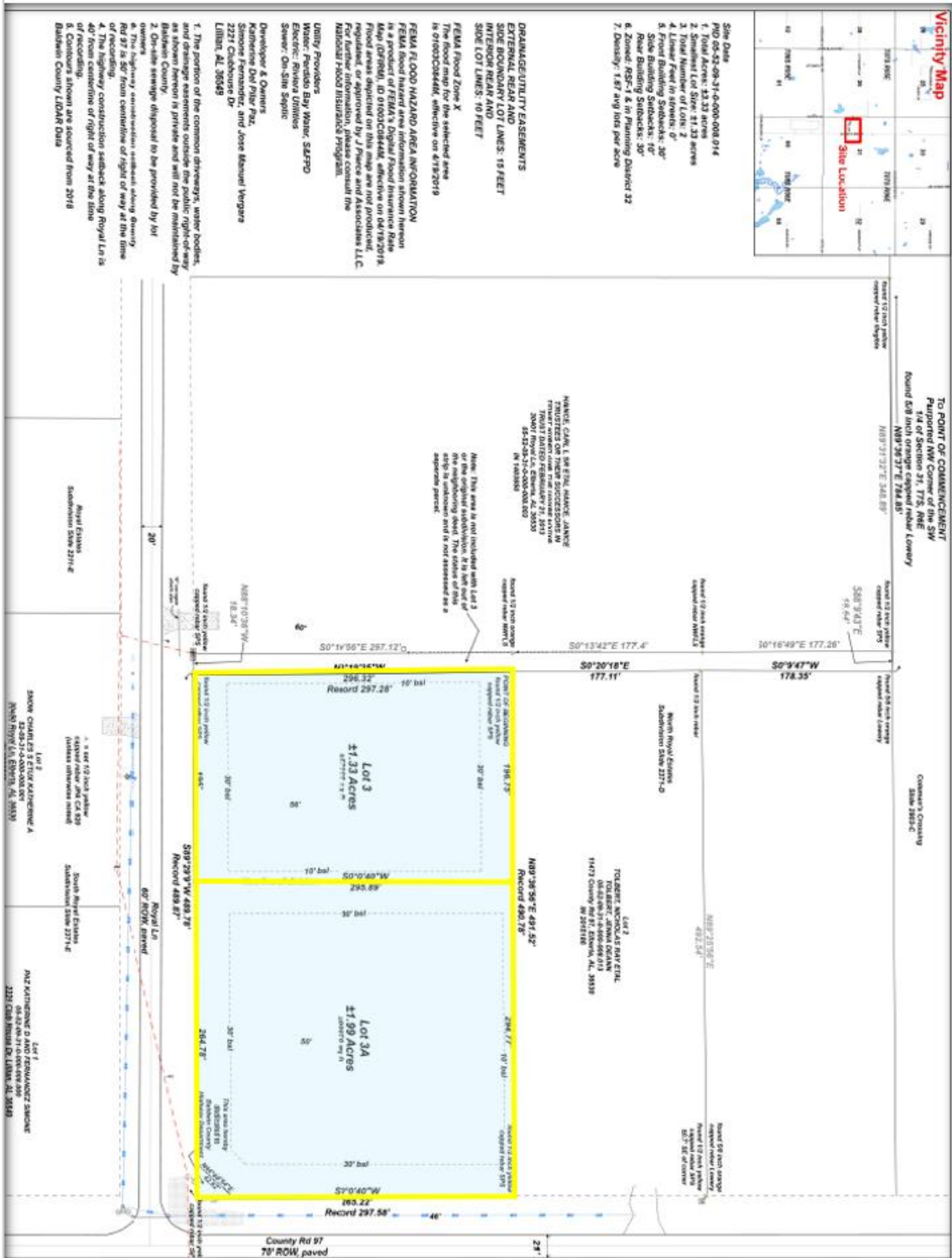
To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps





Plat Enlarged to
Show Details





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-40
Reynolds Ready Mix
September 4, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: B-1, Professional Business District
PARCEL ID # 05-43-05-22-0-000-014.002
PIN: 103705
LOCATION: Subject property is on the eastern side of County Road 13 and north of Milton Jones Road in the Daphne area.
CITIZENSERVE REF: SC25-000040
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for a non-residential subdivision
Proposed # Lots: 2
Linear feet of streets: N/A
Total acreage: +/- 5.01 acres
Smallest lot size: 27,870 square feet (0.64 acres)
Applicant/Owner: James Linton, Sun Coast Builders / Reynolds Ready Mix
Developer: Reynolds Ready Mix
Engineer/Surveyor: Joseph Harper, III, P.E., Gulfwide Engineering, LLC / Ercil Godwin, PLS, Sawgrass Consulting

Property History:

N/A

Public Utilities and Site Considerations

Public Utilities:	Water: Belforest Water, letter dated October 31, 2024 Sewer: Daphne Utilities, letter dated October 30, 2024 Electrical: Riviera Utilities, existing service
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Chris Lieb, P.E. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Wetlands are shown on the plat with a 50' non-disturbed buffer/building setback.

Staff Analysis and Comments

Staff has no additional comments.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-40 Reynolds Ready Mix be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

Specific conditions:

N/A

General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-41
Sanctuary Place
September 4, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: RA, Rural Agricultural District
PARCEL ID # 05-53-01-02-0-000-008.000
PIN: 14049
LOCATION: Subject property is located between Gardner Road and Comstock Road just west of Boros Rd
CITIZENSERVE REF: SC25-000041
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for a residential subdivision
Proposed # Lots: 8
Linear feet of streets: N/A
Total acreage: +/- 79.96 acres
Smallest lot size: 434,708 square feet (9.98 acres)
Applicant/Owner: Sawgrass Consulting, LLC/ The Green Side Up LLC
Developer: The Green Side Up LLC
Engineer/Surveyor: Ercil Godwin, PLS, Sawgrass Consulting, LLC

Property History:

- NA

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC, letter dated June 18, 2025
Traffic study:	N/A
Drainage:	Drainage has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Two wetland delineations were provided that the wetlands are non-jurisdictional and have been shown on the plat.

Staff Analysis and Comments

Staff does not have any additional comments.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-41. Sanctuary Place be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

