



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z25-36

Friendship Park Property

Rezone B-1, Professional Business District to LB, Limited Business District

August 19, 2025

Subject Property Information

Planning District: 15
General Location: North of County Rd 64 and South of Jackson Cir
Physical Address: NA
Parcel Numbers: 05-43-05-15-0-000-037.000, 038.000, 039.000
Existing Zoning: B1, Professional Business District
Proposed Zoning: LB, Limited Business District
Existing Land Use: Vacant & Commercial
Proposed Land Use: Commercial
Acreage: 1.2 ± acres
Applicant: Dewberry
25353 Friendship Rd
Daphne, AL 36526
Owner: Friendship Park LLC
25478-B Friendship Rd
Daphne, AL 36526
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-2, Residential Single Family District
South	Residential	RSF-2, Residential Single Family District
East	Residential	RSF-2, Residential Single Family District
West	Residential	RSF-2, Residential Single Family District

Summary

The subject properties comprises approximately 1.2 acres and is presently zoned as B1, Professional Business District. A request has been submitted to rezone the property to LB, Limited Business District, to support potential future commercial development.

Section 5.1 B-1, Professional Business District

5.1.1 Purpose and intent. The B-1, Professional Business and Office District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building.

5.1.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-1, Professional Business and Office District, conditioned on the Commission Site Plan Approval requirements of *Section 18.10*:

- | | |
|---|--|
| (a) Accessory structures and use | (j) Fire station |
| (b) Bank | (k) Laboratory (scientific, medical, or dental) |
| (c) Barber shop or beauty parlor | (l) Library |
| (d) Childcare center | (m) Office |
| (e) Childcare institution | (n) Optician |
| (f) Church or similar religious facility | (o) Police station |
| (g) Clinic or dentist office (medical, dental, psychiatric) | (p) Post office |
| (h) Club or lodge | (q) School (public or private) |
| (i) Extraction or removal of natural resources on or under land | (r) Silviculture |
| | (s) Studio for dance, music, photography, painting |
| | (t) Water well (public or private) |

5.1.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-1 Commercial

Professional and Business Office District, subject to the standards and procedures established in Section 18.10: Commission Site Plan Approval:

- | | |
|-----------------------------|-------------------------------|
| (a) Arboretum | (h) Dwellings, in combination |
| (b) Swimming pool (outdoor) | with commercial uses, |
| (c) Ball field | subject to the standards |
| (d) Tennis court (outdoor) | listed under Section 5.1.4: |
| (e) Golf course | Mixed uses |
| (f) Wildlife sanctuary | (i) Riding academy |
| (g) Park or playground | (j) Gym/Fitness Center |

5.1.4 Mixed uses. Mixed residential and commercial uses may be permissible as Commission Site Plan Approval uses in the (B-1) commercial professional and Business office district, subject to the standards and procedures established in Section 18.10: Commission Site Plan Approval, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment
- (b) The residential uses shall be designed so that they are compatible with the commercial uses
- (c) Residential and commercial uses shall not occupy the same floor of a building
- (d) Residential and commercial uses shall not share the same entrances
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-1 district. A dwelling unit density of .5 ($\frac{1}{2}$) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed-use project exceed 4 dwelling units per acre
- (f) Building height shall not exceed three stories
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as Open Space in accordance with the requirements of Article 17 Open Space, Landscaping, and Buffers.
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with

commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units to the greatest extent possible, and

- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See Article 15: Parking and Loading Requirements).

5.1.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Maximum Ground Coverage Ratio	.60

5.1.6 Lighting standards. The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.1.7 Distance between structures. If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.1.8 Landscaping and buffering. All B-1, Professional Business and Office District, uses shall meet the requirements of *Article 17: Open Space, Landscaping and Buffers*.

