



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-03 & PUD25-02

Binger Storage

Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval

July 10, 2025

Subject Property Information

Planning District: 30
General Location: The subject property is located south and west of Roscoe Road in the Orange Beach community
Physical Address: 7211 Roscoe Road, Gulf Shores, AL 36542
Parcel ID: 05-61-06-23-0-000-021.001
PIN: 262975
Zoning: B-3, General Business District
Proposed Use: A 4-unit storage facility
Acreage: 1.41 +/- acres
Total # Parcels requested: N/A
Applicant: Chris Lieb, P.E., Lieb Engineering Company
1290 Main Street
Daphne, AL 36526
Owner: Binger Properties, LLC
PO Box 66
Orange Beach, AL 36561
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-3, General Business
South	Vacant	B-3, General Business
East	Vacant	RSF-2, Residential Single-Family
West	Residential	RA, Rural Agricultural

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for a 4-unit storage facility, totaling approximately 5,760 square feet. The subject property encompasses +/- 1.41 total acres and zoned as B-3, General Business District. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

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

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

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

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

Staff Analysis and Findings

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

The proposed Site Plan for the 4-unit storage facility conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Ideal Conservation/Preservation Development Potential, which includes land that is undeveloped or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. The development pattern of the area is primarily commercial, with businesses located approximately 0.3 miles south of the subject property, supporting the current zoning and proposed use of the subject property. Therefore, it can be concluded that the proposed storage facility complies with the Master Plan.

Roscoe Road is a Local Road, which serve primarily to provide access to adjacent land. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

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

building height, may be approved by the County Commission and shall be shown on the approved Final Site Plan.

The proposed 4-unit storage facility is to be known as Binger Storage. Each storage unit within the building will be approximately 1,440 square feet. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variances include a reduction in the minimum lot acreage for a PUD, an elimination of a portion of landscaping for the location of a detention pond, a reduction in the maintenance width requirement around the proposed detention pond, and an elimination of the useable open space requirement. There are approximately 0.59 acres of delineated wetlands on the subject property. Approval from the U.S. Army Corp of Engineers (USACE) to fill approximately 0.25 acres of wetlands on the property for access to the storage building has been granted.

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

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 1.41 acres and is zoned for commercial use. The applicant has requested Commission Site Plan (CSP) approval as well as a Planned Unit Development (PUD) for a 4-unit storage facility. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Approval of SV25-12
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
7. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.

8. Submit construction plans (CPR permit) for review. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
9. Record final site plan once the Subdivision Permit has been issued.
10. Approval of the final site plan/PUD is granted for **two years**, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.

Property Images





Subject Property
PIN: 262975



Jun 24, 2025 9:55:44 AM
30°19'44.72267"N 87°38'43.09386"W
271° W
Baldwin County Code Enforcement