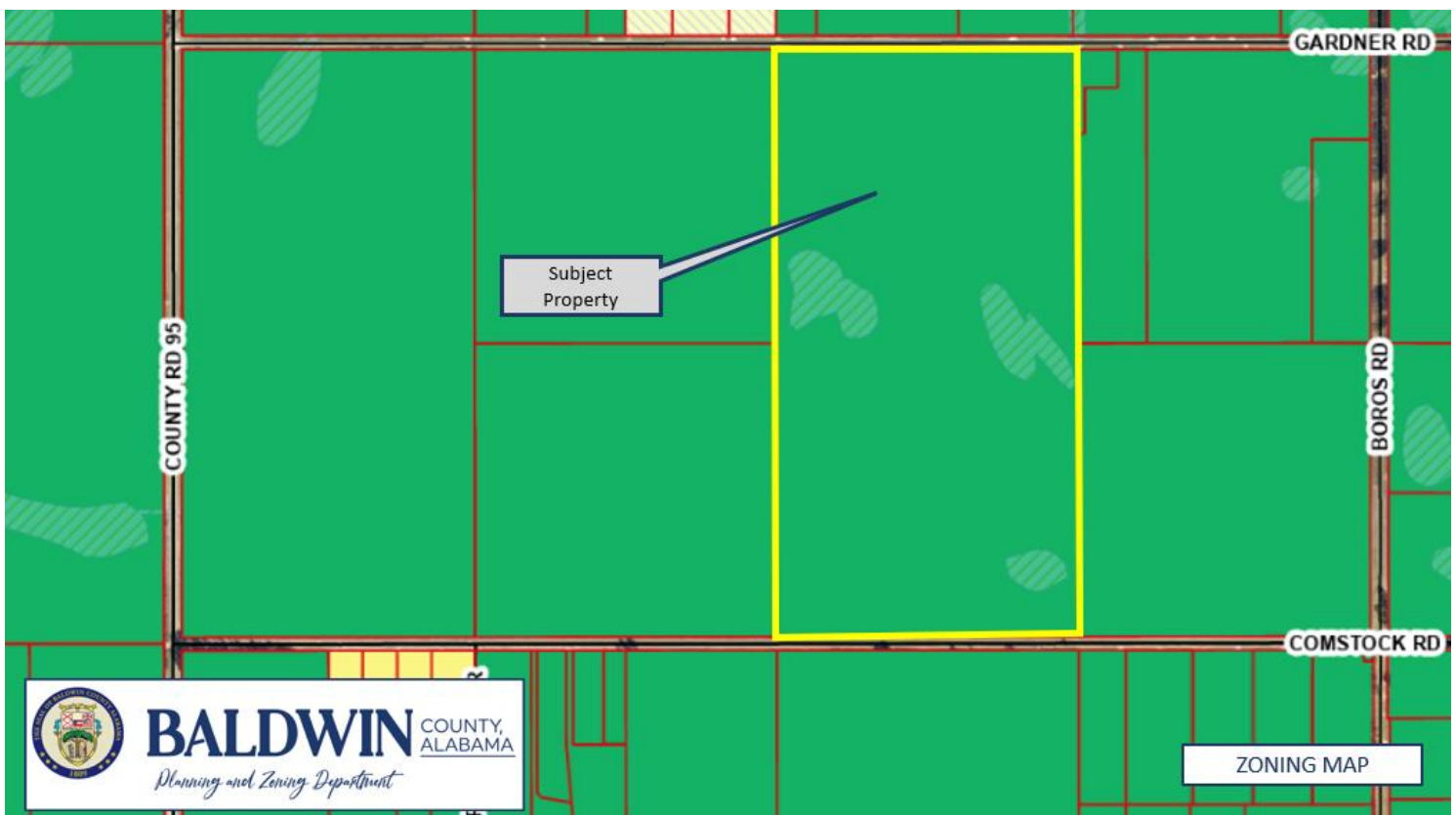
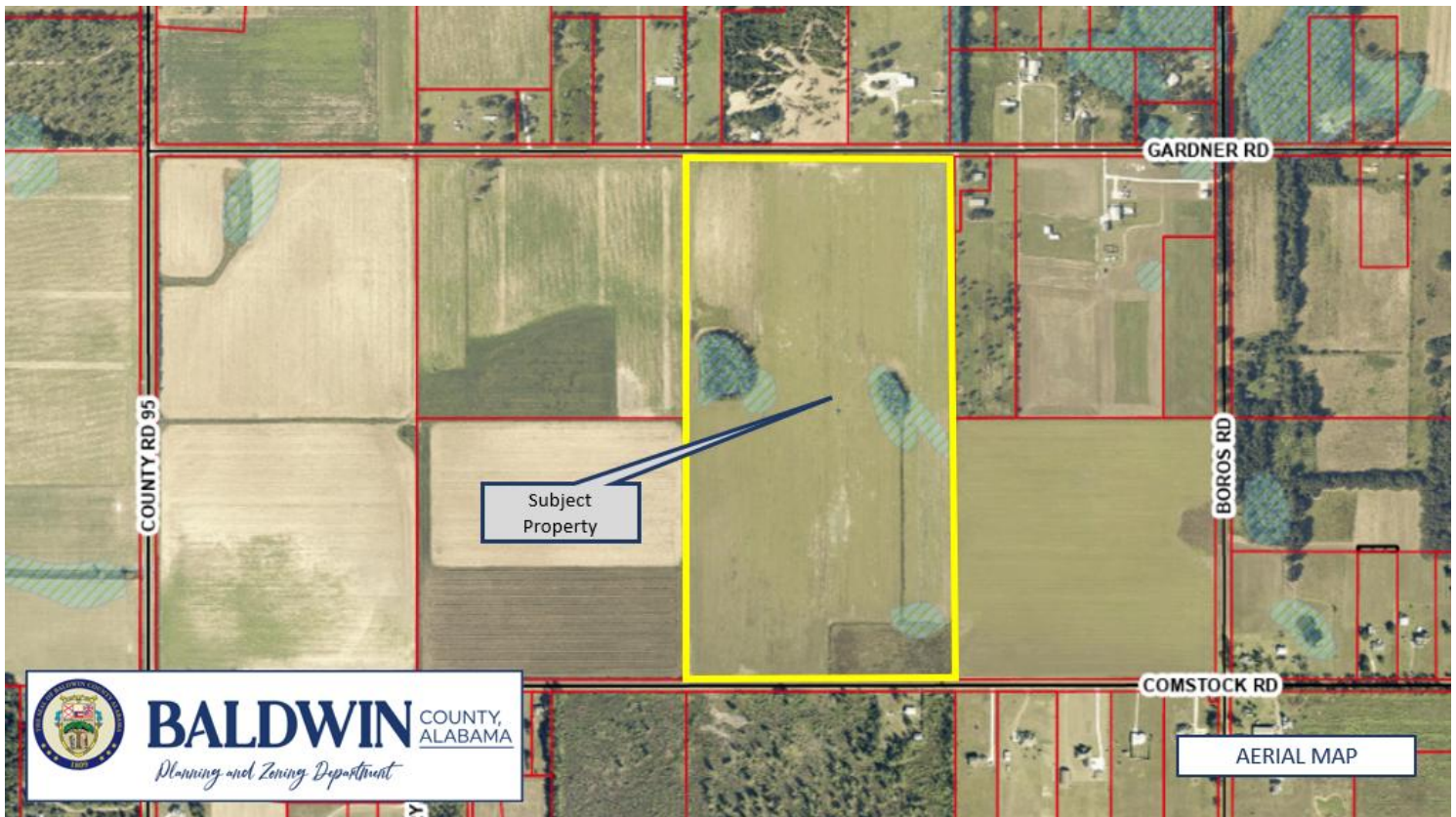
Specific conditions:

N/A

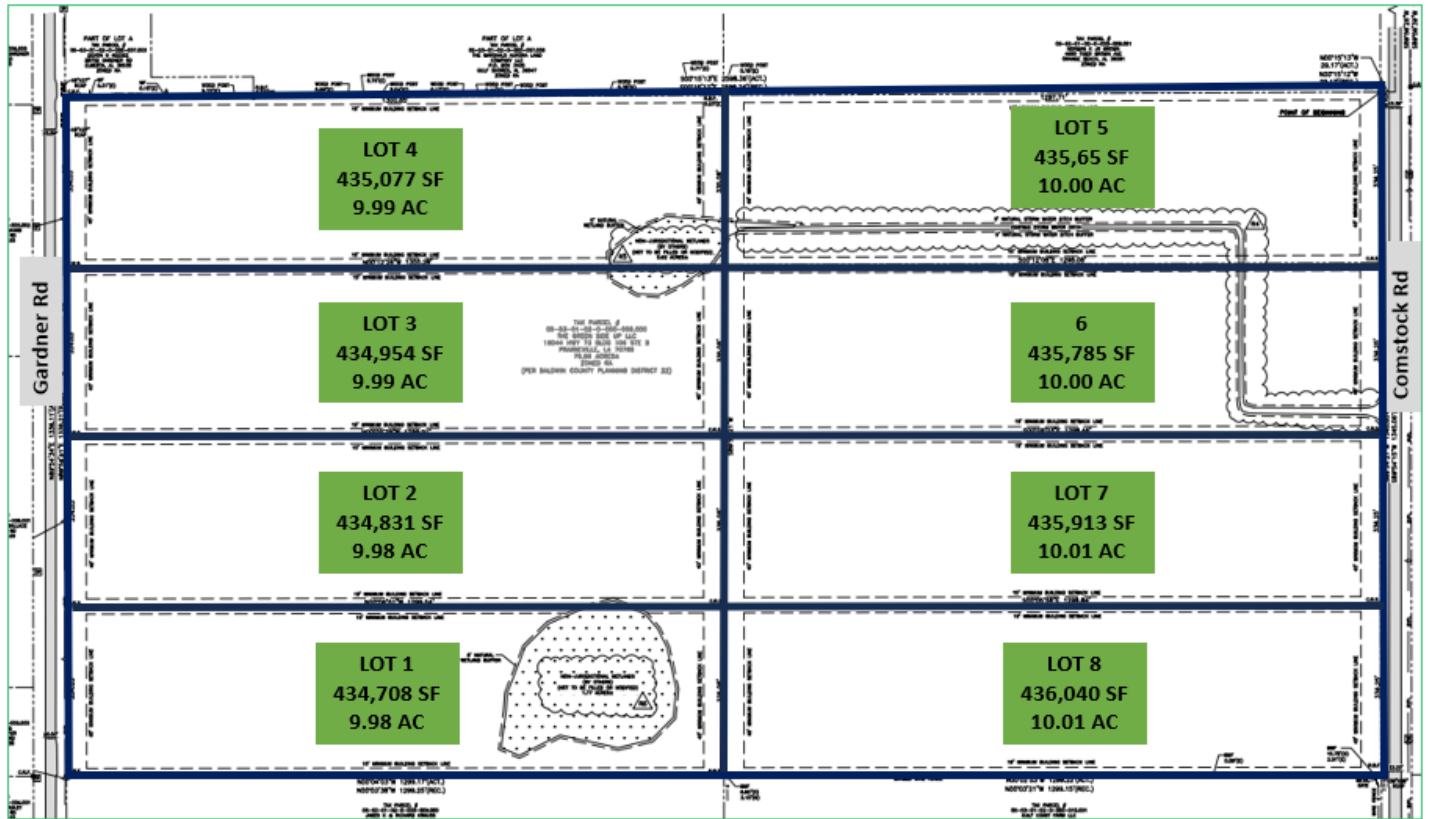
General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

Locator Maps



Plat/Site Plan





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-43
COMSTOCK PLACE
September 4, 2025

Subject Property Information

Planning District: 12
Zoning: RA
Location: Subject Property is located on the corner of County Road 69 and Wilson Ave in the Rosinton Community Area.
Parcel Numbers: 05-41-04-17-0-000-021.000 **PIN:** 63340
05-41-04-17-0-000-022.000 **PIN:** 8135
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: DOROTHY COMSTOCK
Engineer/Surveyor: J Pierce and Associates LLC, Matthew Burkett
Online Case #: When searching online CitizenServe database, please use **SC25-000043**
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary Plat Approval for a 5 lot Residential Subdivision
Number of Lots: 5 lots
Linear ft of streets: N/A
Total acreage: 20 +/- Acres
Smallest lot size: 3.99 +/- Acres
Lot setbacks: 40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities: Water: East Central Baldwin Water
Electrical: Baldwin EMC & Riviera Utilities
Sewer: On-Site Septic Tanks
Fire Protection: N/A All lots are greater than 40,000sf
Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Michael Smith, P.E. reviewed and approved by P&Z Permit Engineer: "Existing runoff flows from north to south to an existing drainage ditch along Wilson Ave that flows east to a culvert that flows south under Wilson Ave and will not be altered at this time. Existing ditch flows to the south eventually discharging into Blackwater River which is part of Perdido Bay Watershed Baldwin County, Alabama. Pre-construction flow calculations for the other required events are included in attached run-off calculations." * Drainage Calculations Attached.

