



Baldwin County Planning & Zoning Commission Agenda

Thursday, February 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**

January 8, 2026, Agenda Review Meeting Minutes

January 8, 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.) PER25-50, Darby Ridge Extension

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

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

Location: Subject property is located on the north side of D'Olive Rd, adjacent to Spanish Fort's corporate limits to the north in Planning District 7.

8. **Old Business**

None.

9. **Public Hearings**

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

a.) SC25-60, Resub of Lot 2 Gardner Trace 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 east of CC Rd on the north side of Gardner Road in the Elberta area in Planning District 22.

b.) SC25-62 / SV25-27, Resub of Lot 1 Lillian Acres Subdivision / Variance

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 and a Variance from the Baldwin County Subdivision Regulations regarding the 60 ft flag access.

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

c.) SC25-63, Resub of Lot 2 Bryars 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 west of CC Rd on the north side of Comstock Road in the Elberta area in Planning District 22.

d.) SC25-67, Knoepflein 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 subdivision.

Location: Subject property is located south of US Hwy 98 and Greek Cemetery Rd in Planning District 13.

e.) SPP25-39, Fairhope Reserve 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 40-lot residential subdivision.

Location: Subject property is located north of St Hwy 104 and east of Saint Michael Way in Planning District 37.

f.) SPP25-41, Belmont Estates Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 46-lot residential subdivision.

Location: Subject property is located south of Larry Street and west of County Rd 54 W in Planning District 15.

g.) SPP25-43, Point Clear Golf Club 1A 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 16-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

h.) SPP25-44, Point Clear Golf Club 1B 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 50-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

i.) SPP25-45, Point Clear Golf Club 1C 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 57-lot residential subdivision.

Location: Subject property is located west of County Rd 3 and north of County Rd 24 in Planning District 26.

j.) SRP25-21, Brown Duck Place Subdivision

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

Purpose: The applicant is requesting Revised Preliminary Plat approval to relocate the lot line between two existing lots of record within two separate subdivisions.

Location: Subject property is located north of Twin Beech Rd and west of US Hwy 98 (Greeno Rd) in Planning District 8.

10. Commission Site Plan Reviews

a.) CSP25-37, Dollar General Retail Store

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

Purpose: The applicant is requesting Commission Site Plan approval for a 10,640 sf discount/variety store.

Location: Subject property is located south of Freshwater Lane and east of County Road 95 in Elberta in Planning District 32.

b.) CSP25-38 / PUD25-13, Toy Box South Storage Phase 2

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

Purpose: The applicant is requesting Commission Site Plan and Planned Unit Development approval to construct five additional buildings for office/warehouse or boat/RV storage.

Location: Subject property is located south and west of Roscoe Road in the Gulf Shores area in Planning District 30.

c.) CSP25-45, Jack's Restaurant

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

Purpose: The applicant is requesting Commission Site Plan approval for a 3,055 sf drive-thru restaurant.

Location: Subject property is located on US Hwy 98 south of Powell Lane in the Lillian community in Planning District 33.

11. Other Business

Election of 2026 Officers.

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: **March 5, 2026**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25-50

Permit Extension Request for Preliminary Plat Approval

February 5, 2026

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: Subject property is located on the north side of D'Olive Rd., adjacent to Spanish Fort's corporate limits to the north
Parcel Numbers: 05-32-02-10-0-000-004.001, 05-32-02-10-0-000-004.000
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*, when searching the portal please type the whole permit application number PER25-000050

Subdivision Proposal

Request: Permit Extension Request for Preliminary plat approval for Darby Ridge residential subdivision
Proposed # of Lots: 78
Linear feet of streets: 4,330 LF
Total acreage: 40.3 ac
Smallest lot size: 10,032 SF
Applicant/Owner: Western Baldwin Management Group
Engineer/Surveyor: Dwayne Smith, Anchor Engineering

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities
Electrical: Baldwin EMC
Sewer: Baldwin County Sewer Service
Broadband: AT&T
Traffic study: TIS prepared and stamped by Shane Bergin, PE, *Neel-Schaffer*, and accepted by the Baldwin County Highway Department.
Drainage improve.: A drainage narrative was prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*, and accepted by the Baldwin County Highway Department.
Wetlands A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

Staff Analysis and Comments

Sept. 18, 2023: Applicant submitted a preliminary plat application (SPP23-22) to Baldwin Co. P&Z after Spanish Fort's planning jurisdiction agreement expired.

Nov. 2, 2023: SPP23-22 Darby Ridge was on the agenda for the Planning Commission meeting but was tabled.

Feb. 1, 2024: SPP23-22 Received preliminary plat approval by the Planning Commission **Original Expiration date: February 2, 2026**

Feb. 12, 2024: Applicant submitted a construction plans review application.

July 13, 2024: Applicant received Subdivision Permit- Notice to Proceed

Per the applicant's timeline:

Re-Alignment of D'olive Rd Sept. 2024 to Feb. 2025

Release to work on site: Feb. 2025

Current Status: Site graded and 60% stabilized

Curb & Gutter 90% complete

Anticipated Binder Install- Early Feb 2026

Sidewalks- Feb 2026

Final Stabilization – March/April 2026

Final Inspection April/May 2026

Estimated final Plat May-June 2026

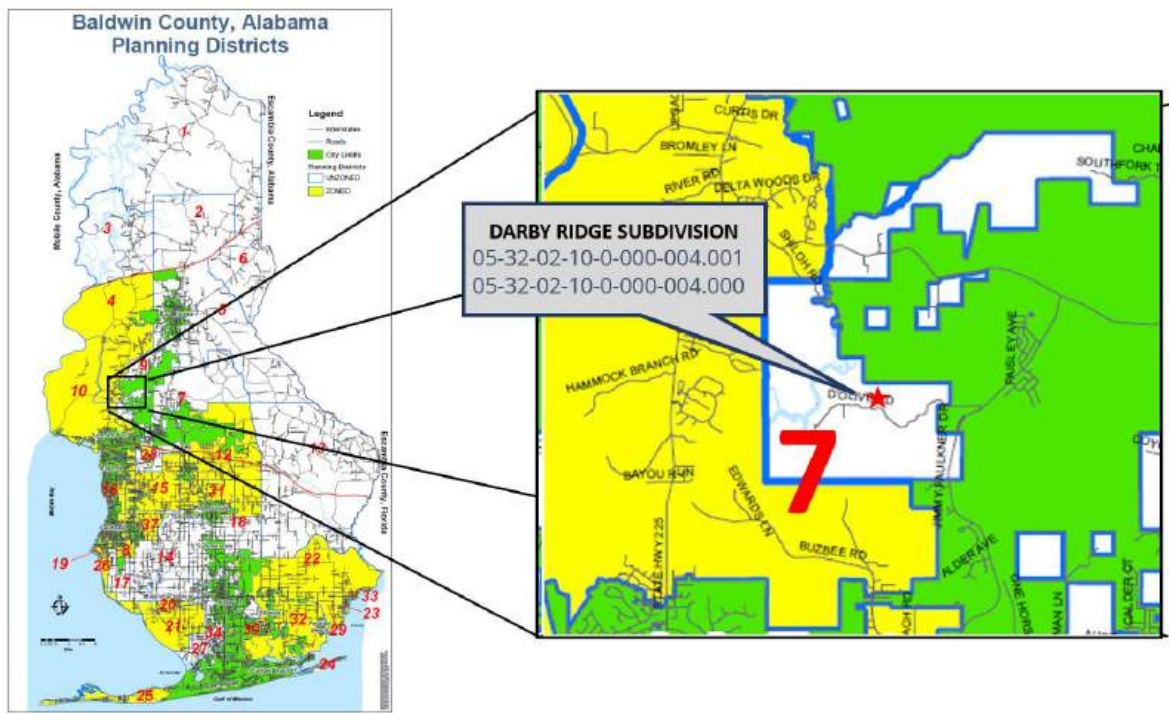
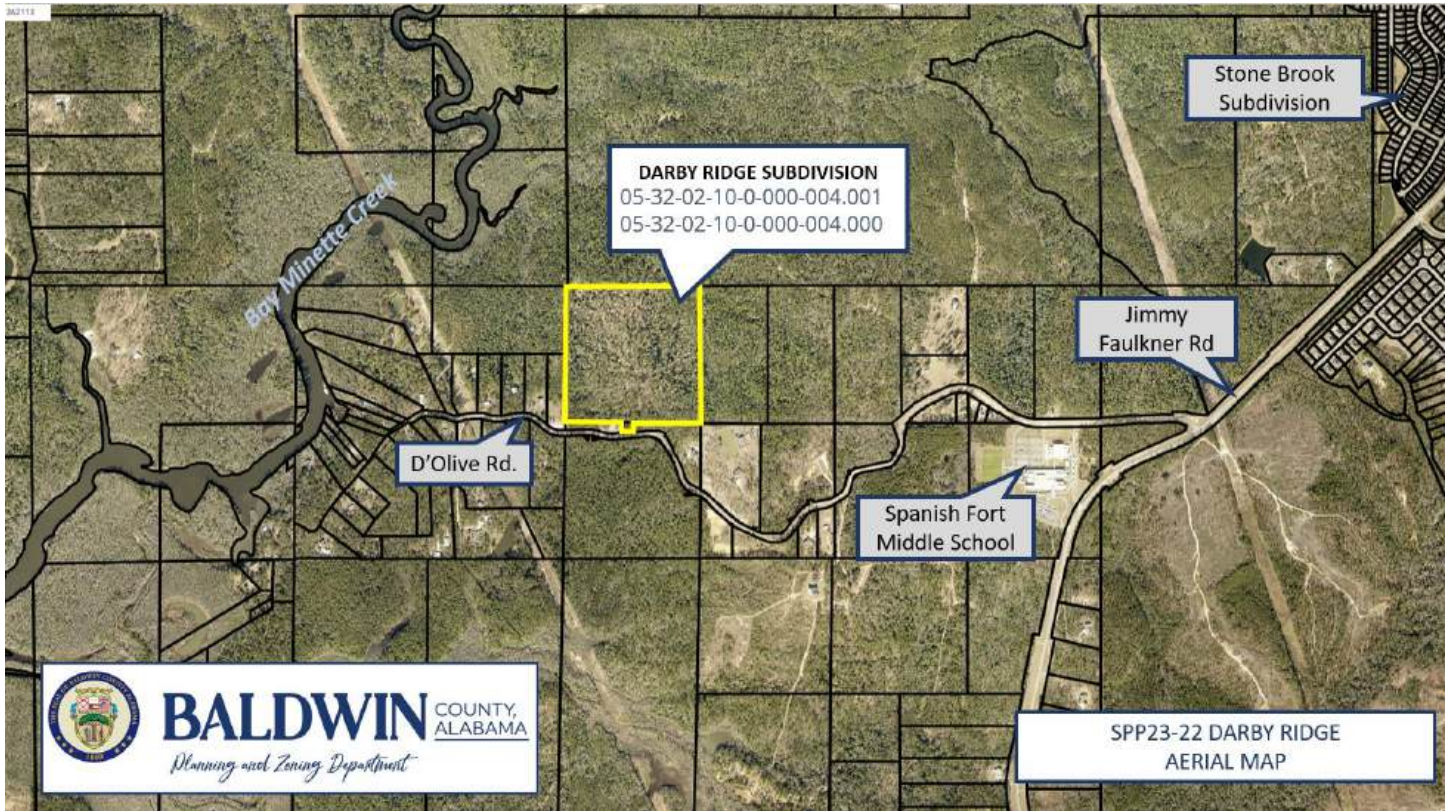
Staff Recommendation:

Staff recommends that a one (1) year extension of the Preliminary Plat extension related to case PER25-50 DARBY RIDGE SUBDIVISION be Approved with the following conditions:

Specific Conditions:

1. The one(1) year permit extension approval expires on **Monday, February 1, 2027.**
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission
3. Applicant shall dedicate an additional 40 ft of ROW along D'Olive Road
4. The proposed entrance shall meet sight distance requirements of the Subdivision Regulations, Appendix 4.
5. The development shall meet ISO requirements for flow rates and house spacing at the time of final plat submission.

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-60
Preliminary Plat Approval
Resub of Lot 2 Gardner Trace
February 5, 2026

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: RA, Rural Agricultural District
PARCEL ID # 05-52-03-06-0-000-002.003
PIN: 371280
LOCATION: Subject property is located east of CC Rd on the north side of Gardner Road in the Elberta area
Online Case #: SC25-000060
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 Gardner Rd
Total acreage: +/- 9.99 acres
Smallest lot size: 4.12 acres
Lot setbacks: 40'F/40'R/15'S
Owner/Developer: Kristen M. and Bryan Schell, 18680-B CO RD 87, Elberta, AL 36530
Surveyor: Ercil E. Godwin, P.L.S., Sawgrass Consulting, LLC, 30673 SGT. E.I. "BOOTS" Thomas Dr., Spanish Ft., AL 36527

Property History:

Gardner Trace Subdivision, Slide #2589-D, Recorded 2/24/17, approved by Elberta Planning Commission, 2/24/17

Public Utilities and Site Considerations

Public Utilities: Water: On-Site Well
 Sewer: On-Site Septic
 Electrical: Baldwin EMC (November 18, 2025)

Traffic study: N/A

Drainage: Drainage narrative prepared by Stephen Delahunty, P.E., Sawgrass Consulting, LLC, dated November 21, 2025, states the creation of these two (2) lots does not deviate from the natural contours, flow patterns or runoff characteristics of this property. Therefore, there are no stormwater increases or impacts currently. This report has been reviewed and accepted by Permit Engineer.

Wetlands: N/A

Staff Analysis and Comments

The proposed subdivision will require 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 SC25-60, Resub of Lot 2 Gardner Trace, be APPROVED subject to compliance with the Baldwin County Subdivision Regulations.

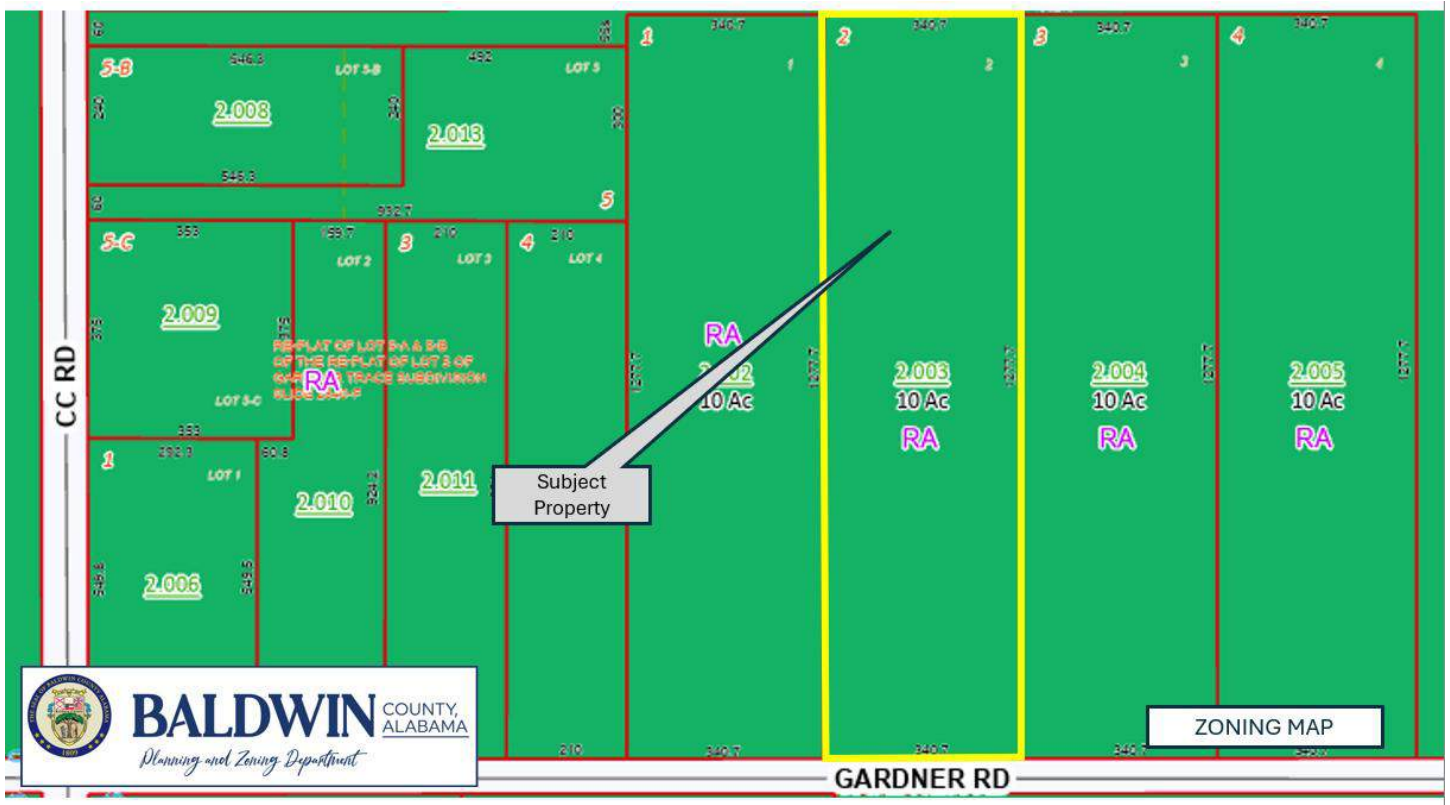
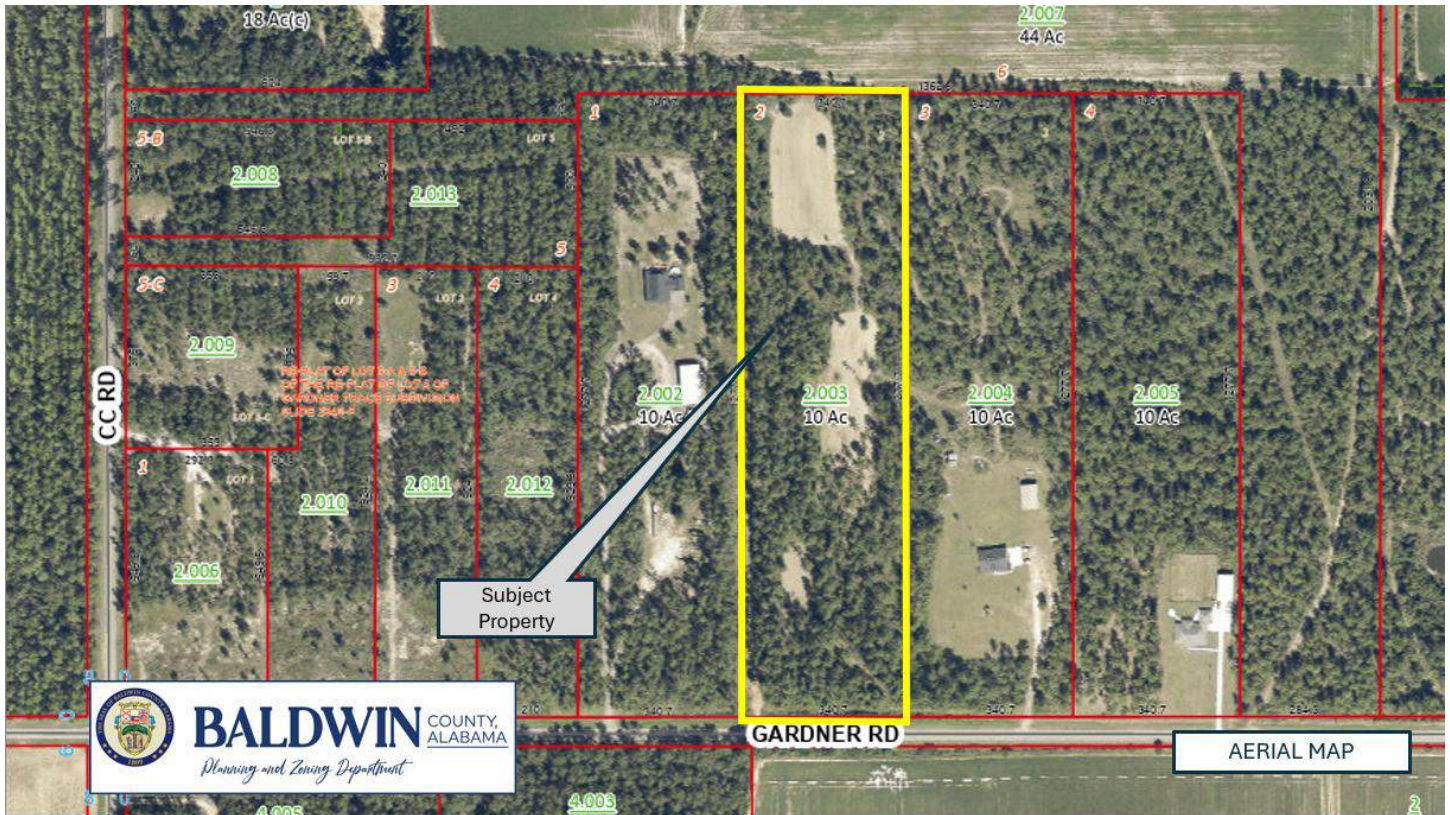
Specific Conditions:

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:

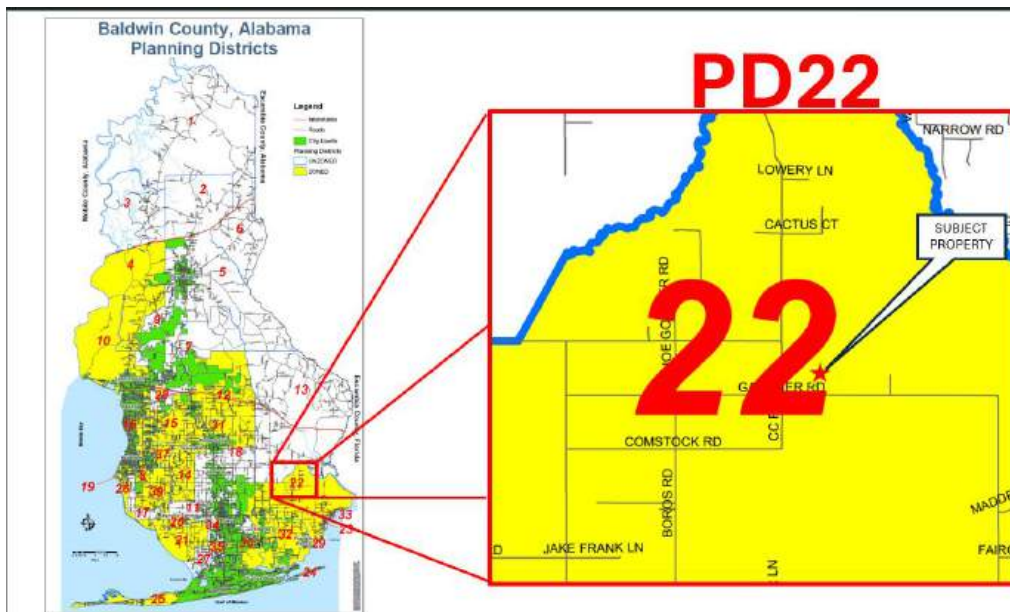
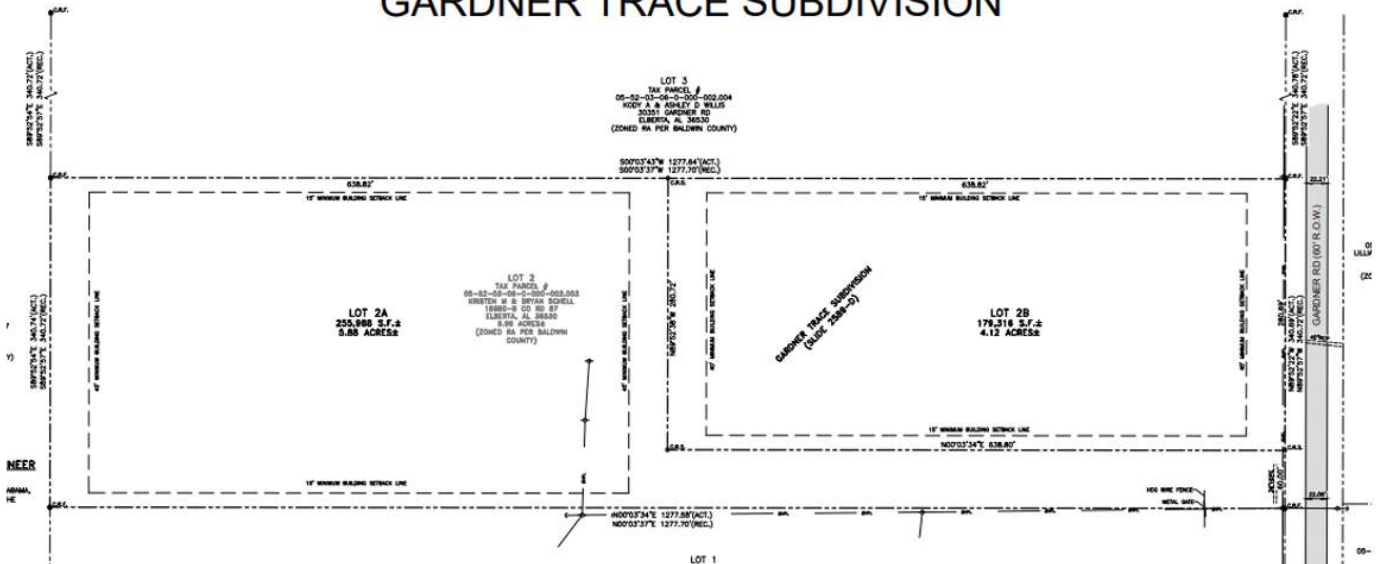
1. Once the final plat approval is granted, the final plat shall be circulated for signatures and recorded within 90 days of administrative approval.

Locator Maps





RESUB OF LOT 2, GARDNER TRACE SUBDIVISION



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. SV25-27

**Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D :
Variance for 30 ft Width at the West Bend of 60 ft Flag Lot**

Case No. SC25-62

**Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D
February 5th 2026**

Subject Property Information

Planning District:	29
Zoning:	RA
Location:	Subject Property is west of County Rd 91 and south of Baraco Rd in the Lillian Community Area.
Parcel Numbers:	05-63-03-05-0-000-008.003 PIN: 624261
Lead Staff:	Jenny Mosley, Planning Tech I
Applicant/Owner:	Kathi Good
Engineer/Surveyor:	Matthew Burkett at JPierce and Associates, LLC
Online Case #:	When searching online CitizenServe database, please use SV25-000027 & SC25-000062
Attachments:	<i>Within Report</i>

Subdivision Proposal

Request:	Variance request for relief from Baldwin County Subdivision Regulations requirements to allow a reduction to 30 ft in the width of the 60 ft width of the flag lot at the bend (West) & Preliminary Plat Approval for the Replat of lot 1 of Lillian Acres Subdivision creating two residential lots.
Number of Lots:	2 lots
Linear ft of streets:	N/A
Total acreage:	22.14 +/- Acres
Smallest lot size:	5 +/- Acres
Lot setbacks:	40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities:	Water: Well Electrical: Riviera Utilities Sewer: Septic Solid Waste: Baldwin County
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 D Smith, ALCO Engineering reviewed and approved by P&Z Permit Engineer
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 west of County Rd 91 and south of Baraco Rd in the Lillian Community Area. The Lillian Acres Subdivision is a 3-lot sub recorded in November 2023. The Proposed (**SC25-62**) is 2 Residential Lots (Lot 1-17.14 acres & Lot 1A- 5 acres) Resub-division of Lot 1 of Lillian Acres Subdivision, with Lot 1A with a 60 ft wide flag lot with access to County Rd 91 and Lot 1 access from Baraco Rd.

The Variance (**SV25-27**) request relief from Baldwin County Subdivision Regulations Requirement for flag lots (*quoted from pg.15, Baldwin County Subdivision Regulations: Lot, flag- "The full length of the corridor must be a **minimum of 60 feet wide** and shall not be longer than 800 feet from the street to the bulk of the lot."*) to allow a **60 ft wide** flag lot that **reduces down to 30 ft at the West Bend** due to the location of the septic field lines of the home currently under construction located on Lot 1.

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

Subdivisions, Jenny Mosley: the recommendation of Approval for the variance request follows Article 8, Section 8.1 (e) *"(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property."* of the Baldwin County Subdivision Regulations.

Staff Recommendation:

Staff recommends the Subdivision Variance Request for the **Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D : Variance for 30 ft Width at the West Bend of 60 ft Flag Lot** Case No. **SV25-27** be **Approved**. Staff believes the Approval of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends the Preliminary Plat Approval for **Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D** Case No. **SC25-62** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

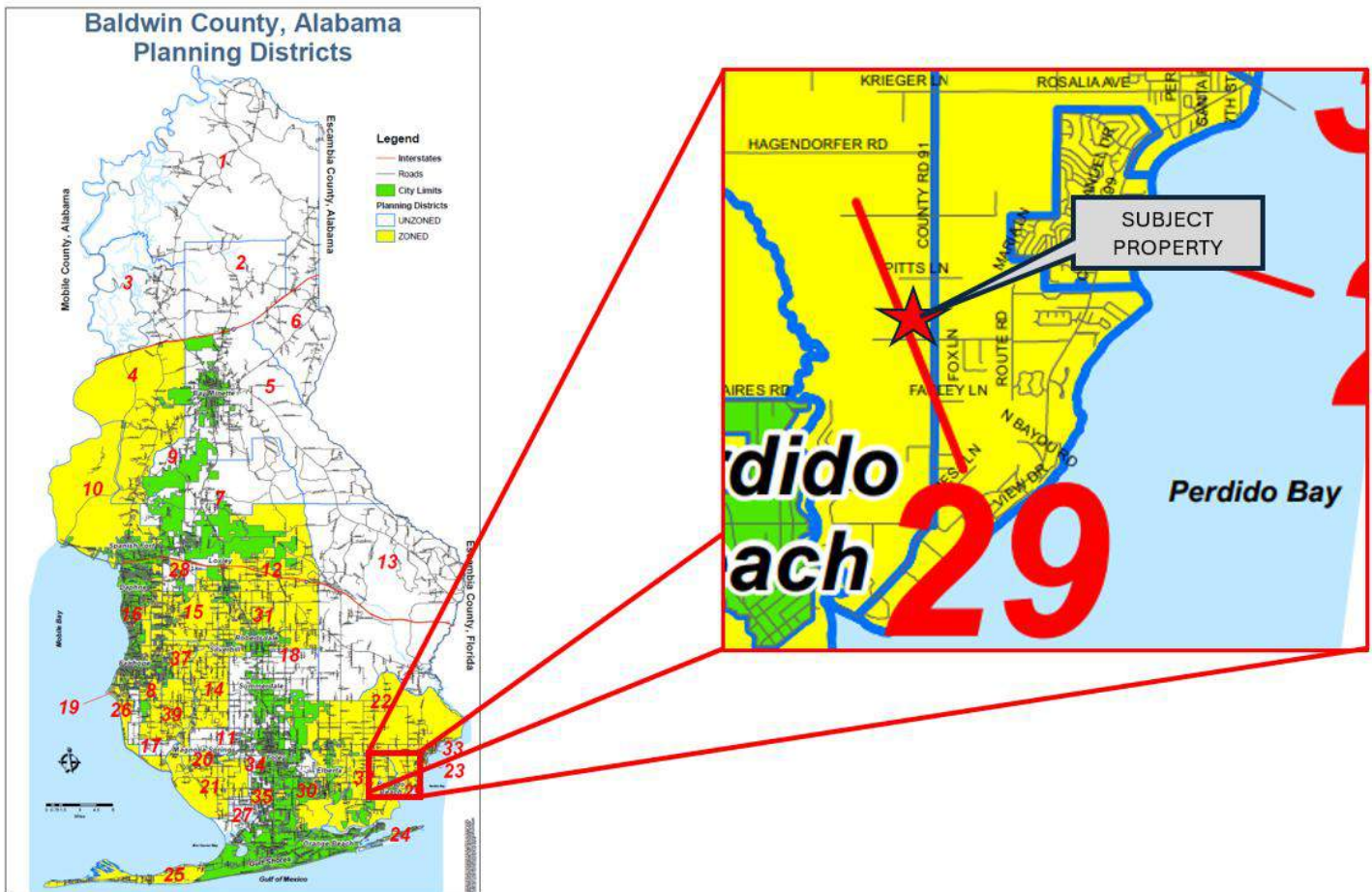
1. Approval of **SV25-27**
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

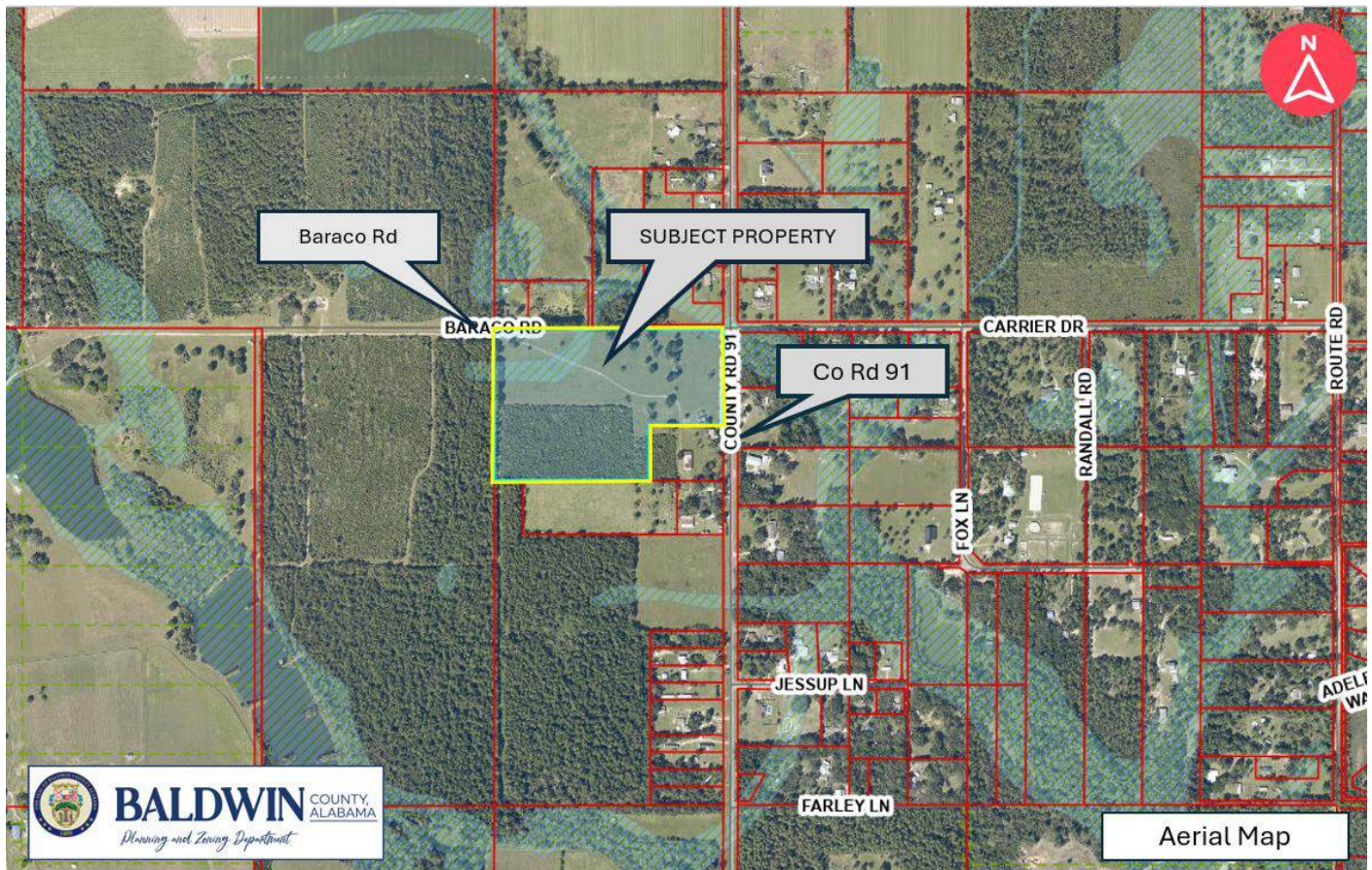
General Conditions:

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

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

LOCATOR MAP







Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-63
Preliminary Plat Approval
Resub of Lot 2 Bryars Subdivision
February 5, 2026

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: RSF-E, Residential Single Family Estate District
PARCEL ID # 05-53-01-01-0-000-012.003
PIN: 631339
LOCATION: Subject property is located west of CC Rd on the north side of Comstock Road in the Elberta area
Online Case #: SC25-000063
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 Comstock Rd
Total acreage: +/- 8.0 acres
Smallest lot size: 1.998 acres
Lot setbacks: 40'F/40'R/15'S
Owner/Developer: Darrell Anthony Danley, 195 McMahon Highlands, Calera, AL 35040
Surveyor: Reese Harpel, P.L.S, Beyond Measure Surveying, 1608 Burtonwood Dr., Foley, AL 36535

Property History:

Bryars Subdivision, Slide #2995-D, Recorded 4/21/2025, approved by BC Planning Commission, 2/6/2025

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated December 16, 2025)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by Chris Lieb, P.E., Lieb Engineering Company, dated November 12, 2024, states the subdivision of this property will not change the drainage pattern or flow rate. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A (Wetland Delineation prepared by Wetland Sciences, Inc. dated September 18, 2024, indicates the property contains no wetlands and is comprised entirely of uplands.)