Adjoining Property
to The North
PIN: 262977

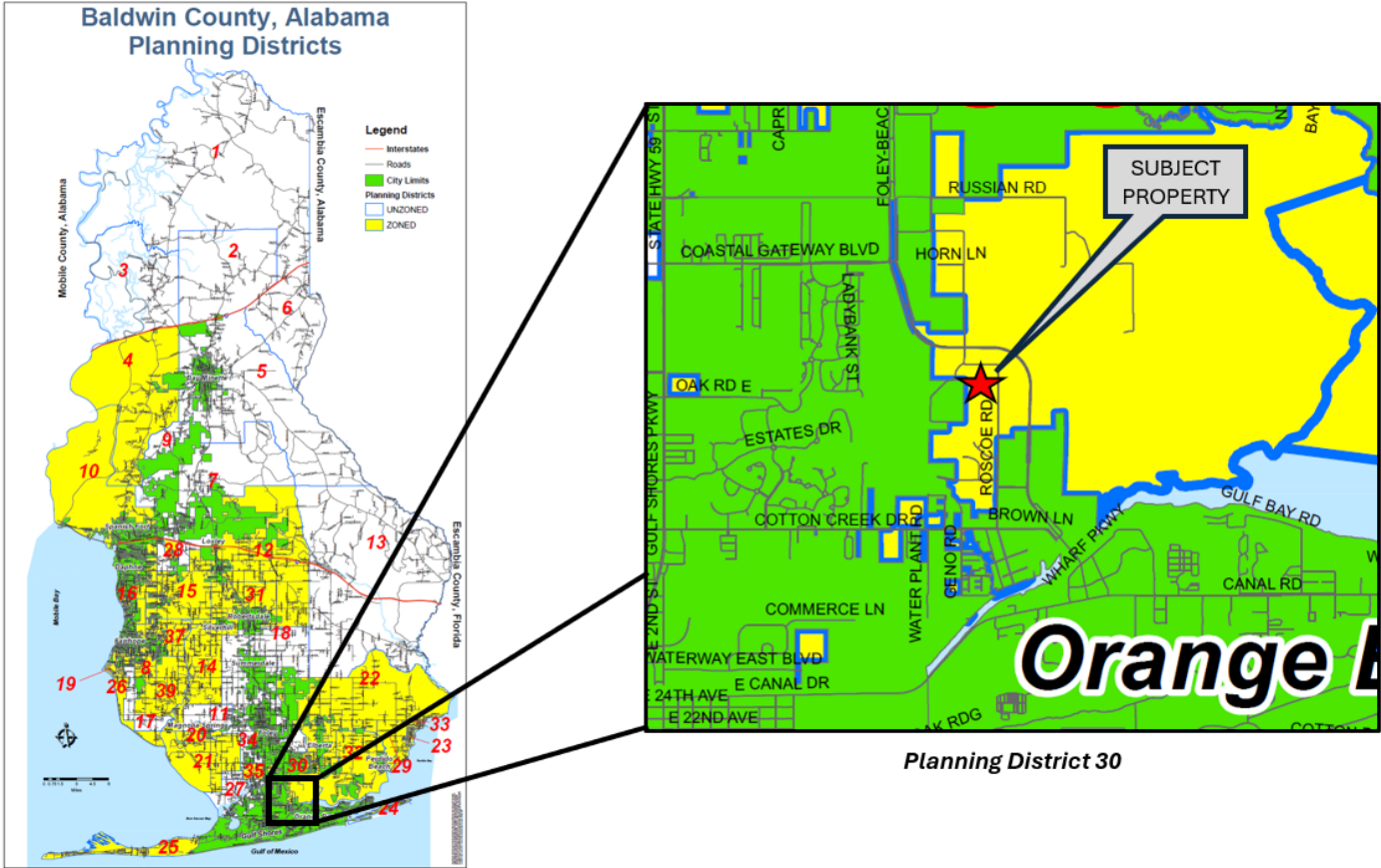


Jun 24, 2025 9:59:25 AM
30°19'45.83921"N 87°38'42.92509"W
261° W
Baldwin County Code Enforcement





