



## Baldwin County Planning & Zoning Commission Agenda

Thursday, October 2, 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**

September 4, 2025, Agenda Review Meeting Minutes

September 4, 2025, Regular Meeting Minutes

## **7. Proposed Consent Agenda Items**

### **a.) HCA25-02, Keen Property Highway Construction Setback Appeal**

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

Purpose: The applicant is requesting an appeal to allow the construction of a single-family dwelling in the required highway construction setback.

Location: Subject property is located on the north side of Fort Morgan Peninsula in Planning District 25.

### **b.) HCA25-04, Big Fish Ministries Highway Construction Setback Appeal**

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

Purpose: The applicant is requesting an appeal to allow the required parking for the proposed convalescent home to be in the highway construction setback.

Location: Subject property is located west of State Highway 225 and south of County Rd 86 aka Hurricane Rd in Planning District 4.

### **c.) PER25-39, Sherwood Grove Extension**

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for SPP22-07.

Location: Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River in Planning District 39.

### **d.) PER25-41, Pleasant's Oaks Extension**

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for SPP23-21.

Location: Subject property is located on the west side of County Rd 112 and south of Old Davison Road in the Bay Minette/Phillipsville area in Planning District 5.

**e.) PER25-42, Emerald Coast RV Park Extension**

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

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for PUD23-14.

Location: Subject property is located on the east side of County Rd 65, and north of Dairy Lane in Planning District 34.

**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.) PUD25-10, Old Plash Island Road P.U.D.**

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

Purpose: The applicant is requesting Planned Unit Development (PUD) approval for adding four (4) additional storage units.

Location: Subject property is located on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area in Planning District 27.

**b.) SC25-42, Graves Estates - Replat of Lot 7A Oak River View Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for the replat of lot 7A of Oak River View Subdivision, a 2-lot residential subdivision.

Location: Subject property is located west of State Hwy 59, directly off

County Road 8 in the Gulf Shores Community Area in Planning District 27.

**c.) SPP24-24, BFLC The Estates at Beetree 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 112-lot large acre subdivision.

Location: Subject properties are located east of County Rd 87 and north of Interstate 10 in Planning District 13.

**d.) SPP25-05/SV25-06, Wayland's Place Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for a 17-lot residential subdivision and approval for a variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

Location: Subject property is located east of Cowpen Creek Rd in Planning District 13.

**e.) SRP25-14, Woodpecker Landing Subdivision**

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

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

Location: Subject properties are located south of County Rd 54 and north of Woodpecker Rd in Planning District 12.

**10. Commission Site Plan Reviews**

**a.) CSP25-18, Mullek Cell Tower**

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



Purpose: The applicant is requesting Commission Site Plan approval for a 260' self-support telecommunications tower.

Location: Subject property is located south of County Road 48 and east of Blueberry Lane in Silverhill in Planning District 14.

**b.) CSP25-24, Travelers Food Mart**

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

Purpose: The applicant is requesting Commission Site Plan approval for a 4,905 sf auto convenience store.

Location: Subject property is located south of US Highway 98 and east of County Road 95 in the Elberta community in Planning District 22.

**c.) CSP25-27, Port City Glass Addition**

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

Purpose: The applicant is requesting Commission Site Plan approval for an additional 50'x100' covered area to be added to the previously approved Port City Glass facility (CSP24-30).

Location: Subject property is located east of Austin road and south of County Road 64 in Planning District 15.

**11. Other Business**

None.

**12. Public Comments**

**13. Planning Commissioner Comments**

**14. Director's Report**

a.) Update on ongoing projects

b.) Summary of rezoning actions by the County Commission

c.) Summary of permits issued to date with trend from previous years

d.) Questions/Comments

**15. Adjourn Regular Meeting**

Next Regular Meeting: **November 6, 2025**



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. HCA25-02  
Keen Properties Development LLC  
October 2, 2025

### Subject Property Information

**Planning District:** 25  
**Zoning:** RSF-1, Residential Single Family  
**Location:** The subject property is located on the North side of Fort Morgan Peninsula  
**Parcel Numbers:** 05-68-06-13-0-000-024.003 PIN#: 107442  
**Lead Staff:** Crysal Bates. Planning Technician II  
**Applicant/Owner:** Keen Properties Development LLC  
**Engineer/Surveyor:** Cecil T. Hudson, Rowe Engineering & Surveying  
**Online Case #:** When searching online CitizenServe database, please use HCA25-000002.  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** The applicant is requesting a Highway Construction Setback Appeal from **Section 5.4(g) of the Subdivision Regulations** in relation to the required 40'-foot all other paved roads setback measured from the centerline of the right-of-way. The appeal is being requested in order to build a single-family dwelling.

**Lot setbacks:** 30' Front, 30' Rear and 10' Side- **A zoning variance was granted for all setbacks & wetlands V-190028.**

**Total acreage:** 0.3

### Staff Analysis and Comments

Over half of the single-family dwelling will be in the local road setback as set forth within Code of Alabama Section 45-2-260 (g). Due to the irregular shape of the property and the wetlands being present on the parcel, Staff recommends that Case No. HCS24-02, Keen Properties Investment LLC, be APPROVED.

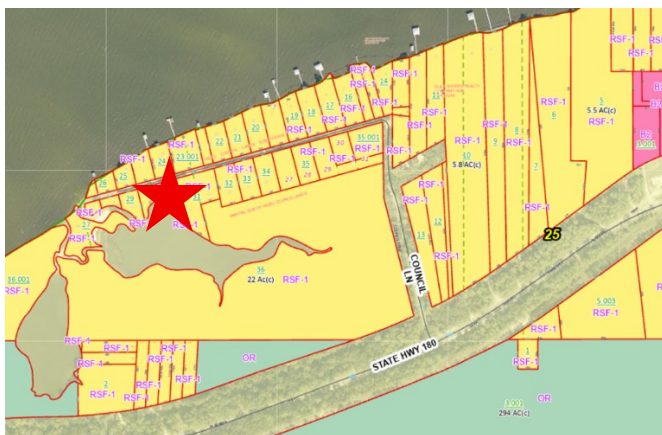
Council Lane is an unclassified road, and the Baldwin County Hwy Dept has reviewed the provided documentation and has no objections to the request.

## **Section 45-2-260**

### **Regulation of setbacks.**

(g) In accordance with Code of Alabama 45-2-260, the following construction setbacks shall apply to any State or County Road or highway:

1. Principal arterials require a 125-foot setback from the centerline of the right-of-way;
2. Minor arterials require a 100-foot setback from the centerline of the right-of-way;
3. Major collectors require a 75-foot setback from the centerline of the right-of-way;
4. Minor collectors require a 50-foot setback from the centerline of the right-of-way;
5. All other paved roads require a 40-foot setback from the centerline of the right-of-way;
6. Unpaved roads require a 30-foot setback from the margin of the right-of-way.



LEGEND	
Highway Functional Classification	
<span style="color: blue;">■</span> 1	Interstate
<span style="color: brown;">■</span> 2	Principal Arterial-Other Freeways and Expressways
<span style="color: red;">■</span> 3	Principal Arterial- Other
<span style="color: green;">■</span> 4	Minor Arterial
<span style="color: purple;">■</span> 5	Major Collector
<span style="color: orange;">■</span> 6	Minor Collector

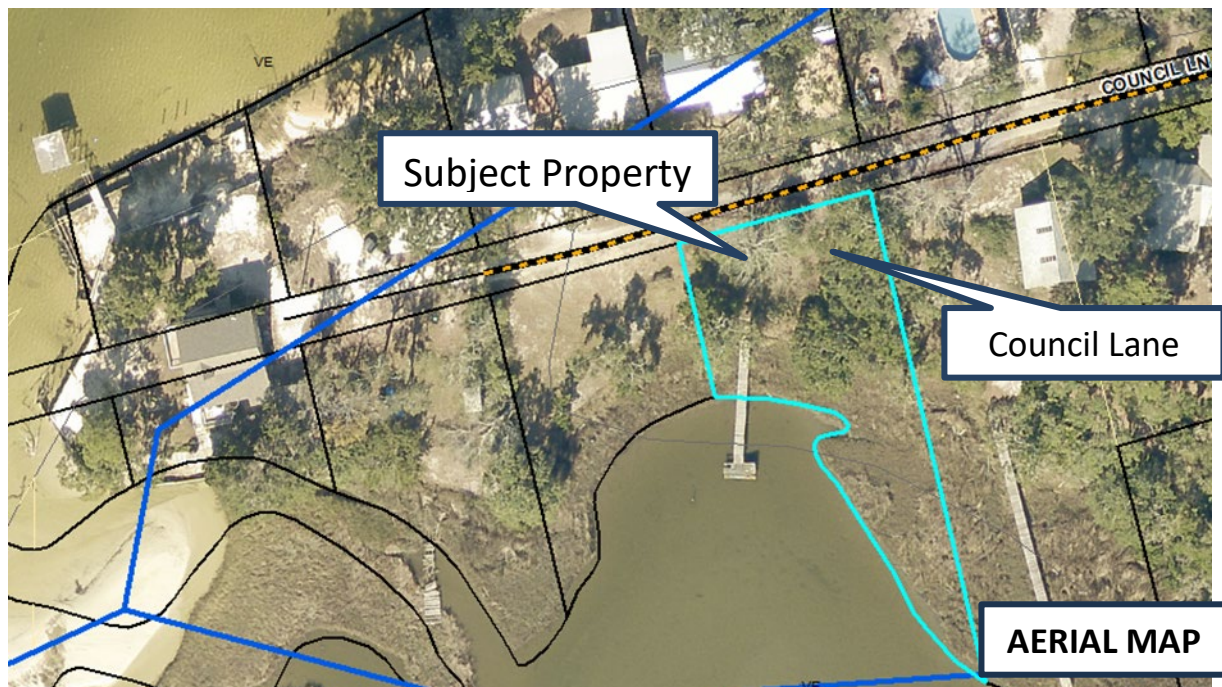
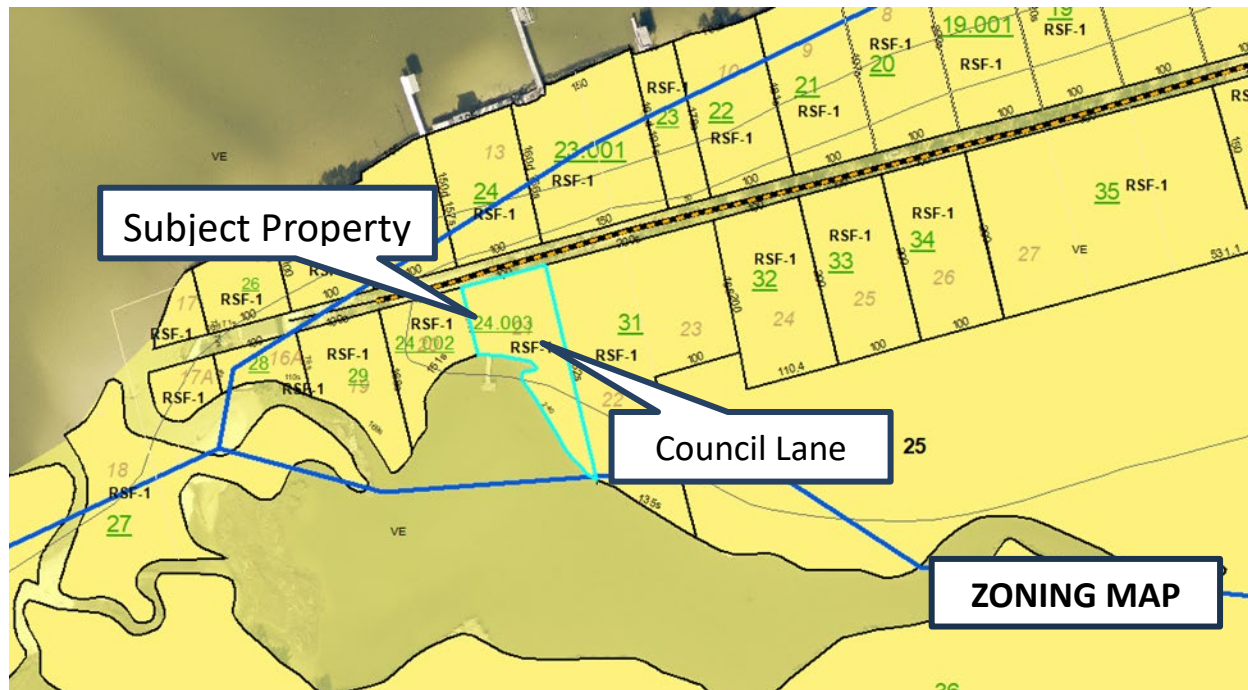
### **Staff Recommendation:**

Staff recommends that Case No. HCA25-02 Keen Properties Development LLC be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

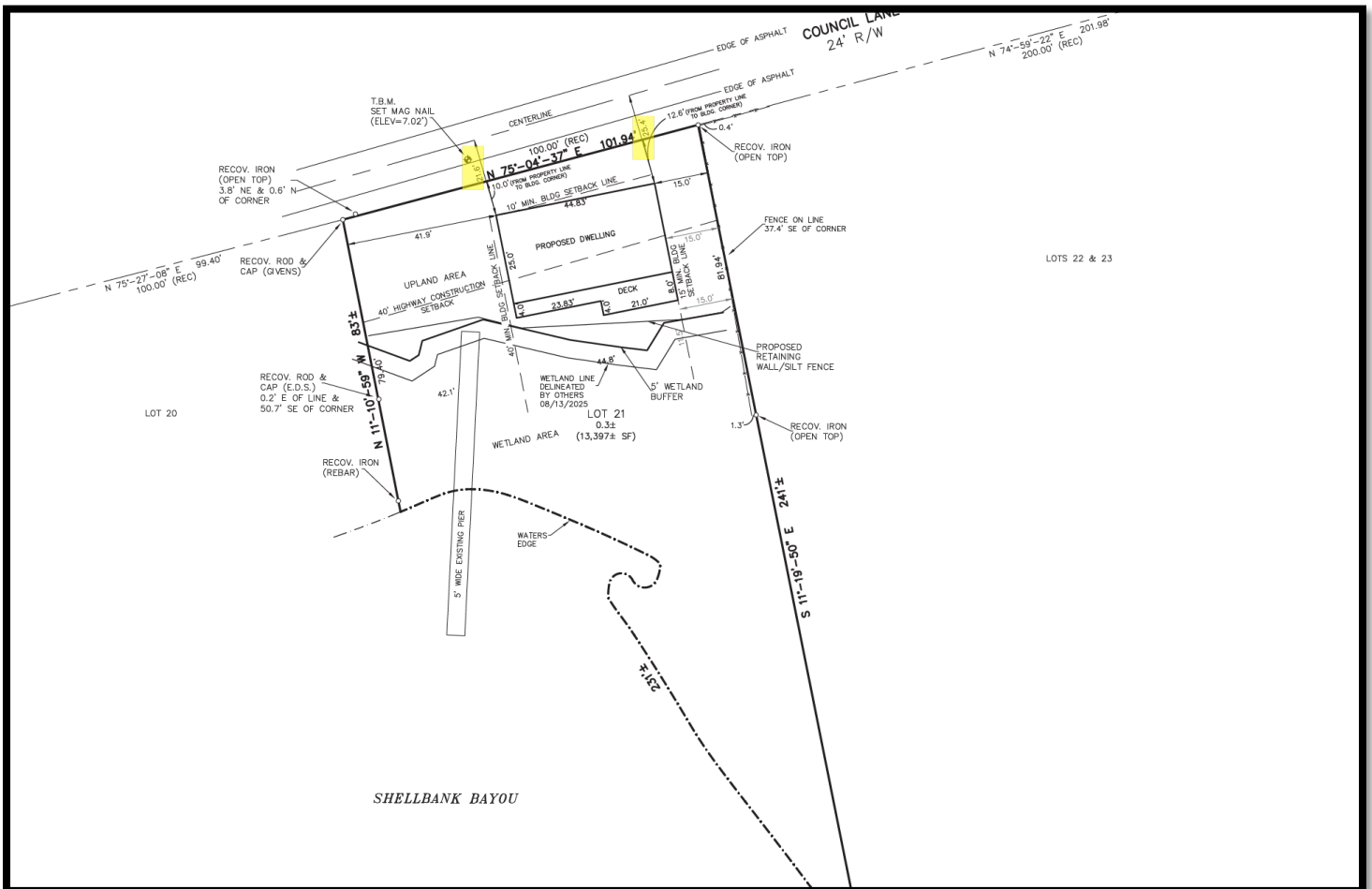
### **Specific conditions:**

N/A

## Locator Maps



## Survey



4.2.5 Area and dimensional ordinances. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Maximum Ground Coverage Ratio	.35







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. HCA25-04

Big Fish Ministries

October 2, 2025

### Subject Property Information

**Planning District:** 4  
**Zoning:** B3- General Business District  
**Location:** The subject property is located west of State Highway 225 and South of County Rd 86 aka Hurricane Road.  
**Parcel Numbers:** 05-22-09-34-0-000-007.001 PIN#: 398359  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Big Fish Ministries  
**Engineer/Surveyor:** Randy Arp, PE.  
**Online Case #:** When searching online CitizenServe database, please use HCA25-000004.  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** The applicant is requesting a Highway Construction Setback Appeal from **Section 5.4(g) of the Subdivision Regulations** in relation to the required 100-foot minor arterial setback and 40-foot local road setback, measured from the centerline of the right-of-way. The appeal is being requested to accommodate the required parking for the proposed convalescent home.  
**Lot setbacks:** 40' Front, 25' Rear and 15' Side  
**Total acreage:** 1.3ac

### Staff Analysis and Comments

The existing buildings on the subject property appear to have been in place since the early 2000s. The applicant is requesting to convert the existing school center into a convalescent home. The proposed change in use triggers review of the Highway Construction Setback Appeal due to the increased number of required parking spaces.

State Highway 225 is classified as a minor arterial, which requires a 100-foot setback from the centerline of the right-of-way. Hurricane Road is classified as a local road, which requires a 40-foot setback from the centerline of the right-of-way.

Staff has reached out to the Baldwin County Highway Department and there were no objections to the appeal.

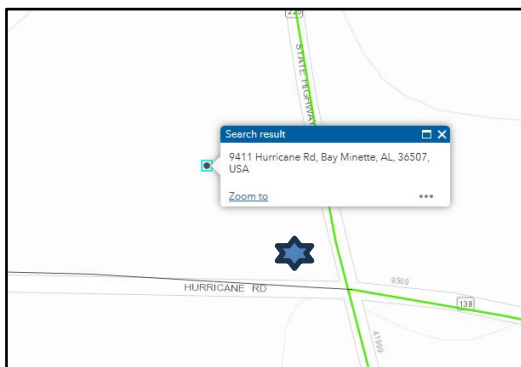


## **Section 45-2-260**

### **Regulation of setbacks.**

(g) In accordance with Code of Alabama 45-2-260, the following construction setbacks shall apply to any State or County road or highway:

1. Principal arterials require a 125-foot setback from the centerline of the right-of-way;
2. Minor arterials require a 100-foot setback from the centerline of the right-of-way;
3. Major collectors require a 75-foot setback from the centerline of the right-of-way;
4. Minor collectors require a 50-foot setback from the centerline of the right-of-way;
5. All other paved roads require a 40-foot setback from the centerline of the right-of-way;
6. Unpaved roads require a 30-foot setback from the margin of the right-of-way.



LEGEND	
Highway Functional Classification	
1	Interstate
2	Principal Arterial-Other Freeways and Expressways
3	Principal Arterial- Other
4	Minor Arterial
5	Major Collector
6	Minor Collector

### **Staff Recommendation:**

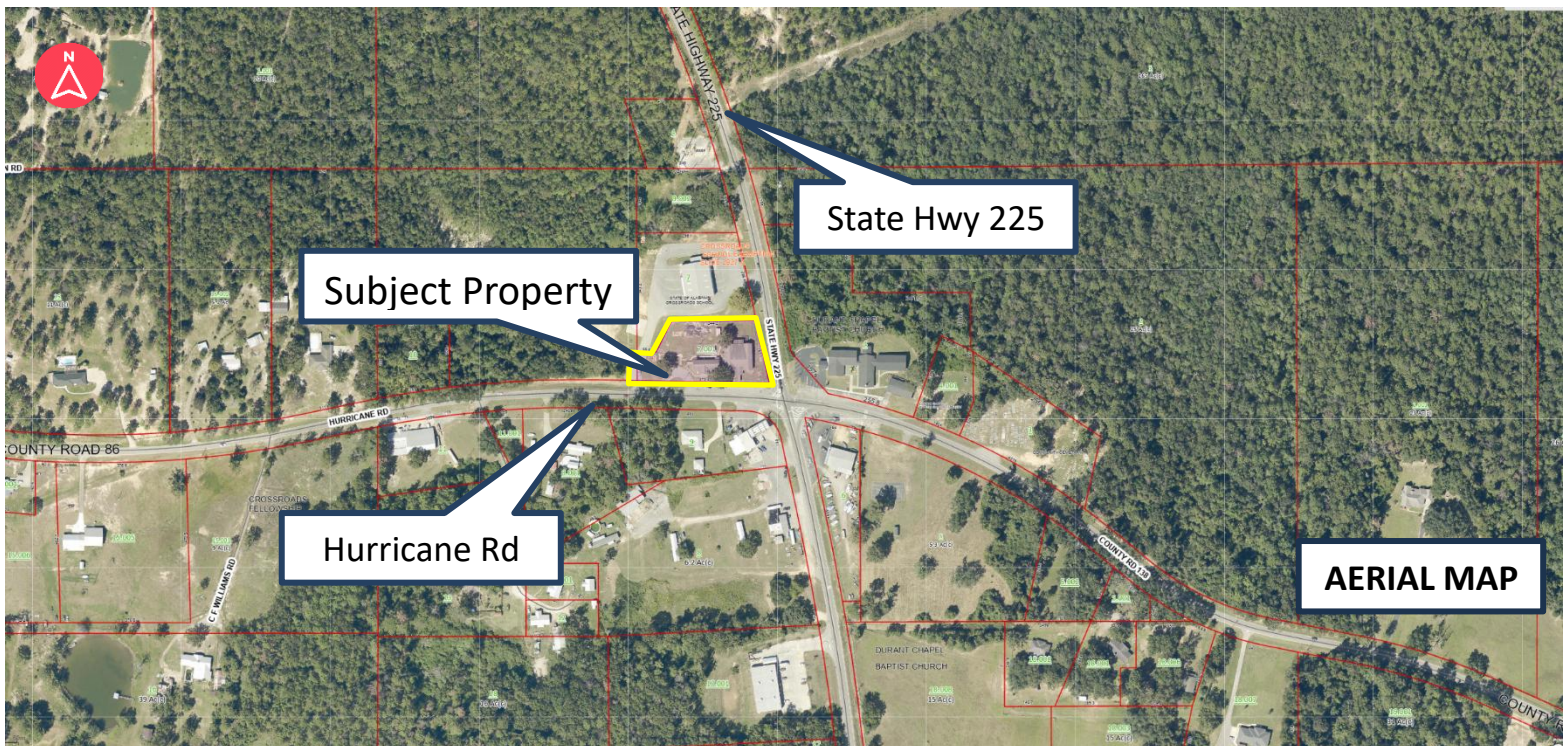
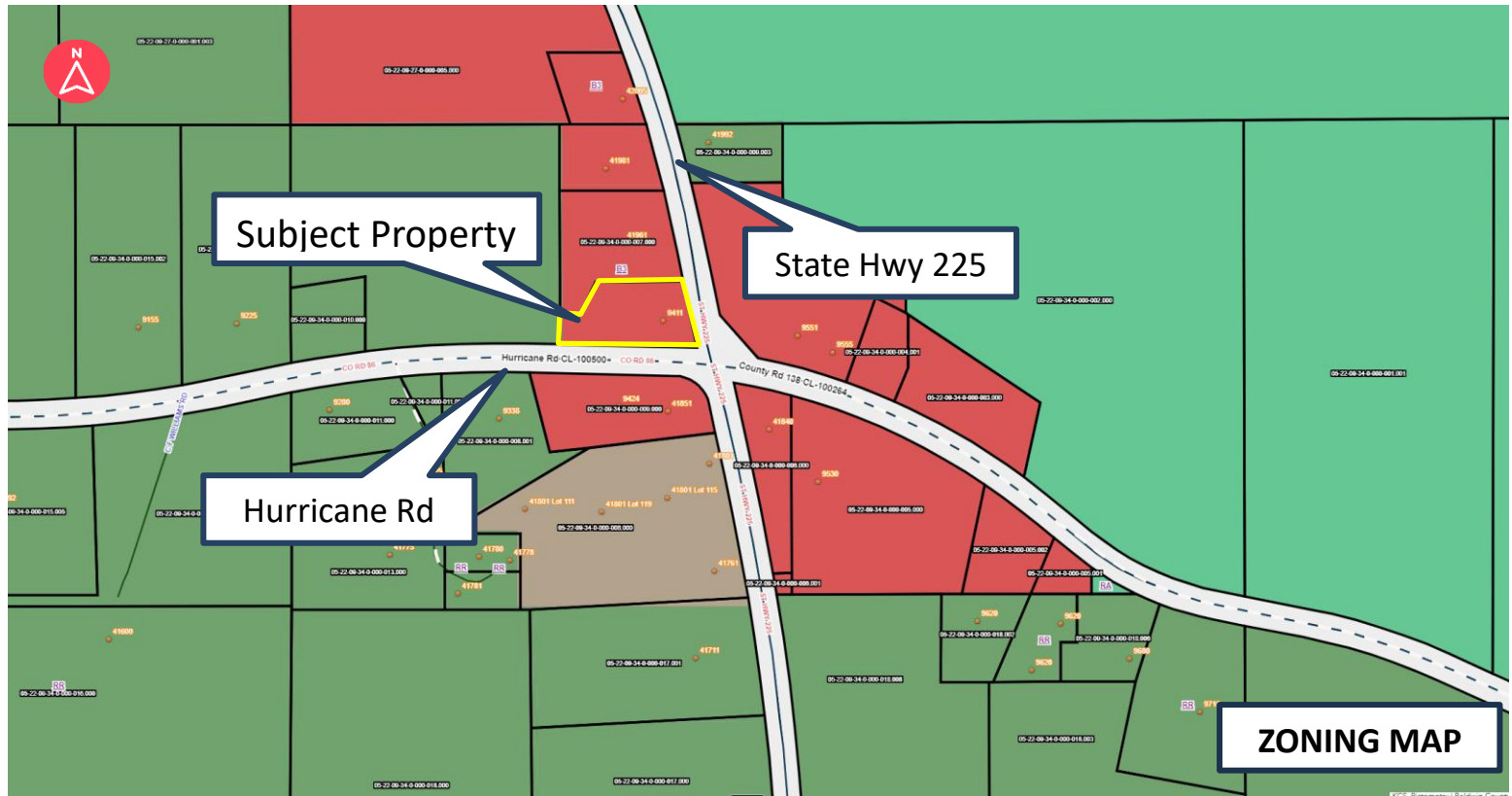
Staff recommends that the PRELIMINARY PLAT for Case No. HCA25-04 Big Fish Ministries be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

### **Specific conditions:**

N/A



## Locator Maps













# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER25-39

Sherwood Grove

2nd Permit Extension Request for SPP Approval

October 2, 2025

### Subject Property Information

**Zoning:** RSF-2 ( Unzoned at time of Initial Approval )  
**Planning District:** At the time of approval, this was in Planning District 14 and now in Planning District 39  
**Location:** Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River.  
**Parcel Numbers:** 05-56-06-14-0-000-015.000 **PIN:** 88086  
**Total Property Area:** 50.51 acres  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Attachments:** *Within Report*  
**CitizenServe Ref:** PER25-000039  
**Applicant/Owner:** Karl Wenzel and Hanni Vitoritt  
**Engineer/Surveyor:** David Diehl, SE Civil Engineering and Surveying / Terracore Development Services, LLC

### Subdivision Proposal

**Request:** **2nd Permit Extension Request for SPP22-07** Preliminary plat approval of Sherwood Grove, however, when searching the online Citizen Serve database, please use **SPP22-000007**. The extension case is PER25-39 or **PER25-000039**  
**Proposed Lots:** 166 lots  
**Linear feet of streets:** 6,501 linear feet (LF) of streets for public use  
• Proposed lots will access internal streets only  
**Smallest lot size:** 7,544 square feet (sf)  
**Building Setbacks:** 30' Front, 30' Rear 10' Side, or as shown on plat

### Public Utilities and Site Considerations

#### Public Utilities:

- Domestic Water: City of Fairhope Public Utilities
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin EMC
- Broadband: AT&T

**Traffic study:** TIS prepared Dr. Samantha Islam, Ph.D., P.E.

**Drainage improve.:** A drainage narrative was prepared and stamped by David Lavery, PE, and accepted by the Baldwin County Highway Department

**Wetlands:** A wetland delineation was performed by Cathy Barnette, Senior Environmental Scientist, Dewberry Engineers, Inc.