Section 5.7 LB, Limited Business District

5.7.1 Purpose and intent. The LB, Limited Business District, is intended to allow specific uses in areas where commercial development is warranted, but where limitations and special requirements are needed due to environmental, historic and other unique characteristics. This designation may also serve as transitional zoning between residential areas and higher intensity commercial zoning districts.

5.7.2 Permitted uses. The uses listed below are permitted as of right, or as uses accessory to permitted uses in the LB, Limited Business District. Unless otherwise stated herein, said uses shall be limited to structures and other improvements not to exceed 4,000 square feet of gross floor area, conditioned on the Commission Site Plan Approval requirements of *Section 18.10*:

- | | |
|--|---|
| (a) Accessory structures and uses | (q) Extraction or removal of natural resources on or under the land |
| (b) Antique store | (r) Florist |
| (c) Apparel and accessory store | (s) Fruit and produce store |
| (d) Art gallery or museum | (t) Gift shop |
| (e) Art supplies | (u) Ice cream parlor |
| (f) Bakery, retail | (v) Library |
| (g) Bank | (w) Medical office (medical, dental, psychiatric) |
| (h) Barber shop or beauty parlor | (x) Music store |
| (i) Book store | (y) Neighborhood convenience store (not to include gasoline sales) |
| (j) Café | (z) News stand |
| (k) Camera and photo shop | (aa) Office |
| (l) Candy store | (bb) Restaurant (not to include drive-up facilities) |
| (m) Catering shop or service | (cc) Shoe store |
| (n) Church or similar religious facility* | (dd) Silviculture |
| (o) Club or lodge ("lodge" to be defined as "club" at Section 22.2, Words and Terms Defined) | (ee) Studio for dance, music, photography, painting, etc. |
| (p) Delicatessen | |

(ff) Tailor shop

(gg) Toy store

*Churches or similar religious facilities shall not be limited to 4,000 square feet of gross floor area.

5.7.3 Conditional Use Commission Site Plan Approval. The uses listed below are permissible as Commission Site Plan Approval uses in the LB, Limited Business District, subject to the standards and procedures established in *Section 18.10: Commission Site Plan Approval*:

- (a) Uses listed as permitted by right under Section 5.7.2 in which structures and improvements exceed 4,000 square feet up to a maximum of 8,000 square feet. Churches and other places of worship shall be exempt from this square footage restriction.
- (b) Dwellings, in combination with commercial uses, subject to the standards listed under *Section 5.7.4: Mixed uses*.

5.7.4 Mixed uses. Mixed residential and commercial uses may be permissible as Commission Site Plan Approval uses in the LB, Limited Business District, subject to the standards and procedures established in *Section 18.10: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment;
- (b) The residential uses shall be designed so that they are compatible with the commercial uses;
- (c) Residential and commercial uses may occupy the same floor of a building, but shall not share the same entrances;
- (d) The number of residential dwelling units shall not exceed the number of commercial units;
- (e) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible, and;
- (f) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See Article 15: *Parking and Loading Requirements*).

5.7.5 *Special exceptions.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the uses and structures designed for such uses listed below may be allowed as special exceptions: Not applicable

5.7.6 *Area and dimensional standards.*

Maximum Height of Structure	35-Feet
Minimum Front Yard	30-Feet
Minimum Rear Yard	(a)
Minimum Side Yards	(b)
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Maximum Impervious Surface Ratio	.60

- (a) No minimum except where abutting a residential district, in which case there shall be a minimum rear yard of 25-feet abutting the residential district.
- (b) No minimum except where abutting a residential district, in which case there shall be a minimum side yard of 15-feet abutting the residential district.

5.7.7 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.7.8 *Landscaping and buffering.* All LB, Limited Business District, uses shall meet the requirements of Article 17: *Open Space, Landscaping and Buffers*

Agency Comments

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

ADEM, Autumn Nitz: Staff reached out but received no comments.

City of Daphne: Staff reached out but received no comments.

Subdivisions, Fabia Waters: A Planned Unit Development (PUD) Site Plan is required when three or more units are proposed for lease or occupancy, following rezoning approval.

