



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 7, 2025

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

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

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

July 10, 2025, Agenda Review Meeting Minutes

July 10, 2025, Regular Meeting Minutes

July 10, 2025, Work Session Minutes

7. Proposed Consent Agenda Items

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

a.) PER25-30, Elizabeth Gardens Ph 2 & 3 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for SPP23-15.

Location: Subject properties are located at the intersection of Bohemian Hall Rd and County Rd 48, east of Fish River and approximately 3 miles southwest of the Town of Silverhill in Planning District 14.

b.) PER25-31, South Bend Village Ph 1 & 2 Extension

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

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat approval for SPP22-13.

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd 24, near the intersection of Sherwood Highland Rd in Planning District 39.

8. Old Business

None.

9. Public Hearings

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

a.) PUD25-03/CSP25-13/SV25-17, Milton Jones Warehouses

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

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

Location: Subject properties are located south of Milton Jones Rd and west of State Highway 181 in the Daphne area in Planning District 15.

b.) SC25-30, BFLC Cowpen Creek Ph IV

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

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

Location: Subject property is located on the eastern side of County Road 87 and south of I-10 in the Elsanor community in Planning District 13.

c.) SC25-31, Replat of The Woodlands at Malbis Lots 24, 25, 26

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

Purpose: The applicant is requesting Preliminary Plat approval for the replat of Lots 24, 25, 26 of The Woodlands at Malbis Subdivision.

Location: Subject properties are located west of State Hwy 181 on Rosewood Ln in The Woodlands at Malbis Subdivision in Planning District 7.

d.) SC25-32, Palms Veterinary 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 3-lot commercial subdivision.

Location: Subject property is located South of County Rd 64 and east of State Hwy 181 in Planning District 15.

e.) SC25-34, TBG – Old CR 95 – Plat 1 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 subdivision.

Location: Subject property is located on the east side of County 95 and the south side of Freshwater Lane in the Perdido Bay community in Planning District 32.

f.) SC25-35, WA Keller 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 commercial subdivision.

Location: Subject property is located south of US Hwy 98 and west of Mary Ann Beach Road, in the Barnwell community area in Planning District 17.

g.) SPP24-23, BFLC Estates at Elam Creek 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 15-lot large acre residential subdivision.

Location: Subject properties are located south of Linholm Rd and west of County Rd 87 in Planning District 13.

h.) SPP25-20, Long Bayou Preserve 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 48-lot residential subdivision.

Location: Subject properties are located east of the Foley Beach Express and directly north of the City of Orange Beach in Planning District 30.

i.) SPP25-22, Estates on 31 Subdivision

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

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

Location: Subject property is located west of US Highway 31 in Planning District 7.

j.) SPP25-24, Serenity Acres Subdivision

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

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

Location: Subject property is located east of County Road 49 and south of Gabriella Lane in Planning District 15.

10. Commission Site Plan Review

None.

11. Other Business

None.

12. Public Comments

13. Planning Commissioner Comments

14. Director's Report

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

15. Adjourn Regular Meeting

Next Regular Meeting: **September 4, 2025**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 30
Elizabeth Gardens Phase 2 & 3
Permit Extension Request for Preliminary Plat Approval
August 7, 2025

Subject Property Information

Planning District: 14

Zoning: BCZ, The citizens of Planning District 14 implemented zoning on June 6, 2023. However, subject application was submitted prior to the district 14 zoning referendum.

Location: Subject property is located at the intersection of Bohemian Hall Road and County Road 48, east of Fish River and approximately 3 miles southwest of the Town of Silverhill.

Parcel Numbers: 05-47-05-21-0-000-006.005 **PIN:** 387915
05-47-05-21-0-000-006.006 **PIN:** 387918
05-47-05-21-0-000-006.004 **PIN:** 377063
05-47-05-21-0-000-006.002 **PIN:** 369774
05-47-05-21-0-000-007.000 **PIN:** 69964

Lead Staff: Jenny Mosley, Planning Tech I

Attachments: *Within Report*

CitizenServe Ref: PER25-000030

Applicant/Owner: Todd and Karen Carnley 22175 Cain Road Silverhill, AL 36576
Frank and Susan Snarr PO Box 579 Silverhill, AL 36576

Developer: D.R. Horton, Inc. – Birmingham 25366 Profit Drive Daphne, AL 36526

Engineer/Surveyor: *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532

Subdivision Proposal

Request: Permit Extension Request for SPP23-15 Preliminary plat approval of Elizabeth Gardens Phase 2 & 3

Proposed Lots: 259 Lots , built over 3 phases

- Phase 1 - 92 lots
- Phase 2 - 86 lots
- Phase 3 - 81 lots

Linear feet of streets: 11,311 LF of streets for public use, dedication to County. Proposed lots will access internal streets only. Two emergency access points to Bohemian Hall Road are included.

Smallest lot size: 7,700 sf +/-

Building Setbacks: 30' Front, 30' Rear 11' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities:	Water: Town of Silverhill Sewer: Baldwin Co. Sewer (BCSS Summerdale Treatment Plant) Electrical: EMC Broadband: Point Broadband
Traffic study:	TIS prepared and stamped by David Anderson, PE, with HSA Columbia Consulting Group.
Fire Protection:	Reviewed by Silverhill Volunteer Fire Dept.
Drainage improve.:	A drainage narrative was prepared and stamped by Jared Landry, PE, of S.E. Civil Engineering and Surveying and accepted by the Baldwin County Highway Department.
Wetlands:	A wetland delineation was prepared by Craig Martin, Wetland Sciences, Inc

Staff Analysis and Comments

Extension Letter of Explanation & Timeline



June 9, 2025

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

Re: Elizabeth Gardens Phase 2-3 Subdivision –Justification for Extension Request

Fabia,

See below the timeline of approvals for Elizabeth Gardens for our Preliminary Plat Extension Request.

- Plat Approval: 9/7/23
- Construction Plan Submittal: 2/9/24
- Construction Plan Approval: 4/19/24
- Pre-con Meeting: 6/14/24
- Construction Plan Approval Modified by County: 6/15/24
- Construction Start Phase 1: 6/24
- Final Plat Recorded Phase 1: 5/27/25
- Construction Start Phase 2: 5/25
- Anticipated Construction Completion Phase 2: 4/26
- Anticipated Construction Start Phase 3: 4/26
- Anticipated Construction Completion Phase 3: 3/27

As you can see, once approval was granted, work commenced in a timely manner. Phase 1 was completed within a year of construction plan approval. Phase 2 began immediately after phase 1 completion.

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

Sincerely,

Aaron S. Collins

Aaron Collins
Planning Director
acollins@secivileng.com

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566

Staff Recommendation

ORIGINAL APPROVAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case SPP23-15 Elizabeth Gardens Phases I -III, be **APPROVED with the general conditions listed below** and subject to compliance with the Baldwin County Subdivision Regulations.

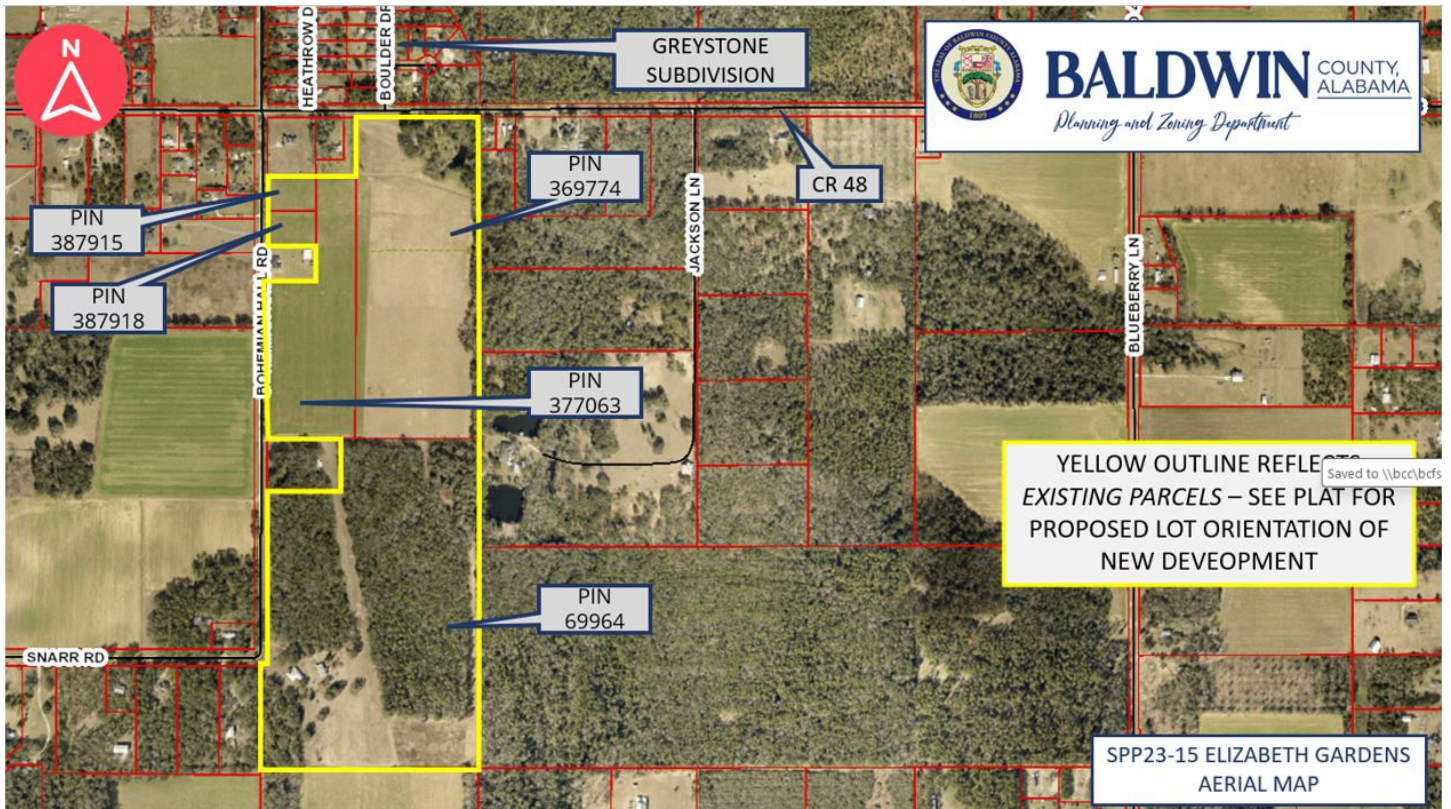
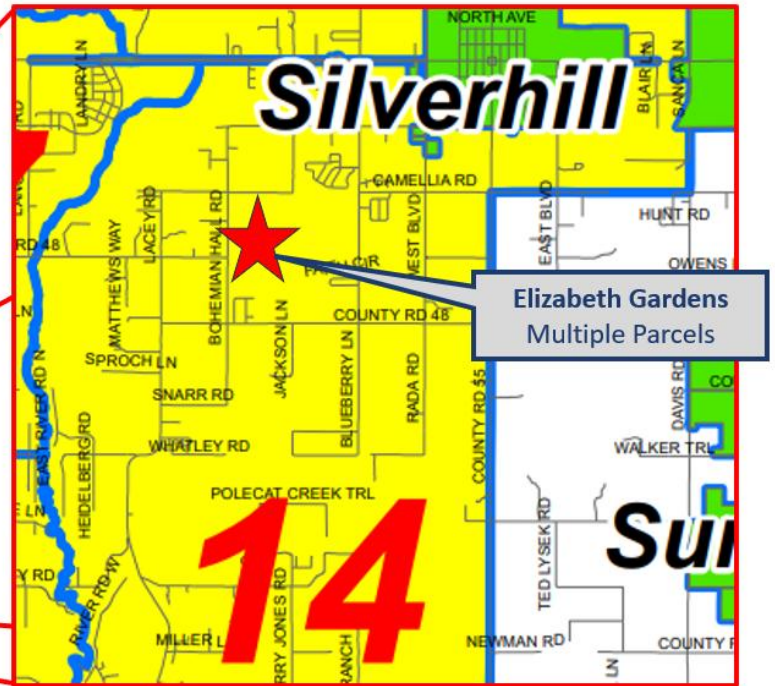
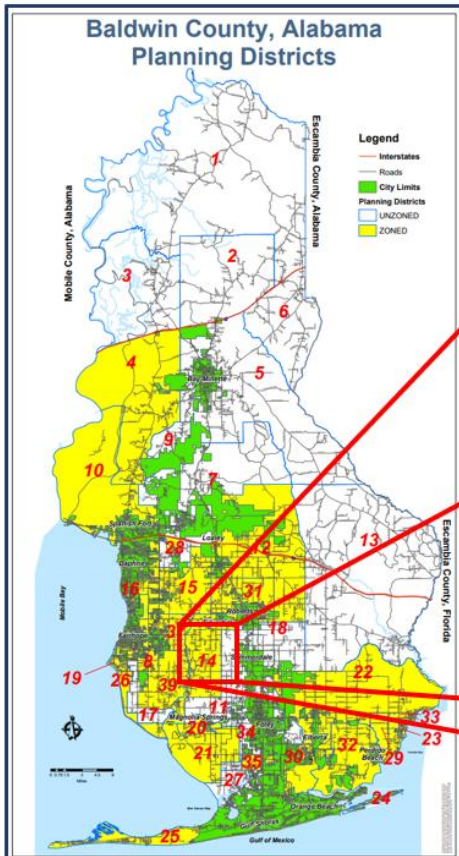
1. Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
 - a. **No improvements** shall be installed prior to issuance of the Subdivision Permit.
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. Preliminary Plat approval of Phases I, II, and III terminates at 4:30 PM CST on Monday, September 9, 2025 (preliminary plat termination date adjusted for weekends).
4. Requirements by other agencies exceeding those of Baldwin County (including but not limited to utility easements) are the responsibility of the subdivider to attain compliance at the time of final plat approval.

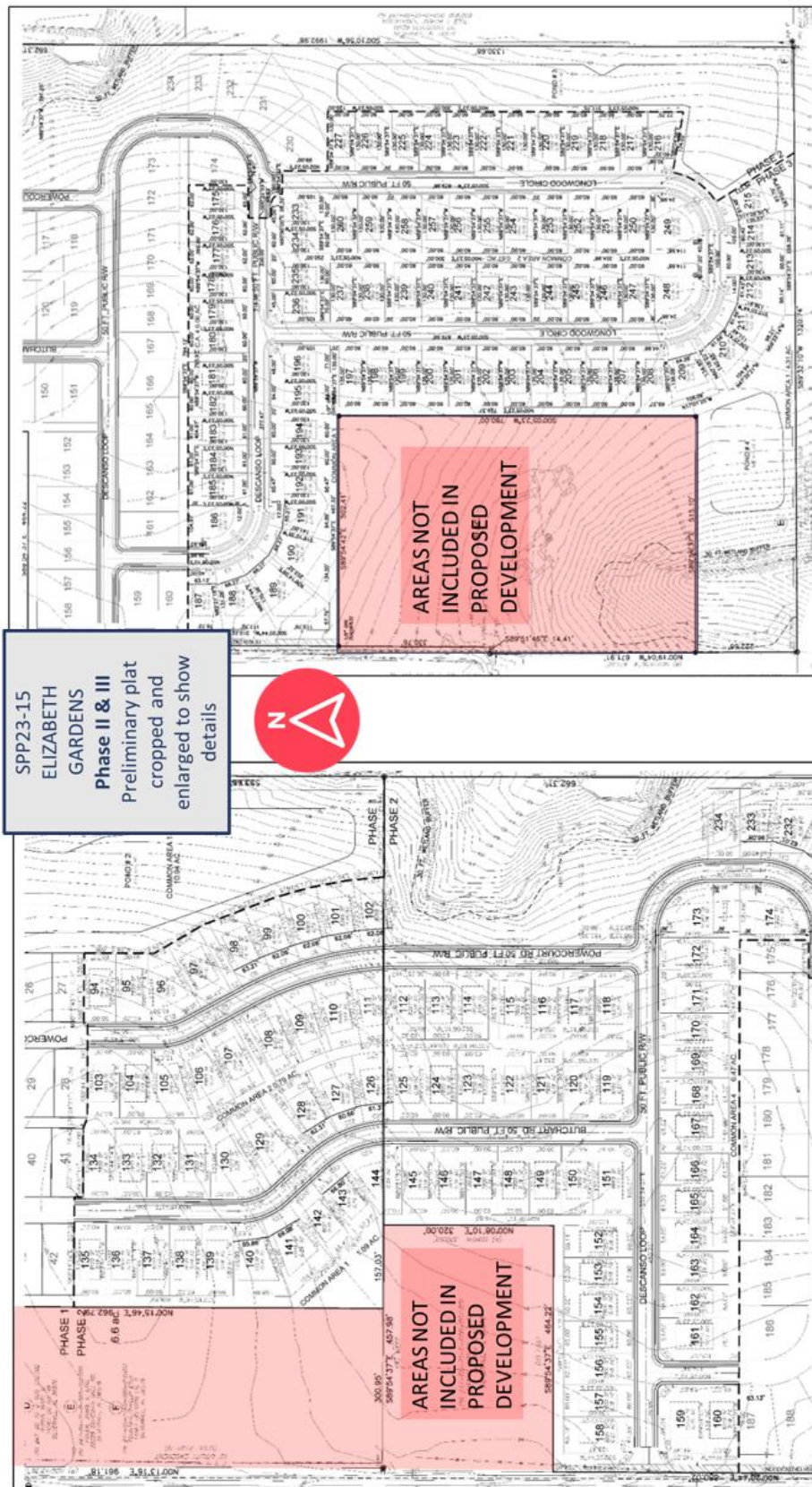
EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a one (1) year extension of the Preliminary Plat Approval related to case **SPP23-15 Elizabeth Gardens Phase 2 & 3** be **APPROVED** with the following conditions:

1. The one (1) year approval extension expires at 4:30 PM CST on **Monday, September 7, 2026**.
 - a. One Additional Extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as Defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission.

Locator Maps





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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER25- 31

SOUTH BEND VILLAGE Phase 1&2

2nd Permit Extension Request for Preliminary Plat Approval

August 7, 2025

Subject Property Information

Planning District: 39
Zoning: Zoning was adopted after the preliminary plat for this development was approved. The property is now zoned RSF-2.
Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd
Parcel Numbers: 05-56-06-14-0-000-024.000 **PIN:** 14206
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*
CitizenServe Ref: PER25-000031
Applicant/Owner: DR Horton 25366 Profit Dr., Daphne, AL 36526
Engineer/Surveyor: Larry Smith, SE Civil 9969 Windmill Road, Fairhope, AL 36532

Subdivision Proposal

Request: 2nd Permit Extension Request for SPP22-13 Preliminary plat approval of South Bend Village, Phases 1-2.
Proposed Lots: 118 lots
Linear feet of streets: 5,712 LF of streets for public use. Proposed lots will access internal streets only.
Smallest lot size: 7,560 sf +/-
Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities: Water: Fairhope Utilities
Sewer: Baldwin Co. Sewer (BCSS Summerdale Treatment Plant)
Electrical: Baldwin EMC
Broadband: AT&T
Traffic study: TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department.
Drainage improve.: A drainage narrative was prepared and stamped by Jared Landry, PE, and accepted by the Baldwin County Highway Department.
Wetlands: No wetlands appear to be present on the subject property.

Letter of Explanation & Timeline of Delays



June 9, 2025

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

Re: South Bend Village Phase 1-2 Subdivision –Justification for Extension Request

Fabia,

See below the timeline of approvals for South Bend Village for our Preliminary Plat Extension Request.

- Plat Approval: 9/1/22
- Extension Approval: 7/11/24 (current expiration 9/1/25)
- Construction Plan Submittal to County:
- Construction Plan Approval: 3/24/23
- Revised Construction Plan Approval (due to ALDOT entrance modifications): 9/5/23
- Construction Plan Submittal to ALDOT: 11/7/22
- ALDOT Approval for Turn Lanes and Off-site water: 7/3/24
- Construction Start Phase 1 (with a temporary access permit): 5/24
- Anticipated Construction Completion Phase 1: 8/25
- Please note that phase 1 subdivision is completed and we have a "no deficiencies letter". At this point we are awaiting ALDOT acceptance on the water line and turn lanes.
- Construction Start Phase 2: 2/25
- Anticipated Construction Completion Phase 2: 12/25

As you can see there was a large timeline to obtain ALDOT approval for this project. Once we were close to having their approval, we obtained a temporary access permit so construction could commence. Phase 1 may be completed prior to the expiration, but with an abundance of caution we are applying for the extension for Phase 1. Phase 2 should be completed by the end of the year.

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

Sincerely,

Aaron S. Collins

Aaron Collins
Planning Director
acollins@secivileng.com

Staff Recommendation

ORIGINAL RECOMMENDATION:

Staff recommends that the EXTENSION OF PRELIMINARY PLAT approval for Case No. PER24-30, South Bend Village- SPP22-13, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following general conditions:

General Condition(s):

1. Baldwin County Permit Division will re-issue the subdivision permit to reflect the 1-year extensions request approved date. This request will grant a one-year extension and will expire on **Monday, September 1, 2025**.
2. Upon completion of construction and issuance of 'No Deficiencies Letter' to applicant from Baldwin County Highway Department, applicant shall submit a final plat application for review and approval.
3. Upon review and acceptance of final plat submittal, P&Z Staff will issue administrative approval with authorization to circulate plat for signatures.
4. Applicant will have 90 days from the date of administrative final plat approval to obtain signatures, record the final plat, and upload a digital copy of the recorded plat to the Portal.