## Staff Analysis and Comments

The Planning Commission approved the Preliminary Plat (SPP22-07) on November 4, 2022. The approval expired on November 4, 2024. The Applicant applied for a permit extension for SPP22-07 and on September 5, 2024, the Permit Extension (PER24-39) was approved. SE Civil has provided a detailed explanation and timeline to explain the delay and is seeking a 2<sup>nd</sup> extension (PER25-39) See attached letter below.

## Letter of Explanation & Timeline of Delays



August 22, 2025

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

Re: Sherwood Grove - Justification for Extension Request  
SEC Project #20221097

Fabia,

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

- Preliminary Plat Approval Issued - 11/04/22
- Initial Submittal to ALDOT for off-site utility main extensions - 11/7/22
- Revised Force Main Sizing/location for utility provider - 11/16/22
- Initial Submittal to BC Highway Department - 11/16/22
- Plan review comments received from Baldwin County Highway Dept. - 12/14/22
- Design on hold while awaiting ALDOT review of off-site utility improvement, and coordinating CR24/US 181 intersection improvements w/ ALDOT - 12/15/22 - 2/2/23
- Comments from ALDOT received for off-site utility extension and begin addressing comments from ALDOT and Hwy Department - 2/2/23
- Resubmitted to BC Highway Dept. addressing comments - 3/15/23
  - ALDOT resubmittal delayed while coordinating with utility provider on Water and Sewer extension on 181
- Received BC Highway Department Approval - 4/27/23
- ALDOT requests new submittal be made for off-site utility extension - 8/10/23
- Re-Submittal To ALDOT for off-site utility extensions - 8/14/23
- Received Comments from ALDOT - 9/19/23
- Utility provider requests update of offsite utility plans to upsize water and sewer mains from what had previously been discussed - 10/6/23
- More discussion with sewer provider about the sewer upgrades. Waiting for direction from provider. - 10/12/23
- Sewer provider requests updated sewer design for new line size and routing - 10/27/23
- Requested concurrence letter from F.P.U. for the offsite water line required for ALDOT approval - 12/6/23
- Received concurrence letter from F.P.U. for water line - 12/14/23
- ALDOT approved cost estimate for SR-181 work - 12/20/23
- Due to sewer availability, the developer had to change sewer providers. SE Civil began revising plans, plat, permit docs, estimates, bonds, etc. - 1/23/24

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566

- Submitted revised off-site utility plans to ALDOT - 3/8/24
- Submitted revised subdivision plans to Baldwin County Planning and Zoning - 4/10/24
- Submitted revised subdivision plans to BCSS - 4/18/24
- Received additional comments from County Planning and Zoning - 4/23/24
- Received BCSS Approval - 6/3/24
- Received correspondence from Baldwin County that they were removing the condition of approval for the roadway intersection improvements at the CR-24/SR-181 intersection. - 6/4/24
- Submitted plan revisions addressing P&Z comments - 6/5/24
- Received comments from ALDOT and responded - 6/5/24
- Received comments from ALDOT and responded - 6/23/24
- Pre-Construction Meeting - 7/2/24
- Received ALDOT Approval - 7/26/24
- Construction Begins - 8/5/24
- Extensive Weather Delays
- **Construction Status as of 8/21/25:**
  - Phase 1 is partially paved, but final paving has been delayed by weather
  - Phase 2 storm sewer is installed and utilities are mostly installed and being tested.

As you can see there was a large timeline to coordinate with utilities for off-site main extension and to obtain ALDOT approval for this project. The utility coordination was drawn out due to multiple design revisions requested by the utility company which required multiple resubmittals to ALDOT and the County.

Weather permitting Phase 1 will be completed within 1 to 2 months. Phase 2 should be completed within 6 months of Phase 1 close out.

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

Sincerely,

*Aaron S. Collins*

Aaron Collins  
Planning Director  
[acollins@secivileng.com](mailto:acollins@secivileng.com)

## Staff Recommendation

### ORIGINAL RECOMMENDATION:

Staff recommends that the EXTENSION OF PRELIMINARY PLAT approval for Case No. PER24-39, Sherwood Grove SPP22-07, 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 approval date. **This request will grant a one-year extension and will expire on Friday, Sept. 5, 2025.**
2. Upon completion of construction and issuance of a '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.

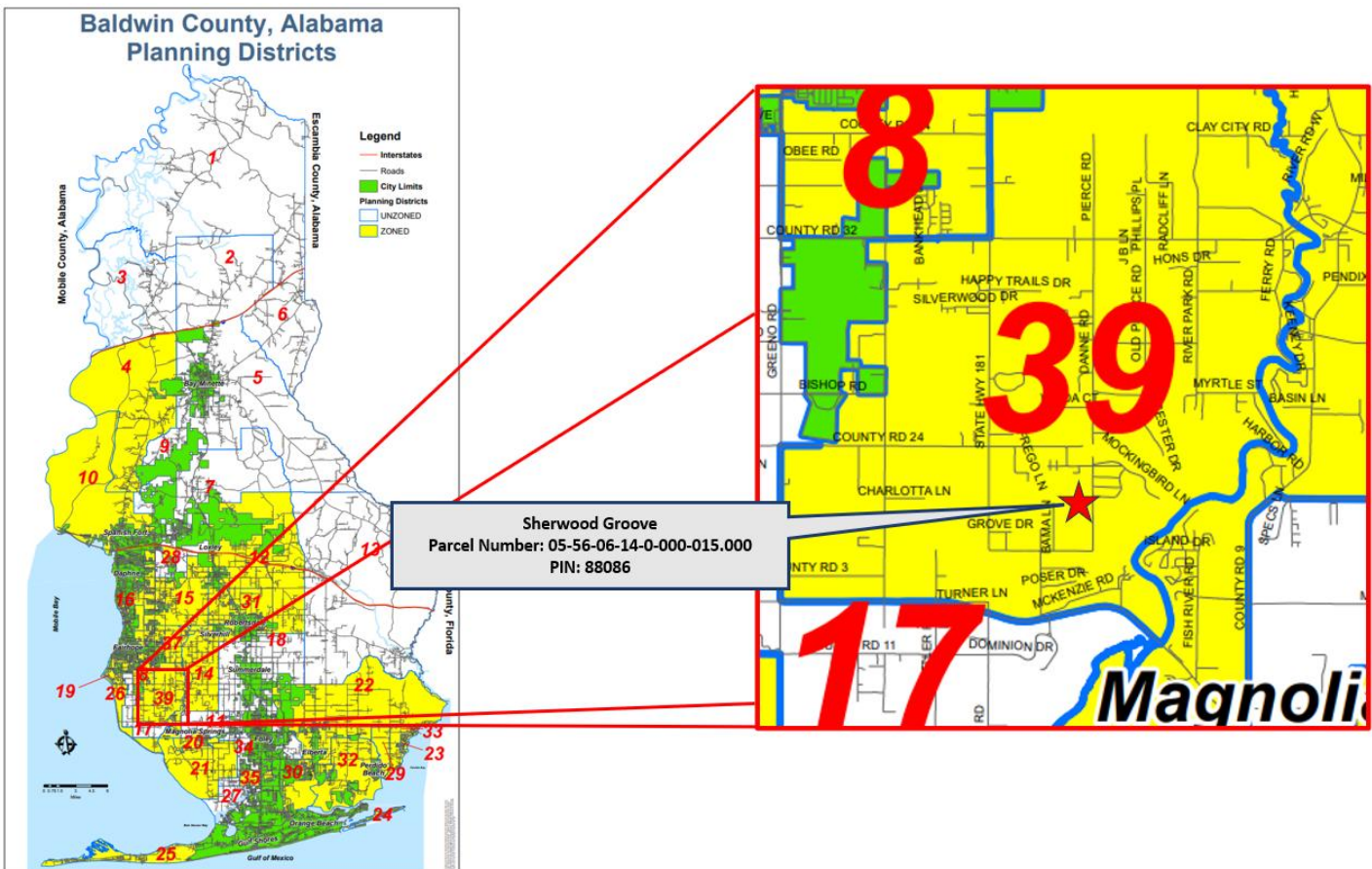
### 2<sup>nd</sup> EXTENSION PER25-39 APPROVAL RECOMMENDATION:

Staff recommends that the 2<sup>nd</sup> EXTENSION OF PRELIMINARY PLAT approval for Case No. PER25-39, Sherwood Grove SPP22-07, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following general conditions:

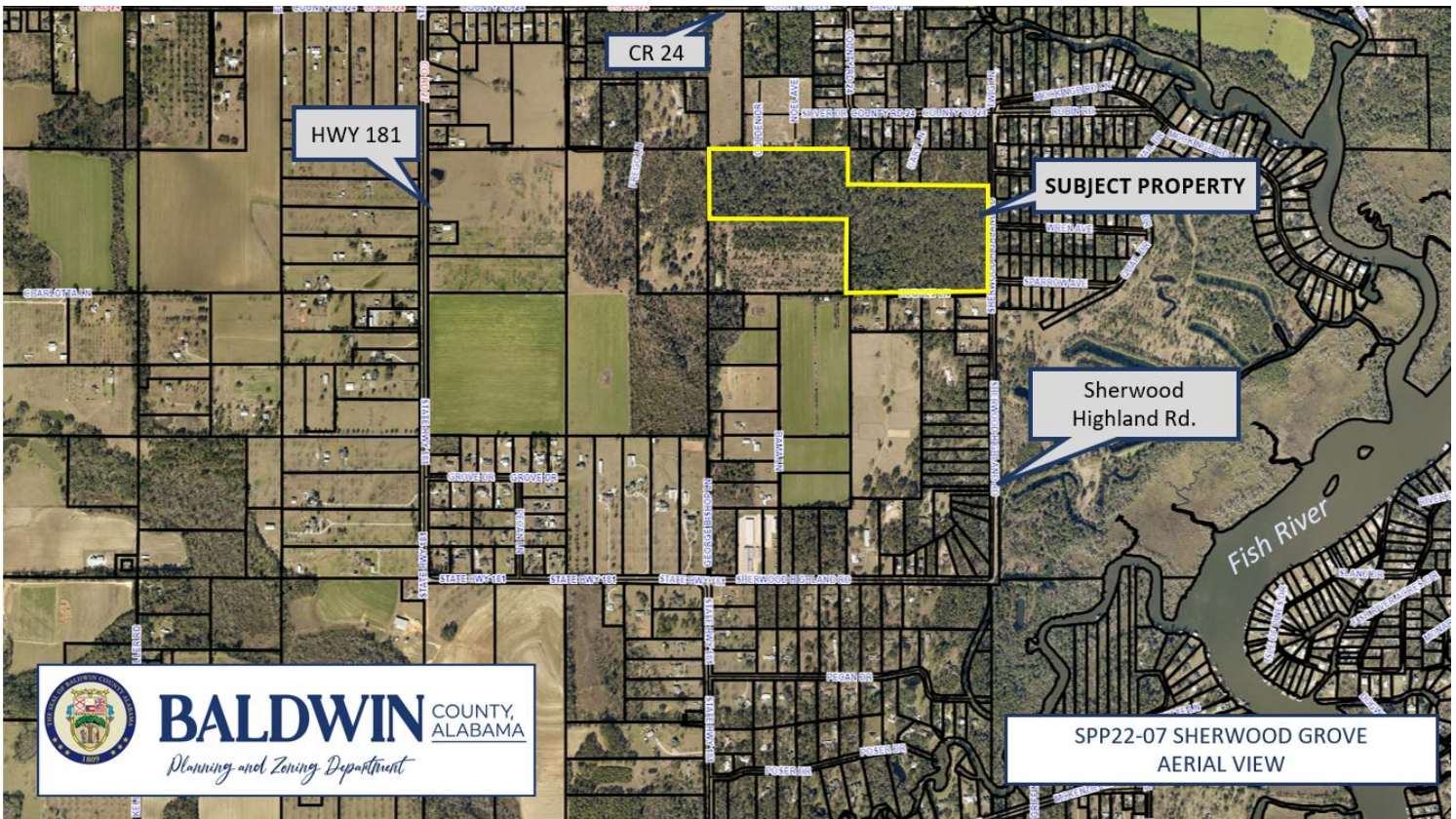
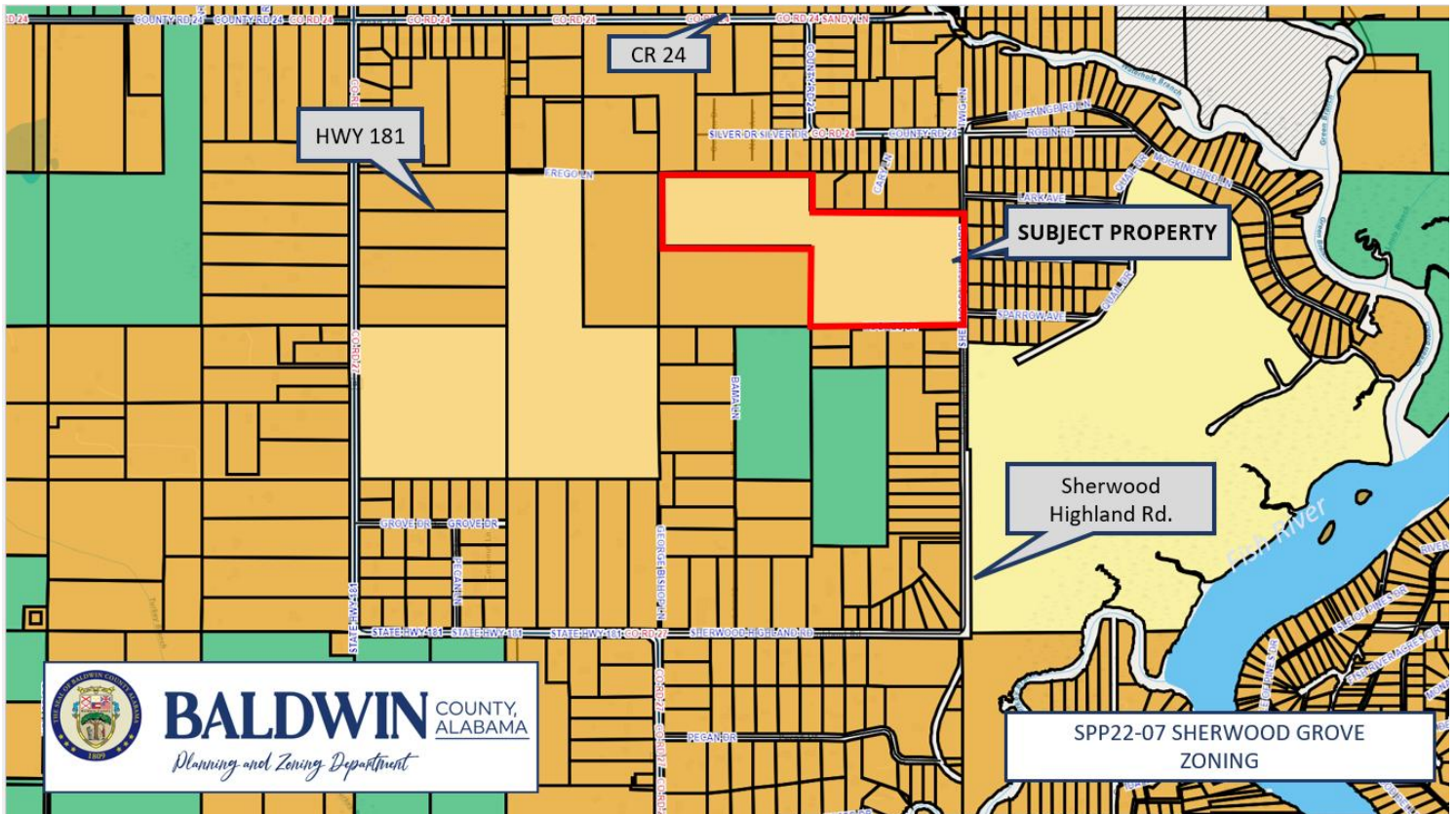
General Condition(s):

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, November 4, 2026.**  
a. **No Future Extension will be available after the approval of PER25-39/SPP22-07.**
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















# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. PER25- 41**

**Pleasant's Oaks**

**Permit Extension Request for Preliminary Plat Approval**

**October 2, 2025**

### Subject Property Information

**Planning District:** 5  
**Zoning:** The citizens of Planning District 5 have not implemented zoning  
**Location:** Subject property is located on the west side of CR112 and south of Old Davison Road in the Bay Minette/Phillipsville area.  
**Parcel Numbers** 05-24-08-34-0-000-004.000  
**PIN(s):** 6146  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** Within Report  
**CitizenServe Ref:** PER25-000041  
**Applicant/Owner:** Maurice Tollman Cain, 13211 Breeze Ln, Summerdale, AL 36580  
**Engineer/Surveyor:** Zeke-Trice, LLC dba Rowe Engineering & Surveying, 3502 Laughlin Dr, Ste. B, Mobile, AL 36693

### Subdivision Proposal

**Request:** Permit Extension Request for preliminary plat approval  
**Proposed # of Sites:** 6 lots  
**Linear feet of streets:** N/A  
**Total acreage:** 21.53 acres +/-  
**Smallest lot size:** 1.65 ac (71,903 SF)  
**Owner/Development:** Maurice Tollman Cain  
**Engineer/Surveyor:** Jackson Berkbighler, P.E., Cecil T. (Zeke) Hudson, PLS  
  
**Original Approval Date:** October 5, 2023  
**Original Expiration Date:** **October 5, 2025**

## Staff Analysis and Comments

The Planning Commission approved the Preliminary Plat, SPP23-21 on October 5, 2023, with an expiration of October 5, 2025. Common drives were required to be installed under this permit as a condition of approval. These drives have been installed and under inspection for final acceptance as of the preparation of this staff report. The applicant will submit a final plat application when the common drives have been approved. The applicant has provided a detailed timeline which is included within this report.

Staff reviewer has reviewed the timeline and recommends approval of the one-year extension request for preliminary plat approval. The conditions of the original approval have been satisfied with the exception of the condition as noted in the recommendation for extension approval.

### **PUBLIC COMMENTS:**

N/A

## Staff Recommendation

### **ORIGINAL RECOMMENDATION:**

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-21, PLEASANT'S OAKS, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following conditions for approval.

#### **Specific Condition(s):**

1. Updated title report listing all easements, rights-of-way, etc. shall be provided prior to Notice of Action (NOA) being issued.
2. Remnant parcel via public acquisition of County Road 112 shall be brought into compliance with lot size requirements prior to final plat approval. Applicant is aware of this condition and shall provide supporting documentation this condition has been satisfied.
3. Common drives shall be installed, inspected and approved/accepted by Baldwin County Highway Department before final plat application has been submitted.

#### **General Condition(s):**

1. Preliminary Plat approval is valid for a 24-month period at which time a final plat application or a permit extension request shall be submitted.
2. Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.

### **EXTENSION APPROVAL RECOMMENDATIONS:**

Staff recommends that a one (1) year extension of the Preliminary Plat Approval for Pleasant's Oaks as it relates to case **PER25-41** be **APPROVED** with the following conditions:

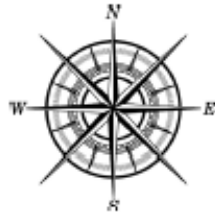
#### **Specific Conditions:**

1. Common drives shall be installed, inspected and approved/accepted by Baldwin County Highway Department before final plat application has been submitted. *(All other prior conditions of approval have been met.)*
2. The one (1) Year SPP approval extension expires at 4:30pm CST on **Friday, October 2, 2026**.
  - a. One additional extension is available but should not be needed.
3. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

#### **General Condition(s):**

1. Preliminary Plat extended approval is valid for a 12-month period at which time a final plat shall be submitted.
2. Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.

## LETTER OF EXPLANATION & TIMELINE OF DELAYS



**ROWE**  
ENGINEERING & SURVEYING

September 10, 2025

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

**RE: Pleasant Oaks Subdivision – SPP23-000021: Preliminary Plat Extension Request**

To Whom It May Concern:

We would like to apply for an extension request on the above referenced preliminary plat application. Per request, a detailed timeline of project milestones is as follows:

- 10/05/2023 – Preliminary Plat approval (SPP23-000021) was issued.
- 03/12/2023 – Rowe Engineering & Surveying was engaged by client to provide civil design for required shared driveways.
- 03/14/2023 – Rowe Engineering & Surveying began civil design for required shared driveways (CTP24-000014 as a conditional approval requirement of SPP23-000021).
- 03/25/2024 – Initial CTP24-000014 submittal package was uploaded to the Baldwin County Citizenserve Portal.
- 09/11/2024 – Intake review comments on CTP24-000014 from Baldwin County Planning & Zoning Department were received.
- 09/16/2024 – First CTP24-000014 resubmittal package with disposition of comments was uploaded to the Baldwin County Citizenserve Portal.
- 10/23/2024 – Technical review comments on CTP24-000014 from Baldwin County Planning & Zoning Department were received.
- 11/06/2024 – Second CTP24-000014 resubmittal package with disposition of comments was uploaded to the Baldwin County Citizenserve Portal.
- 11/07/2024 – Constructability review comment on CTP24-000014 from Baldwin County Planning & Zoning Department was received.
- 11/07/2024 – Third CTP24-000014 resubmittal package with comment disposition was uploaded to the Baldwin County Citizenserve Portal.
- 05/08/2025 – Site inspection completed by Baldwin County Planning & Zoning Department
- 07/17/2025 – We were notified that a General Contractor (GC) was selected to perform the required work for the proposed shared driveways.
- 07/22/2025 – GC license was uploaded to the Baldwin County Citizenserve Portal.
- 07/29/2025 – CTP24-000014 approval was issued by Baldwin County Planning & Zoning Department.

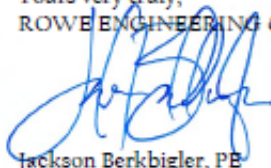
Zaka-Trice, LLC  
dba Rowe Engineering & Surveying  
3502 Laughlin Drive, Suite B  
Mobile, Alabama 36683  
(251) 666-2766  
www.roweengineering.com

- 
- 07/29/2025 – Pre-Construction meeting for shared driveway construction (CTP24-00014) was held on-site.
  - 08/05/2025 – Field survey crew was on-site to stakeout shared driveway locations for GC.
  - 09/09/2025 – GC notified us that final wearing surface was to be installed on 09/10/2025 and would then be ready for inspection by Baldwin County Planning & Zoning Department.
  - 09/11/2025 – Rowe Engineering & Surveying scheduled to perform final punch list inspection.

Based on the above timeline, the longest lead time items were associated with getting engaged to perform the required civil engineering work for the shared driveway design, the permitting process for the CTP approval, and the GC selection process. We anticipate that construction will be completed and inspected for compliance by the time this case is heard. However, we did not want the SPP23-000021 approval to expire prior to final engineering certification and plat recording.

If you need hard copies or any additional documentation at this time, please let us know.

Yours very truly,  
ROWE ENGINEERING & SURVEYING

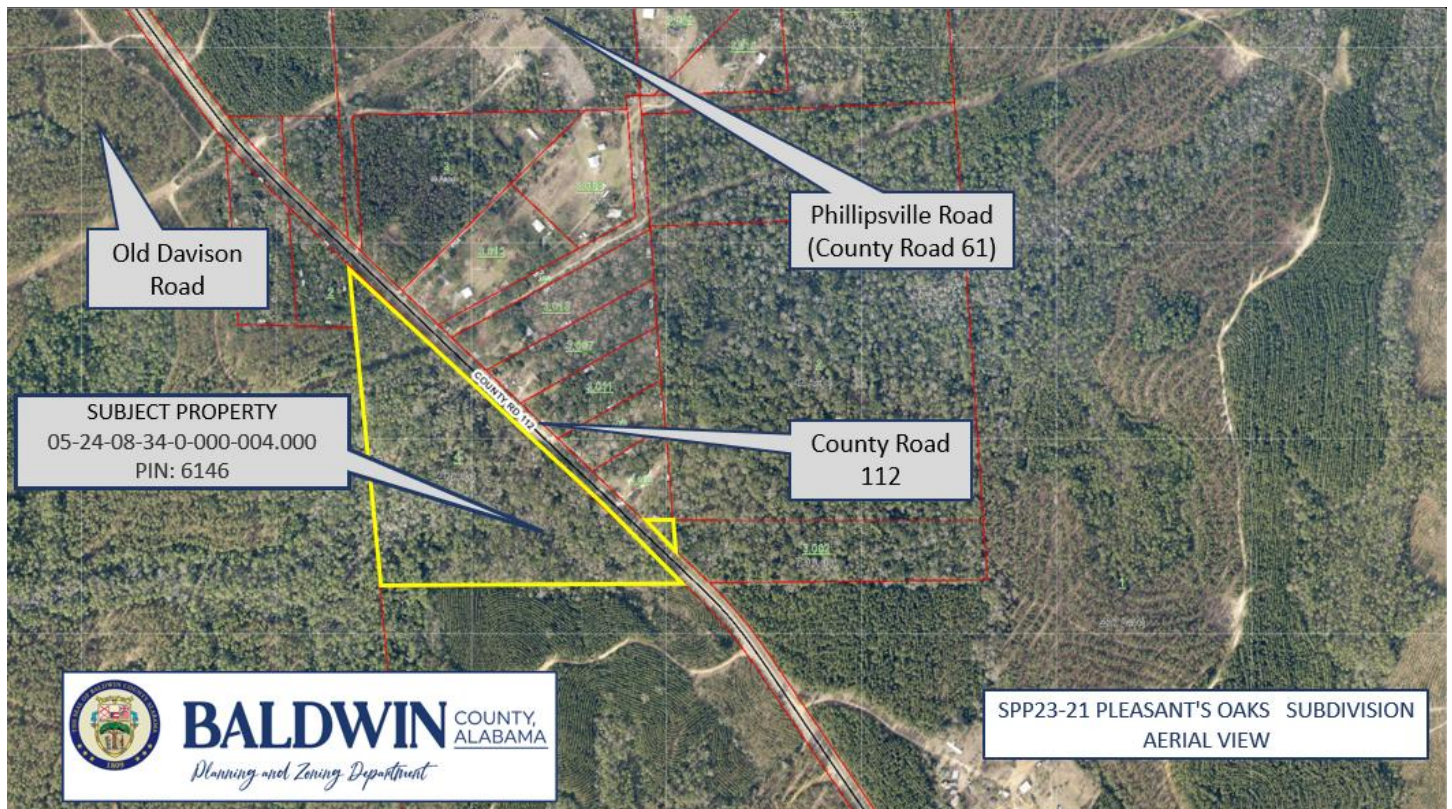
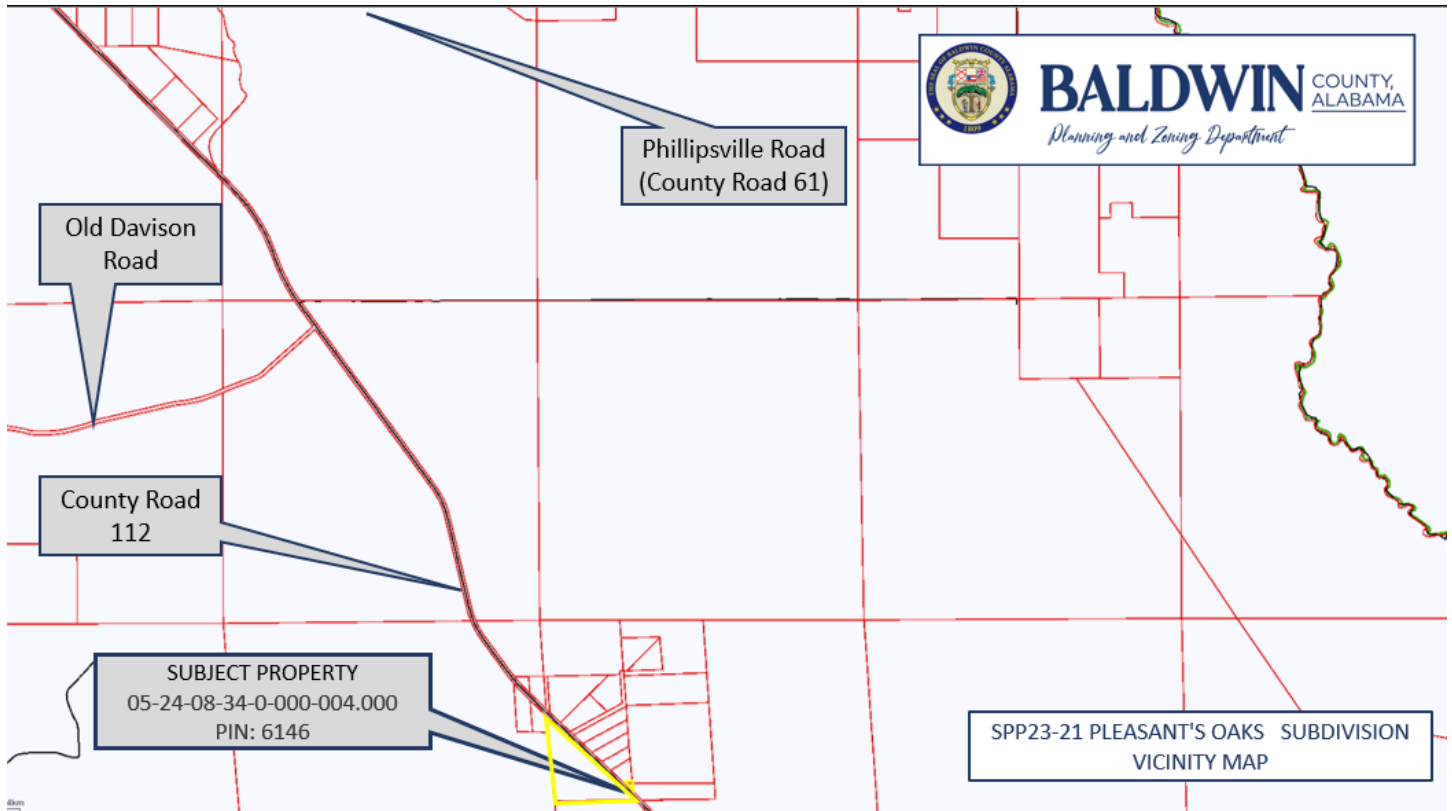