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is located on the corner of County Road 69 and Wilson Ave in the Rosinton Community Area. A Subdivision Exemption of a Common Lot Line Move was approved on June 20th 2025 (PF25-141) creating the 20 Acres parcel from the original 114 Acre parcel. The Proposed 5 Residential Lots will access County Rd 69 and no common drives are required per the Planning & Zoning Permit Engineer.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-43 Comstock Place**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

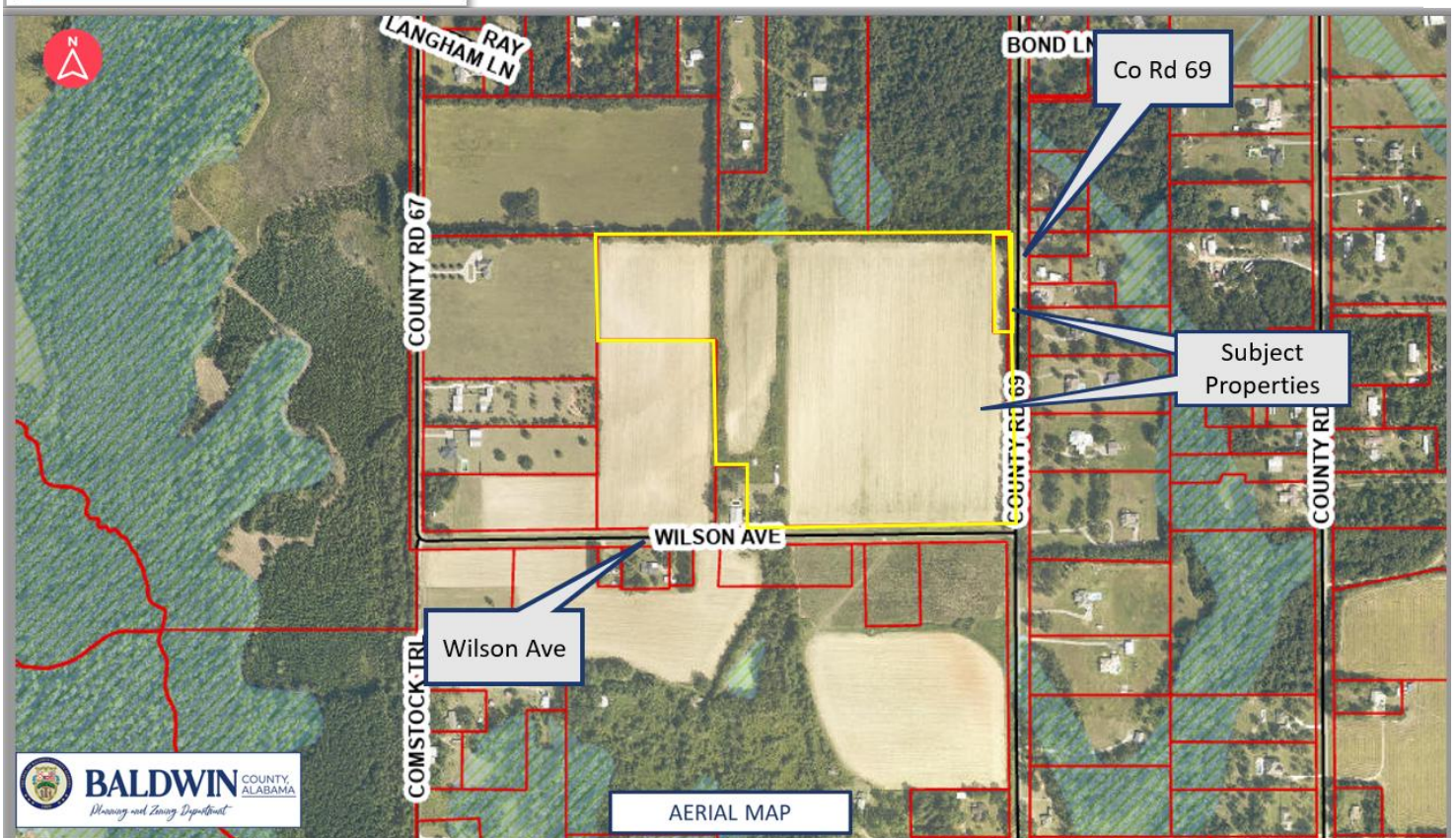
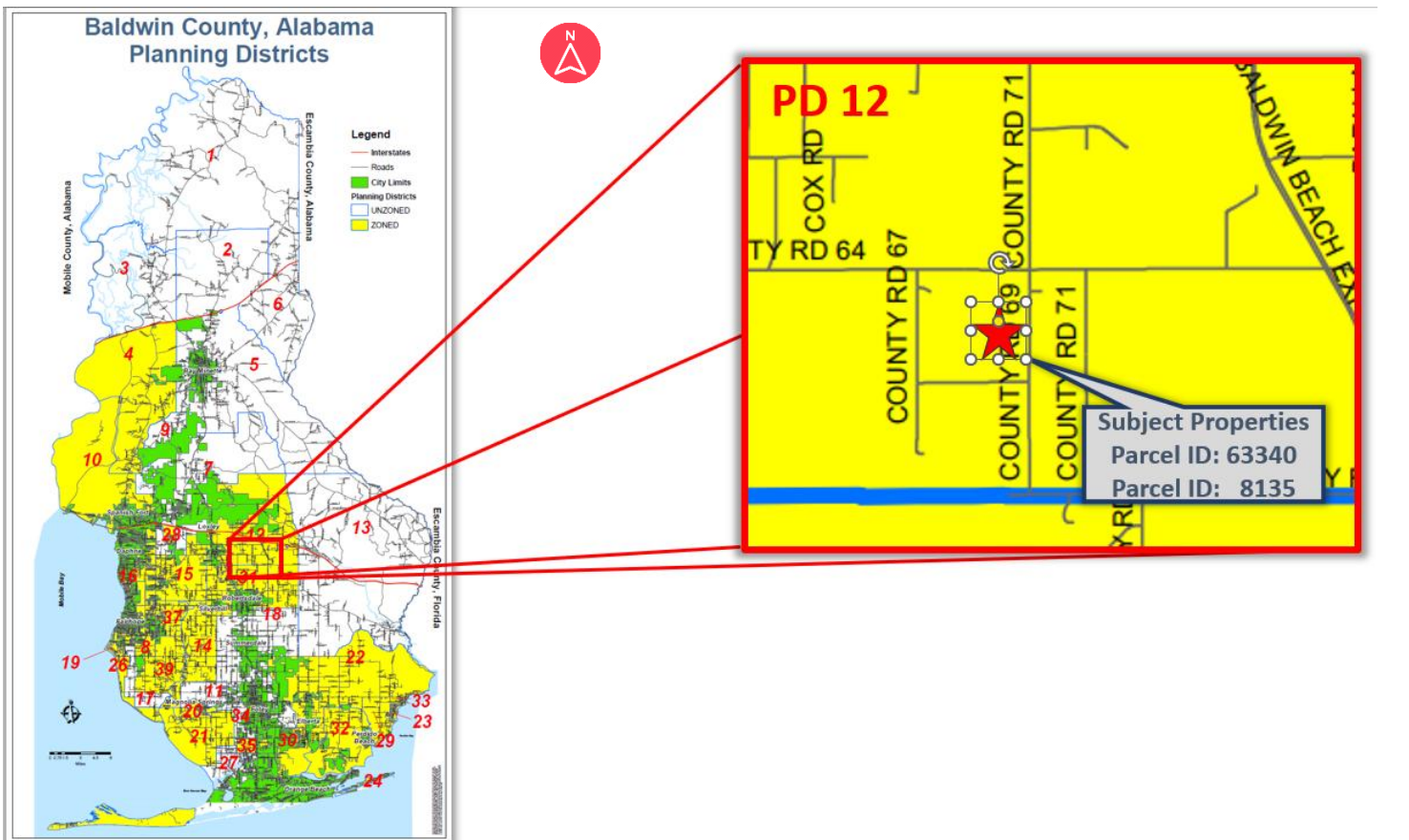
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

General Conditions:

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

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

Locator Maps



Property History : Subdivision Exemption for 20 Acre Parcel

Warranty Deed

STATE OF ALABAMA }
BALDWIN COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Hundred (\$100.00) DOLLARS to be undesignated GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, Dorothy M. Constock, a widow, n/a/a Dorothy F. Constock, individually and as Executrix of the Estate of John R. Constock, deceased, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Dorothy M. Constock, a widow, (herein referred to as GRANTEE) for and during her life and, then to her survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate in the County of Baldwin, and the State of Alabama, to-wit:

COMMENCEING from the Proposed Southeast corner of the Southwest 1/4 of Section 17, Township 5 South, Range 4 East, Baldwin County, Alabama, said point being a found PK nail, thence N 00° 00' 14" W 396.15' to a point, thence N 89° 59' 57" W 43.5' to a set 1/2 inch yellow capped rebar JPA CA 920, said point being the POINT OF BEGINNING, thence N 89° 59' 57" W 680.01' to a set 1/2 inch yellow capped rebar JPA CA 920, thence S 00° 35' 56" W 1285.79' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 89° 14' 02" E 680.16' to a set 1/2 inch yellow capped rebar JPA CA 920, thence N 00° 35' 56" E 1276.68' back to the point of beginning, containing 1.20 ACES and subject to all easements, right of ways, and restrictions included therein. As written by J Place and Associates, LLC on June 10, 2025, and based on results of boundary survey of said property.

Said property herein conveyed is not the homestead of the Granter and is intended to be property taken out of a thirty-five-acre tract of land conveyed to Granter in a Warranty Deed with Survivorship Clause recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in real property book 434, page 729, on October 2, 1972.

For and Valorem tax appraisal purposes, the mailing address for subject property is: 26269 County Road 69, Lowley, AL 36551.

This conveyance is made subject to any and all recorded mortgages, restrictions, right of way, easements and reservations appearing of record.

TO HAVE AND TO HOLD unto the said GRANTEE for and during her life and upon her death, then to her survivor in fee simple, and to her heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

As to be for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all taxes, liens, encumbrances, mortgages, judgments, claims, suits, and demands of all persons, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal on this 18 day of July 2025.