Staff Analysis and Comments

The proposed subdivision will require 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 SC25-63, Resub of Lot 2 Bryars Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following conditions.

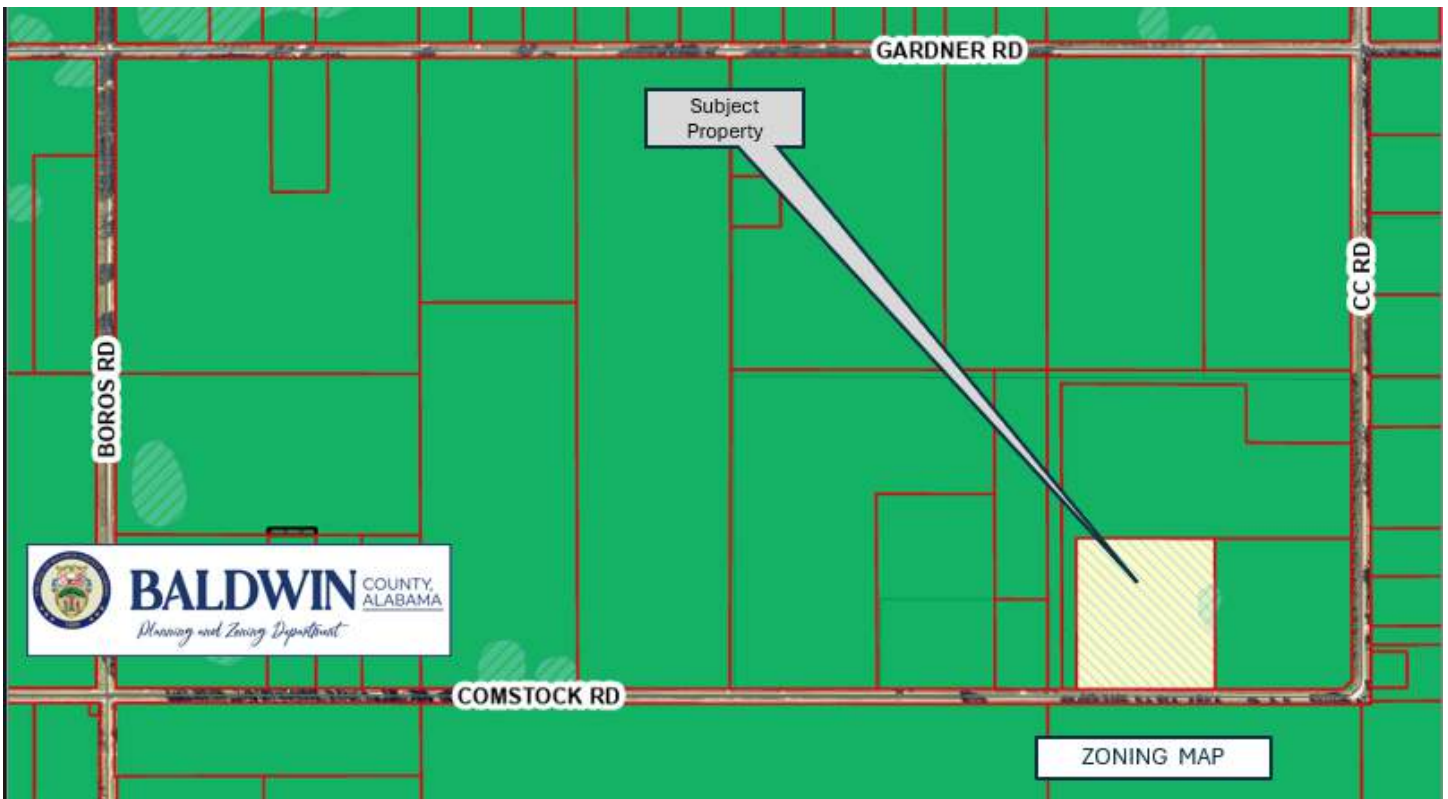
Specific Conditions:

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.

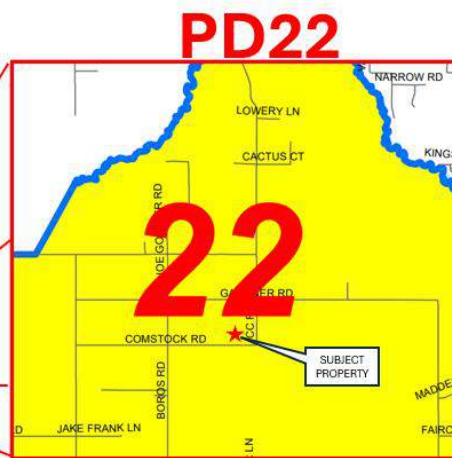
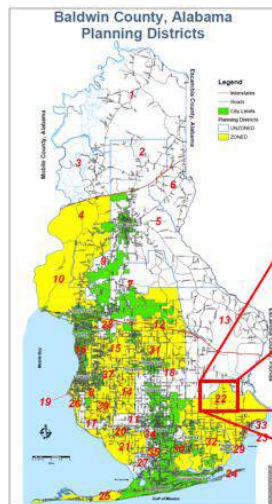
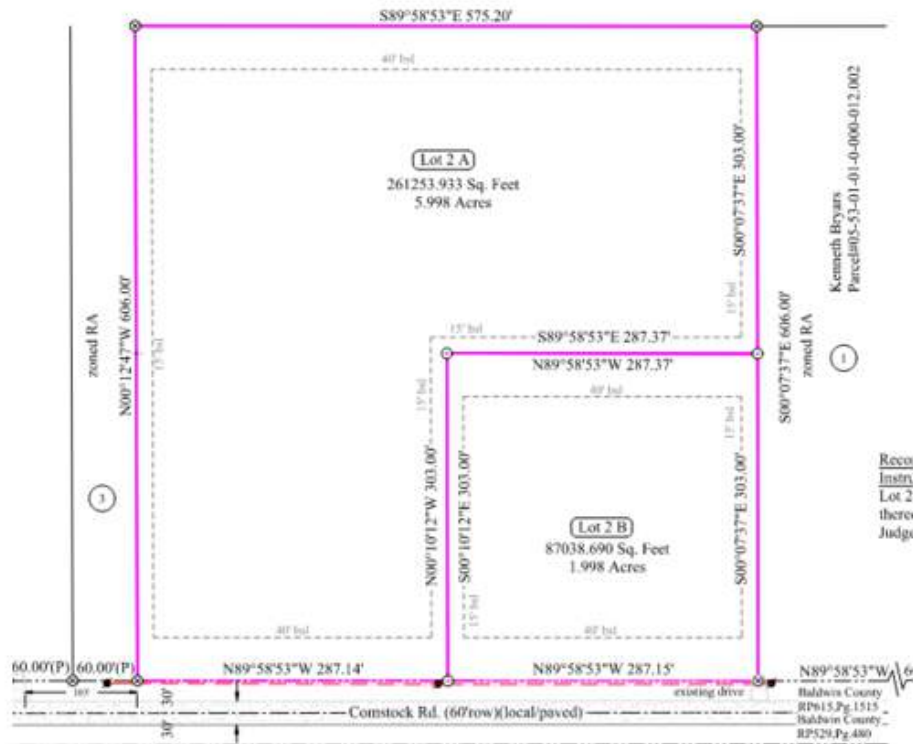
Locator Maps



Plat



Cropped Plat



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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-67
Knoepflein Subdivision
2/5/2026

Subject Property Information

JURISDICTION: Unzoned (Baldwin County)
PLANNING DISTRICT: 13
ZONING: Unzoned
PARCEL ID # 05-49-05-22-0-000-001.002 **PIN:** 631295
LOCATION: South of US HWY 98 and Greek Cemetery Rd
CITIZENSERVE REF: SC25-000067
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Knoepflein Subdivision
Proposed # of Lots: 4 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 19.06 acres
Smallest lot size: 4.765 acres (207,560.127 sq ft)
Owner/Developer: Nicholas Steven & Kayla Kichler Knoepflein
Engineer/Surveyor: Chris Lieb PE Lieb Engineering / Reese Harpel Beyond Measure Surveying

Public Utilities and Site Considerations

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

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

Drainage Improvement: Drainage letter prepared and stamped by Chris Lieb, PE, Lieb Engineering and accepted by the Baldwin County Permit Engineer . "The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations."

Wetlands / Flood Zone : Yes , X -9999.0 **Streets / Roads:** N/A

Staff Analysis and Comments

The request is a 4-lot Residential Subdivision. All proposed 4 lots are 4.765 acres and front Greek Cemetery Road. Any future development will need to adhere to the Baldwin County Access Management Plan & require all applicable local, state, and federal permits.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-67, Knoepflein Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

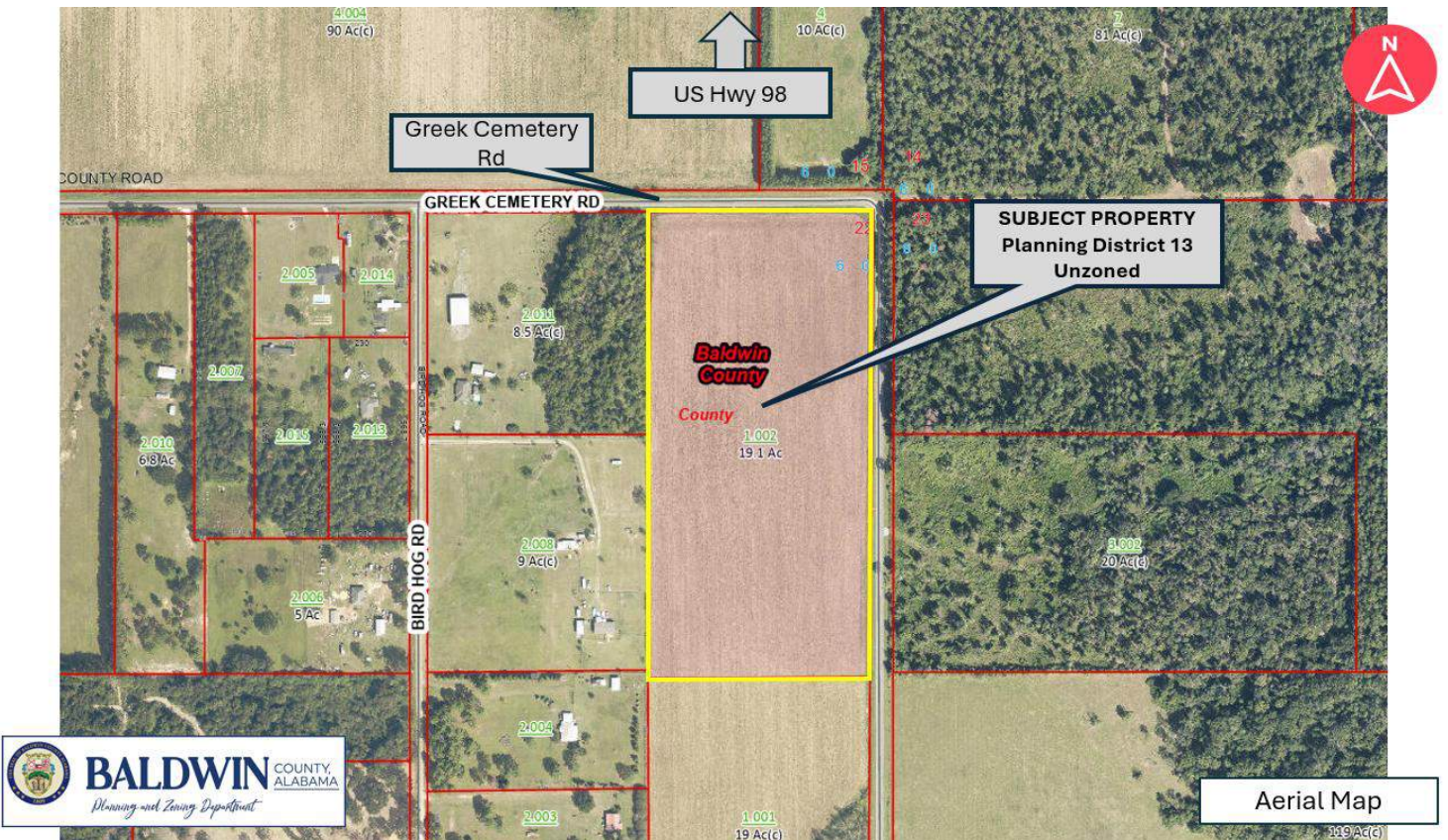
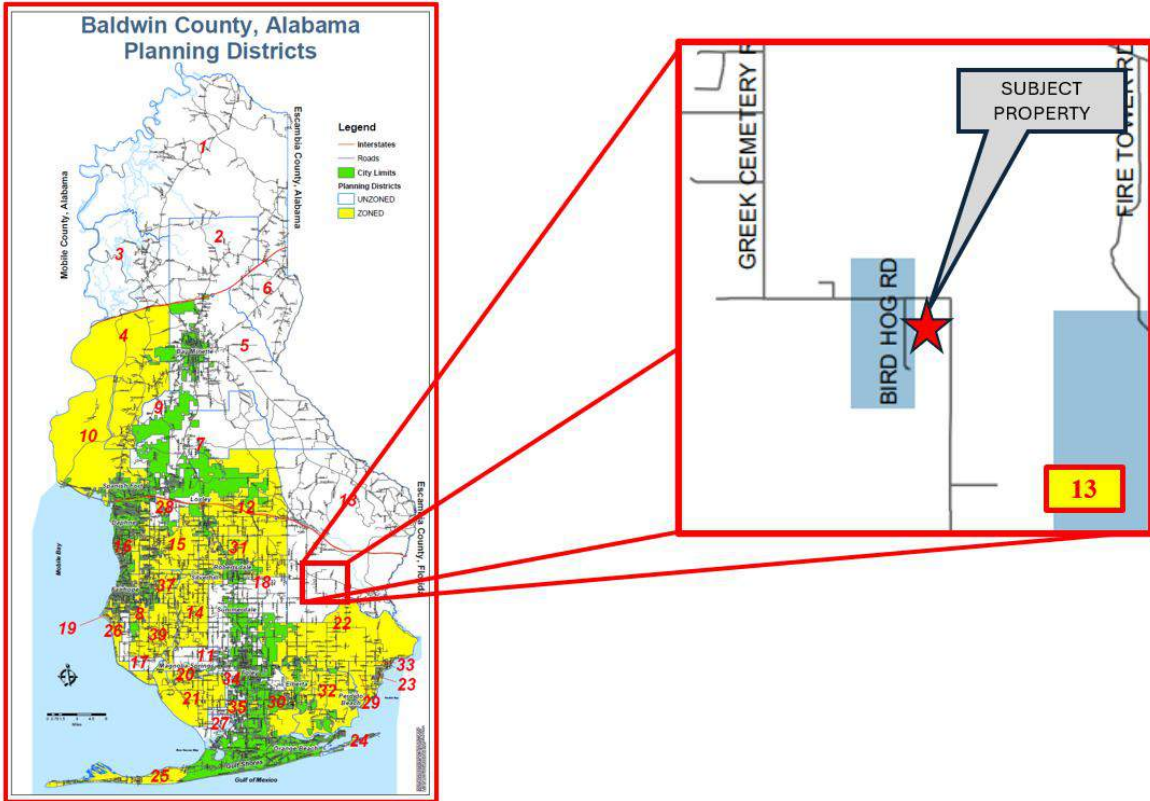
1. Final Plat to show wetlands hatched with normal wetland hatching and referenced in a legend or on the plat. The blue color & lettering will not be highly visible on the recorded plat.
2. Any future development of the proposed 4 Lot Subdivision will need to adhere to the Baldwin County Access Management Plan will require approval of applicable local, state, and federal permits.

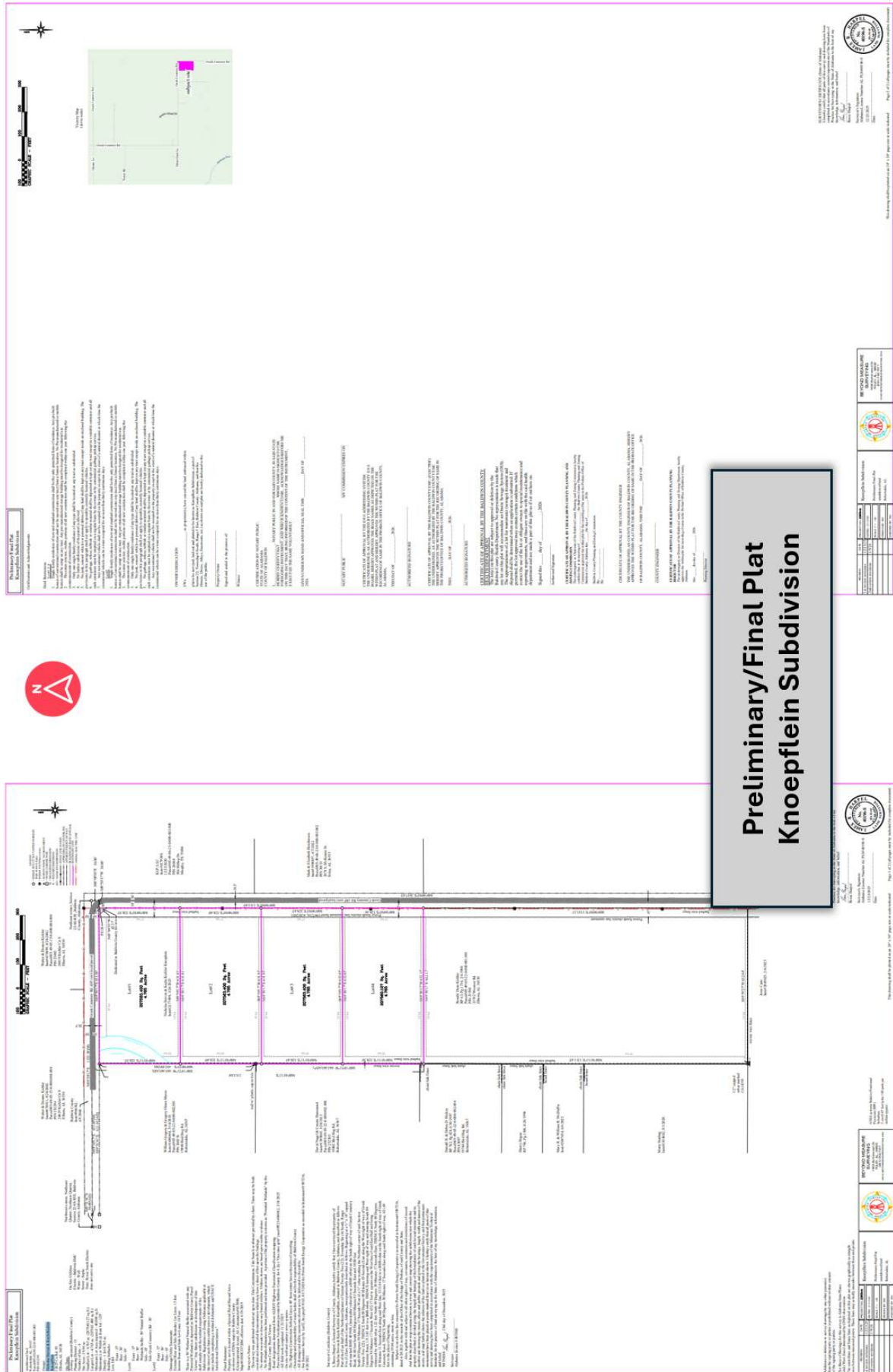
General Conditions:

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

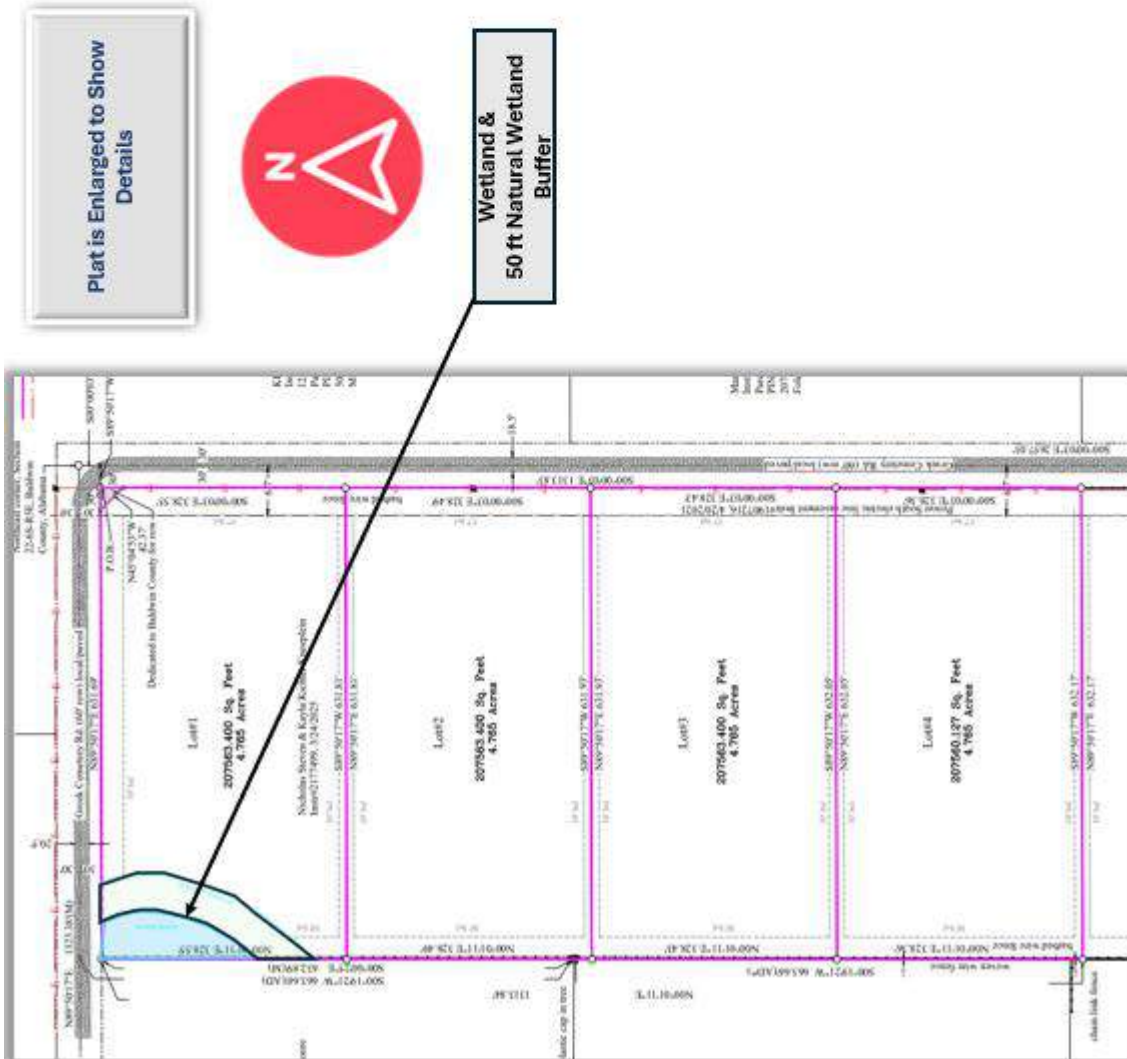
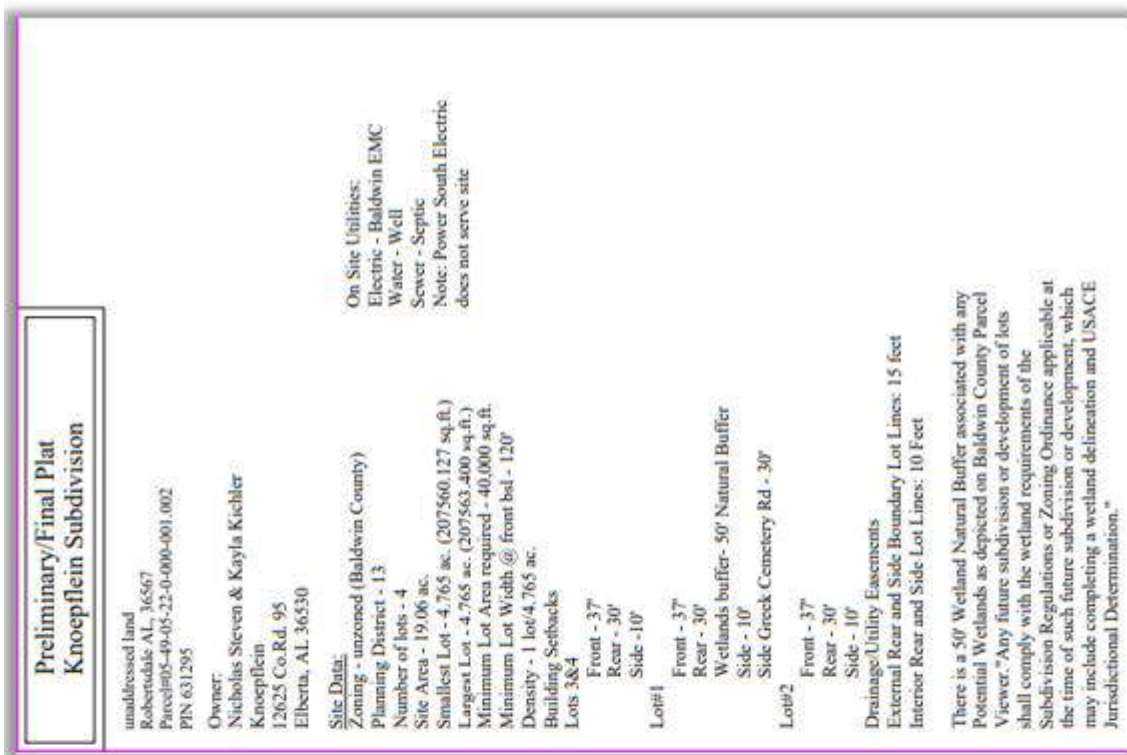
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps





[illegible]





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-39
FAIRHOPE RESERVE
February 5th, 2026

Subject Property Information

Planning District: 37
Zoning: RSF-2
Location: North of State Hwy 104 and East of Saint Michael Way
Parcel Numbers: **05-46-01-01-0-000-003.502 PIN: 77702**
Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: FST AND RANDALL, ROBERT G / Core Development (Developer)
Engineer/Surveyor: Sawgrass Consulting- Tim Lawley
Online Case #: When searching online CitizenServe database, please use SPP25-000039.
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary Plat Approval for a Residential Subdivision
Number of Lots: 40
Linear ft of streets: 3,065 LF
Lot setbacks: 30 ft front and rear, 15 ft side, 20 ft side street
Total acreage: 31.89 acres
Smallest lot size: 0.46 acres (15,000 SF / 0.344 acres required by RSF-2)
Density: 1.26 lots per acre
Density allowed by RSF-2 zoning = 2.9 units/ac
Open space: Total required: 40 x 1000 = 40,000 SF
Total provided: 120,000 SF
Total usable: 40 x 400 = 16,000 SF
Provided: 36,419 SF

Public Utilities and Site Considerations

Public Utilities:	Sewer: BCSS, Malbis Plant. Letter dated 9/19/ 2025. Water: Well Electricity: Riviera Utilities. Letter dated Nov. 12, 2025 Broadband: AT&T. Letter dated Nov. 11, 2025 (not a commitment)
Fire flow:	15 ft Side Setbacks (5.2.5(b)(1))
Traffic study:	A traffic study was prepared by Jennifer Larie Brownlie, PE, <i>Burch Transportation, LLC</i> on 12/11/2025 and reviewed by the Baldwin County Permit Engineer.
Flood zone:	Zone X, no special requirements.
Drainage improve.:	Drainage narrative prepared and stamped by Timothy D. Lawley, PE. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands:	N/A

Staff Analysis and Comments

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP25-39, FAIRHOPE RESERVE** Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

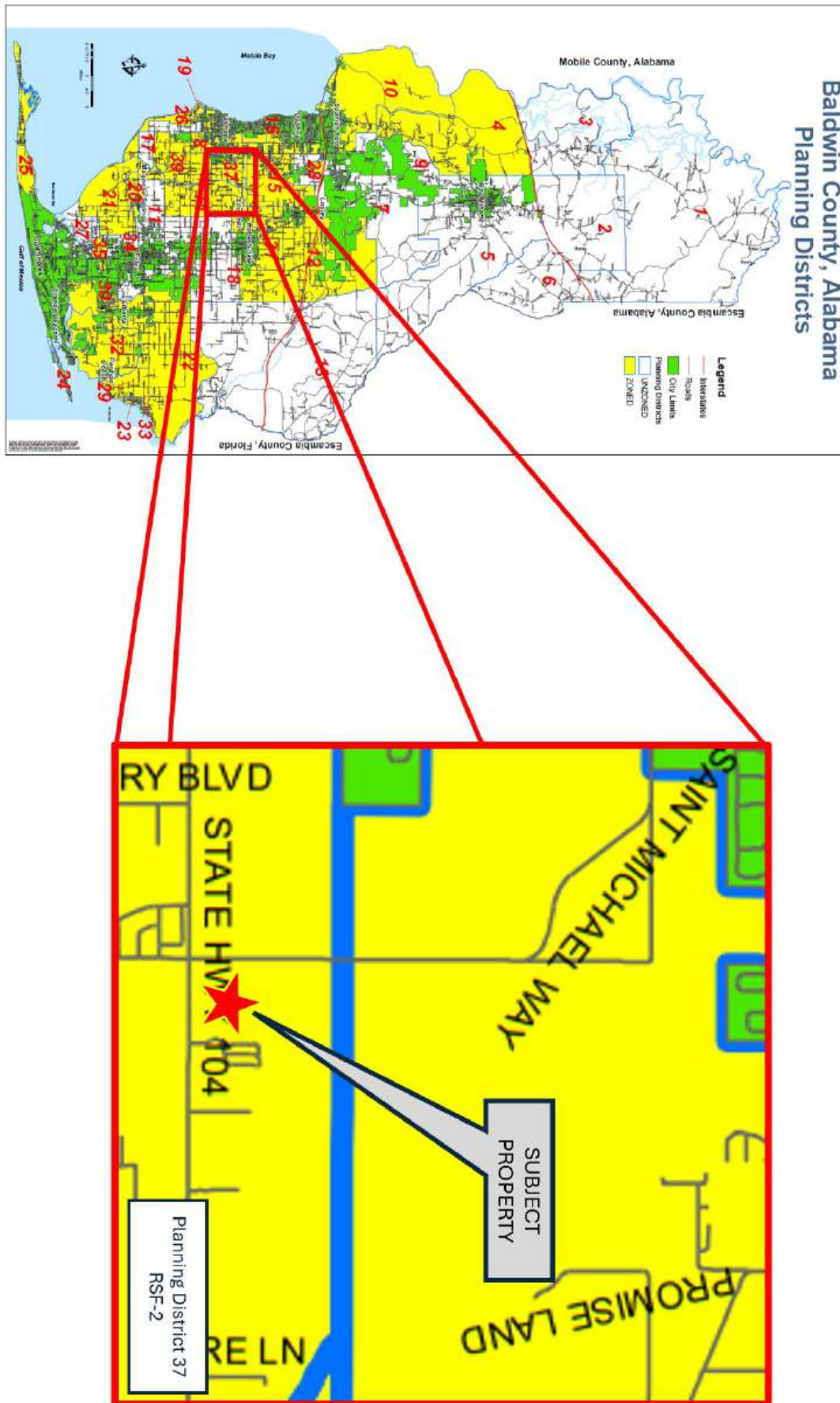
1. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
2. BCSS is under construction to expand the operating capacity at the Malbis treatment facility to 2 million gal/day and should be complete within the next 180 days. This expansion is required to be completed and accepted by ADEM prior to applying 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.