Jackson Berkbighler, PE  
For the firm  
JRB/jrb

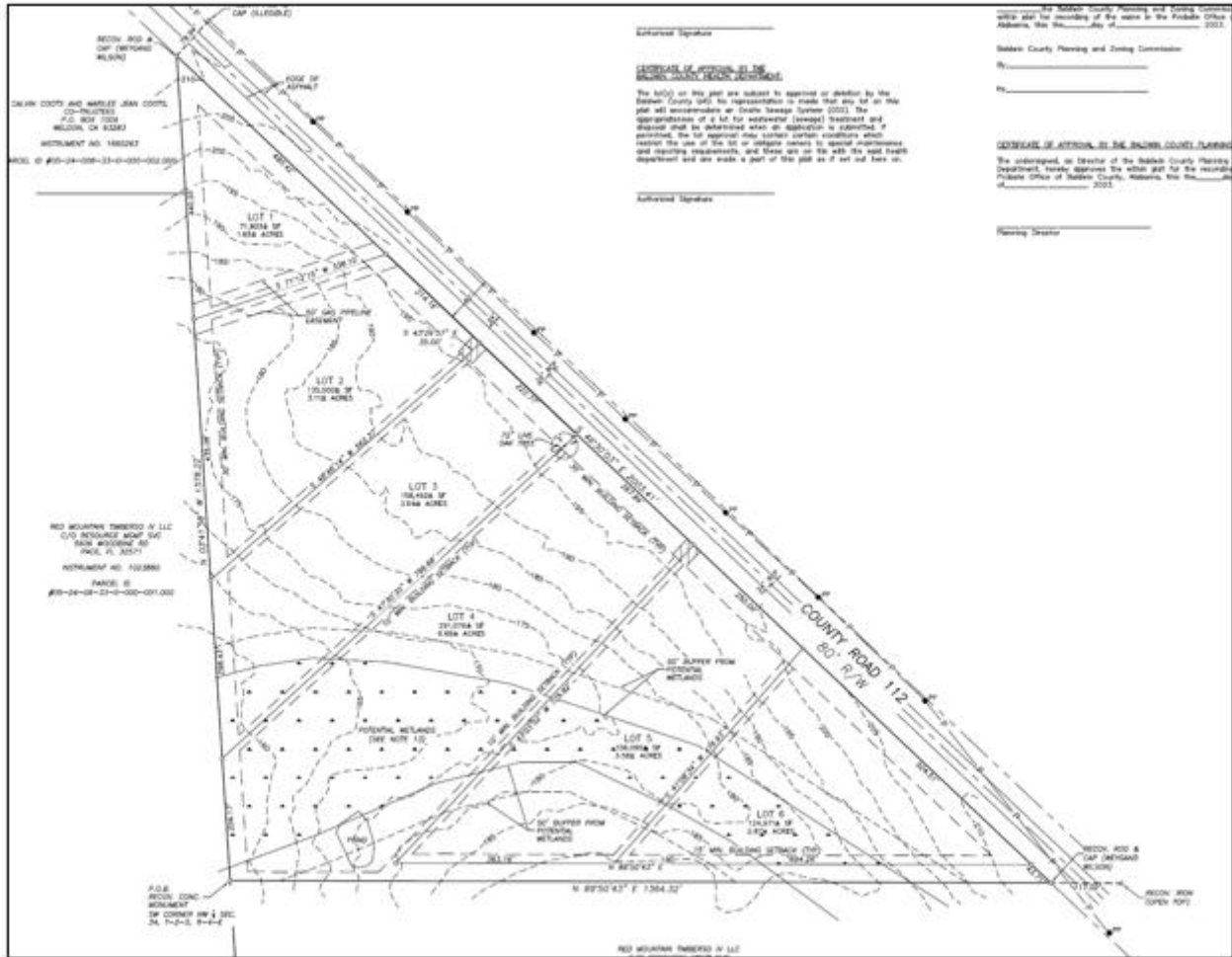
Zeke-Price, LLC  
dba Rowe Engineering & Surveying  
3502 Laughlin Drive, Suite B  
Mobile, Alabama 36693  
(251) 666-2766



## Locator Maps



# Plat



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



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. PER25-42

**Emerald Coast Resort RV Park**

**One Year Extension Request for PUD Approval**

**October 2, 2025**

### Subject Property Information

<b>Zoning:</b>	Un-zoned
<b>Planning District:</b>	34
<b>Location:</b>	Subject property is located on the east side of County Rd 65, and north of Dairy Lane.
<b>Parcel Numbers:</b>	05-61-03-06-0-000-004.000 <b>PIN:</b> 30948
<b>Total Property Area:</b>	22.02 +/- acres
<b>Lead Staff:</b>	Jenny Mosley, Planning Tech I
<b>Attachments:</b>	<i>Within Report</i>
<b>CitizenServe Ref:</b>	PER25-000042
<b>Applicant/Owner:</b>	Jerome Murphy Jr., Marietta Lay, Patrick Murphy, Anna Lipscomb, Laurie Young
<b>Engineer/Surveyor:</b>	Stuart Smith, PLS 27403, Goodwyn, Mills & Caywood, INC / Bake Davis, P.E. 31602, Divergent Engineering , LLC

### Subdivision Proposal

<b>Request: Permit Extension Request for PUD23-14</b>	approval of Emerald Coast RV Park, however, when searching the online Citizen Serve database, please use <b>PUD23-000014</b> . The extension case is <b>PER25-42</b> or <b>PER25-000042</b> .
<b>Proposed Lots:</b>	125 sites
<b>Linear feet of streets:</b>	3,673 LF which will not be accepted by the County for maintenance and shall remain private.
<b>Setbacks:</b>	30' around the perimeter, as required by Subdivision Regulations

### Public Utilities and Site Considerations

<b>Public Utilities:</b>	
•	Domestic Water: Riviera Utilities
•	Sewer: Baldwin County Sewer Service
•	Electrical: Riviera Utilities
<b>Traffic study:</b>	TIS prepared Dr. Samantha Islam, Ph.D., P.E.
<b>Drainage improve.:</b>	Study prepared by Samantha Islam, Ph.D., P.E. It has been reviewed and accepted by Baldwin County Highway Department
<b>Wetlands:</b>	Potential Wetland are shown with a 50' Wetland Building Setback

## Staff Analysis and Comments

The PUD was approved with conditions by the Planning Commission on October 5<sup>th</sup>, 2023. CPR24-31 (Construction Plan Review) was submitted on May 13<sup>th</sup>, 2024, and approved with conditions on January 20<sup>th</sup>, 2025. A Revised Site Plan ( SRP25-03 ) was approved on March 6<sup>th</sup>, 2025, reducing the perimeter of the proposed RV Park.

The Reasoning for the delays is stated to be due to the magnitude of the project(s) and the bidding/funding process.

## Staff Recommendation

### ORIGINAL PUD RECOMMENDATION:

Staff recommends that the Preliminary Plat application for Case No. **PUD23-14** be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following:

1. County Road 65' may be required to be widened to 24' and a turning lane may be required to be installed, pending review by the Baldwin County Highway Department.

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

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

### EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a one (1) year extension of the PUD approval for **PER25-42 Emerald Coast Resort RV Park** be **Approved with the following conditions:**

1. The one (1) year PUD approval extension expires at 4:30 PM CST on Tuesday, October 6<sup>th</sup>, 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 Planning Commission.



## Letter of Explanation & Timeline of Delays



1290 Main Street Suite E  
Daphne, AL 36526  
Phone: 251.978.9779

September 15, 2025

Baldwin County  
Attn: Staff

**Re: Emerald Coast RV Park - Extension Request Letter**

Staff,

I am providing a letter to request an extension for the site plan. The plan review process for this large of a project and coordination with the adjacent projects took a significant amount of time. The developer wanted to get a final set of plans to get bids and funding for the project. The bid and funding process takes a significant amount of time as well. It is my understanding that funding and an accepted bid are in place. The developer plans to start construction in the very near future.

Please feel free to contact me if you have any questions or need any clarifications.

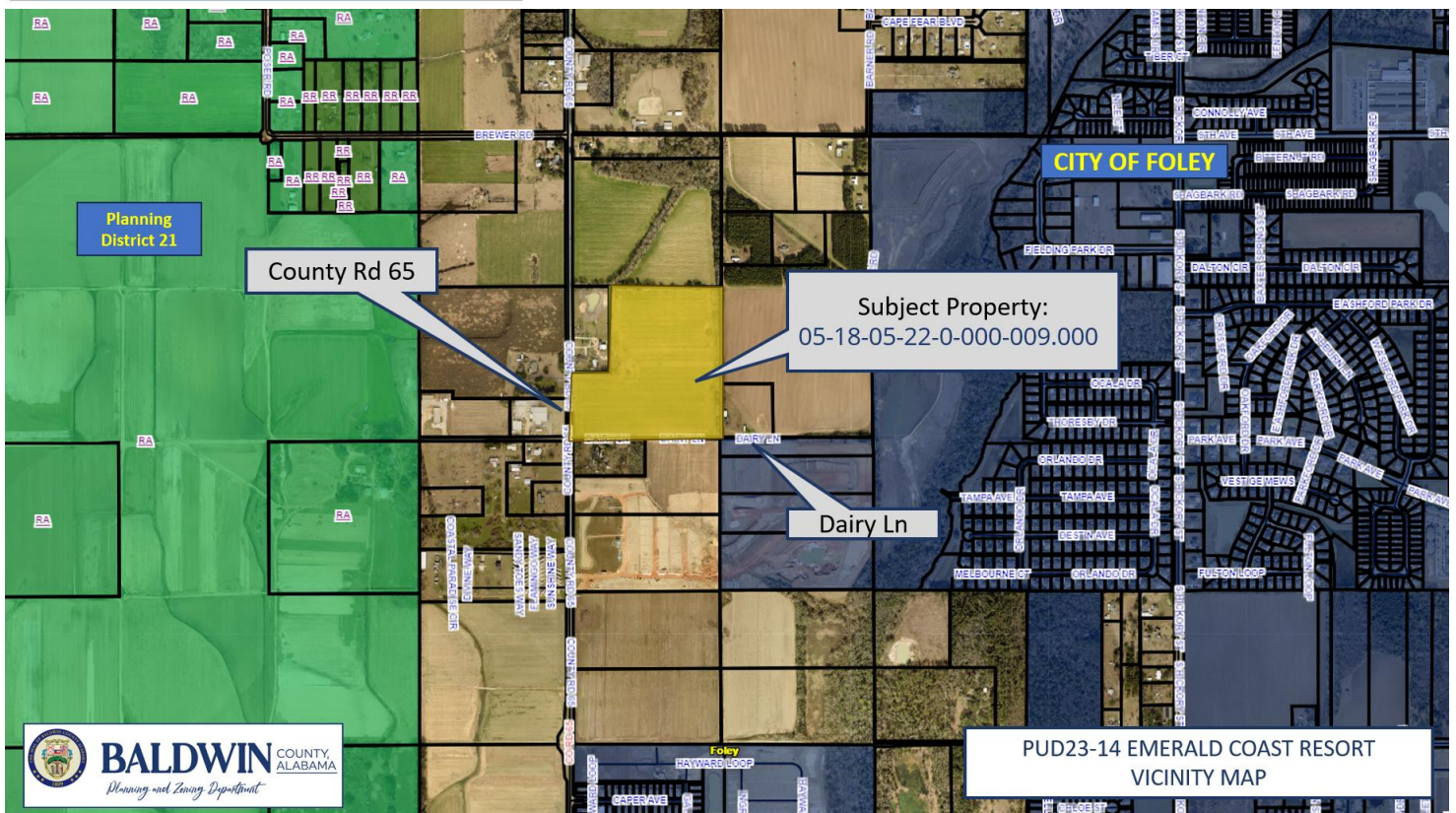
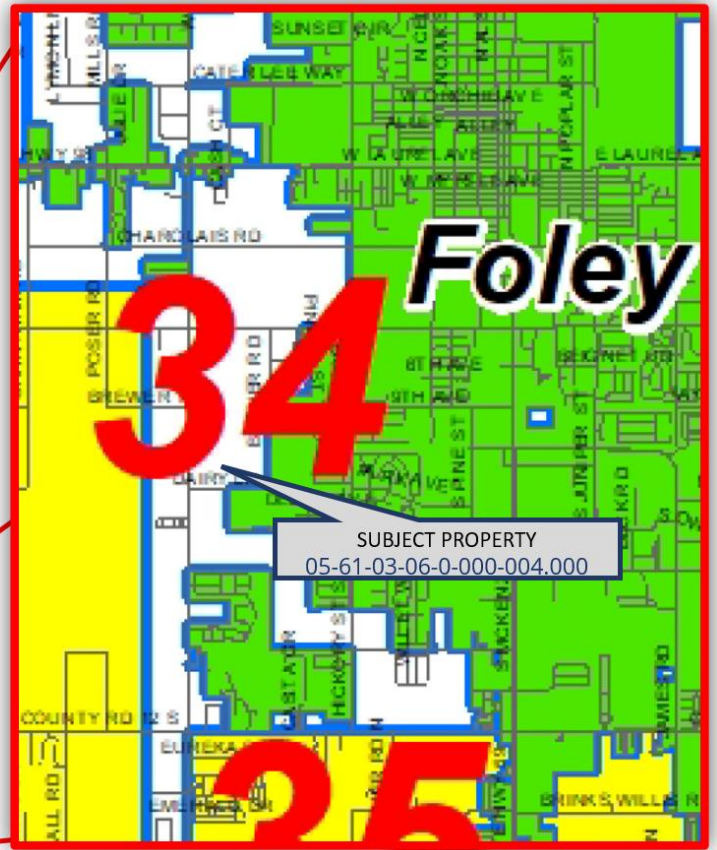
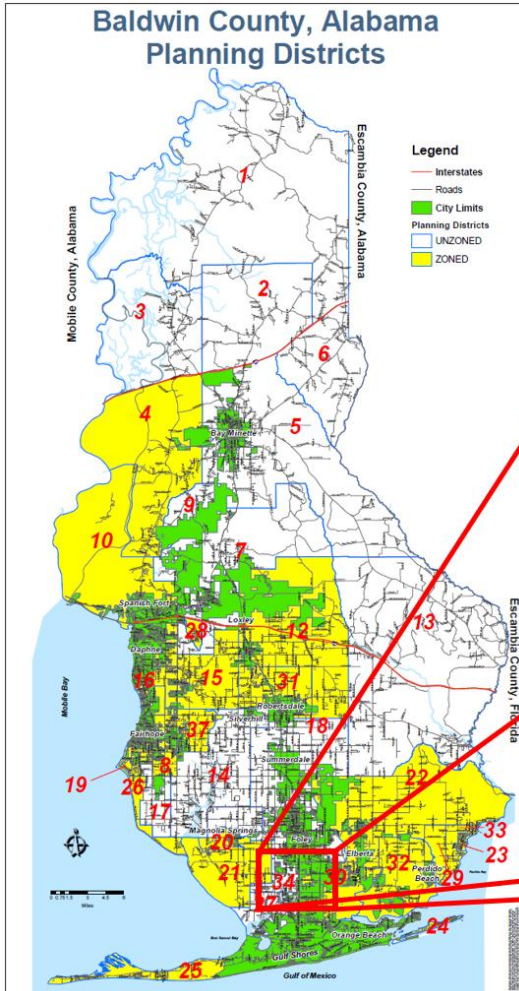
Sincerely,



9-15-2025

Christopher Lieb, PE

## 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. PUD25-10  
Old Plash Island Road P.U.D.  
Planned Unit Development for storage units  
October 2, 2025

### Subject Property Information

**Planning District:** 27  
**General Location:** Subject property is on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area.  
**Physical Address:** 19026 Old Plash Island Rd, Gulf Shores  
**Parcel ID:** 05-61-09-32-0-000-014.000 **PIN:** 58759  
**Zoning:** Unzoned  
**Proposed Use:** Additional storage buildings  
**Acreage:** 4.90 +/- acres  
**Applicant:** Ernest Lee, Jr., McCurley & Associates, LLC, PO Box 3975, Gulf Shores, AL 36547  
**Owner:** Eagle Eye Acquisition, LLC, 19025 Old Plash Island Road, Gulf Shores, AL 36542  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** Within Report

### Subdivision Proposal

**Request:** Planned Unit Development for adding four (4) additional storage units  
**Number of Units:** 9 units  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' front/30' rear/10' side  
**Total acreage:** 9.0 ac  
**Density:** 1.84 units per acre  
**Open space:** 76,077 SF  
**Open & Usable space:** 40,998 SF

**Public Utilities:** Water: Gulf Shores Utilities, Letter dated June 12, 2025, and copy of current utility bill for existing service  
Electrical: Baldwin EMC, Letter dated June 16, 2025, currently existing service with ability to extend  
Sewer: Gulf Shores Utilities, Letter dated June 12, 2025, and copy of current utility bill for existing service

**Fire flow:** Letter from Oyster Bay Fire Chief, Flow testing on 9/10/25: 2085 GPM  
**Traffic study:** N/A  
**Wetlands:** Wetland Delineation by Wetland Sciences, Inc. dated September 11, 2025, all uplands, no wetlands present on subject property.

**Flood zone:** X zone, no special requirements needed.

## Staff Analysis and Comments

Staff reviewer has reviewed the PUD application and has provided the following comments for recommendation of approval with conditions.

### **PUBLIC COMMENTS:**

N/A

## Staff Recommendation

Staff recommends that the Planned UNIT DEVELOPMENT(PUD) for Case No. PUD25-10 OLD PLASH ISLAND ROAD P.U.D. be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations.

### **Specific Conditions:**

1. Once the development has received final site plan approval by the Planning Commission, **NO CLEARING OR LAND DISTURBANCE OF THE SITE AND NO CONSTRUCTION OF IMPROVEMENTS SHALL COMMENCE UNTIL A SUBDIVISION PERMIT HAS BEEN ISSUED** (See also Section 4.5.7 and 5.12). Once a Final Site Plan is approved, Final Construction Plans (as per Section 4.5.6) must be submitted to the County Engineer along with all necessary permits (as per Section 4.5.7) for review, verification, and approval (CPR). Any changes to the final site plan will require additional P&Z review and approval and may necessitate additional Planning Commission approval.
2. Applicant shall install landscaping as outlined in the landscape plan.
3. Applicant has already applied for a building permit, BCP25-136. Construction plans and required permits and approval in accordance with Sections 4.5.6 and 4.5.7, approved by the County Engineer or designee, and the approved Final Site Plan shall be recorded in the Probate Office after the installation of all improvements and prior to the issuance of the Building Permit.
4. P&Z requires a final inspection prior to CO being issued.

### **General Conditions:**

1. 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. A Commission Site Plan (CSP) may be required for approval prior to the issuance of the building permit. Applicant shall coordinate this submittal with Planning & Zoning accordingly.
2. Approval of the final site plan/PUD is granted for **two years** from Planning Commission approval, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval. **The two (2) year PUD approval expires at 4:30pm CST on Friday, October 2, 2026.**



## Locator Maps

Site Map



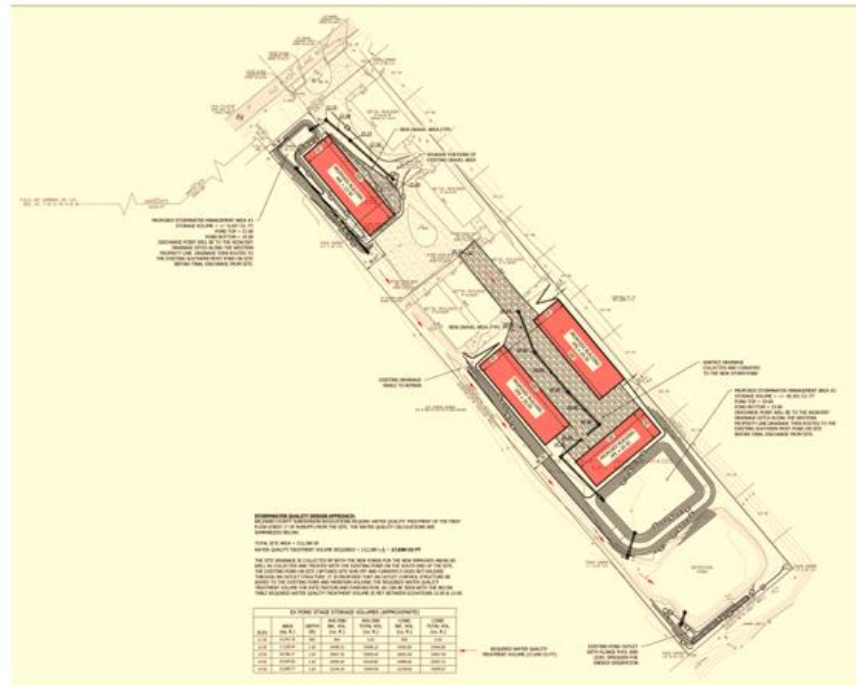
Vicinity Map

Locator Map

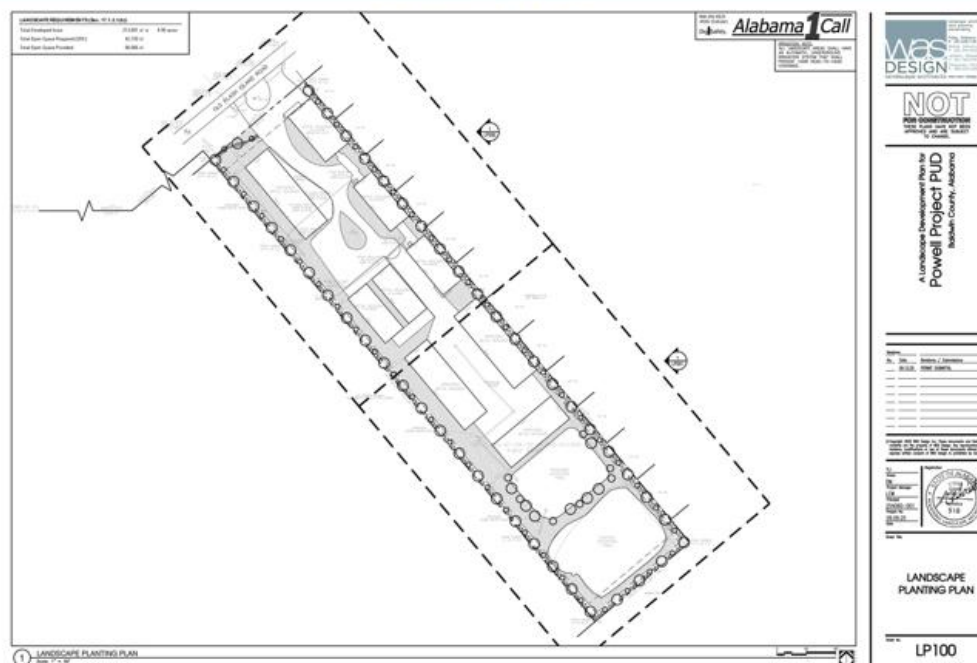


Aerial Map

## Grading & Drainage Plan



## Landscape Plan









# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-42**  
**Graves Estates**  
**Replat of lot 7A of Oak River View Sub 1<sup>st</sup> Addition**  
**October 2, 2025**

### Subject Property Information

**Planning District:** 27  
**Zoning:** Unzoned  
**Location:** Subject Property is west of State Hwy 59, Located directly off county road 8 in the Gulf Shores Community Area.  
**Parcel Numbers:** 05-61-09-37-0-000-064.000 **PIN:** 2851  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Applicant/Owner:** Michael C Graves  
**Engineer/Surveyor:** Justin Palmer, The Woodlands Group  
**Online Case #:** When searching online CitizenServe database, please use **SC25-000042**  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary Plat Approval for the Replat of lot 7A of Oak River View Subdivision First Addition  
**Number of Lots:** 2 lots  
**Linear ft of streets:** N/A  
**Total acreage:** 3.5 +/- Acres  
**Smallest lot size:** 1.08 +/- Acres  
**Lot setbacks:** 40' Front, 30' Rear and 10' Side

### Public Utilities and Site Considerations

**Public Utilities:** Water: Gulf Shores Utilities  
Electrical: Baldwin EMC  
Sewer: Gulf Shores Utilities  
**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 Thomas Granger, P.E. reviewed and approved by P&Z Permit Engineer.  
**Wetlands** No potential wetlands were identified on the subject property

**Flood zones:** X Flood zone, no special requirements

#### Staff Analysis and Comments

Subject Property is west of State Hwy 59, Located directly off county road 8 in the Gulf Shores Community Area. A Resub division of Lot 7 of the First Addition of Oak River View Subdivision was approved in 2002 creating two 3.55 Acre Parcels (7A & 7B). The Proposed 2 Residential Lot ( Lot 1- 1.08 acres & Lot 2- 2.46 acres) Resub division of Lot 7A will access County Rd 8.