Civil Engineer, Tyler Austin: No development proposed at this time. Any future development will require construction plan and drainage review. Any proposed future access or improvements to existing access along County Road 64 will require approved permit from Baldwin County Planning & Zoning.

Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated within Planning District 15, which adopted its zoning map in November 2006. Since that time, local conditions have experienced significant changes, including numerous rezonings to commercial and mid- to high-density residential designations. These developments have largely been driven by the growth of the urban mixed-use center around the intersection of State Highway 181 and County Road 64. The current development pattern in this area predominantly includes commercial and medium- to high-density residential projects. The Future Land Use Map (FLUM) designates this area as having Conservation Development Potential and High-Density Development. Additionally, the subject properties are located within an Urban Mixed Use Center Node.

Within such an Urban Mixed-Use Center, primary land uses typically include high-density mixed-use developments—such as lofts and studio units above commercial spaces—multi-family housing like apartments and condominiums, regional and small-scale retail establishments, sit-down restaurants, commercial centers, offices and other employment uses, civic facilities—including government offices, courthouses, libraries, and schools—as well as churches, hotels, and small parks or playgrounds. This type of node supports the proposed LB zoning.

The proposed LB zoning aims to facilitate specific uses in areas where commercial development is appropriate but where restrictions and special considerations are necessary due to environmental, historical, or other unique factors. This designation can also function as transitional zoning between residential neighborhoods and higher-intensity commercial districts. While the LB zoning district permits a broader range of uses compared to the current B-1 zoning, it also includes additional stipulations and conditions to maintain proximity to residential areas.

Staff Comments and Recommendation

As previously noted, the subject properties comprises approximately 1.2 acres and is presently zoned as B1, Professional Business District. A request has been submitted to rezone the property to LB, Limited Business District, to support potential future commercial development.

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

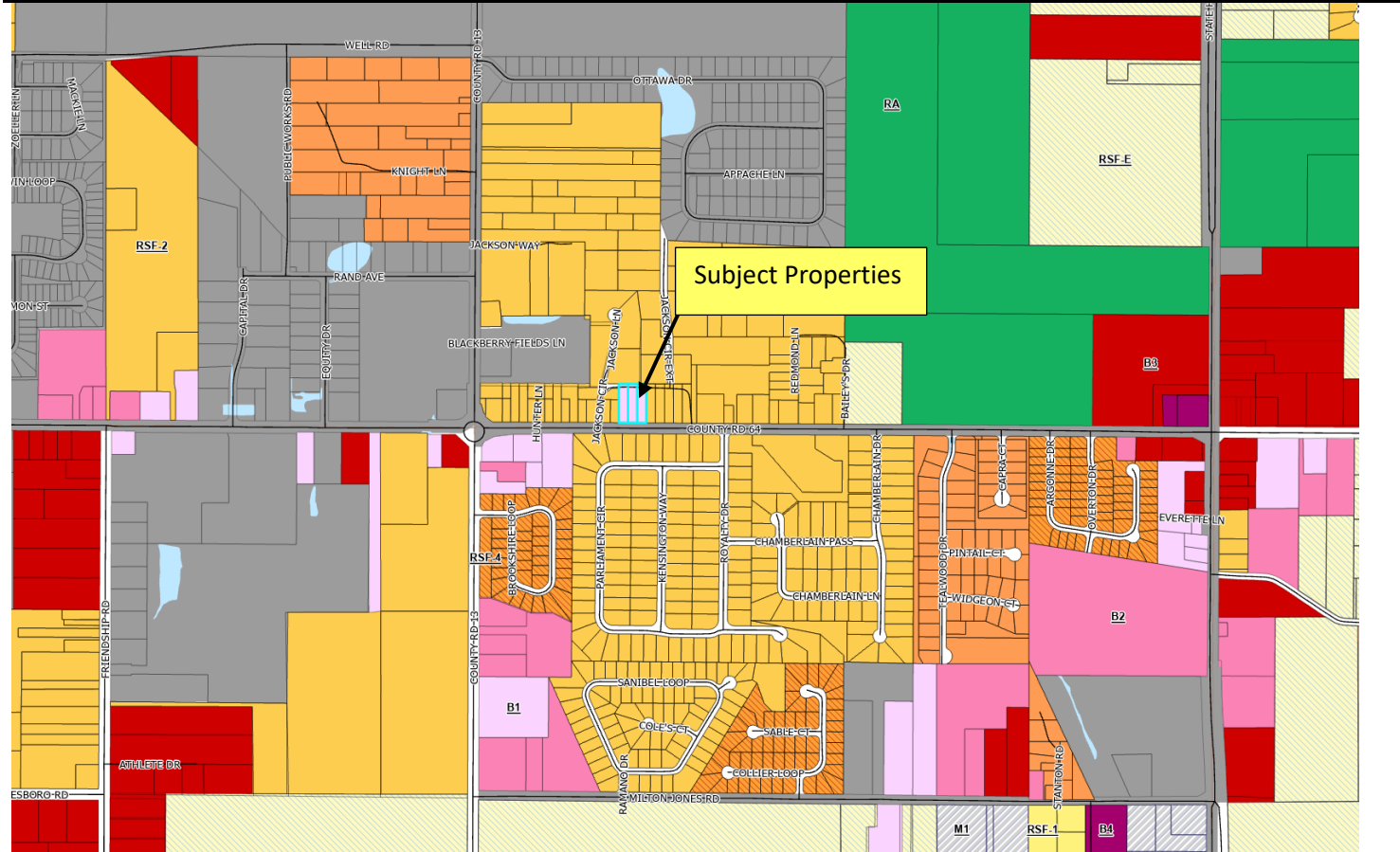
**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Property Images