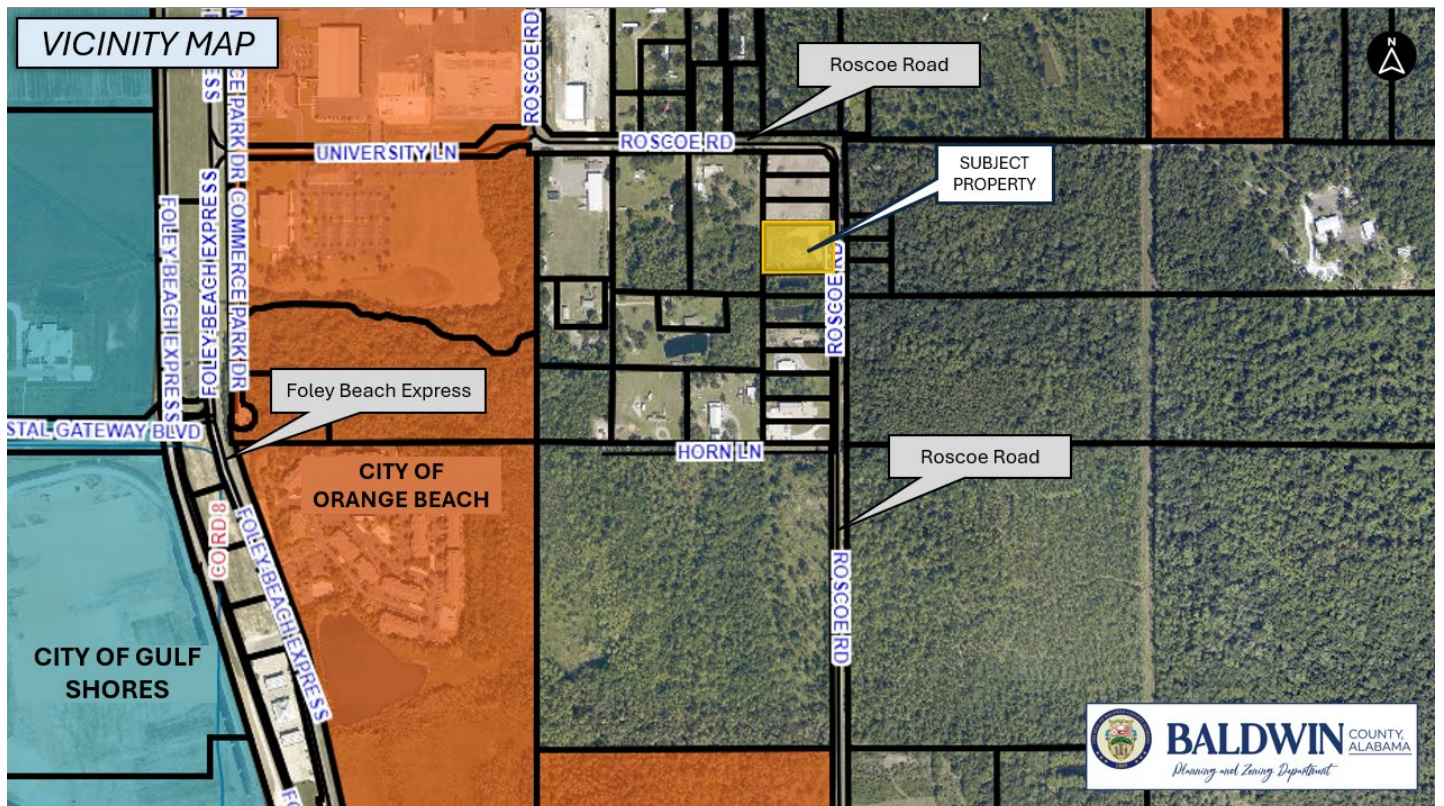
County Planning Map



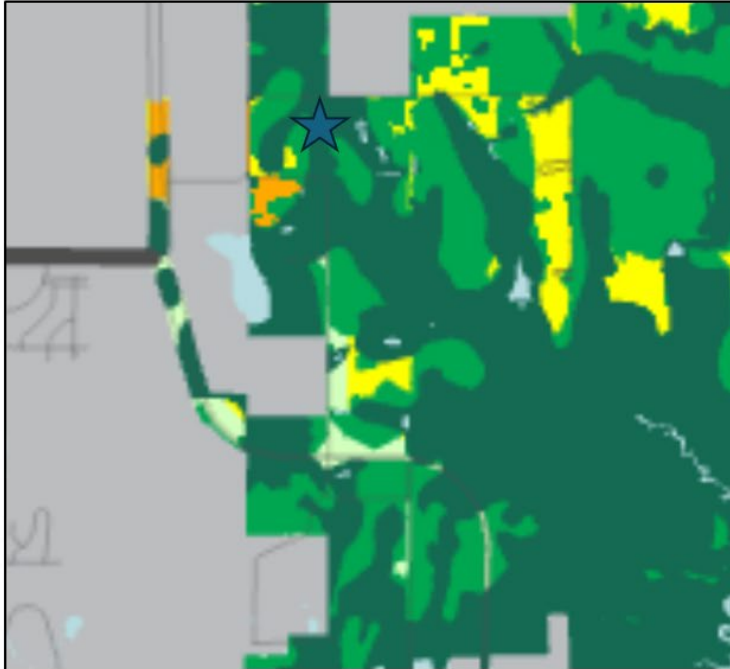
Locator Map



Site Map



FLUM



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

PLACE TYPES

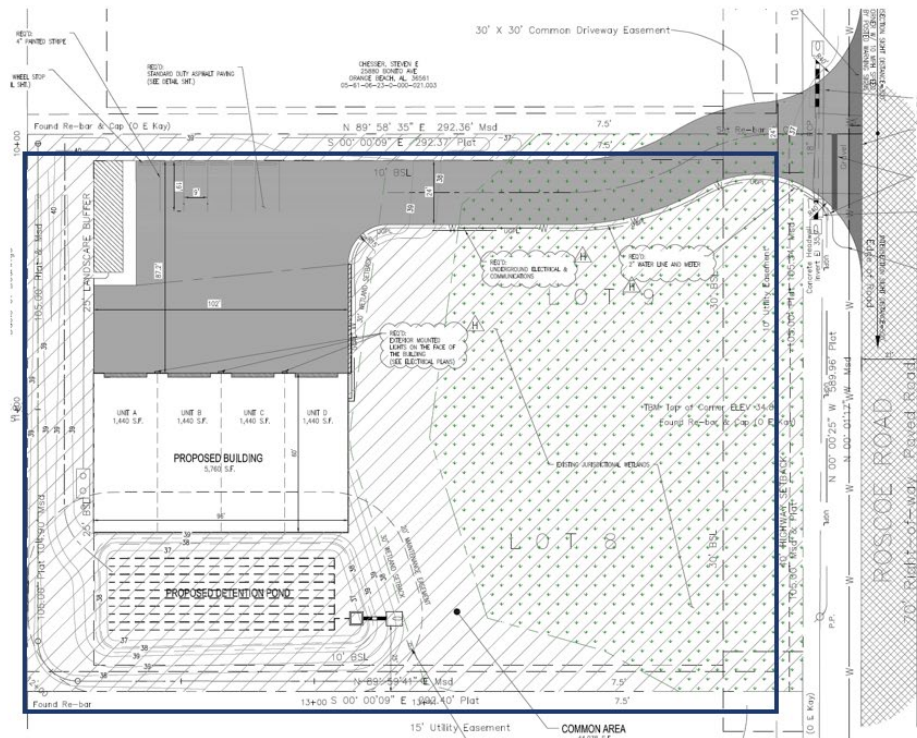
- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