#### Staff Recommendation:

Staff recommends that the Preliminary Plat Approval for the Replat of lot 7A of Oak River View Subdivision First Addition for Case No. **SC25-42 Graves Estates**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

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

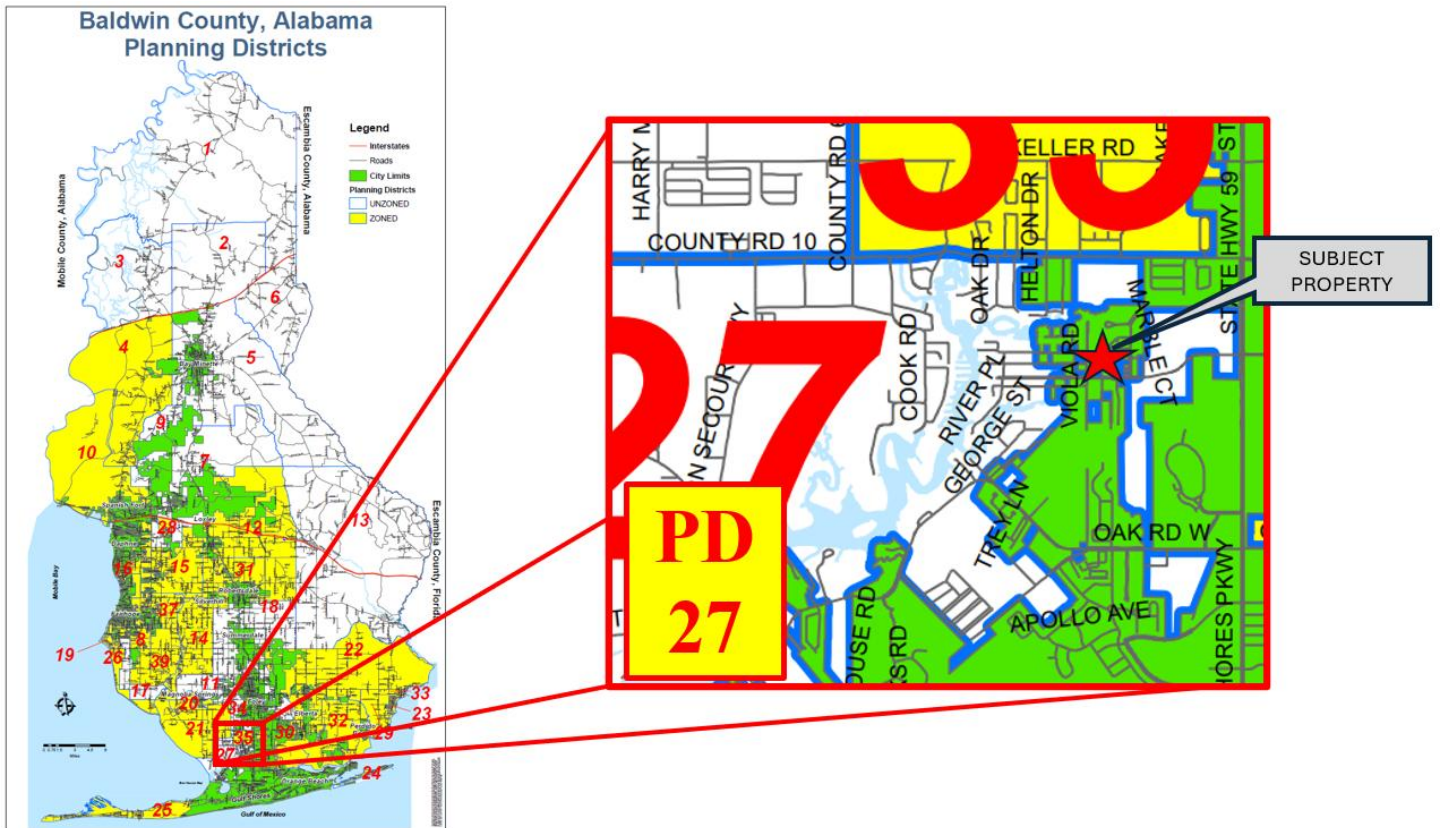
#### General Conditions:

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

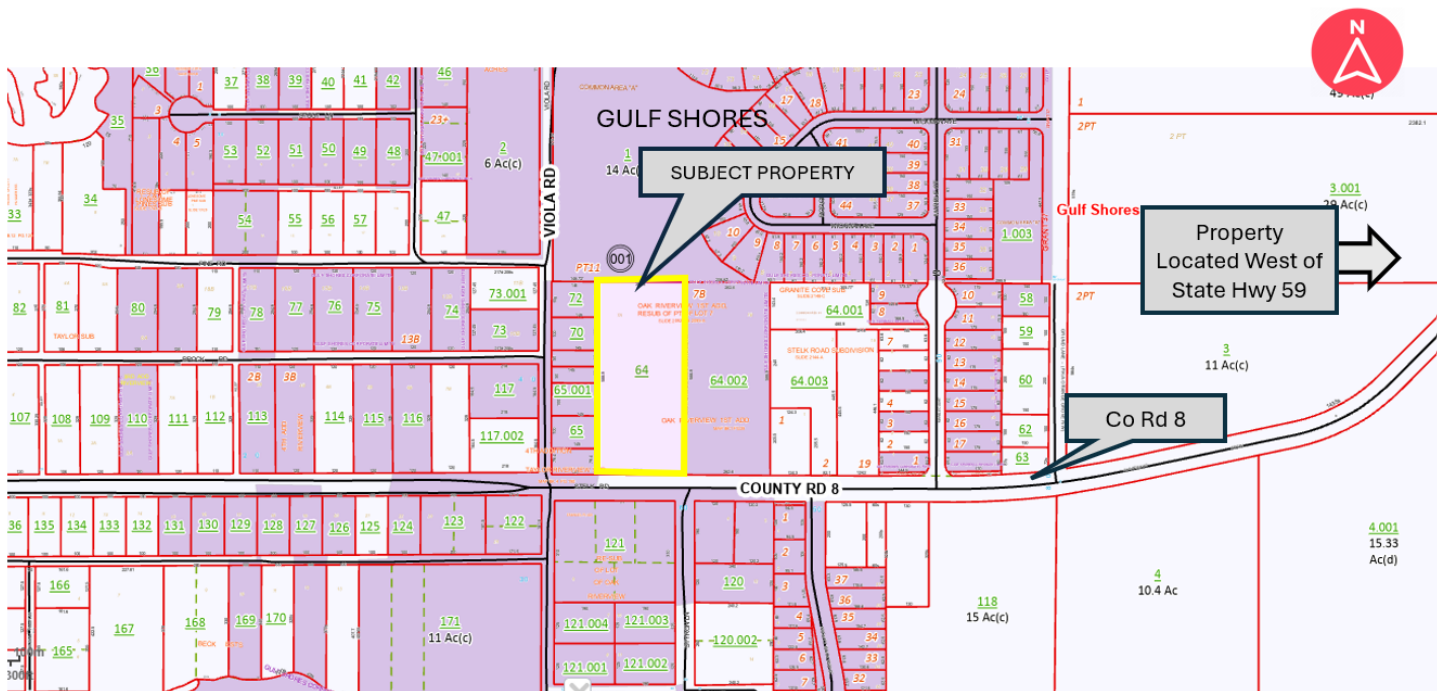
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



## Locator Maps

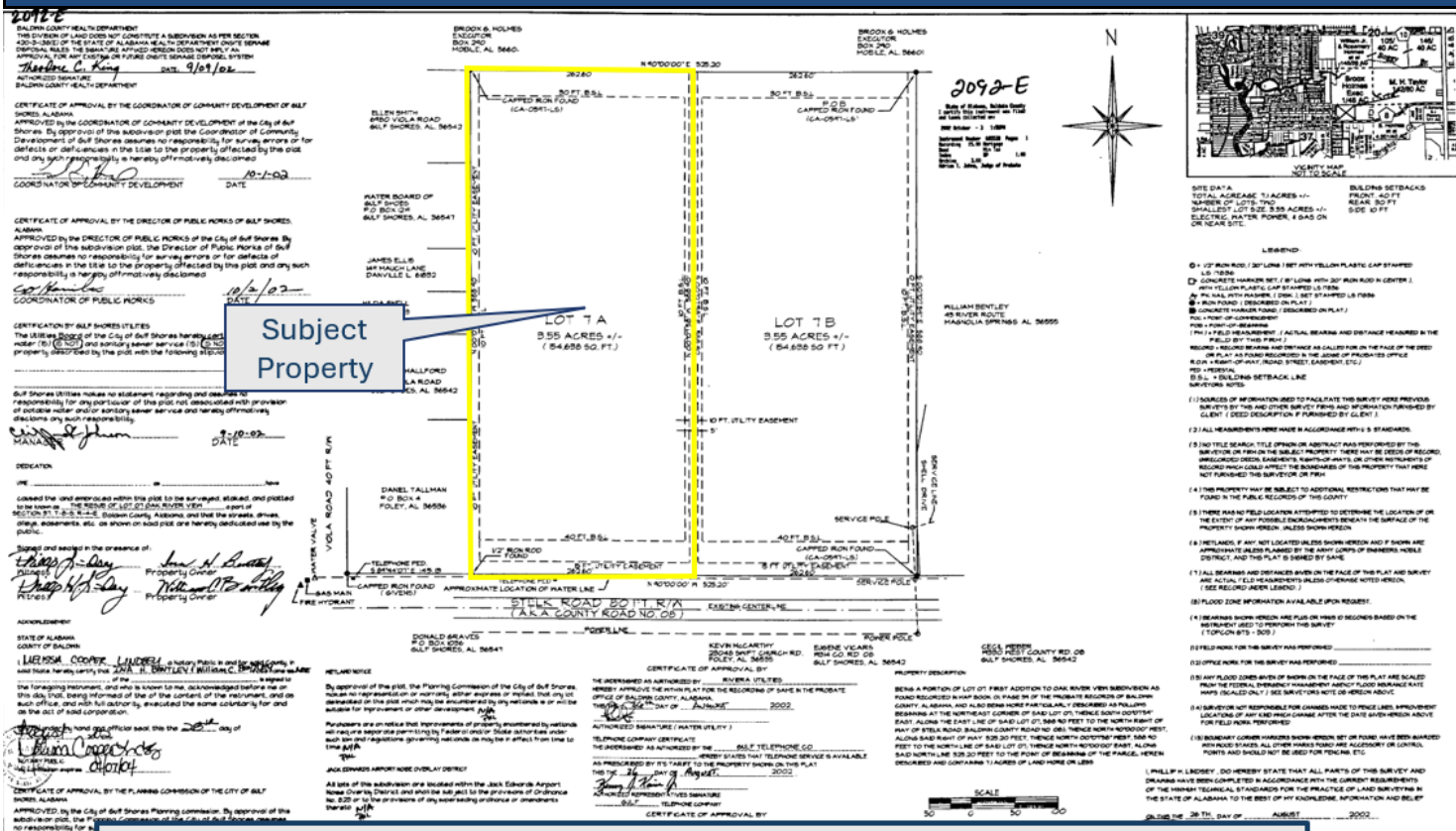






Vicinity Map

## Plat

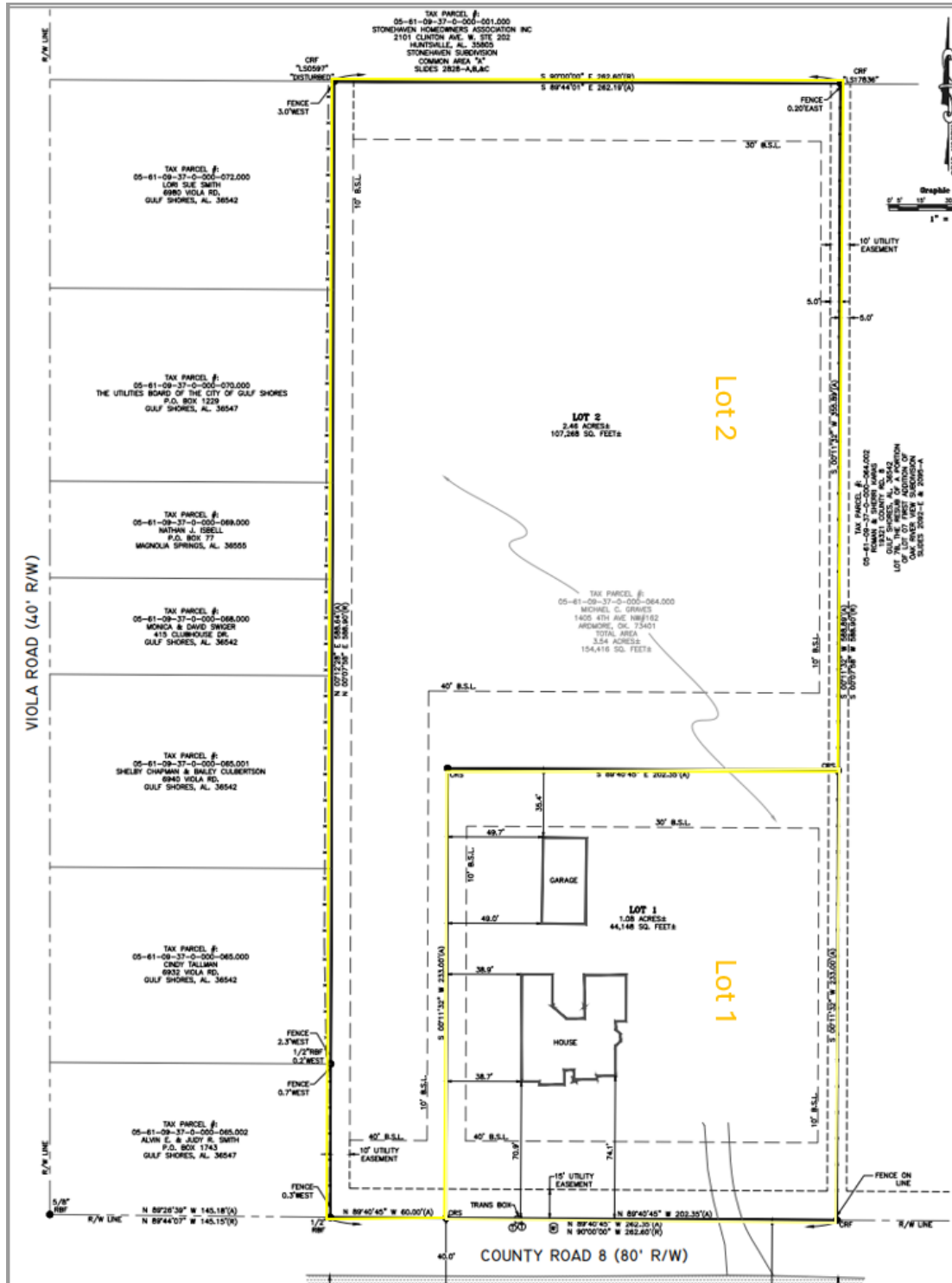


**SC25-42 Graves  
Estates  
Plat Map**

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**Graves Estates  
Plat Map  
ENLARGED TO SHOW  
DETAILS**





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP24-24  
BFLC The Estates at Beetree Creek  
October 2, 2025

### Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** The subject property is located east of County Rd 87 and north of Interstate Hwy 10  
**Parcel Numbers:**  
05-40-06-14-0-000-005.000 (27281)  
05-40-06-23-0-000-001.003 (620715)      05-40-06-23-0-000-001.004 (620716)  
05-40-06-24-0-000-003.000 (63779)      05-40-06-13-0-000-001.000 (63774)  
05-40-01-12-0-000-003.000 (63756)      05-40-01-01-0-000-001.000 (63753)  
05-40-01-02-0-000-002.000 (63754)      05-40-01-02-0-000-001.000 (75447)  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Belle Fountain Land Compnay (BFLC)  
**Engineer/Surveyor:** Trent Wilson, PSL, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SPP24-000024  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a Large Acre subdivision  
**Number of Lots:** 112  
**Linear ft of streets:** N/A, all lots will be accessed via a 60' egress/ingress easement  
**Lot setbacks:** 30' Front, 30' Rear and 10' Side  
**Wetland Setback:** 50' Wetland Building Setback  
**Total acreage:** 2,796.99 ac  
**Smallest lot size:** 20.00 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Individual wells  
Sewer: Septic Tank  
**Fire flow:** N/A to Large Acre subdivisions.  
**Traffic study:** Study was conducted by Shane Begin PE, Neel Schaffer It was reviewed and accepted by the P&Z Permit Engineer. **A northbound right turn lane is warranted at the intersection of County Rd 64 and Linholm Rd.**  
**Flood zone:** X and AE Flood zones, appropriate notes and buffers along the streams are reflected.

**Drainage improve.:** N/A to Large Acre subdivisions.

**Wetlands** A wetland report prepared by Lewis Cassidey, EcoSolutions for the wetland impact has been submitted for staff to review. All other wetland areas the applicant has utilized the 50' Wetland Building Setback as Baldwin County Wetland Generalized map.

### Staff Analysis and Comments

The total site consists of approximately 2,798 acres currently utilized as a log timber operation. The applicant is proposing to divide the property through a large-acre subdivision.

A wetland fill permit application (SAM-2025-00561-LHL) has been submitted to the U.S. Army Corps of Engineers for the proposed 14 crossings through jurisdictional wetlands. The total of the proposed wetland impact is approximately **8.17ac**.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-25 BFLC Estates at Beetree Creek be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

- 1- Install northbound right turn lane at the intersection of Linholm Rd and County Rd 64.
- 2- Provide staff a copy of the USACE permit approval prior to applying for final plat approval.
- 3- An application for the major residential driveways shall be submitted for review where two or more lots will be accessed by the same ingress/egress easement. Shared driveways must be permitted and installed by the applicant prior to submitting an application for Final Plat approval.
- 4- Revise the stream setback on the data table to reflect a 30' natural buffer from the top of the bank on both sides.

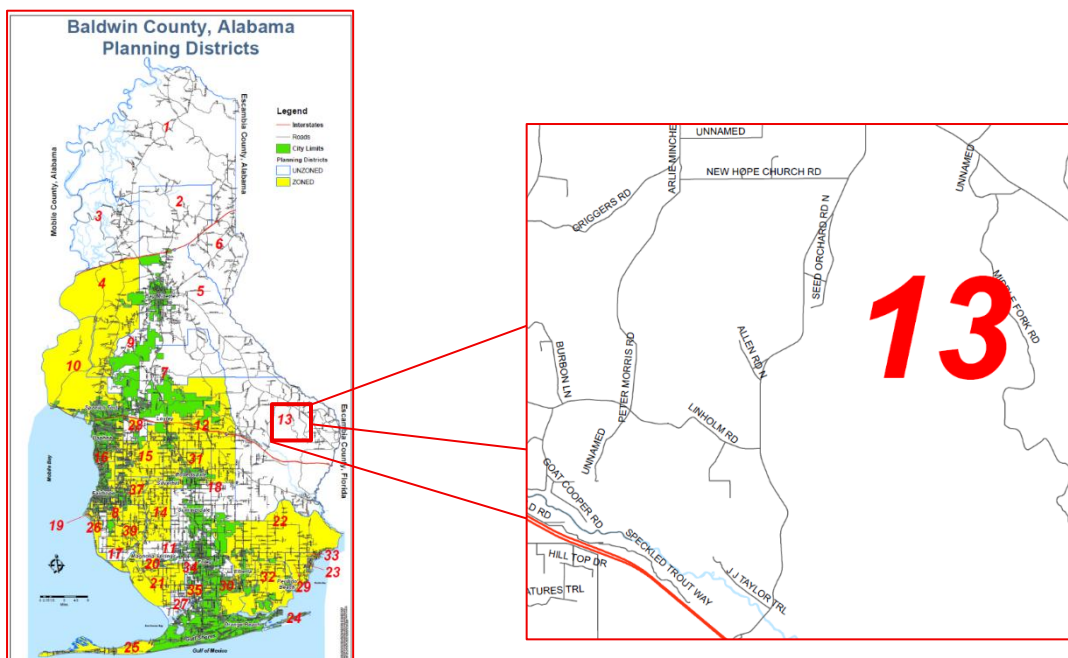
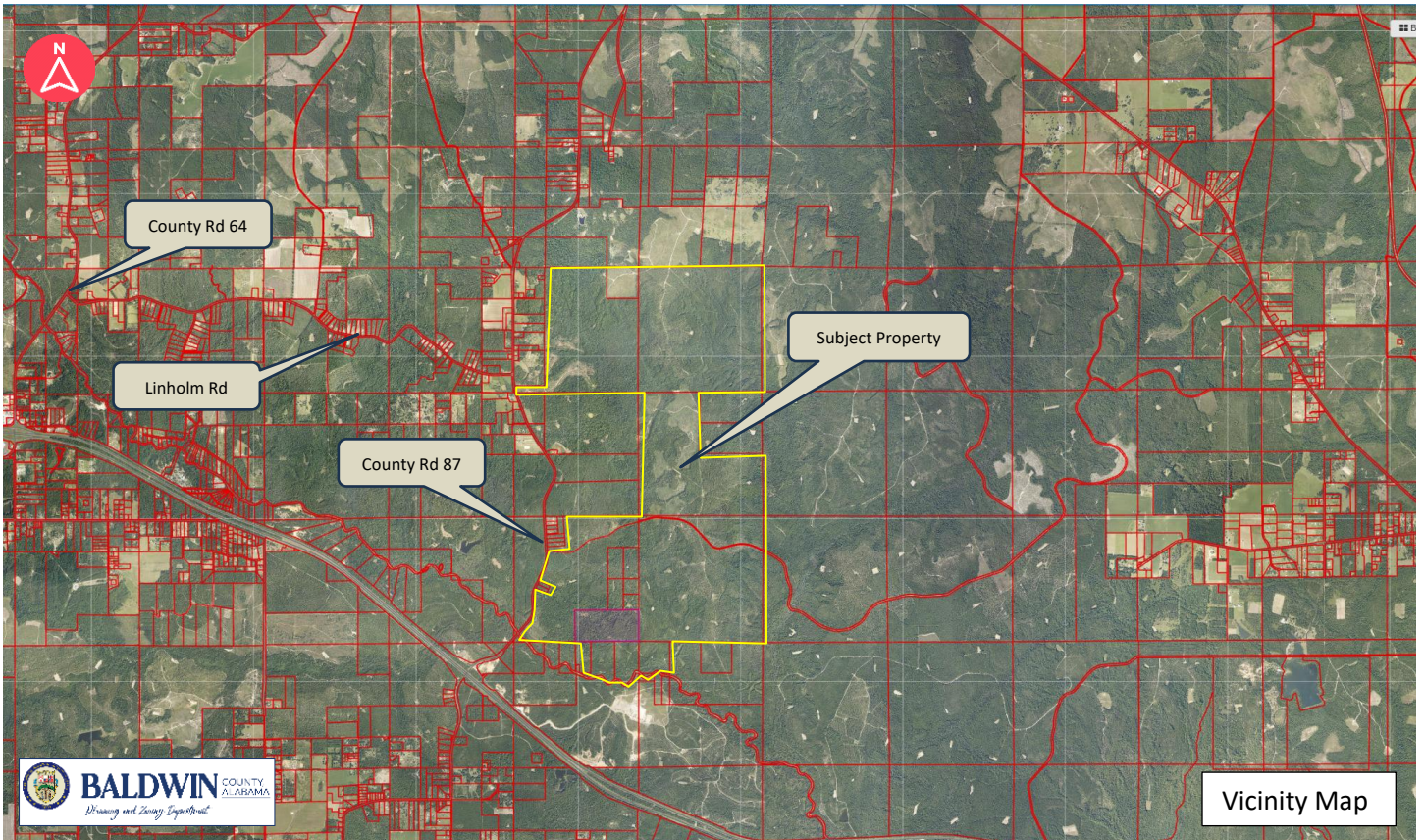
### General Conditions:

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











## Environmental impact

July 25, 2025

Stacey Ryals  
Belle Fountain Land Company LLC  
staceyryals@gmail.com

### Wetlands Delineation of The Estates at Beetree Creek (road crossings only)

Mr. Ryals

EcoSolutions Inc. was hired to delineate a series of roads crossings wetlands on pre-existing logging roads on a 2,500-acre site outside the city limits of Robertsdale in Baldwin County, AL. The delineation fieldwork was conducted on July 1<sup>st</sup>, 8<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, and 16<sup>th</sup>. The site consists of 11 parcels with the following identifiers:

- PIN 75447 (Parcel Number: 05-40-01-02-0-000-001.000)
- PIN 63753 (Parcel Number: 05-40-01-01-0-000-001.000)
- PIN 63754 (Parcel Number: 05-40-01-02-0-000-002.000)
- PIN 63756 (Parcel Number: 05-40-01-12-0-000-003.000)
- PIN 63775 (Parcel Number: 05-40-06-14-0-000-001.000)
- PIN 63774 (Parcel Number: 05-40-06-13-0-000-001.000)
- PIN 63779 (Parcel Number: 05-40-06-24-0-000-003.000)
- PIN 620715 (Parcel Number: 05-40-06-23-0-000-001.003)
- PIN 620716 (Parcel Number: 05-40-06-23-0-000-001.004)
- PIN 27281 (Parcel Number: 05-40-06-14-0-000-005.000)
- PIN 392162 (Parcel Number: 05-40-06-14-0-000-001.002)

The site entrance is located on the east side of County Road 87, north of Interstate 10 and south of Linholm Road. The vegetation, soil characteristics, and hydrology of the areas adjacent to the existing logging crossings of the wetlands were evaluated based on the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, amendments, regional supplements thereto, and other applicable guidance documents. EcoSolutions found a total of 14 wetland crossings across the site with three predominant wetland habitat types: hardwood, mixed hardwood/pine, and pine savannah. The wetlands throughout the site appear to be part of continuous wetland areas that extend to Beetree Creek, Bellefontaine Creek, and an unnamed tributary of Bellefontaine Creek, and Styx River, and are presumed to be jurisdictional wetlands, but a jurisdictional determination by the USACE is the sole determinant of whether a site is subject to federal regulations. The wetlands on the site drain from north to south, and are ground-water driven.

Info for proposed subdivided lots and roads provided by Weygand Wilson, LLC.  
Wetland lines and crossing fill estimates provided by EcoSolutions, Inc.

The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

**EcoSolutions**  
P.O. Box 361 Montrose, AL 36559  
Phone: 251-621-5006 Fax: 251-621-5055

Project: Beetree Creek Estates  
Applicant(s): Belle Fountain Land Co LLC

Baldwin County, AL N

1 inch equals 2,500 feet

0 1,250 2,500 5,000 7,500 10,000 Feet

### Proposed Work:

Road Crossing	Parcel PIN #	Linear feet of road in wetlands	Amount of Fill
1	63754	370'	0.18 acres; 1,188 CY
2	63754	779'	0.43 acres; 1,390 CY
3	63754	789'	0.44 acres; 1,410 CY
4	63754	783'	0.42 acres; 1,362 CY
5	63754	128'	0.02 acres; 17 CY
6	392162, 63775 and 63774	871'	1.42 acres; 10,350 CY
7	63774 and 63775	2127'	1.16 acres; 3,760 CY
8	620715 and 620716	834'	0.46 acres; 1,487 CY
9	63774	1015'	0.56 acres; 1,823 CY
10	63756	83'	0.04 acres; 120 CY
11	63753	139'	0.08 acres; 250 CY
12	63753	128'	0.06 acres; 180 CY
13	63753	2620'	1.44 acres; 4,643 CY
14	63753	West 1,434; East 1,296	1.46 acres; 4,705 CY

Note: Road Crossings 1 through 8 are within the Beetree Creek watershed; 9 through 14 are within the Belle Fontaine Creek watershed.

The total wetland impact for this site is 8.17 acres and volume of 32,685 cubic yards.

The applicant will purchase mitigation credits, from an USACE approved wetland mitigation bank, to satisfy the mitigation requirements as part of the wetland fill permitting.





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-05 & SV25-06

Wayland's Place

October 2, 2025

## Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** The subject property is located east of Cowpen Creek Rd  
**Parcel Numbers:** 05-40-05-16-0-000-006.000 PIN#: 63769  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Belle Fountain Land Company  
**Engineer/Surveyor:** Trent Wilson, PLS, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000005 & SV25-000006  
**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 17  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear & 10' Side  
**Total acreage:** 15.67Acres  
**Smallest lot size:** 40,080 SF  
**Density:** N/A

## Public Utilities and Site Considerations

**Public Utilities:** Water: East Central Baldwin, Letter dated February 15, 2025  
Electrical: Baldwin EMC, Letter dated February 26, 2025  
Sewer: Septic Tanks  
Broadband: N/A

**Fire flow:** N/A. All proposed lots are 40,000sf and greater

**Traffic study:** N/A. The proposed subdivision has less than 50 lots.

**Flood zone:** X Zone. No special requirements

**Drainage improve.:** Drainage narrative prepared by Chris Lieb, PE. It was reviewed and accepted by the P&Z Permit Engineer.

## Wetlands

Potential wetlands were identified on the subject property as per the Baldwin County Generalized Wetland Map, the applicant has shown a 50' Natural Buffer as required by the subdivision regulations.

### Staff Analysis and Comments

The applicant has submitted a request for a subdivision variance from section **8.1.1 Variance Requests for "Remnant" Parcels** to exclude 176.25 Acres from the proposed subdivision.