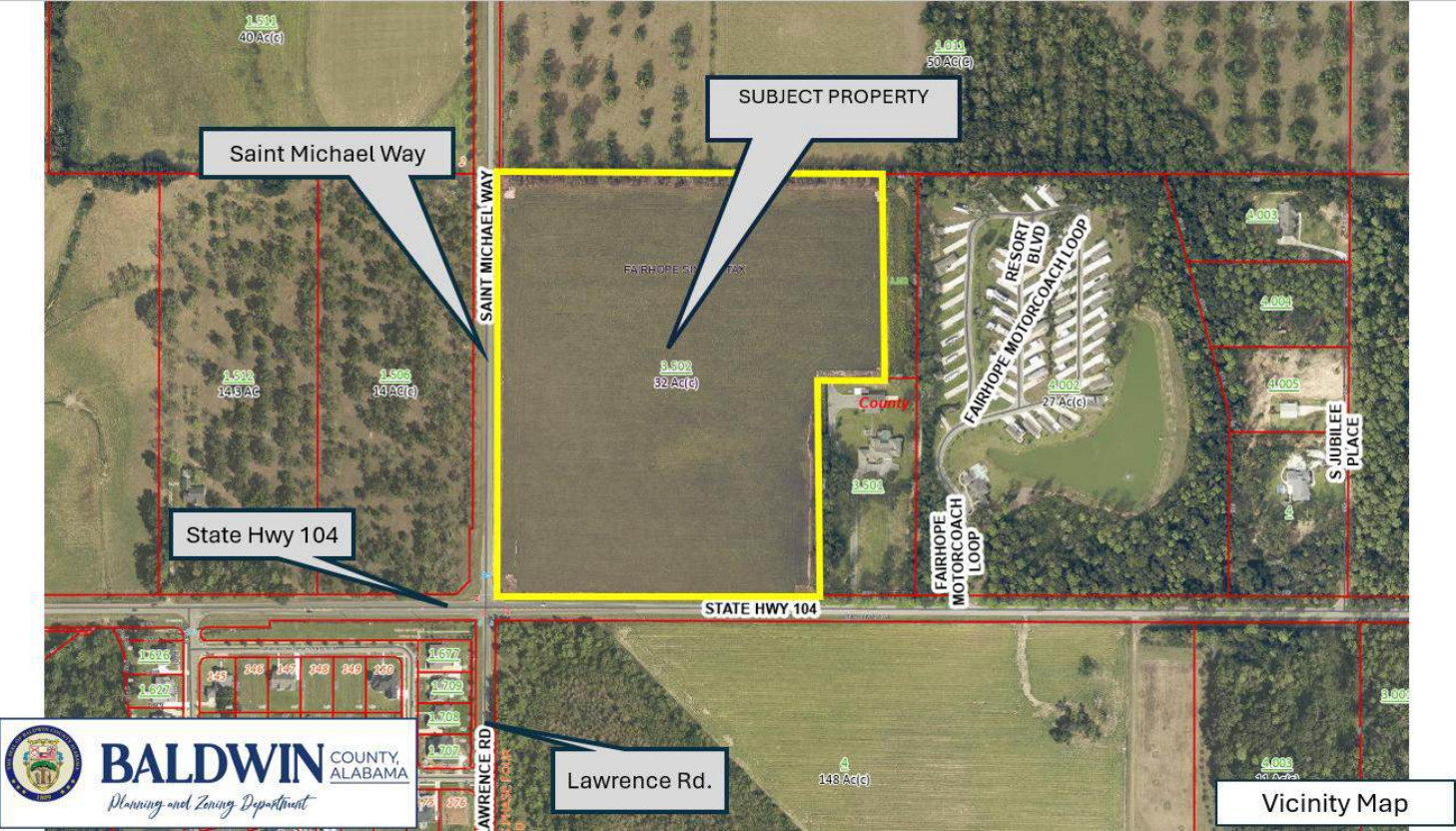
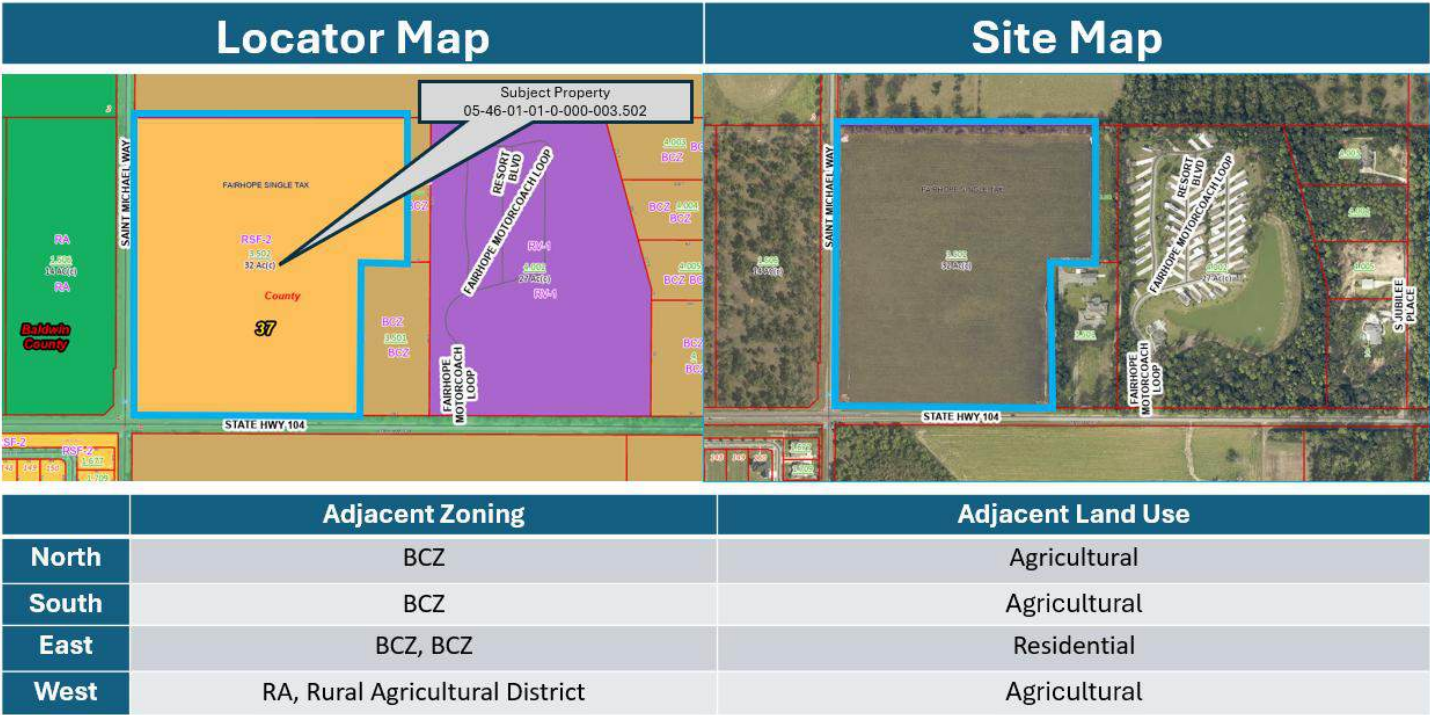
General Conditions:

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>

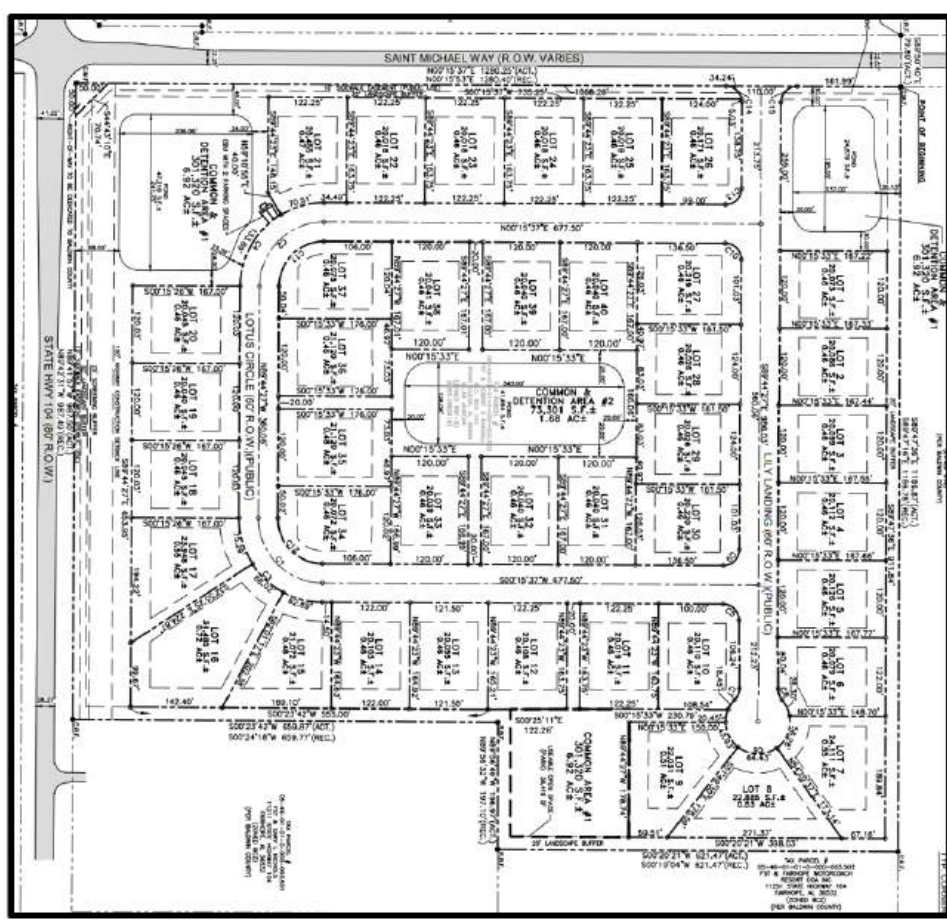
Locator Maps







Cropped Plat



Landscape Plan



= Landscape buffer





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-41
Belmont Estates Subdivision
February 5, 2026

Subject Property Information

Planning District: 15
Zoning: RSF2- Single Family District
Location: The subject property is located south of Larry Street and west of County Rd 54 W.
Parcel Numbers: 05-43-06-14-0-000-001.001 **PIN:** 111271
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: DYAS DREW C AND DYAS CHARLES L JR AND DYAS ARTHUR CORTE AND VAUTIER PAMELA
Engineer/Surveyor: Jason Estes, PE-Dewberry Engineers
Online Case #: When searching online CitizenServe database, please use SPP25-000041
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 46
Linear ft of streets: 3,784LF
Lot setbacks: 30' Front, 30' Rear, 10' Side & 20' Side Setback. The highway construction setback appeal along County Rd 54 W is 75' from the centerline of the right of way.
Total acreage: 38.36 AC
Smallest lot size: 20,160 SF

Public Utilities and Site Considerations

Public Utilities: Water: Wells
Sewer: BCSS, Malbis Treatment Plant, Letter dated October 31, 2025
Electrical: Riviera Utilities, Letter dated October 30, 2025
Broadband: AT&T, Letter dated November 11, 2025
Fire flow: Public water connections are not provided, all lots will be served by individual wells.
Traffic study: Study was conducted by Jennifer Brownlie-Carey it is being reviewed by Baldwin County Planning and Zoning and BC Highway Dept.
Flood zone: Flood Zone X, No special requirements
Drainage improve.: Drainage narrative prepared by Jason Estes, PE, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.

Wetlands

No jurisdictional wetlands were identified on the property

Staff Analysis and Comments

The subject property is located at the intersection of Larry Street and County Road 54 West and consists of approximately 38.36 acres. The minimum density permitted within the RSF-2 (Single-Family Residential) zoning district is 2.9 units per acre. The proposed development reflects a density of approximately 1.2 units per acre, which is well below the maximum density allowed.

The applicant is proposing lots with a minimum width of 120 feet and a minimum lot area of 20,000 square feet. In accordance with the subdivision regulations, curb and gutter improvements are not required due to the proposed lot width and size.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP25-41 Belmont Estates Subdivision** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

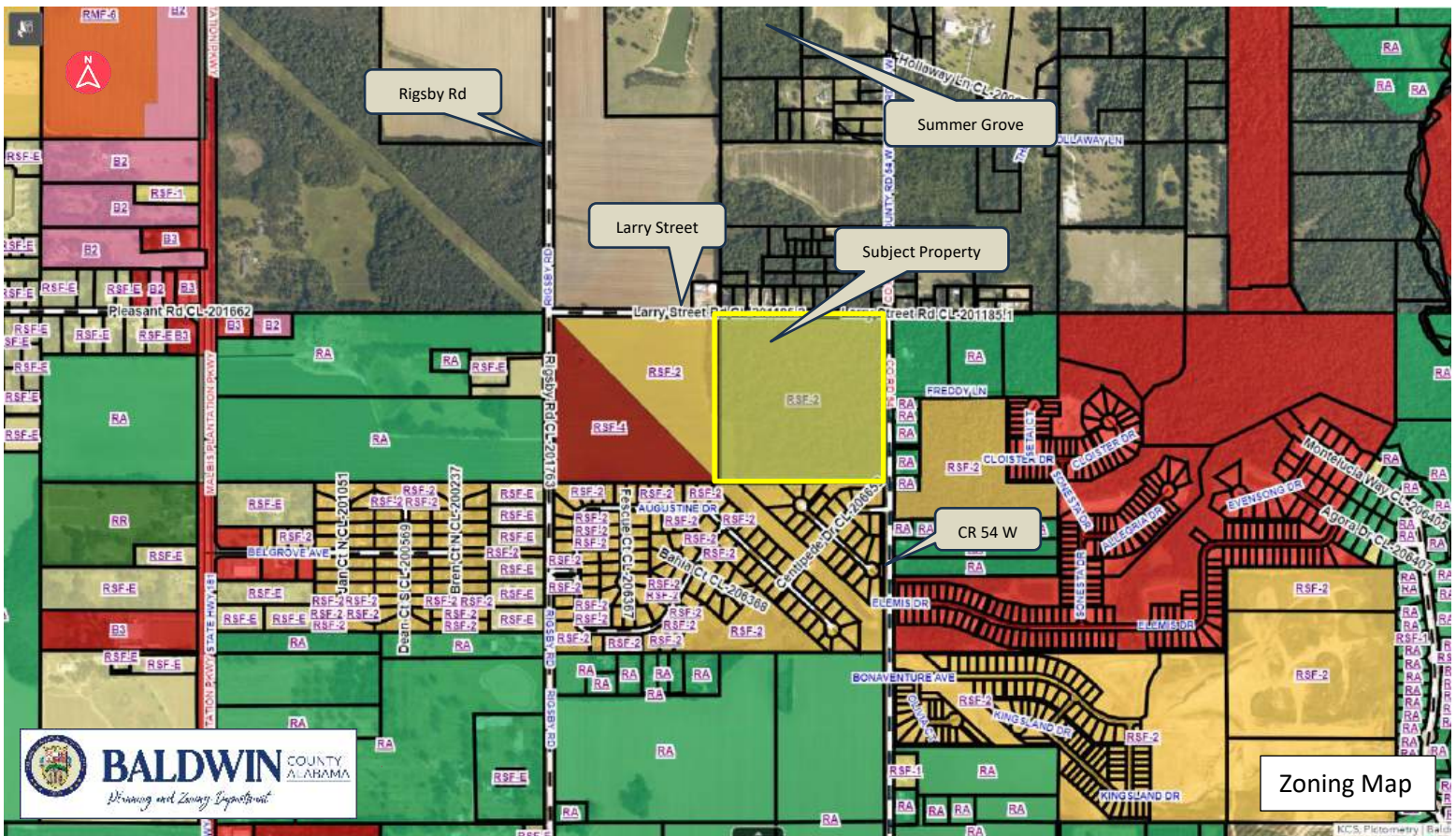
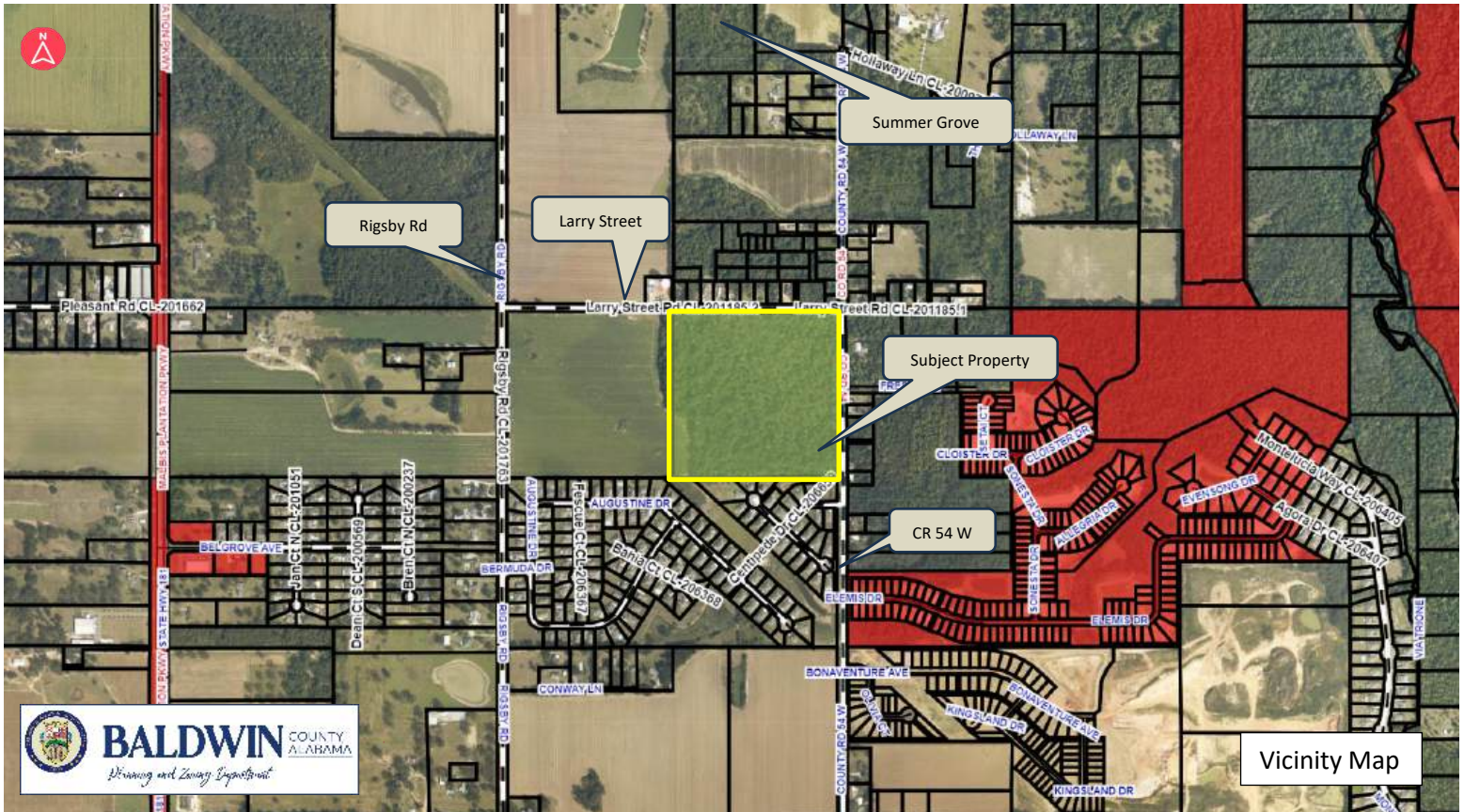
Specific conditions:

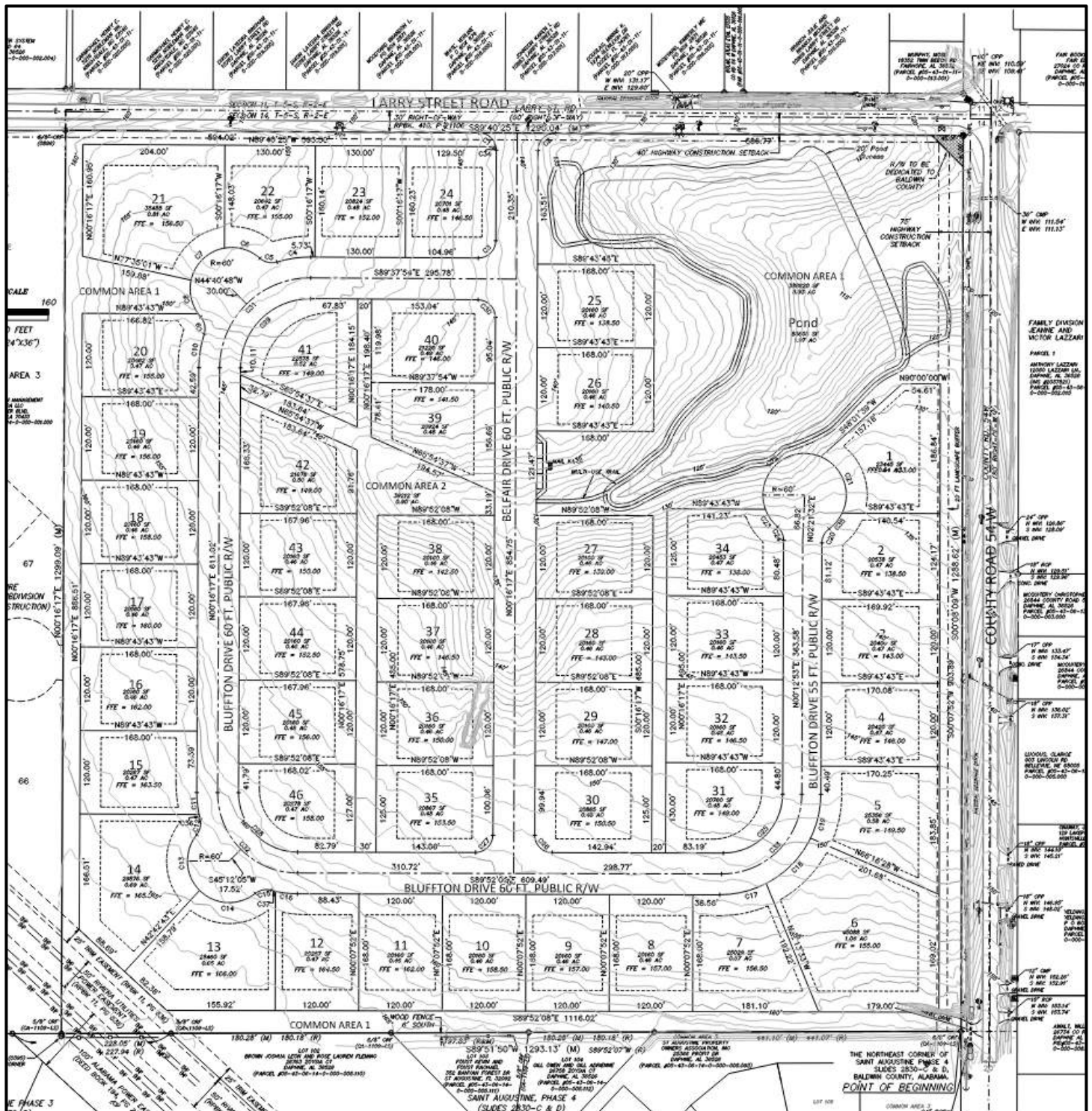
1. The expansion of the BCSS Malbis treatment plant is required to be completed and accepted by ADEM prior to applying for final plat approval.
2. The developer will coordinate with the Baldwin County Highway Dept. and Baldwin County P&Z regarding required transportation improvements/Aid to construction. Those improvements have not been finalized.

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







Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-43
Point Clear Golf Club Ph1 A
February 5, 2026

Subject Property Information

Planning District: 26
Zoning: RA- Rural Agricultural
Location: Located west of County Rd 3 and north of County Rd 24
Parcel Numbers:

Parcel ID No.	Current Zoning	Proposed Zoning
05-56-03-07-0-000-001.000 - 5815	RA	RSF-1
05-56-03-07-0-000-003.000 - 33951	RA	RA and RSF-1
05-56-03-07-0-000-003.001 - 26931	RA	RA
05-56-03-07-0-000-004.000 - 39776	RA	RA
05-56-03-08-0-000-011.000 - 62994	RA	RA and RSF-1
05-56-03-08-0-000-012.000 - 28753	RA	RA and RSF-1
05-56-03-08-0-000-013.000 - 58800	RA	RA
05-56-03-08-0-000-013.001 - 59610	RA	RA
05-56-03-08-0-000-015.000 - 63316 (PORTION 39.331 AC)	RA	RSF-1

Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Point Clear Club Land
Engineer/Surveyor: Jade Consulting LLC, Trey Jinright
Online Case #: When searching online CitizenServe database, please use SPP25-000043
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 16
Linear ft of streets: 2,346 LF
Lot setbacks: Reduced and approved by the PRD site plan
Total acreage: 7.04 ac
Smallest lot size: 8,125 SF
Wetland Setback: 15' Natural Buffers and 30' Natural Buffers, were approved with the PRD Site Plan
USABLE OPEN SPACE: 0.41 ACRES
GROSS DENSITY: 2.27 LOTS/ACRE

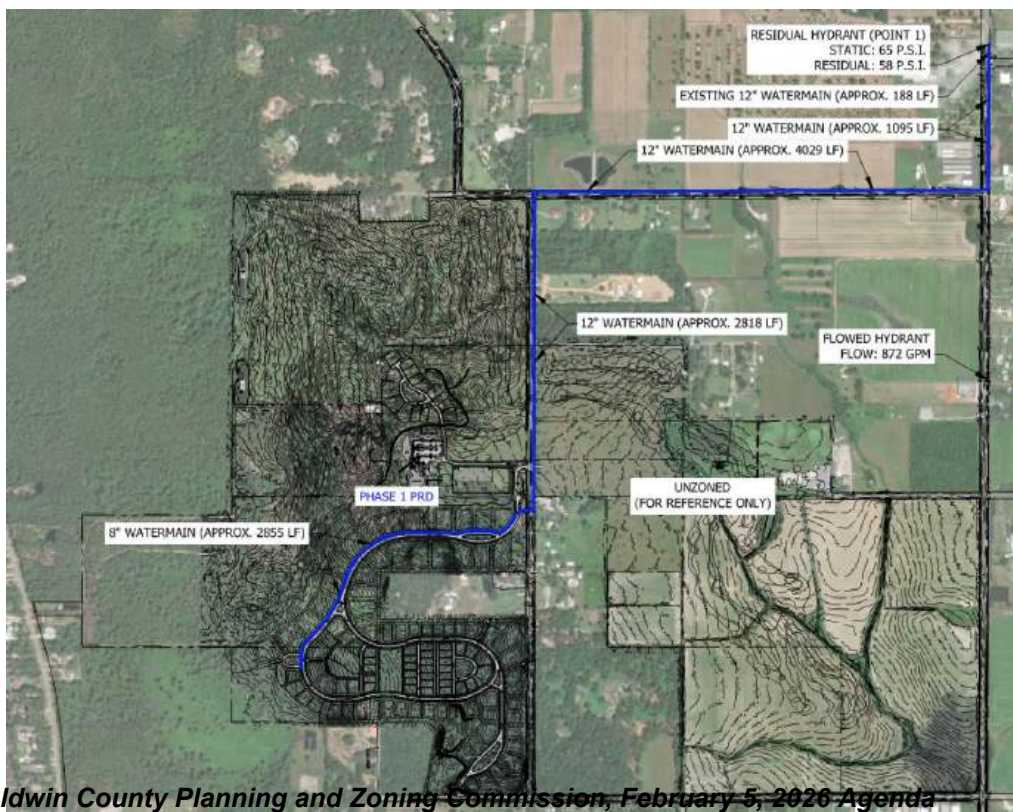
Public Utilities and Site Considerations

- Public Utilities:** Water & Sewer: City of Fairhope, Letter dated January 13, 2026
Electrical: Riviera Utilities, Letter dated January 15, 2025
Broadband: AT&T, Letter dated March 14, 2025
- Fire flow:** currently rated fire flow at 20 psi is 2,381 GPM, this is adequate for the proposed setback.
- Traffic study:** Study was conducted by Jay Bockisch, Gresham Smith it is being reviewed by Baldwin County Planning and Zoning, BC Highway Dept. and a third-party consultant with conditions of approval by the P&Z Permit Engineer.
- Flood zone:** Flood Zone X, No special requirements
- Drainage improve.:** Drainage narrative prepared by Perry Jinright, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.
- Wetlands** No jurisdictional wetlands are identified on Ph1A.

Staff Analysis and Comments

The PRD Final Site Plan was approved by the Baldwin County Commission at the January 20, 2026, regular meeting. The properties for Ph1A are zoned RA, Rural Agricultural and 16 residential lots are proposed. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density established by the proposed RSF-1.

Public water improvement are proposed to be brought to the current site.



Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP25-43 Point Clear Golf Club Ph 1A** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

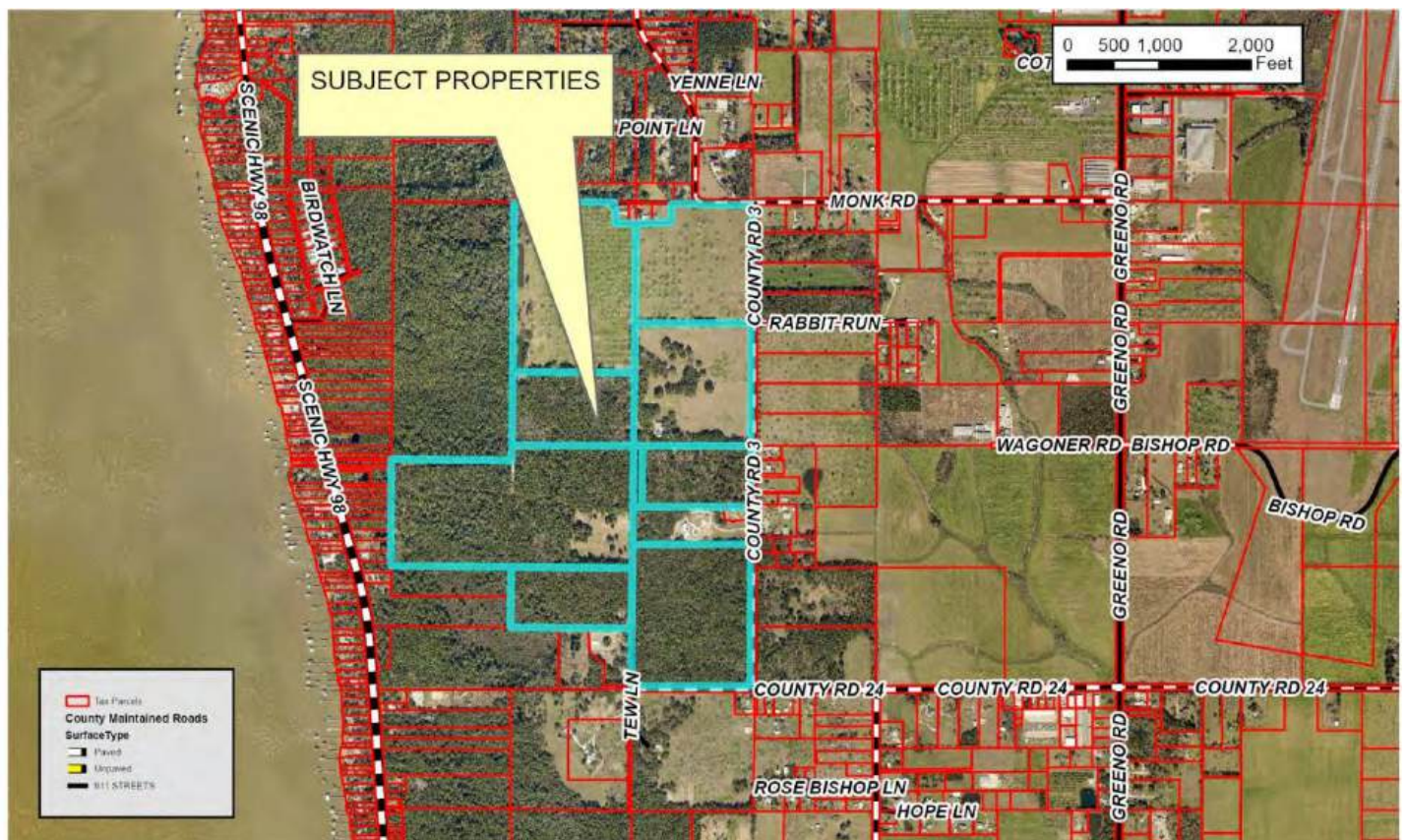
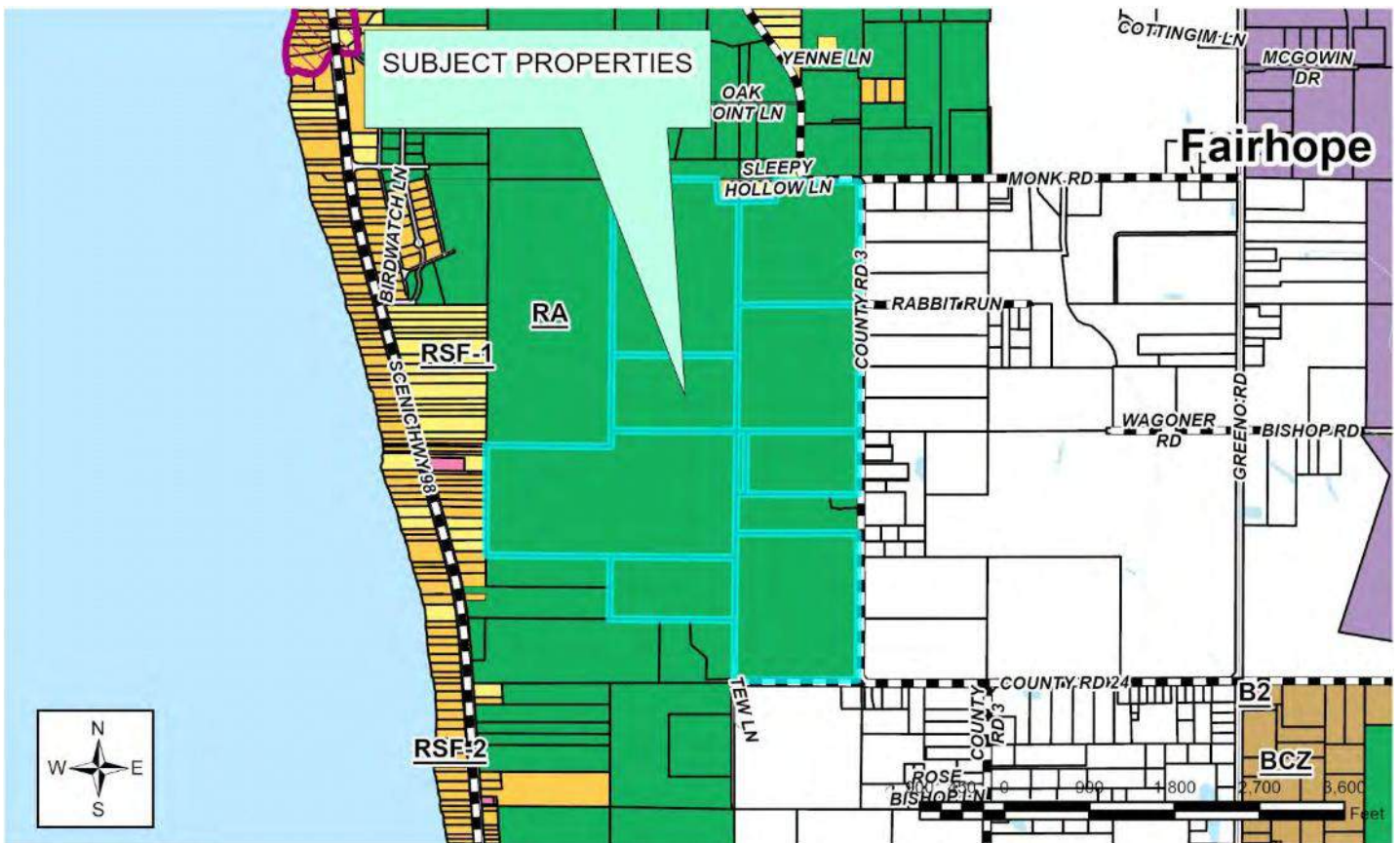
Specific conditions:

1. Provide a E-911 Adress Verification letter for the proposed streets.
2. Provide a revised Operation & Maintnance Plan (O&M)
3. Revise the landscaping Plan to reflect the required stormwater ponds as per section 6.2.2(b) 2 of the Subdivision Regulations.
4. The applicant shall coordinate with the Baldwin County Planning and Zoning and Highway Department as the traffic study is being reviewed by a third party consultant to determing the requirement of traffic improvements.
5. The applicant shall record with theJudge of Probate's office the approved exemption (PF25-327) for the common movement of property lines to reflect the boudanry of each proposed phase.

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



TRAFFIC STUDY

For
Proposed Point Clear Golf Club
Fairhope, Alabama



Prepared For:
Point Clear Investments, LLC

Prepared By:



2222 Arlington Ave S, Suite 202
Birmingham, Alabama 35205
205.298.9200

Updated November 2025

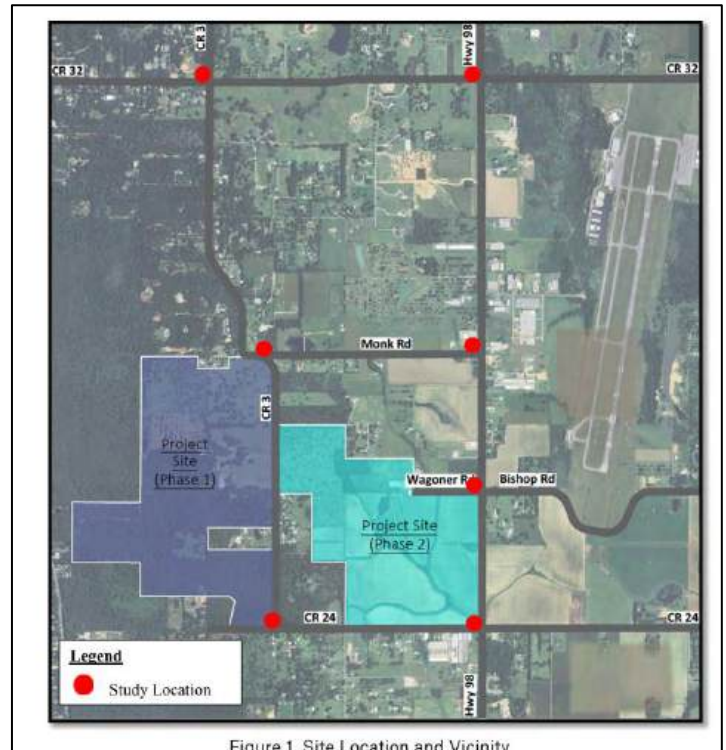


Figure 1. Site Location and Vicinity

EXISTING TRAFFIC VOLUMES

Existing AM and PM peak hour turning movement counts at the study area intersections were collected on Thursday, May 1st, 2025, by Marr Traffic Data Collection. It should be noted that Baldwin County schools were open and operating on the day the counts were taken. The resulting Year 2025 AM and PM peak hour turning movement volumes are shown in Figure 4. The traffic count worksheets are provided in Appendix A.

In addition, the trip generation utilized in the original study assumed a golf course open to the public. The golf course and ancillary uses within the development will be for use by the residents of the community and will therefore generate a significant amount of internal trips, as opposed to new/additional external trips. Accordingly a 50 percent reduction in trip generation for the golf course was assumed to account for the restricted use of the golf course.