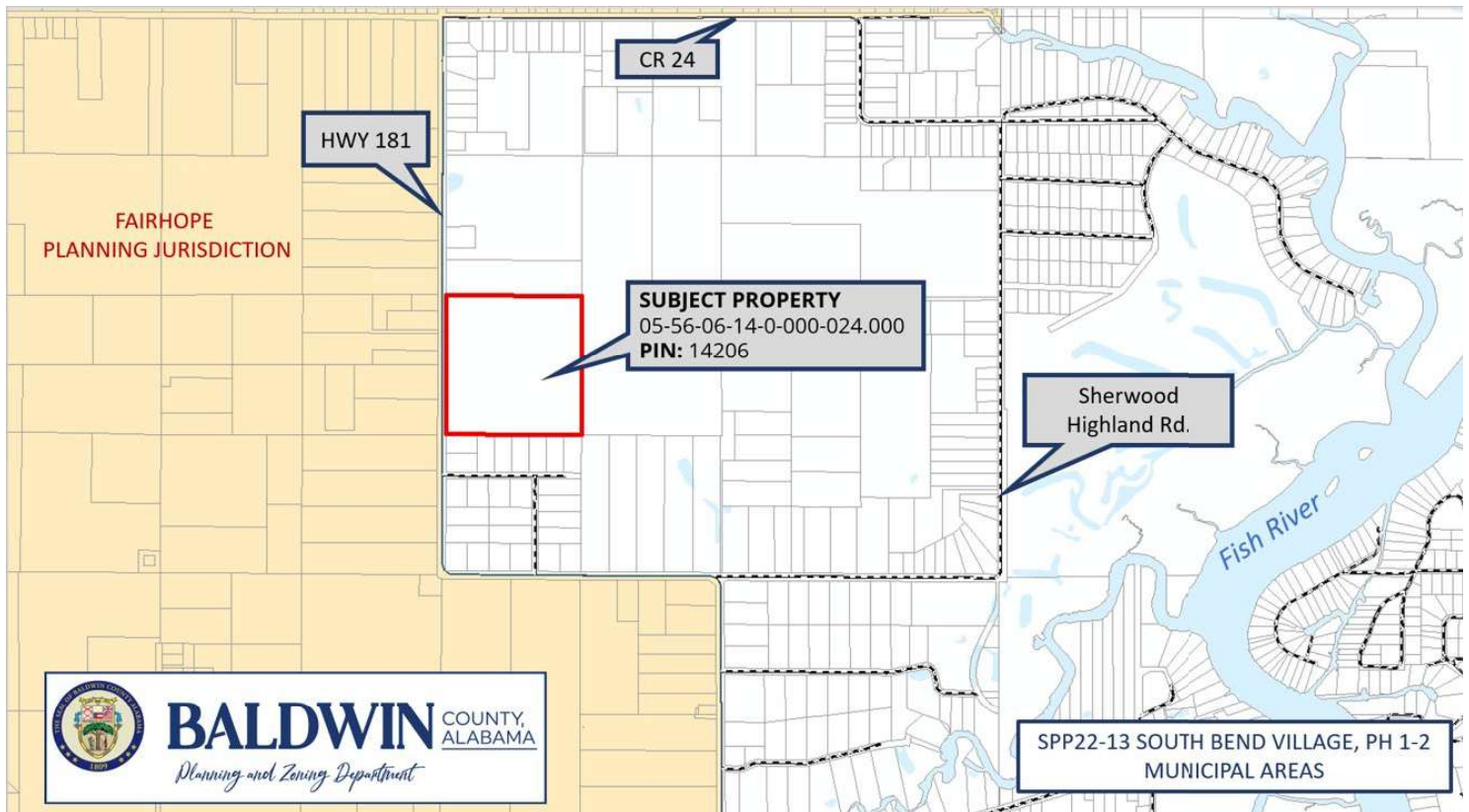
2nd EXTENSION PER25-31 APPROVAL RECOMMENDATION:

Staff recommends that the 2nd EXTENSION OF PRELIMINARY PLAT approval for Case No. PER25-31, South Bend Village- SPP22-13 Phase 1 & 2, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following general conditions:

General Condition(s):

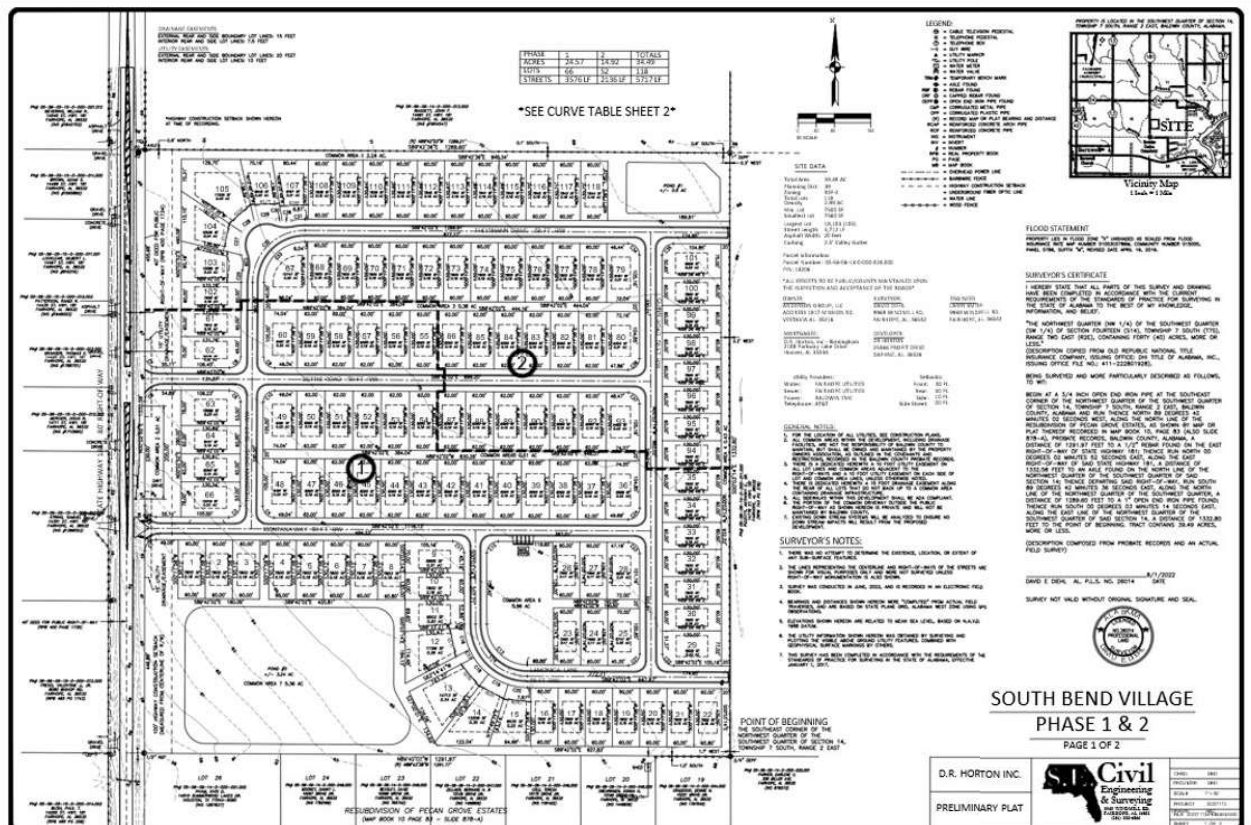
1. Baldwin County Permit Division will re-issue the subdivision permit to reflect the 1-year extensions request approved date. This request will grant a one-year extension and will expire on **Tuesday, September 1, 2026**.
a. **No Future Extension will be available after the approval of PER25-31/SPP22-13 Ph 1 & 2.**
2. Upon completion of construction and issuance of 'No Deficiencies Letter' to applicant from Baldwin County Highway Department, applicant shall submit a final plat application for review and approval.
3. Upon review and acceptance of final plat submittal, P&Z Staff will issue administrative approval with authorization to circulate plat for signatures.
4. Applicant will have 90 days from the date of administrative final plat approval to obtain signatures, record the final plat, and upload a digital copy of the recorded plat to the Portal.

Locator Maps



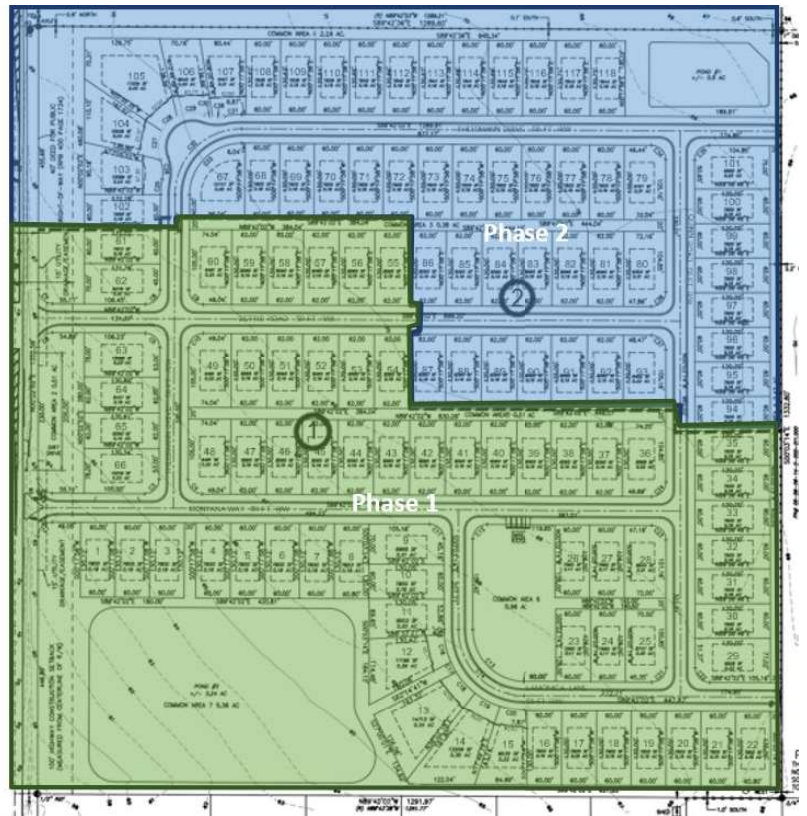


Plat





SPP22-13 SOUTH BEND VILLAGE
Phase 1 & 2
Preliminary plat cropped and enlarged
to show details



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



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PUD25-03 & CSP25-13
Milton Jones Warehouse Development
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
August 7, 2025

Subject Property Information

Planning District: 15
General Location: Subject property is located south of Milton Jones Rd and west of State Highway 181 in the Daphne area
Physical Address: 9844 Milton Jones Rd, Daphne
Parcel ID: 05-43-05-22-0-000-020.008 **PIN:** 307162
05-43-05-22-0-000-020.013 **PIN:** 379976
05-43-05-22-0-000-020.012 **PIN:** 364251
Zoning: B4 & M1
Proposed Use: Additional storage buildings
Acreage: 1.41 +/- acres
Applicant: Larry Smith, P.E., S.E. Civil
Owner: Wise Properties, LLC
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF3, Single Family District
South	Commercial	M1, Light Industrial
East	Commercial	M1, Light Industrial
West	Residential	RSF1, Single Family District

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for additional office warehouses and one office building. The subject property encompasses +/- 9.07 total acres and zoned as B4, Major Commercial District & M1, Light Industrial. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance and Subdivision Regulations.

Agency Comments

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

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

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

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

Staff Analysis and Findings

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

The proposed Site Plan for the additional storage buildings (approximately 30 units) conforms to the requirements of the Zoning Ordinance. The future land use of the property is Ideal for Mixed Density Development & Conservation Preservation Area, which includes large lots, open space views, and a large buffer distance between buildings. The development pattern of the area is primarily commercial and residential.

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

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

The request is an addition to the current existing flex space 50'x200' building with 5 units. The three additional buildings of approximately 11,250SF, 12,000SF and 20,000SF are proposed for office warehouse use and an

1,800SF Office Building use. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variance includes the elimination of useable open space requirement.

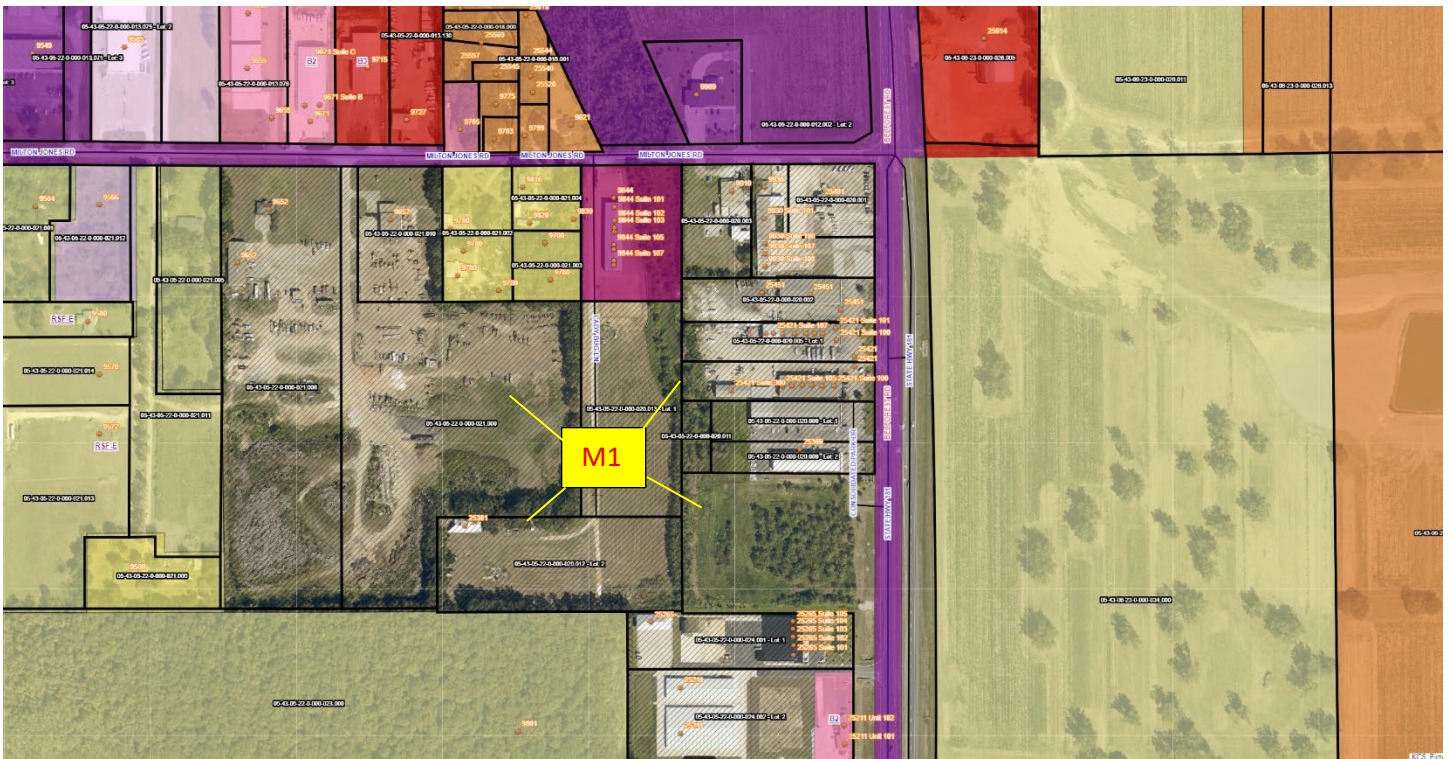
Staff has reviewed the submitted documents as well as evaluated the relevant factors and has found that the request meets the requirements of Commission Site Plan (CSP) and Planned Unit Development (PUD) for approval.

Staff Comments and Recommendation

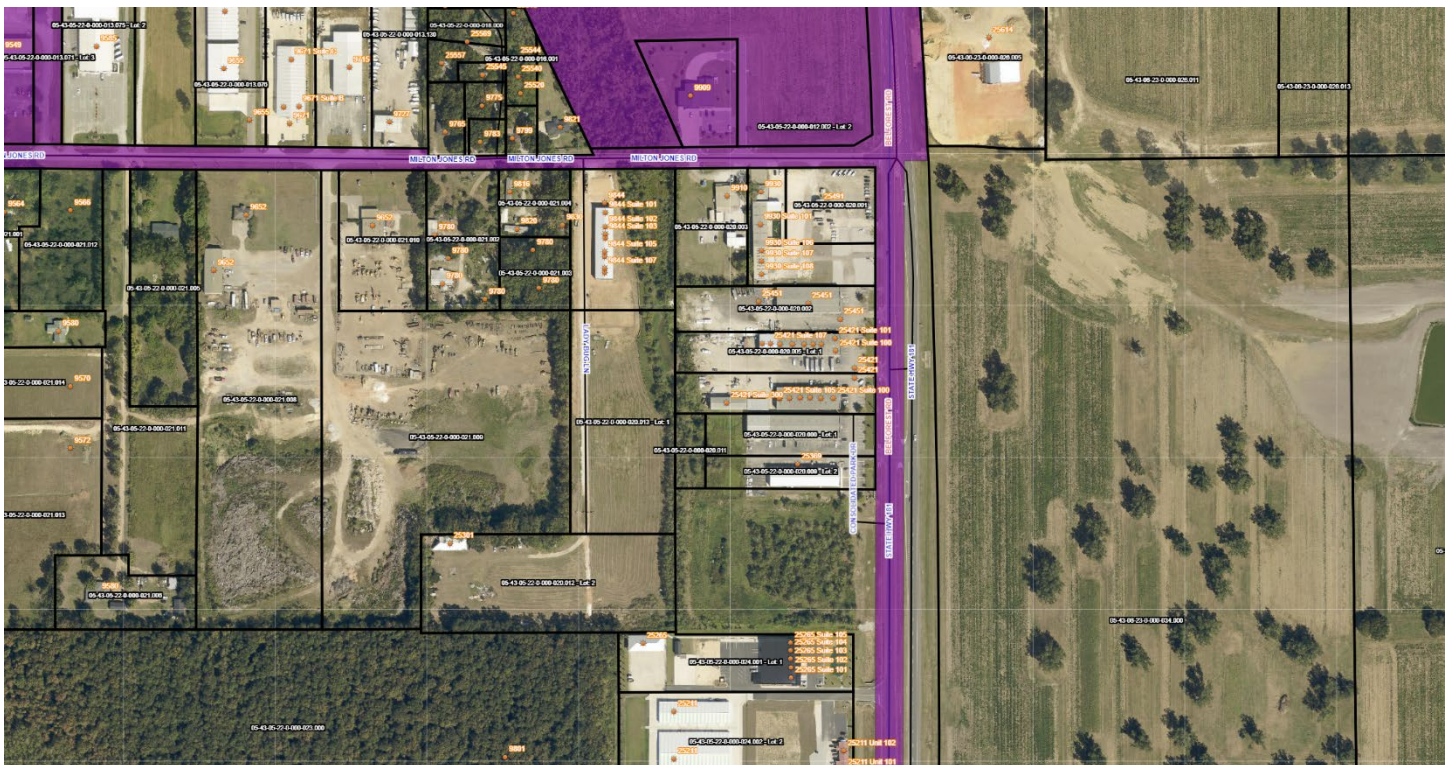
Staff recommends that the COMMISSION SITE PLAN APPROVAL (CSP) AND Planned UNIT DEVELOPMENT(PUD) for Case No. CSP25-03 & PUD25-03 MILTON JONES WAREHOUSE DEVELOPMENT be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

1. Approval of SV25-17
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
7. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.
8. Submit construction plans (CPR permit) for review. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
9. Record final site plan within 90 days of Subdivision Permit has been issued.
10. Approval of the final site plan/PUD is granted for **two years**, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.