Remnant parcels do not exist under the *Subdivision Regulations*. Every resulting parcel of a subdivision is subject to these regulations. However, when a subdivision results in a large outparcel that is greater than 20-acres, the Applicant may submit a variance request which, if granted by the Planning Commission, would allow the outparcel to be excluded from some or all the requirements of the *Subdivision Regulations*.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-05 & SV25-06 Wayland's Place be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

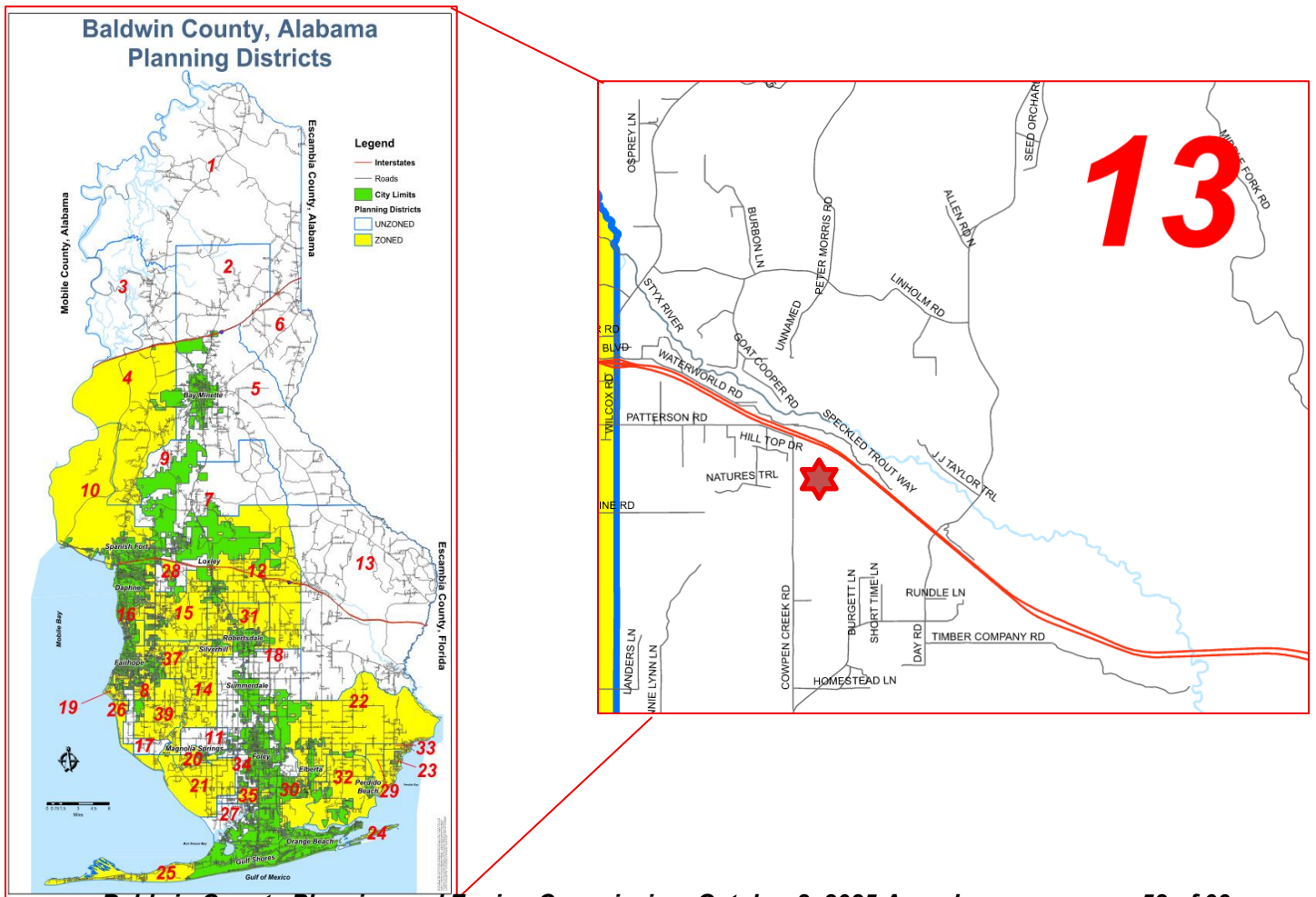
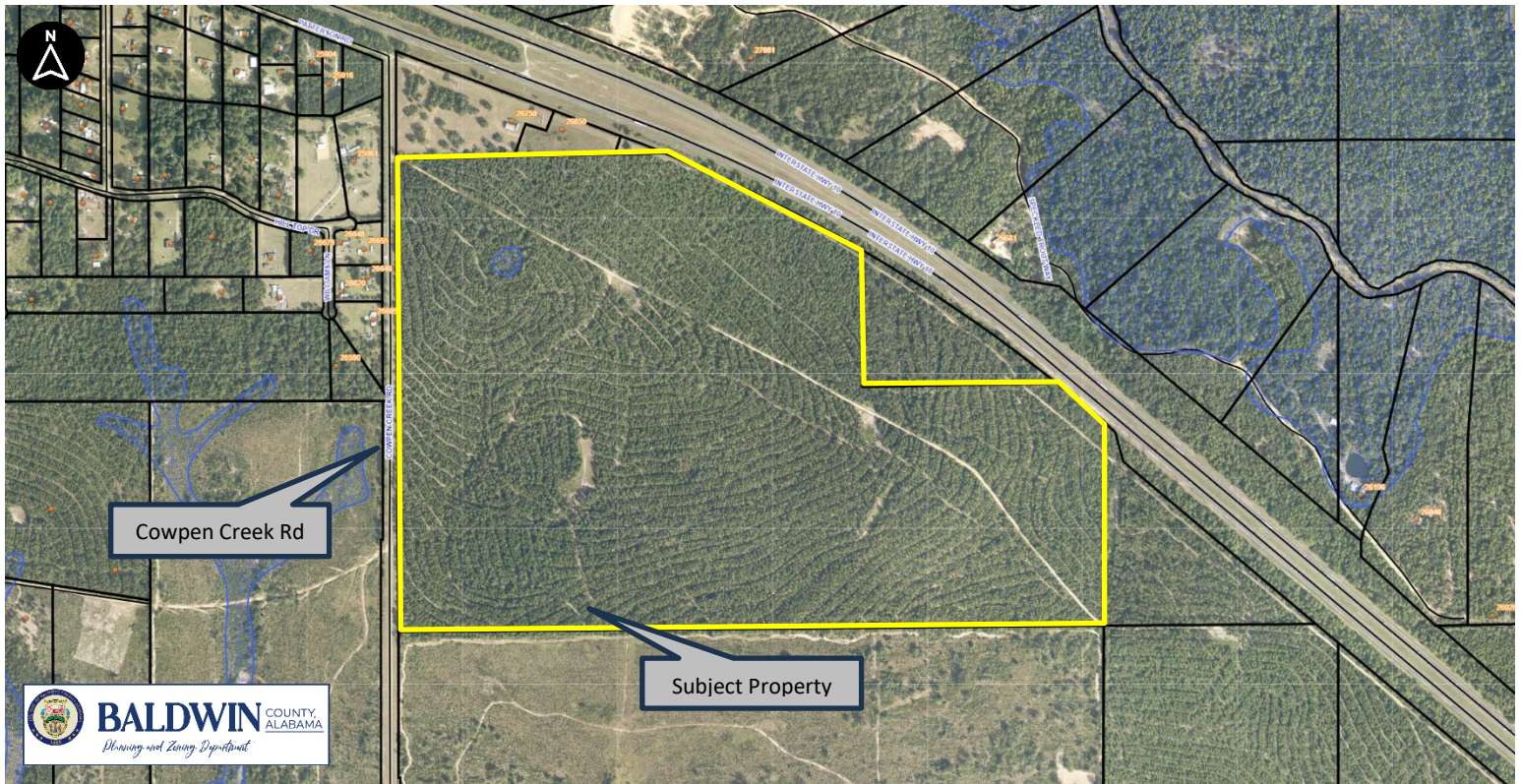
1. All driveways must comply with the local road requirements outlined in the Access Management Policy.

#### 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. SRP25- 14**  
**Woodpecker Landing**  
**October 2, 2025**

### Subject Property Information

**Planning District:** 12  
**Zoning:** RSF-1- Single Family District  
**Location:** Subject property is located south of County Rd 54 and north of Woodpecker Rd.  
**Parcel#:** 05-42-07-35-0-000-015.006 **PIN#:** 322034  
**Parcel#:** 05-42-07-35-0-000-011.000 **PIN#:** 68806  
**Lead Staff:** Fabia Waters , Associate Planner  
**Applicant/Owner:** Mike Ohayon  
**Engineer/Surveyor:** Randy Arp, PE- L.E. Stiffler Engineer LLC  
**Online Case #:** When searching online CitizenServe database, please use SRP25-000014  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Relocate the lot line between two existing lots of record located within two separate subdivisions.  
**Number of Lots:** 1  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side  
**Total acreage:** 14.3 ac Lot 4, Hwy 54 Acres &

### Staff Analysis and Comments

The applicant is requesting to relocate a lot line between two lots of record located within two separate subdivisions. The proposed Lot 2 is part of the Hwy 54 Acres Subdivision, while Lot 1 is part of the existing Bowden Plantation. An updated wetland delineation has been provided by the applicant, reflecting a revised wetland boundary from that approved under the PRD/Preliminary Plat. Staff has reviewed the updated delineation report and has no objection to the revisions.

In 2024, a Planned Residential Development (PRD) and Preliminary Plat were approved for Woodpecker Landing Subdivision, a 15-lot development. Staff understands that the applicant no longer intends to pursue this approval. The proposed lot line relocation would effectively nullify the previously approved PRD and Preliminary Plat, as the change would reduce the open space required under the PRD approval.

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

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

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

- **Overall, external boundary change**

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

**Staff Recommendation:**

Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP25-14 Woodpecker Landing be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

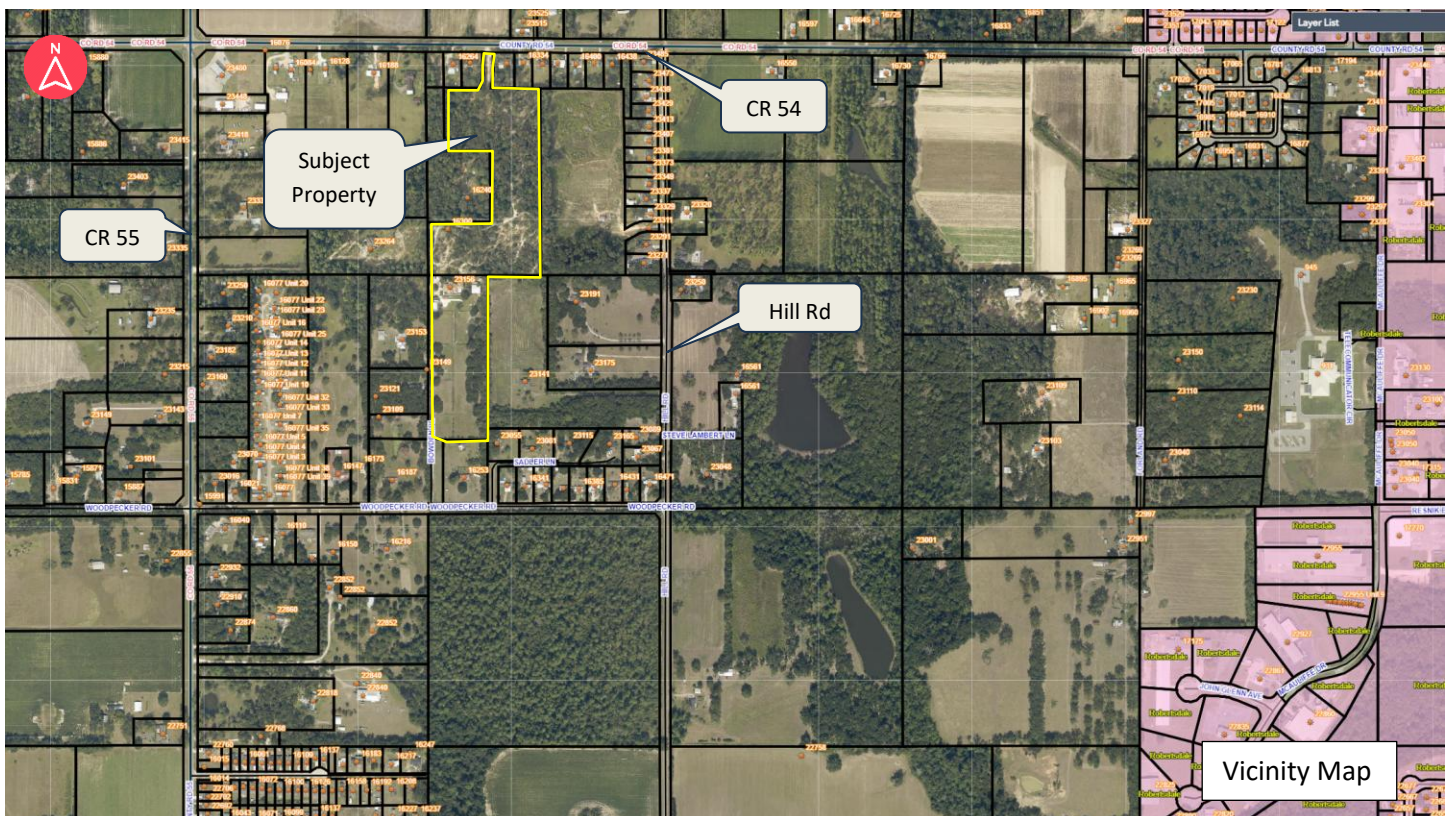
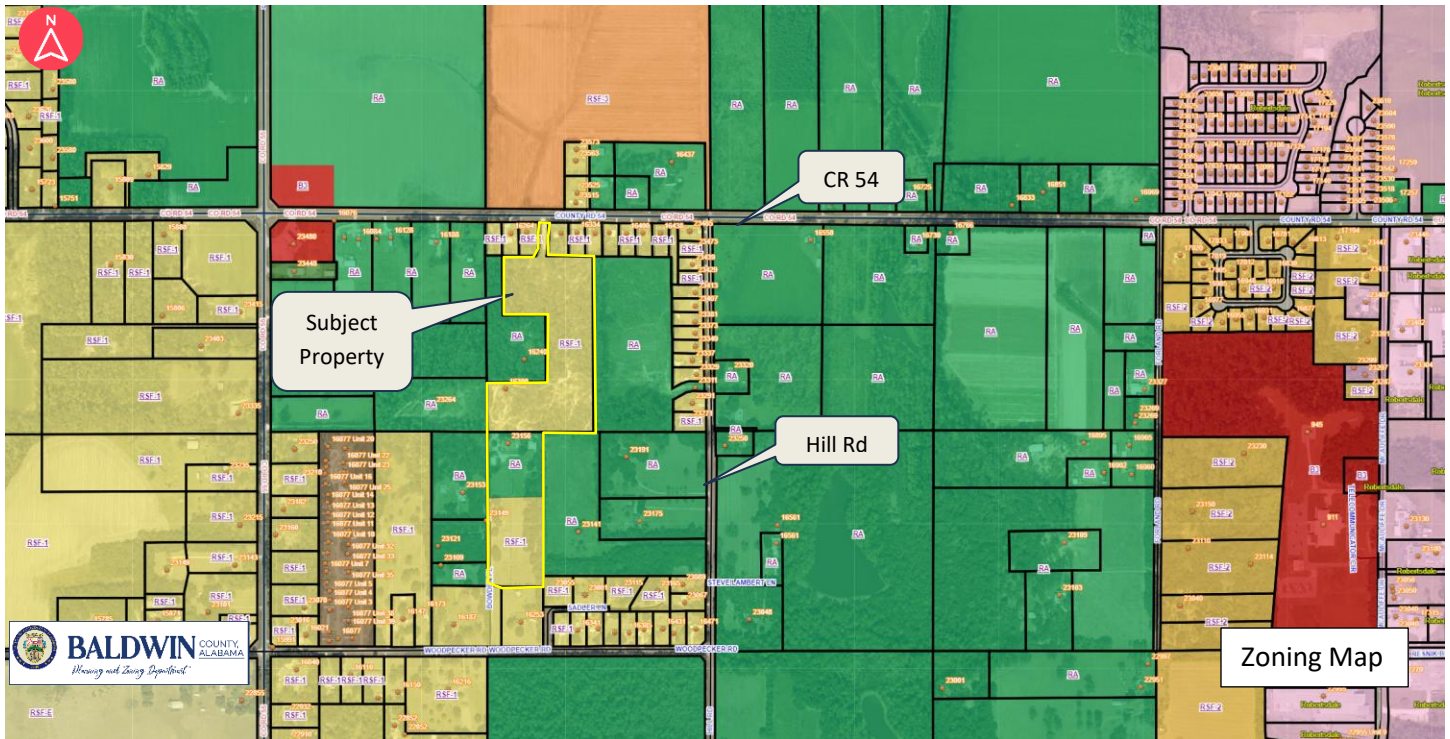
**Specific conditions:**

1. Submit an application and obtain approval for an exemption for a common property line adjustment between PINs 322034 & 68806, and provide a replat for signatures as outlined in Section 4.2(a)(4).
2. Revise wetland note to reflect a 5' buffer around the non' jurisdictional area.
3. Remove signature blocks for Baldwin E-911 addressing and Water, Sewer and Elecatrical utility company

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

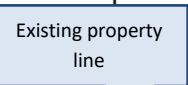


## Locator Maps

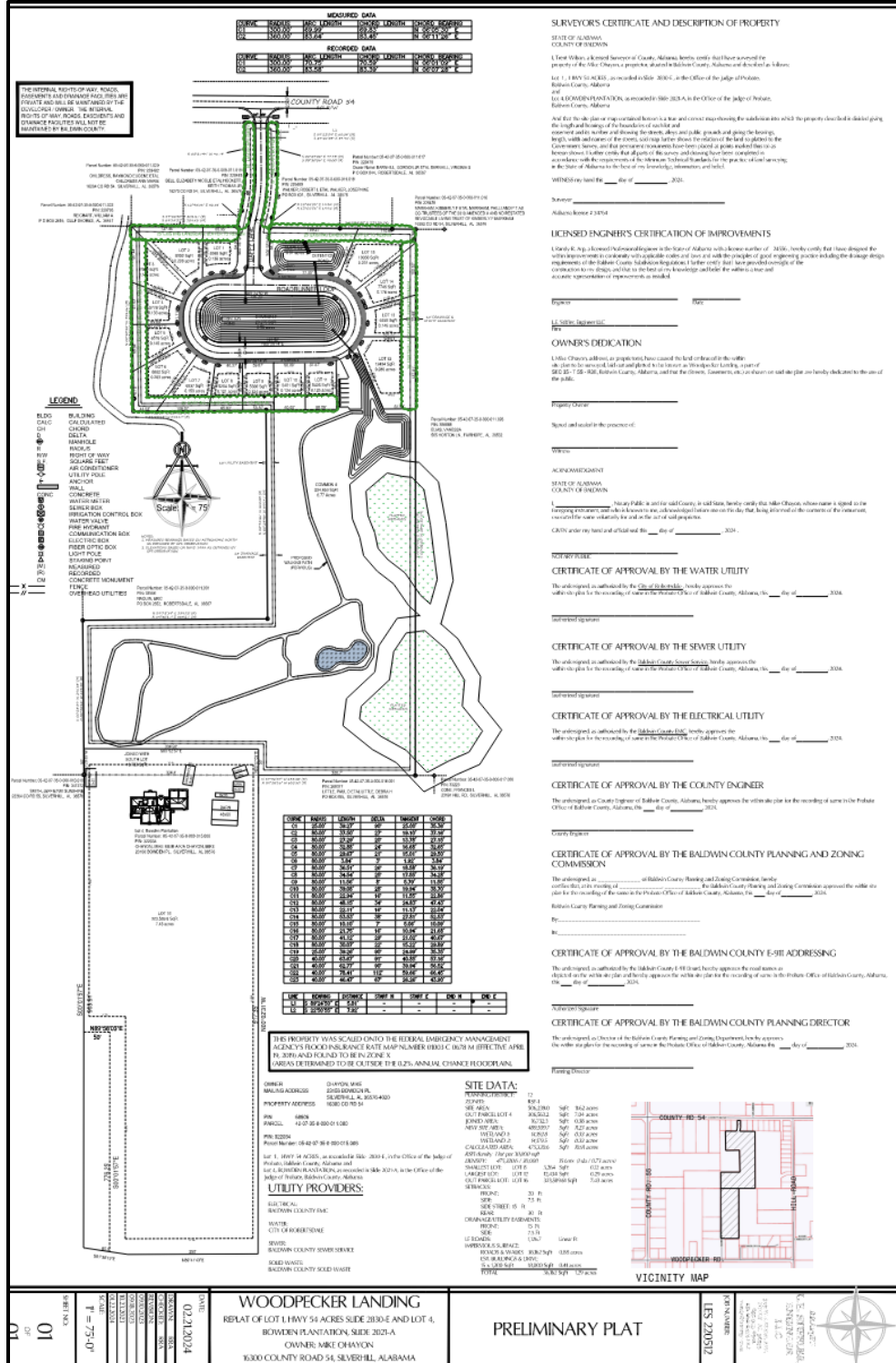




## Survey of the proposed Line Movement



# PRD/Preliminary Plat that was approved in 2024







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CSP25-18**  
**Mullek Cell Tower**  
**Commission Site Plan (CSP) Approval**  
**October 2, 2025**

### Subject Property Information

**Planning District:** 14  
**General Location:** Located south of County Road 48 and east of Blueberry Lane in Silverhill  
**Physical Address:** 19486 Blueberry Lane, Silverhill, AL 36576  
**Parcel ID:** 05-47-05-22-0-000-007.002  
**PIN:** 366805  
**Zoning:** RA, Rural Agricultural District  
**Proposed Use:** Wireless Telecommunications Tower  
**Acreage:** 29.7+/- acres (6,400 square foot leasable area for tower)  
**Total # Parcels requested:** N/A  
**Applicant:** SAM, Inc on behalf of The Towers, LLC  
750 Park of Commerce Dr., Suite 200  
Boca Raton, FL 33487  
**Owner:** Michael Mullek  
24005 Rawls Road  
Robertsdale, AL 36567  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural
South	Residential	RA, Rural Agricultural
East	Residential	BCZ, Base Community Zoning
West	Agricultural	RA, Rural Agricultural

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for 260' self support telecommunications tower. The subject property encompasses +/- 29.7 total acres (6,400 square feet of leasable area for the tower) and zoned as RA, Rural Agricultural District. The adjacent parcels are designated primarily for residential purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

USACE, James Buckelew: Staff reached out on 9/11/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 9/11/2025 but received no comments.

## Staff Analysis and Findings

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

The proposed Site Plan for the 260' self support telecommunications tower conforms to the requirements of the Zoning Ordinance. The future land use of the property includes primarily rural/agriculture/low-impact development with pockets of ideal conservation and conservation development potential. The development pattern of the area reflects the FLUM, showing primarily agricultural and residential land uses. The residential areas include single-family homes situated on large lots. Wireless telecommunication facilities are allowed within the current zoning district with approval from the Planning Commission.

Blueberry Lane is classified as a Local Road. Local Roads provide direct access to adjact land with shorter travel distances and access to higher road classifications, such as collector and arterial roads. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 29.7 acres (6,400 square feet of leasable area for tower) and is zoned for agricultural use. The applicant has requested Commission Site Plan approval for a 260' self support telecommunications tower. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following specific conditions:

1. Applicant (on behalf of Vertical Bridge) requests a wavier from Section 13.9.2.(g)4(b), which would eliminate a landscaped strip of at least 4-feet wide outside the perimeter of the compound, as the visual impact of the tower would be minimal.
2. Applicant to clarify if the existing water body on the property is jurisdictional. If so, the determination must be provided by a wetland professional for the Natural Resource Planner to review. Alternatively, either a second wetland delineation or Jurisdictional Determination from the U.S. Army Corps of Engineers (USACE) will need to be submitted before the CSP approval letter can be issued.

Approval of the following general conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits.
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.

- b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
- c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
- 3. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
- 4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
- 5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