All other data (i.e. traffic counts, growth rates, phase buildout year) and trip distribution assumptions are same as the original study. Based on the updated trip generation, the following improvements are recommended:

- A southbound right turn lane is recommended for the intersection of US 98 and Monk Rd for Phase 1 of buildout.
- A southbound right turn lane is also recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- A northbound left turn lane is recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- Based on the speed management techniques proposed along CR 3 at the main access, a reduction in the speed limit to 35 mph is appropriate.

Phasing Plan

UTILITIES:

RIVIERA UTILITIES - POWER
CITY OF FAIRHOPE - WATER
CITY OF FAIRHOPE - SANITARY SEWER
CITY OF FAIRHOPE - GAS
ATT - COMMUNICATIONS

DEVELOPER:

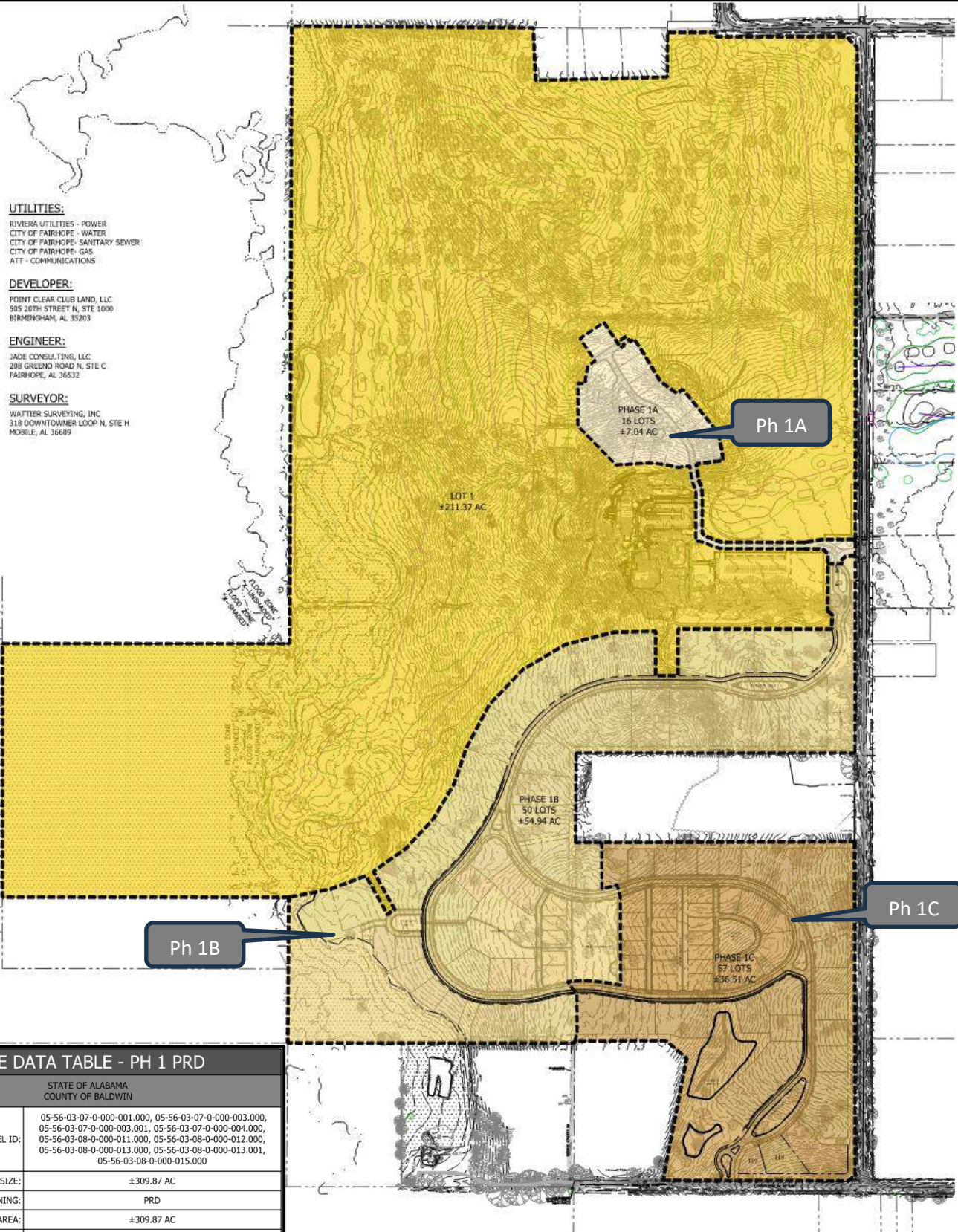
POINT CLEAR CLUB LAND, LLC
505 20TH STREET N, STE 1000
BIRMINGHAM, AL 35203

ENGINEER:

JADE CONSULTING, LLC
208 GREENO ROAD N, STE C
FAIRHOPE, AL 36532

SURVEYOR:

WATTIER SURVEYING, INC.
318 DOWNTOWNER LOOP N, STE H
MOBILE, AL 36609



SITE DATA TABLE - PH 1 PRD

STATE OF ALABAMA COUNTY OF BALDWIN	
TAX PARCEL ID:	05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000, 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001, 05-56-03-08-0-000-015.000
PROPERTY SIZE:	±309.87 AC
EXISTING ZONING:	PRD
PH 1 PRD AREA:	±309.87 AC
LOT 1 AREA:	±211.37 AC
PH 1A AREA:	±7.04 AC
PH 1B AREA:	±54.94 AC
PH 1C AREA:	±36.51 AC
LOT DATA:	
PH 1A LOTS:	16 LOTS
PH 1B LOTS:	50 LOTS
PH 1C LOTS:	57 LOTS

Lot Size Deviations

RA Zoned Lots

Lot Types

Golf Cottage Lot Wide:

Qty: 14 lots

Avg lot size: 10,458 SF

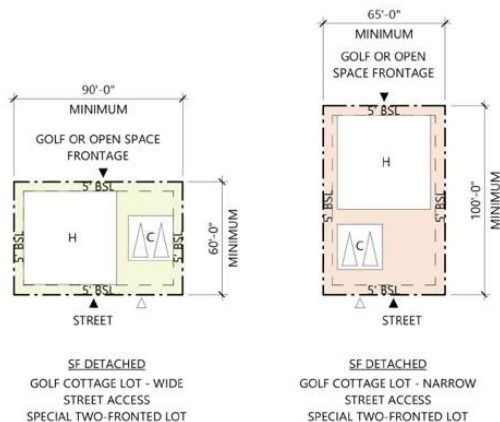
Smallest lot size: 7,785 SF

Golf Cottage Lot Narrow:

Qty: 4 lots

Avg lot size: 8,188 SF

Smallest lot size: 7,118 SF



RA Zoning Requirements

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Min. Lot Width at Building Line	210-Feet
Min. Lot Width at Street Line	210-Feet

Lot Types

Village Lot:

Qty: 20 lots

Avg lot size: 12,054 SF

Smallest lot size: 10,000 SF

Typical Lot:

Qty: 10 lots

Avg lot size: 20,481 SF

Smallest lot size: 13,778 SF

Estate Lot:

Qty: 24 lots

Avg lot size: 26,979 SF

Smallest lot size: 20,647 SF

Village Enclave Lot:

Qty: 16 lots

Avg lot size: 4,916 SF

Smallest lot size: 4,342 SF

Typical (Two-Fronted) Lot:

Qty: 3 lots

Avg lot size: 14,275 SF

Smallest lot size: 13,752 SF

Estate (Two-Fronted) Lot:

Qty: 15 lots

Avg lot size: 25,609 SF

Smallest lot size: 18,313 SF

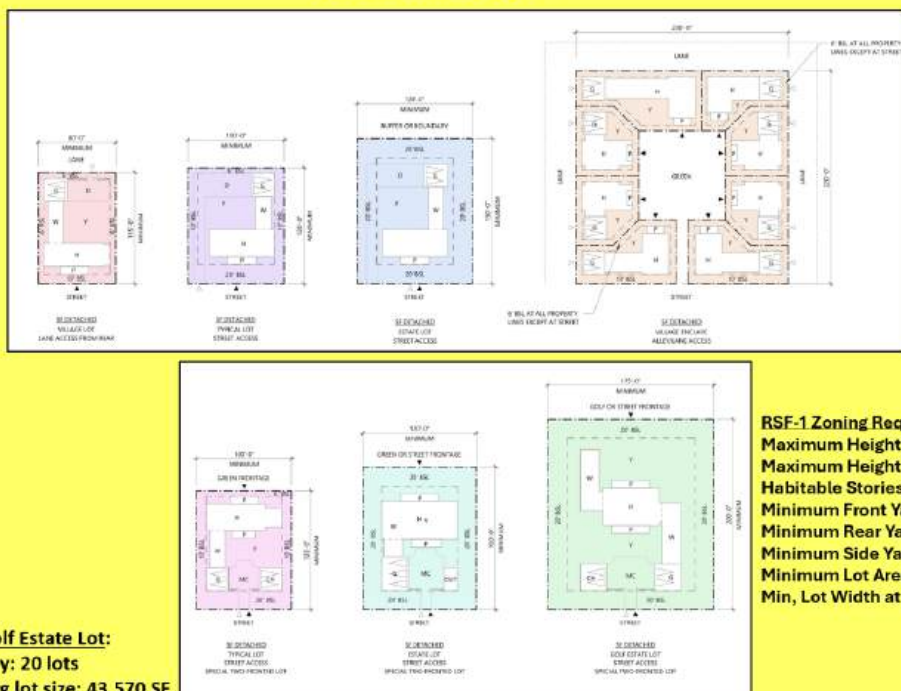
Golf Estate Lot:

Qty: 20 lots

Avg lot size: 43,570 SF

Smallest lot size: 40,071 SF

RSF-1 Zoned Lots



RSF-1 Zoning Requirements

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 SF
Min. Lot Width at Building Line	100-Feet



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-44
Point Clear Golf Club Ph1 B
February 5, 2026

Subject Property Information

Planning District: 26
Zoning: RA- Rural Agricultural & RSF1- Single Family District
Location: Located west of County Rd 3 and north of County Rd 24
Parcel Numbers:

Parcel ID No.	Current Zoning	Proposed Zoning
05-56-03-07-0-000-001.000 - 5815	RA	RSF-1
05-56-03-07-0-000-003.000 - 33951	RA	RA and RSF-1
05-56-03-07-0-000-003.001 - 26931	RA	RA
05-56-03-07-0-000-004.000 - 39776	RA	RA
05-56-03-08-0-000-011.000 - 62994	RA	RA and RSF-1
05-56-03-08-0-000-012.000 - 28753	RA	RA and RSF-1
05-56-03-08-0-000-013.000 - 58800	RA	RA
05-56-03-08-0-000-013.001 - 59610	RA	RA
05-56-03-08-0-000-015.000 - 63316 (PORTION 39.331 AC)	RA	RSF-1

Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Point Clear Club Land
Engineer/Surveyor: Jade Consulting LLC, Trey Jinright
Online Case #: When searching online CitizenServe database, please use SPP25-000044
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 50
Linear ft of streets: 6,015 LF
Lot setbacks: Reduced and approved by the PRD site plan
Total acreage: 54.94 ac
Smallest lot size: 7,475 SF
Wetland Setback: 15' Natural Buffers and 30' Natural Buffers, were approved with the PRD Site Plan

TOTAL COMMON AREA: 14.92 ACRES
USABLE OPEN SPACE: 5.82 ACRES
GROSS DENSITY: 0.91 LOTS/ACRE

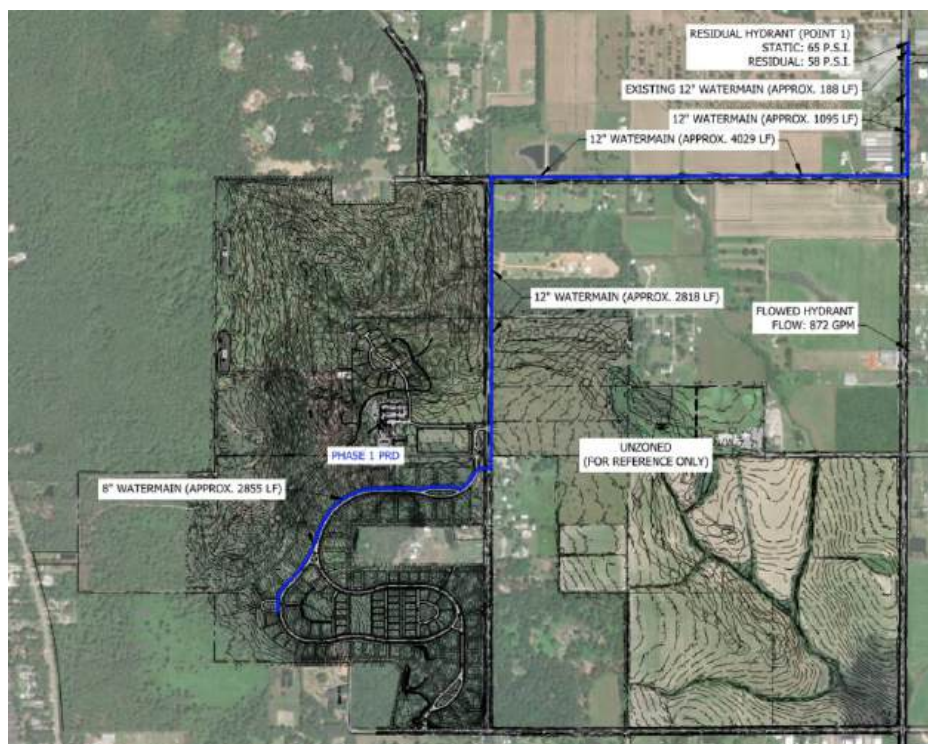
Public Utilities and Site Considerations

Public Utilities:	<u>Water & Sewer:</u> City of Fairhope, Letter dated January 13, 2026 <u>Electrical:</u> Riviera Utilities, Letter dated January 15, 2025 <u>Broadband:</u> AT&T, Letter dated March 14, 2025
Fire flow:	currently rated fire flow at 20 psi is 2,381 GPM, this is adequate for the proposed setback.
Traffic study:	Study was conducted by Jay Bockisch, Gresham Smith it is being reviewed by Baldwin County Planning and Zoning, BC Highway Dept. and a third party consultant with conditions of approval by the P&Z Permit Engineer.
Flood zone:	Flood Zone X, No special requirements
Drainage improve.:	Drainage narrative prepared by Perry Jinright, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.
Wetlands	Wetland report prepared by Lewis Cassidey, EcoSolutions, Inc. buffers are reflected as approved by the PRD Final Site Plan

Staff Analysis and Comments

The PRD Final Site Plan was approved by the Baldwin County Commission at the January 20, 2026, regular meeting. The properties for Ph1A are zoned RA, Rural Agricultural and 16 residential lots are proposed. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density established by the proposed RSF-1.

Public water improvement is proposed to be brought to the current site.



Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-44 Point Clear Golf Club Ph 1B be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

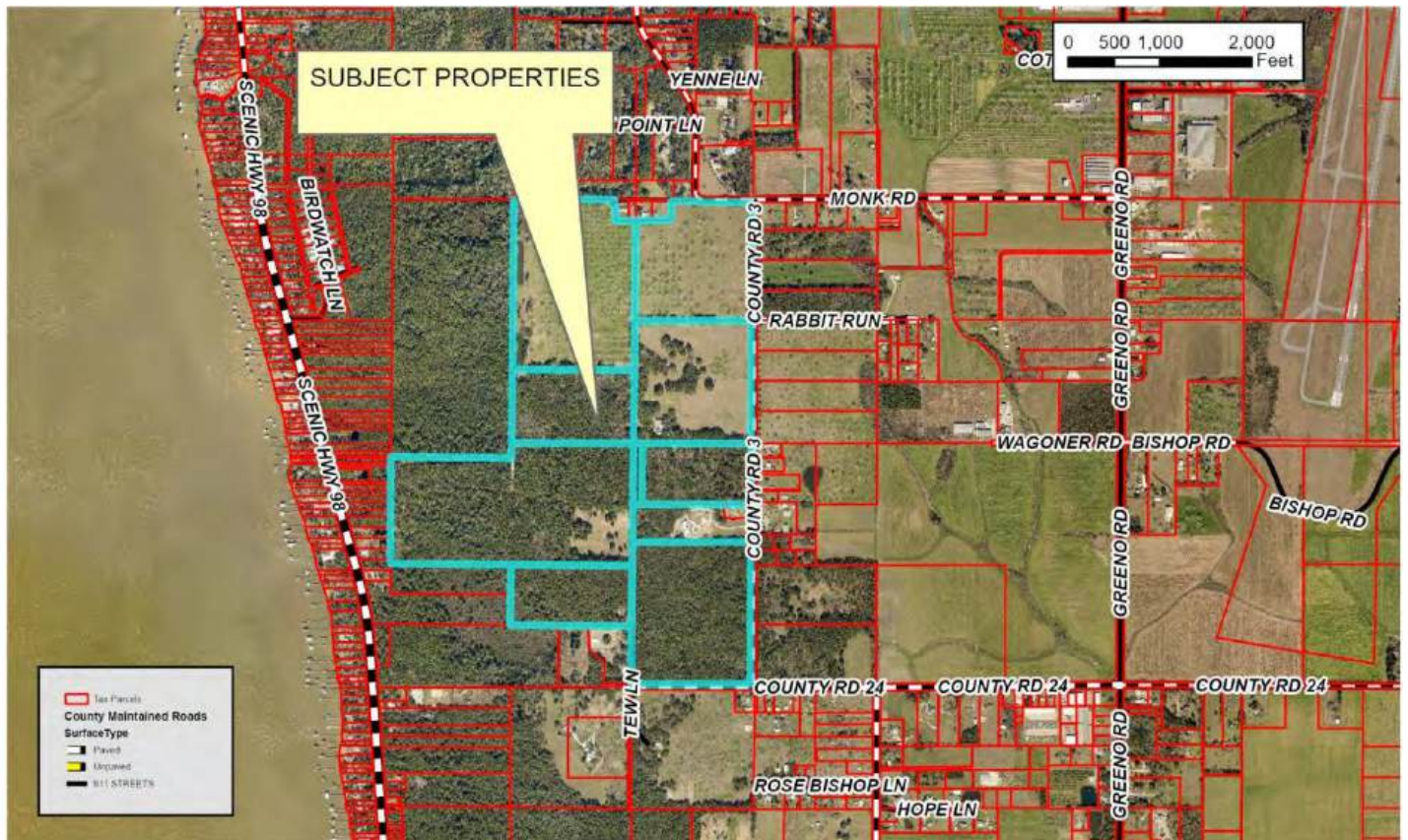
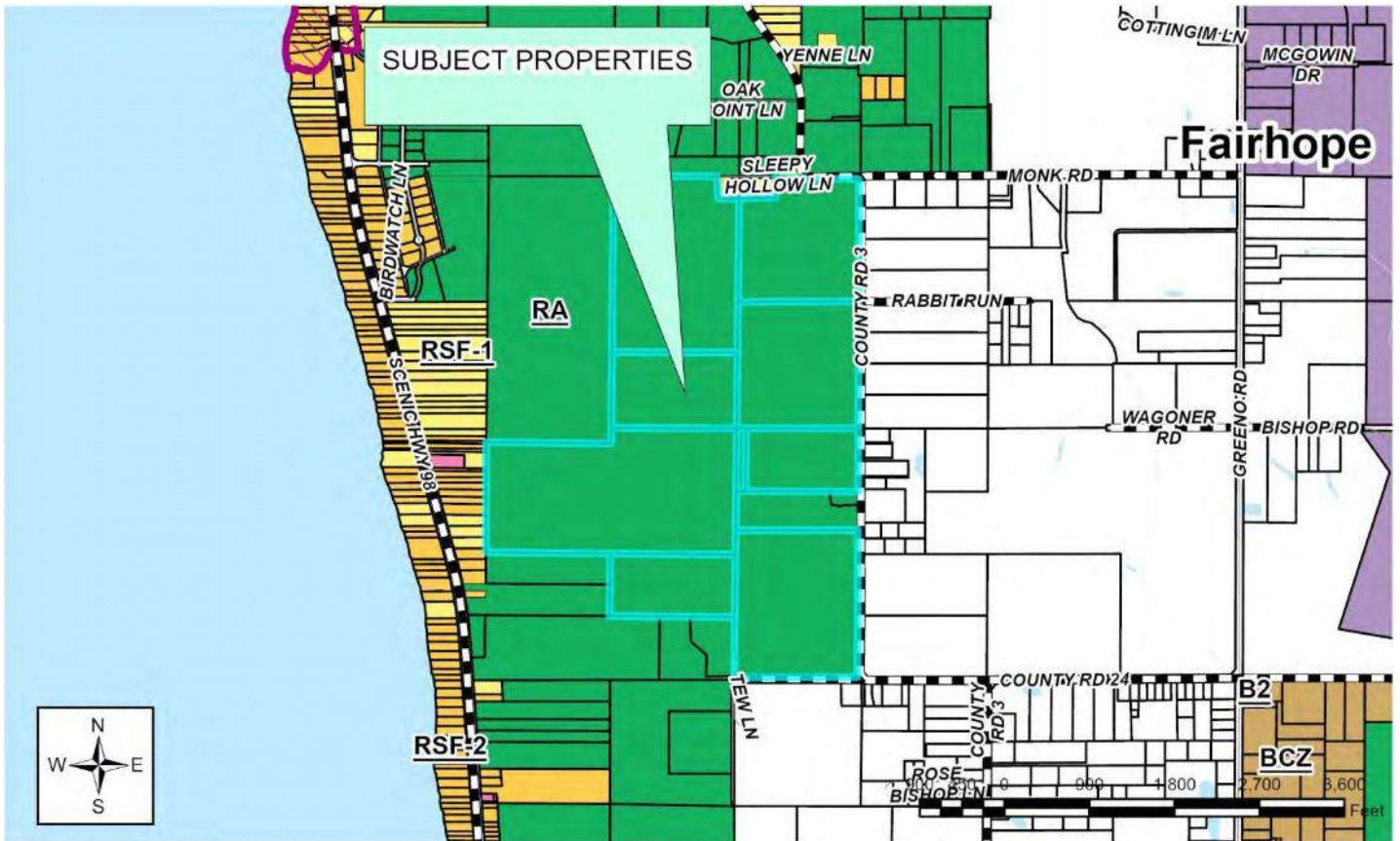
Specific conditions:

1. Provide a E-911 Adress Verification letter for the proposed streets.
2. Provide a revised Operation & Maintnance Plan (O&M)
3. Revise the landscaping Plan to reflect the required stormwater ponds as per section 6.2.2(b) 2 of the Subdivision Regulations.
4. The applicant shall coordinate with the Baldwin County Planning and Zoning and Highway Department as the traffic study is being reviewed by a third party consultant to determing the requirement of traffic improvements.
5. The applicant shall record with the Judge of Probate's office the approved exemption (PF25-327) for the common movement of property lines to reflect the boudanry of each proposed phase.
6. The four phases shown on Preliminary Plat (1A, 1B, 1C and golf course/clubhouse) will be required to obtain CPR (Construction Plan Review) prior to commencing construction.
7. No work may commence in wetlands until the necessary US Army Corps of Engineers wetland permit has been obtained.

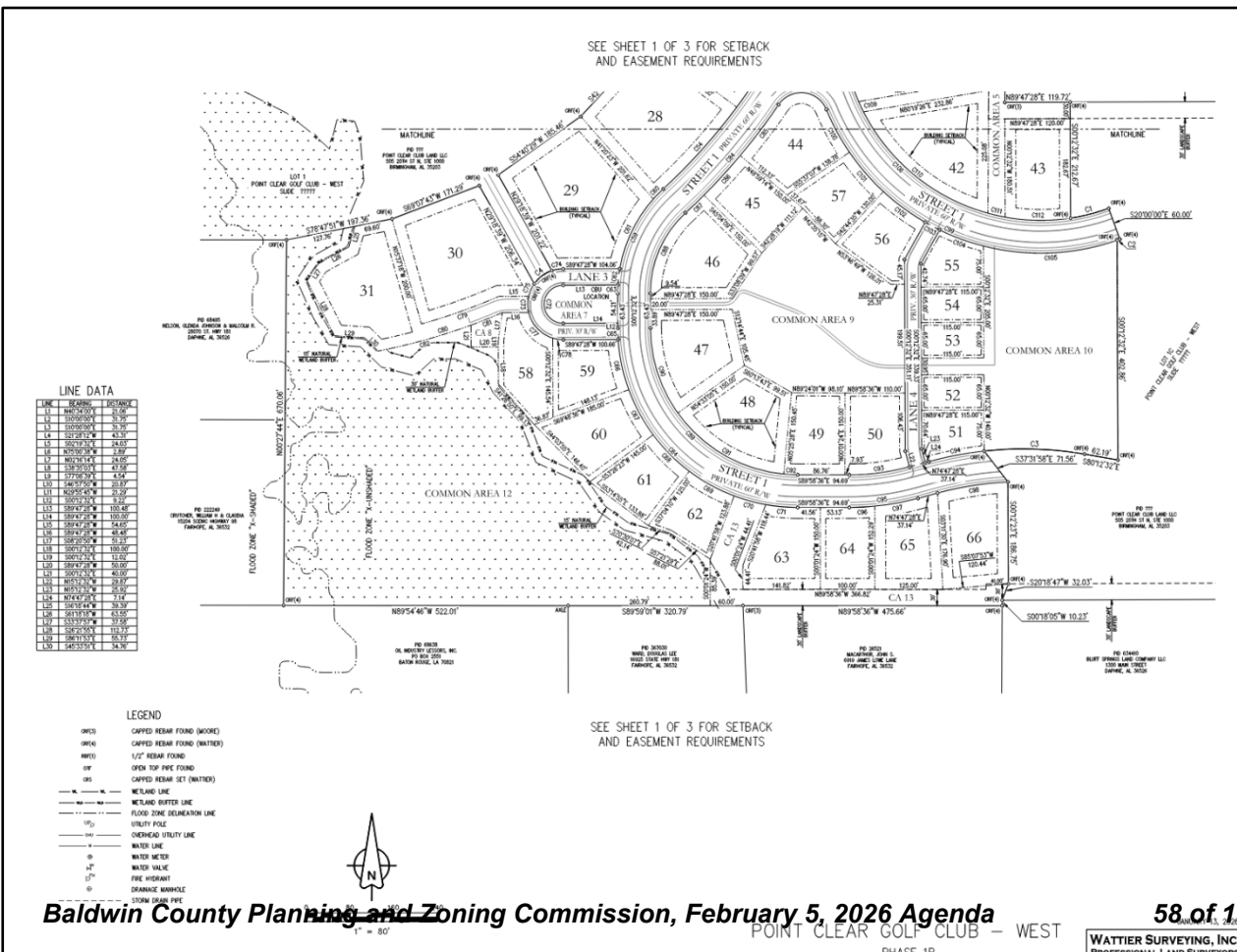
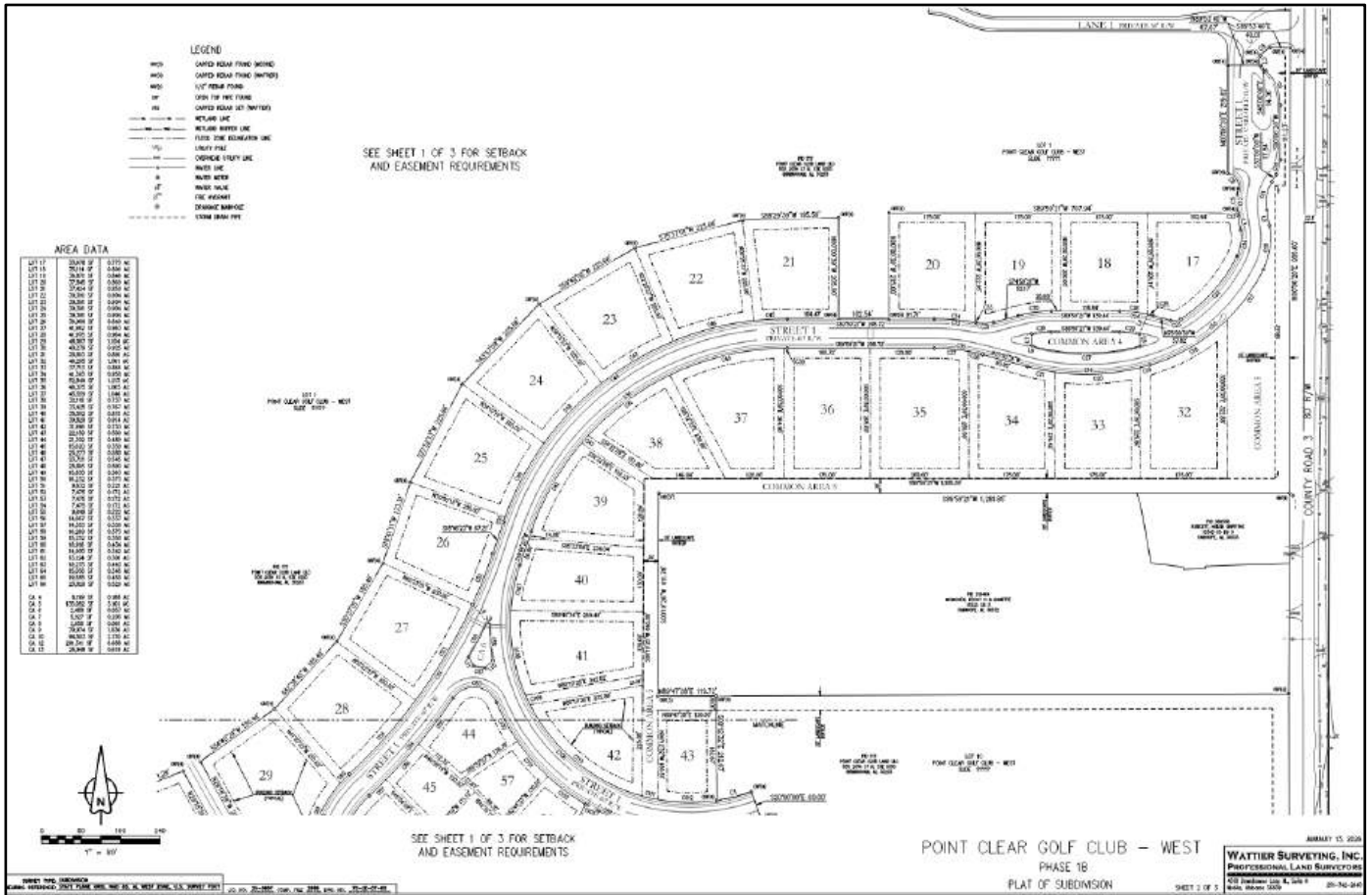
General Conditions:

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



Plat Ph 1B



TRAFFIC STUDY

For
Proposed Point Clear Golf Club
Fairhope, Alabama



Prepared For:
Point Clear Investments, LLC

Prepared By:



2222 Arlington Ave S, Suite 202
Birmingham, Alabama 35205
205.298.9200

Updated November 2025

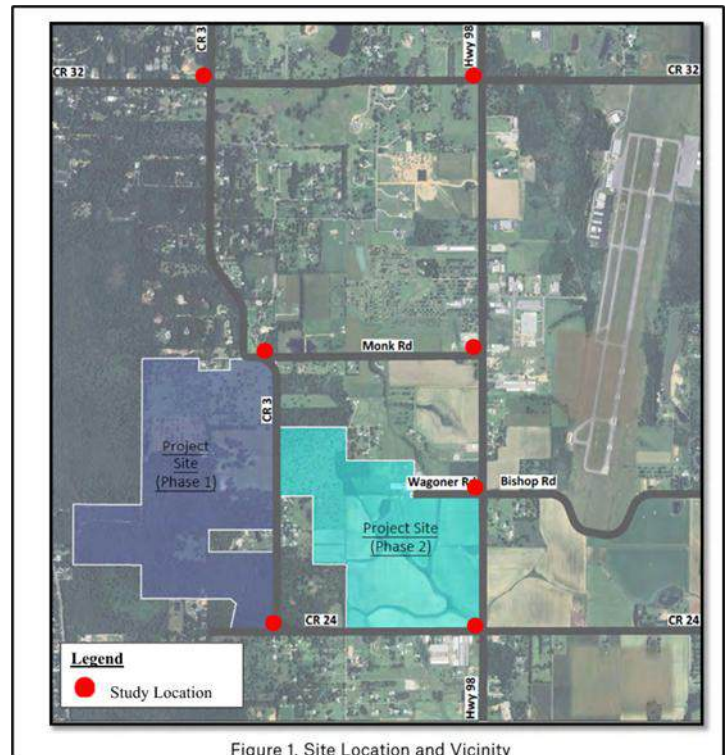


Figure 1. Site Location and Vicinity

In addition, the trip generation utilized in the original study assumed a golf course open to the public. The golf course and ancillary uses within the development will be for use by the residents of the community and will therefore generate a significant amount of *internal* trips, as opposed to new/additional external trips. Accordingly a 50 percent reduction in trip generation for the golf course was assumed to account for the restricted use of the golf course.

All other data (i.e. traffic counts, growth rates, phase buildout year) and trip distribution assumptions are same as the original study. Based on the updated trip generation, the following improvements are recommended:

- A southbound right turn lane is recommended for the intersection of US 98 and Monk Rd for Phase 1 of buildout.
- A southbound right turn lane is also recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- A northbound left turn lane is recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- Based on the speed management techniques proposed along CR 3 at the main access, a reduction in the speed limit to 35 mph is appropriate.

EXISTING TRAFFIC VOLUMES

Existing AM and PM peak hour turning movement counts at the study area intersections were collected on Thursday, May 1st, 2025, by Marr Traffic Data Collection. It should be noted that Baldwin County schools were open and operating on the day the counts were taken. The resulting Year 2025 AM and PM peak hour turning movement volumes are shown in Figure 4. The traffic count worksheets are provided in Appendix A.