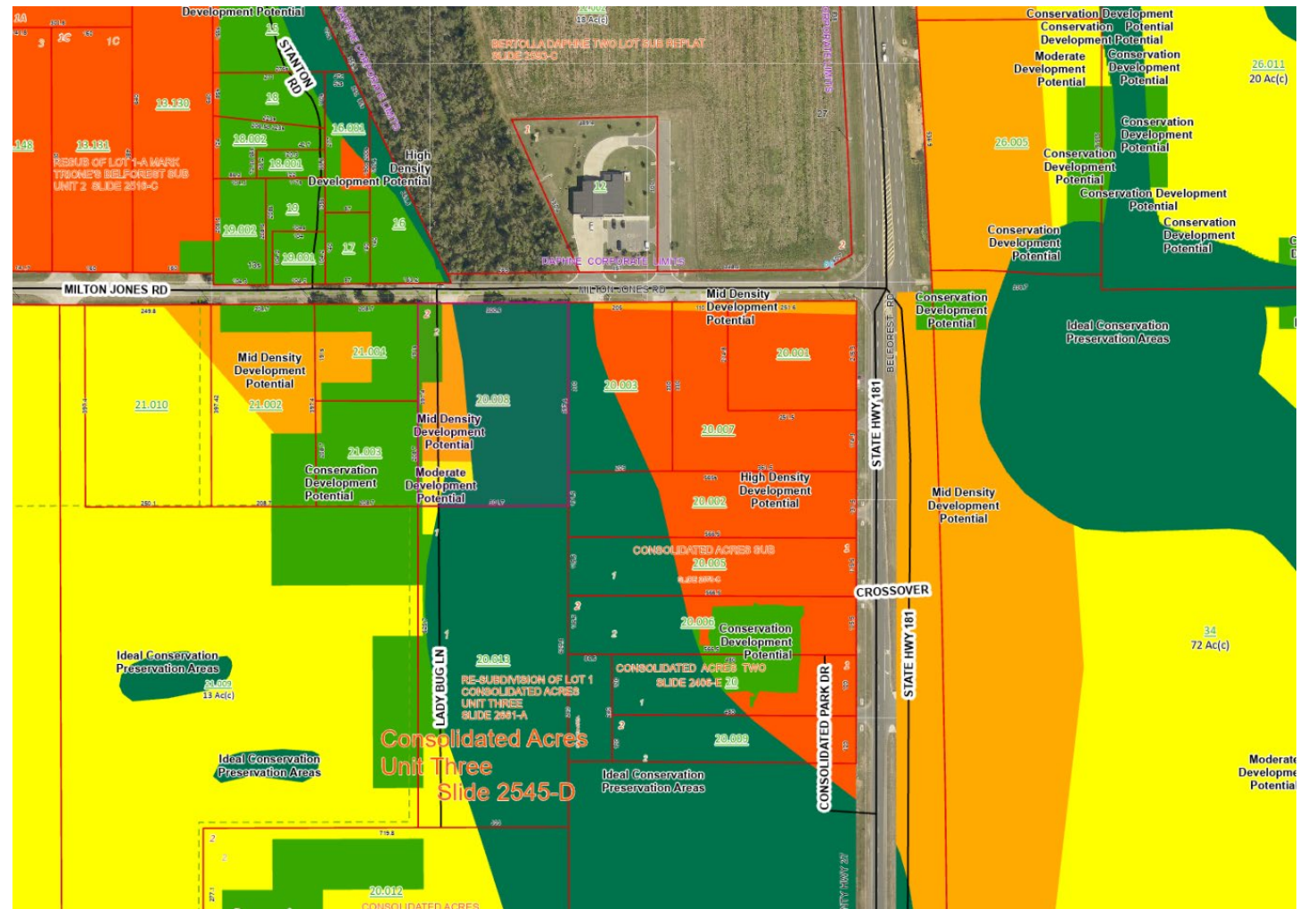
Locator Map



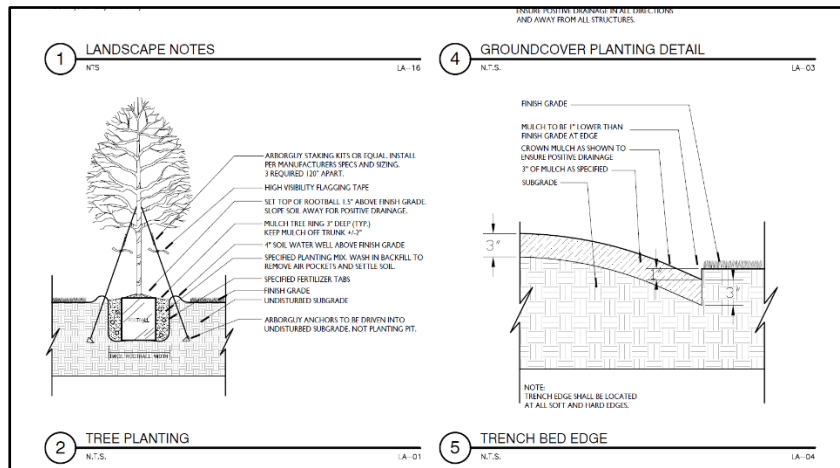
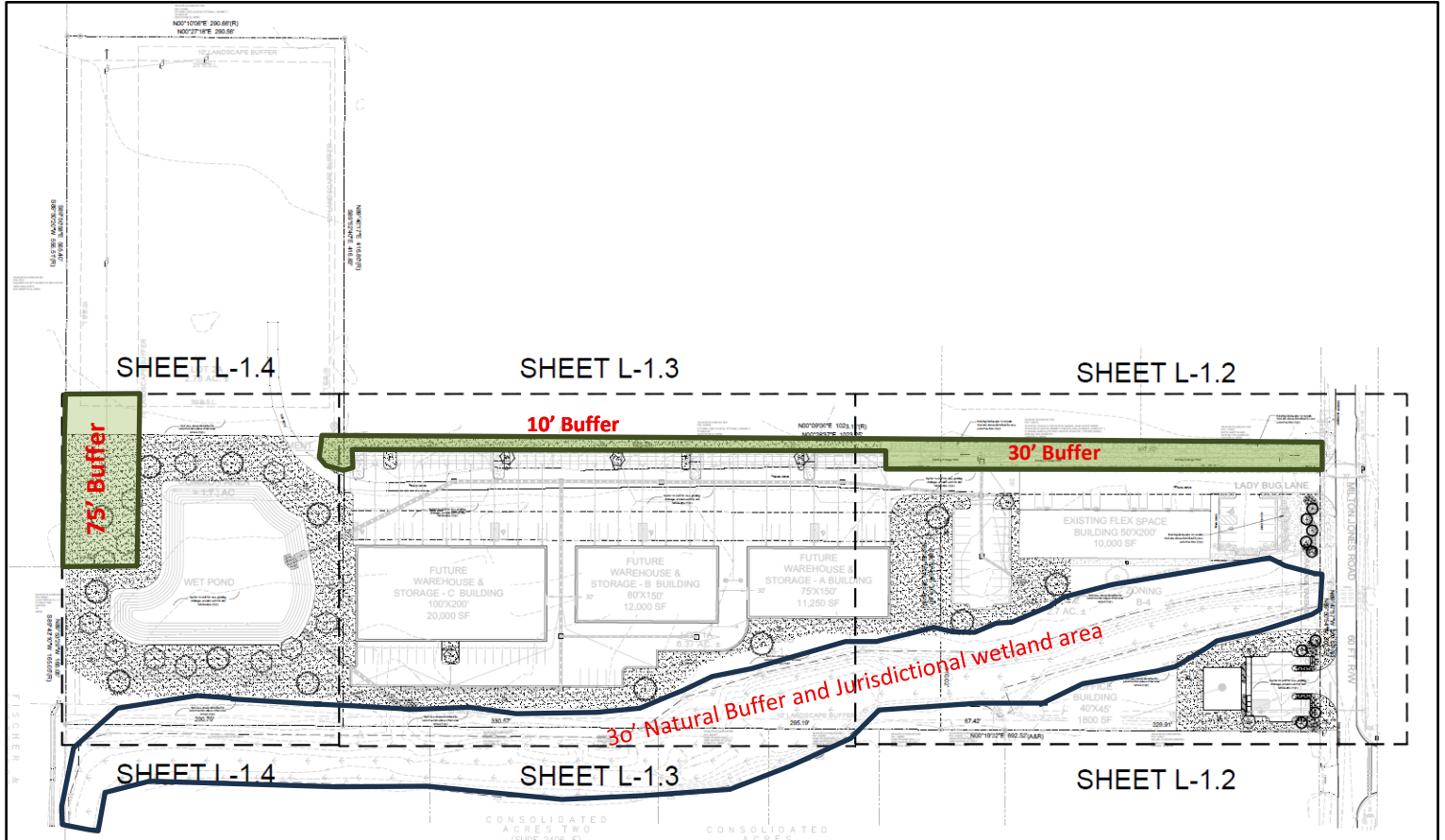
Site Map



FLUM



Landscape Plan



PLANT SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLANT UNIT	DETAIL REMARKS
TREES							
	7	Box coccinea	Dahoon Holly	30 gal	2" Cal. Min.		Tree Form
	9	Box vomitoria 'Kathy Ann Batson'	TF Kathy Ann Yarrow Holly	30 gal			Tree Form, Multi-Trunk, 3/4" Cal., 4' 5" Ht. Min. Required By County Greenforest Nursery
	12	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	30 gal	2" Cal. Min.	8' Ht. Min.	Greenforest Nursery
	13	Taxodium distichum	Bald Cypress	30 gal	2" Cal. Min.	8' Ht. Min.	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DETAIL REMARKS
SHRUBS							
	39	Camellia sasangu 'Green 02-004'	White Sh-Shi Camellia	3 gal		36" o.c.	
	42	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	3 gal		36" o.c.	
	2	Mahonia aurifragrans 'Soft Caress'	Mahonia Soft Caress	7 gal		42" o.c.	
	16	Myrica cerifera 'Tom's Dwarf'	Tom's Dwarf Waxmyrtle	3 gal		48" o.c.	
GROUND COVERS							
	96,667 sf	Cynodon dactylon	Bermuda Grass	seed			
	87	Liriope muscari 'Love Potion No. 12'	Emerald Goddess Liriope	1 gal		18" o.c.	

Specific Variance Request:

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

1. Elimination of usable open space as required per section 6.1.4 Design Requirement

Section 8.1 – Conditions for variance approval

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

Applicant’s response to Variance Criteria

- **The purpose of this Variance is to allow:**

Applicant’s response: Limited usable open space for the project and not being centrally located on the property due to drainage limitations and constrictions for the outfall location.

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

Applicant’s response: Noted.

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

Applicant’s response: The granting of this variance will not be detrimental to the public safety, health, or welfare or injurious to other property as the variance is to allow for less usable open space on the property due to the restrictions that are set forth in buffers and LID usable open space. The site will still be meeting safety requirements.

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

Applicant’s response: The different zonings present on the parcels and space required for stormwater detention on the site create a unique situation in forming appropriate usable open space that meet the minimum requirements set forth in the Baldwin County subdivision regulations. Open space will still be present on site, but due to the limitations the site presents it does not meet minimum requirements for useable open space and a variance is needed.

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

Applicant's response: The property contains many hardships that limit where the stormwater detention pond must go. The grading of the pond and its outfall location has to stay where it is currently located due to the existing site outfall. If the wet pond was centrally located, it would be on the high end of the site. The different zonings for each parcel and the surrounding parcels dictate certain buffer requirements that take away from usable open space that could be used on the site. We do meet the overall open space. The owner is trying to make the site beneficial to businesses to the best extent possible. The building layouts on the site are bunched close together to be able to satisfy grading and drainage needs to service the site properly and to leave larger groupings of open space.

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

Applicant's response: The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission, as the site will continue to meet other ordinances and regulations set forth by the County. The variance is only aimed towards the proposed development and the limitations that are present for this site.

Staff Comments and Recommendation

The applicant is requesting a variance from some of the requirements of a Planned Unit Development, which include the elimination of the usable open space requirement. Staff believes the granting of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends that the subdivision variance for Case No. SV25-17, Milton Jone Warehouse Development be **APPROVED**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-30
BFLC Cowpen Creek Ph IV
August 7, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Unzoned
PARCEL ID #: 05-40-05-22-0-000-002.000
PIN: 63773
LOCATION: Subject property is on the eastern side of County Road 87 and south of I-10 in the Elsanor community.
CITIZENSERVE REF: SC25-000030
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for a residential subdivision
Proposed # Lots: 5
Linear feet of streets: N/A
Total acreage: +/- 113.82 acres
Smallest lot size: 40,438 square feet (0.93 acres)
Applicant/Owner: Weygand Wilson Surveying / Belle Fountain Land Company
Developer: Belle Fountain Land Company
Engineer/Surveyor: Chris Lieb, P.E., Lieb Engineering / Trent Wilson, PLS Weygand Wilson Surveying

Property History:

SC23-11 Preliminary plat approval granted on 6/1/23 and expired on 6/1/25 with conditions (conditions are later in the staff report).

SFP24-09, Final Plat application was submitted for administrative approval but was an incomplete application. Common drives were required and had not been installed prior to final plat application submittal. The letter of completion was issued on 5/9/25 for TO-23051, permit for the installation of common drives. This application was not cured during the review period and was not approved.

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Chris Lieb, P.E. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Wetlands are shown on the plat with a 50' non-disturbed buffer/building setback.

Staff Analysis and Comments

Original Recommendation

SC23-11 BFLC Cowpen Creek Phase IV

Staff Recommendation

Staff recommends that the PRELIMINARY PLAT for Case No. SC23-11 BFLC Cowpen Creek Phase IV, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, including but not limited to, the below conditions.

- Applicant shall submit a revised written drainage narrative to include pipe sizes for the common drives. This drainage narrative shall be reviewed and accepted by Baldwin County Highway Department.
- Applicant shall submit a Preliminary Plat (SPP) application due to installation of common drives. Applicant shall update the pipe sizes on the final plat prior to recording.
- Applicant shall submit a Commercial turn-out application to Baldwin County Highway Department for installation of common drives.
- Upon installation, inspection and approval of common drives, applicant shall submit a Final Plat (SFP) application for review and approval. Upon final plat approval, the final plat shall be circulated for signatures and recorded within 90 days of approval.

The applicant submitted SPP23-13 as per the conditions of the original recommendation and has complied with the common drives being installed, inspected and approved. Now that common drives have been installed, and since the original preliminary plat approval has expired, the applicant has submitted a concurrent application for review and approval.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-30. BFLC Cowpen Creek Ph IV, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

N/A

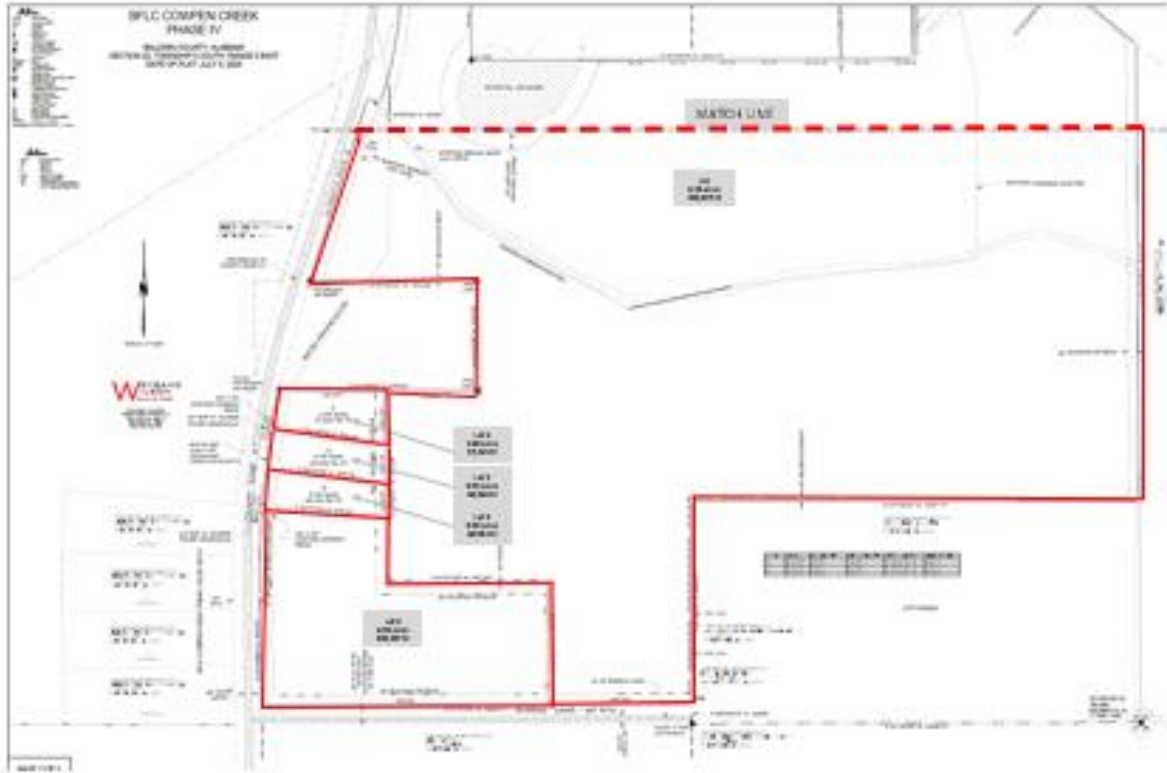
General Conditions:

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

Locator Maps



Plat/Site Plan





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-31

Replat of The Woodlands at Malbis Lots 24, 25, 26
8/7/2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 7
ZONING: Unzoned
PARCEL ID # 05-43-01-02-0-000-003.123 PIN: 627397
05-43-01-02-0-000-003.035 PIN: 263583
05-43-01-02-0-000-003.036 PIN: 263584
05-43-01-02-0-000-003.037 PIN: 263585
LOCATION: West of State Hwy 181, Located on Rosewood Ln in The Woodlands at Malbis Subdivision.
CITIZENSERVE REF: SC25-000031
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Replat of the Woodlands at Malbis Subdivision Lots 24,25,26
Proposed # of Lots: Replat of 3 lots
Linear feet of streets: N/A
Total acreage: 2.19 acres
Smallest lot size: 27,352 SF
Owner/Developer: Meagan G. McGinley Revocable Trust of 2021 / David S. Adams and Lori G. Adams / Arthur Madden Nickell and Eugenia Barnard Nickell Revocable Living Trust
Surveyor: *SE Civil , Larry Smith / David Diehl*

Public Utilities and Site Considerations

Public Utilities: **Water:** Belforest Water
 Sewer: Baldwin County Sewer System
 Electricity: Riviera Utilities

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

Drainage Improvement: Drainage letter prepared and stamped by Thomas Larry Smith, PE. "The proposed replat will take an existing parcel and add it to the rear of three existing developed residential lots. The lots are part of an existing subdivision where drainage has already been designed and accounted for, therefore additional drainage design is not warranted. There will not be any changes to the existing drainage patterns."

Wetlands / Flood Zone : N/A , X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The Proposed Replat will divide the undeveloped parcel (Parcel ID: 627397) among Lots 24, 25, & 26 of the Woodlands at Malbis Subdivision . All 3 lots are accessed by Rosewood Ln, located west of State Hwy 181. No new infrastructure is proposed.

Staff Recommendation:

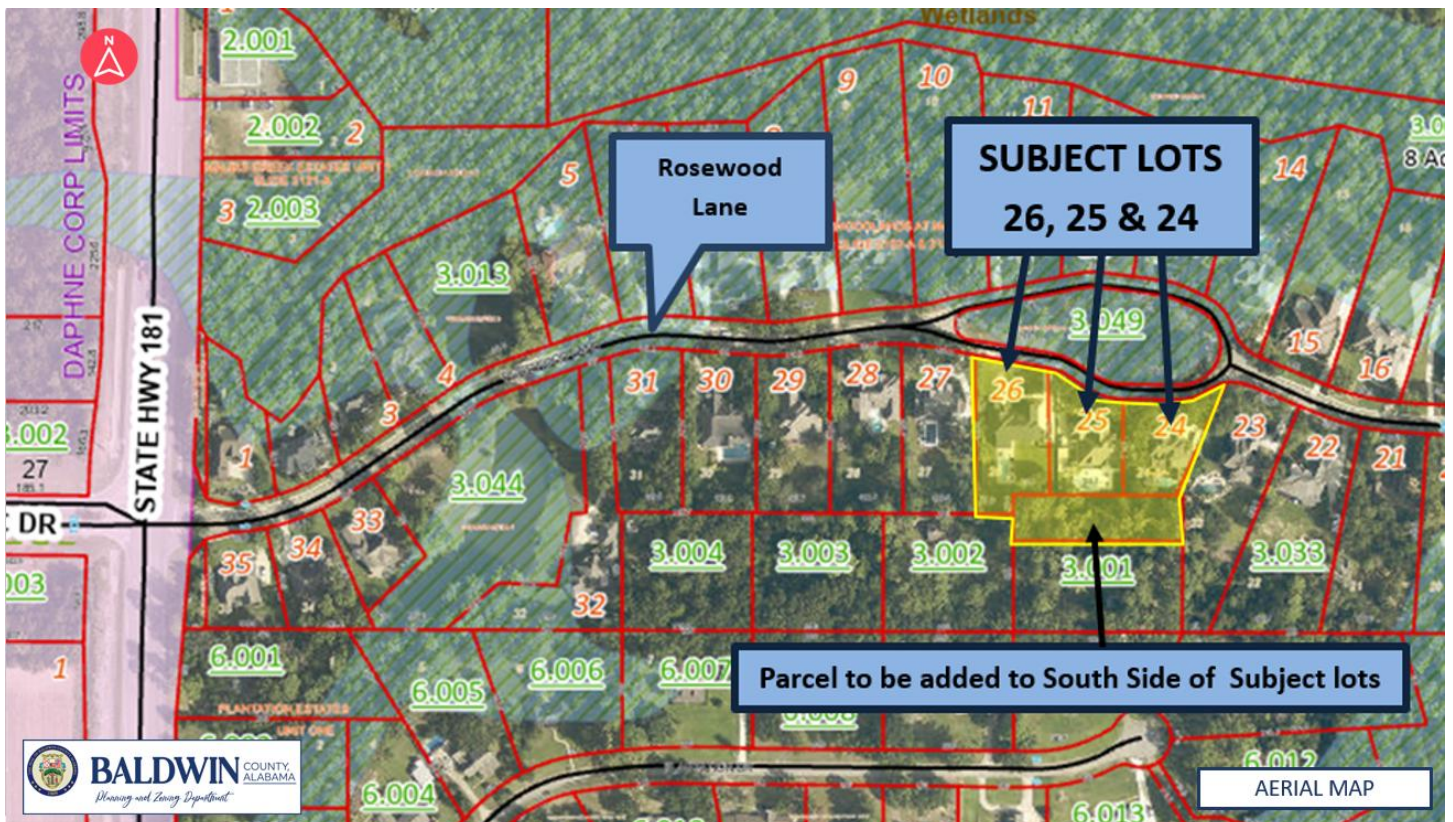
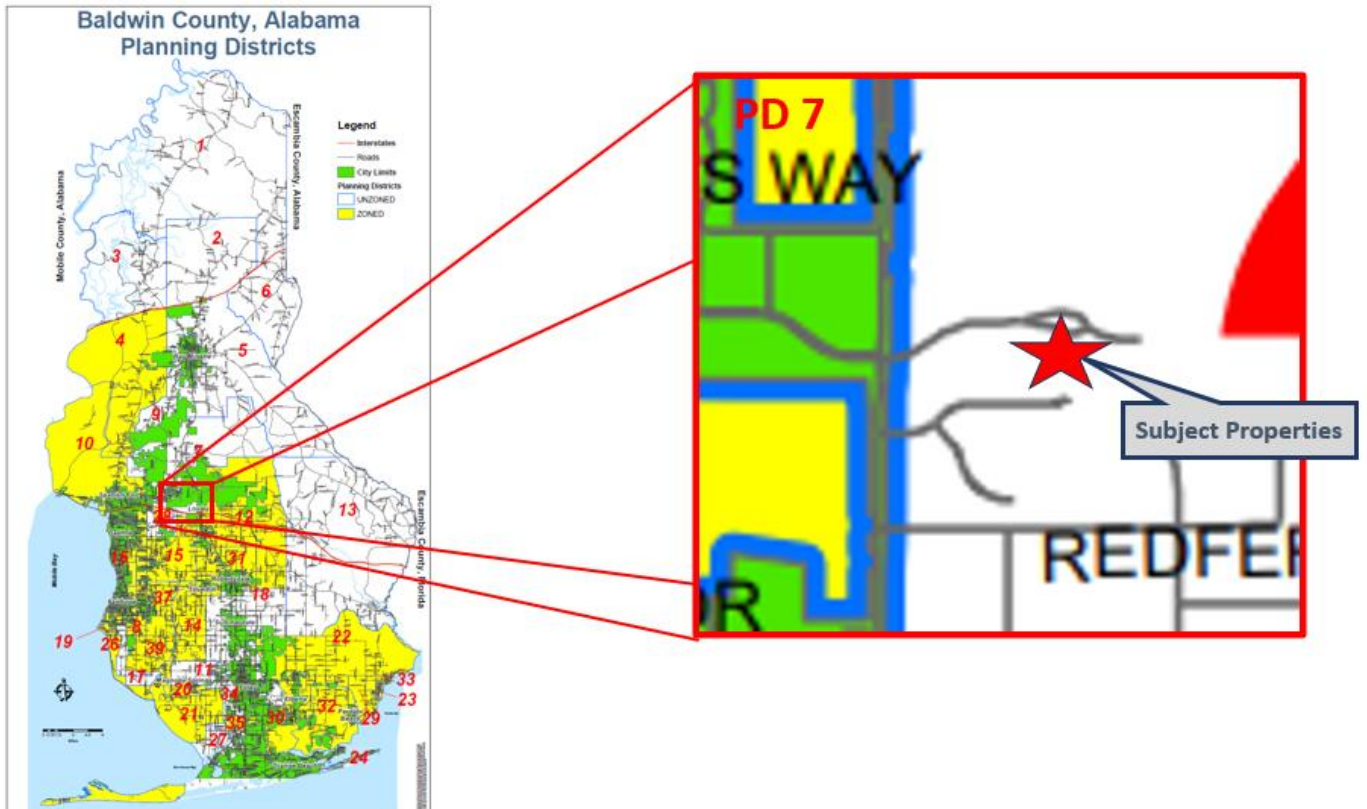
Staff recommends that the PRELIMINARY PLAT for Case No. SC25-31, **Replat of The Woodlands at Malbis Lots 24, 25, 26** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