Site Plan

ENLARGED SITE MAP

SITE PLAN DATA:	
OWNER OF RECORD:	BINDER PROPERTIES LLC
PO BOX 86	ORANGE BEACH, AL 36561
TOTAL ACRES: PPM# 282975	1.41 AC.
USE:	OFFICE WAREHOUSE
IMPERVIOUS AREA:	18,500 S.F.
BUILDING AREA:	5,780 S.F.
EACH UNIT AREA:	1,440 S.F.
WETLAND AREA:	0.59 AC.
ZONING:	B3
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	10'
COMMON AREA:	44,038 S.F.
USABLE OPEN SPACE:	11,778 S.F.
ORIENTATION AREA:	3,778 S.F.
PARKING REQUIRED:	6
PARKING PROPOSED:	6

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	COUNTRY ROW ASPHALT PAVING
	EXISTING ASPHALT PAVING
	COMMON AREA



Erosion Control Plan

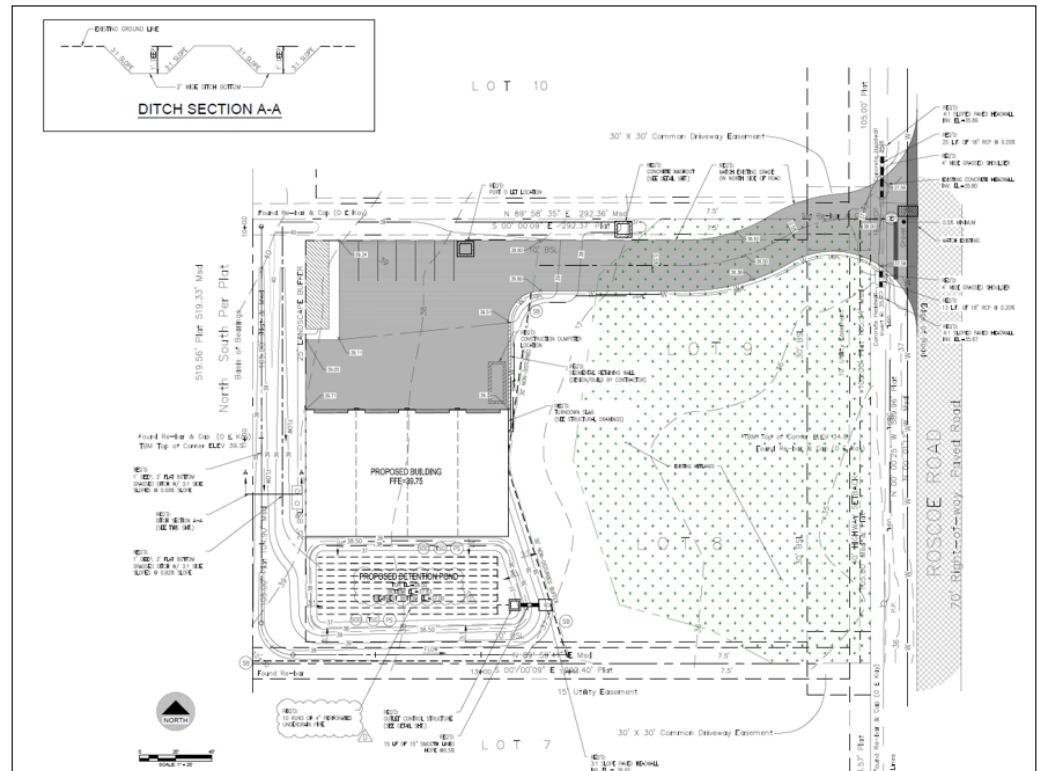
GRADING, DRAINAGE, AND EROSION CONTROL

LEGEND

	STANDARD DUTY ASPHALT PAVING
	COUNTY ROW ASPHALT PAVING
	EXISTING ASPHALT PAVING

EROSION & SEDIMENT CONTROL LEGEND:

	SILT FENCE, TYPE 1A		EROSION CONTROL BLANKET
	CONSTRUCTION EXIT PAD		EROSION CONTROL BLANKET
	EROSION CONTROL BLANKET		EROSION CONTROL BLANKET