2199666
BALDWIN COUNTY, ALABAMA
HARVEY DOLINE, JR. PROBATE JUDGE
FILENUMBER 07252203 09:20 AM
TOTAL \$1523.00 4 Pages

Sign _____
DOROTHY M. CONSTOCK, Granter

Print _____



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-17
Tealwood Estates Ph 3 & 4
September 4, 2025

Subject Property Information

Planning District: 14
Zoning: BCZ, At time of initial approval, citizens of Planning District 14 had recently voted for zoning
Location: Subject property is located on the north side of Underwood Rd. (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49.
Parcel Numbers: 05-55-03-08-0-001-133.000 PIN: 68568
05-55-03-08-0-001-133.001 PIN: 213298
05-55-04-17-0-001-002.000 PIN: 68569
05-55-04-17-0-001-002.001 PIN: 113710
05-55-04-17-0-001-002.002 PIN: 213316
05-55-04-17-0-001-002.003 PIN: 219435
05-55-03-08-0-001-149.000 PIN: 13436
05-55-04-17-0-001-001.000 PIN: 13437
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Forestar Real Estate Group Inc. 1 St. Louis Street Suite 2500 Mobile, Alabama 36602
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532
Online Case #: When searching online CitizenServe database, please use SPP25-000017
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: Ph3: 69 & Ph4: 79
Linear ft of streets: Ph3: 3,637LF & Ph4: 2,789LF
Lot setbacks: 30' Front, 11' Side, 30' Rear & 20' Side Street
Total acreage: Ph3: 21.20ac & Ph4: 68.41ac
Smallest lot size: 8,060LF
Density: Ph3: 3.25ac & Ph4: 1.15ac

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities Letter dated April 29, 2025
Electrical: Baldwin EMC. Letter dated April 30, 2025
Sewer: BCSS, Summerdale treatment plant. Letter dated May 12, 2025
Broadband: AT&T . Letter dated September 16, 2024

Fire flow:	To fulfill Section 5.2.5(a)(3) of the Subdivision Regulations regarding fire protection Flow test results have been submitted. Spacing between houses has been increased to 22 feet. The ISO approval of installed improvements will be verified at the time of final plat submission
Traffic study:	David Anderson, PE, <i>HSA Columbia Consulting Group</i> , prepared a traffic impact study (TIS) for the subject property. A revised study was submitted on May 3, 2023. Original recommendation: Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases. Revised recommendation: Original + Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55 (east of the development), triggered by Phase 6.
Flood zone:	x zone, no special requirements
Drainage improve.:	Drainage narrative prepared by David Lavery, P.E., S.E. Civil, it was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	Wetland report prepared by Wetland Science, areas of jurisdictional and non-jurisdictional wetlands were identified on the subject property. Jurisdictional wetlands will be protected by a 15-foot natural buffer inside a 30-foot wetland building setback.

Staff Analysis and Comments

The PUD Final Site Plan (Overall Plan) PUD23-11 and the Preliminary Plat for Phases 1–2 (SPP23-02) was approved at the August 3, 2023, meeting. Per Section 9.5.3 of the Subdivision Regulations, the Preliminary Plat for each subsequent phase must be submitted within two years of the approval of the previous phase.

PER25-29 for a one-year extension request for ph 1 & 2 was approved at the July 10, 2025, meeting.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-17 TEALWOOD ESTATES PH 3 & 4 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The turn lanes recommended in the revised TIS shall be installed at the specified locations for the recommended phases.
 - Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases.
 - Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55, triggered by Phase 6.
2. Per 5.2.5(a)(3), the water system shall meet all requirements of the ISO Fire Suppression Rating Schedule Paragraph 340, 614 and 620 A for obtaining full credit. The ISO approval of installed improvements will be verified at the time of final plat submission.

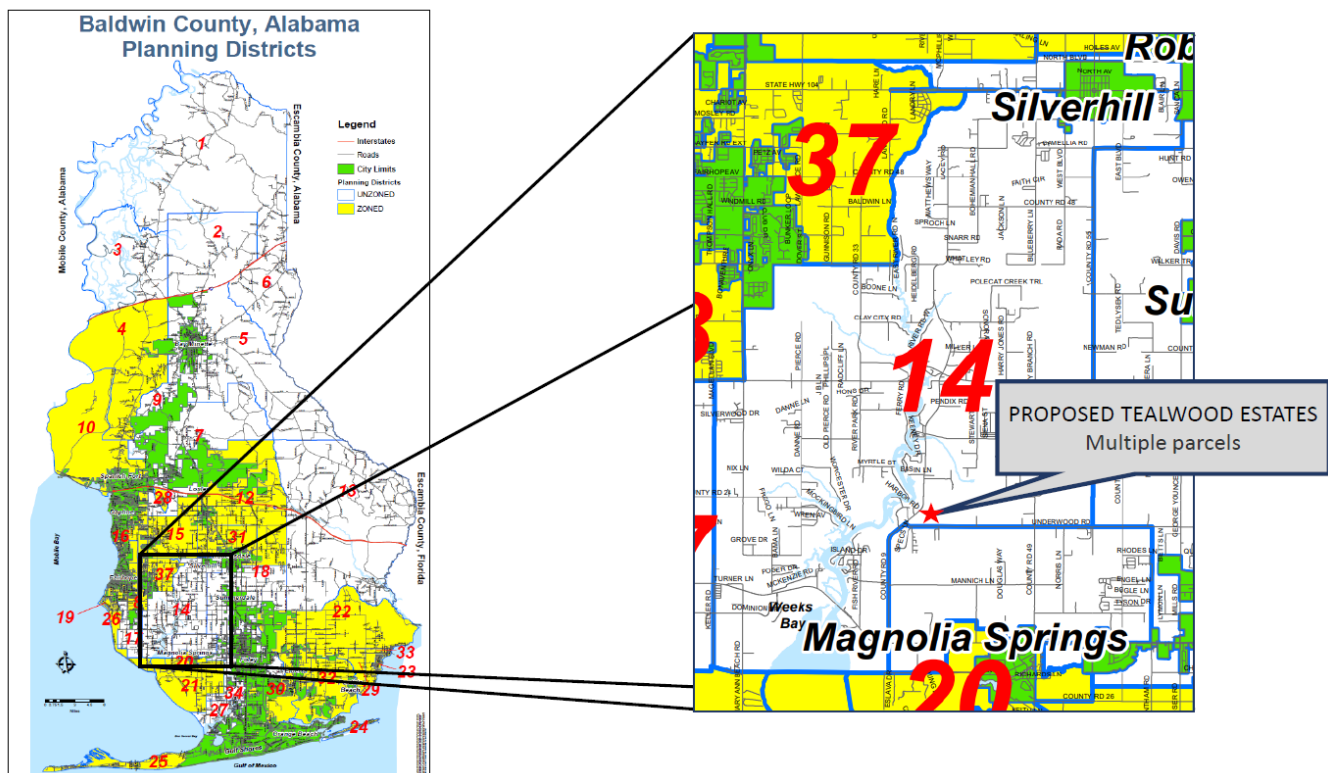
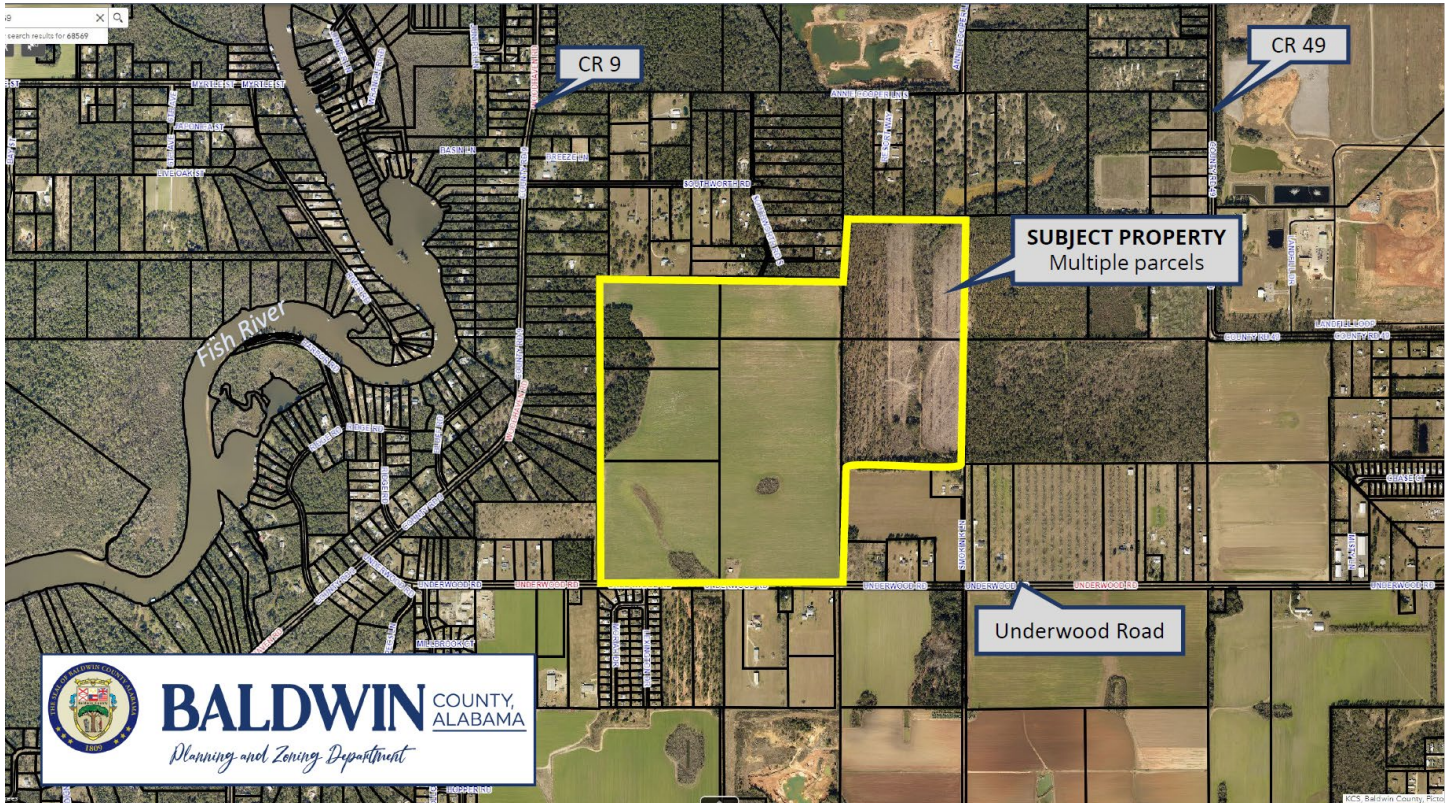
3. A preliminary plat will be submitted for each consecutive phase within 2 years of the approval of the previously approved phase(s).