General Conditions:

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

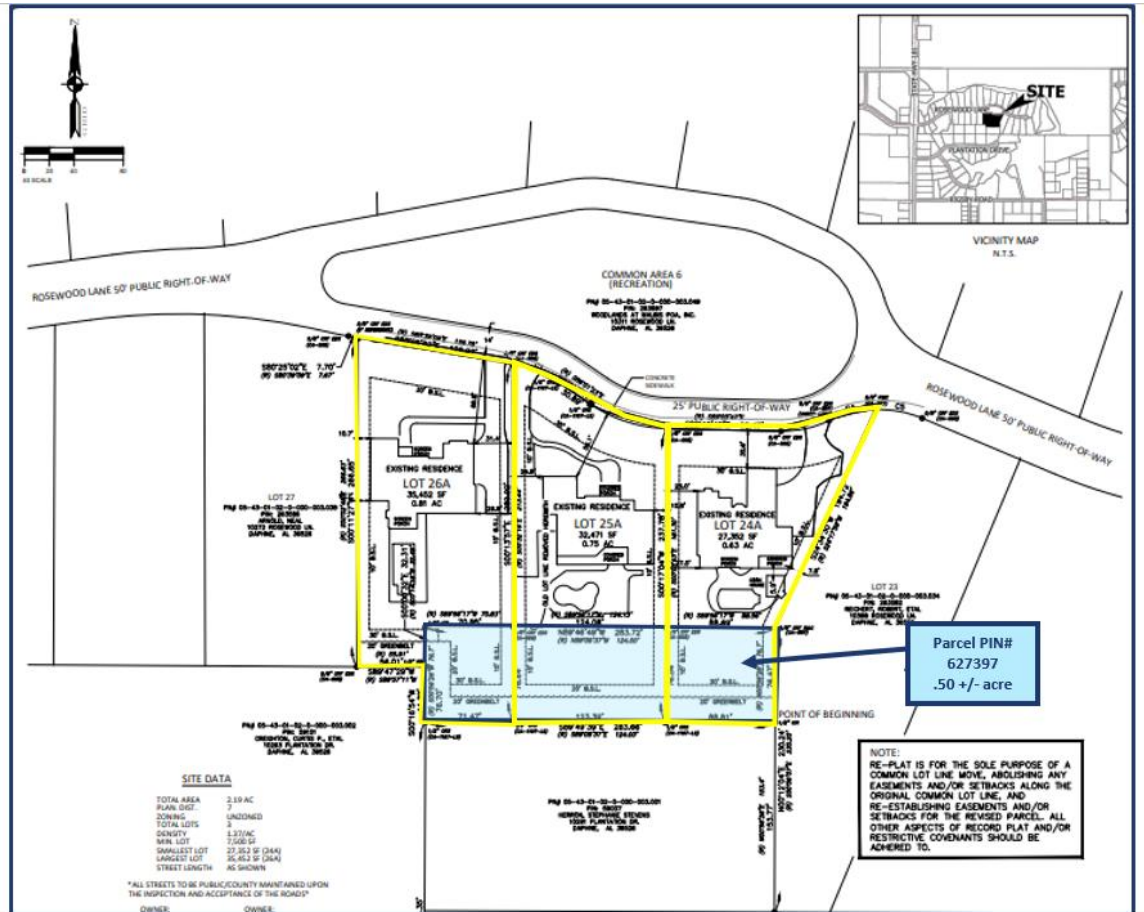
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps





Plat Enlarged to
Show Details





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-32
YOTA (Palms Veterinary Subdivision)
8/7/2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: B3
PARCEL ID # 05-43-06-23-0-000-026.005 **PIN:** 92957

LOCATION: South of County Rd 64 and East of State Hwy 181
CITIZENSERVE REF: SC25-000032
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: YOTA (Palms Veterinary Subdivision)
Proposed # of Lots: 3 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 4.04 acres
Smallest lot size: 57,922 SF
Owner/Developer: Yota Properties LLC, 28607 CO RD 65, Loxley AL. 36551
Surveyor: David Diehl / Larry Smith – SE Civil

Public Utilities and Site Considerations

Public Utilities: **Water:** Belforest Water
Sewer: Baldwin County Sewer System
Electricity: Riviera Utilities

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

Drainage Improvement: Drainage letter prepared and stamped by Thomas Larry Smith, PE. "The proposed subdivision will create three (3) commercial lots. Lots 1 and 2 are developed with county approved drainage infrastructure. Lot 3 is undeveloped and will be required at the time of Commission or Commercial Site Plan approval to demonstrate that they comply with the county drainage regulations."

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

Staff Analysis and Comments

The request is a 3-lot commercial subdivision. Parcels 1 and 2 are developed and will show the existing common drive from State Highway 181 with recorded easements. Parcel 3 is undeveloped; however, any future development will require all applicable local, state, and federal permits. No new infrastructure is proposed.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-32, **YOTA (Palms Veterinary Subdivision)** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

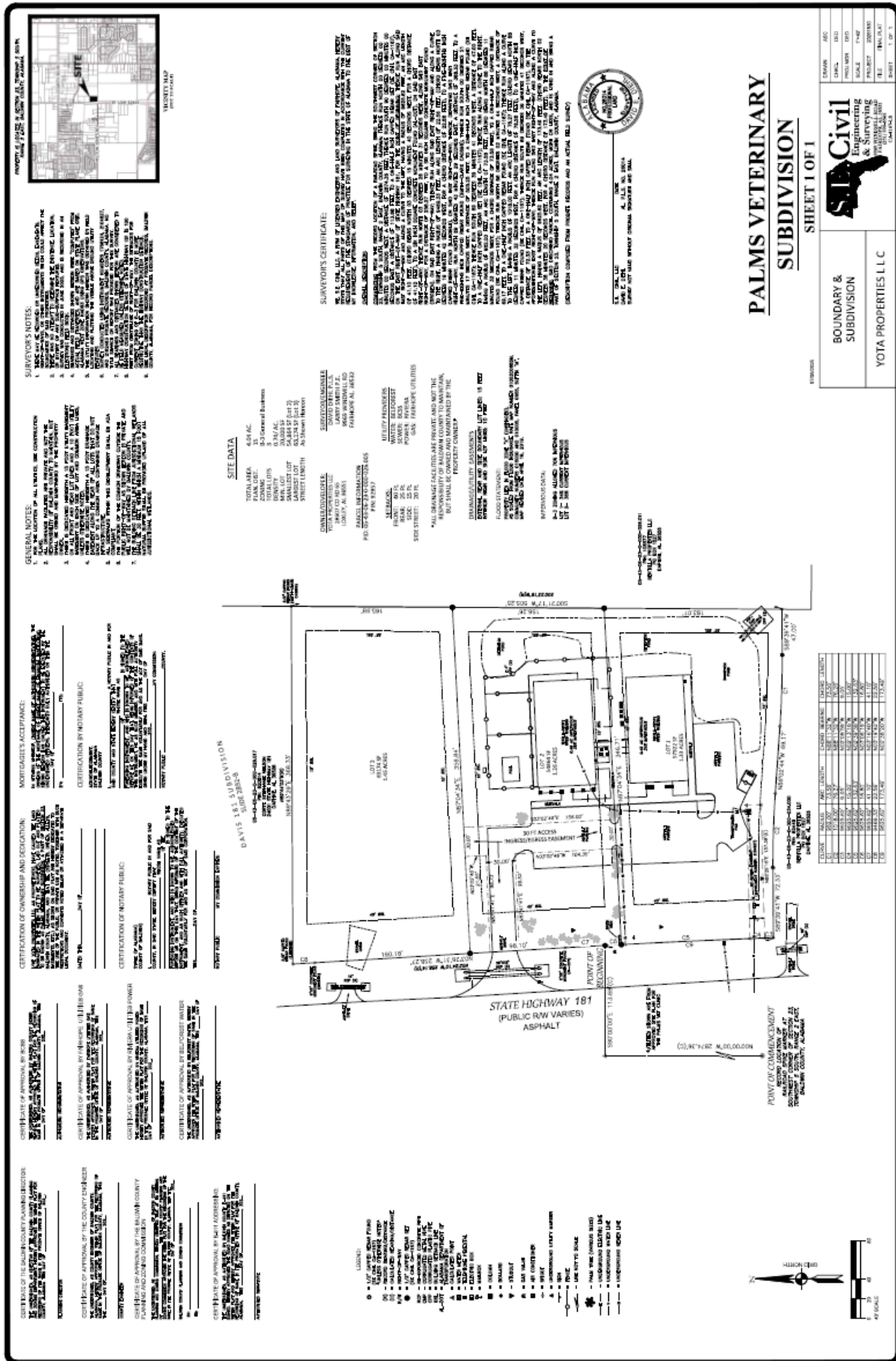
Specific conditions:

Any future development will require approval of applicable local, state, and federal permits.

General Conditions:

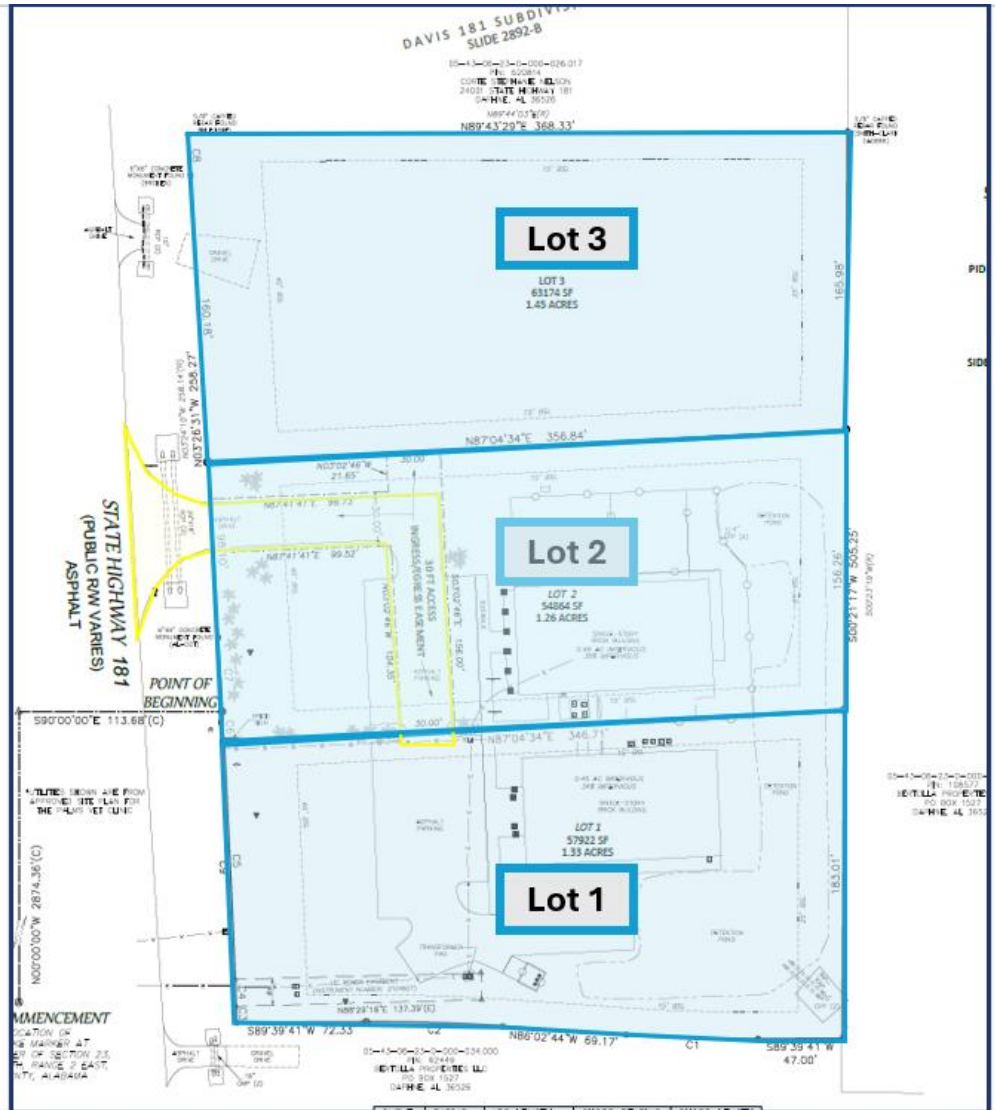
All conditions shall be met, and the final plat shall be recorded within 90 days of Planning Commission approval.

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>





Plat is Enlarged to Show
Details





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-34
TBG – Old CR 95 – Plat 1
August 7, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 32
ZONING: M-1 Light Industrial
PARCEL ID #: 05-62-01-02-0-000-004.016
PIN: 209160
LOCATION: Subject property is on east side of County 95 and south side of Freshwater Lane in the Perdido Bay community
CITIZENSERVE REF: SC25-000034
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

JURISDICTION: County
PLANNING DISTRICT: 32
ZONING: M-1 Light Industrial
PARCEL ID #: 05-62-01-02-0-000-004.016
PIN: 209160
LOCATION: Subject property is on east side of County 95 and south side of Freshwater Lane in the Perdido Bay community
CITIZENSERVE REF: SC25-000034
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Property History:

No prior history

Public Utilities and Site Considerations

Public Utilities:	Water: Perdido Bay Water and Sewer Sewer: Baldwin County Sewer Service Electrical: Baldwin EMC
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Jeremy A. Cobb , P.E. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer does not indicate any wetlands on subject parcel.

Staff Analysis and Comments

Staff has no additional comments.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-34. TBG-Old CR95 – Plat 1, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

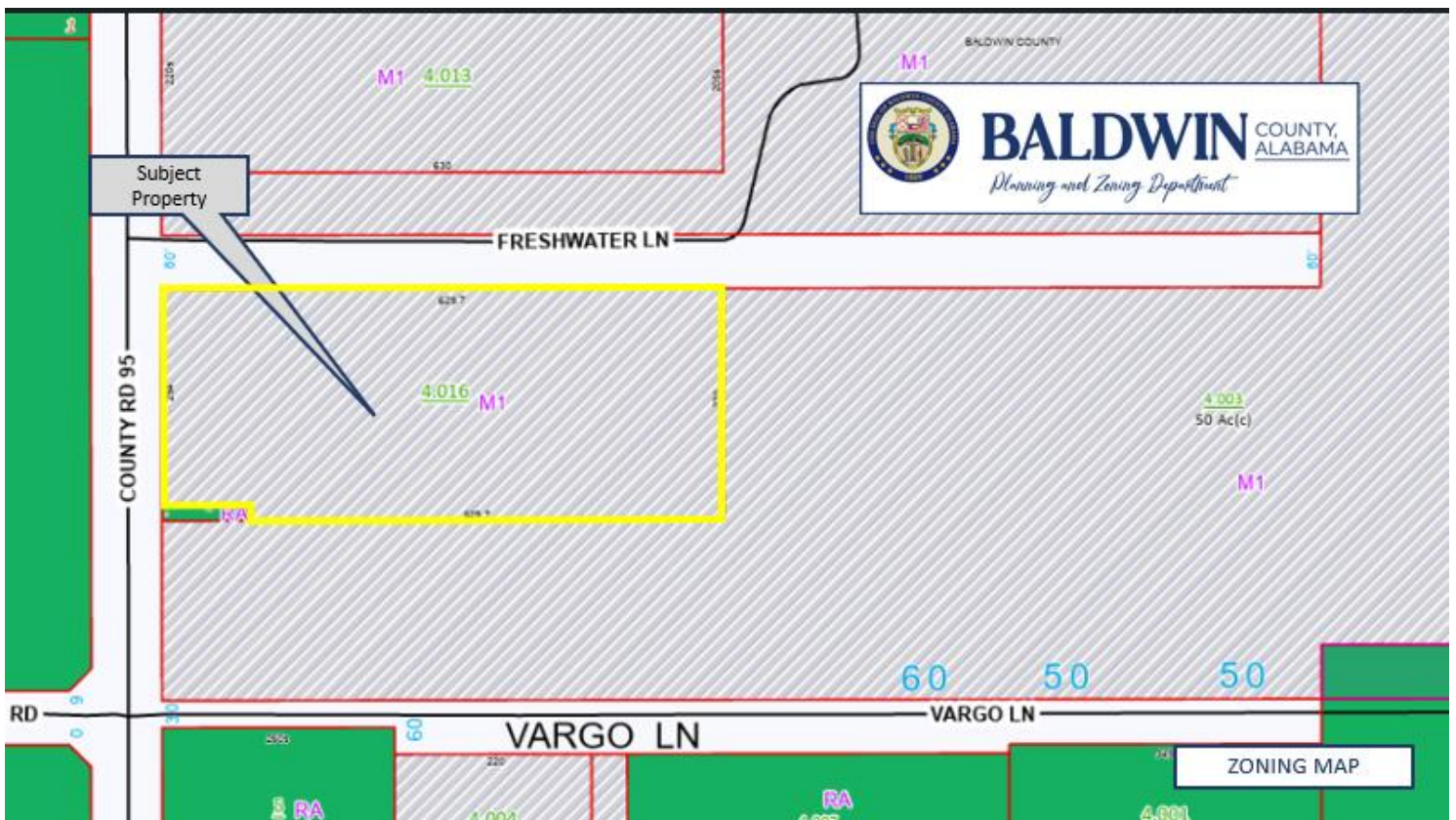
Specific conditions:

N/A

General Conditions:

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

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-35
WA Keller Subdivision
August 7, 2025

Subject Property Information

Planning District: 17
Zoning: Unzoned
Location: Subject property is located south of US Hwy 98 and west of Mary Ann Beach Road, in the Barnwell community area.
Parcel Numbers: 05-56-05-22-0-000-018.000 PIN: 66285
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: ESTATE OF WILLIAM A. KELLER c/o DIANE KELLER
Engineer/Surveyor: BAY AREA SURVEYING, INC. / Gulfwide Engineering, LLC-Joe Harper, III
Online Case #: When searching online CitizenServe database, please use SC25-000035
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a commercial subdivision
Number of Lots: 2
Linear ft of streets: N/A
Total acreage: 23 Acres
Smallest lot size: 2.00 Acres
Lot setbacks: 25' Front, 25' Rear and 10' Side

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: Individual Septic Tanks
Fire Protection: N/A All lots are greater than 40,000sf
Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Joseph I. Harper III, P.E. reviewed and approved by P&Z Permit Engineer “The existing twenty four acre tract shown on the submitted parcel map will be divided into two parcels, parcel 1 (1.98 acres) and Parcel 2 (21.08 acres). The property which is un-zoned is being used for agriculture. The site drains in a southeasterly direction to the Maryann Beach Road County right-of way (ROW). A copy of the tax assessor's map showing contours is enclosed for your use. Future development envisioned is for parcel 2 to remain under cultivation and parcel 1 could be used for commercial purposes. Stormwater on either of the two parcels can be handled in accordance with any proposed development to comply with county requirements imposed. Post development flows would be no greater than pre-development flows, ensuring that there would be no impact on downstream properties or negative influence on the County ROW..”

