



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP24-45
Fireworks Stand
Commission Site Plan (CSP) Approval
July 10, 2025

Subject Property Information

Planning District: 33
General Location: Located at the intersection of County Road 99 and US Highway 98 in the Lillian community
Physical Address: 7211 Roscoe Road, Gulf Shores, AL 36542
Parcel ID: 05-52-07-26-0-002-001.003
PIN: 273029
Zoning: B-2, Neighborhood Business District
Proposed Use: A 32' x 70' fireworks stand
Acreage: 0.84+/- acres
Total # Parcels requested: N/A
Applicant: Jonathan Petty, PE, Axis Engineering Group
200 W. Laurel Avenue, Suite 275
Foley, AL 36535
Owner: May Brothers Enterprise
111 Southern Star Place
Slidell, LA 70458
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	B-2, Neighborhood Business
South	Vacant	B-2, Neighborhood Business
East	Commercial	B-2, Neighborhood Business
West	Commercial	B-2, Neighborhood Business

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 32' x 70' (2,240SF) fireworks stand. The subject property encompasses +/- 0.84 total acres and zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirement 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, Fabia Waters: A subdivision does not appear to be proposed at this time, no further comment.

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 32' x 70' (2,240SF) fireworks stand 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, and a Neighborhood Center node is located approximately 0.3 miles northwest the subject property, which supports the current zoning and proposed use of the subject property. There are also adjacent commercial properties that contain a fireworks stand. Therefore, it can be concluded that the proposed fireworks stand complies with the Master Plan.

County Road 99 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. US Highway 98 is a Principal Arterial, which serves major activity centers and provides a high degree of mobility through an area. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location, due in part to the store's limited seasonal hours of operation.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 0.84 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a 32' x 70' (2,240 SF) fireworks stand. 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.