Phasing Plan

UTILITIES:

RIVIERA UTILITIES - POWER
CITY OF FAIRHOPE - WATER
CITY OF FAIRHOPE - SANITARY SEWER
CITY OF FAIRHOPE - GAS
ATT - COMMUNICATIONS

DEVELOPER:

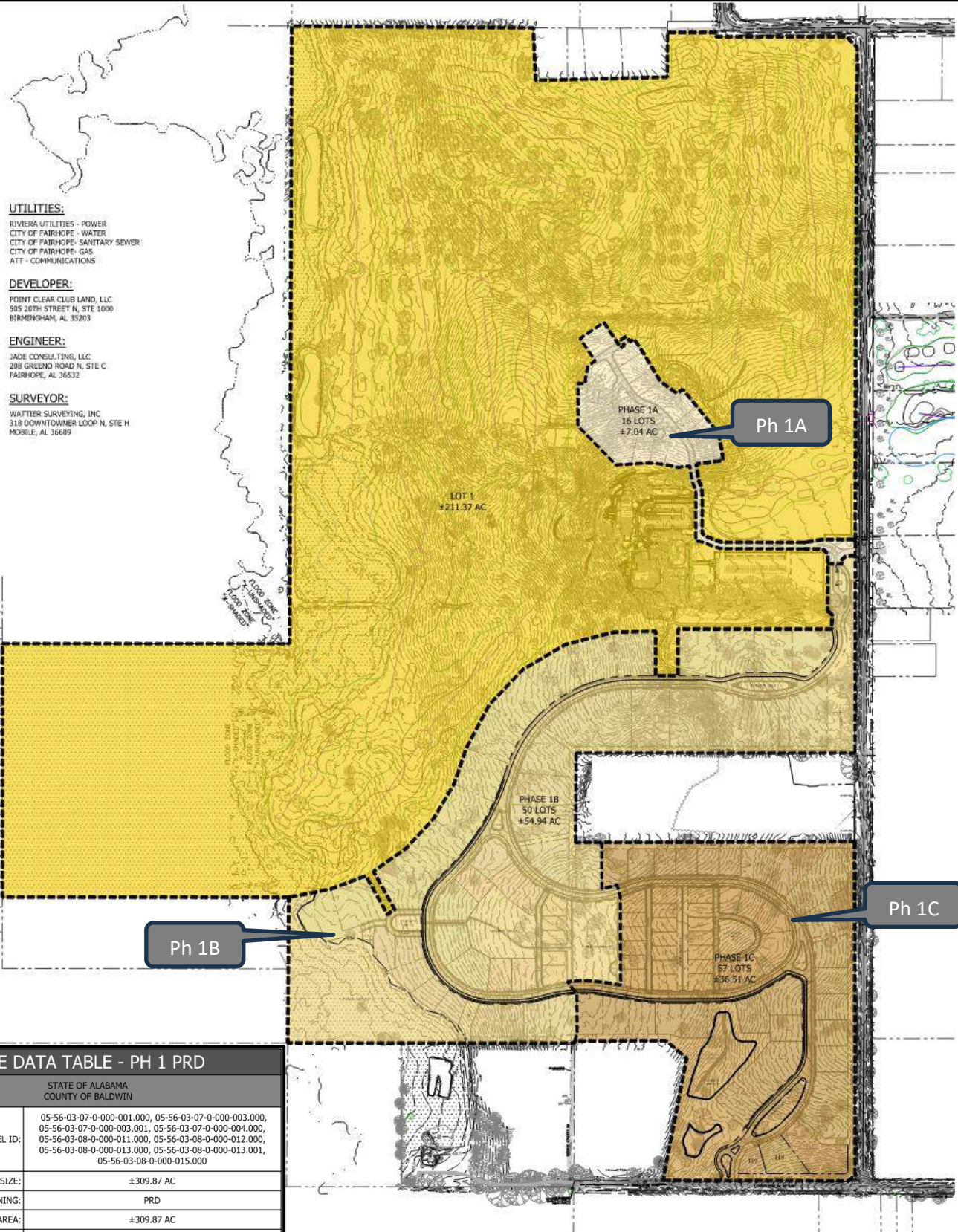
POINT CLEAR CLUB LAND, LLC
505 20TH STREET N, STE 1000
BIRMINGHAM, AL 35203

ENGINEER:

JADE CONSULTING, LLC
208 GREENO ROAD N, STE C
FAIRHOPE, AL 36532

SURVEYOR:

WATTIER SURVEYING, INC.
318 DOWNTOWNER LOOP N, STE H
MOBILE, AL 36609



SITE DATA TABLE - PH 1 PRD

STATE OF ALABAMA COUNTY OF BALDWIN	
TAX PARCEL ID:	05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000, 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001, 05-56-03-08-0-000-015.000
PROPERTY SIZE:	±309.87 AC
EXISTING ZONING:	PRD
PH 1 PRD AREA:	±309.87 AC
LOT 1 AREA:	±211.37 AC
PH 1A AREA:	±7.04 AC
PH 1B AREA:	±54.94 AC
PH 1C AREA:	±36.51 AC
LOT DATA:	
PH 1A LOTS:	16 LOTS
PH 1B LOTS:	50 LOTS
PH 1C LOTS:	57 LOTS



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-45
Point Clear Golf Club Ph1 C
February 5, 2026

Subject Property Information

Planning District: 26
Zoning: RA- Rural Agricultural & RSF-1 Single Family District
Location: Located west of County Rd 3 and north of County Rd 24
Parcel Numbers:

Parcel ID No.	Current Zoning	Proposed Zoning
05-56-03-07-0-000-001.000 - 5815	RA	RSF-1
05-56-03-07-0-000-003.000 - 33951	RA	RA and RSF-1
05-56-03-07-0-000-003.001 - 26931	RA	RA
05-56-03-07-0-000-004.000 - 39776	RA	RA
05-56-03-08-0-000-011.000 - 62994	RA	RA and RSF-1
05-56-03-08-0-000-012.000 - 28753	RA	RA and RSF-1
05-56-03-08-0-000-013.000 - 58800	RA	RA
05-56-03-08-0-000-013.001 - 59610	RA	RA
05-56-03-08-0-000-015.000 - 63316 (PORTION 39.331 AC)	RA	RSF-1

Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Point Clear Club Land
Engineer/Surveyor: Jade Consulting LLC, Trey Jinright
Online Case #: When searching online CitizenServe database, please use SPP25-000045
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 57
Linear ft of streets: 5,515 LF
Lot setbacks: Reduced and approved by the PRD site plan
Total acreage: 36.52 ac
Smallest lot size: 7,475 SF
Wetland Setback: 15' Natural Buffers and 30' Natural Buffers, were approved with the PRD Site Plan
TOTAL COMMON AREA: 9.56 ACRES
USABLE OPEN SPACE: 1.25 ACRES
GROSS DENSITY: 1.56 LOTS/ACRE

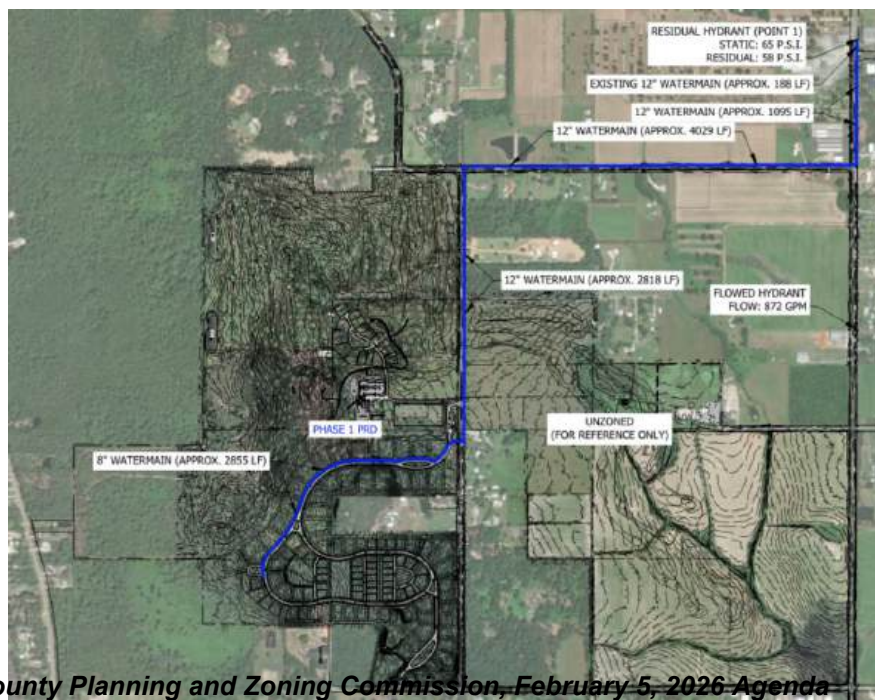
Public Utilities and Site Considerations

Public Utilities:	<u>Water & Sewer:</u> City of Fairhope, Letter dated January 13, 2026 <u>Electrical:</u> Riviera Utilities, Letter dated January 15, 2025 <u>Broadband:</u> AT&T, Letter dated March 14, 2025
Fire flow:	currently rated fire flow at 20 psi is 2,381 GPM, this is adequate for the proposed setback.
Traffic study:	Study was conducted by Jay Bockisch, Gresham Smith it is being reviewed by Baldwin County Planning and Zoning, BC Highway Dept. and a third-party consultant with conditions of approval by the P&Z Permit Engineer.
Flood zone:	Flood Zone X, No special requirements
Drainage improve.:	Drainage narrative prepared by Perry Jinright, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.
Wetlands	Wetland report prepared by Lewis Cassidey, EcoSolutions, Inc. buffers are reflected as approved by the PRD Final Site Plan

Staff Analysis and Comments

The PRD Final Site Plan was approved by the Baldwin County Commission at the January 20, 2026, regular meeting. The properties for Ph1A are zoned RA, Rural Agricultural and 16 residential lots are proposed. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density established by the proposed RSF-1.

Public water improvement is proposed to be brought to the current site.



Staff Recommendation:

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

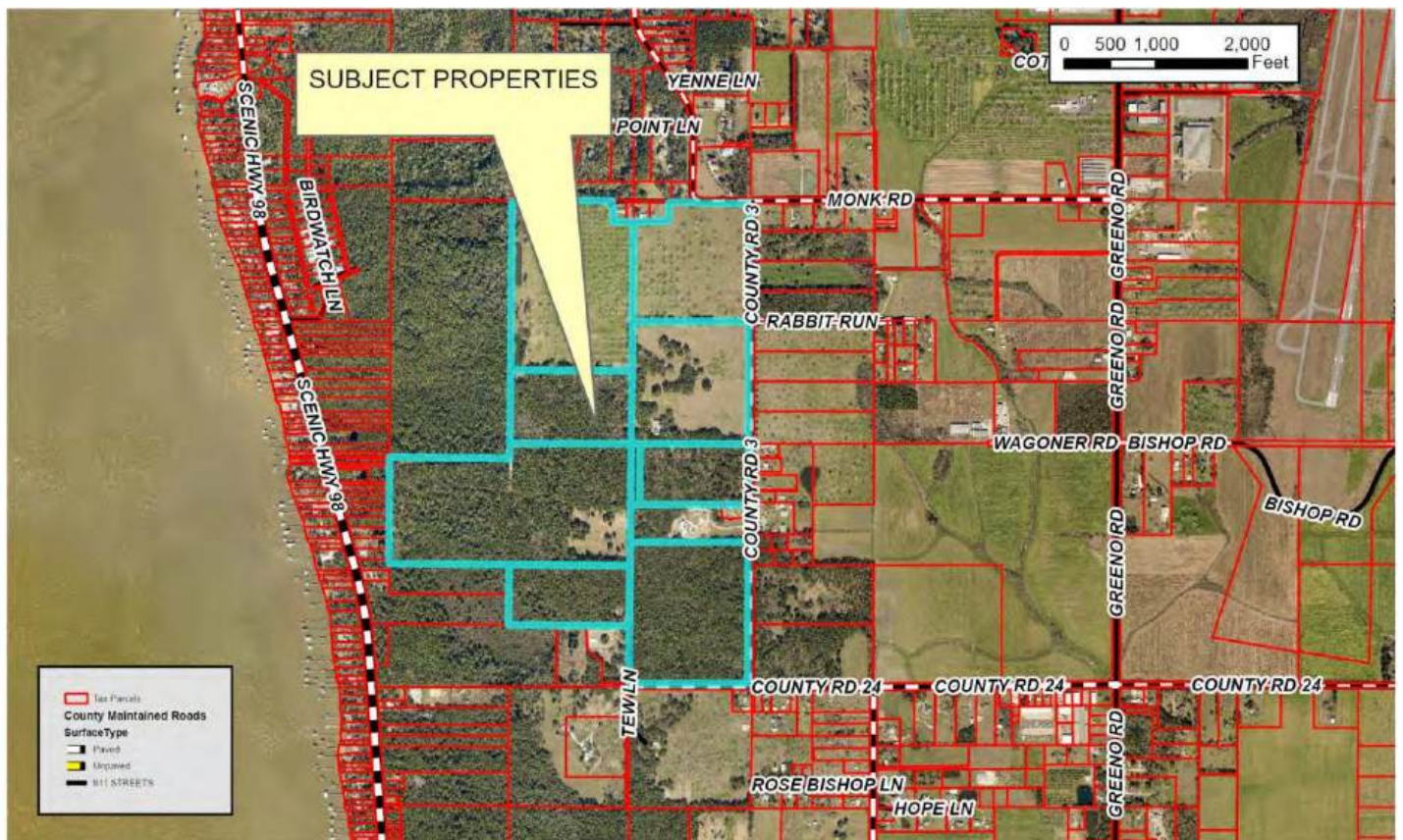
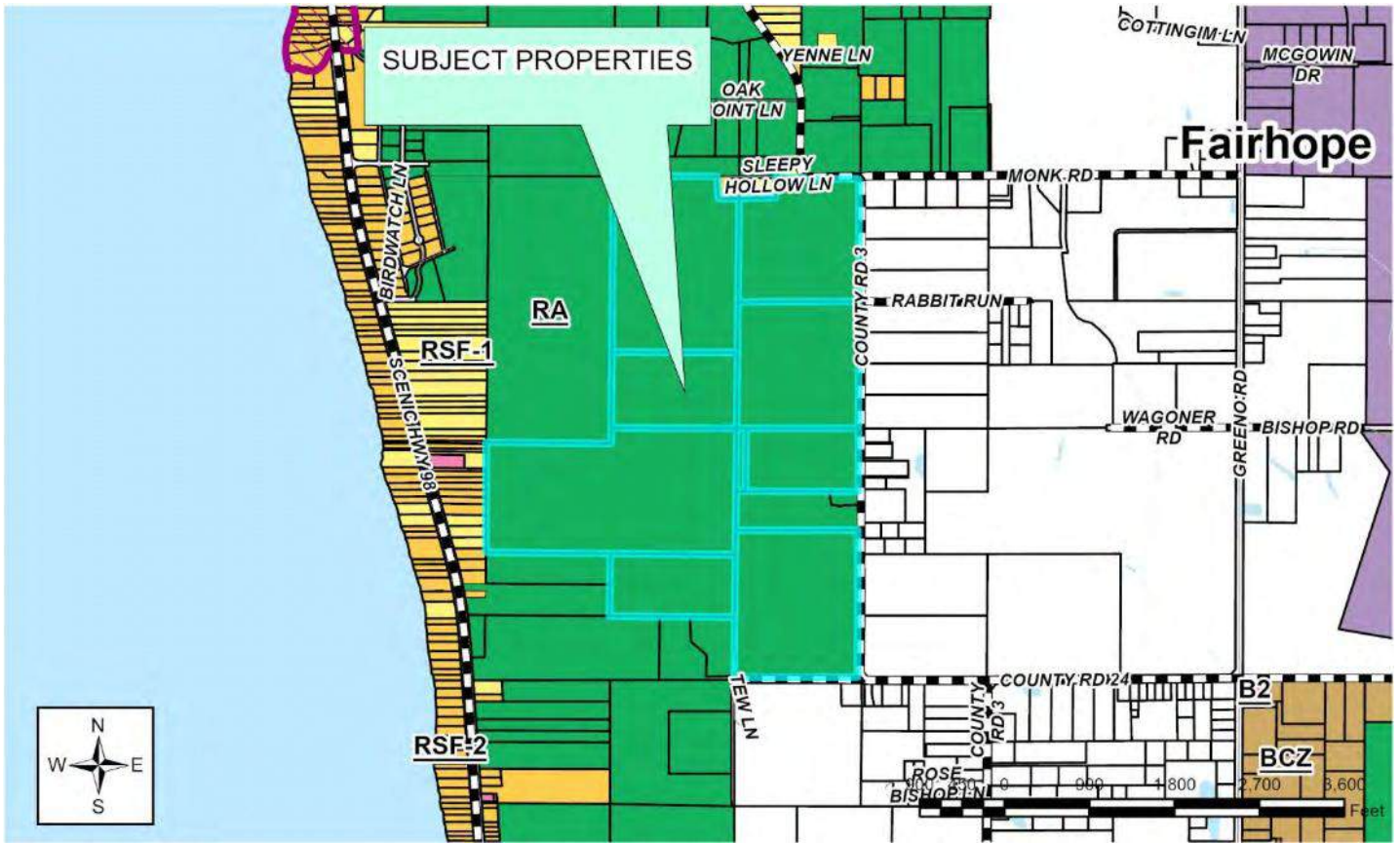
Specific conditions:

1. Provide a E-911 Adress Verification letter for the proposed streets.
2. Provide a revised Operation & Maintnance Plan (O&M)
3. Revise the landscaping Plan to reflect the required stormwater ponds as per section 6.2.2(b) 2 of the Subdivision Regulations.
4. The applicant shall coordinate with the Baldwin County Planning and Zoning and Highway Department as the traffic study is being reviewed by a third party consultant to determing the requirement of traffic improvements.
5. The applicant shall record with the Judge of Probate's office the approved exemption (PF25-327) for the common movement of property lines to reflect the boudanry of each proposed phase.
6. The four phases shown on Preliminary Plat (1A, 1B, 1C and golf course/clubhouse) will be required to obtain CPR (Construction Plan Review) prior to commencing construction.

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



TRAFFIC STUDY
For
Proposed Point Clear Golf Club
Fairhope, Alabama



Prepared For:
Point Clear Investments, LLC

Prepared By:



2222 Arlington Ave S, Suite 202
Birmingham, Alabama 35205
205.298.9200

Updated November 2025

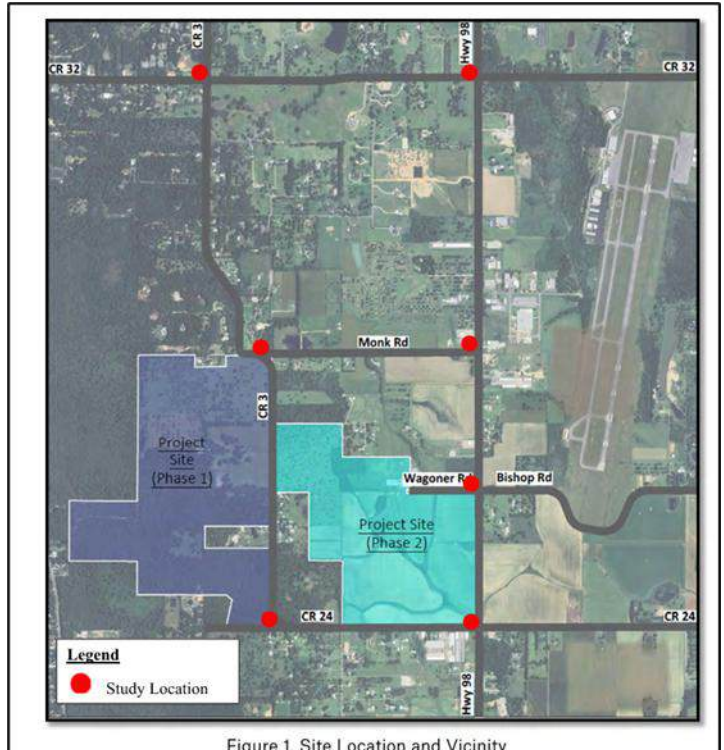


Figure 1. Site Location and Vicinity

In addition, the trip generation utilized in the original study assumed a golf course open to the public. The golf course and ancillary uses within the development will be for use by the residents of the community and will therefore generate a significant amount of *internal* trips, as opposed to new/additional external trips. Accordingly a 50 percent reduction in trip generation for the golf course was assumed to account for the restricted use of the golf course.

All other data (i.e. traffic counts, growth rates, phase buildout year) and trip distribution assumptions are same as the original study. Based on the updated trip generation, the following improvements are recommended:

- A southbound right turn lane is recommended for the intersection of US 98 and Monk Rd for Phase 1 of buildout.
- A southbound right turn lane is also recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- A northbound left turn lane is recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- Based on the speed management techniques proposed along CR 3 at the main access, a reduction in the speed limit to 35 mph is appropriate.

EXISTING TRAFFIC VOLUMES

Existing AM and PM peak hour turning movement counts at the study area intersections were collected on Thursday, May 1st, 2025, by Marr Traffic Data Collection. It should be noted that Baldwin County schools were open and operating on the day the counts were taken. The resulting Year 2025 AM and PM peak hour turning movement volumes are shown in Figure 4. The traffic count worksheets are provided in Appendix A.

Phasing Plan

UTILITIES:

RIVIERA UTILITIES - POWER
CITY OF FAIRHOPE - WATER
CITY OF FAIRHOPE - SANITARY SEWER
CITY OF FAIRHOPE - GAS
ATT - COMMUNICATIONS

DEVELOPER:

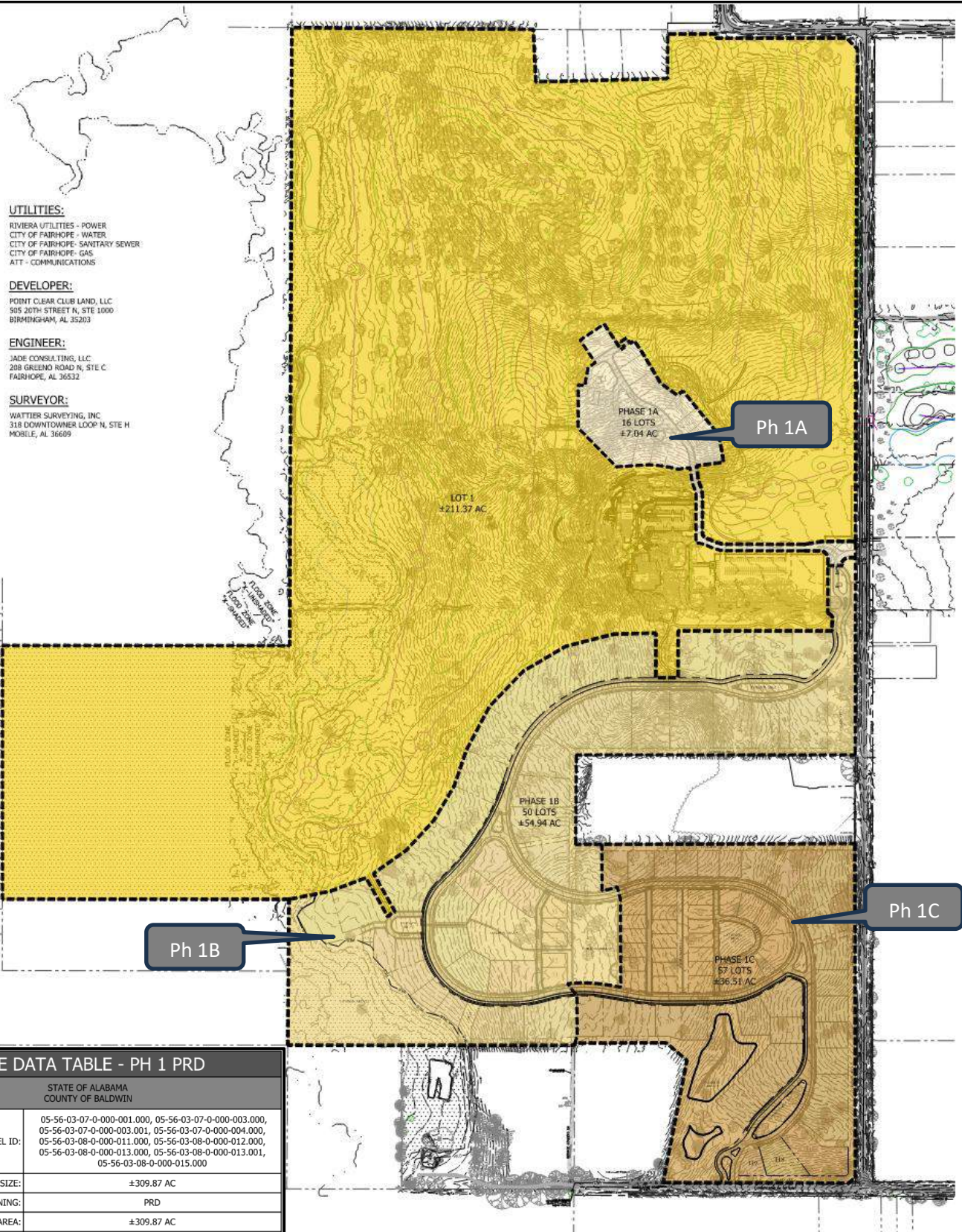
POINT CLEAR CLUB LAND, LLC
505 20TH STREET N, STE 1000
BIRMINGHAM, AL 35203

ENGINEER:

JADE CONSULTING, LLC
208 GREENO ROAD N, STE C
FAIRHOPE, AL 36532

SURVEYOR:

WATTS SURVEYING, INC.
318 DOWNTOWNER LOOP N, STE H
MOBILE, AL 36609



SITE DATA TABLE - PH 1 PRD

STATE OF ALABAMA
COUNTY OF BALDWIN

TAX PARCEL ID: 05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000,
05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000,
05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000,
05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001,
05-56-03-08-0-000-015.000

PROPERTY SIZE: ±309.87 AC

EXISTING ZONING: PRD

PH 1 PRD AREA: ±309.87 AC

LOT 1 AREA: ±211.37 AC

PH 1A AREA: ±7.04 AC

PH 1B AREA: ±54.94 AC

PH 1C AREA: ±36.51 AC

LOT DATA:

PH 1A LOTS: 16 LOTS

PH 1B LOTS: 50 LOTS

PH 1C LOTS: 57 LOTS

Lot Size Deviations

RA Zoned Lots

Lot Types

Golf Cottage Lot Wide:

Qty: 14 lots

Avg lot size: 10,458 SF

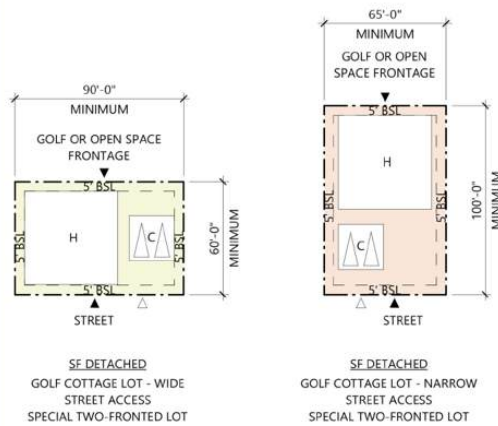
Smallest lot size: 7,785 SF

Golf Cottage Lot Narrow:

Qty: 4 lots

Avg lot size: 8,188 SF

Smallest lot size: 7,118 SF



RA Zoning Requirements

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Min. Lot Width at Building Line	210-Feet
Min. Lot Width at Street Line	210-Feet

Lot Types

Village Lot :

Qty: 20 lots

Avg lot size: 12,054 SF

Smallest lot size: 10,000 SF

Typical Lot:

Qty: 10 lots

Avg lot size: 20,481 SF

Smallest lot size: 13,778 SF

Estate Lot:

Qty: 24 lots

Avg lot size: 26,979 SF

Smallest lot size: 20,647 SF

Village Enclave Lot:

Qty: 16 lots

Avg lot size: 4,916 SF

Smallest lot size: 4,342 SF

Typical (Two-Fronted) Lot:

Qty: 3 lots

Avg lot size: 14,275 SF

Smallest lot size: 13,752 SF

Estate (Two-Fronted) Lot:

Qty: 15 lots

Avg lot size: 25,609 SF

Smallest lot size: 18,313 SF

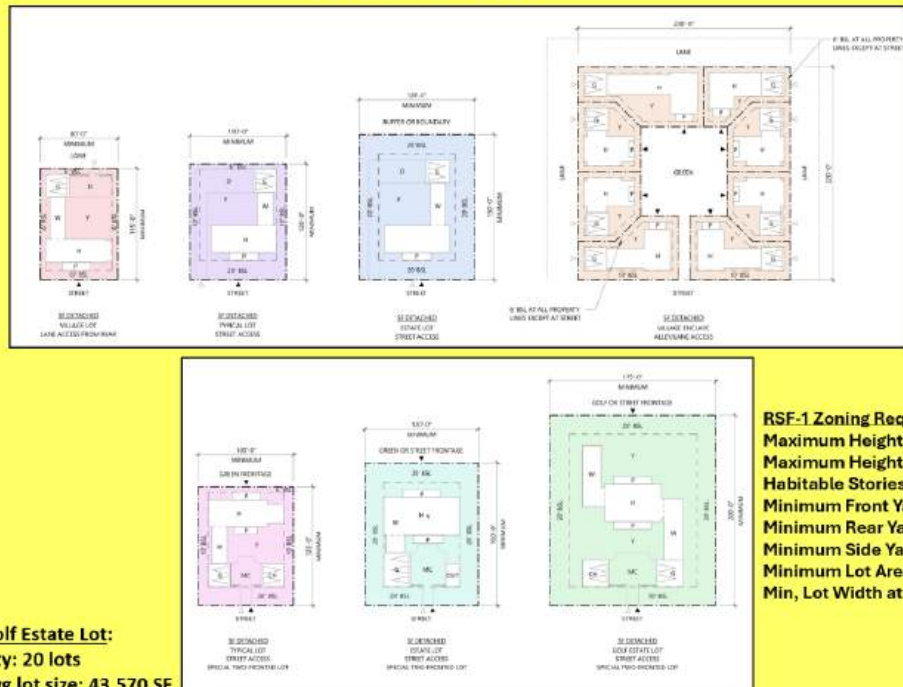
Golf Estate Lot:

Qty: 20 lots

Avg lot size: 43,570 SF

Smallest lot size: 40,071 SF

RSF-1 Zoned Lots



RSF-1 Zoning Requirements

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 SF
Min, Lot Width at Building Line	100-Feet



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP25- 21

Brown Duck Place

February 5th, 2026

Subject Property Information

Planning District: 8
Zoning: B1 – Professional Business District
Location: Subject properties are located North of Twin Beech Rd and West of US Hwy 98 (Greeno Rd.)
Parcel#: 05-46-04-20-4-000-043.002 **PIN#:** 202839
Parcel#: 05-46-04-20-4-000-043.005 **PIN#:** 254482
Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: BROWN DUCK ENTERPRISES L L C
Engineer/Surveyor: Seth Moore, Moore Surveying Inc
Online Case #: When searching online CitizenServe database, please use SRP25-000021
Attachments: *Within Report*

Subdivision Proposal

Request: Relocate the lot line between two existing lots of record located within two separate subdivisions.

Number of Lots: 2 Lots (largest lot 1.737 acres & smallest lot 1.045 acres)

Linear ft of streets: N/A

Lot setbacks: 60' Front from ROW , 25' Rear, 15' Side

Total acreage: 2.782 acres

Staff Analysis and Comments

The applicant is requesting to relocate a lot line between two lots of record located within two separate subdivisions. The proposed Lot 1-A is part of the **VERA HERMAN Subdivision**, while Lot 3-A is part of the existing Re-subdivision of **ENVIROPLEX SUBDIVISION**. An updated wetland delineation has been provided by the applicant, reflecting a revised wetland boundary. Staff have reviewed the updated delineation report and have no objection to the revisions.

City of Fairhope and ALDOT were contacted for Comments / Recommendation and did not provide any Comments / Recommendation.

Section 4.8(a) – Major Changes to an Approved Plat.

(a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of major streets, or similar substantial changes. These major changes shall require resubmittal in accordance with Section 4.5 or 4.6 and require approval by the Baldwin County Planning Commission.

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

- Overall, external boundary change
- Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved.

Staff Recommendation:

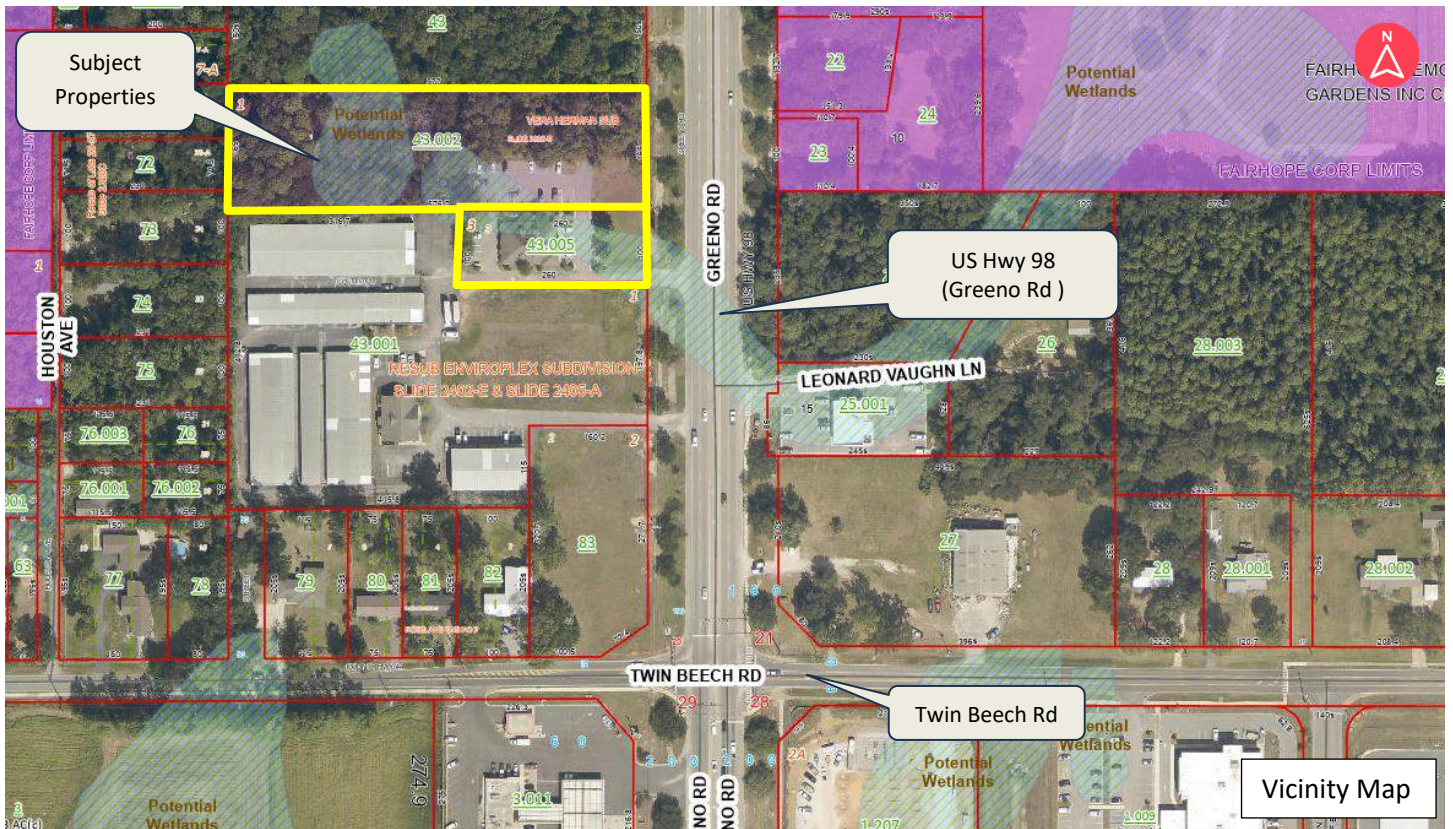
Staff recommends that the REVISED PRELIMINARY PLAT for Case No. **SRP25-21 Brown Duck Place** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Submit the revised replat for signatures and record within 90 days of approval date as outlined in Section 4.2(a)(4).
2. Any future development / land disturbances will require ALL applicable local, state & federal permits.

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

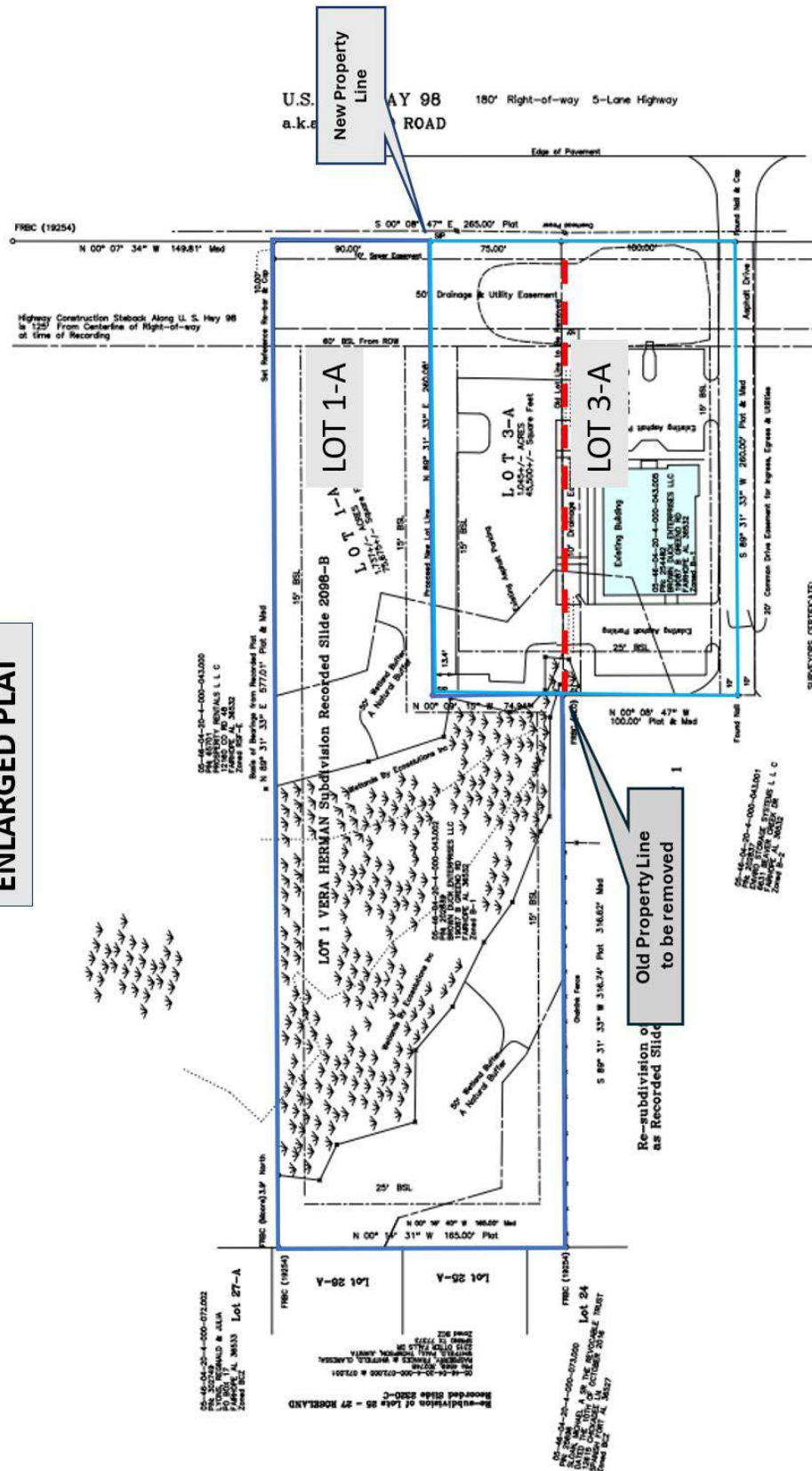
Locator Maps



Survey of the proposed Line Movement

[illegible]

ENLARGED PLAT



SURVEYORS CERTIFICATE:

I, Keith W. Moore, a Licensed Professional Land Surveyor, hereby state that all of parts of this survey and drafts have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief, this is a true and correct map.