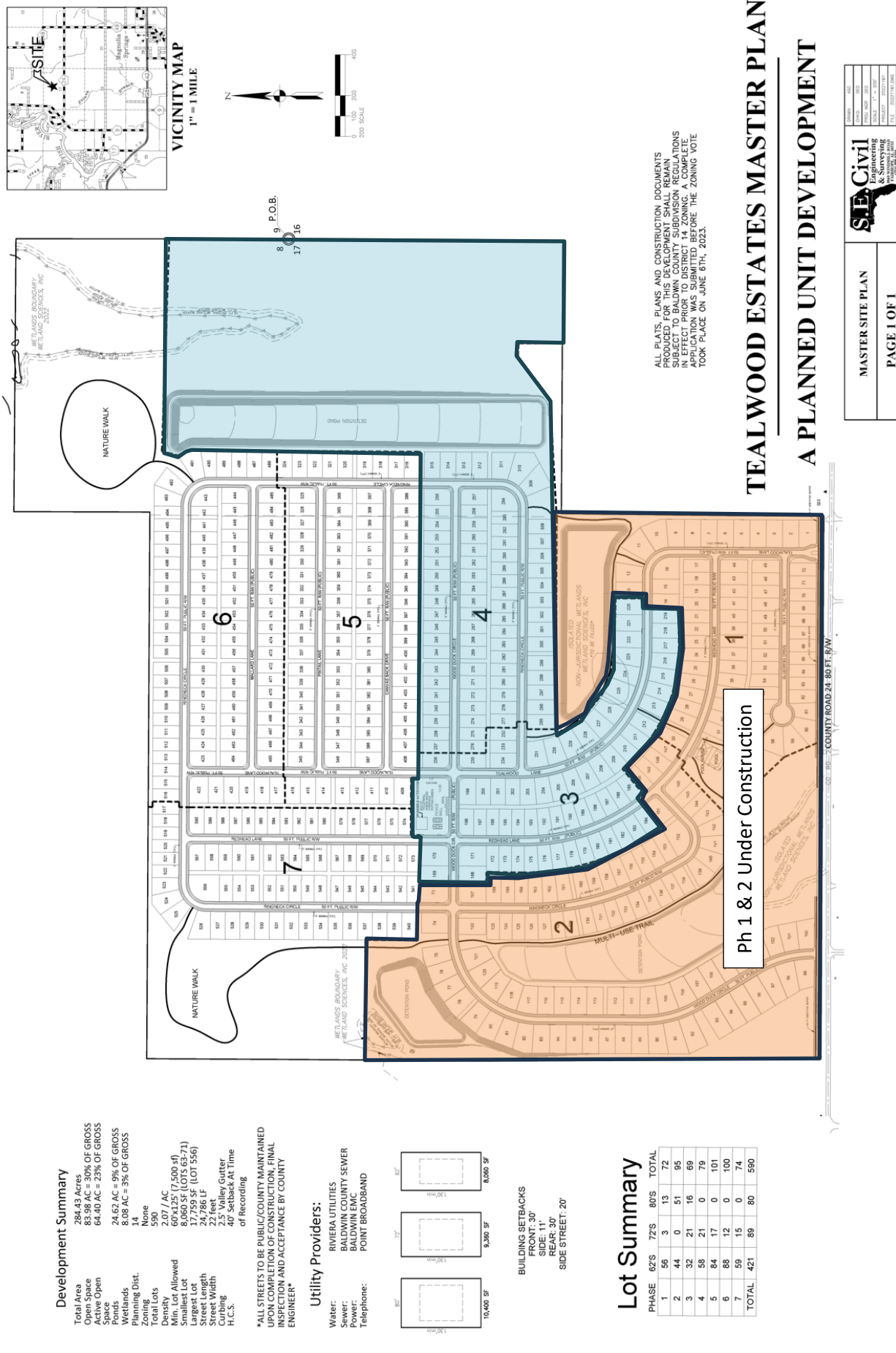
General Conditions:

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

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

Locator Maps





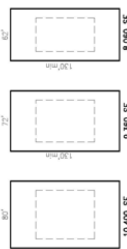
Development Summary

Total Area 284.43 Acres
83.98 AC = 30% OF GROSS
Open Space
64.40 AC = 23% OF GROSS
Ponds
24.62 AC = 9% OF GROSS
Wetlands
8.08 AC = 3% OF GROSS
Planning Dist.
14
Total Lots
590
Density
2.07 / AC
Min. Lot Allowed
8,060 SF (LOTS 63-71)
Largest Lot
17,759 SF (LOT 556)
Street Right of Way
22 feet
Street Width
2.5' Valley Gutter
Curbing
40' Setback At Time
H.C.S.
of Recording

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

Utility Providers:

Water:
SEWER:
POWER:
TELEPHONE:
BALDWIN COUNTY SEWER
BALDWIN EMC
POINT BROADBAND



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

Lot Summary

PHASE	62'S	72'S	80'S	TOTAL
1	56	3	13	72
2	44	0	51	95
3	32	21	16	69
4	58	21	0	79
5	84	17	0	101
6	88	12	0	100
7	59	15	0	74
TOTAL	421	89	80	590

Ph 1 & 2 Under Construction

TEALWOOD ESTATES MASTER PLAN
A PLANNED UNIT DEVELOPMENT

ALL PLATS, PLANS AND CONSTRUCTION DOCUMENTS
PRODUCED FOR THIS DEVELOPMENT SHALL REMAIN
SUBJECT TO BALDWIN COUNTY SUBDIVISION REGULATIONS
AND PLANNING DEPARTMENT REVIEW. COMPLETE
APPLICATION WAS SUBMITTED BEFORE THE ZONING VOTE
TOOK PLACE ON JUNE 6TH, 2023.

MASTER SITE PLAN
PAGE 1 OF 1

SEA Civil
Engineering
P.C.
1000 N. 10TH AVE.
SUITE 100
TALLAHASSEE, FL 32301
TEL: 904.241.1234



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-22
Reynolds Ready Mix
Commission Site Plan (CSP) Approval
September 4, 2025

Subject Property Information

Planning District: 15
General Location: Located south of County Rd 64 and east of County Rd 13
Physical Address: 25640 County Rd 13, Daphne, AL
Parcel ID: 05-43-05-22-0-000-014.002
Zoning: B-1, Professional Business District
Proposed Use: Office
Acreage: 0.64+/- acres
Applicant: Sun Coast Builders Inc
P.O. Box 489
Robertsdale, AL 36567
Owner: Reynolds Ready Mix LLC
21551 Doc McDuffie Rd.
Foley, AL 36535
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Vacant	B-2, Neighborhood Business
South	Commercial	B-2, Neighborhood Business
East	Commercial	B-2, Neighborhood Business
West	Co Rd 13	City of Daphne

Summary

The applicant is requesting Commission Site Plan (CSP) approval to rebuild an office that was destroyed by a hurricane. The subject property encompasses +/- 0.64 total acres and zoned as B-1, Professional Business District. The adjacent parcels are designated for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

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

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

ALDOT: Staff reach out but received no comments.

City of Daphne, Adrienne Jones: 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 rebuilding an office that was destroyed by a hurricane, conforms to the requirements of the Zoning Ordinance. The future land use of the property is High Density Development and in between a Neighborhood and Village Center. The development pattern of the area is primarily commercial and residential. An office building is a permitted use in B-1 district. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 0.64 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval to rebuild an office that was destroyed during a hurricane. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