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is located on the corner of US Hwy 98 and Mary Ann Beach Road. The proposed subdivision is a 2 lot non residential subdivision.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-35 WA Keller Subdivision**, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

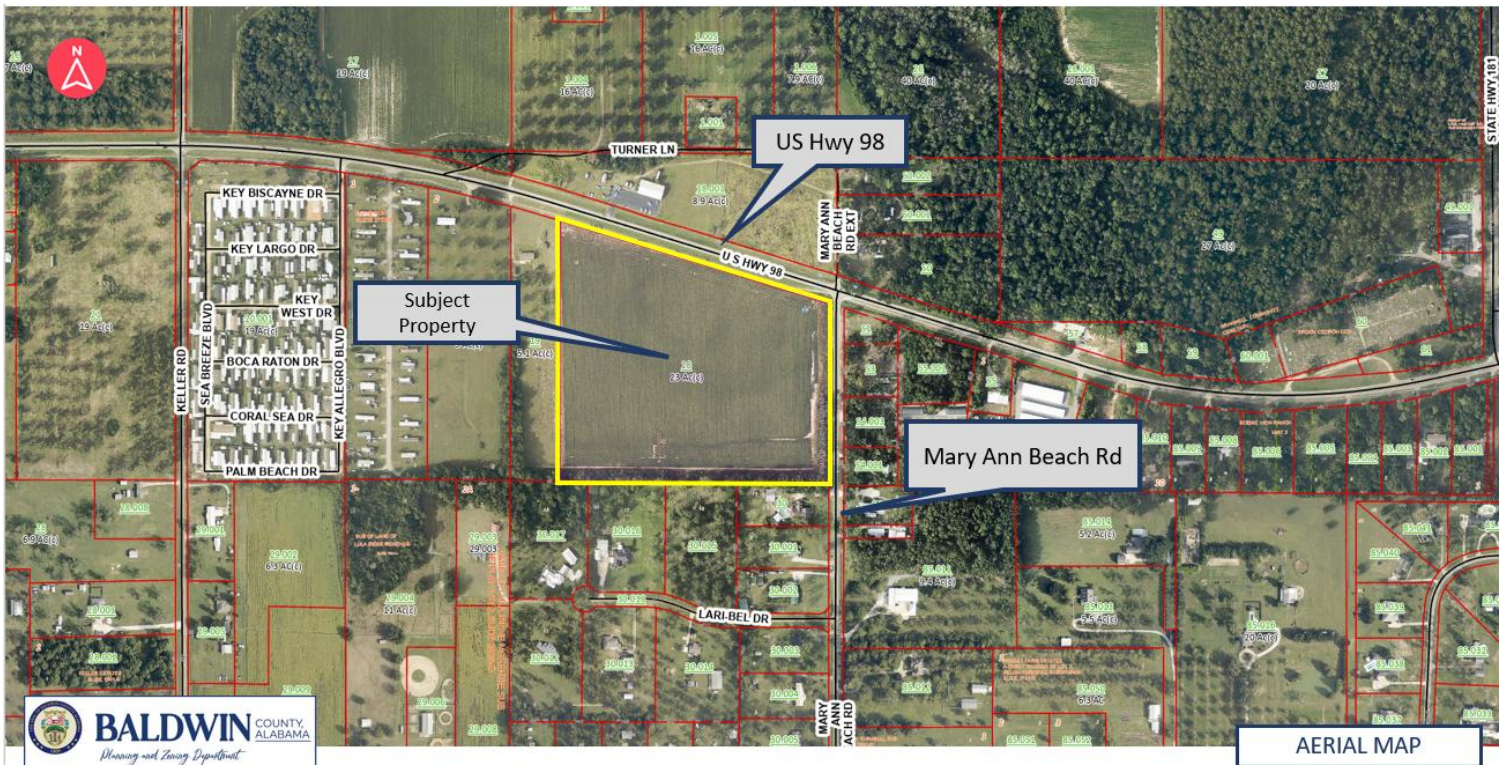
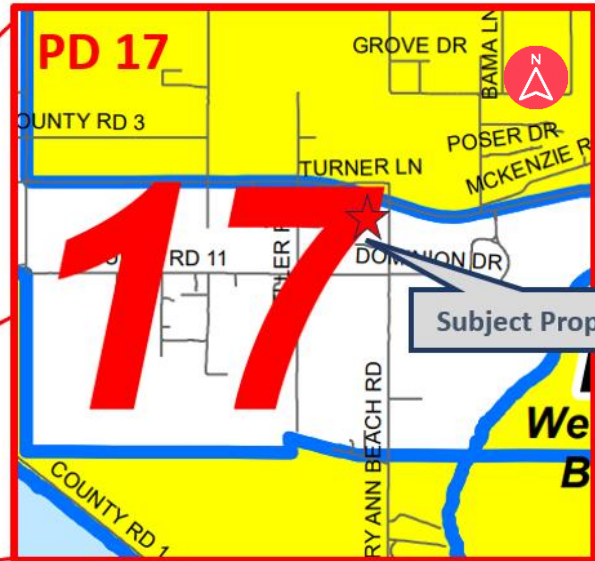
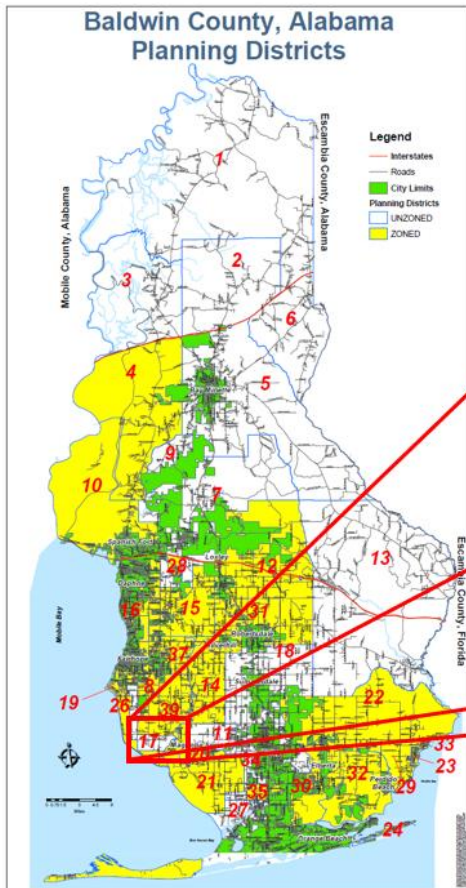
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

General Conditions:

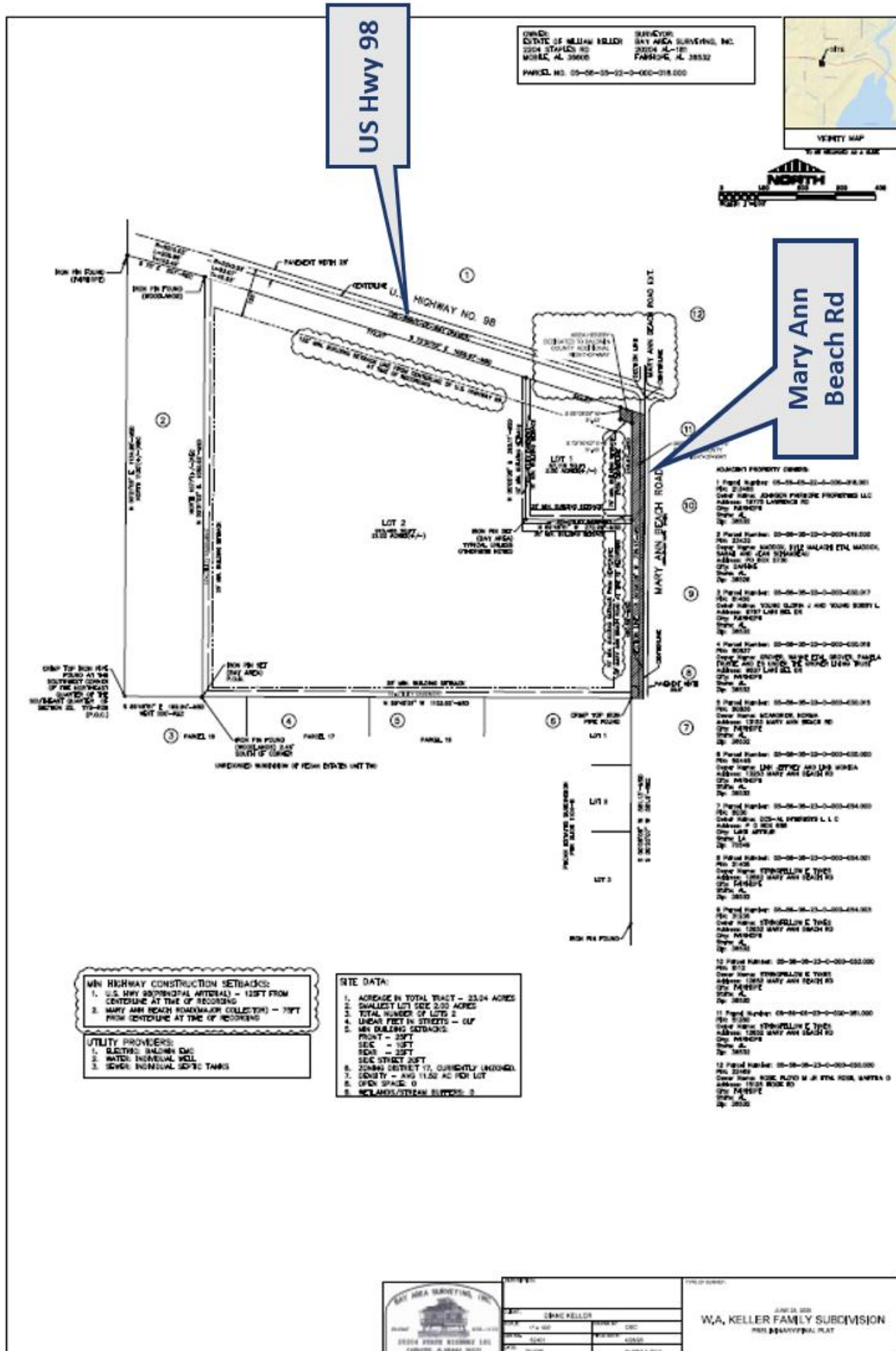
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

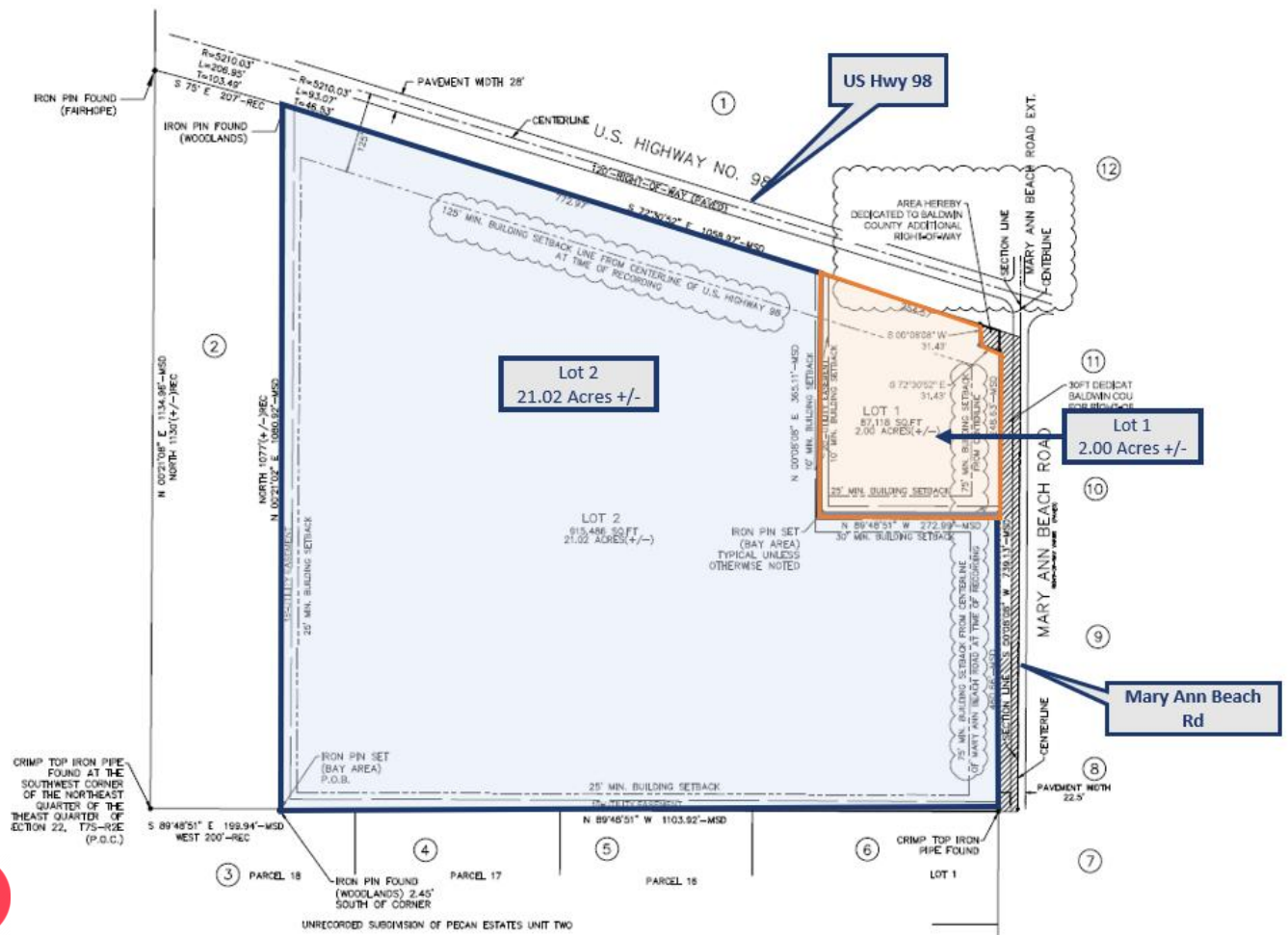
To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



Plat







Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP24-23
BFLC Estates at Elam Creek
August 7, 2025

Subject Property Information

Planning District: 13
Zoning: Unzoned
Location: Subject property is located south of Linholm Rd and west of County Rd 87
Parcel Numbers: 05-40-02-04-0-000-001.001 PIN#: 391598
05-40-02-04-0-000-001.000 PIN#: 63758
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: BFLC- Belle Fountain Landing Company
Engineer/Surveyor: Trent Wilson, PLS, Weyand Wilson Surveying
Online Case #: When searching online CitizenServe database, please use SPP24-000023
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a Large Acre residential subdivision
Number of Lots: 15
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear and 10' side
Wetland Setback: 30' Natural Buffer
Total acreage: 316.57ac
Smallest lot size: 20.00ac

Public Utilities and Site Considerations

Public Utilities: Water: . Letter dated
Electrical: . Letter dated
Sewer: plant. Letter dated
Broadband: . Letter dated Feb. 14, 2025
Fire flow: N/A Large acre subdivision, not a requirement per section 4.5.8 Large Acre Subdivision
Traffic study: N/A
Flood zone: X and AE Flood Zone reflected
Drainage improve.: N/A Large acre subdivision, not a requirement per section 4.5.8 Large Acre Subdivision
Wetlands Wetland report prepared by Wetland Science

Staff Analysis and Comments

As outlined in Section 4.5.8 – *Large Acre Subdivision*, lots within the subdivision may be accessed via a 60' easement. However, the **parent parcel** proposed for subdivision must have direct frontage on a County-paved and -maintained road

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-23 BFLC ESTATES AT ELAM CREEK be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

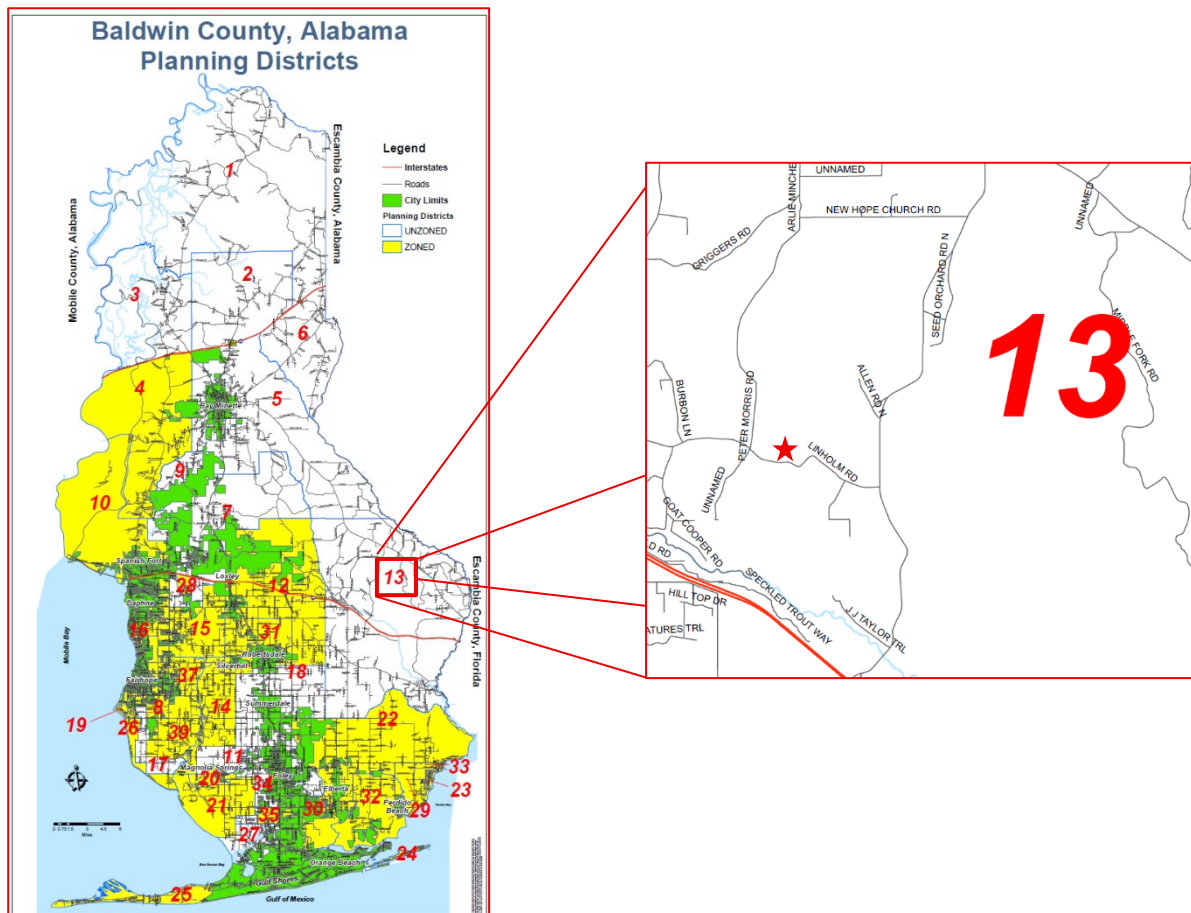
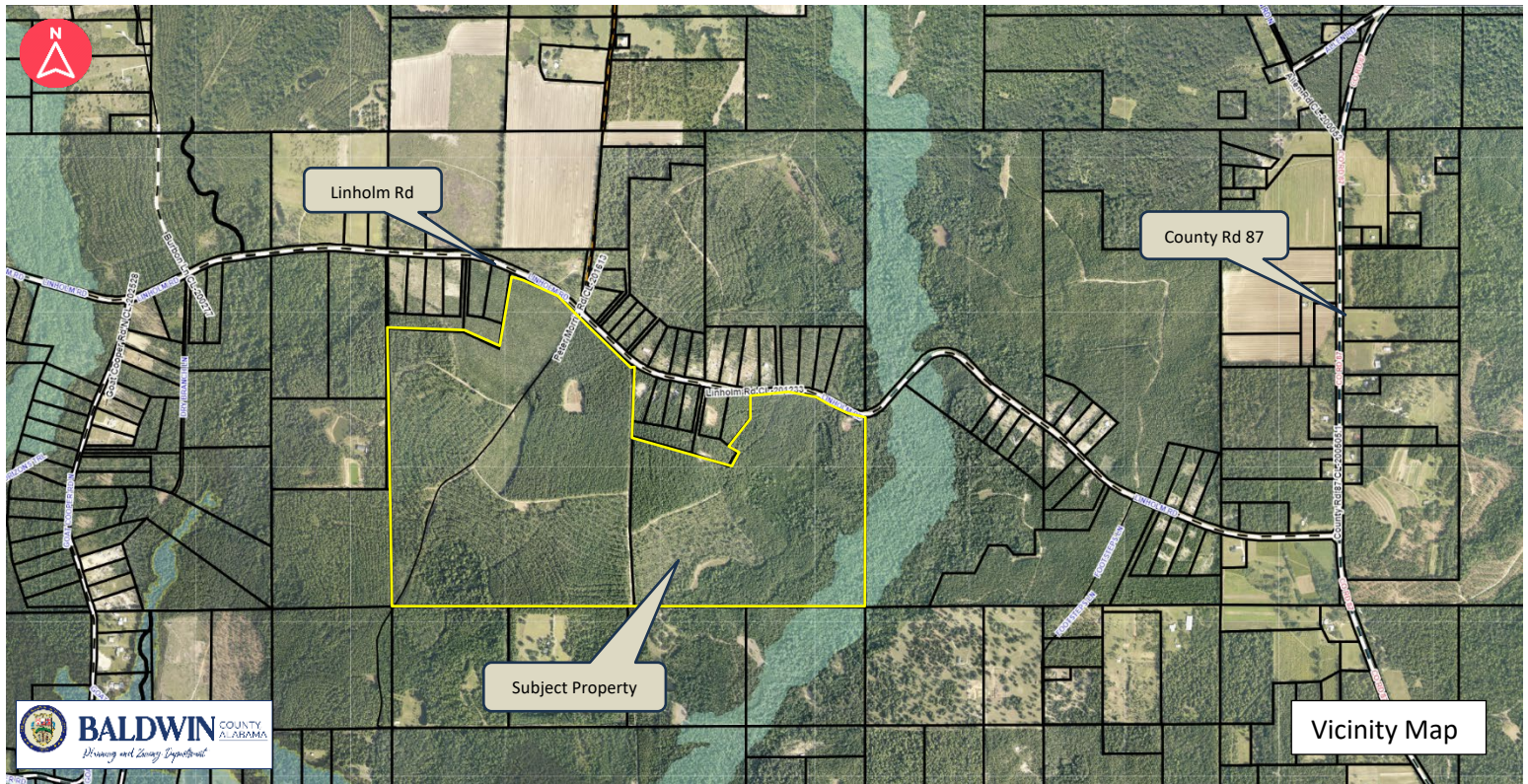
1. Applicant will coordinate with Planning and Zoning Permit Division and obtain approval of the installation for the proposed major residential driveways to be installed along Linholm Rd.
2. Applicant will submit a final plat application that will be reviewed and approved administratively by staff after the major residential driveways has been installed and inspected by Planning and Zoning staff.