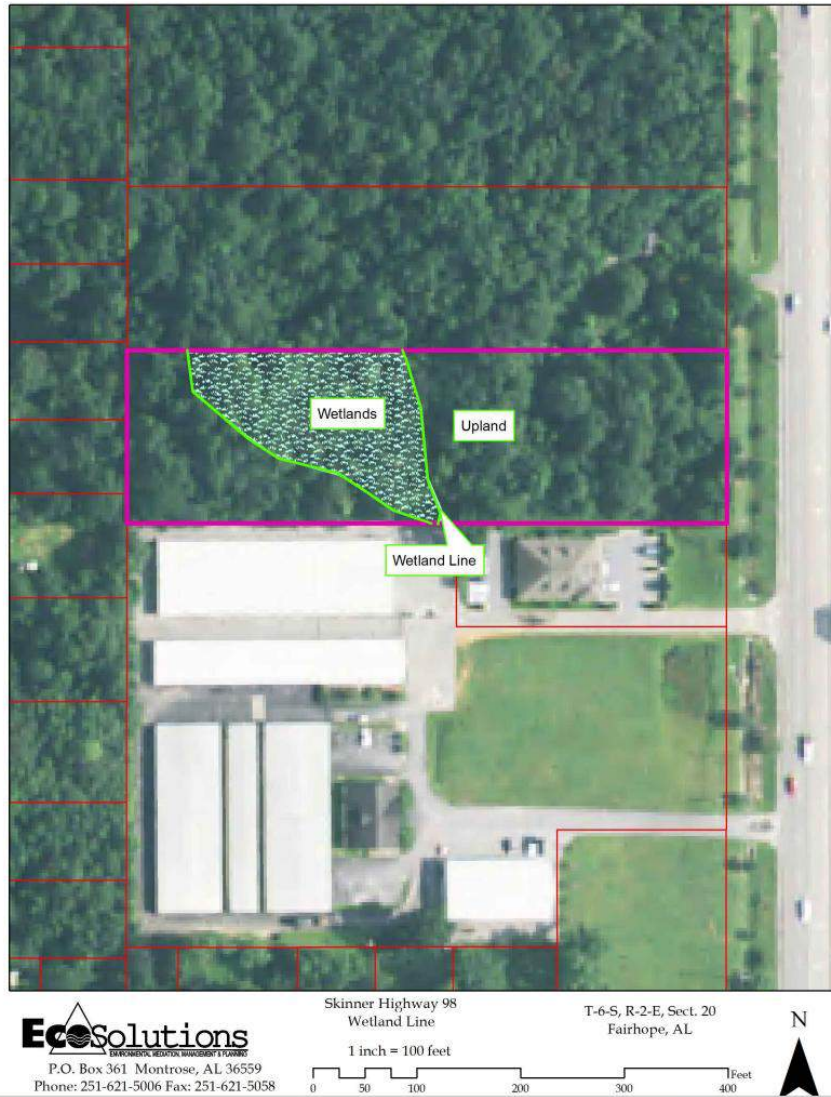
All according to my survey made this the _____ day

LEGAL DESCRIPTION:
Lot 1 of Vera Herman Subdivision as per its plat recorded on Slide 2098-B and Lot 3 of the Re-subdivision of Enviroplex Subdivision as per its plat recorded on Slide 2405-A in the Judge of Probate's Office, Baldwin County, Alabama.

of _____, 2026.

Seth W. Moore, P.L.S.
Alt. Reg. No. 16671

Wetland Delineation





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-37
Dollar General
Commission Site Plan (CSP) Approval
February 5, 2026

Subject Property Information

Planning District: 32
General Location: Located south of Freshwater Lane and east of County Road 95 in Elberta
Physical Address: 28078 Freshwater Lane, Elberta, AL 36530
Parcel ID: 05-62-01-02-0-000-004.016
PIN: 209160
Zoning: M-1, Light Industrial District
Proposed Use: 10,640 SF Discount/Variety Store
Acreage: 3.90 +/- acres
Total # Parcels requested: N/A
Applicant: The Broadway Group, LLC – DeAnne Hyche, Development Manager
PO Box 18968
Huntsville, AL 35804
Owner: Charles Blaine Stewart and Ann Stewart
10410 Stucki Road
Elberta, AL 35830
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	M-1, Light Industrial
South	Commercial	M-1, Light Industrial
East	Vacant	M-1, Light Industrial
West	Agricultural	RA, Rural Agricultural

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 10,640 SF discount/variety store. The subject property encompasses +/- 3.90 acres and is zoned as M-1, Light Industrial District. The adjacent parcels are primarily commercial use. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 1/7/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 1/7/2026 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 10,460-square-foot discount/variety store meets all applicable requirements of the Zoning Ordinance. The property's future land use designation indicates predominantly low-development potential, which necessitates the incorporation of additional Low Impact Development (LID) measures and buffering to reduce potential impacts on adjacent critical environments. A discount/variety store is an allowed use within the M-1 zoning district. Staff concludes that the proposed development is compatible with the surrounding area, supports the community's welfare, and will not negatively affect public convenience at this location.

Freshwater Lane is designated as a Local Road, which primarily provides direct access to adjacent properties and connections to higher-level roadway systems. County Road 95 is classified as a Minor Collector, serving an important function in the roadway network by collecting traffic from Local Roads and conveying it to the arterial system. Minor Collectors are typically shorter in length and are characterized by higher driveway densities, lower speed limits, lower average traffic volumes, and fewer travel lanes compared to Major Collectors.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 3.90 acres and is zoned for light industrial use. The applicant has requested Commission Site Plan approval for a 10,640 SF discount/variety store. 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.

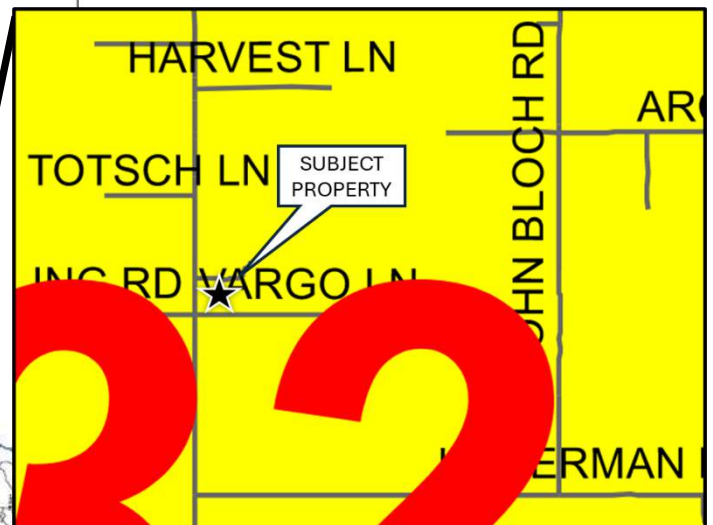
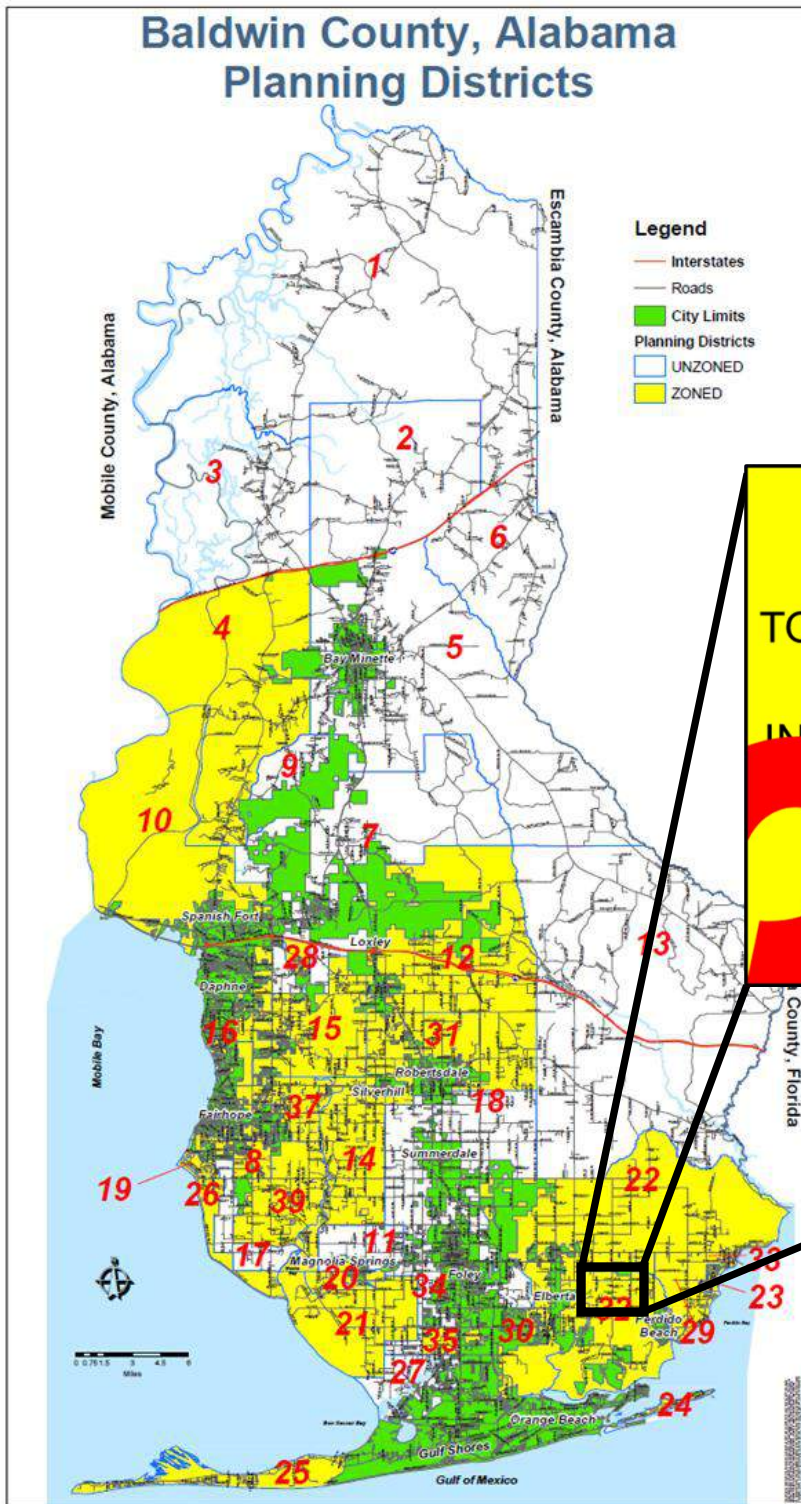
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that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

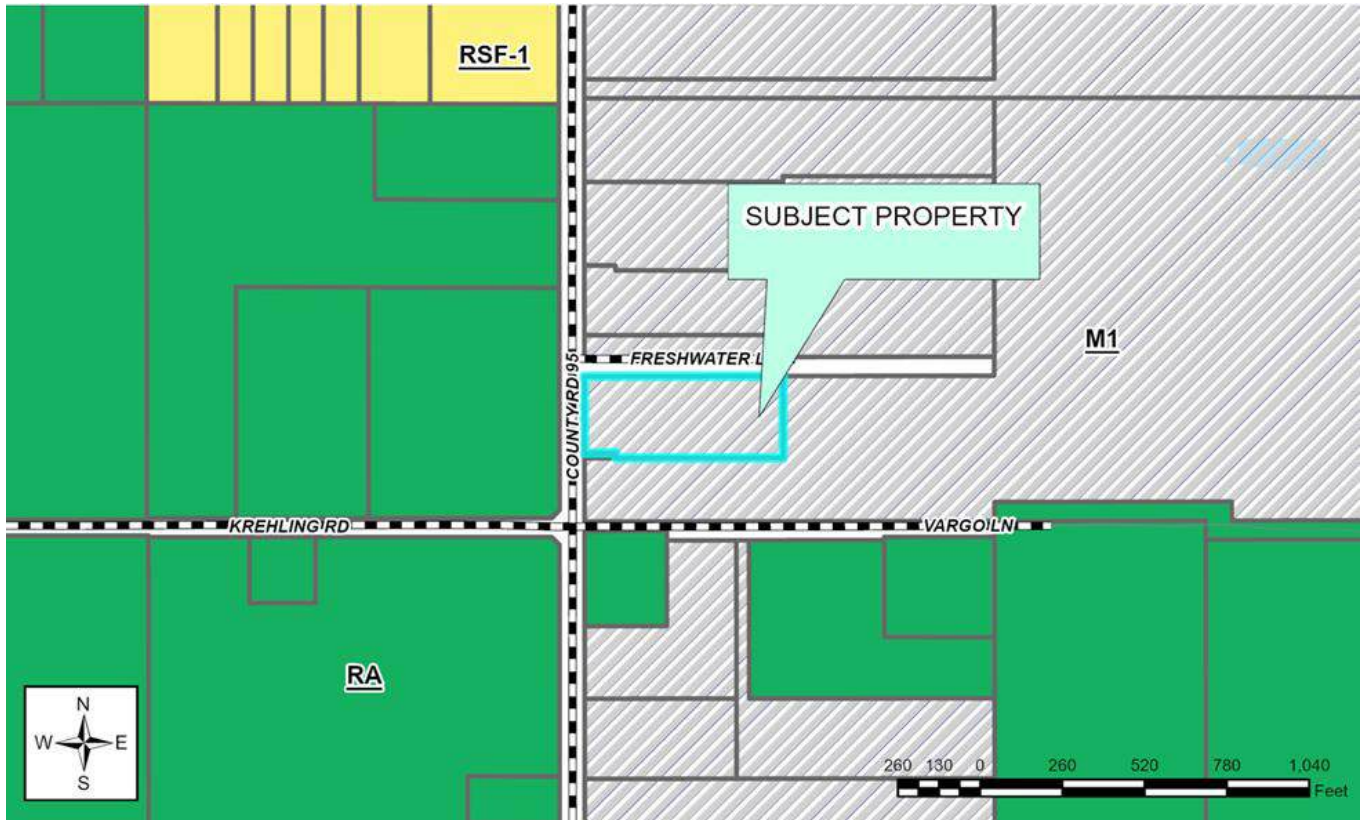




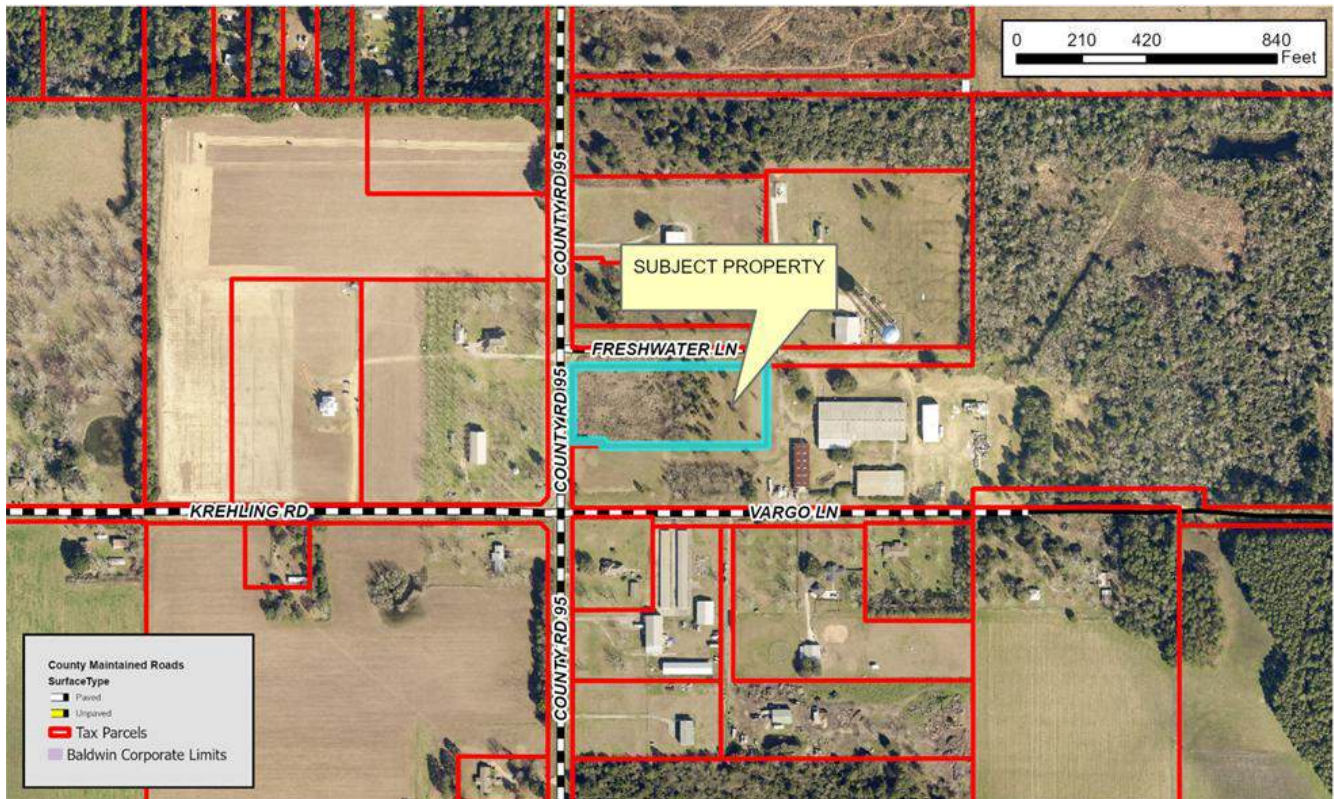




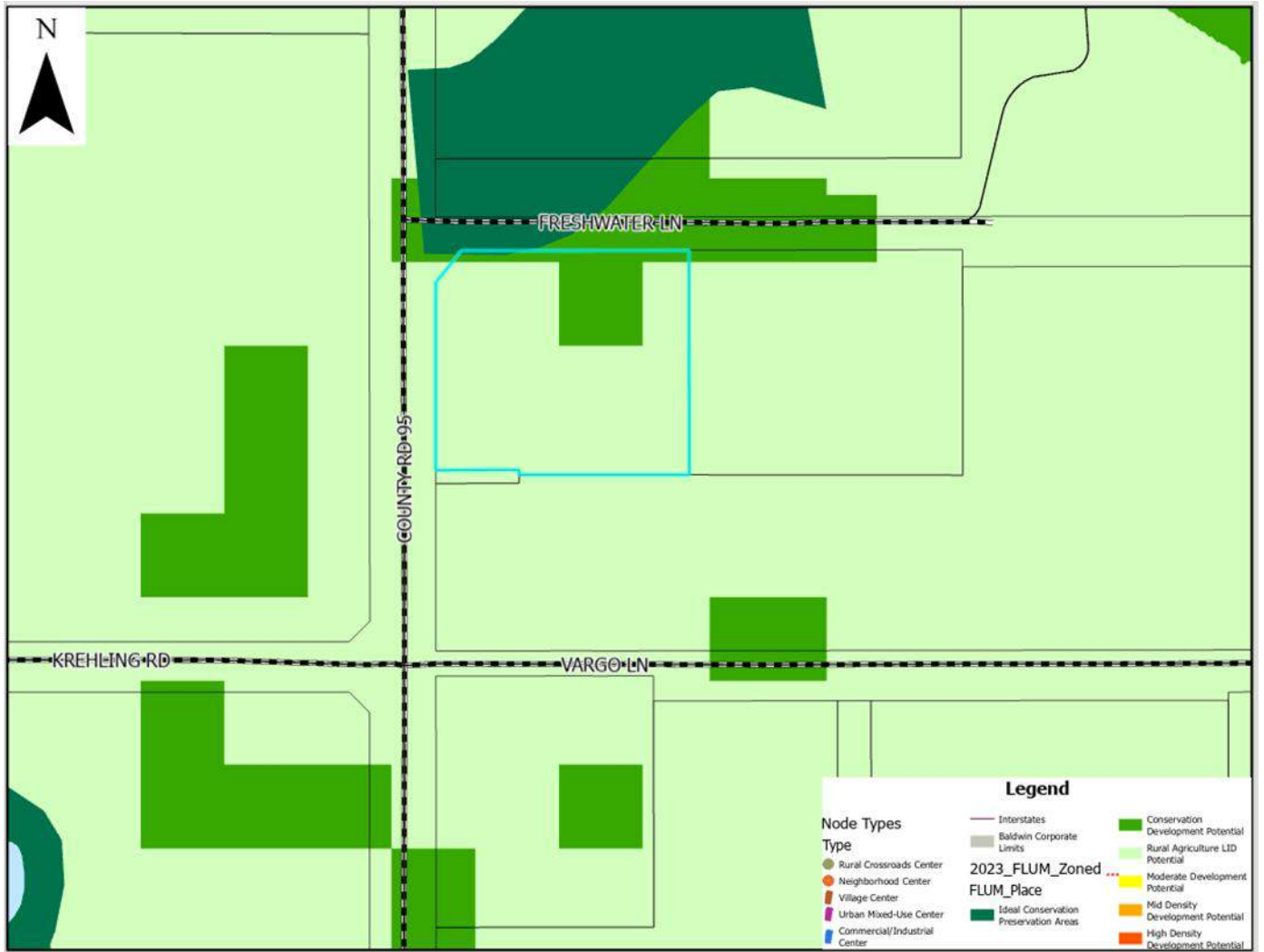
Locator Map



Site Map



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

RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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

PRIMARY LAND USES

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

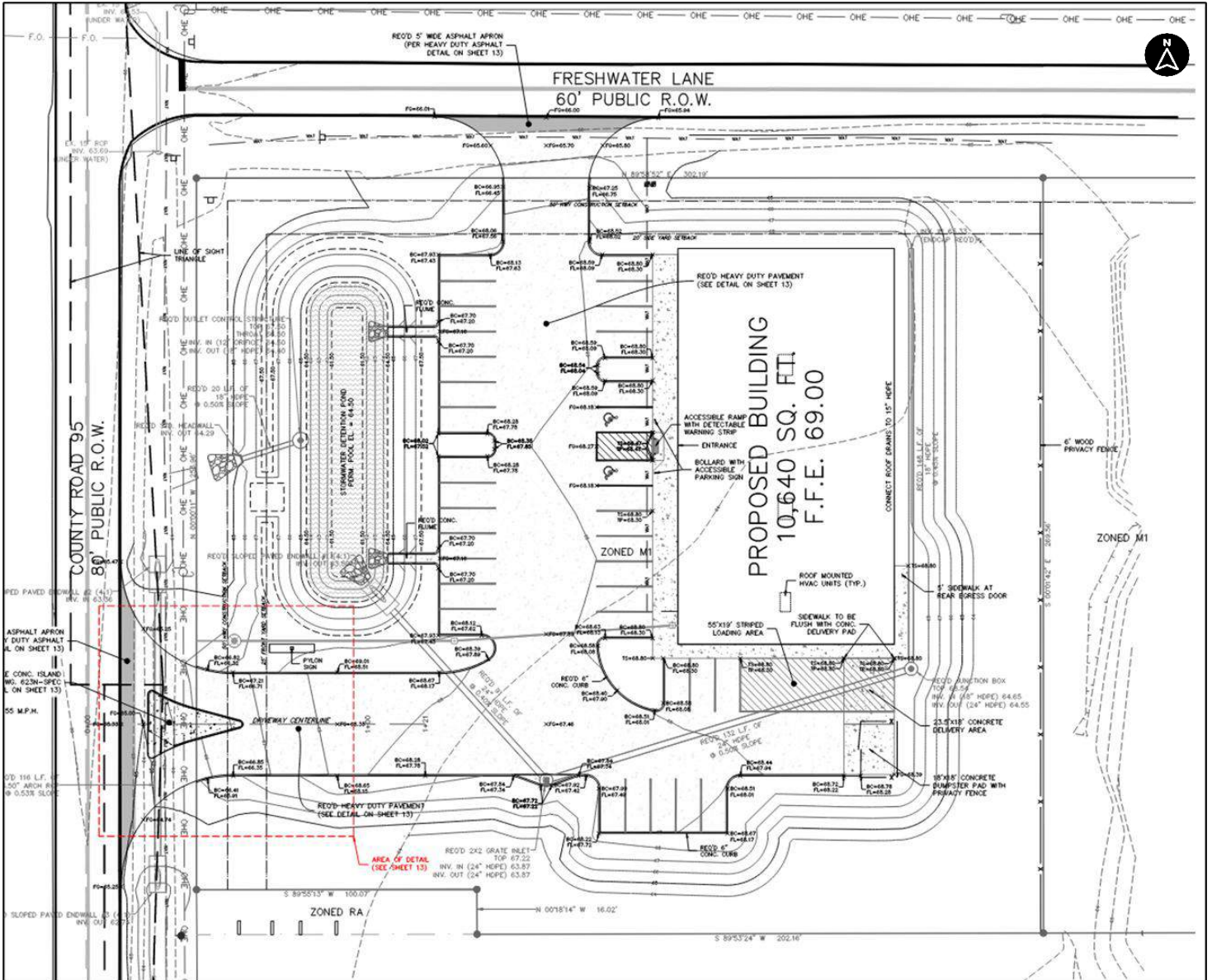
RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

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

Site Plan



Parking Plan

FLOOD ZONE NOTES

1. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (OUT-UNSHADED).
2. ZONE "X" (OUT-UNSHADED) DENOTES AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. PROPERTY SHOWN ON FIRM PANEL 01003C0830M, EFFECTIVE APRIL 19, 2019.

WATER QUALITY CALCULATIONS

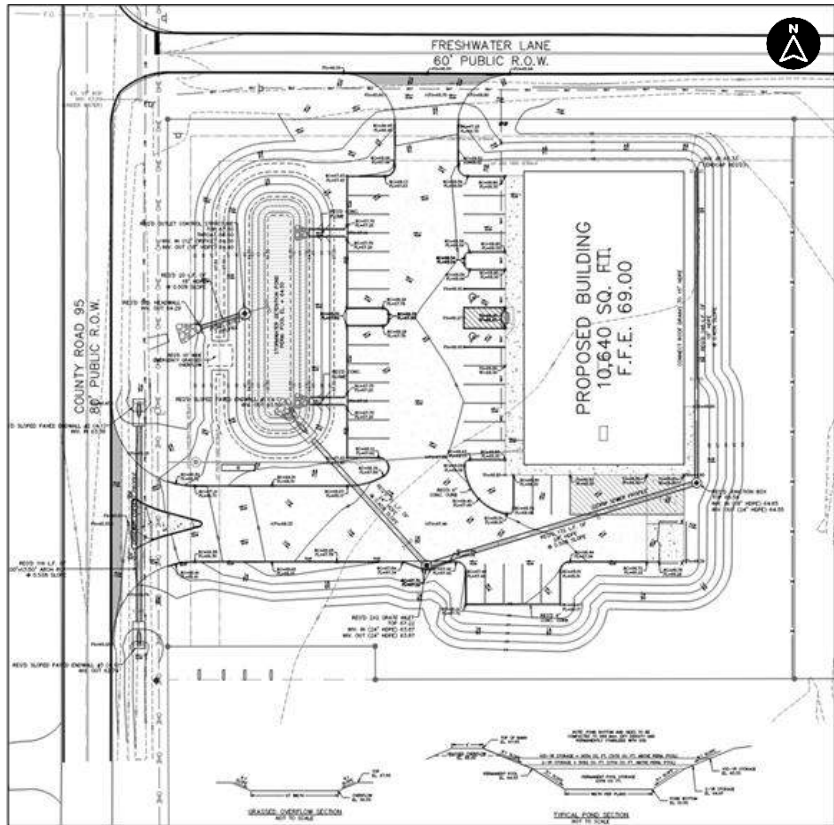
IMPERVIOUS AREA = 34,804 SQ. FT. (0.79 ACRES)
 FIRST FLUSH (1 IN.) OF RUNOFF FROM SITE TO BE TREATED
 WATER QUALITY VOLUME (WQV) = 1 IN. * IMPERVIOUS AREA
 = (1 IN. * 0.0833 FT/IN.) * (34,804 SQ. FT.)
 = 2,900 CU. FT.

THE WQV WILL BE STORED BENEATH THE OUTLET IN THE STORMWATER DETENTION BASIN.

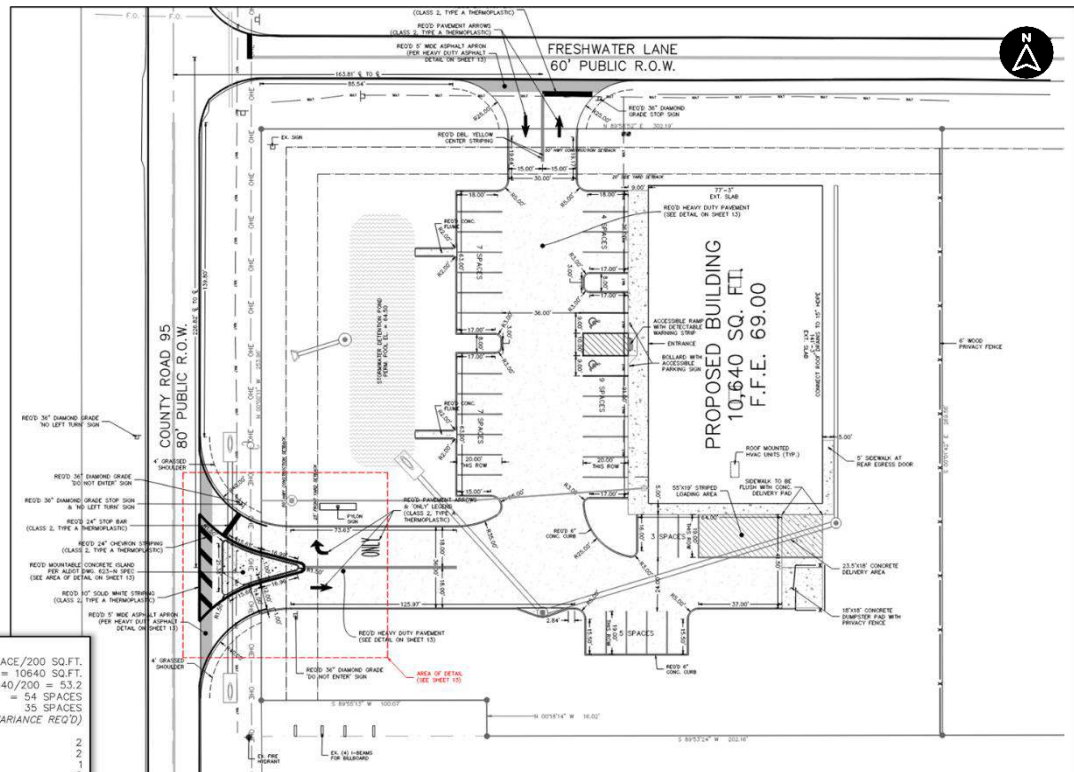
OUTLET ELEVATION = 64.50 FEET
 STORAGE AVAILABLE @ EL. 64.50 = 6,378 CU. FT.

THE DRAINAGE PLAN FOR THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED SUCH THAT FOR THE 2-YR THRU 100-YR STORM EVENTS THE POST-CONSTRUCTION DISCHARGE WILL NOT EXCEED PRE-CONSTRUCTION DISCHARGE. WHEN CONSTRUCTED TO THE PLANS AND SPECIFICATIONS, WITHIN USUAL CONSTRUCTION TOLERANCES, THERE WILL BE NO ADVERSE EFFECTS TO ADJACENT OR DOWNSTREAM PROPERTIES. NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE REQUIRED AS A RESULT OF THIS DEVELOPMENT, AND THE HYDRAULIC CAPABILITIES OF DOWNSTREAM CHANNELS/STRUCTURES WILL NOT BE EXCEEDED.

MAINTENANCE OF ONSITE DETENTION FACILITY
 PROPER OPERATION AND MAINTENANCE OF THE ONSITE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE BALDWIN COUNTY COMMISSION.