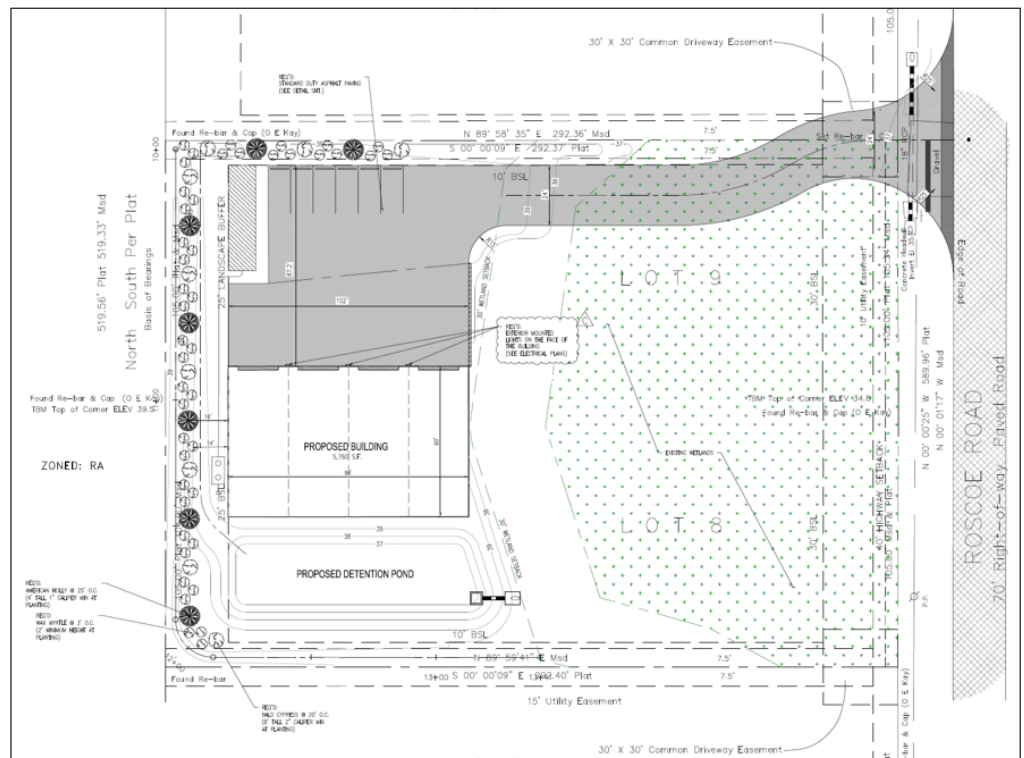


Landscape Plan

LANDSCAPE PLANS

LEGEND

	STANDARD DUTY ASPHALT PAVING
	EXISTING ASPHALT PAVING
	AMERICAN HOLLY
	BALD CYPRESS
	WAX MYRTLE





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-12

Binger Storage Variance Request

Variance from Subdivision Regulations, Section 5.2.4(b), Section 6.1.2(a)2, Section 6.1.3(c)1(ii), and Section 9.3.2(a)

July 10, 2025

Subject Property Information

Planning District: 30
General Location: Located on the south and west sides of Roscoe Road in the Gulf Shores area
Physical Address: 7211 Roscoe Road, Gulf Shores, AL 36542
Parcel Numbers: 05-61-06-23-0-000-021.001
PIN: 262975
Zoning: B-3, General Business District
Total Property: 1.41+/- acres
Total # Parcels requested: N/A
Applicant: Chris Lieb, Lieb Engineering Company
1290 Main Street
Daphne, AL 36526
Owner: Binger Properties, LLC
PO Box 66
Orange Beach, AL 36561
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

SUMMARY

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

1. Maintenance easement width around the northern perimeter of the detention pond (Section 5.2.4(b));
2. Useable open space requirement of 20% (Section 6.1.2(a)2);
3. Stormwater detention pond located in a required landscape buffer (Section 6.2.3(c)1(ii); and
4. Minimum lot size requirement of 3 acres (Section 9.3.2(a))