General Conditions:

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

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

Locator Maps





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-20
Long Bayou Preserve
August 7, 2025

Subject Property Information

Planning District: 30
Zoning: PRD/RSF-2
Location: Located east of the Foley Beach Express and directly north of the City of Orange Beach
Parcel Numbers: 05-61-07-36-0-000-001.000 (part of)
05-61-07-36-4-001-002.000 PIN#: 228833
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Richard Cobb, Sunbelt Consulting, LLC
Engineer/Surveyor: Thomas Granger, PE
Online Case #: When searching online CitizenServe database, please use SPP25-000020
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 48
Linear ft of streets: 3,615 LF
Lot setbacks: 20' Front, 10' Side and 10' Rear
Total acreage: 36AC
Smallest lot size: 4500SF

Density:

Lot Density Calculation	
Total Parcel Acreage	36 acres
Total Wetland Acreage	25 acres
Acreage for Density Calculation	$(36-25) + (25/2) = 23.5$ acres
Project Density	48 Units/23.5 acres = 2.04 Units/Acre

Open space:

Total Open Space Req'd	36 acres X 0.20 = 7.2 acres
Total Open Space Prov.	25 acres (Wetlands) + 3.87 acres (Uplands) = 28.87 acres
Total Useable Open Space Req'd	7.2 acres x 0.50 = 3.6 acres
Total Useable Open Space Prov.	3.87 acres (Measured in AutoCadd)

Public Utilities and Site Considerations

Public Utilities: Water: Orange Beach Water Authority, Letter dated June 12, 2025
Electrical: Baldwin EMC. Letter dated May 6, 2025
Sewer: City of Orange Beach Sewer Department. Letter dated June 9, 2025
Broadband: Applicant is requesting a waiver from this section.

Fire flow: 3,100 GPM at 20PSI, setbacks are adequate for the existing fire flow.

Traffic study:	N/A less than 50 lots
Flood zone:	VE Flood Zone
Drainage improve.:	Drainage narrative prepared by Thomas Granger, PE It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	Wetland delineation report performed by <i>Biome Consulting Group</i> . Wetland acreage is 25 acres.

Staff Analysis and Comments

The PRD site plan for Long Bayou Preserve with the master list of deviations from the Zoning Ordinance and Subdivision Regulations was approved by the County Commission at the June 24, 2025, regular meeting.

The project will encompass 48 lots, 36 will be waterfront and the remaining 12 will be interior cottage lots. Eleven 90' lots, thirteen 80' lots, twelve 60' lots, and twelve 50' interior cottages are planned to be developed within a single phase. The smallest lots include the cottage lots at 4,500 square feet. The largest lots measure 13,500 square feet. Setback variations of 20' in the front, with 10' rear and side setbacks are proposed. Approximately 28.87 acres of open space will be preserved, with 3.6 acres of this space usable for amenities including a sporting club, boat lift marina, and pier.

In total, approximately 3.57 acres of delineated wetlands will be impacted for development. The planned single-family homes located within wetland-designated areas will be pile-supported and wetland fill is proposed for parking and road access. The fill request has been approved by the U.S. Army Corps of Engineers (USACE). Similarly, a variance from the Alabama Department of Environmental Management (ADEM) has been approved to plot lots in wetlands. While a Public Notice from USACE has been provided, no approval letter or permit has been presented. Per the applicant, the purchase of wetland credits will occur if the PRD is approved.

Baldwin County will not take ownership/maintenance of any roads within this development.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-20 Long Bayou Preserve be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant shall provide staff a copy of the purchased mitigation credits for the proposed wetland areas that will be filled in accordance with the USACE approval prior to submitting an application for construction plans review (CPR)
2. Applicant shall record new deeds along with exemption PF25-74 for the public acquisition to divide the parent parcels of the proposed subdivision.
3. The applicant shall submit a written waiver request to staff for review, citing the infeasibility of broadband availability as confirmed by the respective utility companies
4. Applicant shall provide staff a "will serve letter" from the proposed waste collection.

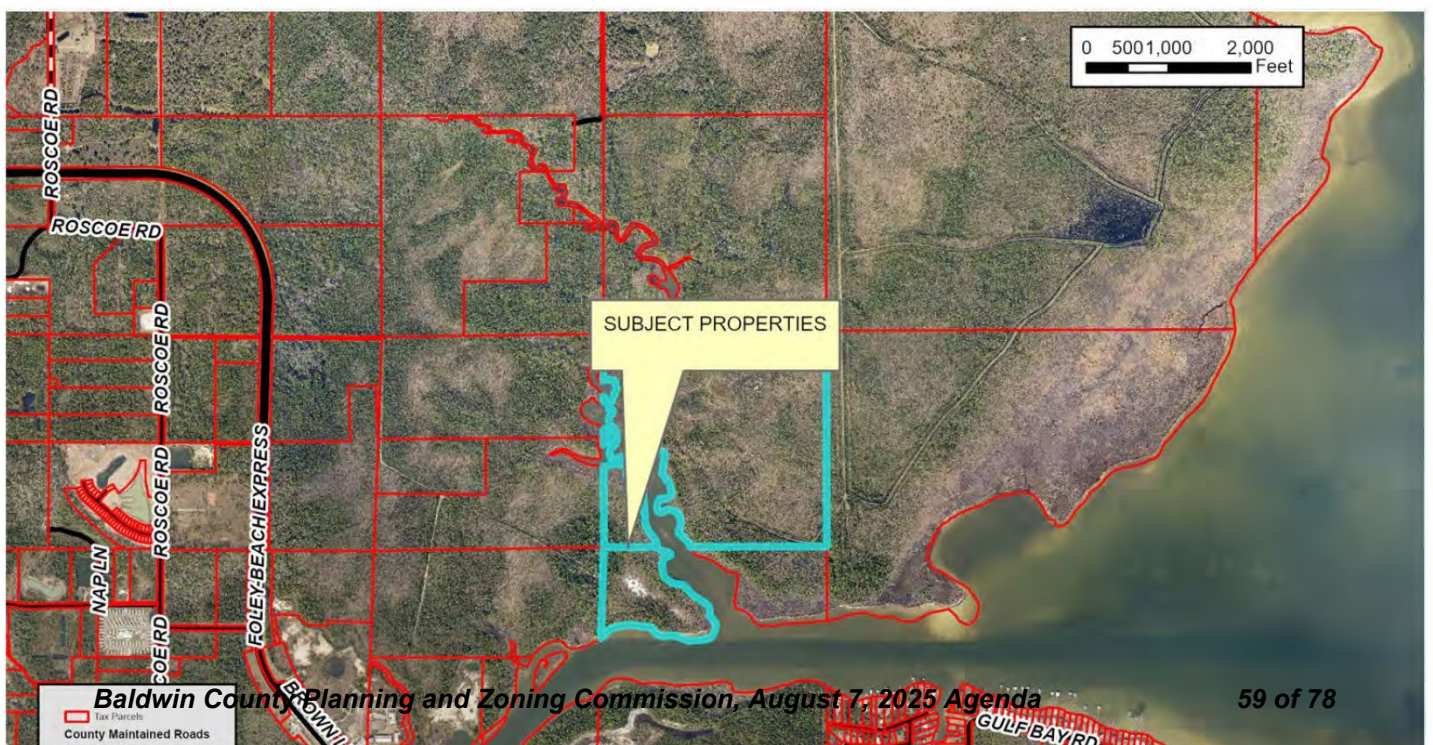
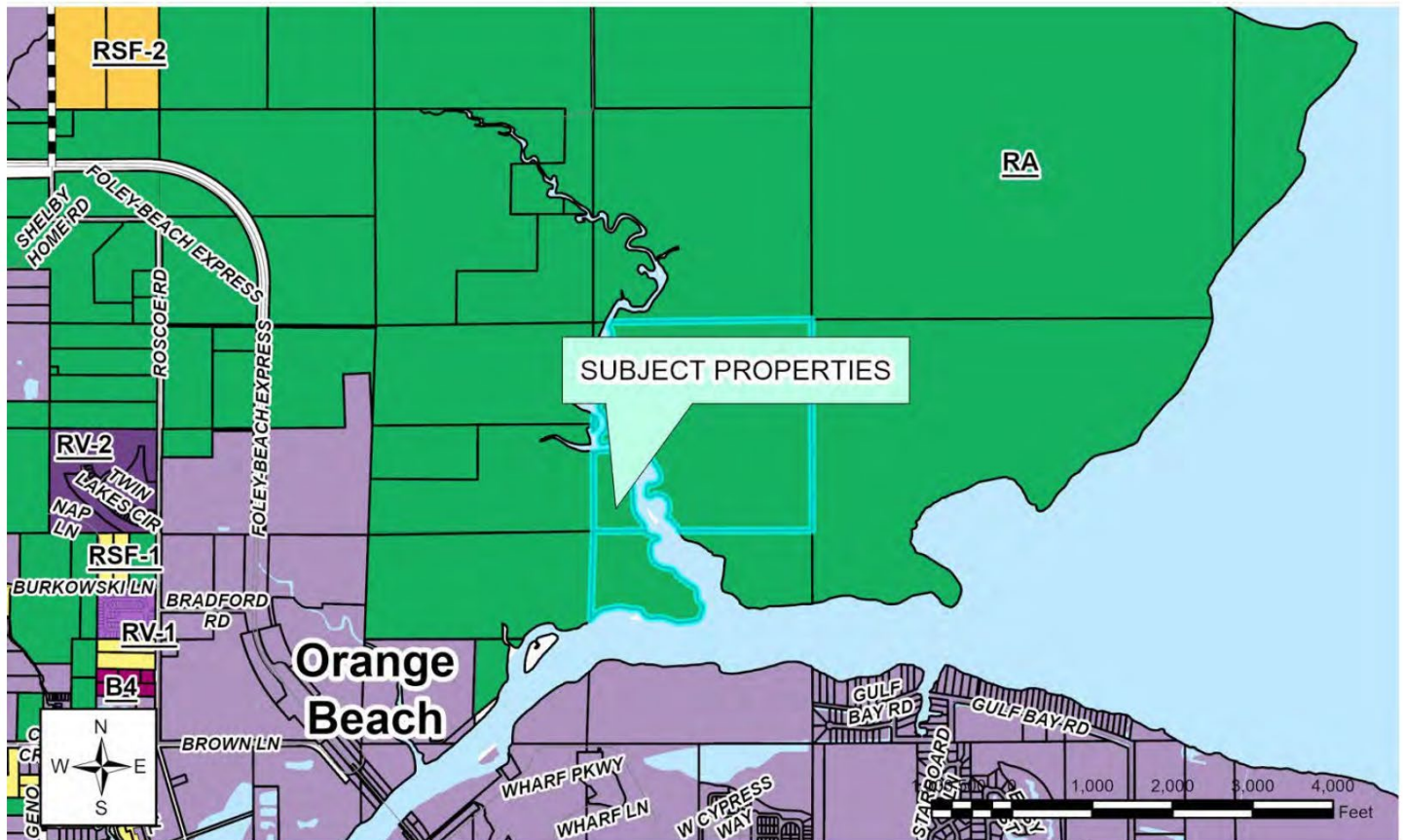
5. Applicant shall submit a private road request to the County Commission after receiving subdivision permit approval from the permit engineer, as the proposed roads will not be accepted by Baldwin County and are to be developed as privately maintained roads.

General Conditions:

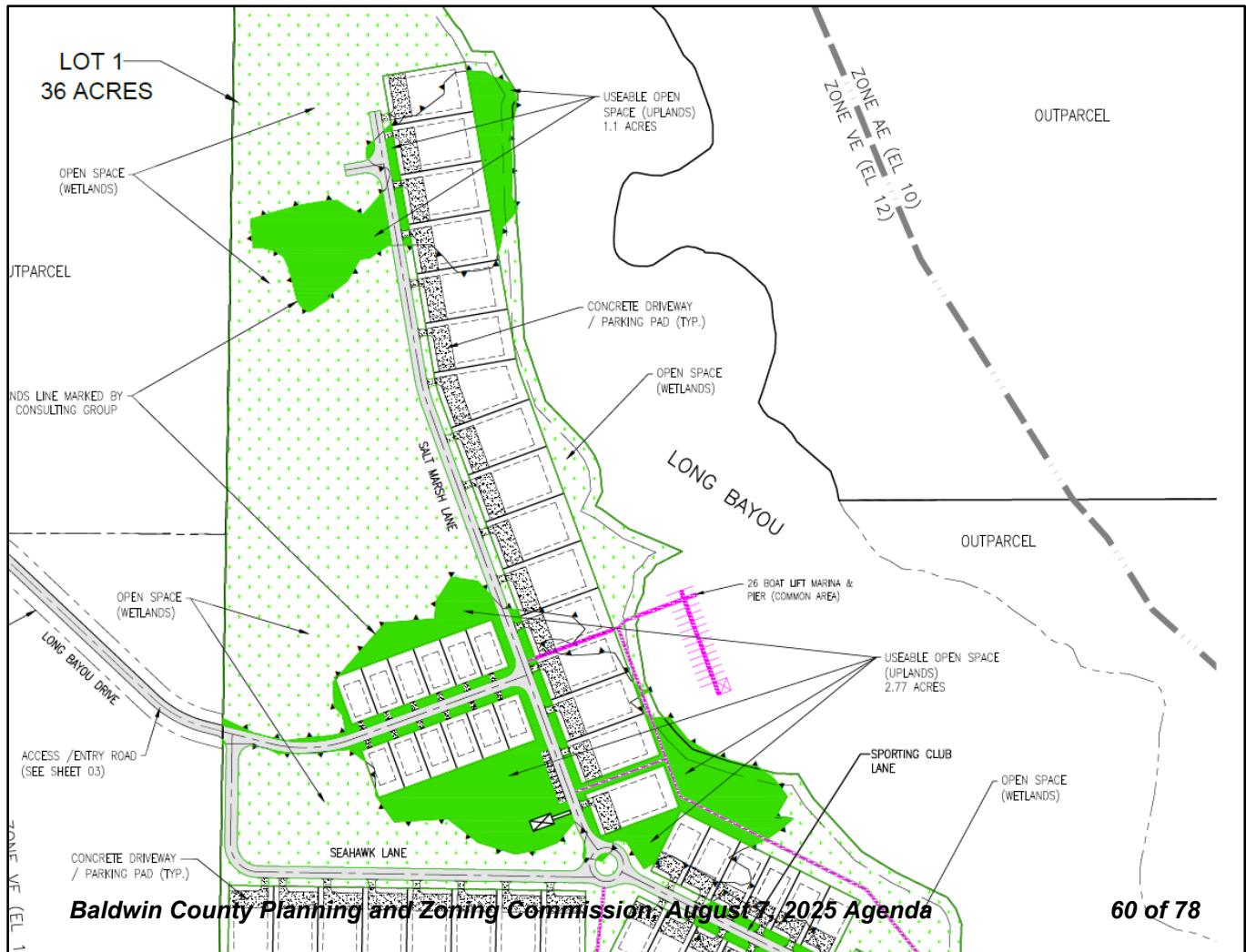
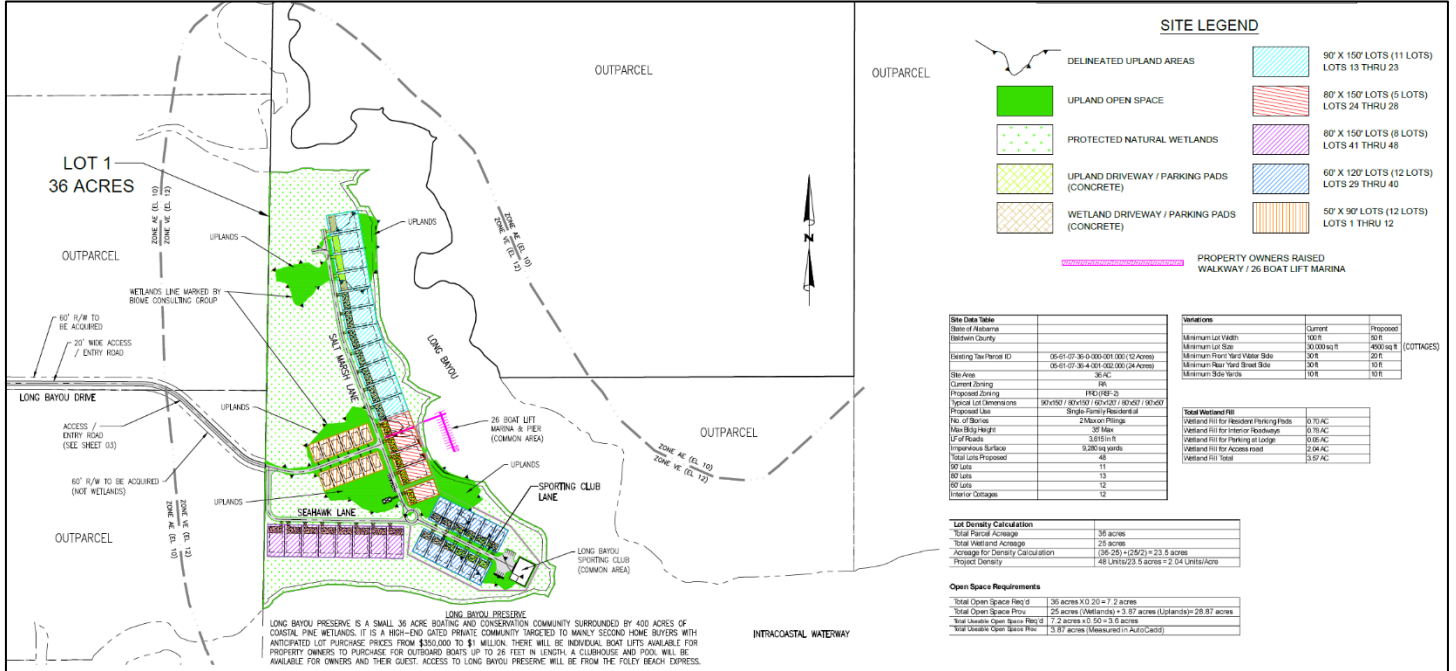
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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

Locator Maps



Plat



Site Data Table

Site Data Table	
State of Alabama	
Baldwin County	
Existing Tax Parcel ID	05-61-07-36-0-000-001.000 (12 Acres)
	05-61-07-36-4-001-002.000 (24 Acres)
Site Area	36 AC
Current Zoning	RA
Proposed Zoning	PRD (RSF-2)
Typical Lot Dimensions	90'x150' / 80'x150' / 60'x120' / 80'x50' / 90'x50'
Proposed Use	Single-Family Residential
No. of Stories	2 Max on Pilings
Max Bldg Height	35' Max
LF of Roads	3,615 In ft
Impervious Surface	9,280 sq yards
Total Lots Proposed	48
90' Lots	11
80' Lots	13
60' Lots	12
Interior Cottages	12

Variations	Current	Proposed
Minimum Lot Width	100 ft	50 ft
Minimum Lot Size	30,000 sq ft	4500 sq ft
Minimum Front Yard Water Side	30 ft	20 ft
Minimum Rear Yard Street Side	30 ft	10 ft
Minimum Side Yards	10 ft	10 ft

(COTTAGES)