Grading & Drainage Plan

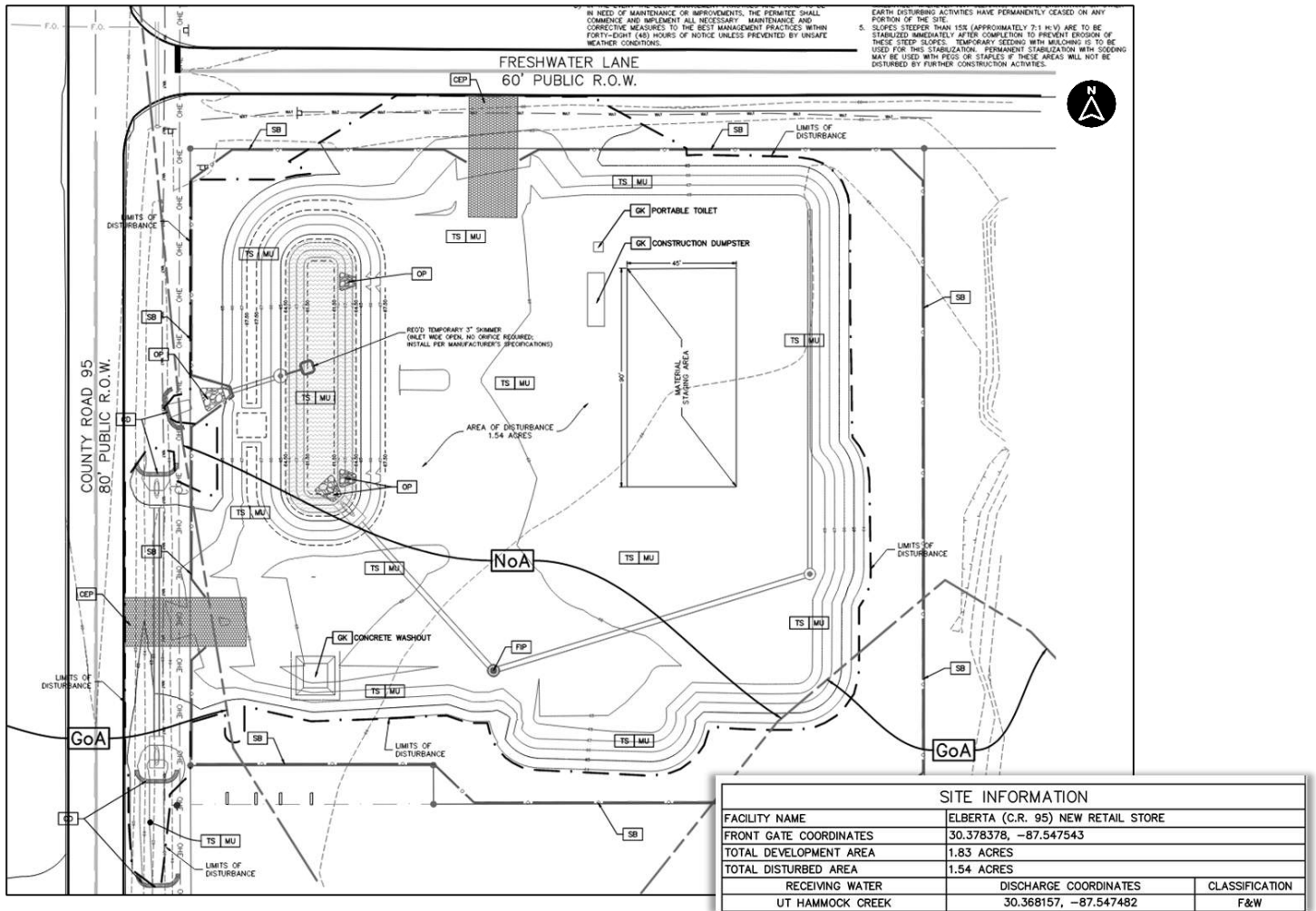


PARKING REQUIREMENTS

RETAIL STORE: 1 SPACE/200 SQ. FT.
 GROSS FLOOR AREA: = 10640 SQ. FT.
 REQUIRED SPACES: = 10640/200 = 53.2
 = 54 SPACES
 PROVIDED SPACES: 35 SPACES
 (VARIANCE REQ'D)

ADA REQUIRED HANDICAP SPACES: 2
 PROVIDED HANDICAP SPACES: 2
 REQUIRED VAN ACCESSIBLE SPACES: 1
 PROVIDED VAN ACCESSIBLE SPACES: 2

Erosion Control Plan



Landscape Plan

LANDSCAPE REQUIREMENTS

MINOR COLLECTOR BUFFER STRIP:

ADJACENT TO C.R. 95;
10' WIDTH;
PLANTED WITH TREES & SHRUBS

REQUIRED TREES: N/A
PROVIDED TREES: 5
REQUIRED SHRUBS: N/A
PROVIDED SHRUBS: 45

PERIMETER PARKING: 5' MIN. WIDTH;
APPROX. 1 TREE PER 6 PARKING STALLS

REQ'D TREES: 35 STALLS/6 = 5.83
PROVIDED TREES: 6

INTERIOR PARKING: 1 SHADE TREE PER EACH ISLAND

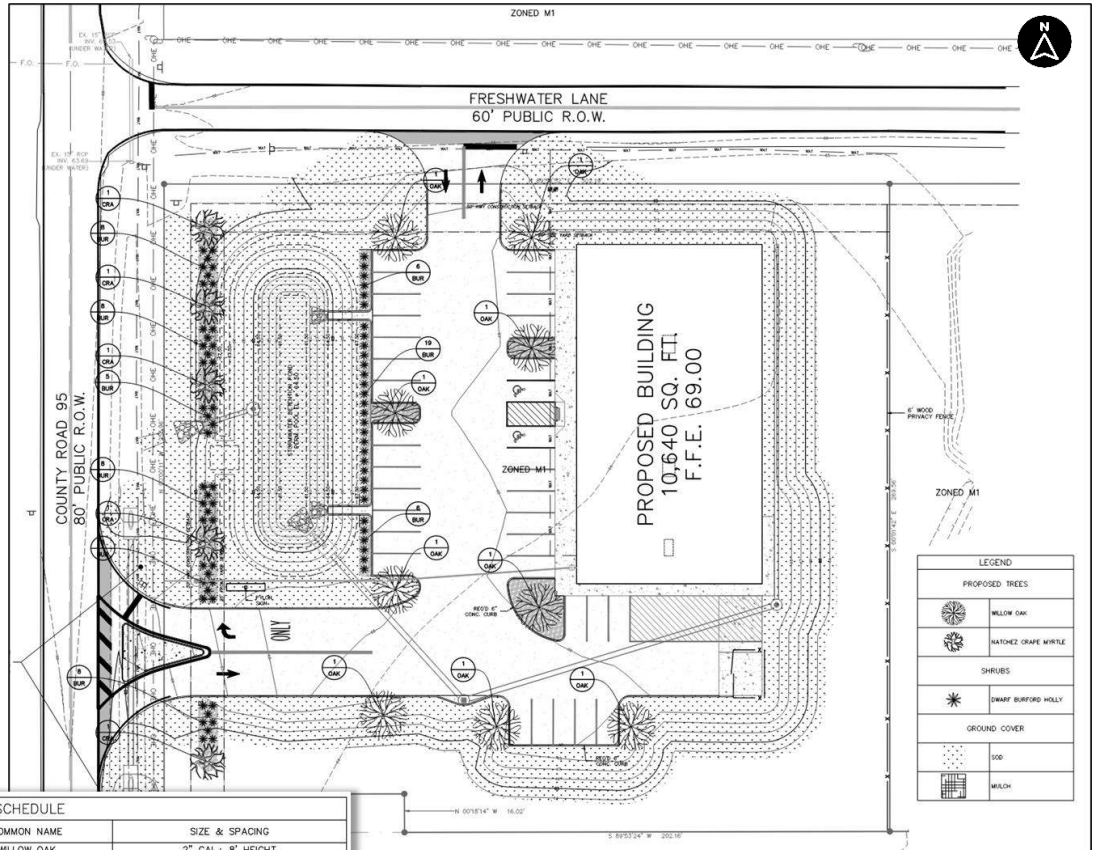
REQ'D TREES: 3
PROVIDED TREES: 3

SITE DATA

IMPERVIOUS AREA	34804 SQ. FT.	43.5%
SOD AREA	22132 SQ. FT.	27.7%
MULCH AREA	2733 SQ. FT.	3.4%
WET POND AREA	3202 SQ. FT.	4.0%
UNDISTURBED AREA	17070 SQ. FT.	21.4%
TOTAL LOT AREA	79941 SQ. FT.	100.0%
R.O.W. SOD AREA	4219 SQ. FT.	

PLANTING SCHEDULE

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE & SPACING
9	OAK	QUERCUS PHELLOS	WILLOW OAK	2" CAL.; 8' HEIGHT
5	CRA	LAGERSTROEMIA INDICA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	3 STEMS, 1" CAL. EACH; 4' HEIGHT
76	DBH	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL. 24" MIN. HEIGHT, SPACED 36" O.C.





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-38 & PUD25-13
Toy Box South Storage, Phase 2
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
February 5, 2026

Subject Property Information

Planning District: 30
General Location: Subject property is located south and west of Roscoe Road in the Gulf Shores area
Physical Address: 6235 Roscoe Road, Gulf Shores, AL 36542
Parcel ID: 05-61-07-26-0-000-010.000
PIN: 65800
Zoning: RR, Rural District
Proposed Use: Five (5) additional buildings for office-warehouse and boat/RV storage use
Acreage: 30 +/- acres
Total # Parcels requested: N/A
Applicant: Pillar, LLC
14425 State Highway 181
Fairhope, AL 36532
Owner: Cypress Break, LLC
PO Box 2244
Fairhope, AL 36532
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Timberland	RA, Rural Agriculture
South	Timberland	RA, Rural Agriculture
East	Commercial	RA, Rural Agriculture
West	Timberland	RA, Rural Agriculture

Summary

The applicant is requesting approval of a Commission Site Plan (CSP) and Planned Unit Development (PUD) to permit the construction of five additional buildings, intended for office-warehouse or boat/RV storage, with a combined area of approximately 27,500 square feet. The subject property encompasses roughly 30 acres and is zoned RR (Rural District). Adjacent properties are undeveloped or either used for agricultural or commercial purposes. The proposed request complies with the standards and requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 10/13/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 10/13/2025 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 five building additions complies with the requirements of the Zoning Ordinance. The property's future land use designation is primarily Ideal Conservation and Conservation Development Potential, which includes land that is undeveloped or minimally developed and protected by local, state, or federal agencies, as well as public, private, or nonprofit organizations. These areas may be conserved to protect critical habitat, water quality, open space, or cultural resources. The Conservation Development Potential designation allows for limited development utilizing low-impact design principles.

The surrounding development pattern consists of undeveloped land, agricultural use, and existing commercial development, which includes Phase 1 of Toy Box South Storage. Additionally, a similar storage facility is located within one-half mile of the subject property. Therefore, the proposed building additions are consistent with and comply with the Master Plan.

Roscoe Road is a Local Road, which provides direct service to adjacent land and access to higher road classification systems. Staff believes that the continuation of the current use with the inclusion of additional buildings remains consistent with the community welfare and should not detract from the public's convenience at this location.

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

The proposed building additions constitute the second phase of construction for the existing Toy Box South Storage facility. The planned building sizes are as follows: Buildings C1 and C2 will each contain 4,500 square feet; Building D1 will total 5,000 square feet; Building D2 will be 3,500 square feet; and Building H will encompass 10,000 square feet. No deviations from the approved lot size, lot width, or required building setbacks are proposed.

The subject property contains approximately 18.07 acres of delineated wetlands. No wetland filling is proposed. A 30-foot undisturbed natural wetland buffer, along with associated protective signage, will be established to prevent disturbance. All open space and usable open space requirements are satisfied, with approximately 24.9 acres of total open space provided (6 acres required) and 4.3 acres of usable open space provided (3 acres required), as illustrated on the submitted Site Plan.

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

Staff Comments and Recommendation

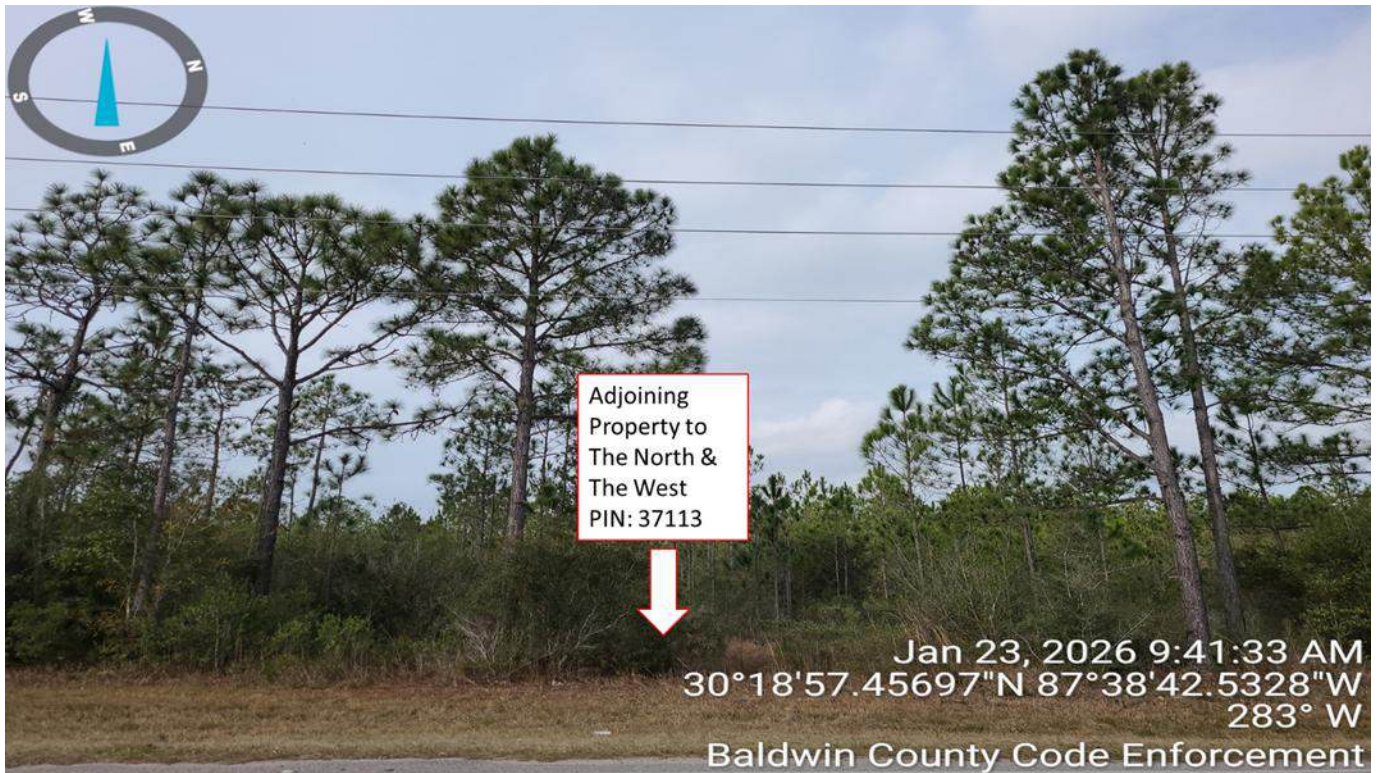
As noted previously, the subject property consists of approximately 30 acres and is appropriately zoned for the proposed commercial use. The applicant is seeking Commission Site Plan (CSP) approval in conjunction with a Planned Unit Development (PUD) to allow for five (5) additional buildings totaling 27,500 square feet. After a thorough review of all applicable factors, staff recommends **APPROVAL** of the application, 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.
6. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.
7. Submit construction plans (CPR permit) for review. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
8. Record final site plan once the Subdivision Permit has been issued.
9. Approval of the final site plan/PUD is granted for **two years**, and the activities listed above shall be carried out within the time period of approval.

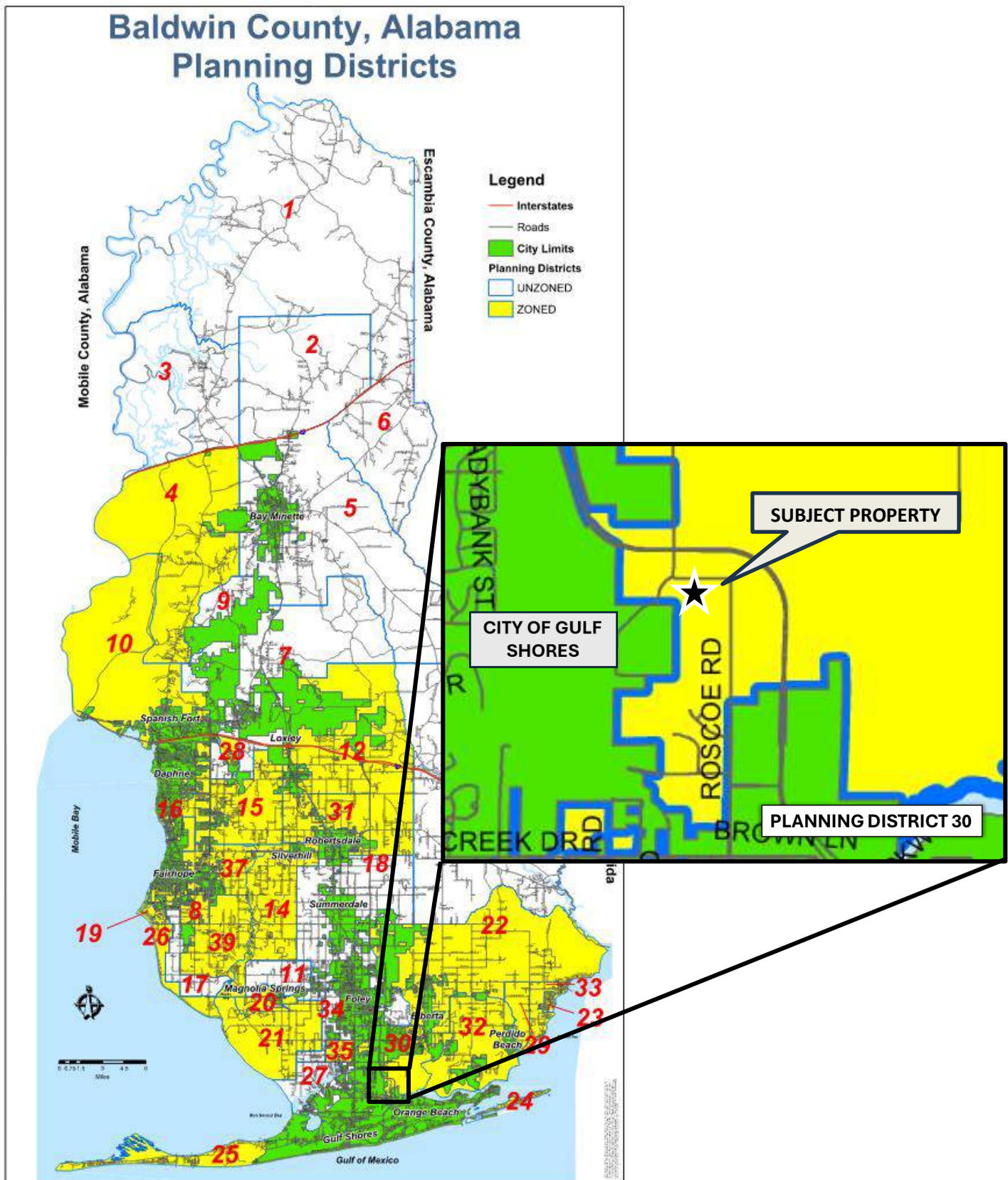
Barlow County Planning and Zoning Commission, February 5, 2026 Agenda for final site plan approval.

Property Images

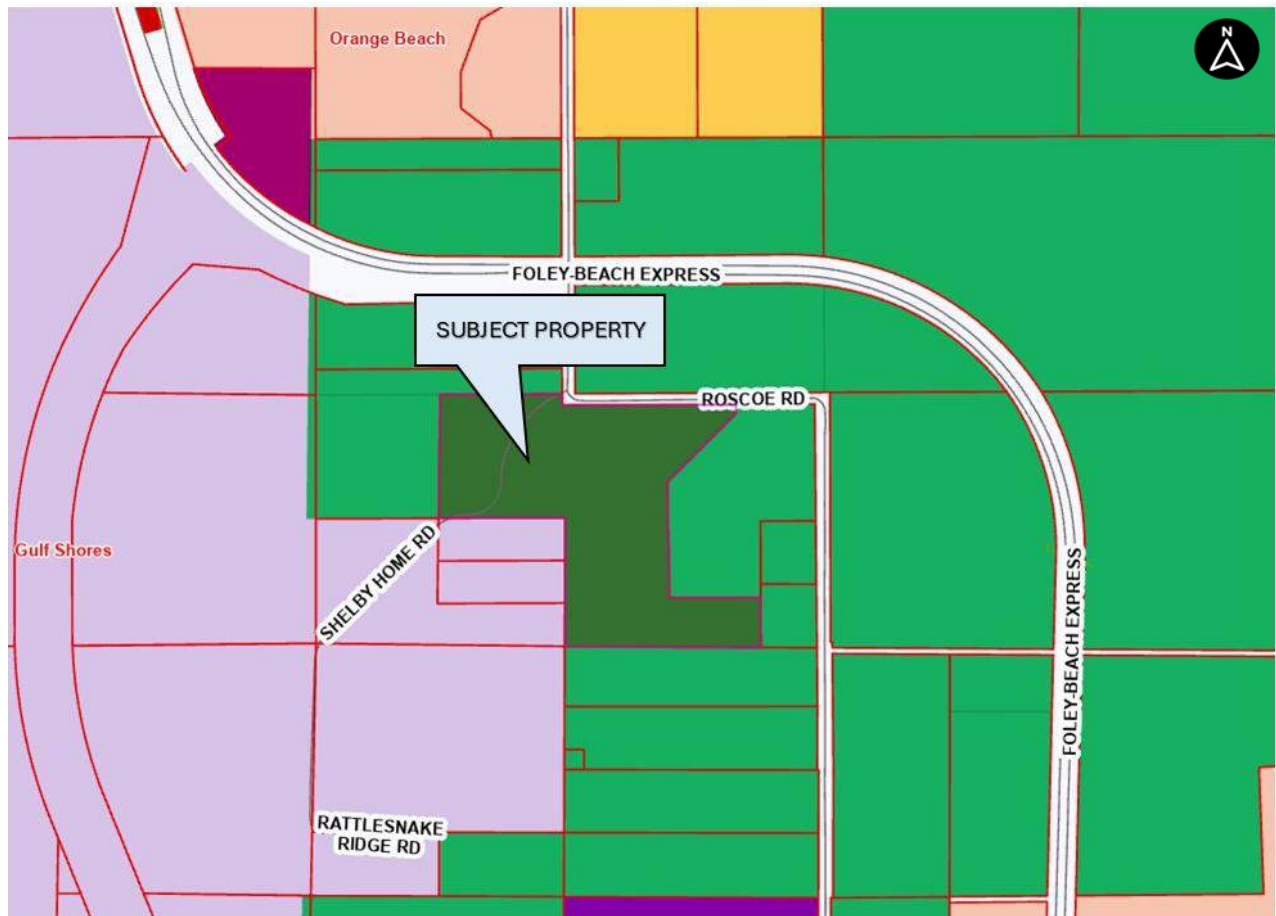






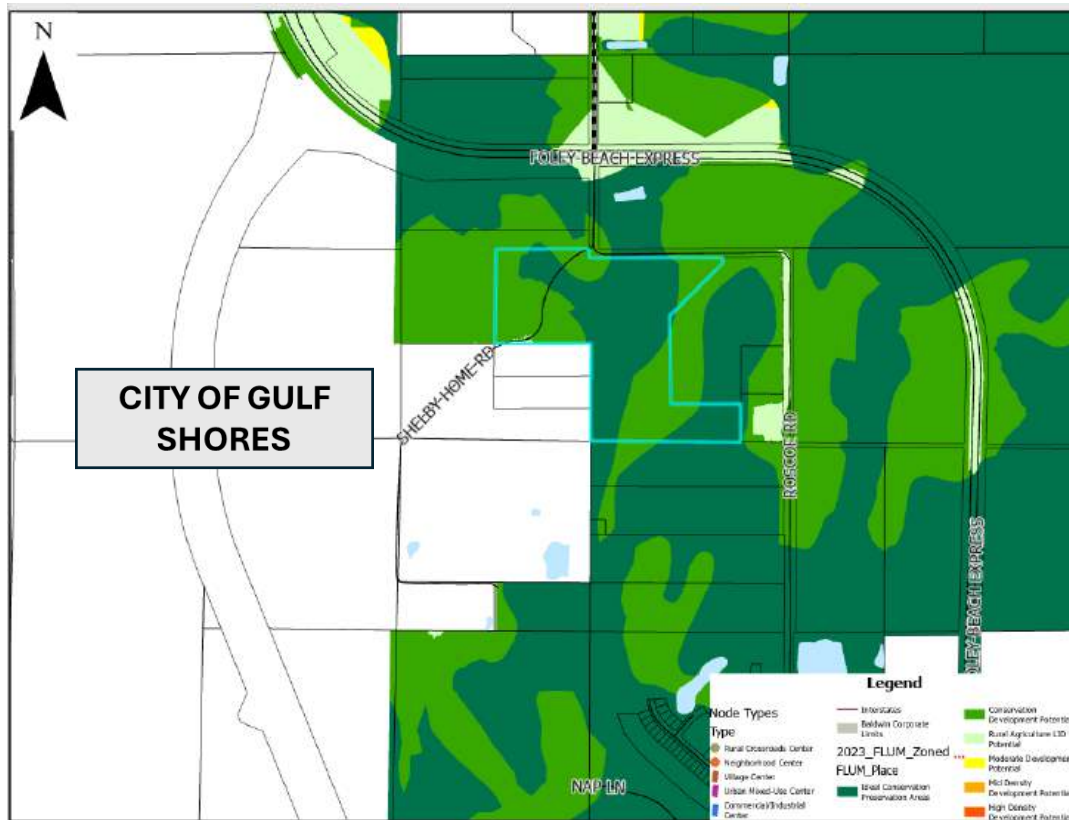


Locator Map



Site Map





IDEAL CONSERVATION/PRESERVATION AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