### Property Images







Adjoining Property to The North  
PIN: 309376



Sep 19, 2025 11:18:37 AM  
30°30'41.57165"N 87°46'4.00537"W  
104° E

Baldwin County Code Enforcement



Adjoining Property to The South  
PIN: 19633



Sep 19, 2025 11:17:24 AM  
30°30'29.28265"N 87°46'3.89006"W  
147° SE

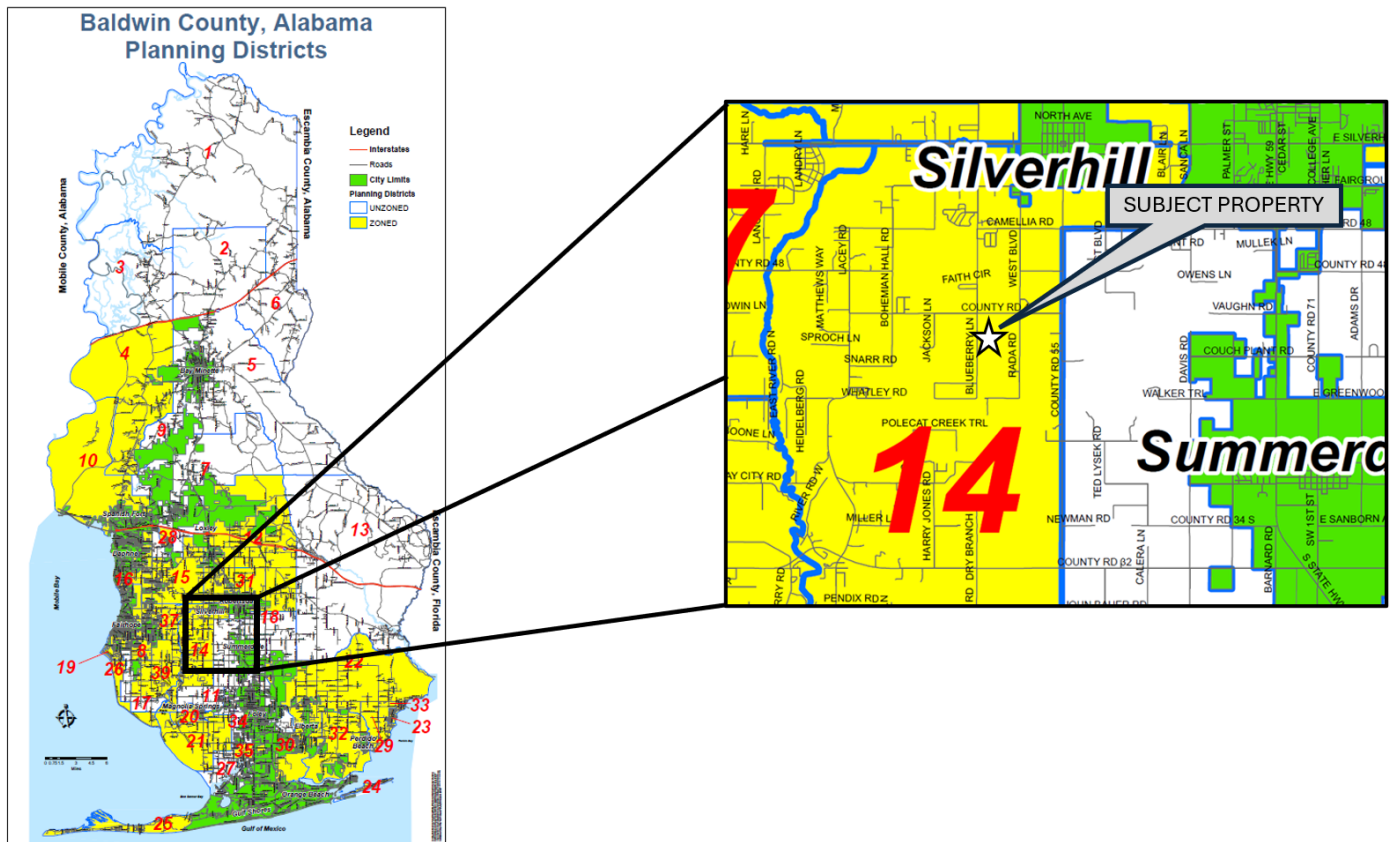
Baldwin County Code Enforcement



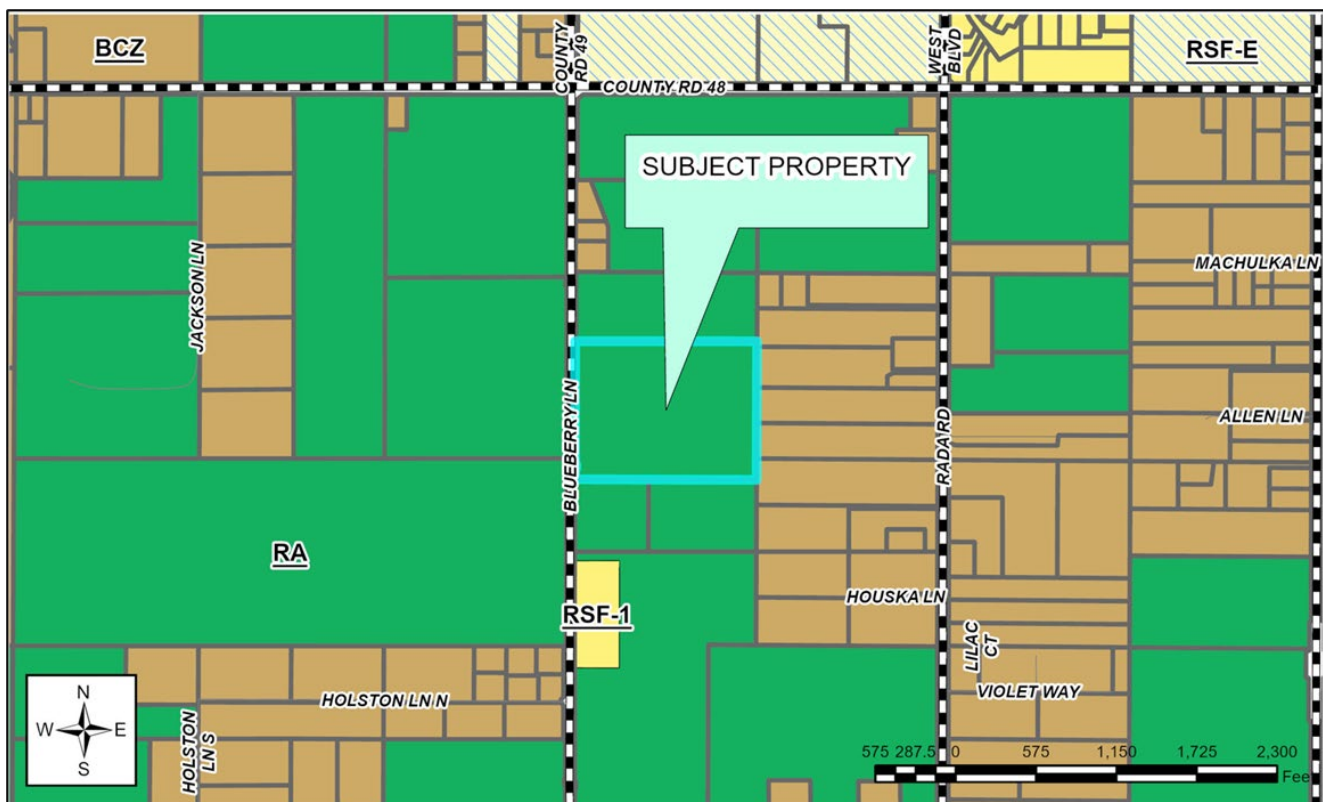




## County Planning Map



## Locator Map

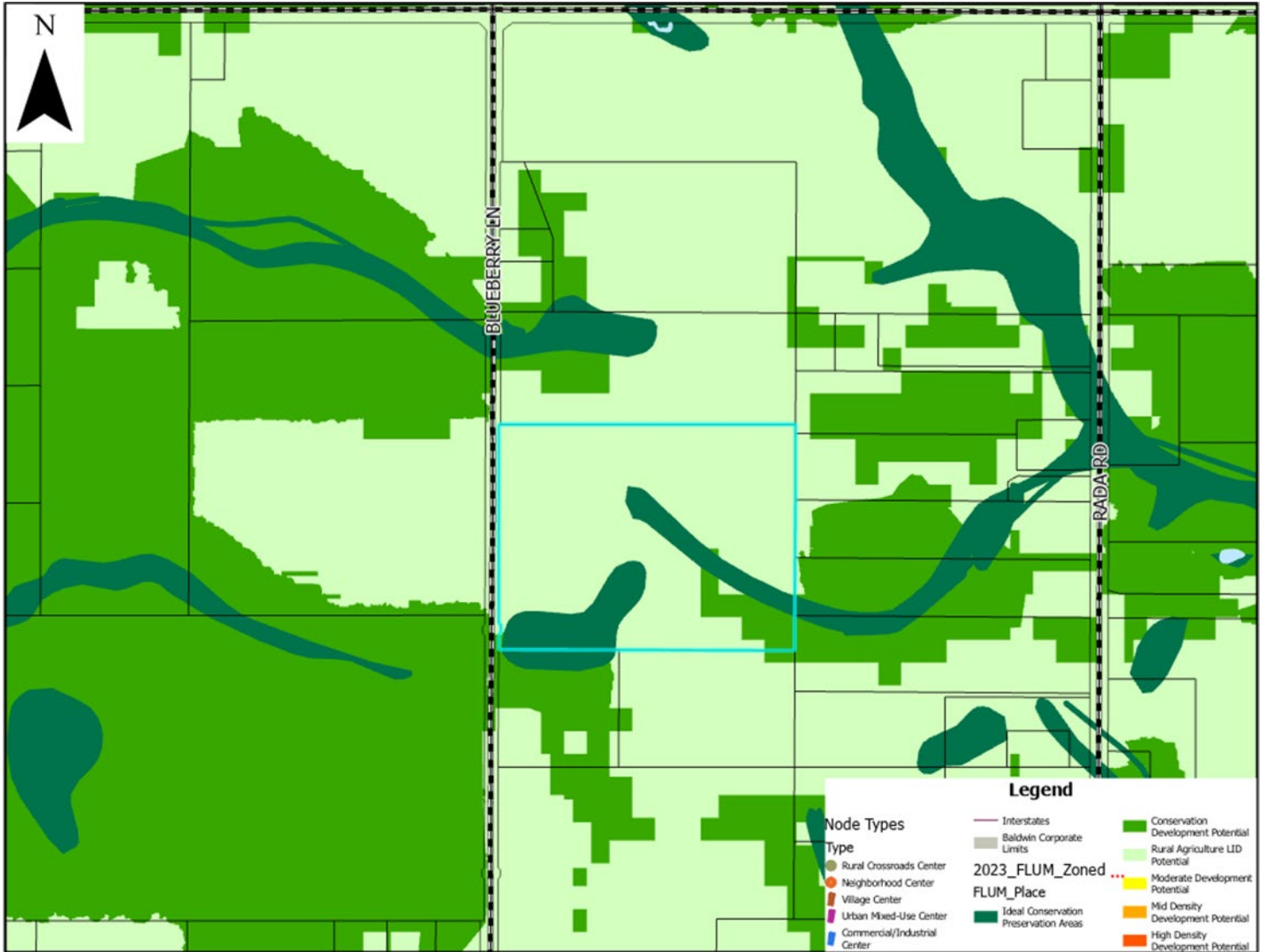




## Site Map



# FLUM



## RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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

## IDEAL CONSERVATION/ PRESERVATION AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

- Environmental Conservation

### CONNECTIVITY NETWORK

- Greenways and trails

## CONSERVATION DEVELOPMENT AREAS

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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

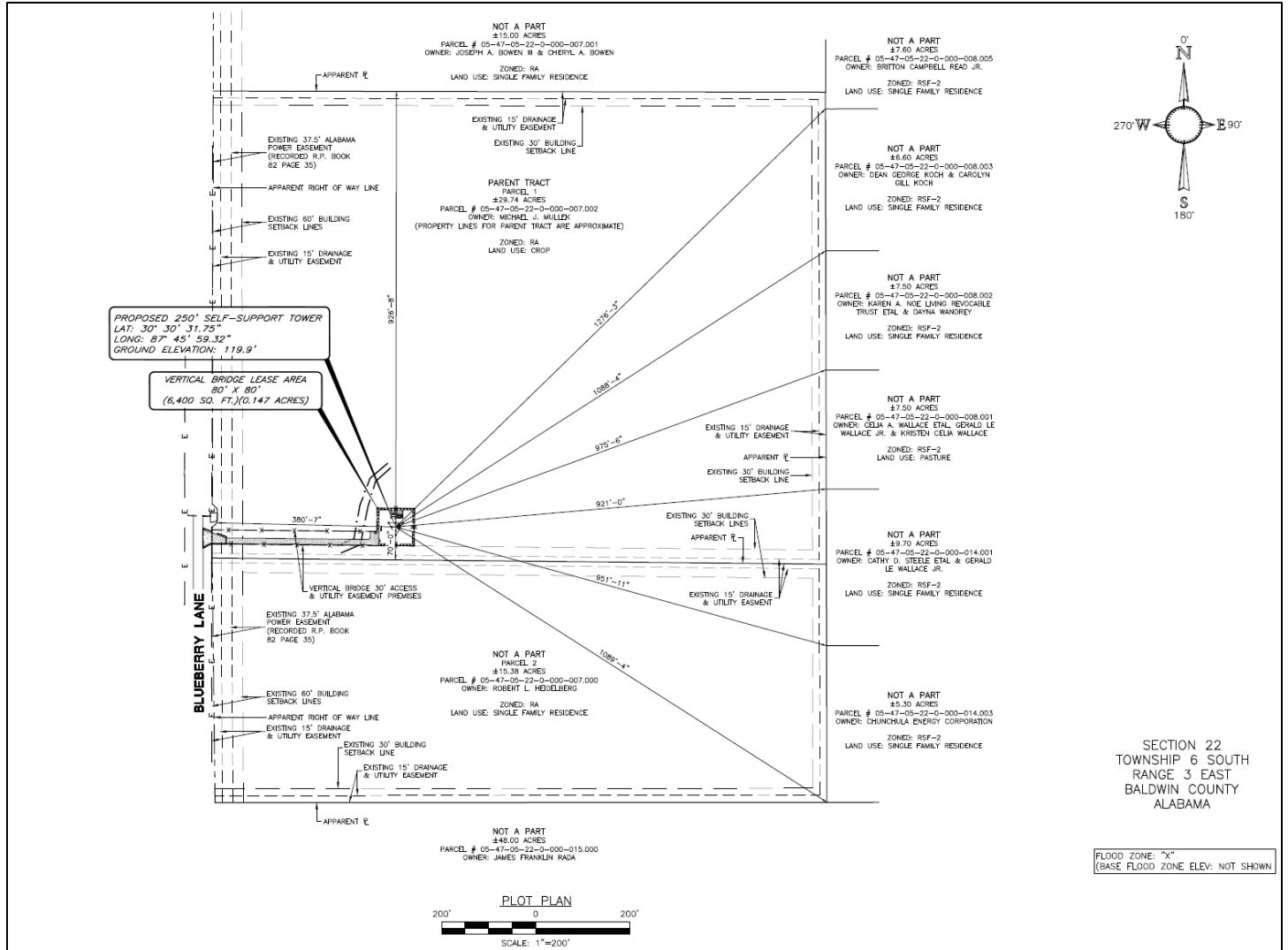
- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

### CONNECTIVITY NETWORK

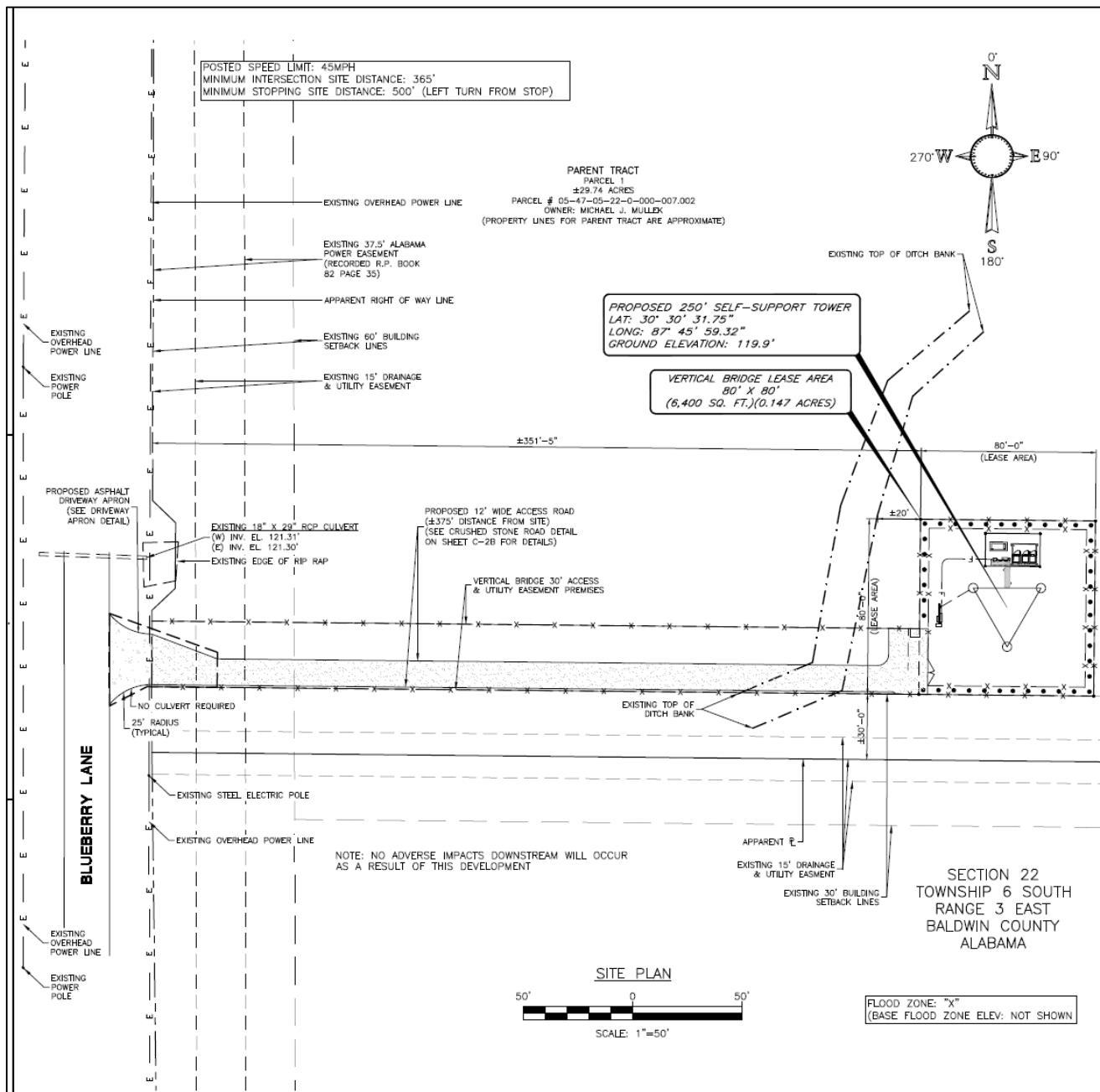
- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers



## Plot and Site Plans

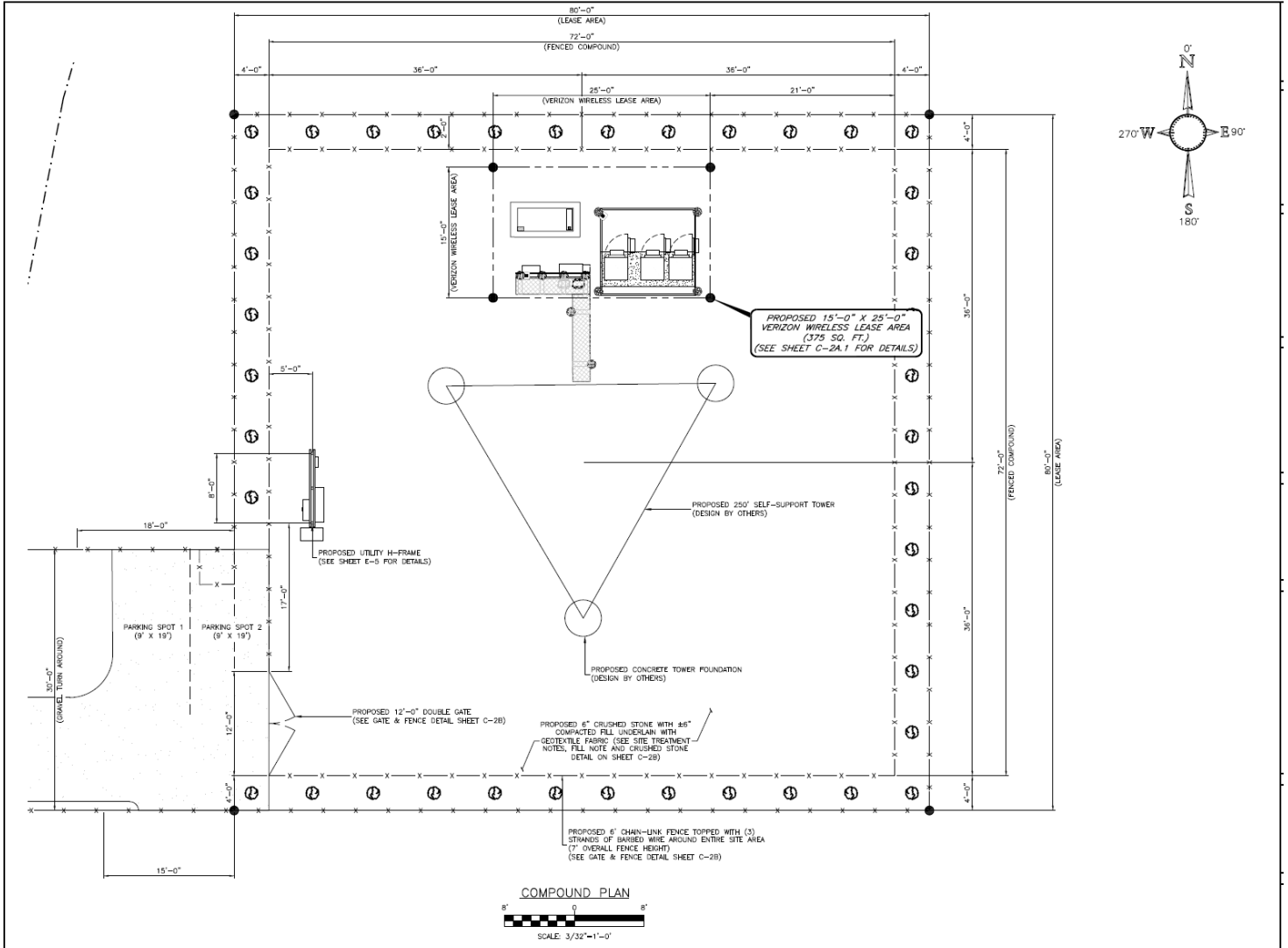


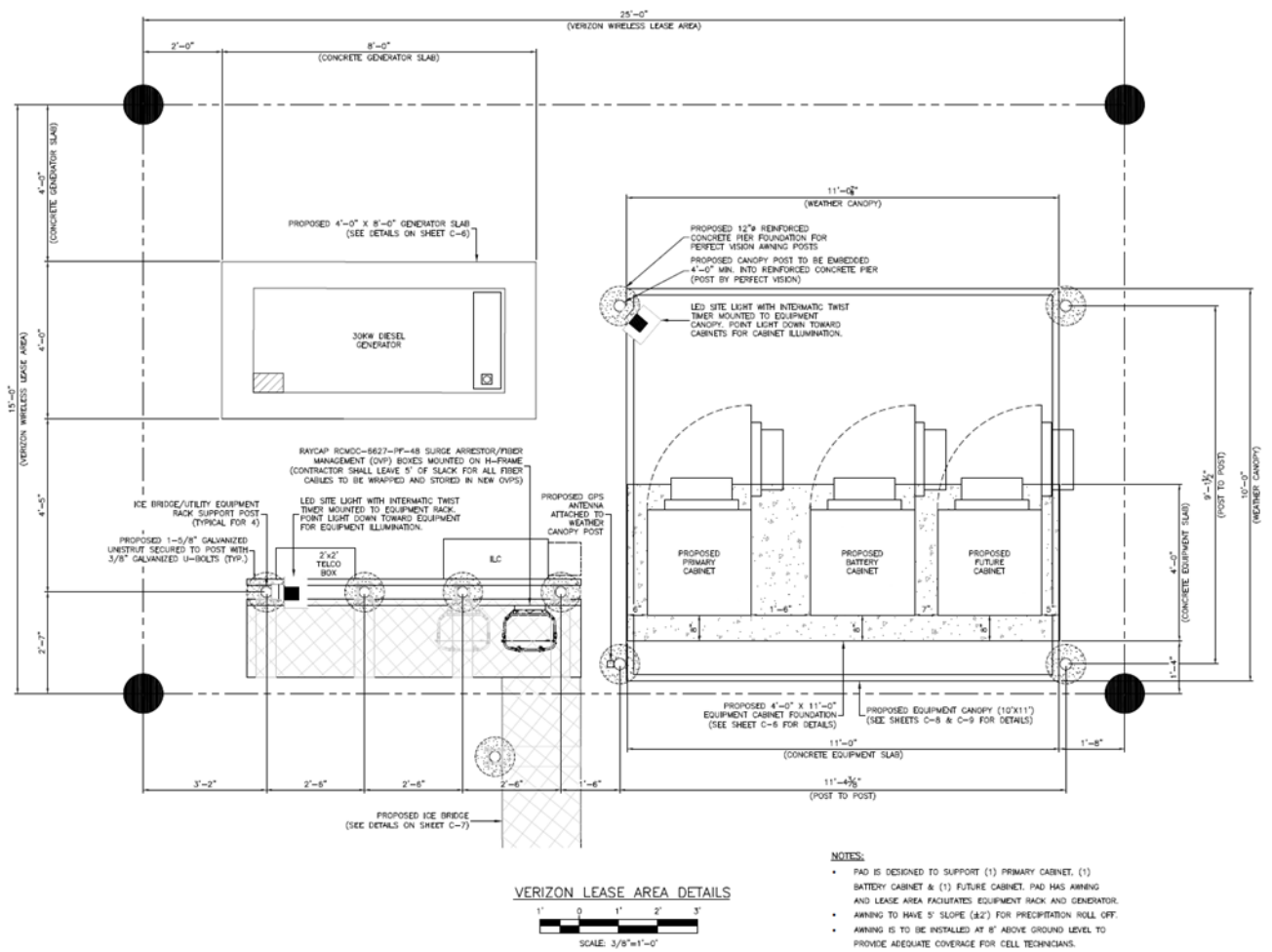




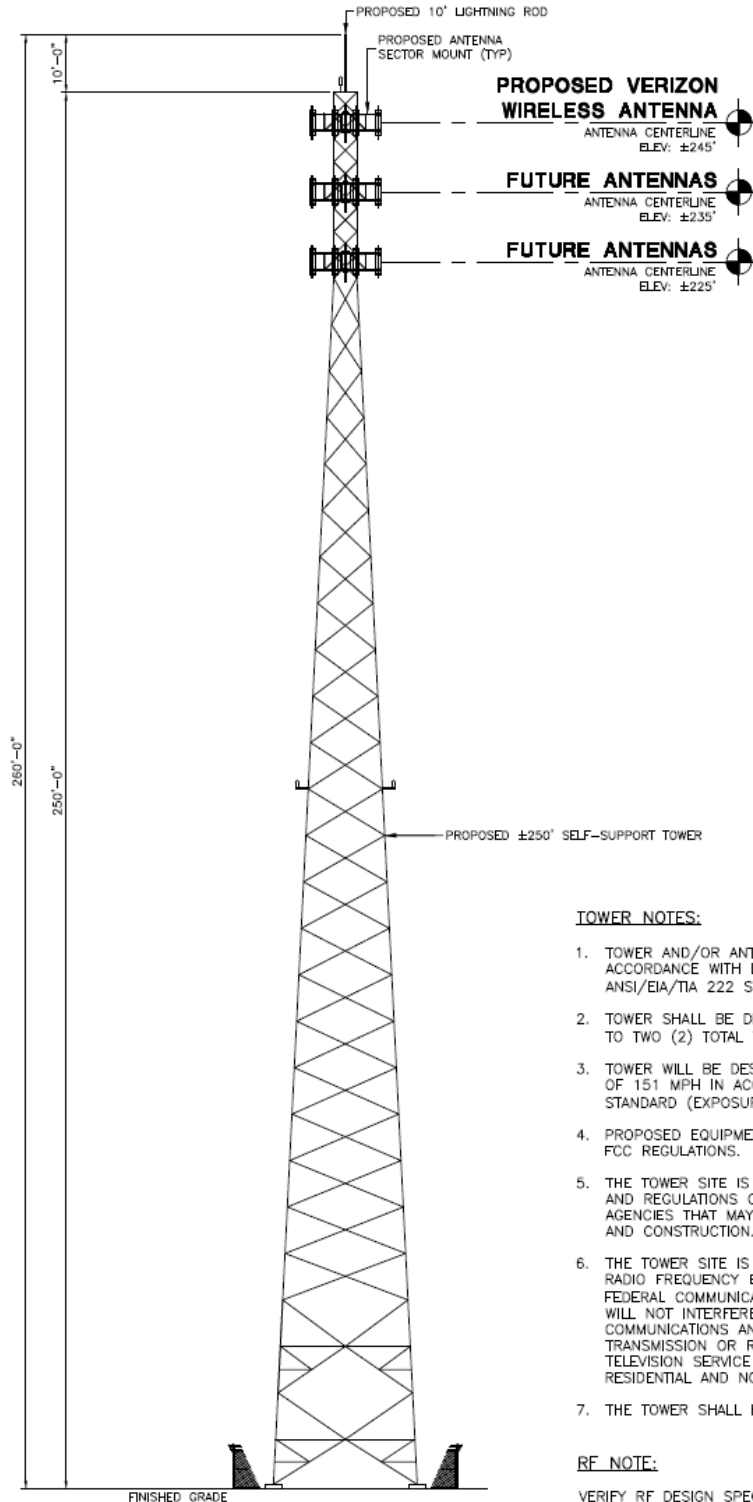


# Compound Plan





## Elevation Plan



### TOWER NOTES:

1. TOWER AND/OR ANTENNA SHALL BE DESIGNED IN ACCORDANCE WITH LATEST REVISION OF THE ANSI/EIA/TIA 222 STANDARDS.
2. TOWER SHALL BE DESIGNED FOR A MINIMUM OF UP TO TWO (2) TOTAL TENANTS.
3. TOWER WILL BE DESIGNED FOR A BASIC WIND SPEED OF 151 MPH IN ACCORDANCE WITH THE TIA-222-H STANDARD (EXPOSURE C, TOWER RISK CATEGORY II)
4. PROPOSED EQUIPMENT WILL ABIDE BY ALL FAA AND FCC REGULATIONS.
5. THE TOWER SITE IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES THAT MAY REGULATE TOWER SITING, DESIGN AND CONSTRUCTION.
6. THE TOWER SITE IS IN COMPLIANCE WITH CURRENT RADIO FREQUENCY EMISSIONS STANDARDS OF THE FEDERAL COMMUNICATIONS COMMISSION (FCC); AND WILL NOT INTERFERE WITH ANY PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND CUSTOMARY TRANSMISSION OR RECEPTION OF RADIO AND TELEVISION SERVICE ENJOYED BY ADJACENT RESIDENTIAL AND NON RESIDENTIAL PROPERTIES.
7. THE TOWER SHALL HAVE A GALVANIZED FINISH.

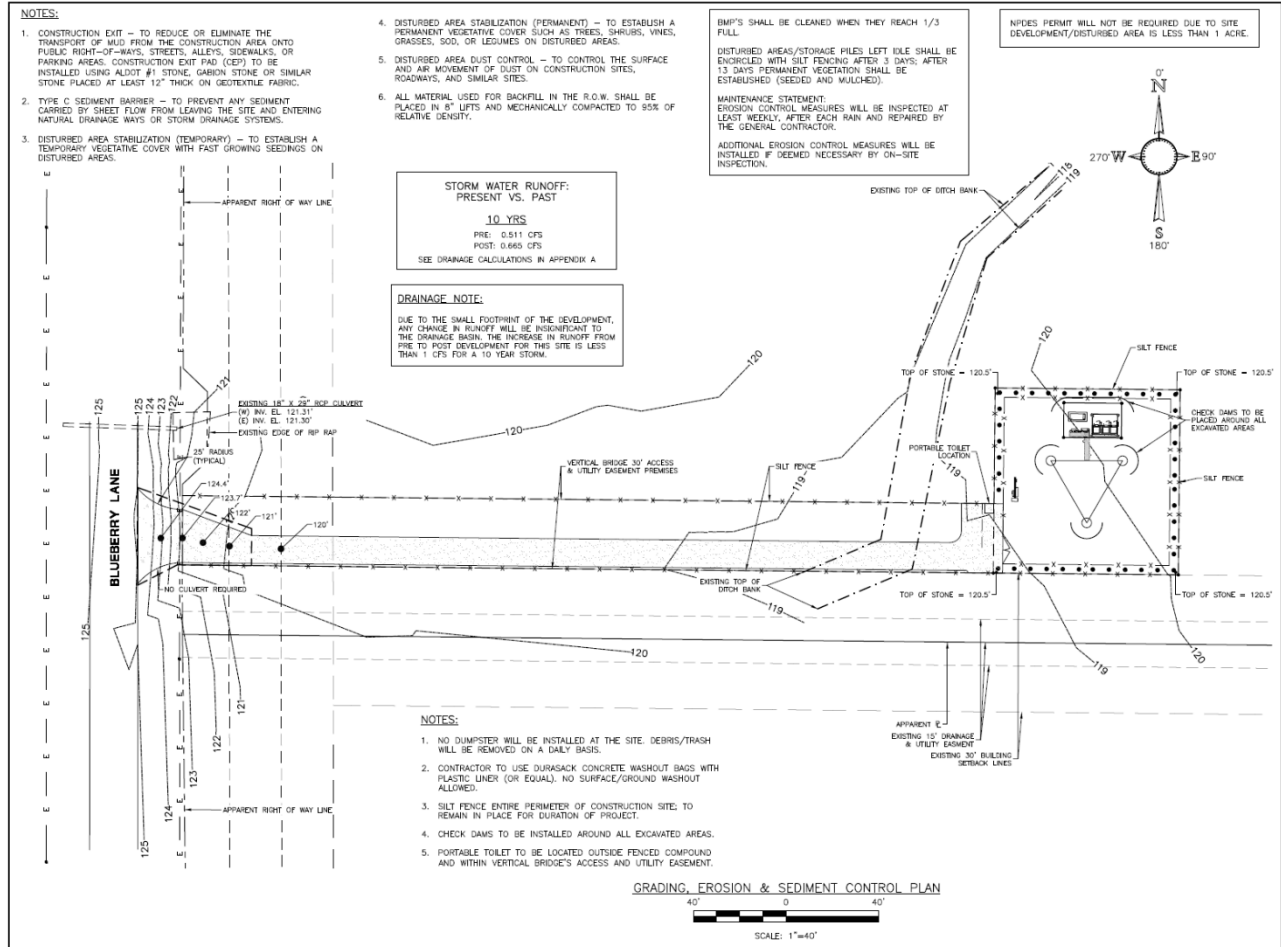
### RF NOTE:

VERIFY RF DESIGN SPECIFICATIONS WITH RFDS PROVIDED BY CONSTRUCTION ENGINEER.