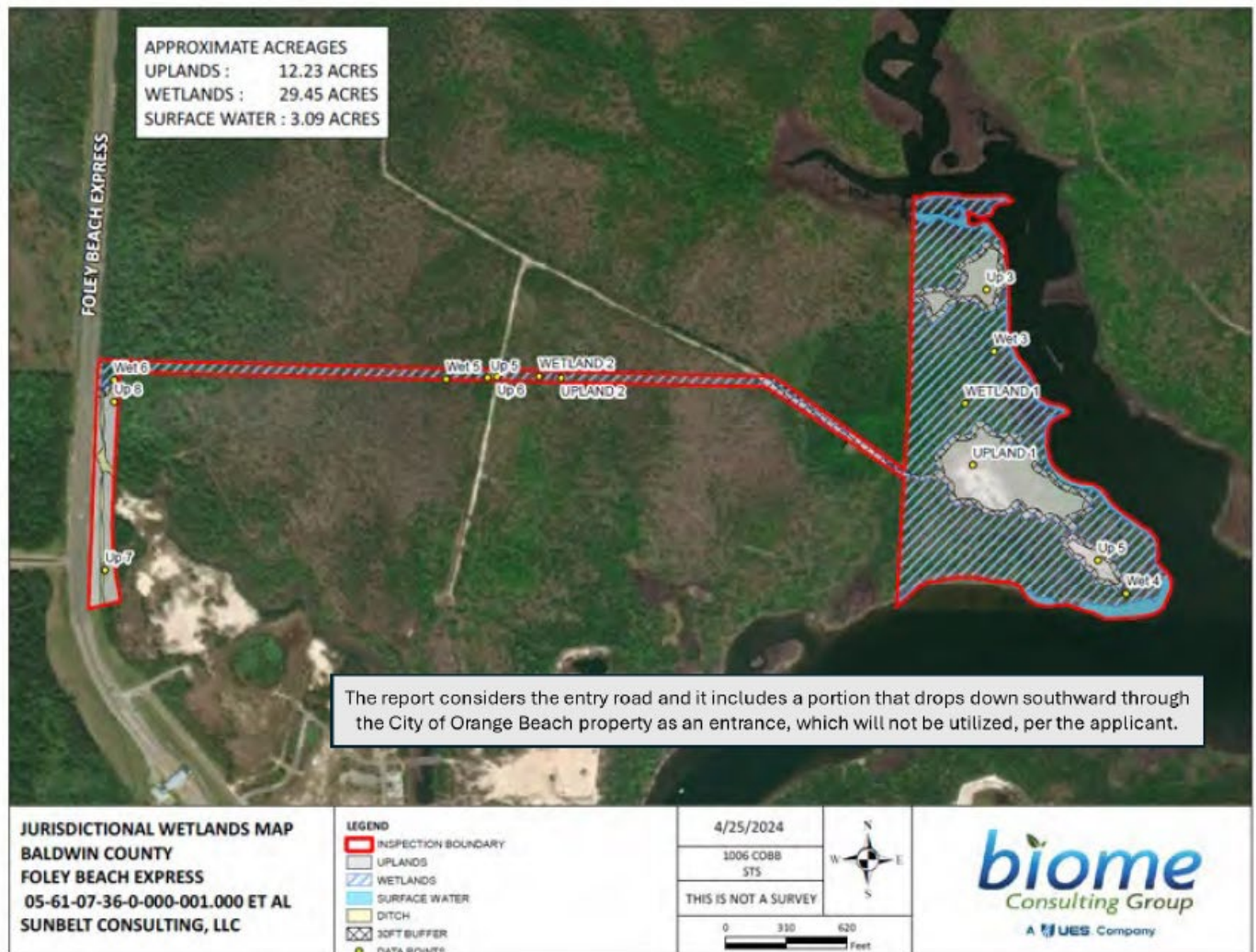
Total Wetland Fill	
Wetland Fill for Resident Parking Pads	0.70 AC
Wetland Fill for Interior Roadways	0.78 AC
Wetland Fill for Parking at Lodge	0.05 AC
Wetland Fill for Access road	2.04 AC
Wetland Fill Total	3.57 AC

Lot Density Calculation	
Total Parcel Acreage	36 acres
Total Wetland Acreage	25 acres
Acreage for Density Calculation	$(36-25) + (25/2) = 23.5$ acres
Project Density	48 Units/23.5 acres = 2.04 Units/Acre

Open Space Requirements

Total Open Space Req'd	36 acres X 0.20 = 7.2 acres
Total Open Space Prov.	25 acres (Wetlands) + 3.87 acres (Uplands) = 28.87 acres
Total Useable Open Space Req'd	7.2 acres x 0.50 = 3.6 acres
Total Useable Open Space Prov.	3.87 acres (Measured in AutoCadd)

Wetland Delineation



CONCLUSION

Biome has completed a wetland delineation within an area identified as “Inspection Boundary” on the attached map. The Inspection Boundary was digitally sourced from local government Geographic Information System (GIS) servers and does not represent a boundary survey conducted by a licensed professional land surveyor. Our delineation data was collected in the field with handheld GPS equipment with sub-meter accuracy capability. We note that site conditions and other factors affect the accuracy of data collected with this technology. Areas and dimensions presented in this report are derived from spatial data generated by Biome’s GIS.

Based on our thorough assessment, we have determined that approximately 12.23 acres of the

target inspection area is upland with 29.45 acres of wetlands, and 3.09 acres of other waters within federal jurisdiction. As such, any proposal to develop the wetland and other waters of the property, or to place structures below the mean high-water line (not located), will require a permit from the US Army Corps of Engineers and ADEM. We note that these calculations are based on an inspection boundary approximated from the county property appraiser depiction of the property boundary. An actual boundary survey (including location of the mean high-water line) may result in slightly different calculations. The mean high-water line is the legal boundary of sovereign submerged lands and must be located by a licensed professional land surveyor.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist who performed the work. Only regulatory agencies can establish a legal and binding jurisdictional boundary. Such can be obtained by submitting a permit application and waiting several months for processing. For local government permitting (e.g., building permit) this report should suffice. This report is intended for sole use by the above-listed addressee who retained Biome to provide specific guidance relating to jurisdictional wetlands. This work product is the property of Biome and may not be conveyed to or relied upon by another party, other than the recipient's design professionals, without the written consent of Biome Consulting Group.

This concludes our assessment of the above-referenced site. We look forward to being of assistance to you again in the future.

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that I possess sufficient skill and experience to accurately identify and delineate wetlands. I have conducted and/or reviewed this assessment and support the data and conclusions contained therein.



Scott Singletary
 Ecological Consultant
 Biome Consulting Group

04/25/2024

Date

Total Wetland Fill	
Wetland Fill for Resident Parking Pads	0.70 AC
Wetland Fill for Interior Roadways	0.78 AC
Wetland Fill for Parking at Lodge	0.05 AC

LONG BAYOU PRESERVE

April 21, 2025

Offices of Baldwin County
Planning and Zoning Staff
22251 Palmer Street
Robertsdale, AL 36567

RE: Long Bayou Preserve (Goodwyn Property) – PRD Application

Master List of Deviations from Baldwin County Zoning Ordinances and Subdivision Regulations

Dear Planning and Zoning Staff:

Below, please find a Master List of Deviations from Baldwin County Zoning Ordinances and Subdivision Regulations through the PRD Application. Each requested deviation will have a justification provided or point to a previously submitted explanation for the requested deviation from the regulations. We have also provided additional support with the uploaded document “Support for Wetland Fill and Setback Deviation.”

Deviation from Wetland Fill and Wetland Setback Regulations
Zoning Ordinance 10.4 and 9.3.4

Subdivision Regulation 5.2

9.5.2.2(g, m, p and s) – These regulations all pertain to Wetland Setback buffers

15.1.1 and 15.2.1(a) – Parking in wetlands

(And any other regulation that may reference wetland fill or setbacks not mentioned in this list but discussed in our justification)

We have previously addressed all of these regulations and requested deviations from them with 2 documents submitted to the Staff. These documents were “Wetland Fill Request Letter” and “Wetland Fill Request – Purpose and Responses.” Both documents separately discuss the roads that are proposed in wetland areas, the platting of lots in partial or fully wetland areas and the parking pads proposed to be filled in partial or fully wetland areas. We have updated these two documents to specifically address the additional concerns from the Staff reviews and combined them into one document that has now been uploaded as “Support for Wetland Fill and Setback Deviation.”

We ask that this document be considered and referenced throughout the discussion of wetland fill on the development. We have provided justification and reason for the wetland fill request and deviation from the above regulations. We invite any questions specific to the reasons provided and are happy to go into further discussion regarding them.

LONG BAYOU PRESERVE

Deviations from the Landscape Plan – Regulations that are addressed

9.5.2.1

17.1

17.2.7(a-g)

17.2.5

As previously mentioned, we have chosen to eliminate any proposed landscaping along the entry road or other ROW throughout the property. Thus, no landscaping drawing is necessary showing proposed trees, shrubs, plantings, canopy trees, or other vegetation that is not already in place since none of this will occur. We will keep all existing vegetation in these areas and any other open space that is not useable space. We have no plans to destroy or impact any of the existing vegetation outside of the fill areas requested. The Architectural and Design Control Standards are in place to preserve the quality of the community while maintaining the natural beauty of the property. A range of operations of what type of construction can take place on the land, and specifically to wetlands areas, is laid out in the Design Standards. Also, the Restrictive Covenants address the restrictions that would be in place for the wetland areas, the enforcement of rules and the consequences that will take place if any restriction is violated.

9.5.2.1(m) – ROW, Road width, Alternative Section

9.5.2.2(i)

15.3.3 – LID techniques call for 28 ft pavement road

P&Z Permit Comment regarding request for privately maintained road

(And any other regulation not mentioned that may pertain to the required width of pavement and the requested deviation from this width)

As previously mentioned in the 1st Review Response, this PRD is trying to create a more desirable environment with smaller streets that would not be possible through the strict application of the regulations at 28-foot width. Thus, we are asking to deviate from the required width and construct a narrower street. Also, by allowing this request, it would reduce the wetland fill impact required to build roads of this width. The amount of street traffic for a development of this nature will be minimal as it is mainly 2nd homes.

Half of the lots will be 80 or 90 foot lots so the alternative section would not be appropriate for this area and a narrower width would be justified.

Most importantly, by allowing narrower streets, it will be a natural reduction in traffic speed. The narrower streets are a traffic calming device. Also, the narrow streets reduce the ability for on-street parking and any wider would possibly lead to more use of on-street parking, which we are trying to prevent. Thus, less than 28-foot pavement width for the roads is justified in this PRD.

The access road will remain private and maintained by the HOA of the development.

LONG BAYOU PRESERVE

Sub Regs 5.12.2e(4) – Stormwater runoff for roads

As it pertains to this regulation and to the Natural Resource Planner's comments regarding drainage, we have uploaded a Stormwater Management Plan from our engineer to support a deviation from the 1-inch stormwater retention and as to why there is no way to collect and convey stormwater from this site into a Retention Pond. This development will not have a concentration of stormwater in any one location. It will drain off the roadways and roof tops directly into wetlands where it will be filtered as it percolates. The wetlands are a great resource for filtering stormwater. Please see the uploaded Plan as to why no detention areas are proposed.

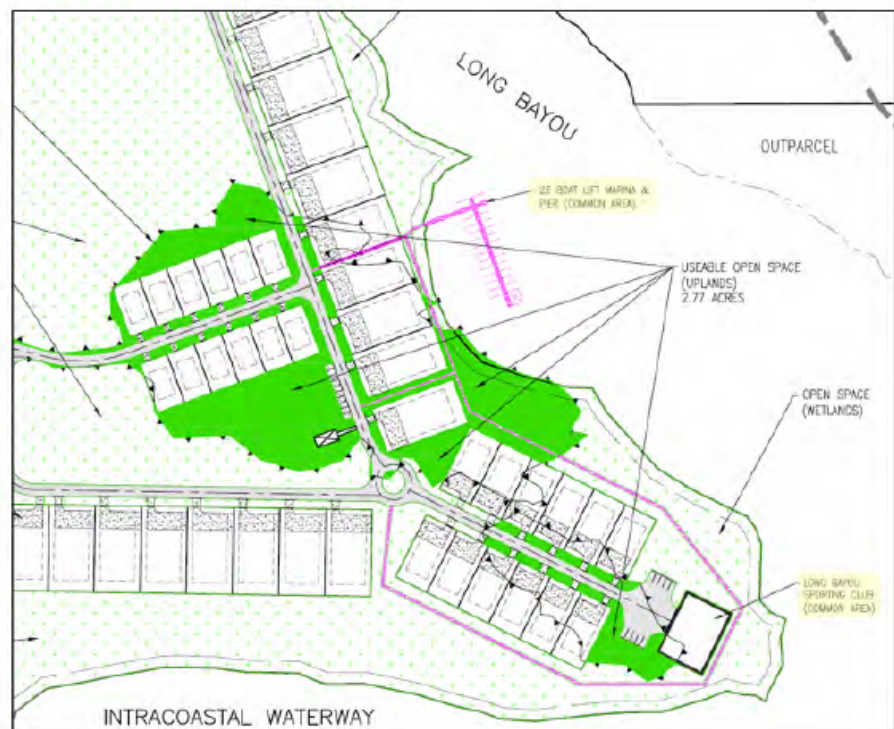
Please consider these deviation requests and the supportive comments when discussing the PRD application. We believe the PRD tool is not only appropriate for this development but also aligned with Baldwin County's goals for sustainable, thoughtful and flexible land use planning.

Sincerely,

Richard Cobb

Proposed Amenities

Long Bayou Sporting Club
Boat Lift Marina and Pier





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-22

Estates on 31

August 7, 2025

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: The subject property is located west of US Hwy 31
Parcel Numbers: 05-33-03-05-0-000-002.006 PIN#: 218860
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Grant's Mill, LLC
Engineer/Surveyor: Victor Germaine, PLS, Dewberry Engineer
Online Case #: When searching online CitizenServe database, please use SPP25-000022
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 5
Linear ft of streets: N/A
Lot setbacks: 60' Front, 10' Side and 30' Rear
Total acreage: 3.65ac
Smallest lot size: 30,547sf

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities. Letter dated July 1, 2025
Electrical: Baldwin EMC . Letter dated May 13, 2025
Sewer: BCSS, Malbis treatment plant. Letter dated July 1, 2025

Fire flow: 1745gpm @20PSI- setbacks reflected are in compliance with this requirement.

Traffic study: N/A

Flood zone: X zone, no special requirements apply

Drainage improve.: Drainage narrative prepared by Jason Estes, P.E., Dewberry Engineers, It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands N/A No potential wetlands were identified on the subject property.

Staff Analysis and Comments

N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-22 ESTATES ON 31 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

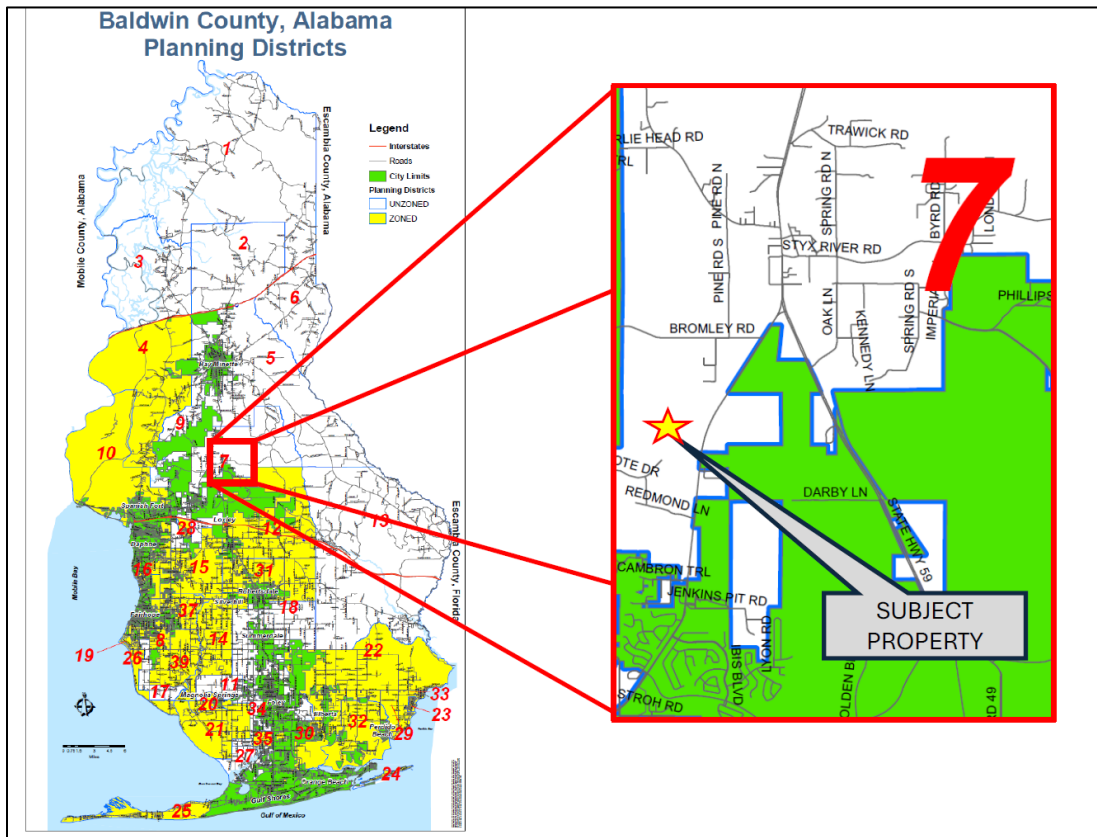
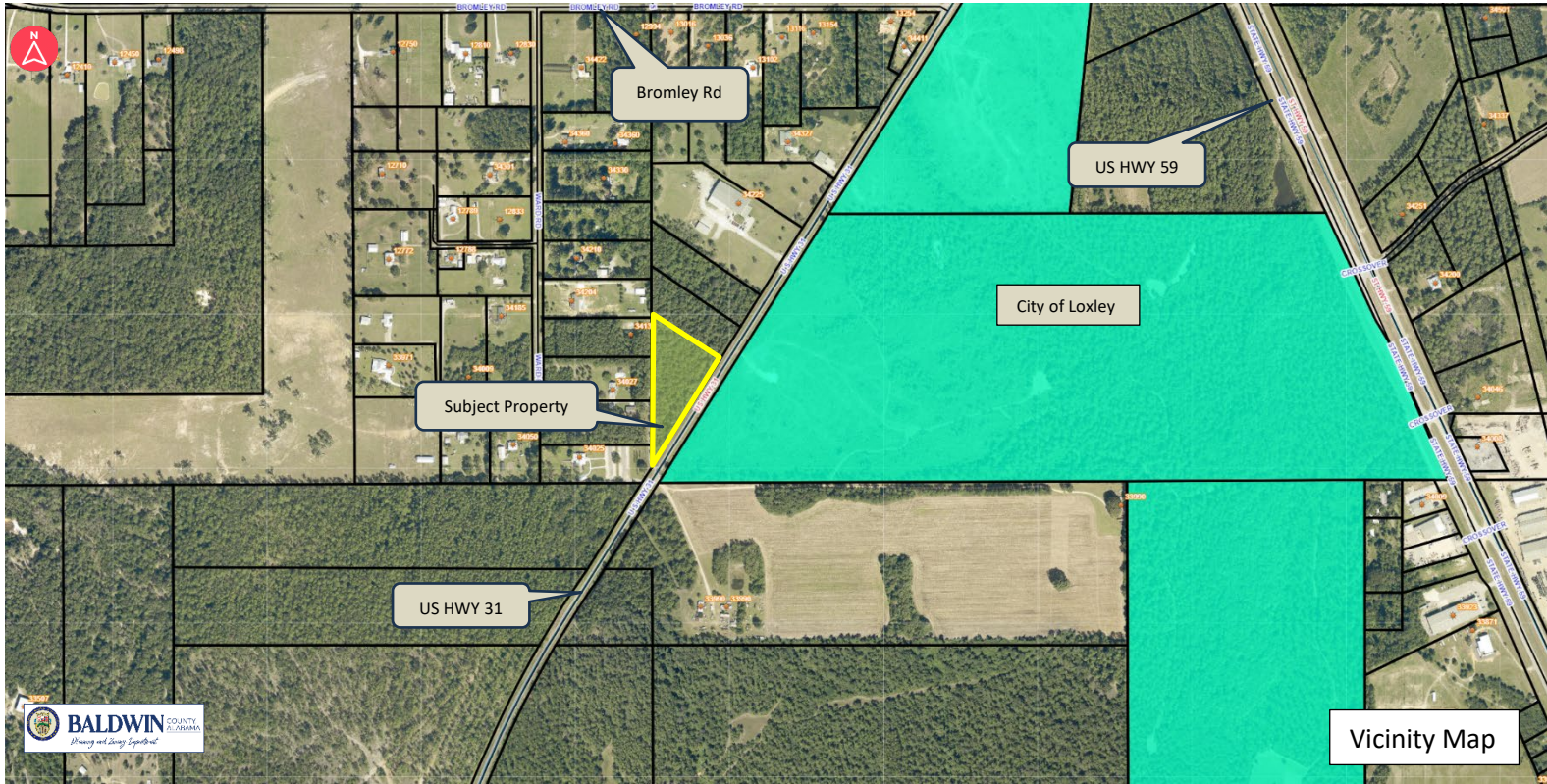
1. Applicant will coordinate with ALDOT and obtain approval of the installation for the proposed common driveways to be installed off State Hwy 31.
2. Applicant will submit a final plat application that will be reviewed administratively by staff after the common driveways has been installed and inspected by ALDOT.