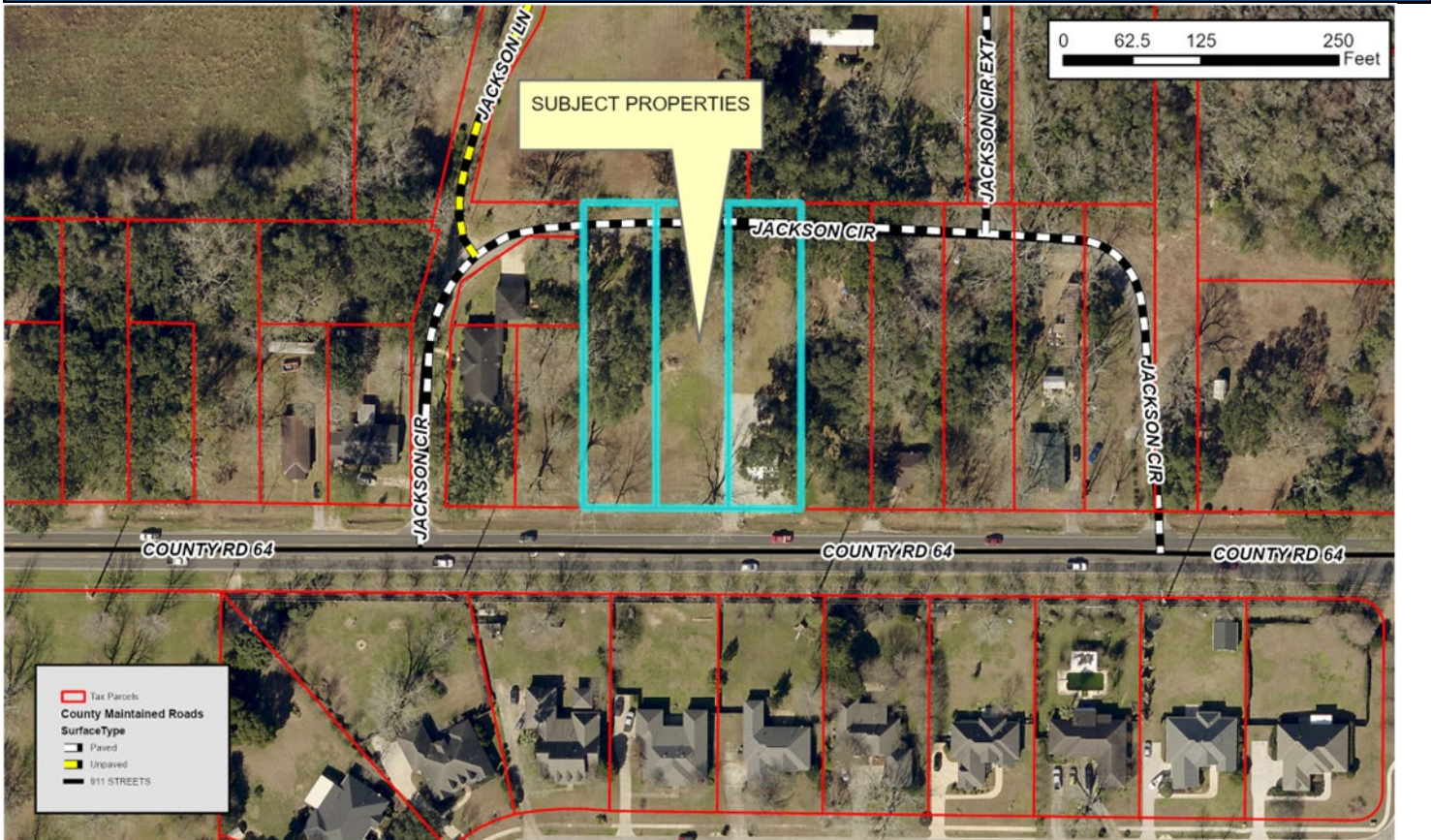


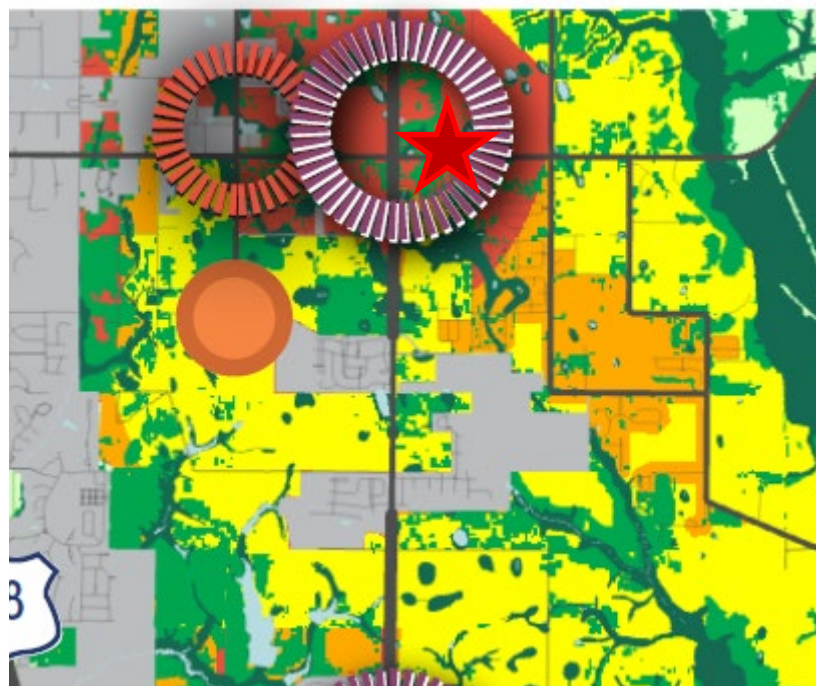


Locator Map



Site Map





LEGEND

PLACE TYPES

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

MUNICIPAL JURISDICTIONS

NODE TYPES

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