**TOWER ELEVATION**  
NOT TO SCALE



## Grading, Erosion, & Sediment Control Plan



## Wetland Delineation

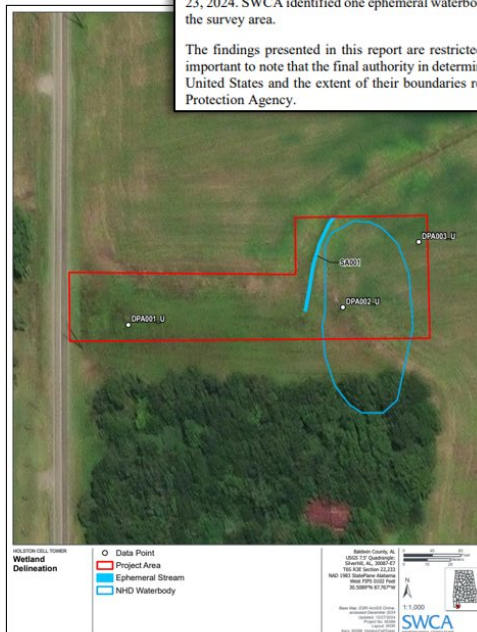
### Wetland Delineation



### CONCLUSIONS

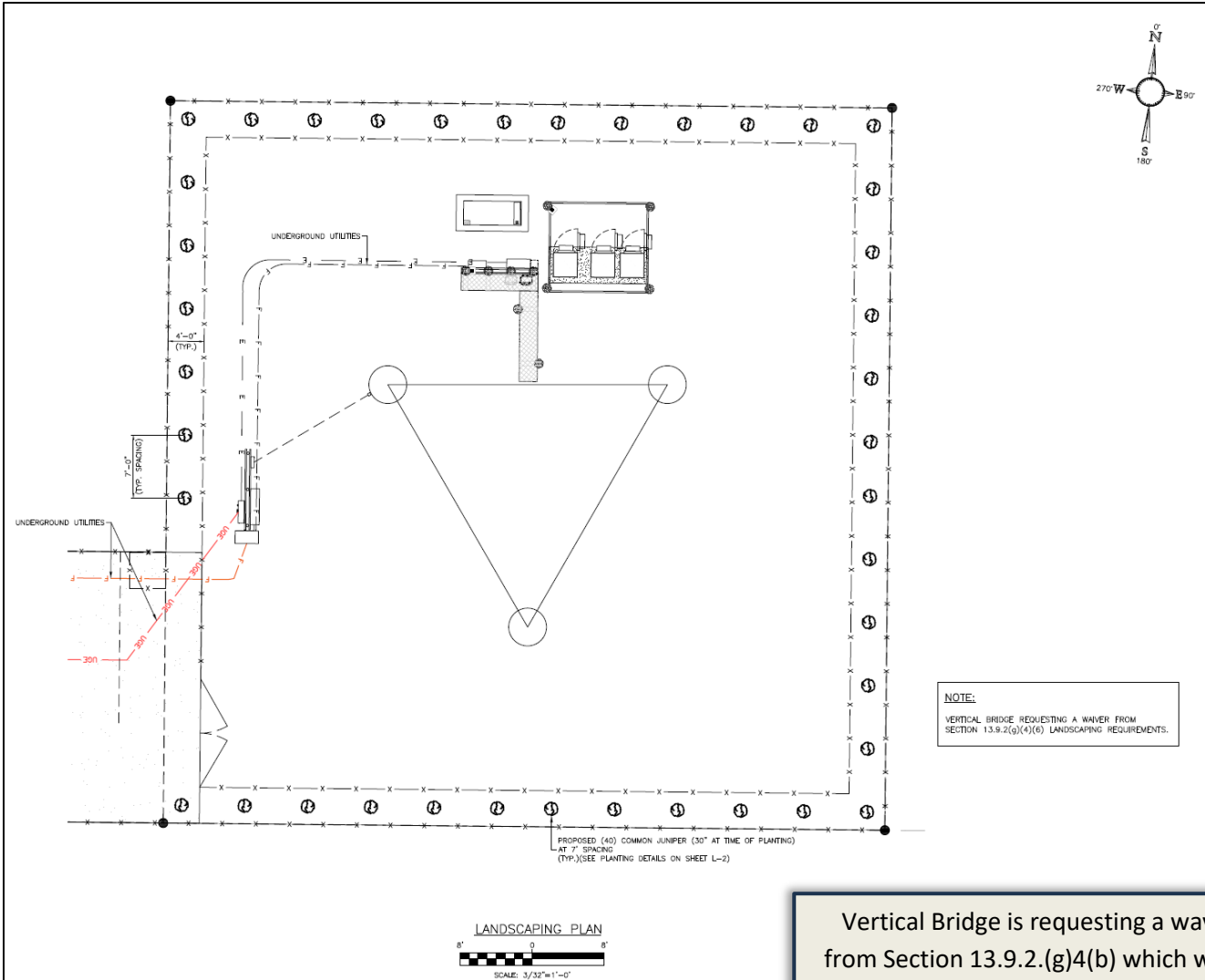
SWCA identified no wetlands within the survey area during the field investigation conducted on December 23, 2024. SWCA identified one ephemeral waterbody, SA001, measuring approximately 138.70 feet within the survey area.

The findings presented in this report are restricted to and based on SWCA's professional opinion. It is important to note that the final authority in determining the absence/presence of jurisdictional waters of the United States and the extent of their boundaries rests within the USACE and/or the U.S. Environmental Protection Agency.



The jurisdictional determination of the existing water body on the property must be provided by a wetland professional for the Natural Resource Planner to review. Alternatively, either a second wetland delineation or Jurisdictional Determination from the U.S. Army Corps of Engineers (USACE) will need to be submitted before the CSP approval letter can be issued. This will be a condition upon approval.

# Landscape Plan



Vertical Bridge is requesting a waiver from Section 13.9.2.(g)4(b) which would eliminate a landscaped strip of at least 4-feet wide outside the perimeter of the compound, as the visual impact of the tower would be minimal.



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. CSP25-24  
Travelers Food Mart  
Commission Site Plan (CSP) Approval  
October 2, 2025

### Subject Property Information

Planning District:	22
General Location:	Located south of US Highway 98 and east of County Road 95 in the Elberta community
Physical Address:	27895 State Highway 181
Parcel ID:	05-53-07-26-0-000-004.010
PIN:	398365
Zoning:	B-3, General Business District
Proposed Use:	Auto Convenience Market
Acreage:	3.00+/- acres
Total # Parcels requested:	N/A
Applicant:	Jon Archer, II PO Box 1178 Fairhope, AL 36533
Owner:	Kanha Developers, LLC 4088 Craigend Loop Gulf Shores, AL 36542
Lead Staff:	Cory Rhodes, Planner
Attachments:	<i>Within Report</i>

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-2, Neighborhood Business
South	Agricultural	RA, Rural Agricultural
East	Vacant	RA, Rural Agricultural
West	Commercial	B-3, General Business

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 4,905 SF auto convenience store. The subject property encompasses +/- 3.00 total acres and zoned as B-3, General Business District. The adjacent parcels are designated primarily for agricultural and commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.



## Agency Comments

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

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

ALDOT, Jason Shaw & Chase Chitwood: Staff reached out 8/11/2025 but received no comments.

## Staff Analysis and Findings

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

The proposed Site Plan for the auto convenience market conforms to the requirements of the Zoning Ordinance. The future land use of the property displays moderate development potential, which includes Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community. A Neighborhood Center activity node can be found at the intersection of US Highway 98 and County Road 95, which supports the proposed use of the property.

US Highway 98 is a Principal Arterial, which serve major centers of metropolitan areas, provide a high degree of mobility, and can also provide mobility through rural areas. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 3.00 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a for a 4,905 SF auto convenience store. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

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

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

### Property Images



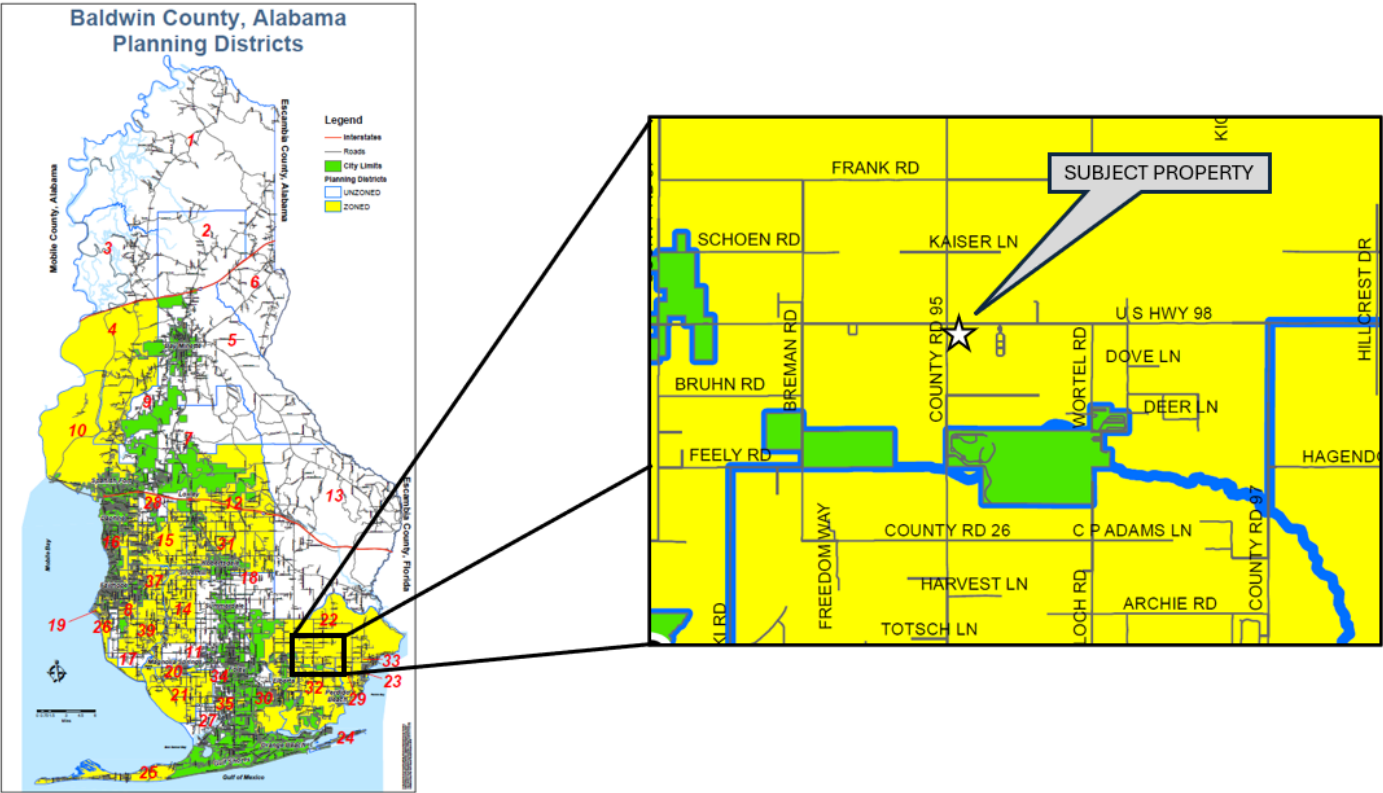




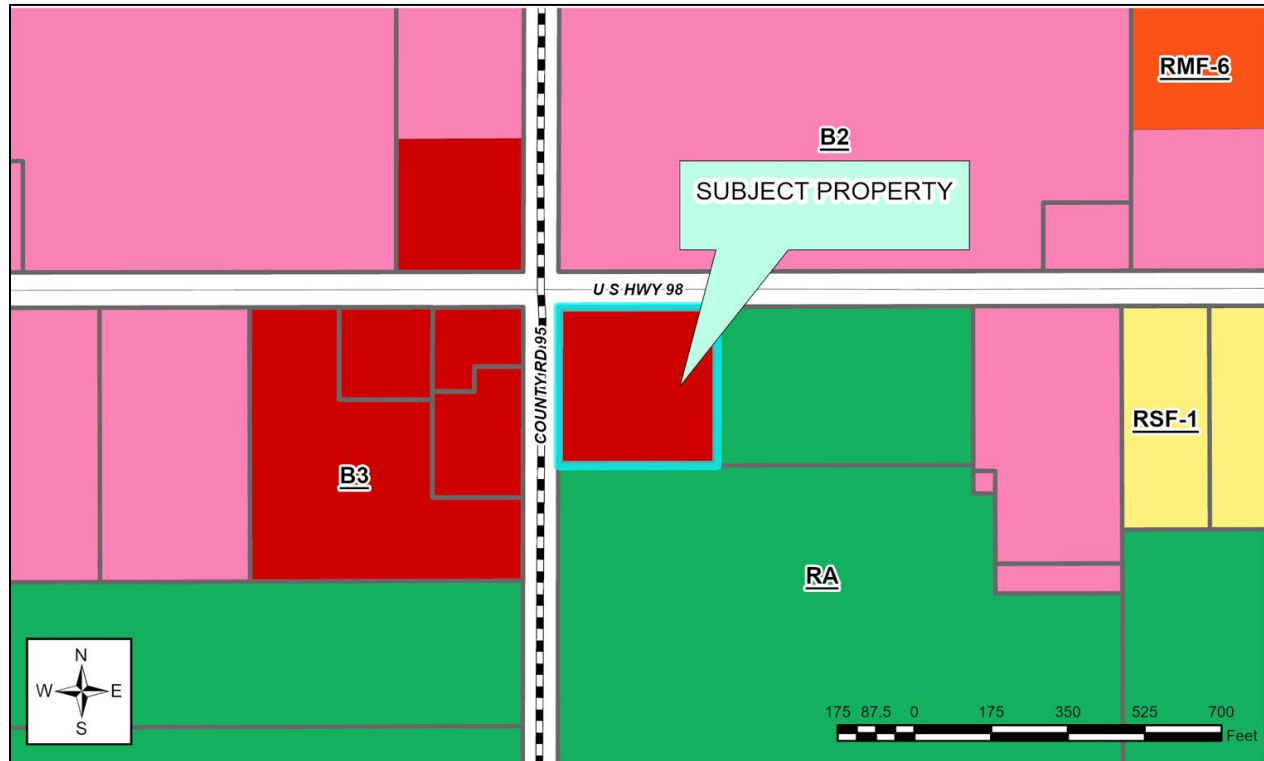




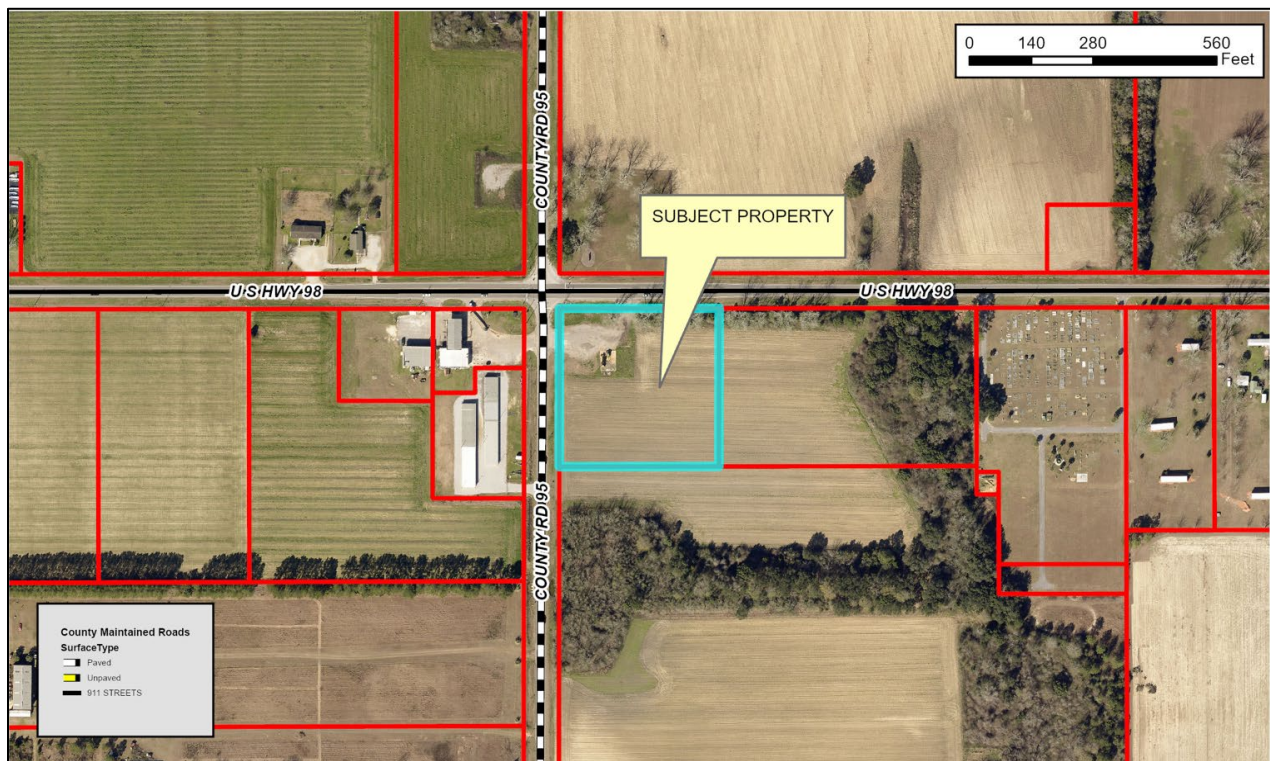
County Planning Map



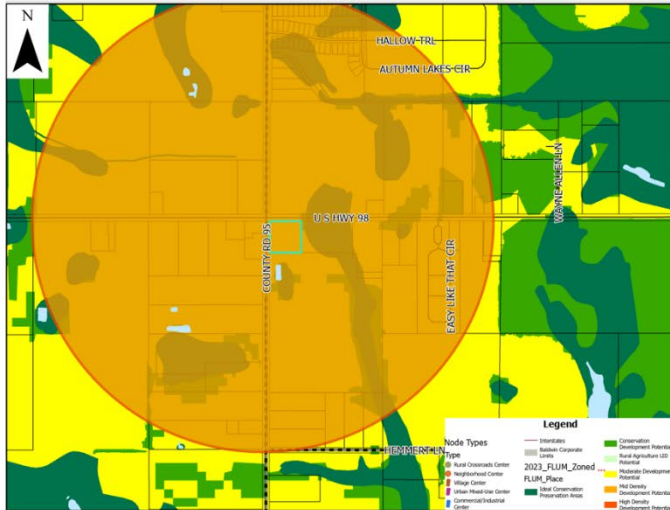
## Locator Map



## Site Map



## Future Land Use Map (FLUM)



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

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

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

### CONNECTIVITY NETWORK

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

## NEIGHBORHOOD CENTER

### PRIMARY LAND USES

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

### RELATED ZONING DISTRICTS

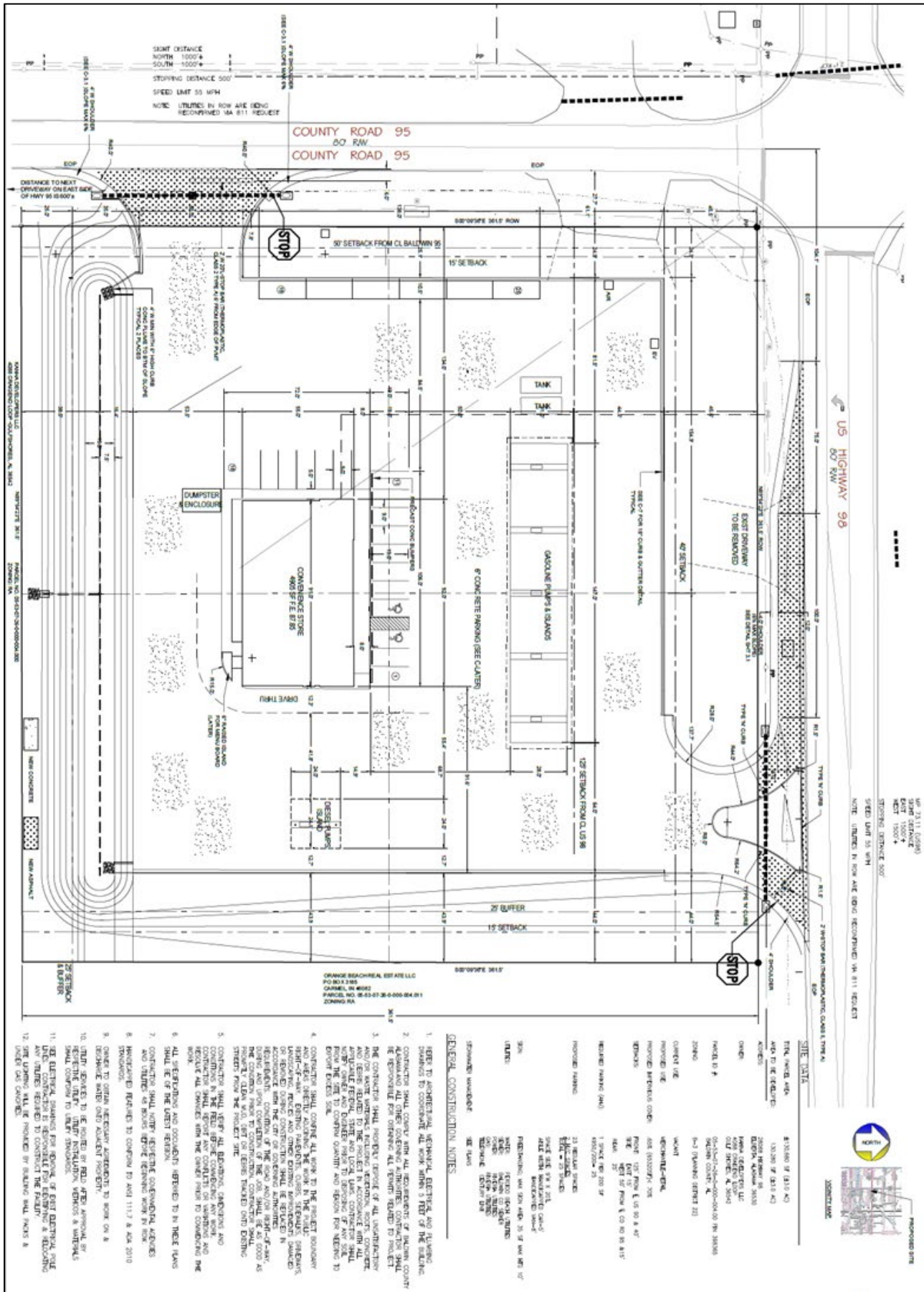
- B-2 Neighborhood Business District

### CONNECTIVITY NETWORK

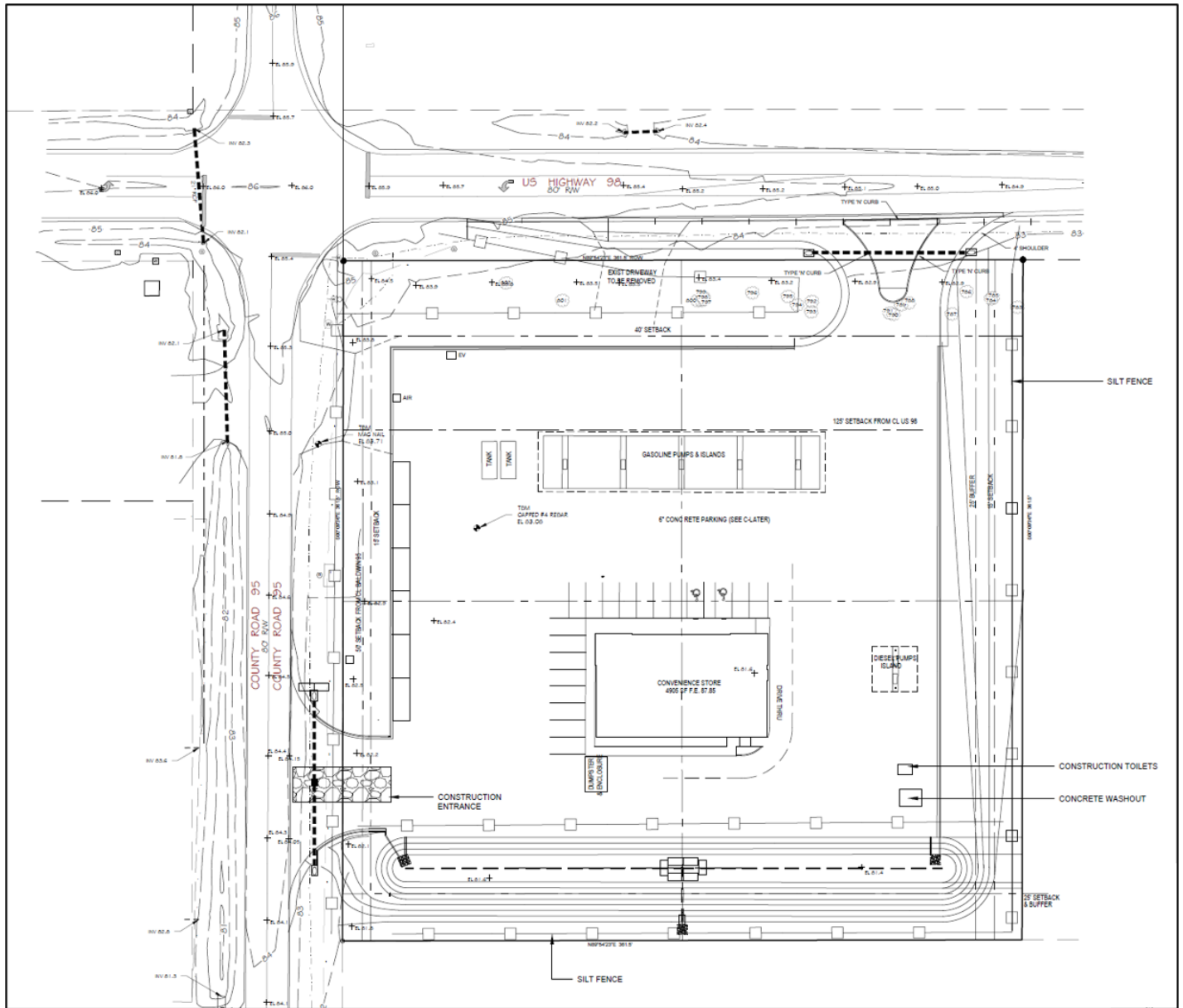
- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access