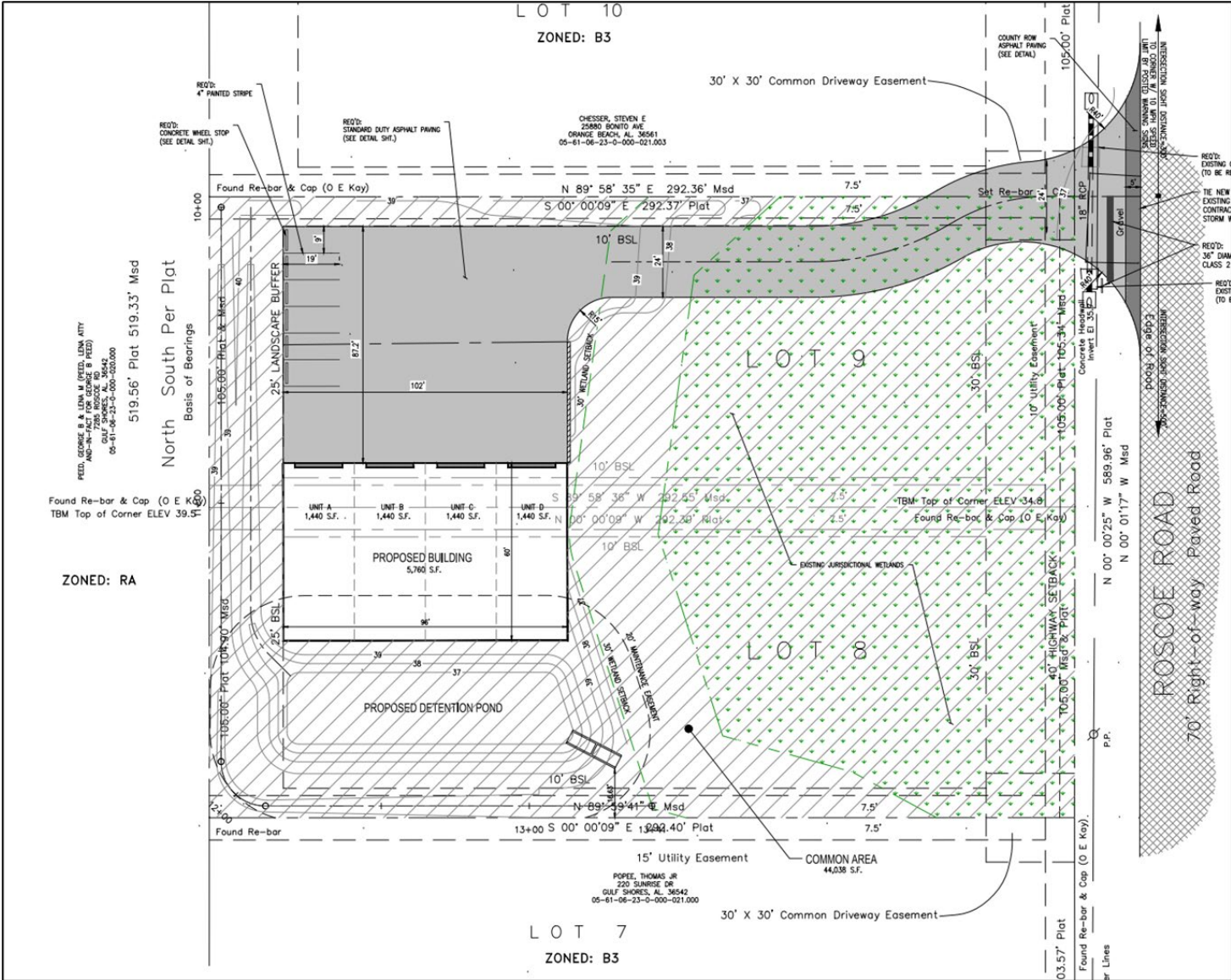
The maintenance easement width along the northern end of the detention pond is being encroached by the building by approximately 15'. A reduction in the width requirements of this easement would still allow maintenance to occur behind the proposed building location. Secondly, the useable open space requirement is not common with mini-storage facilities, which is further hindered by the jurisdictional wetlands encompassing much of the property. Similarly, as a result of the jurisdictional wetlands on the property, the location of the proposed bioswale will need to encroach into the required 30' landscape buffer along the western property line. Finally, while double the size of the adjacent lots as a result of a lot line movement,

Recorded Plat



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

Supporting Documentation – Site Plan



Subdivision Requirements

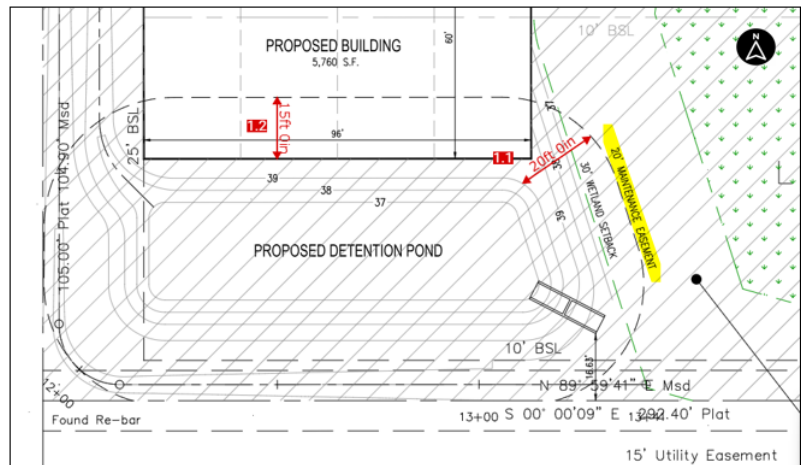
Section 5.2.4(b)

5.2.4 Maintenance of Waterbodies, Watercourses, and Impoundments

- (b) Dams or impoundments including impoundment embankments and the entire spillway and outlet structure, **along with access at least 20 feet in width around the perimeter of the embankment and outlet structure**, shall be retained in a common area. Maintenance of such structures shall be the responsibility of the Developer or Property Owners Association. Under no circumstances shall Baldwin County assume such maintenance responsibility. A note to that effect shall be added to the Plat or Site Plan.

Including detention and retention ponds

The proposed building encroaches approximately **15 feet** into the required 20-foot maintenance easement for the proposed detention pond. A reduction of the maintenance easement **along the north side** is requested.