CONSERVATION DEVELOPMENT AREAS

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

PRIMARY LAND USES

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

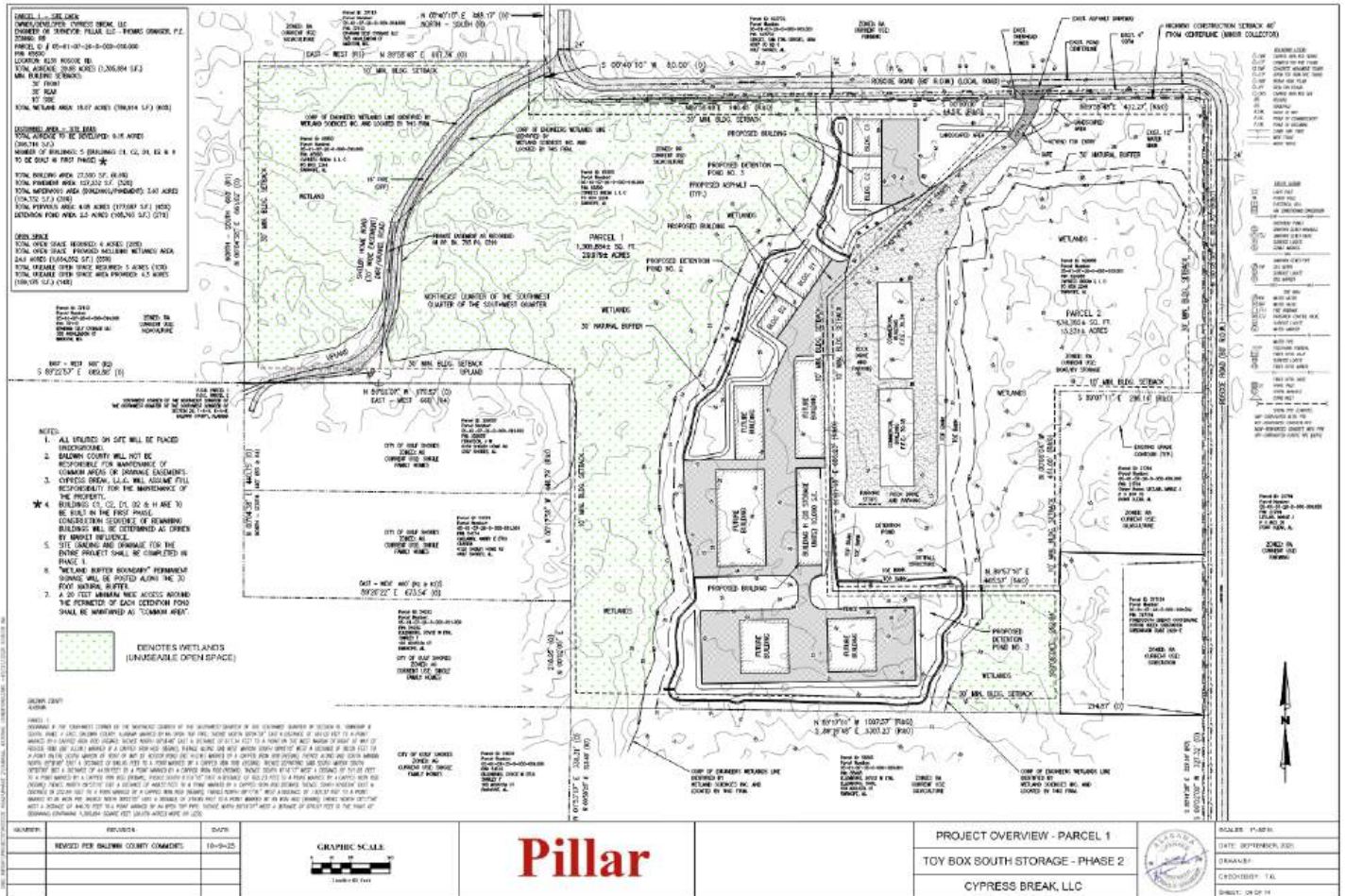
RELATED ZONING DISTRICTS

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

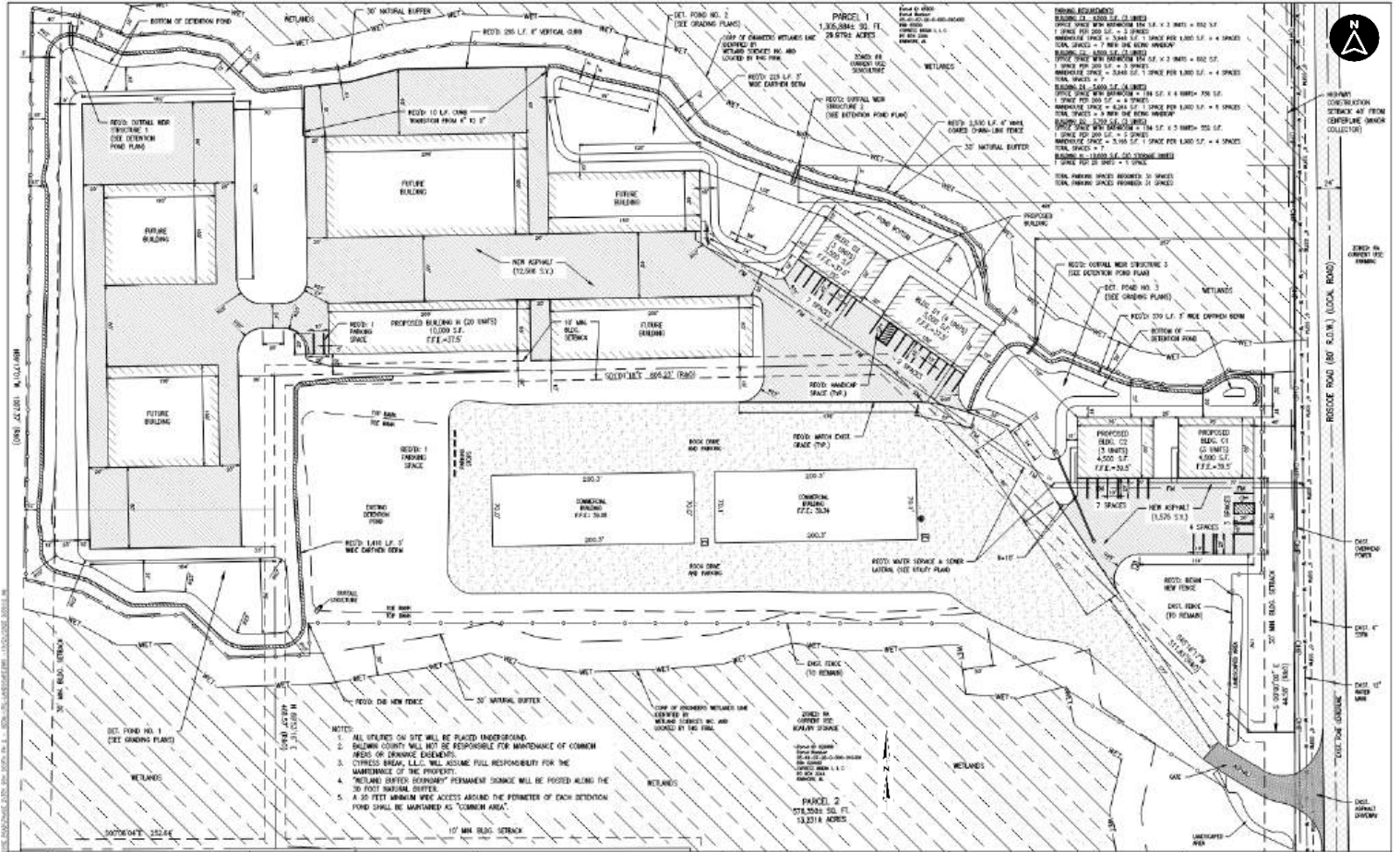
CONNECTIVITY NETWORK

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

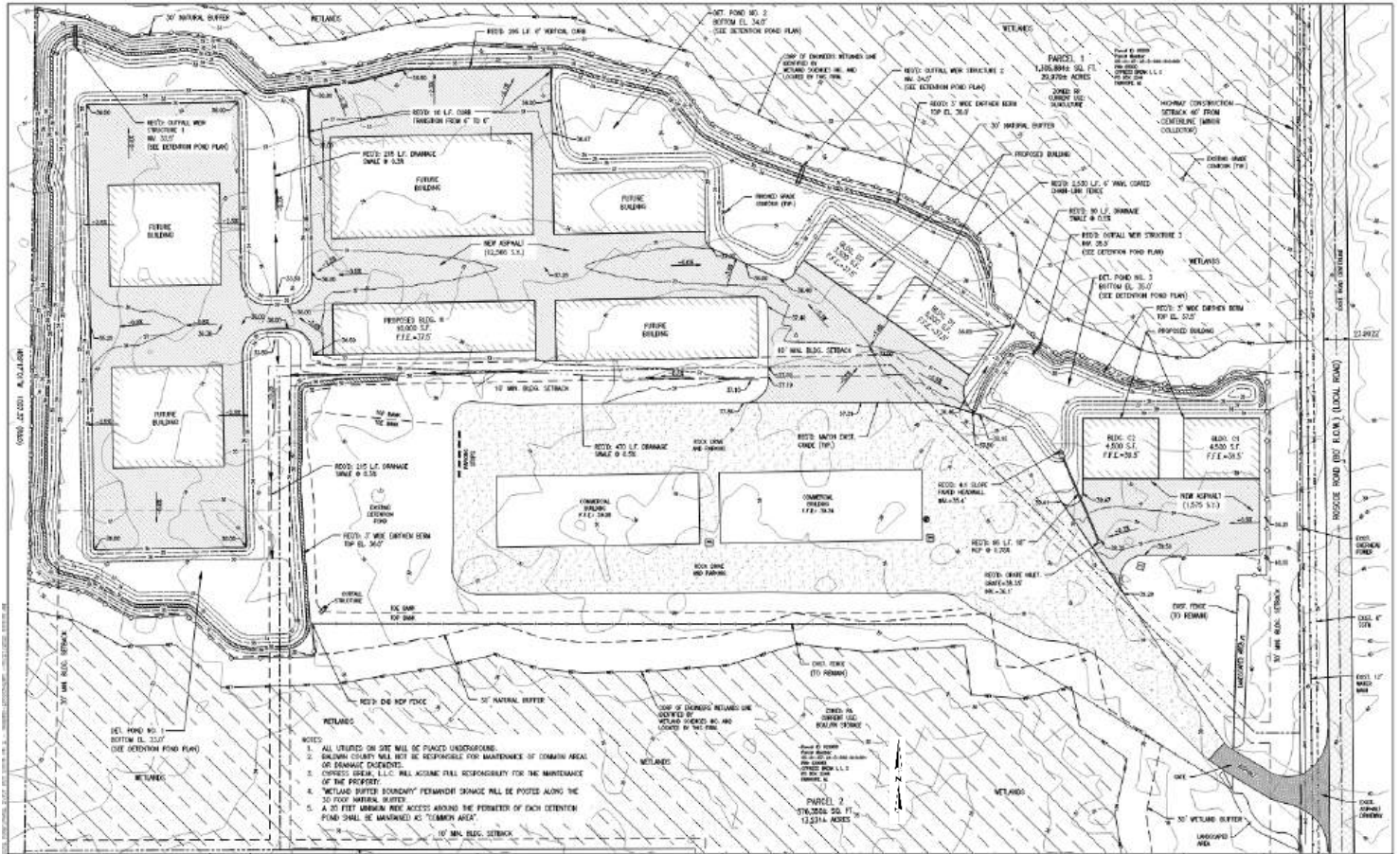
Site Plan



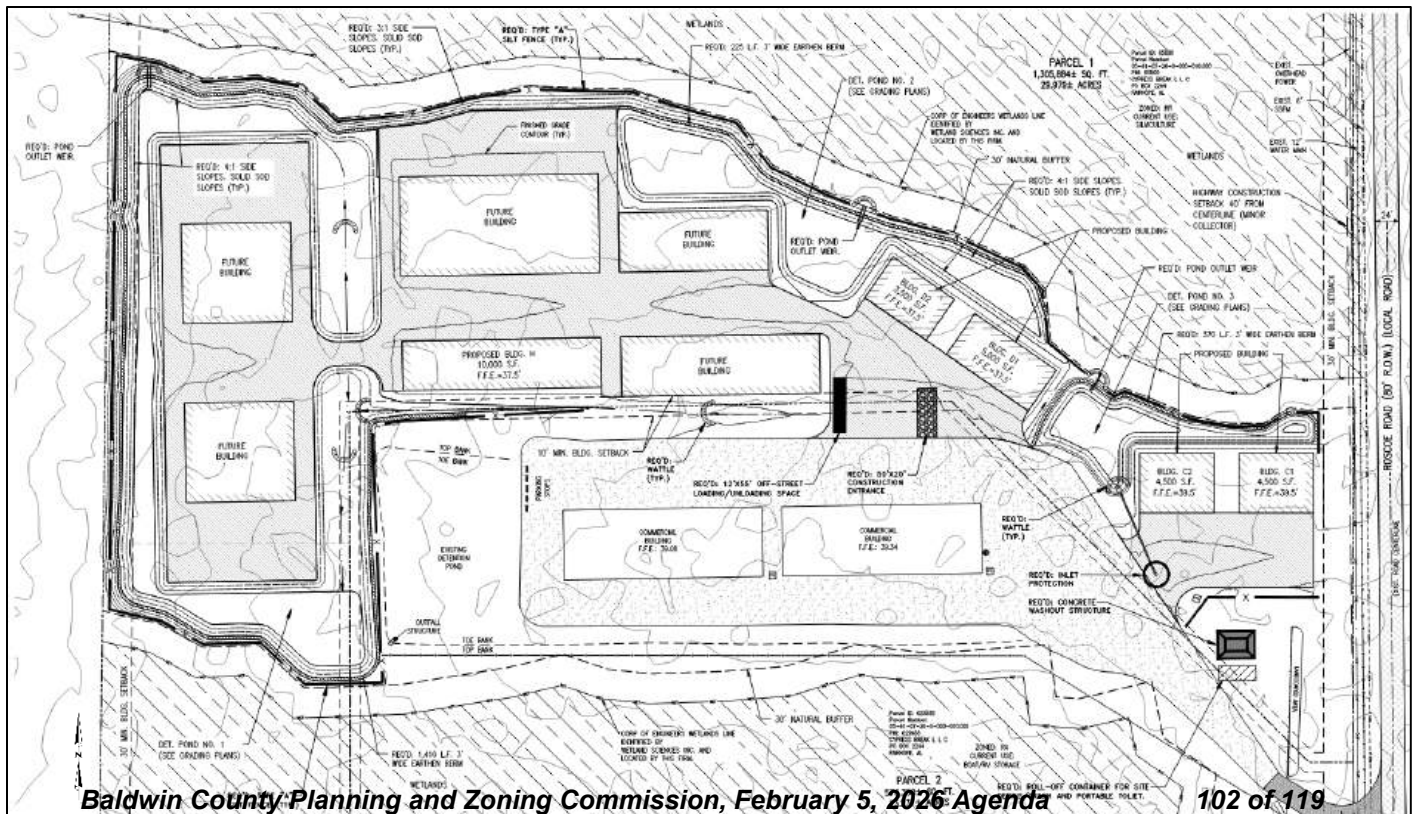
Geometry Plan



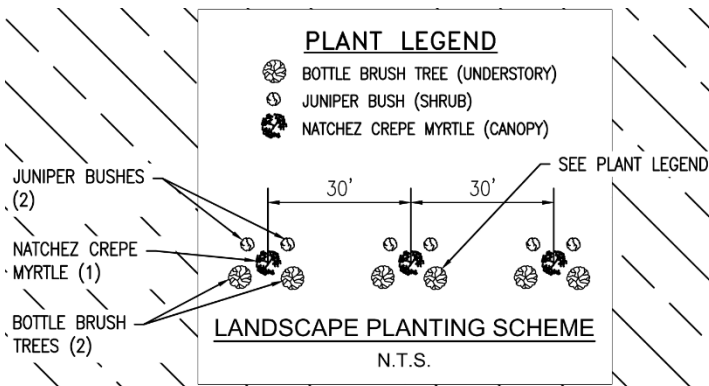
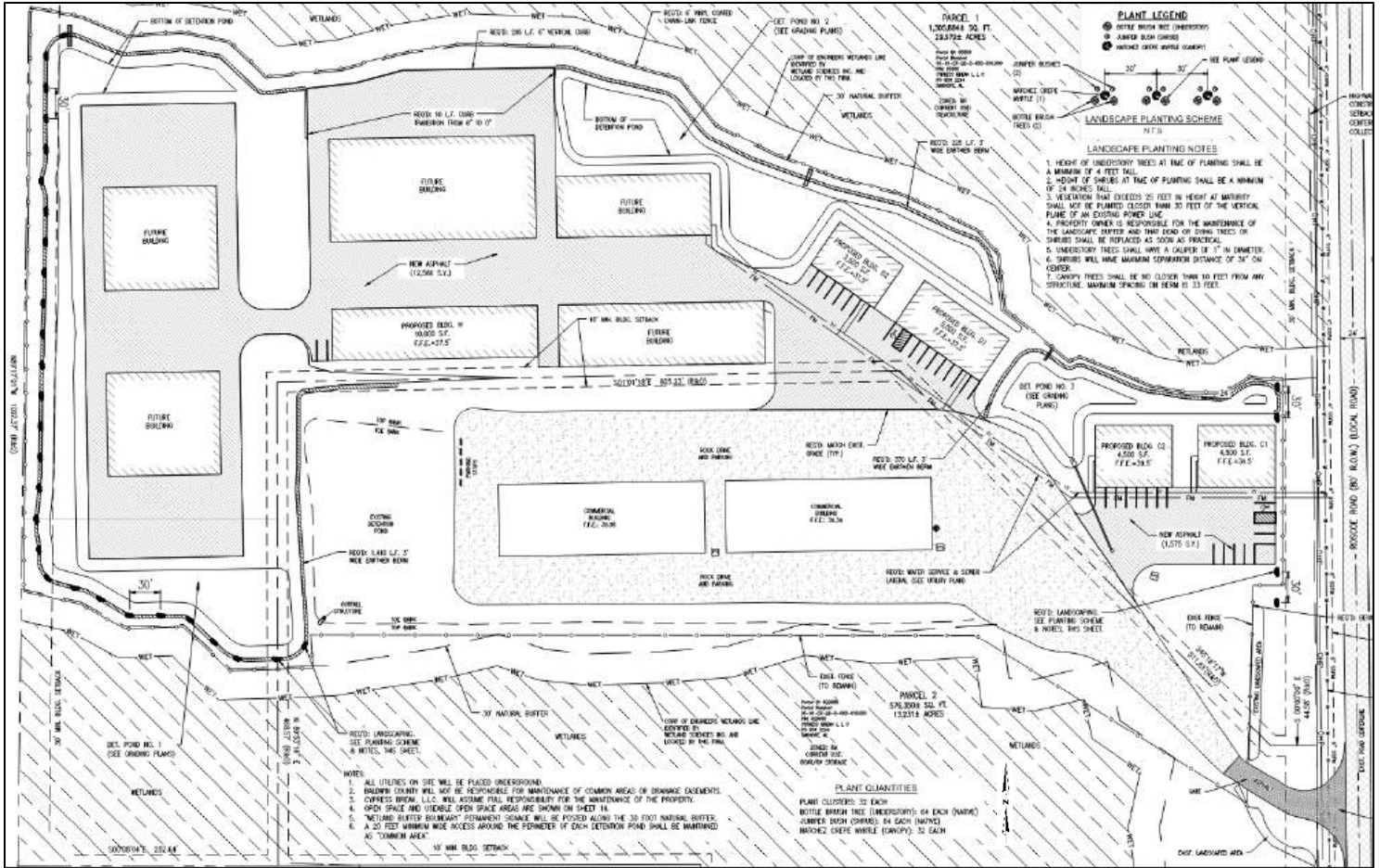
Grading Plan



Drainage & Erosion Control Plan



Landscape Plan



PLANT QUANTITIES

PLANT CLUSTERS: 32 EACH
 BOTTLE BRUSH TREE (UNDERSTORY): 64 EACH (NATIVE)
 JUNIPER BUSH (SHRUB): 64 EACH (NATIVE)
 NATCHEZ CREPE MYRTLE (CANOPY): 32 EACH



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-45
Jack's Restaurant
Commission Site Plan (CSP) Approval
February 5, 2026

Subject Property Information

Planning District: 33
General Location: Located on US Highway 98 south of Powell Lane in the Lillian community
Physical Address: 33802 U.S. Highway 98, Lillian, AL 36549
Parcel ID: 05-52-08-27-0-000-002.006
PIN: 202065
Zoning: B-3, General Business District
Proposed Use: 3,055 SF Drive-thru Restaurant
Acreage: 2.01 +/- acres
Total # Parcels requested: N/A
Applicant: Binkley Engineering, PA – Ross, Binkley
434 Benning Drive
Destin, FL 32541
Owner: Timothy Lett
PO Box 551
Lillian, AL 36549
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RA, Rural Agricultural
South	Residential	B-2, Neighborhood Business
East	Commercial	B-4, Major Commercial
West	Commercial	B-2, Neighborhood Business

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 3,055 SF drive-thru restaurant. The subject property encompasses +/- 2.01 acres and is zoned as B-3, General Business District. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 1/7/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 1/7/2026 but received no comments.

ALDOT, Chase Chitwood and Jason Shaw: Staff reached out on 1/7/2026 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 3,055 square-foot discount/variety store is consistent with the requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) designates the subject property and surrounding area as Rural/Agriculture/Low-Impact Development Potential, which permits limited development that adheres to low-impact design principles. In addition, the property is located within a Neighborhood Center activity node, intended to accommodate local-serving commercial uses such as restaurants. This activity node also includes adjacent commercial properties, including an existing gas station and a discount variety store.

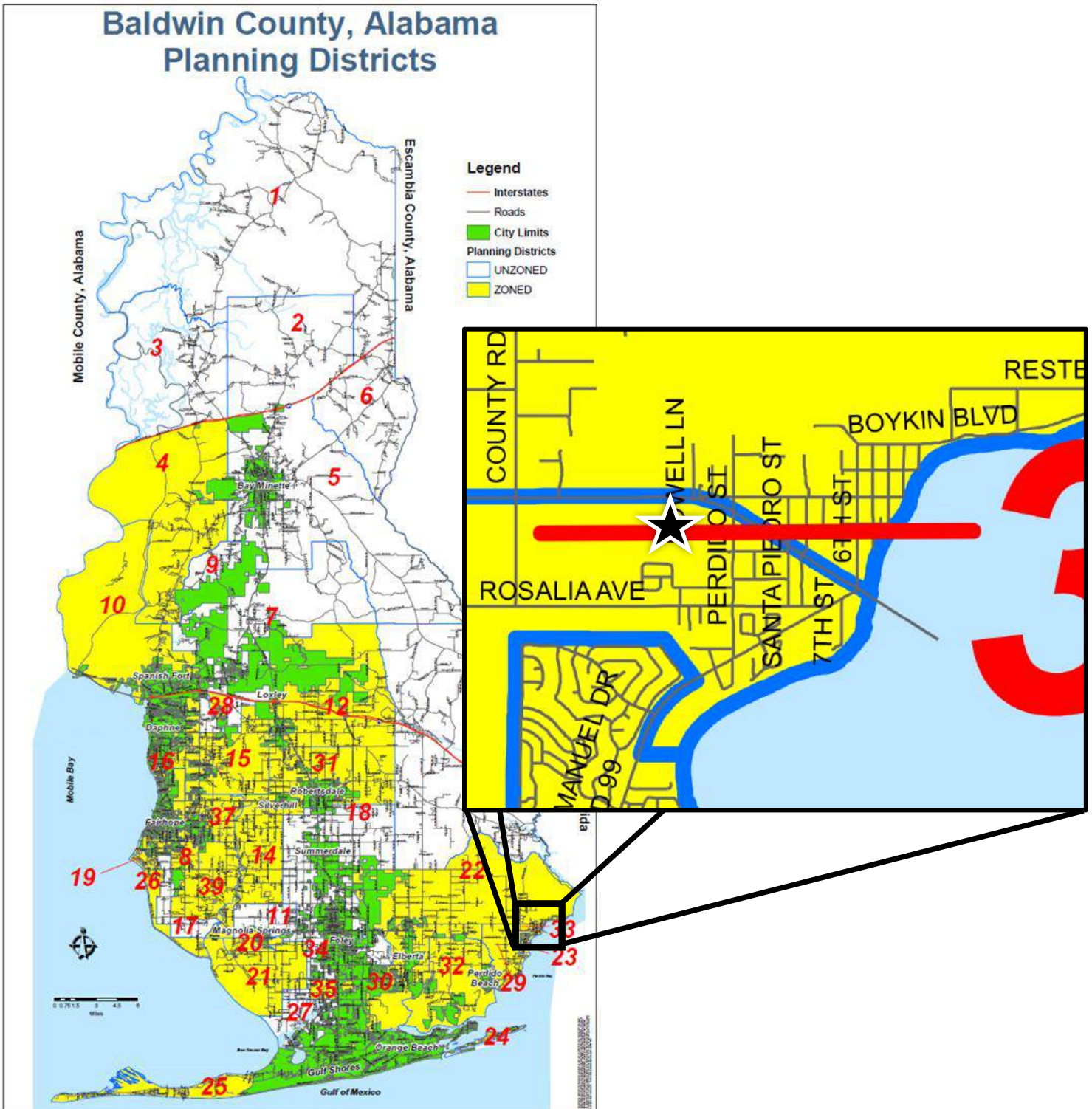
The site is situated along U.S. Highway 98, which is classified as a Principal Arterial. Principal Arterials serve major metropolitan centers, provide a high level of mobility, and facilitate travel through rural areas. Accordingly, properties along these corridors may be directly accessed and served by abutting land uses.

Staff Comments and Recommendation

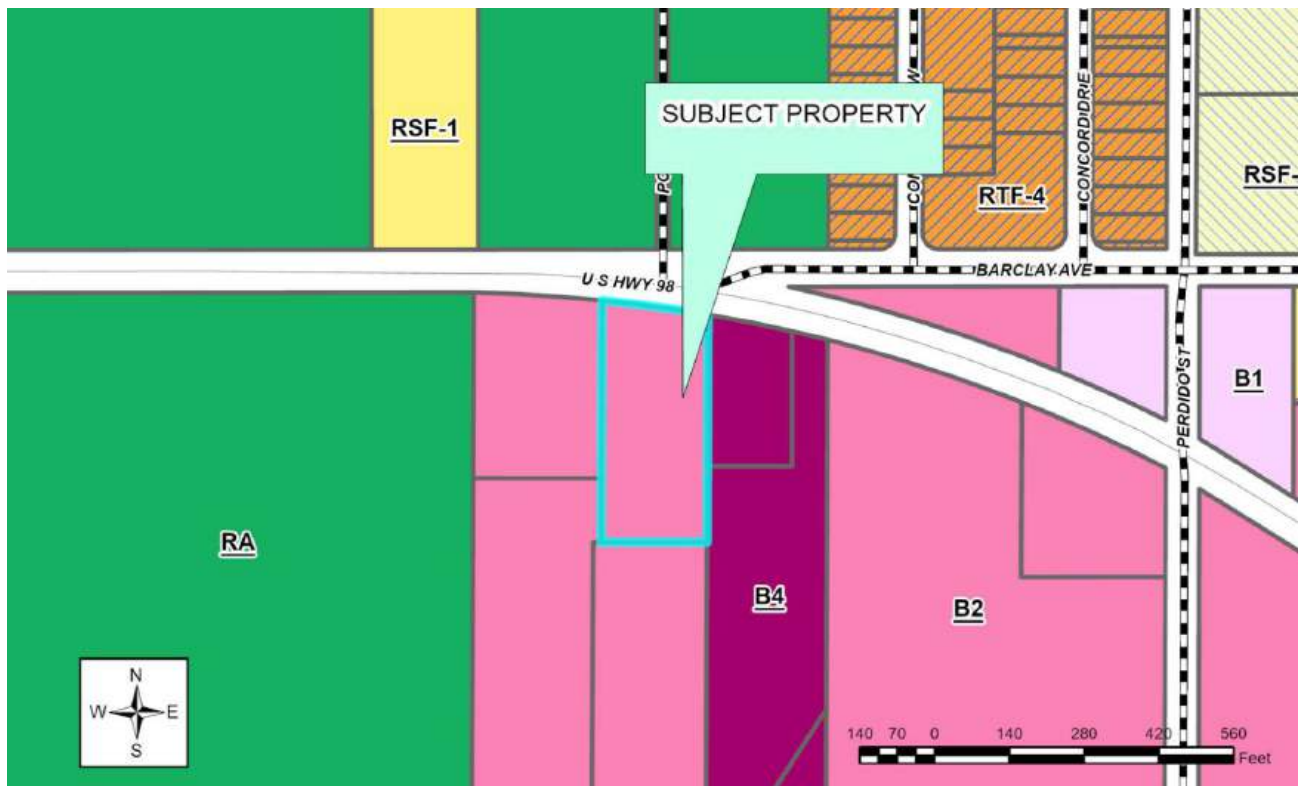
As previously mentioned, the subject property encompasses +/- 2.31 acres and is zoned for general business use. The applicant has requested Commission Site Plan approval for a xxxx SF drive-thru restaurant. Staff has carefully evaluated all relevant factors concerning this application and recommends 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.
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4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets

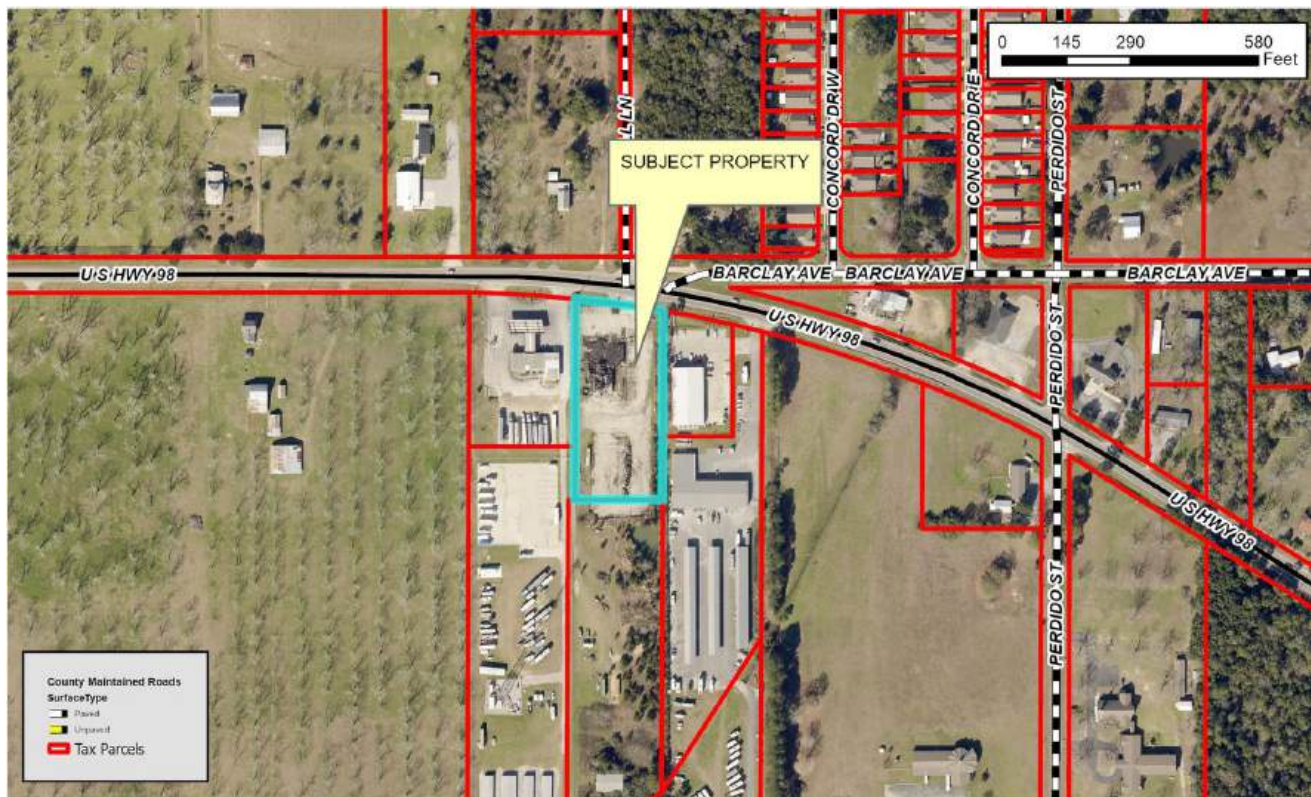
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.



Locator Map



Site Map



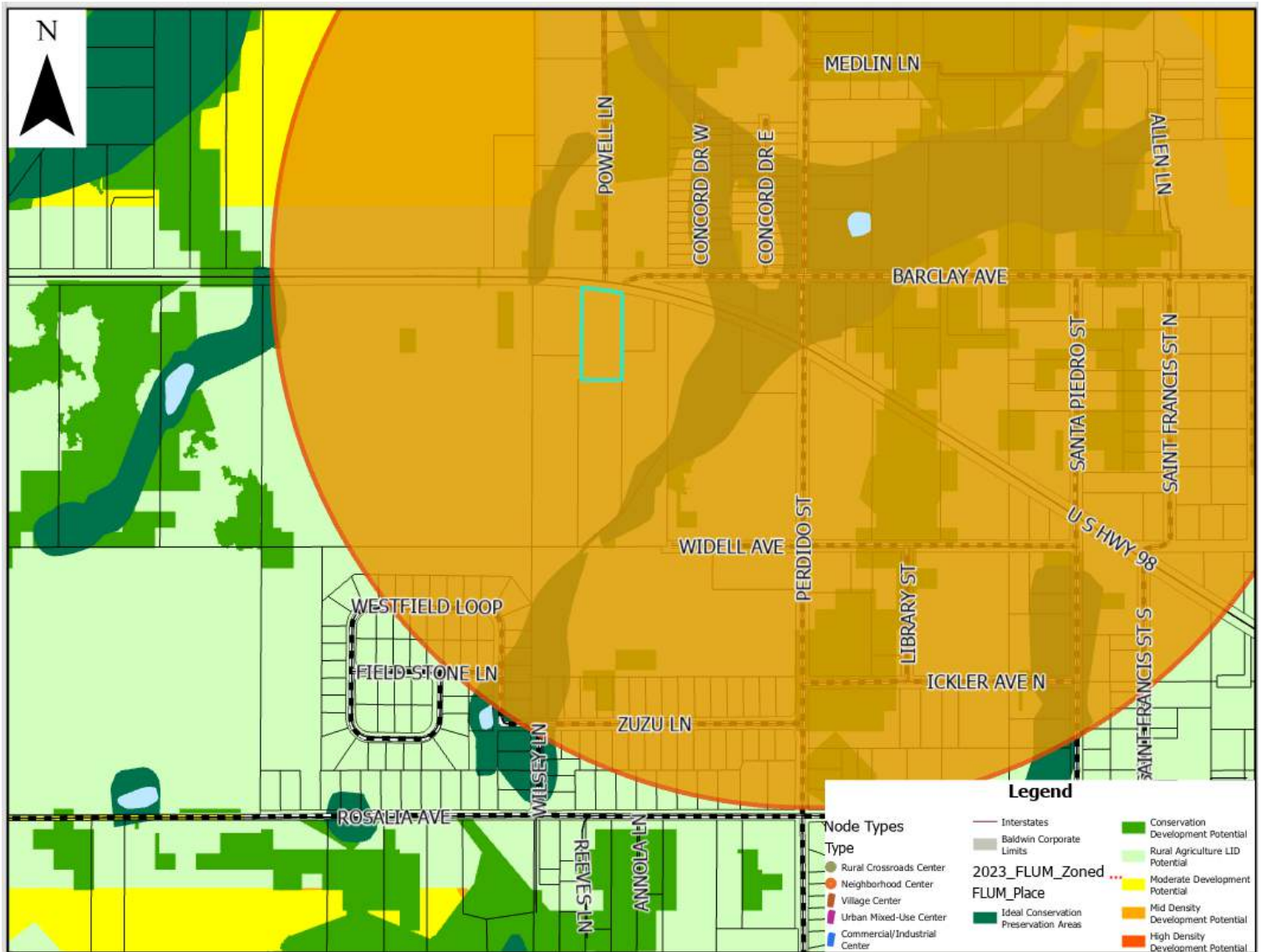
Property Images







FLUM



RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

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

NEIGHBORHOOD CENTER

PRIMARY LAND USES

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

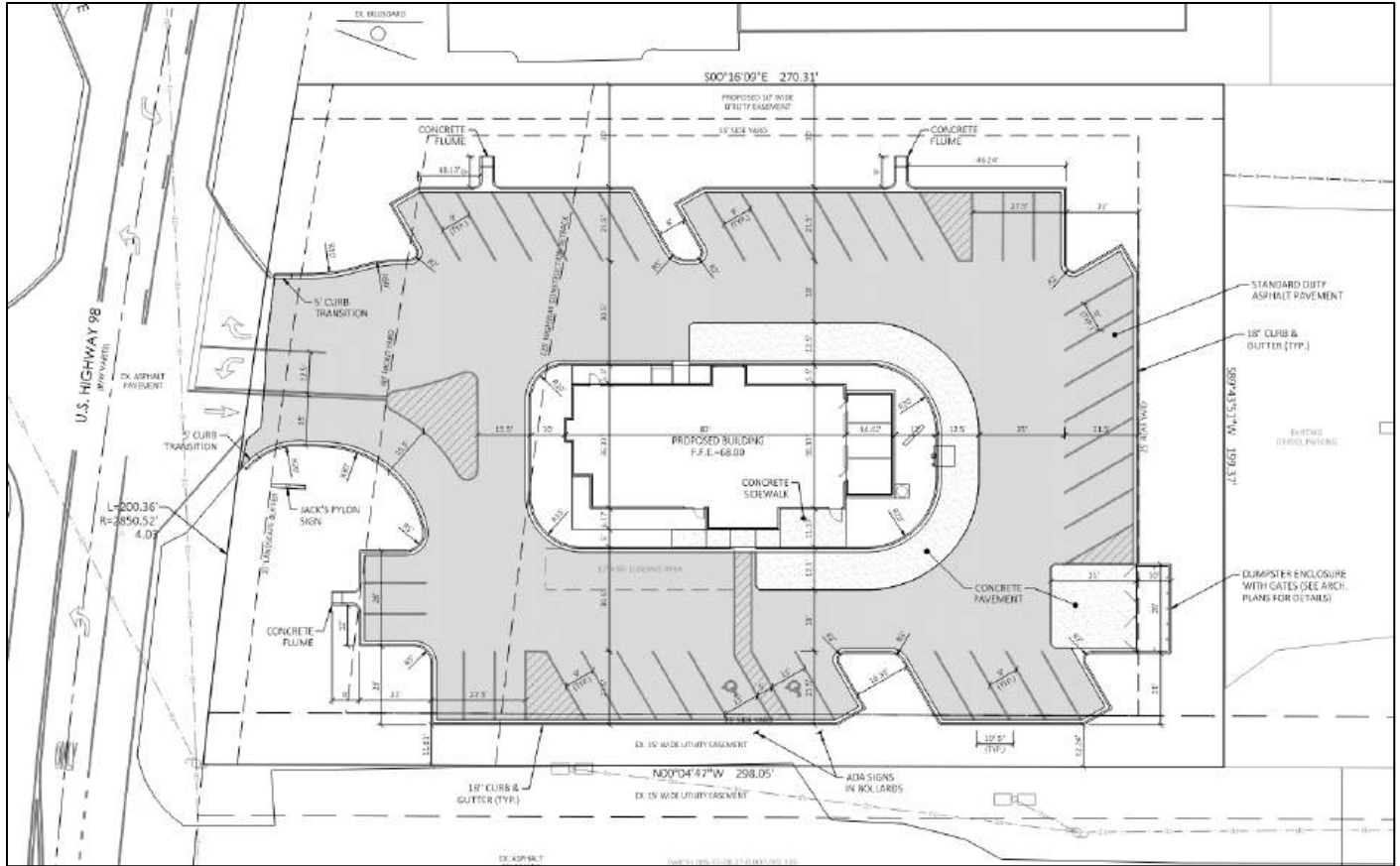
RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

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

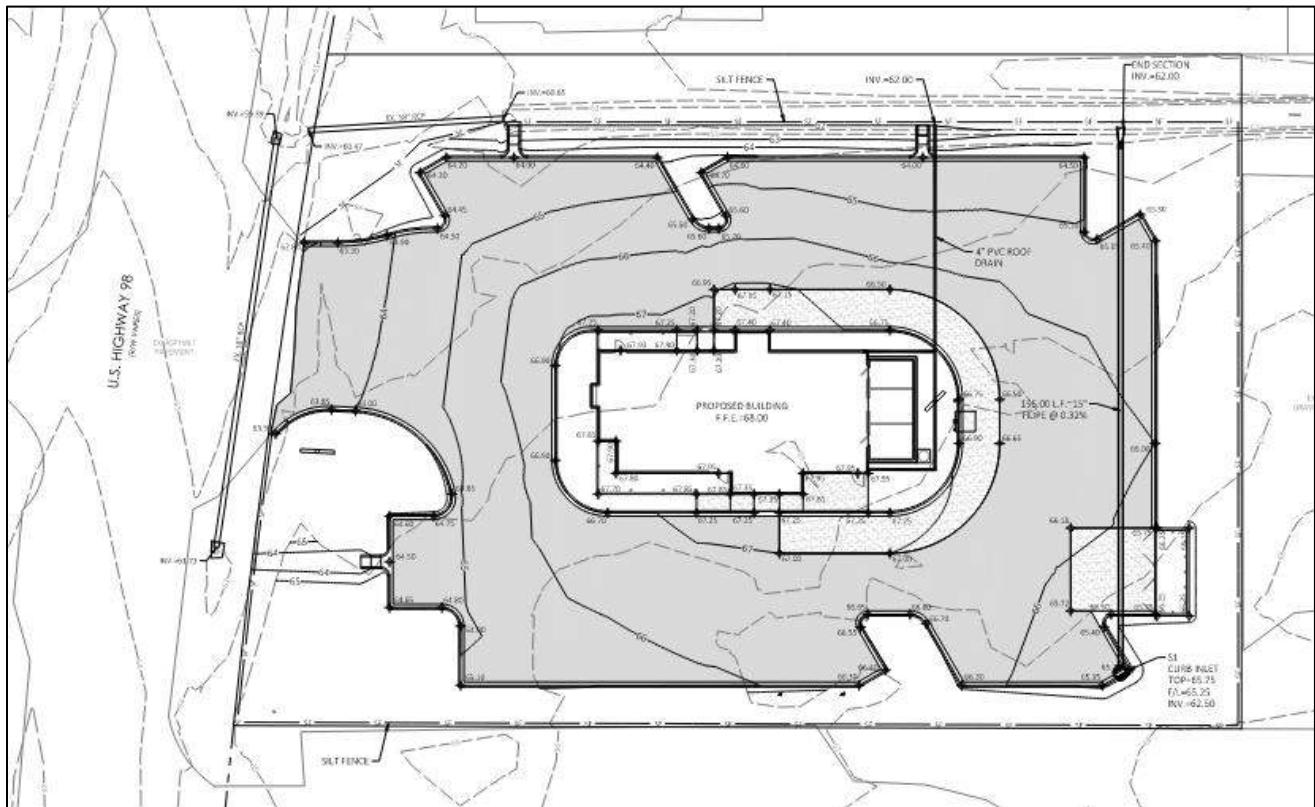
Site Plan



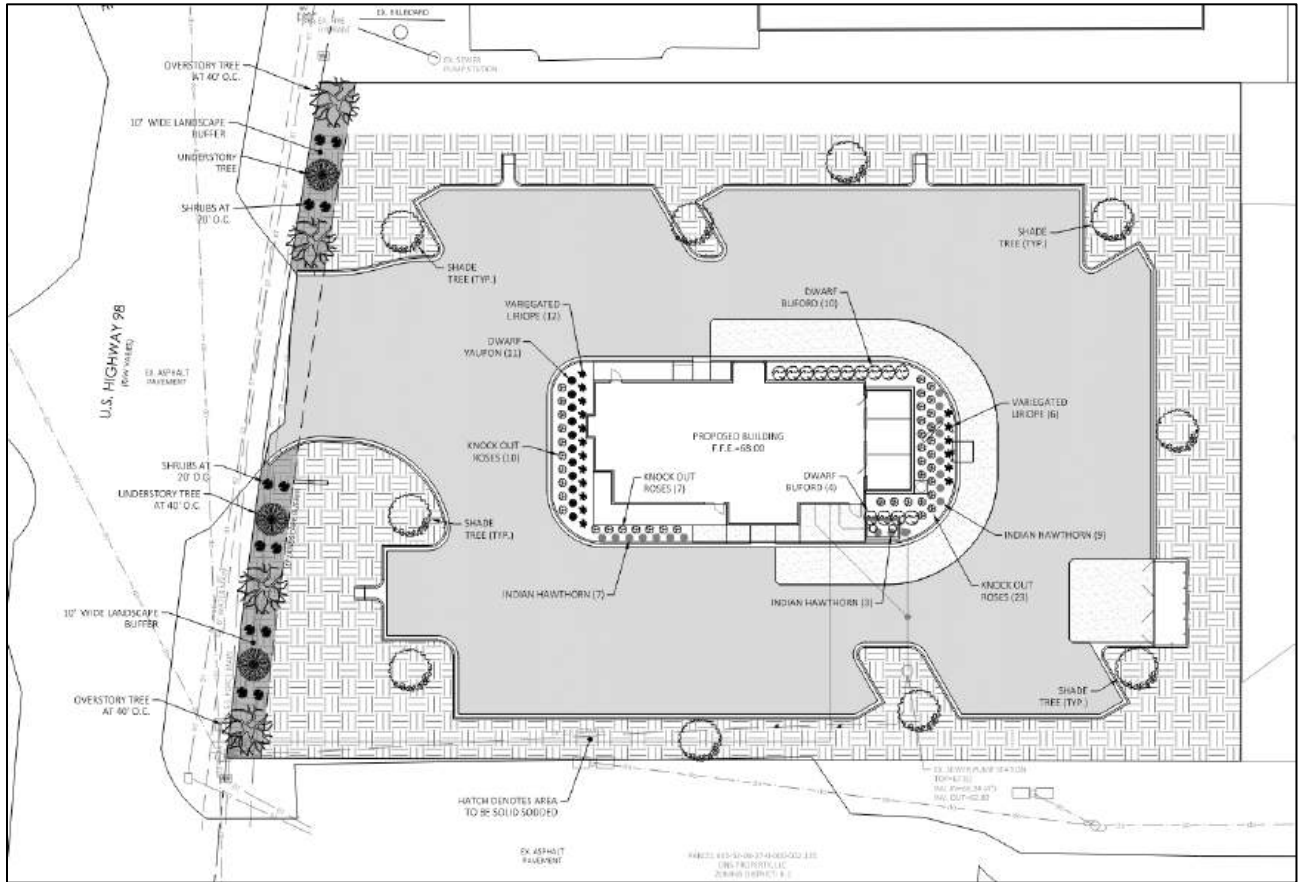
SITE DATA TABLE

SITE DATA TABLE		
PARCEL ID #	05-52-08-27-0-000-002.006	
JACK'S PARCEL AREA	56,760 S.F. (1.30 Ac.)	
ZONING DISTRICT	B-3	
EXISTING IMPERVIOUS SURFACE AREA	41,726 S.F. (0.74)	
PROPOSED IMPERVIOUS SURFACE AREA	33,576 S.F. (0.59)	
BUILDING INFORMATION		
BUILDING AREA	3,055 S.F.	
TYPE OF OCCUPANCY	RESTAURANT	
MAX. ALLOWABLE BUILDING HEIGHT	40'	
PROPOSED BUILDING HEIGHT	19'	
BUILDING YARDS/SETBACKS		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	40'	107.2'
MINIMUM REAR YARD	25'	81.8'
MINIMUM SIDE YARDS	15'	68.9'
HIGHWAY CONSTRUCTION SETBACK	125'	147.2'
PARKING SUMMARY		
TOTAL SPACES PROVIDED	43 SPACES (INC. 2 ADA SPACES) 31 SPACES OUTSIDE HIGHWAY SETBACK	
PARKING SPACES REQUIRED	1 SPACE PER 100 GFA = 31 SPACES	

Grading & Drainage Plan



Landscape Plan



LANDSCAPE SCHEDULE

TYPE	SPECIES	QUANTITY	CALIPER/HEIGHT	SPACING
CANOPY TREE	BALD CYPRESS	4	2"/8'	40'-0"
UNDERSTORY TREE	TRIDENT MAPLE	3	1"/4'	40'-0"
SHADE TREE	LIVE OAK	10	6' HT.	N/A
SHRUB	HOLLY (NEEDLEPOINT)	12	24" HT.	20'-0"



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION MARCH 5, 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).