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

5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

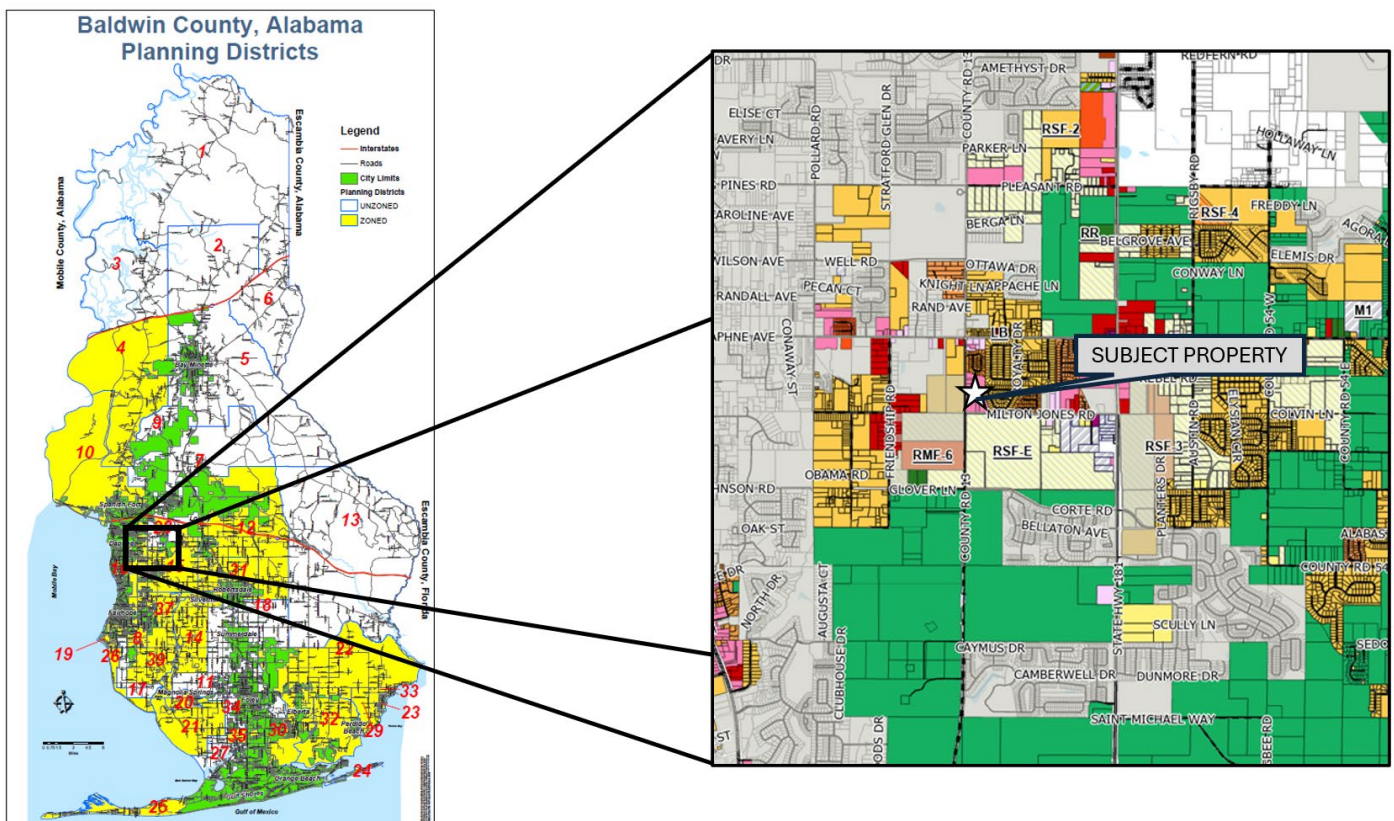
Property Images



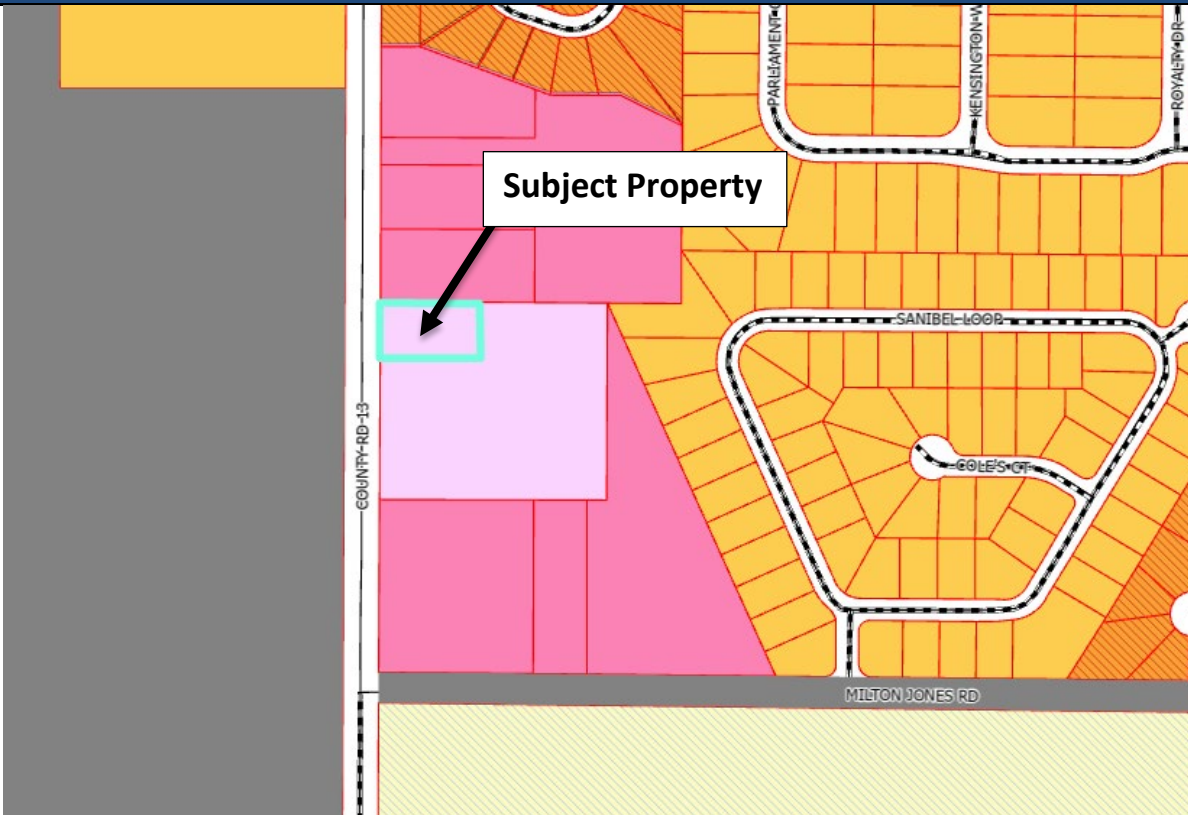




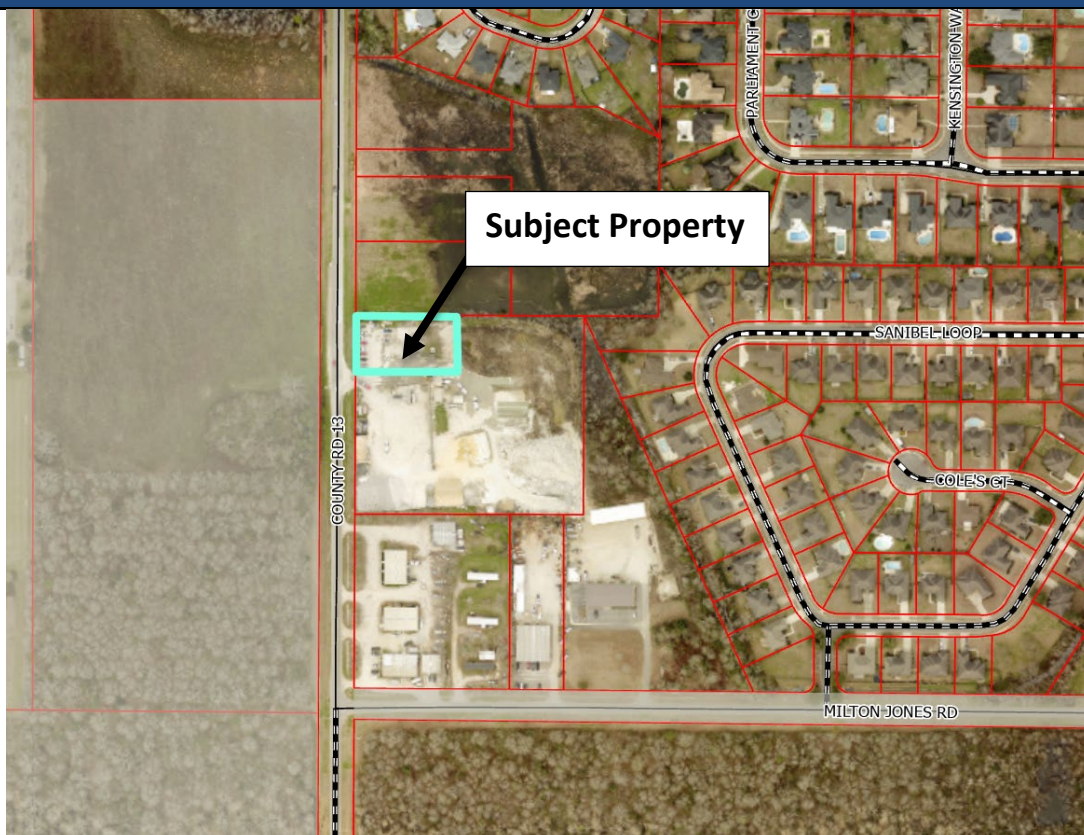
County Planning Map



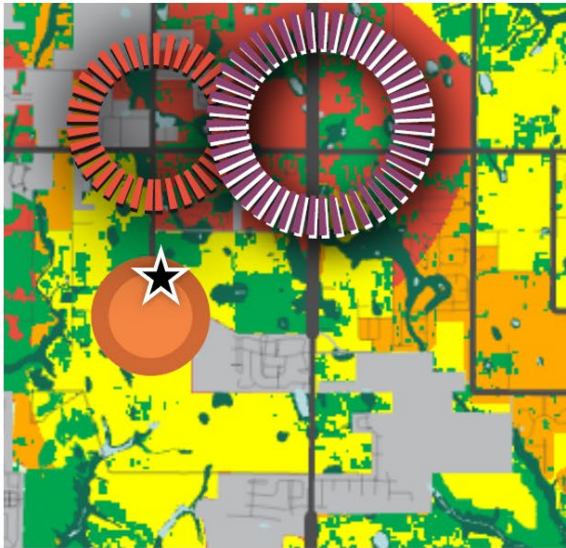
Locator Map



Site Map



Future Land Use Map (FLUM)



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

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

High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern.