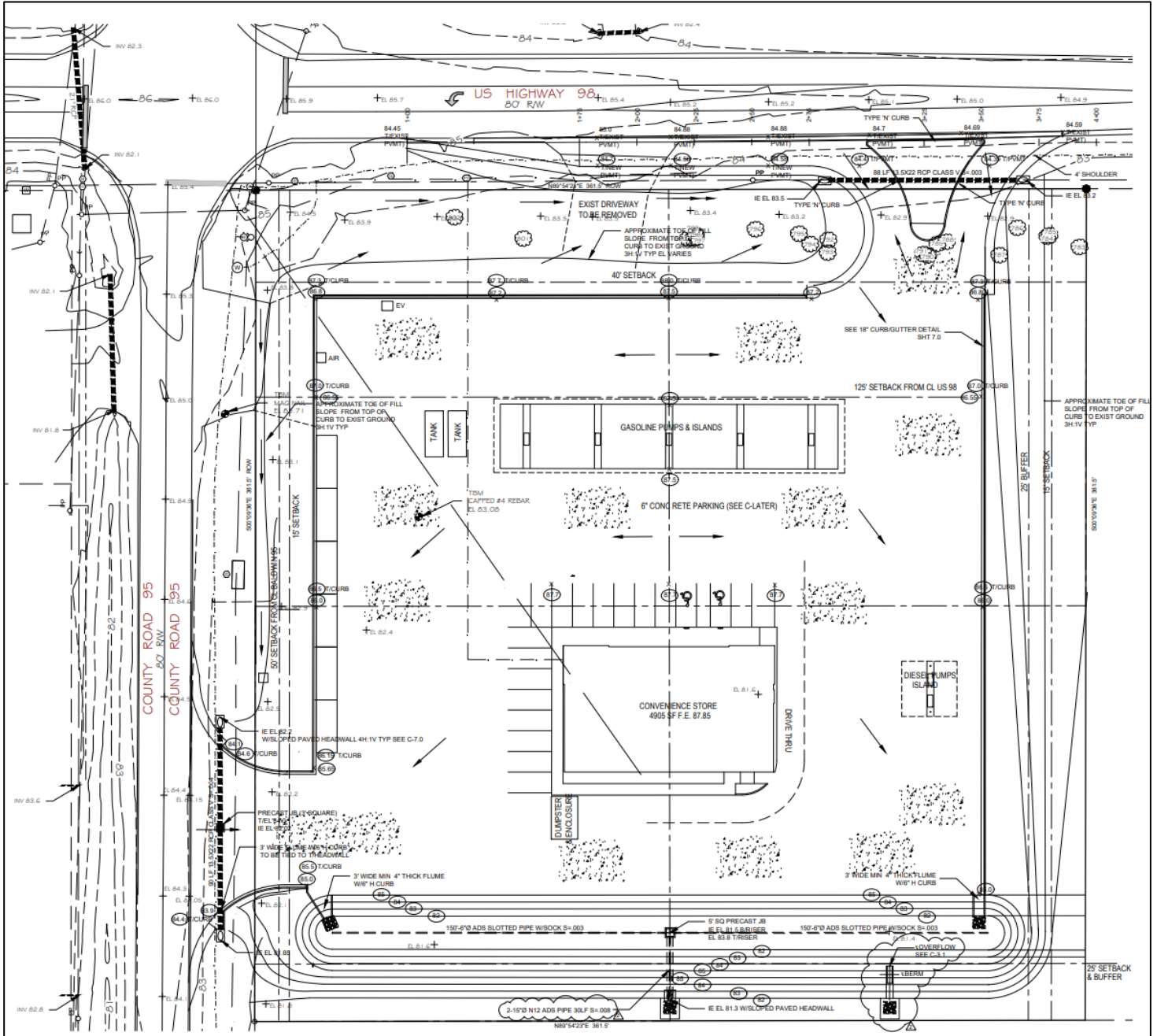
# Site Plan



# Erosion Control Plan

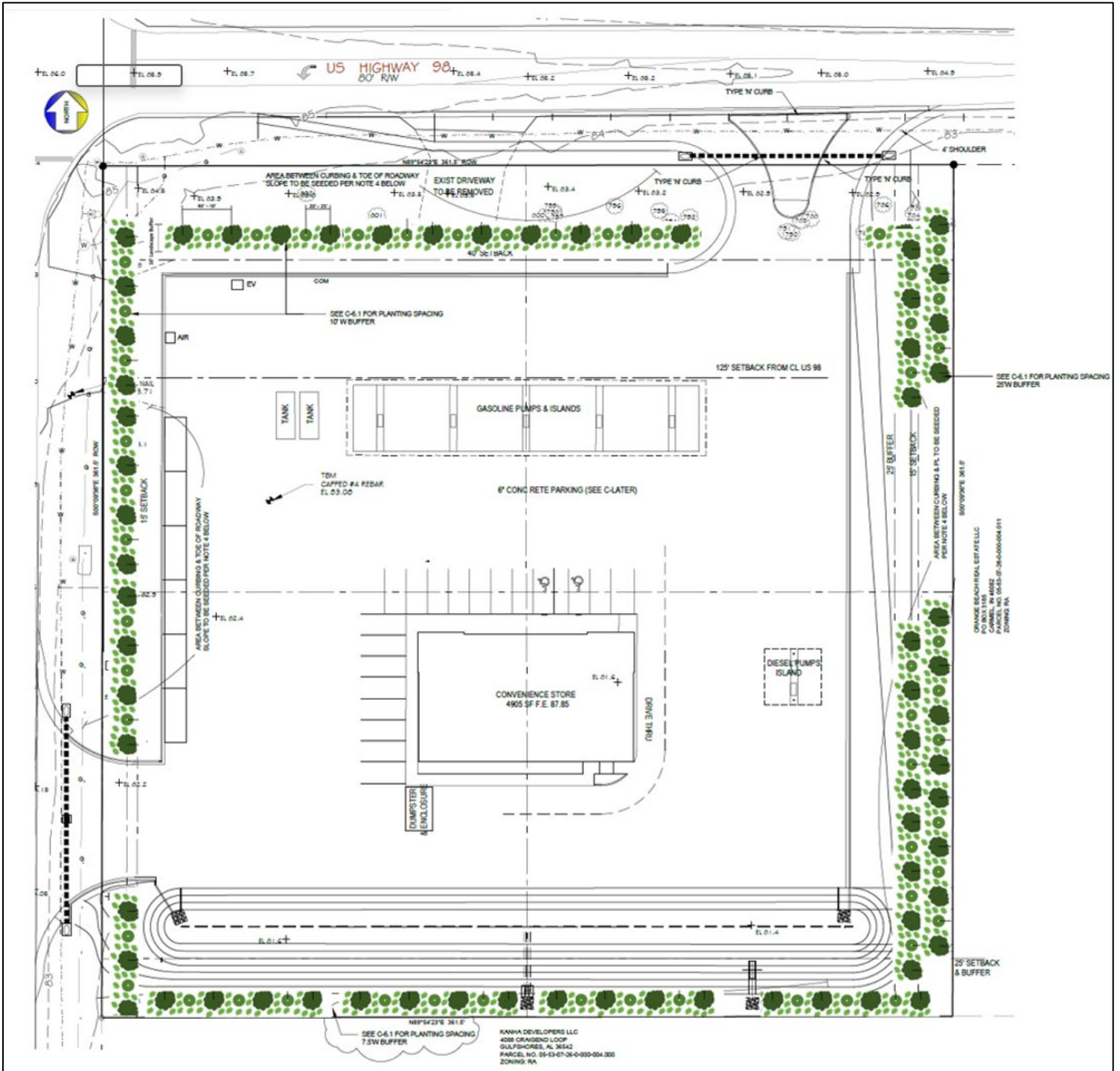


# Grading Plan





## Landscape Plan

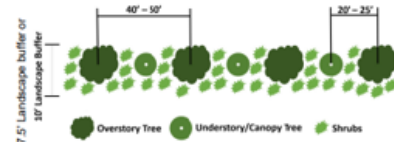


## LANDSCAPE TABLE

QUANTITY	LOCATION	TYPE	DESCRIPTION	HEIGHT	DIAMETER	SPACING
12	10' W BUFFER- NORTH & SOUTH PL	OVERSTORY	OWNER TO SELECT PER LIST BELOW	8'-0"	2"	40'-50' MAX
12	10' W BUFFER- NORTH & SOUTH PL	UNDERSTORY	OWNER TO SELECT PER LIST BELOW	4'-0"	1"	40'-50' MAX
600	10' W BUFFER- NORTH & SOUTH PL	SHRUB	OWNER TO SELECT PER LIST BELOW	2'-0"		3' OC
16	25' W BUFFER- EAST PL	OVERSTORY	OWNERTO SELECT PER LIST BELOW	8'-0"	2"	40'-50' MAX
16	25' W BUFFER- EAST PL	UNDERSTORY	OWNER TO SELECT PER LIST BELOW	4'-0"	1"	40'-50' MAX
960	25' W BUFFER- EAST PL	SHRUB	OWNER TO SELECT PER LIST BELOW	2'-0"		3' OC

### LANDSCAPING REQUIREMENTS

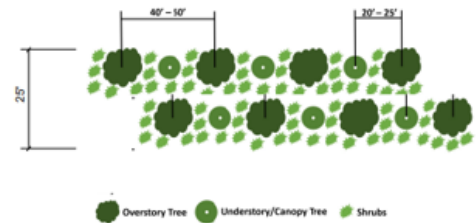
1. ABUTTING US 98 & CO RD 95: 10' WIDE MIXTURE OF TREES SHRUBS GRASS
2. SIDE: 5' WIDE MIXTURE OF TREES SHRUBS GRASS
3. ALL EXPOSED/DISTURBED SOILS IN COUNTY ROW SHALL BE SODDED.
4. 25' W BUFFER EAST PROPERTY LINE
5. 7.5' WIDE BUFFER SOUTH PROPERTY LINE



**PLANTING DETAIL-10' & 7.5' WIDE BUFFER**

### LANDSCAPING NOTES:

1. SEE TREE INVENTORY C-6.0 AND LIST OF THOSE TO BE REMOVED.
2. OVERSTORY TREES TO BE: OAK (EXCLUDING WATER & SCRUB), HICKORY, SYCAMORE, YELLOW POPULAR, SWEET GUM, MAGNOLIA, AND CYPRESS (8' TALL 2"Ø)  
  
UNDERSTORY TREES: DOGWOOD, CREPE MYRTLES, BRADFORD PEAR, RED BUD (4' TALL 1"Ø)  
  
SHRUBS: YAUPON HOLLY, WAX MYRTLE, COMMON JUNIPER, WILD HYDRANGEA  
ALA AZEALEA, SAW PALMETTO (24" TALL)
3. SOD TO BE INSTALLED AROUND BLDG AS SHOWN. OTHER CUT AND FILL SLOPES TO BE GRASSED IN ACCORDANCE WITH ALA DEPT OF TRANSPORTATION SPEC SECTION 652 & 860 IF NOT SHOWN TO BE SODED. ALL EXPOSED/DISTURBED SOILS IN COUNTY ROW TO BE SODED.



**PLANTING DETAIL-25' WIDE BUFFER**

Applicant received a variance (ZVA25-45)  
to reduce the southern landscape buffer  
width from 25' to 7.5'



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. CSP25-27**  
**Port City Glass Addition**  
**Commission Site Plan (CSP) Approval**  
**October 2, 2025**

### Subject Property Information

**Planning District:** 15  
**General Location:** The subject property is located east of Austin road and south of County Road 64.  
**Physical Address:** 10580 Co Rd 64, Daphne, AL 36526  
**Parcel ID:** 05-43-06-23-0-000-005.000  
**PIN:** 25338  
**Zoning:** B-3, General Business District  
**Proposed Use:** Port City Glass Facility – Additional 50' x 100' covered area  
**Acreage:** 2.85 +/- acres  
**Total # Parcels requested:** N/A  
**Applicant:** SCC Group – David Martin  
PO Box 1311  
Point Clear, AL 36564  
**Owner:** Ronnie Hinote  
30451 Laurel Ct  
Daphne, AL 36526  
**Lead Staff:** Calla Mckenzie, Planning Technician II  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential and Agricultural	RA, Rural Agricultural
South	Vacant	RSF-E, Residential Single-Family Estate
East	Residential and Agricultural	RSF-E, Residential Single-Family Estate
West	Commercial	B-3, General Business

### Summary

The applicant is requesting Commission Site Plan (CSP) approval for an additional 50' x 100' covered area to be added to the previously approved Port City Glass Facility (CSP24-30). The subject property encompasses +/- 2.85 total acres and zoned as B-3, General Business District. The adjacent parcels are designated for commercial, agricultural and residential purposes. The request meets the requirement of the Baldwin County Zoning Ordinance.



## Agency Comments

**No agency comments received for proposed addition.**

**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.

## 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 50' x 100' covered porch addition to the Port City Glass Facility conforms to the requirements of the Zoning Ordinance. The future land use of the property indicates a future land use potential of High-Density Development. High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. The property was approved for a commercial business, Port City Glass, which is still under construction and this proposed addition should not have an adverse affect on the use or surrounding uses. There are also adjacent commercial properties. Therefore, it can be concluded that this proposal complies with the Master Plan.

County Road 64 is a Minor Arterial, 98 is a Principal Arterial, which serves as a link between principal arterials and collector roads. Austin Road is a Major collector, which connects local roads and streets with arterials, balancing mobility with land access. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 2.85 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval an additional 50' x 100' covered area to be added to the previously approved Port City Glass Facility (CSP24-30). Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.

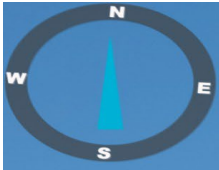
- a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

### Property Images





Property Images (continued)

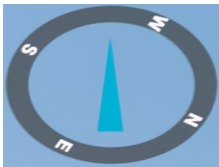


Property to The North  
PIN: 27232



Sep 19, 2025 11:43:56 AM  
30°36'13.51026"N 87°50'30.61352"W  
357° N

Baldwin County Code Enforcement



Adjoining Property to The  
West  
PIN: 200403



Sep 19, 2025 11:45:34 AM  
30°36'13.12862"N 87°50'31.88623"W  
233° SW

Baldwin County Code Enforcement

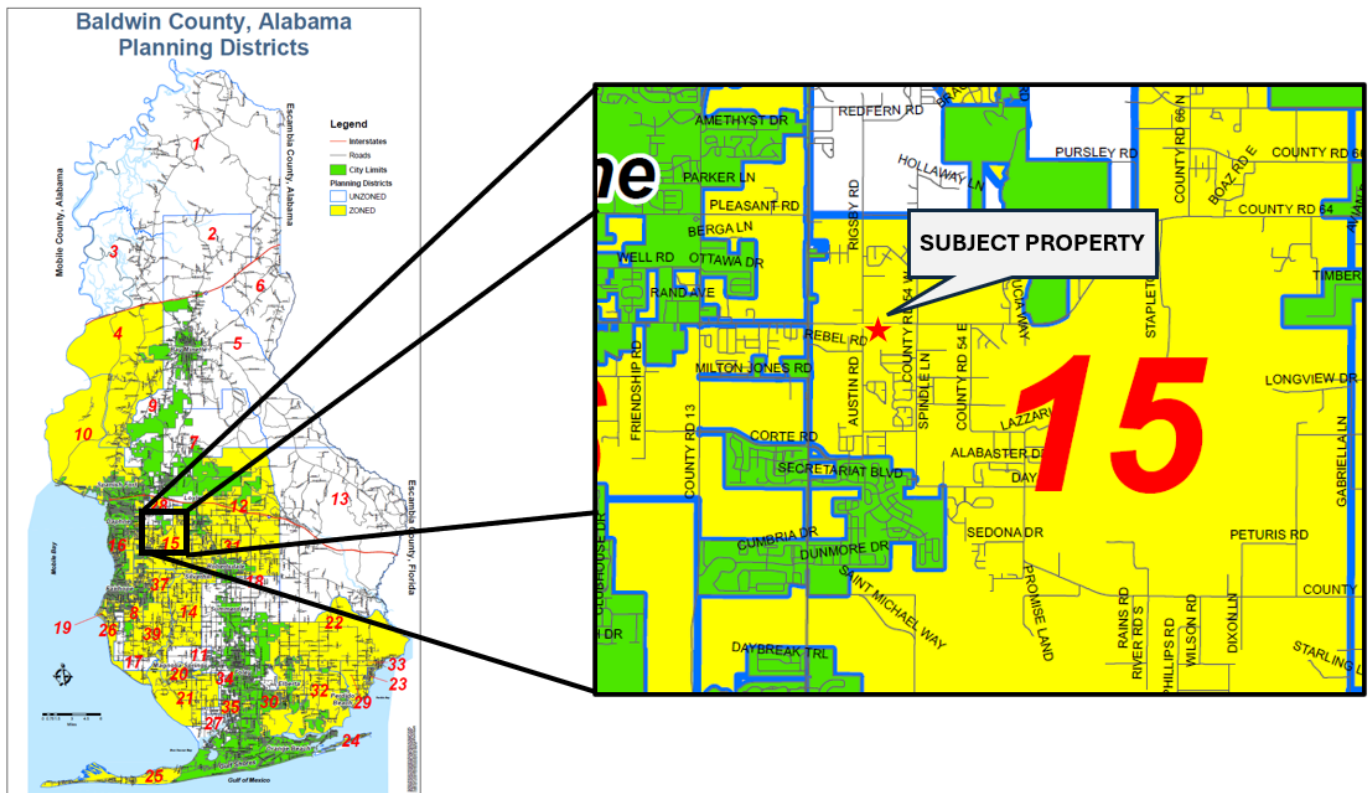


Property Images (continued)

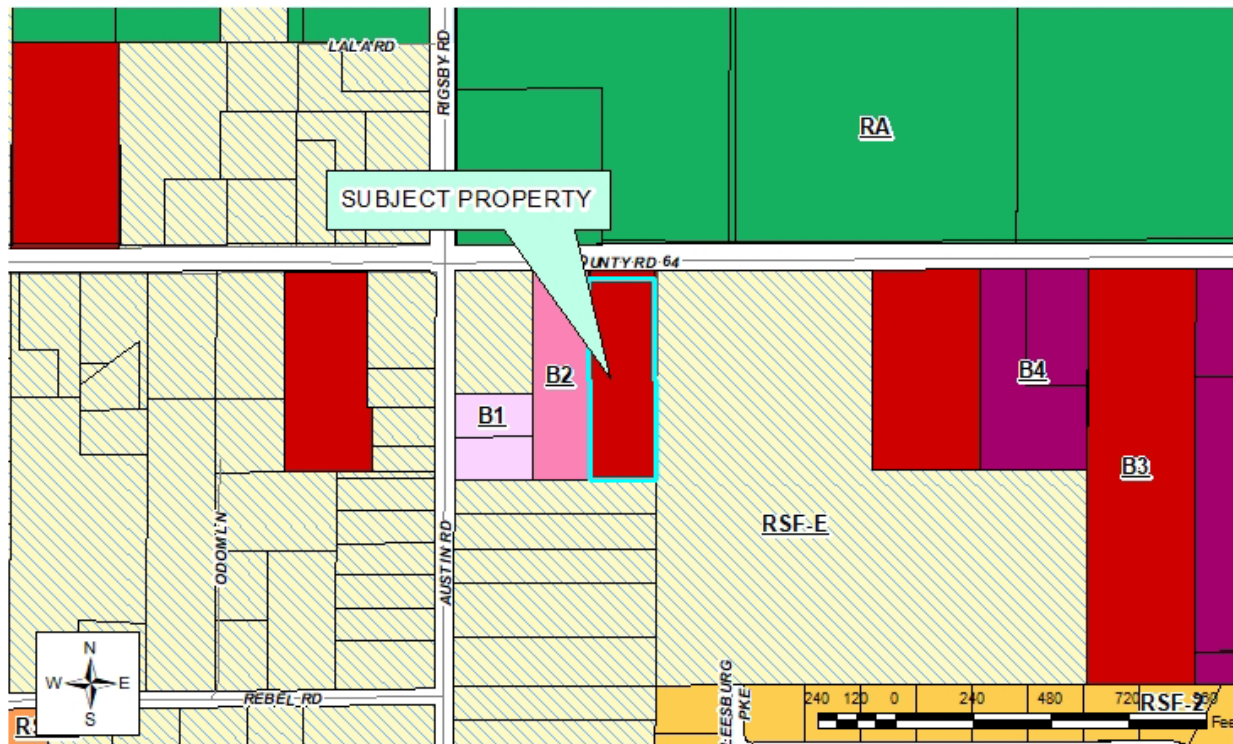




## County Planning Map

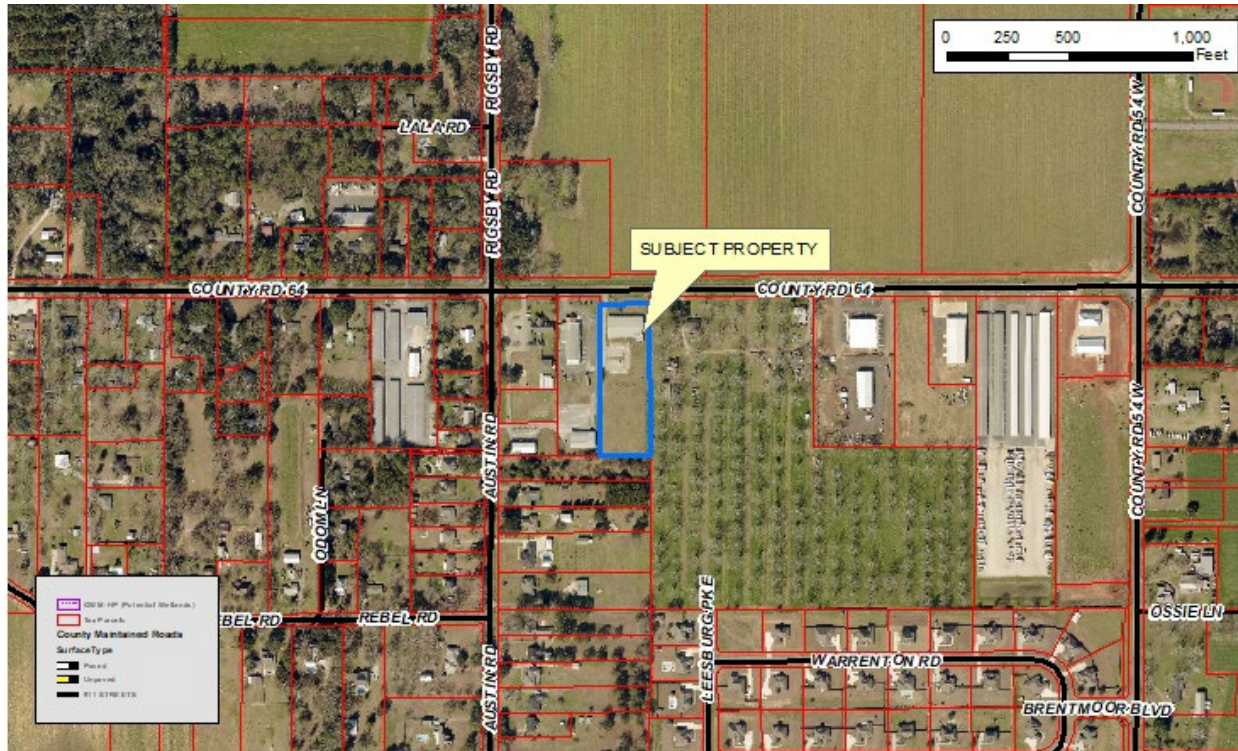


## Locator Map

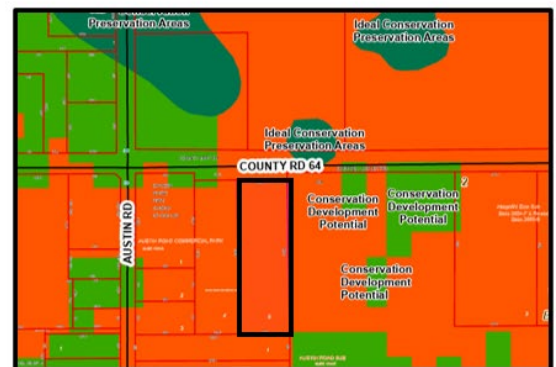
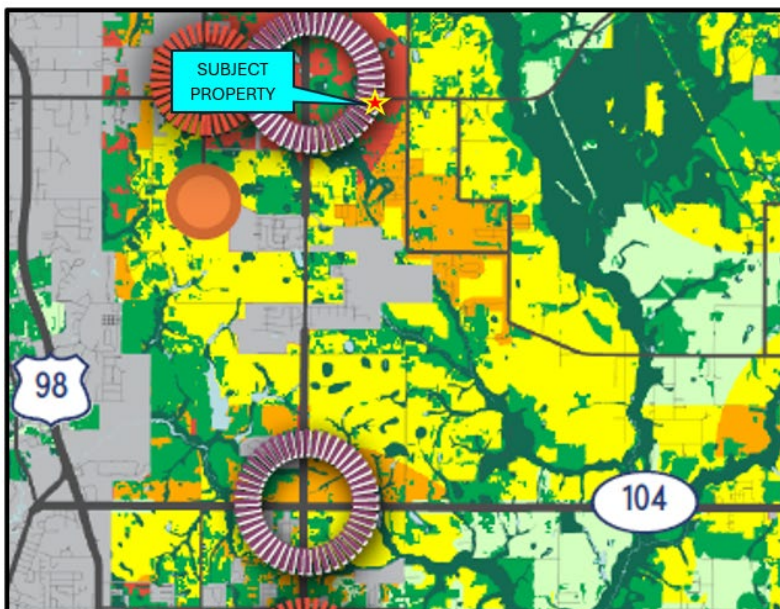




## Site Map



## FLUM



### LEGEND

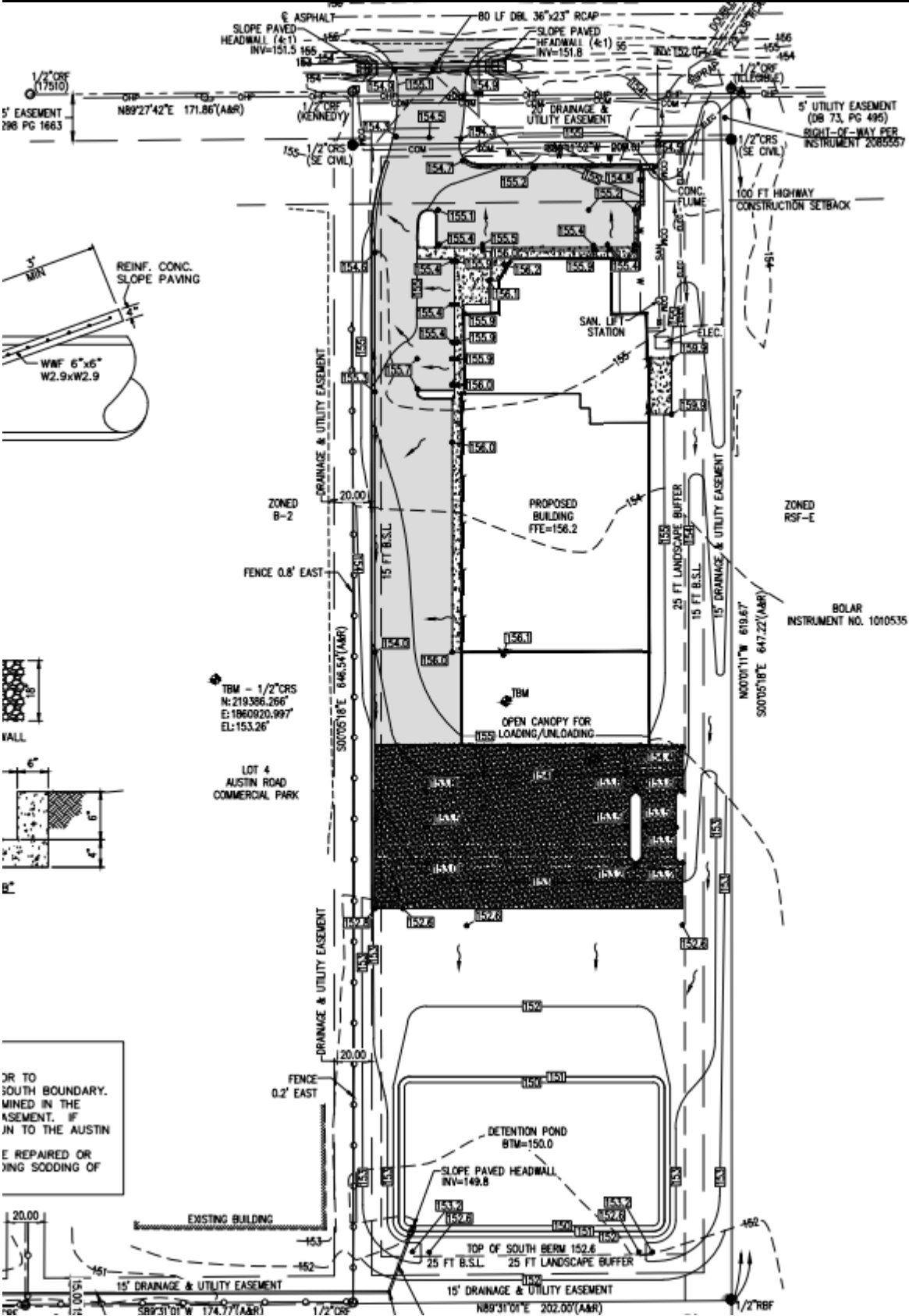
PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	







## Grading and Drainage Plan









# BALDWIN COUNTY, ALABAMA

## *Planning and Zoning Department*

### NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION NOVEMBER 6, 2025, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

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

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

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