General Conditions:

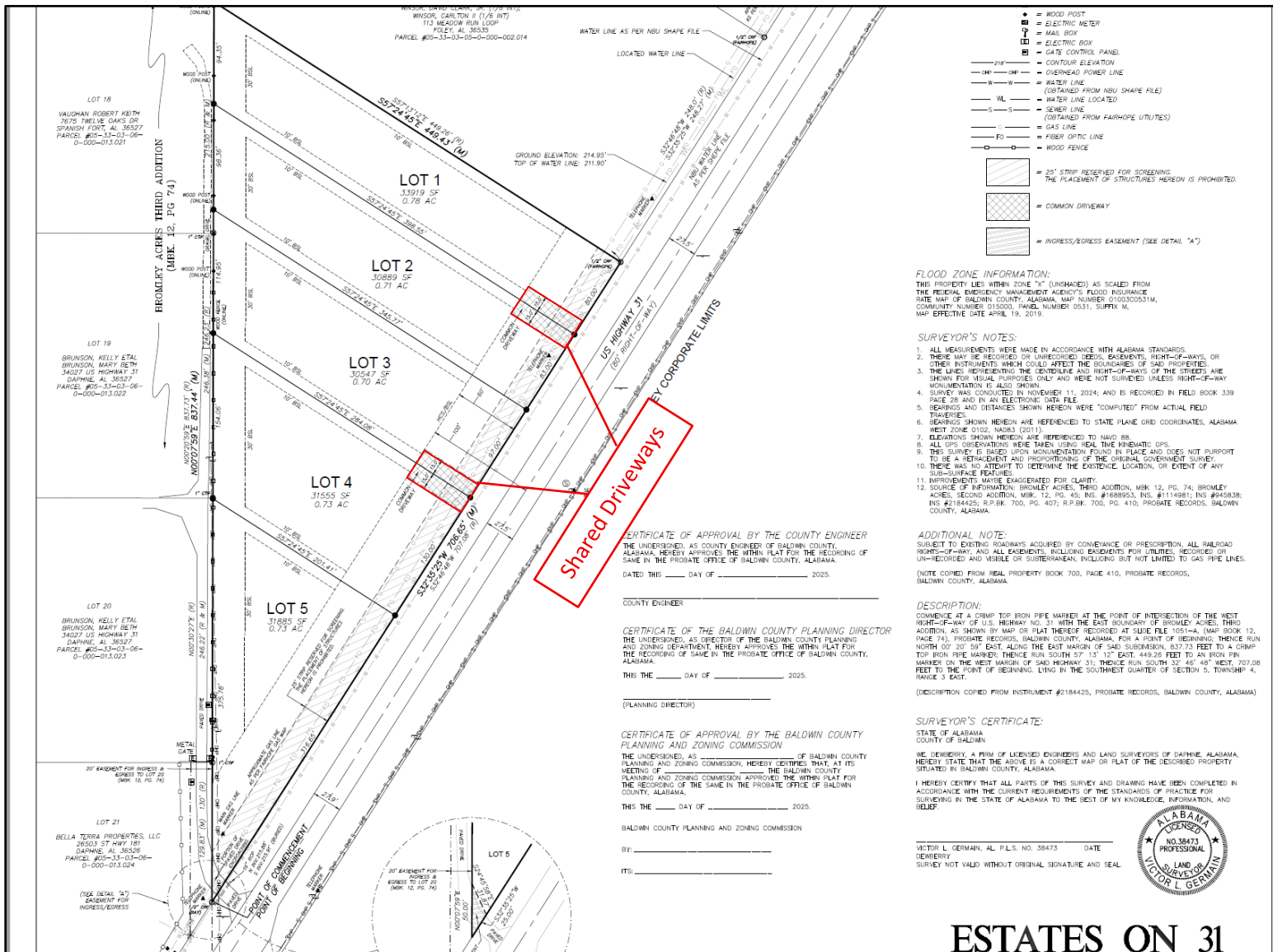
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

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

Locator Maps



Plat



From: Miller, Jeremy L. <millerje@dot.state.al.us>
Sent: Friday, July 11, 2025 12:38 PM
To: Brannan, Cherice <cbrannan@Dewberry.com>
Cc: Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>; Chitwood, Chase E <chitwoodc@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Jackson, Thomas J. <jacksont@dot.state.al.us>
Subject: Re: Hwy 31

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Cherice,

We want Lots 1 & 2 to have a shared access, Lots 3 & 4 to have a shared access, and Lot 5 can have it's own access. All work will be the responsibility of the developer, of course.

Thanks,

Jeremy Miller
District 92 Permits
Southwest Region
47450 Rabun Road
Bay Minette, AL 36507
Phone (251)937-2086

ALDOT Correspondence
regarding driveways



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-24
Serenity Acres Subdivision
August 7, 2025

Subject Property Information

Planning District: 15
Zoning: RA
Location: The subject property is located Southwest of County Road 49, Southeast of Gabriella Lane, Gabriella Lane ending at the Northeast corner of Lot 1 of the proposed 4 Lot Subdivision.
Parcel Numbers: 05-42-08-28-0-000-001.000 PIN: 23289
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: AJD Family Limited Partnership PO Box 1472, Daphne AL 36526
Engineer/Surveyor: Smith Clark & Associates, LLC / Hunter Smith 30941 Mill Lane, Ste G Box 258, Spanish Fort, AL 36527
Online Case # When searching online CitizenServe database, please use SPP25-000024
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential 4 Lot subdivision
Proposed # of Lots: 4 Lots
Linear feet of streets: 4 Lots accessed by a private drive (ingress & egress easement)
Total acreage: 81.244 acres
Smallest lot size: 20.311 acres
Lot Setbacks: 40 ft front and rear, 15 ft sides
Density: 0.01 Units per acres

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC. **Letter dated:** June 18, 2025
Sewer: Septic
Broadband: N/A 20 +/- acres lot sizes
Fire Flow: N/A 20 +/- acres lot sizes
Traffic study: N/A, 4 Lot Subdivision.
Flood zone: Zone X, no special requirements.

Drainage improve.: Drainage study was prepared by Dwayne Smith, P.E., Anchor Engineering. Reviewed and accepted by the Permit Engineer. Improvements and drainage structures are reflected in the preliminary plat.

Wetlands: Yes, Wetland Assessment Report completed by Wetland Sciences Inc. Craig D. Martin, Environmental Scientist

Staff Analysis and Comments

SPP25-000024, Serenity Acres is a large residential 4 Lot subdivision located in planning district 15. All 4 residential lots will be accessed through a private shared drive , ingress and egress easement.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-24 Serenity Acres Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

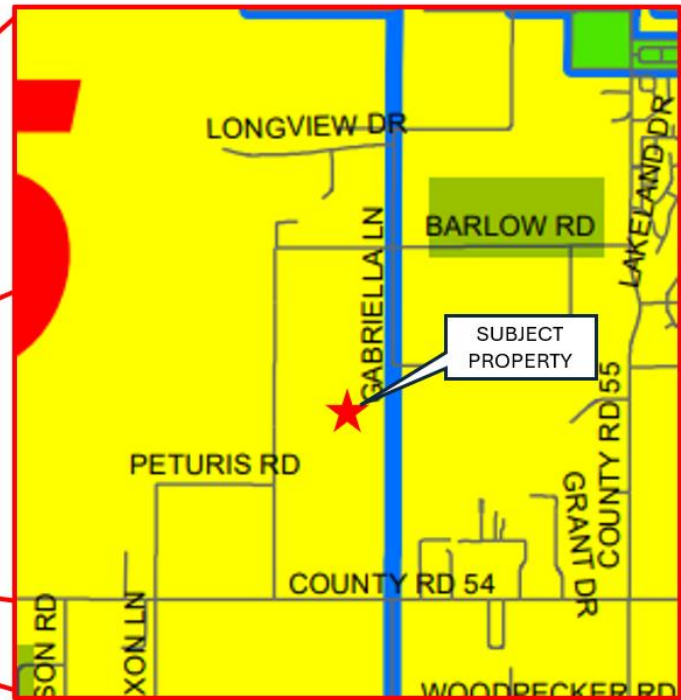
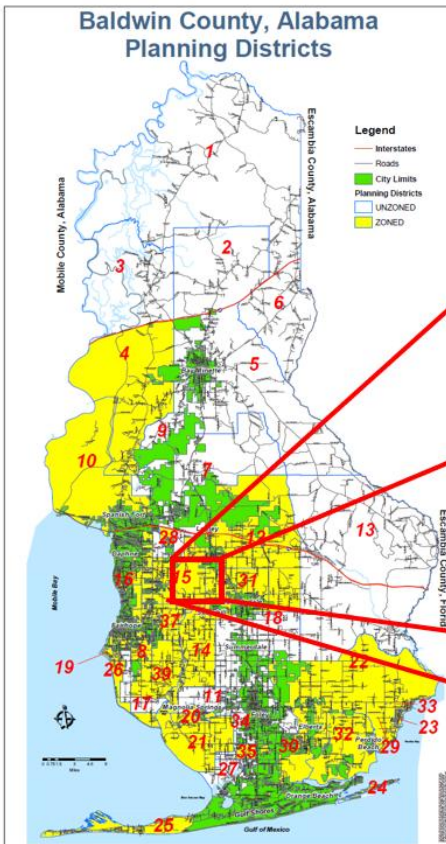
1. Apply for a DPM (Driveway Permit Major Residential) and construct the drive to county specifications.
2. Major Residential Drive must be installed and inspected prior to Final Plat application for Staff review.

General Conditions:

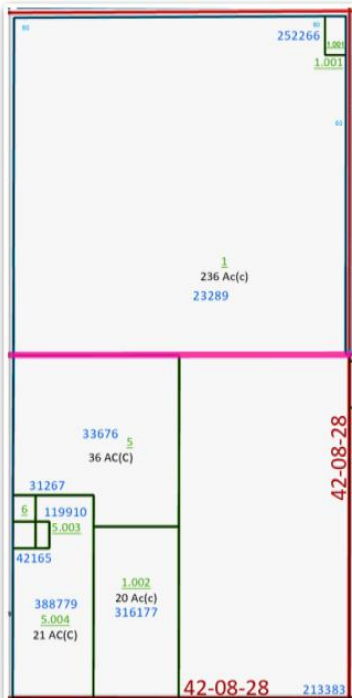
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review to the Baldwin County Planning and Zoning Department for any applicable improvements and system upgrades (including, but not limited to, water main, sewer, and traffic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



Explanation & Confirmation of Updated Lot Line: splitting 81acres from Parent Parcel. Referencing IN# 1022932



From: Melissa M. Palmer <MMPALMER@baldwincountyal.gov>
 Sent: Tuesday, July 8, 2025 11:13 AM
 To: Mary Booth <MBOOTH@baldwincountyal.gov>; Fabia Waters <Fabia.Waters@baldwincountyal.gov>
 Subject: PPIN# 23289

Good morning,

Per your conversation with Janet, I've attached a copy of our map with the boundary line drawn to reflect the legal description described in Instrument # 1022932. Thank you so much for your assistance in this matter.

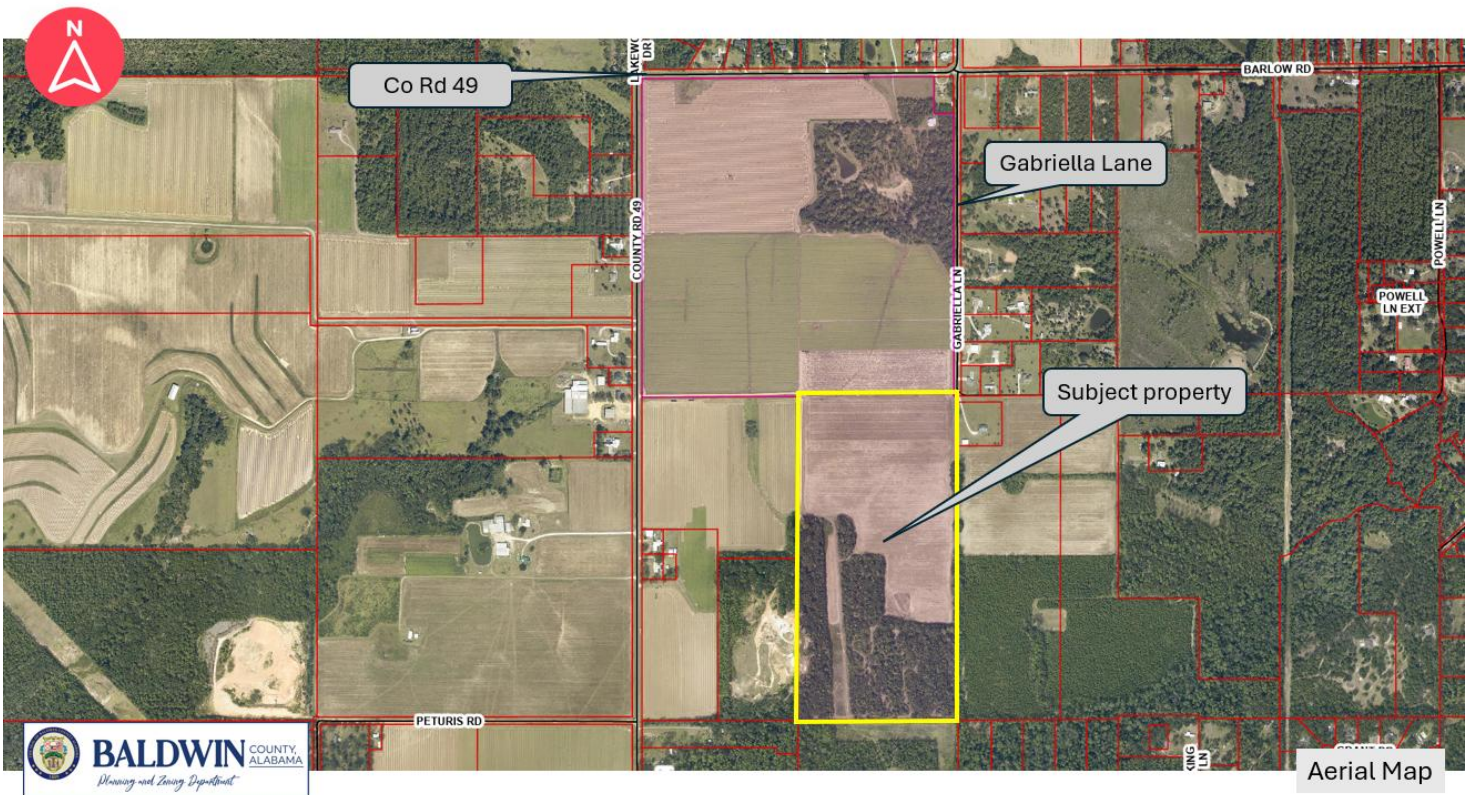
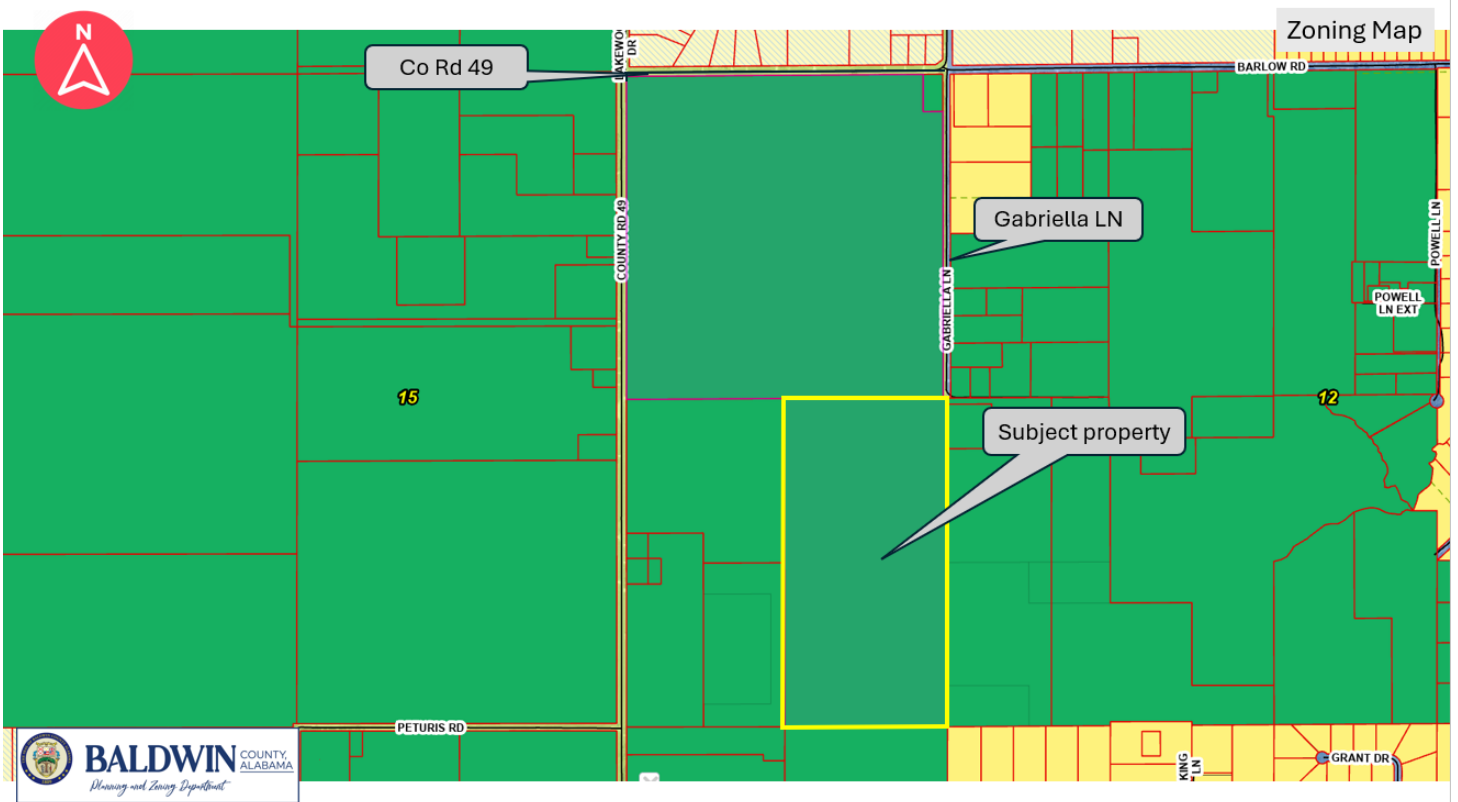
IN# 1022932

Northeast quarter and East half of Southeast quarter and East half of the Southwest quarter of the Southeast quarter of Section 28, Township 5 South, Range 3 East.

Melissa M. Palmer, ACM
 Mapping Supervisor
 Baldwin County Revenue Commission
 (251) 937-0245 ext 7327

BALDWIN COUNTY, ALABAMA





Plat	
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SERENITY ACRES

PRELIMINARY PLAT

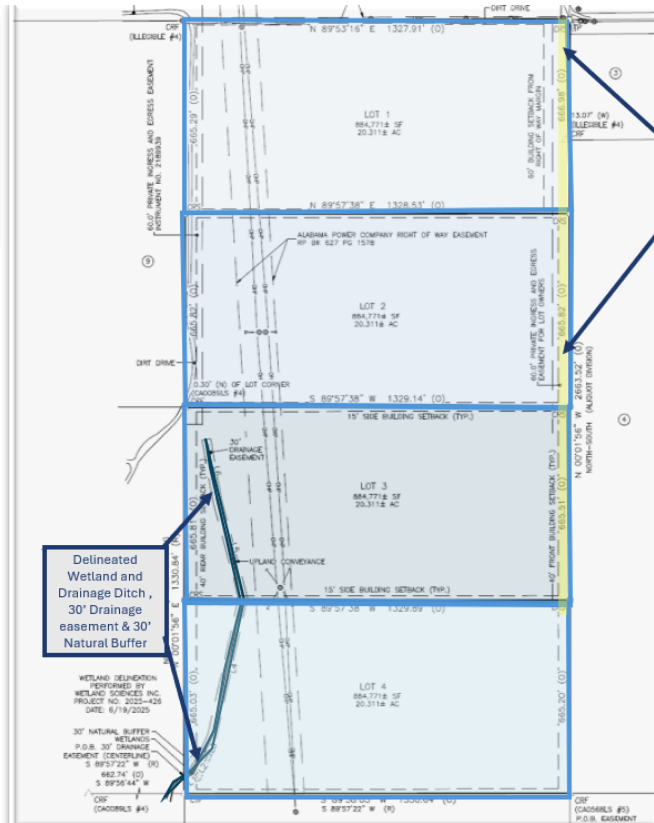
SITE DATA:
 TAX PARCEL NO: 05-42-08-28-0-000-001.000
 PIN: 23289
 AJO FAMILY LIMITED PARTNERSHIP
 PO BOX 1472
 DAPHNE, AL 36526

ZONING: RA - RURAL AGRICULTURAL
PLANNING DISTRICT: 15
MINIMUM BUILDING SETBACKS:
 40' FRONT AND REAR
 15' SIDE
 UNLESS OTHERWISE NOTED HEREON

TOTAL LOTS: 4
LOT SIZES: 884,771 SQ. FT. (20.3114 AC.)
TOTAL AREA: 3,539,084 SQ. FEET (81.2444 AC.)
DENSITY: 0.01 UNITS PER ACRE
OPEN SPACE: 81,244 TOTAL AND USABLE ACREAGE

FLOOD STATEMENT:
 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE
 RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0560M, DATED
 APRIL 19, 2019, THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED)

UTILITIES:
 WATER SERVICE: ON-SITE WELL
 SEWER SERVICE: ON-SITE SEPTIC
 ELECTRIC SERVICE: BALDWIN EMC
WETLAND BUFFER: 30 FEET



Major Residential
Shared Drive

Plat Map
Enlarged to
Show Details



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

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

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the Staff Report for each of the cases, visit the

“Upcoming Meeting Items” Planning and Zoning webpage:

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

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