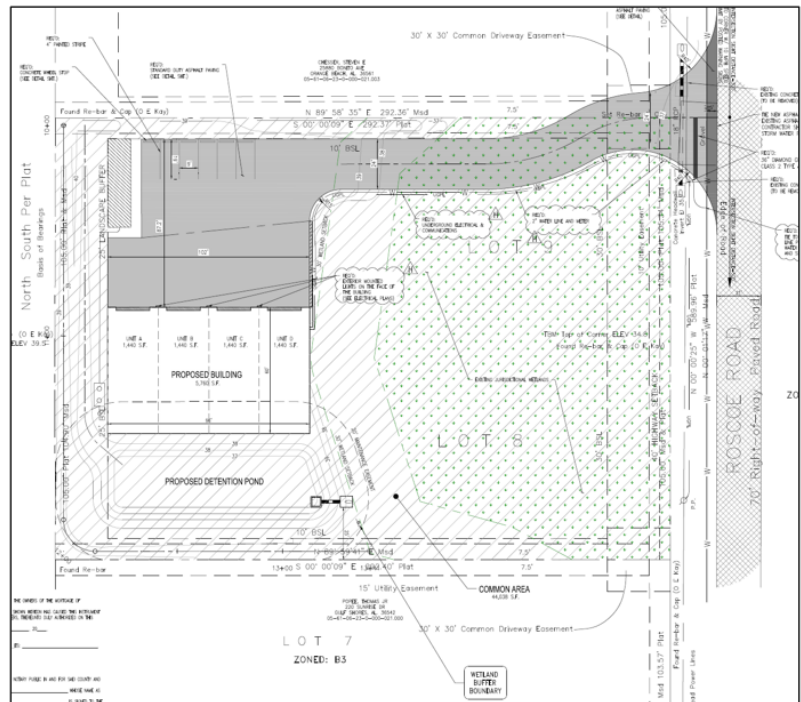


Section 6.1.3(c.)1(ii)

(c) Use of Landscape Buffers

- The following uses shall not be permitted in landscaped buffers:
 - Playfields, stables, swimming pools, tennis courts, parking lots and vehicular use areas, dumpsters, equipment storage and other open storage, buildings or overhangs.
 - Stormwater retention/detention facilities shall not encroach into landscaped buffers.**

The proposed bioswale that will be utilized for stormwater purposes will be located within the required 30' landscape buffer located along the southern property line. As a result of the abundant wetlands on the property, the bioswale cannot be relocated to an alternate location, therefore the applicant is requesting an elimination of the 30' landscape buffer requirement along the southern property line for placement of the bioswale.

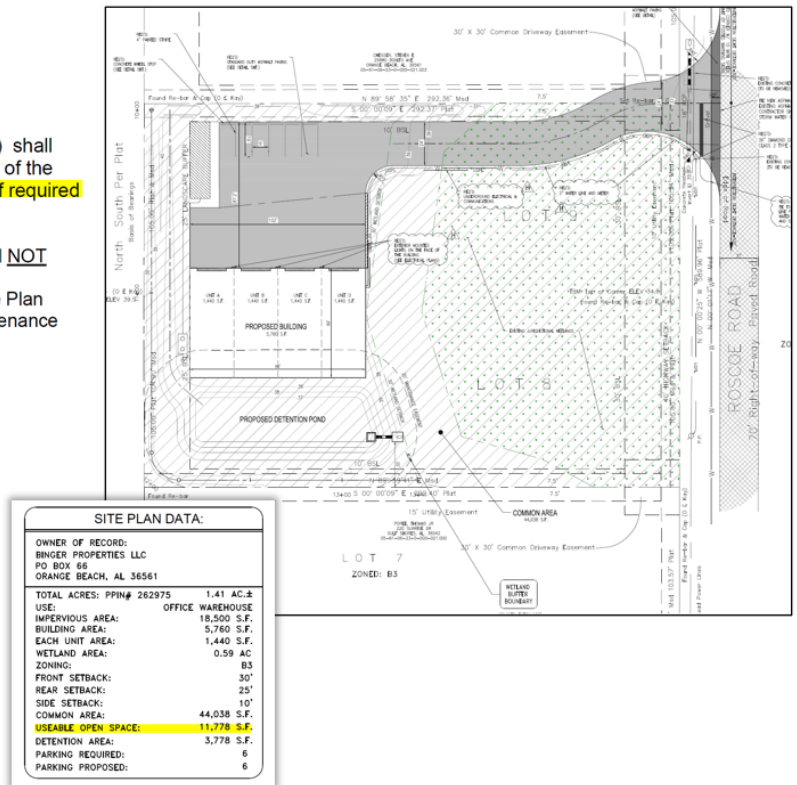


Subdivision Requirements

Section 6.1.2(a)2

2. **Planned Unit Developments.** Planned Unit Developments (PUDs) shall provide a minimum of twenty (20) percent of the gross land area of the development as open space. A minimum of fifty percent (50%) of required open space must be usable and accessible for passive or active recreation purposes such as parks, recreational facilities, and/or pedestrian ways. Areas where LID techniques are being utilized will **NOT** be counted toward the required Open Space within planned developments. The land shall be labeled as open space on the Site Plan and adequate provision shall be made for the ownership and maintenance of such areas (See Section 6.1.3).

Useable open space, such as parks, recreational facilities or pedestrian paths are not common with mini-storage facilities. Furthermore, the jurisdictional wetlands on the property would prevent the site from meeting the useable open space requirement.