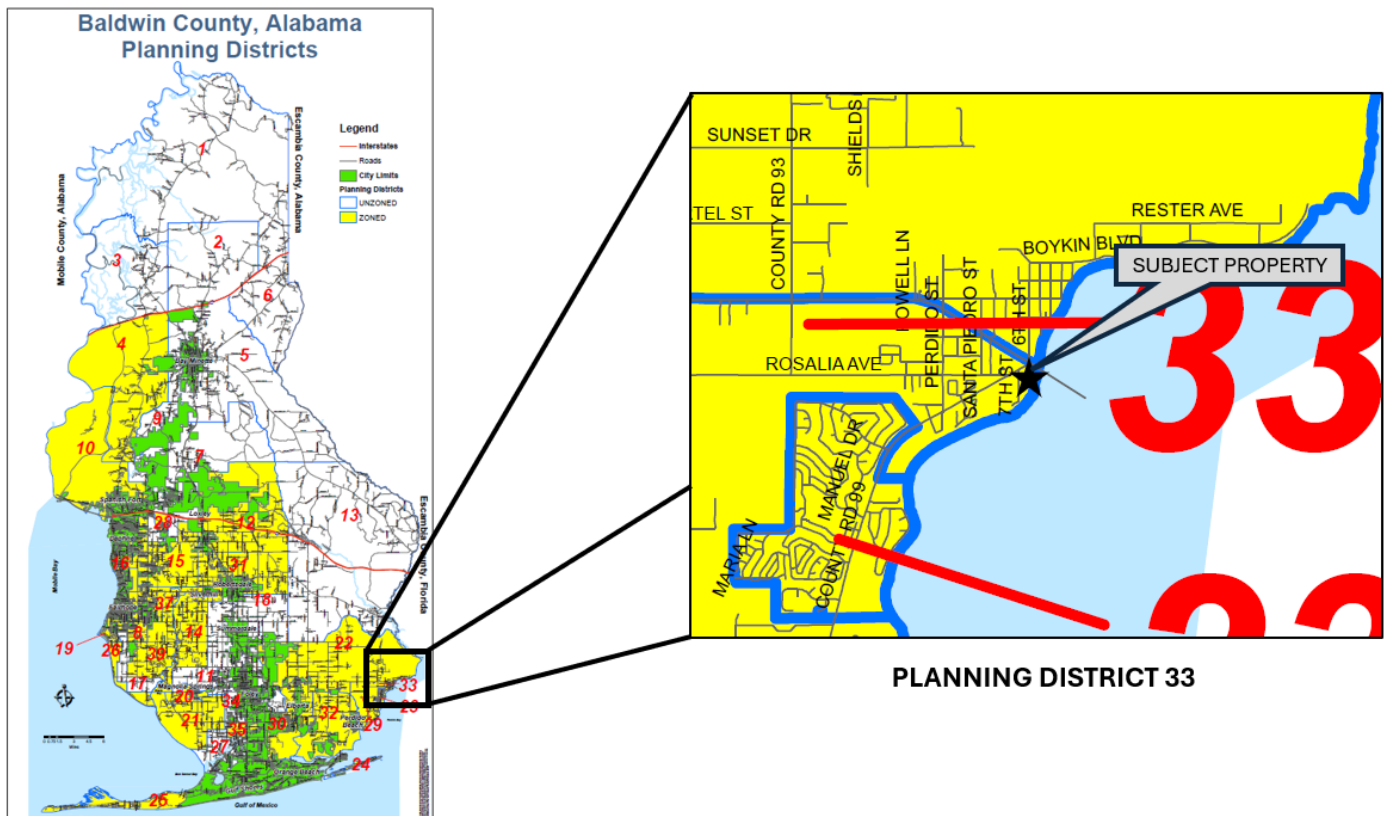
Property Images



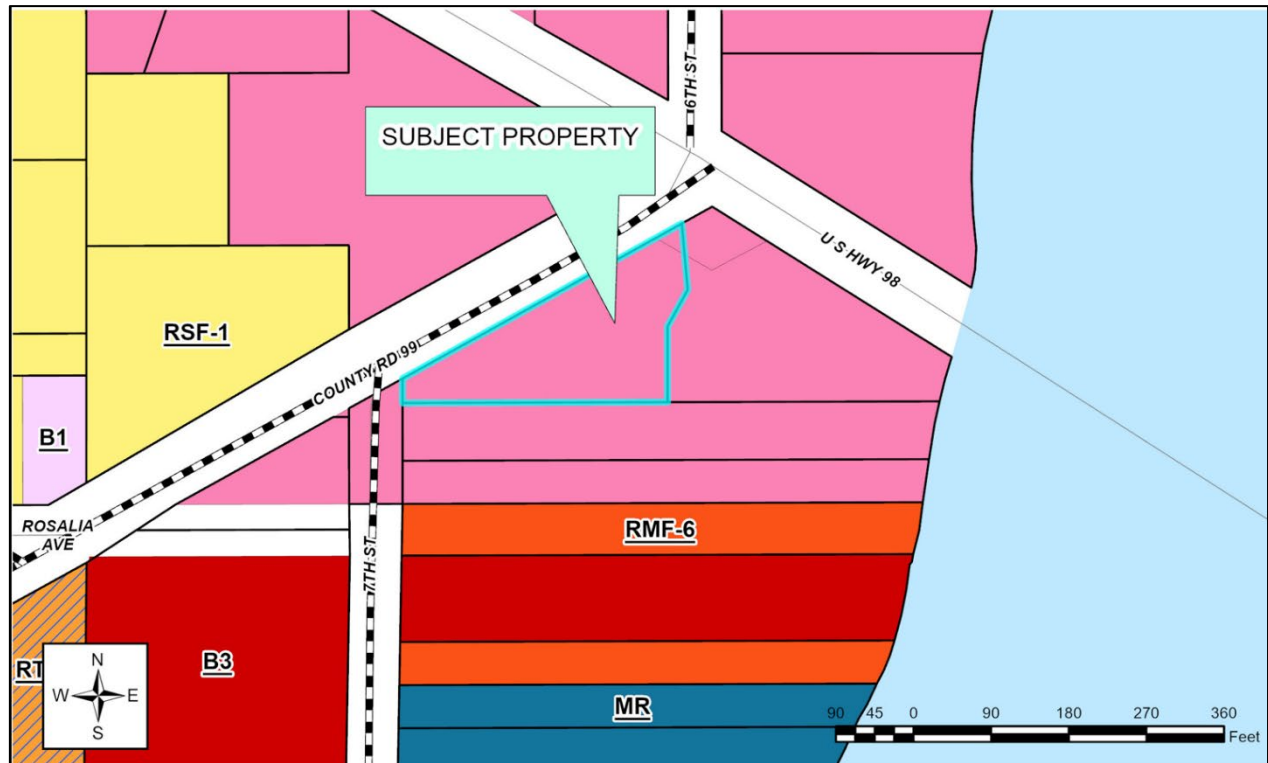




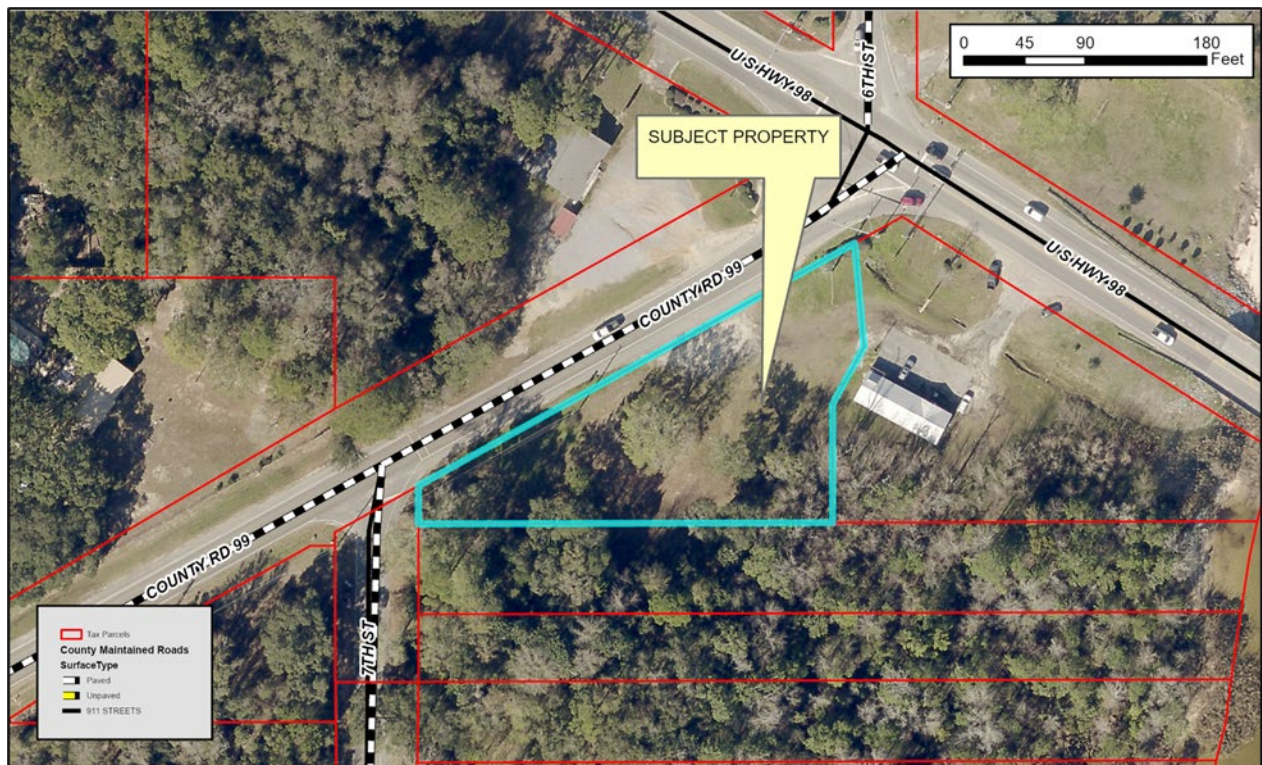