PRIMARY LAND USES

- Mixed-use buildings
- Higher density/range of densities
- Townhouses, multifamily apartment communities
- Urban mixed-use center/node
- Allocation of land for employment uses of all types including incubator spaces, entrepreneur's space, office, and commercial businesses

RELATED ZONING DISTRICTS

- RMF-6 Residential Multifamily District
- HDR High Density Residential District
- RMH Residential Manufactured Housing Park District
- B-3 General Business District
- B-4 Major Commercial District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use paths

SITE DATA

TOTAL PARCEL AREA: ±27870 SF (±.64 AC) (LOT 1)

AREA TO BE DEVELOPED: 3040 SF (±.07 AC) (NEW BUILDING TO REPLACE EXISTING)

OWNER: REYNOLDS READY MIX
25640 COUNTY ROAD 13
DAPHNE, AL 36526
(251) 747-4266 (JUSTIN BLACKWELL)

ADDRESS: 25640 COUNTY ROAD 13
DAPHNE, AL 36526

PARCEL ID #: 05-43-05-22-0-000-014.002
BALDWIN COUNTY, AL

ZONING: B1-BUSINESS (PER BALDWIN COUNTY)

CURRENT USE: BUSINESS

PROPOSED USE: BUSINESS


PROPOSED IMPERVIOUS COVER: 58% (16164/27870)<60%

SETBACKS: FRONT: 30'
SIDE: 15'
REAR: 25'
OTHER: 100' FROM  HWY13 (80' ACTUAL)

REQUIRED PARKING (AHJ): OFFICE 1 SPACE /500 SF = 3040/500= 6

PROPOSED PARKING: REQUIRED = 6 SPACES
INCLUDING 1 HANDICAPPED SPACE
PROVIDED=6
SPACE SIZE: 10'W X 20'L
AISLE WIDTH: HANDICAPPED CAR-5'
HANDICAPPED VAN-8'

SIGN: BUILDING MOUNTED (280 SF MAX)

UTILITIES: WATER: BELFOREST WATER
SEWER: DAPHNE UTILITIES 
POWER: RIVERIA UTILITIES
GAS: NA
TELEPHONE: BELL SOUTH

STORMWATER: NO INCREASE IN IMPERMEABLE AREA IS ADDED AS THE NEW BUILDING REPLACES AN EXISTING BLDG OF EQUAL SIZE

GENERAL NOTES:

1. EXISTING BUILDING WHICH OCCUPIES THE LOCATION OF THE PROPOSED BLDG IS TO BE DEMOLISHED AS WELL AS THE CONCRETE WITHIN THE FOOTPRINT OF THE EXISTING BUILDING.
2. UTILITY LOCATIONS AND POINTS OF ORIGIN TO BE VERIFIED WITH RESPECTIVE UTILITY & CONTRACTOR TO RELOCATE AS REQUIRED. ALL INSTALLATION & MATERIALS SHALL MEET THE REQUIRMENTS OF THE UTILITY.
3. REFERENCE GEOTECHNICAL REPORT DATED 4-10-23 PREPARED BY GEO-CON ENGINEERING & TESTING.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-23
House of Worship
Commission Site Plan (CSP) Approval
September 4, 2025

Subject Property Information

Planning District: 15
General Location: Located west of State Highway 181 and south of Champions Way in Daphne
Physical Address: 27895 State Highway 181
Parcel ID: 05-43-02-10-0-000-002.001
PIN: 26886
Zoning: B-2, Neighborhood Business District
Proposed Use: House of Worship
Acreage: 1.60+/- acres
Total # Parcels requested: N/A
Applicant: Michael Smith, ALCO Engineering Services, LLC
8024 Tanner Williams Road
Lucedale, MS 39452
Owner: Boubacar Maiga
27895 State Highway 181
Daphne, AL 36526
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	HDR, High-Density Residential
South	Residential	HDR, High-Density Residential
East	Unzoned	Cemetery
West	Residential	HDR, High-Density Residential

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a change of use for an existing building (from a former Bed & Breakfast to a House of Worship). The subject property encompasses +/- 1.60 total acres and zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for residential purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 8/11/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 8/11/2025 but received no comments.

ALDOT: Staff reach out on 8/11/2025 but received no comments.

City of Daphne, Adrienne Jones: Staff reached out on 8/11/2025 be 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 change in use of the existing building (from a former Bed & Breakfast to a House of Worship) conforms to the requirements of the Zoning Ordinance. The future land use of the property includes both High Density Development and Conservation Development Potential. The development pattern of the area is primarily residential, with multi-family use west of State Highway 181 and residential single family use to the east. A house of worship is a permitted use in all zoning districts.

State Highway 181 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 1.60 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a change in use for an existing building from a former Bed & Breakfast to a House of Worship. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits.
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.

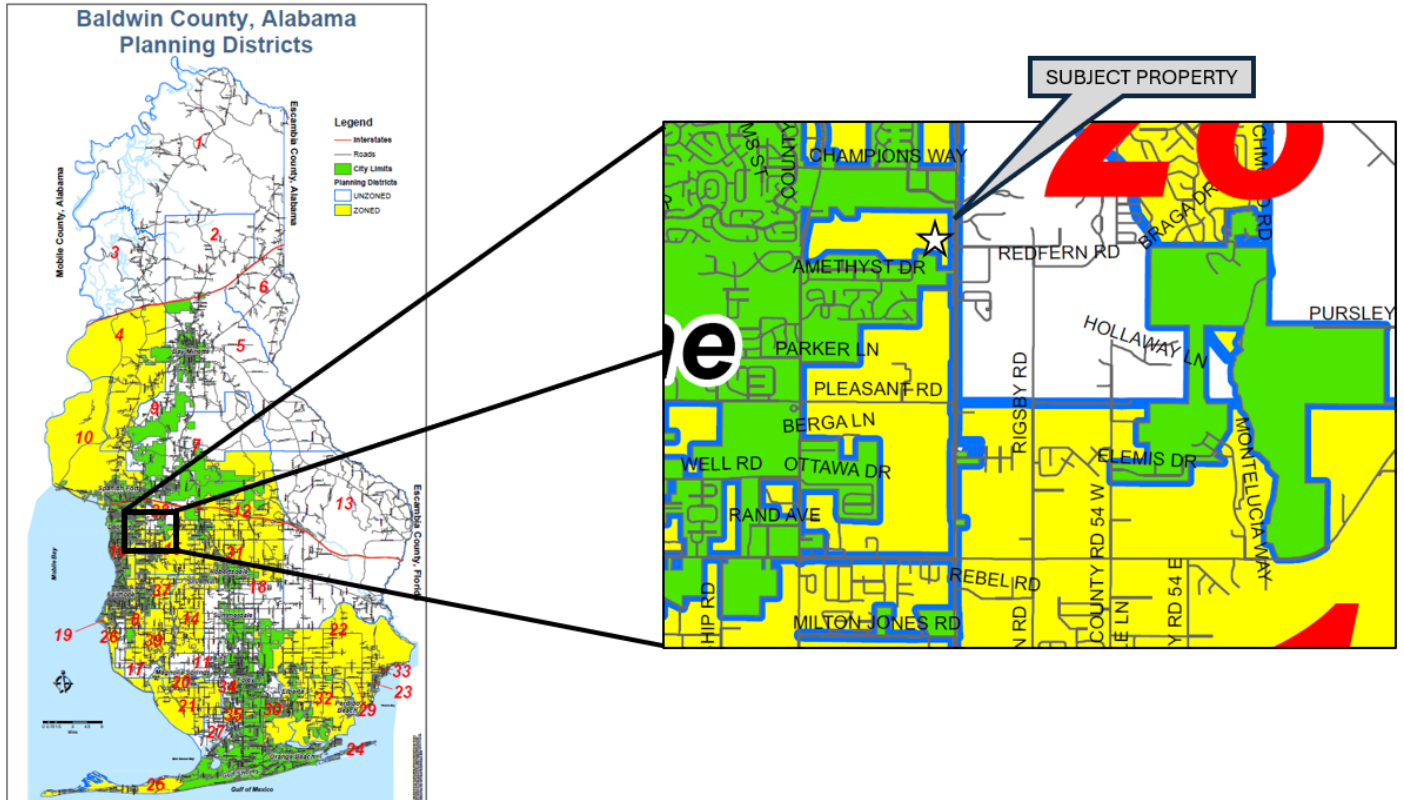
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Property Images