9.3.2 Development Standards for Planned Unit Developments

- (a) **Development area.** A Planned Unit Development shall have a minimum development area of three (3) contiguous acres.

As shown in the Site Plan Data table, the property consists of approximately 1.41 acres

SITE PLAN DATA:	
OWNER OF RECORD:	
BINGER PROPERTIES LLC	
PO BOX 66	
ORANGE BEACH, AL 36561	
TOTAL ACRES: PPIN# 262975	1.41 AC.±
USE:	OFFICE WAREHOUSE
IMPERVIOUS AREA:	18,500 S.F.
BUILDING AREA:	5,760 S.F.
EACH UNIT AREA:	1,440 S.F.
WETLAND AREA:	0.59 AC
ZONING:	B3
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	10'
COMMON AREA:	44,038 S.F.
USEABLE OPEN SPACE:	11,778 S.F.
DETENTION AREA:	3,778 S.F.
PARKING REQUIRED:	6
PARKING PROPOSED:	6

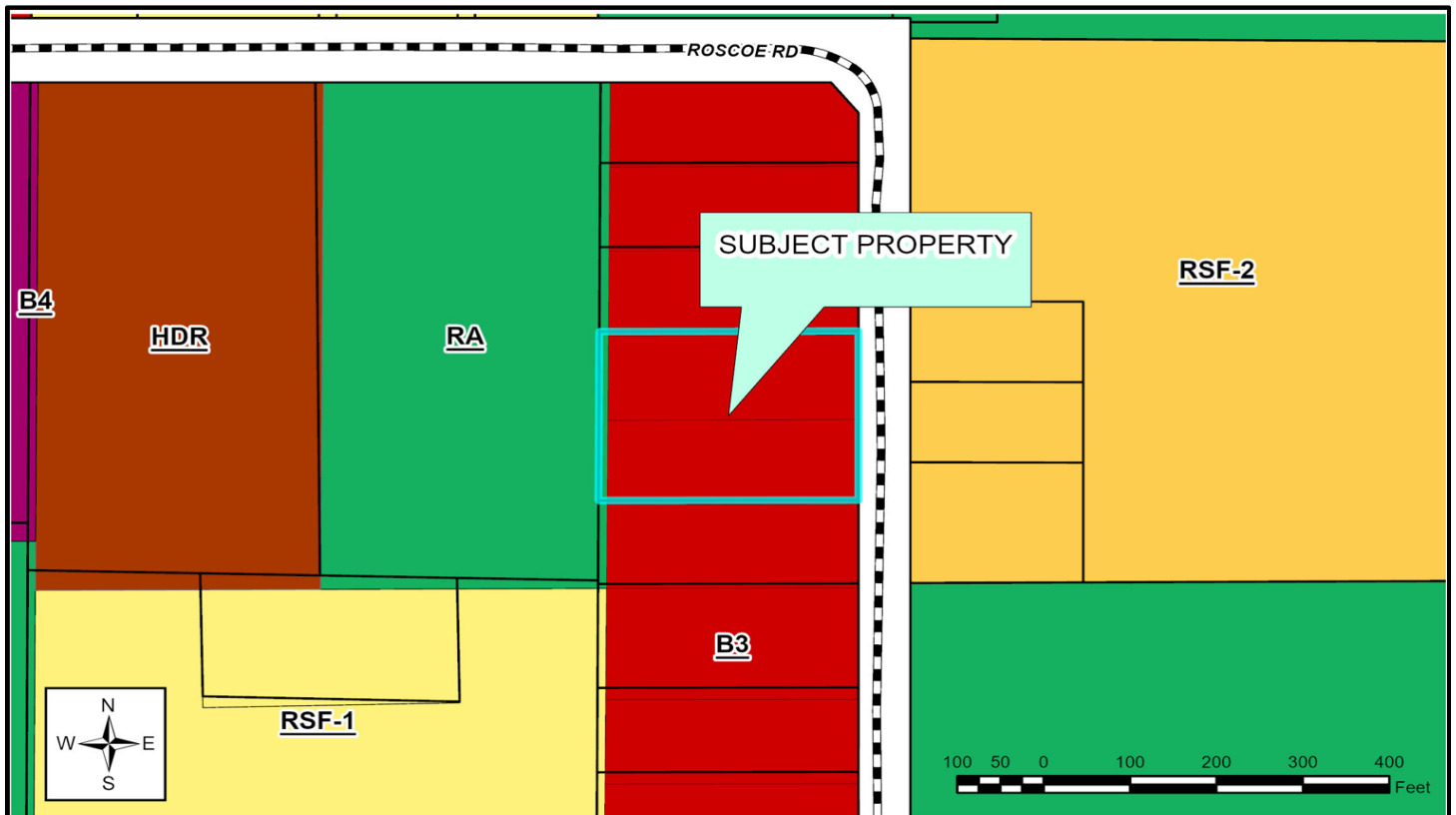
Property Images







Locator Map



Site Map