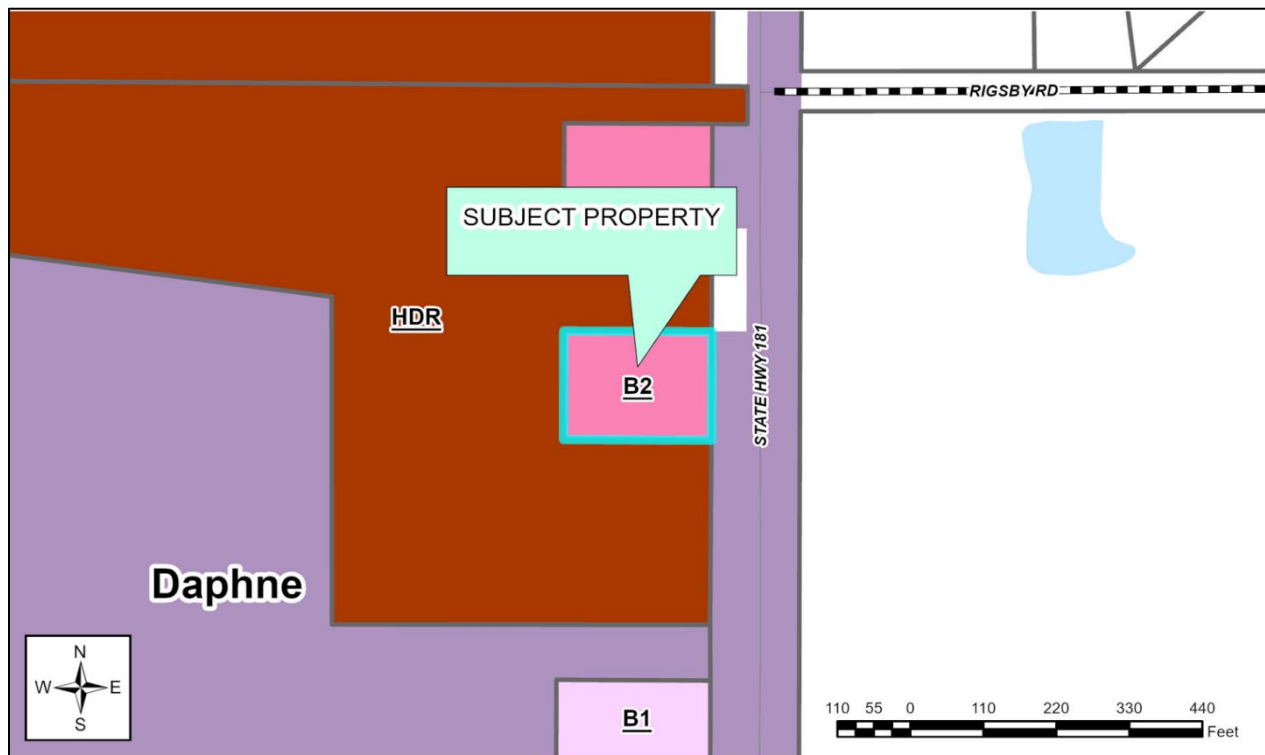




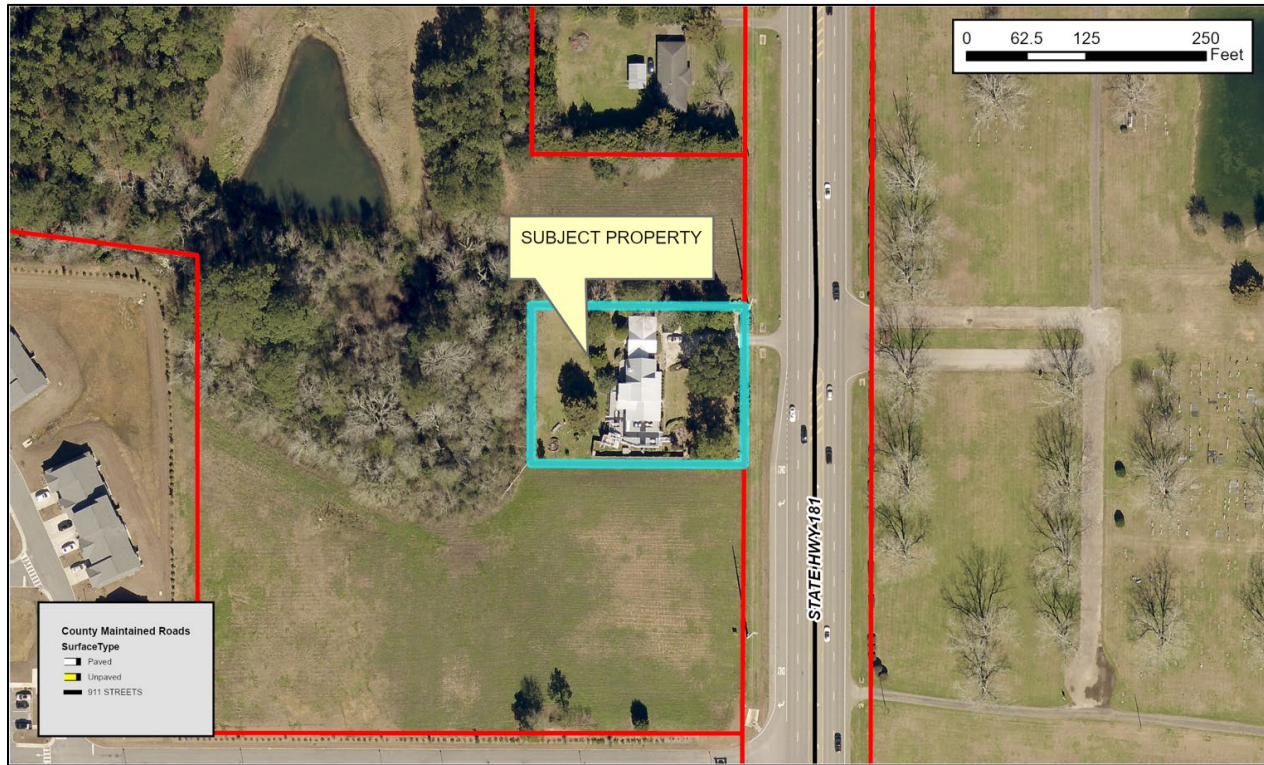
County Planning Map



Locator Map

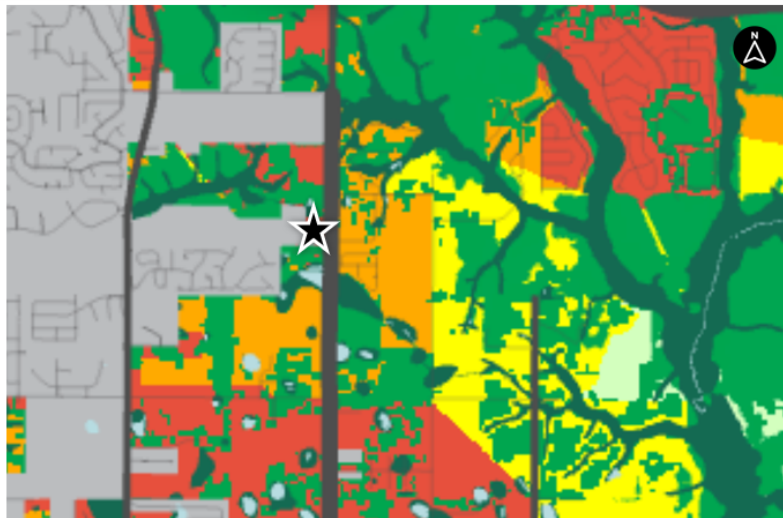


Site Map



FLUM

Future Land Use Map (FLUM)



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

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

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

High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern.

PRIMARY LAND USES

- Mixed-use buildings
- Higher density/range of densities
- Townhouses, multifamily apartment communities
- Urban mixed-use center/node
- Allocation of land for employment uses of all types including incubator spaces, entrepreneur's space, office, and commercial businesses

RELATED ZONING DISTRICTS

- RMF-6 Residential Multifamily District
- HDR High Density Residential District
- RMH Residential Manufactured Housing Park District
- B-3 General Business District
- B-4 Major Commercial District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use paths

Landscape Plan

UNDER STORY CANOPY & SHRUB REQUIREMENTS				
LOCATION	LENGTH	CREPE MYRTLE	SHRUB	EXIST. UNDER STORY TREE
NORTH	223'	4" H - 1" Ø - (3)	24" H - (3-4)	
EAST	157'	4" H - 1" Ø - (2)	24" H - (2-3)	5
SOUTH	223'	4" H - 1" Ø - (3)	24" H - (3-4)	
WEST	157'	4" H - 1" Ø - (3)	24" H - (3-4)	



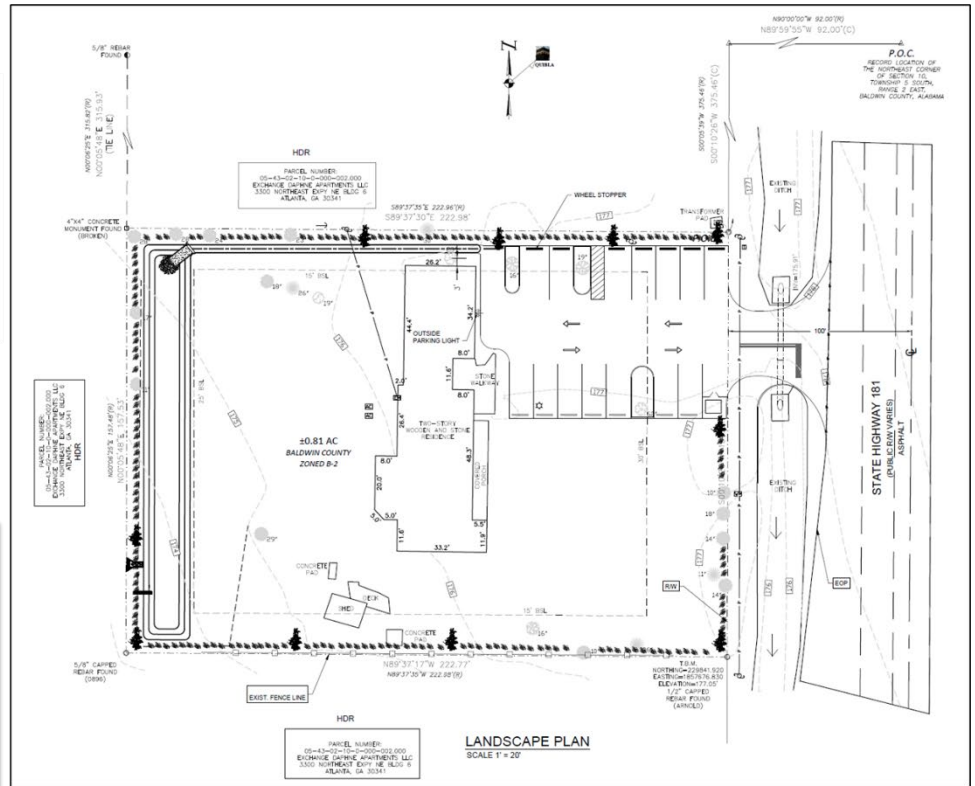
EXISTING TREE TO REMAIN



CREPE MYRTLE TREE



ABELIA SHRUBS





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION OCTOBER 2, 2025, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

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

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

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



BALDWIN COUNTY, ALABAMA