County Planning Map

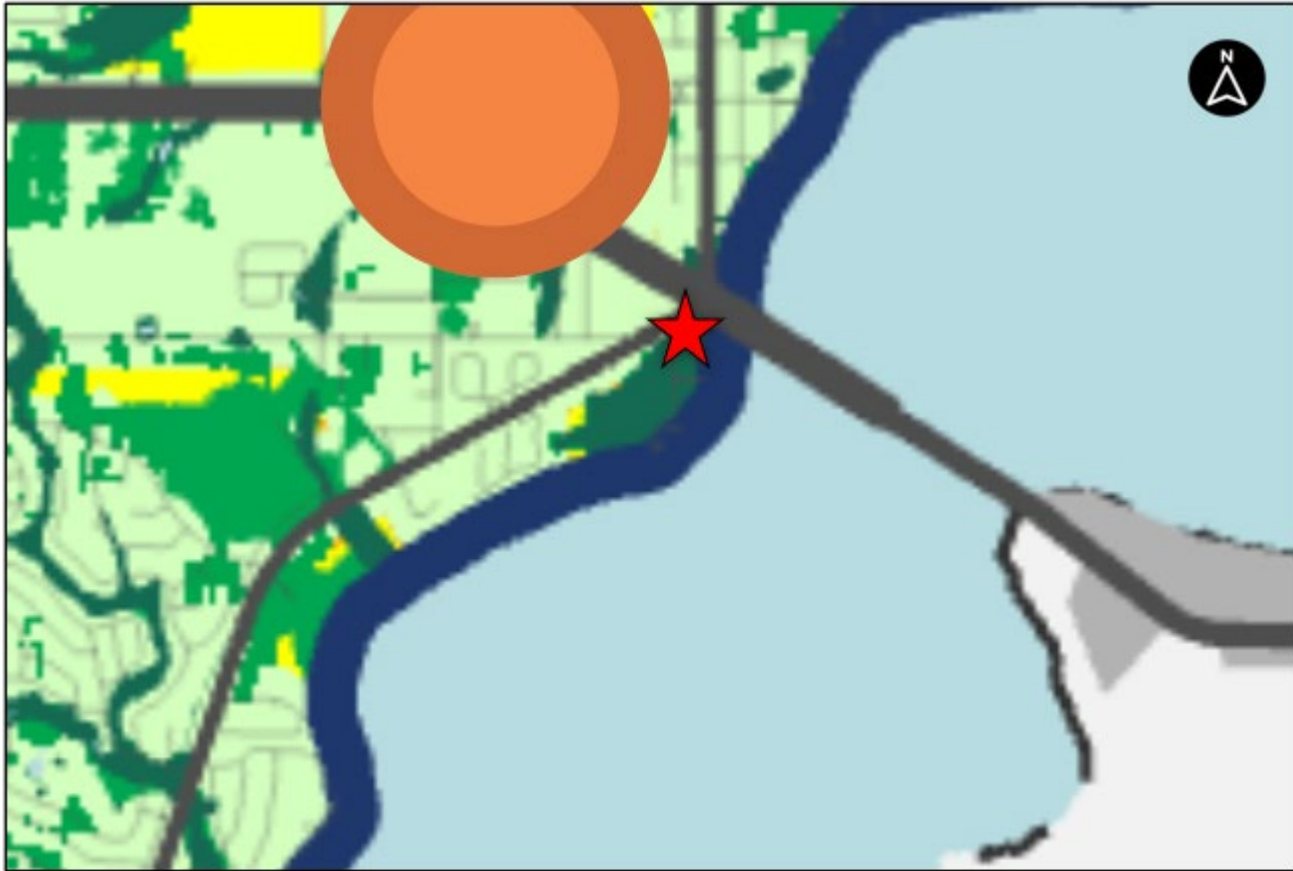


Locator Map



Site Map



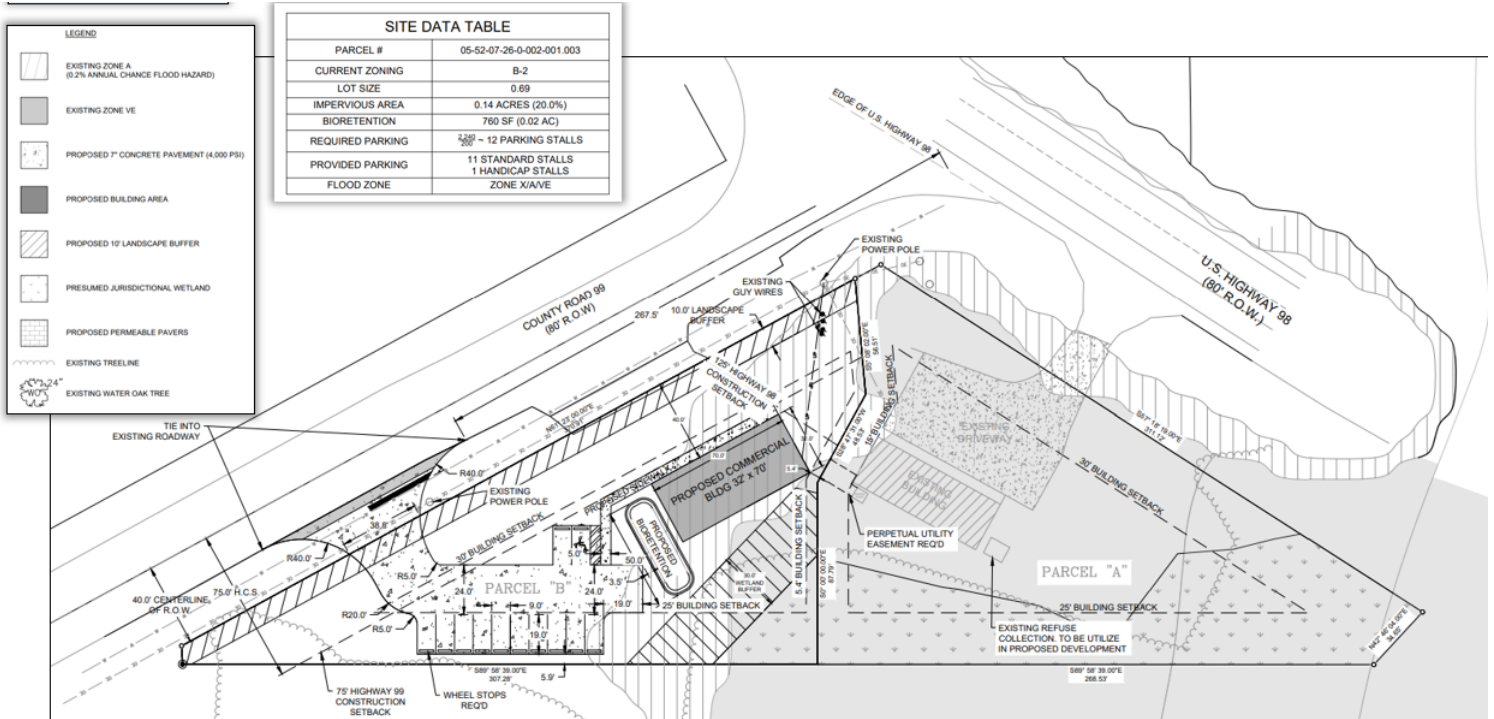


- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER
 - VILLAGE CENTER
 - URBAN MIXED-USE CENTER
 - COMMERCIAL/INDUSTRIAL CENTER

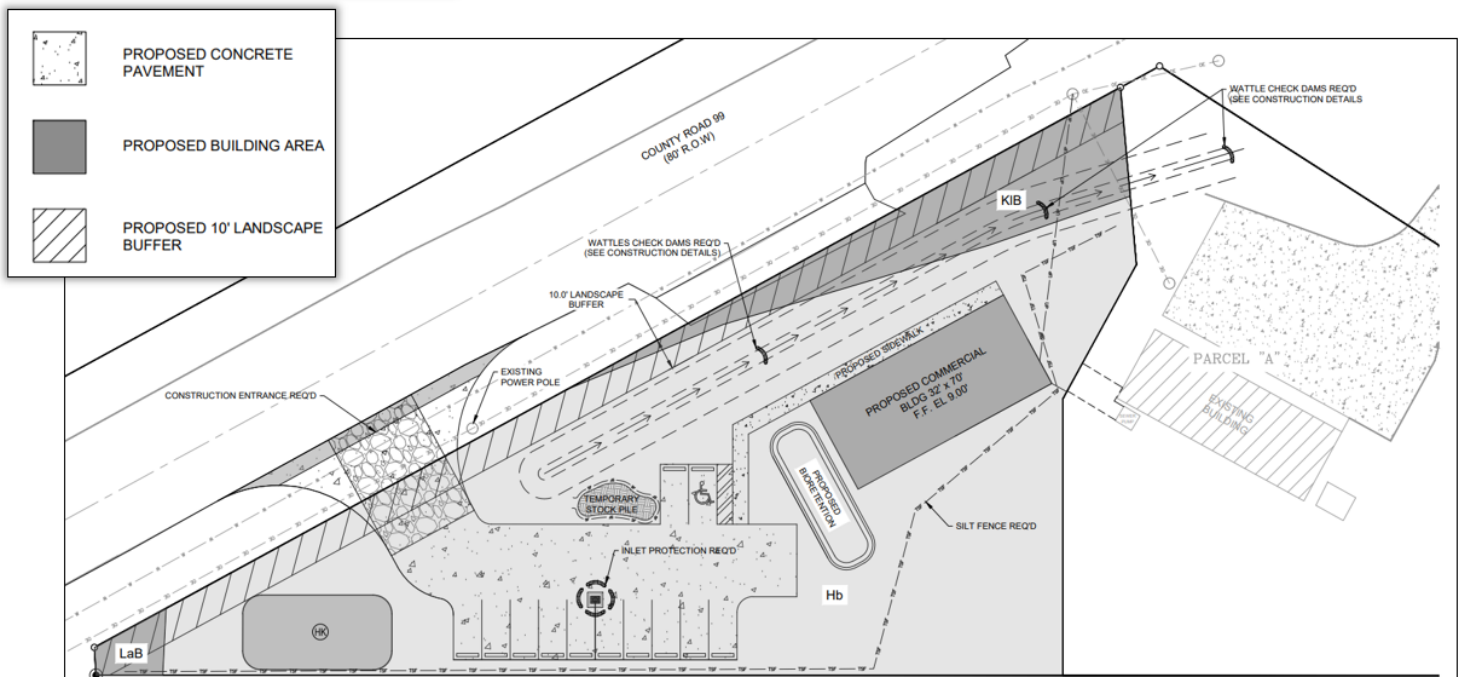
LEGEND

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

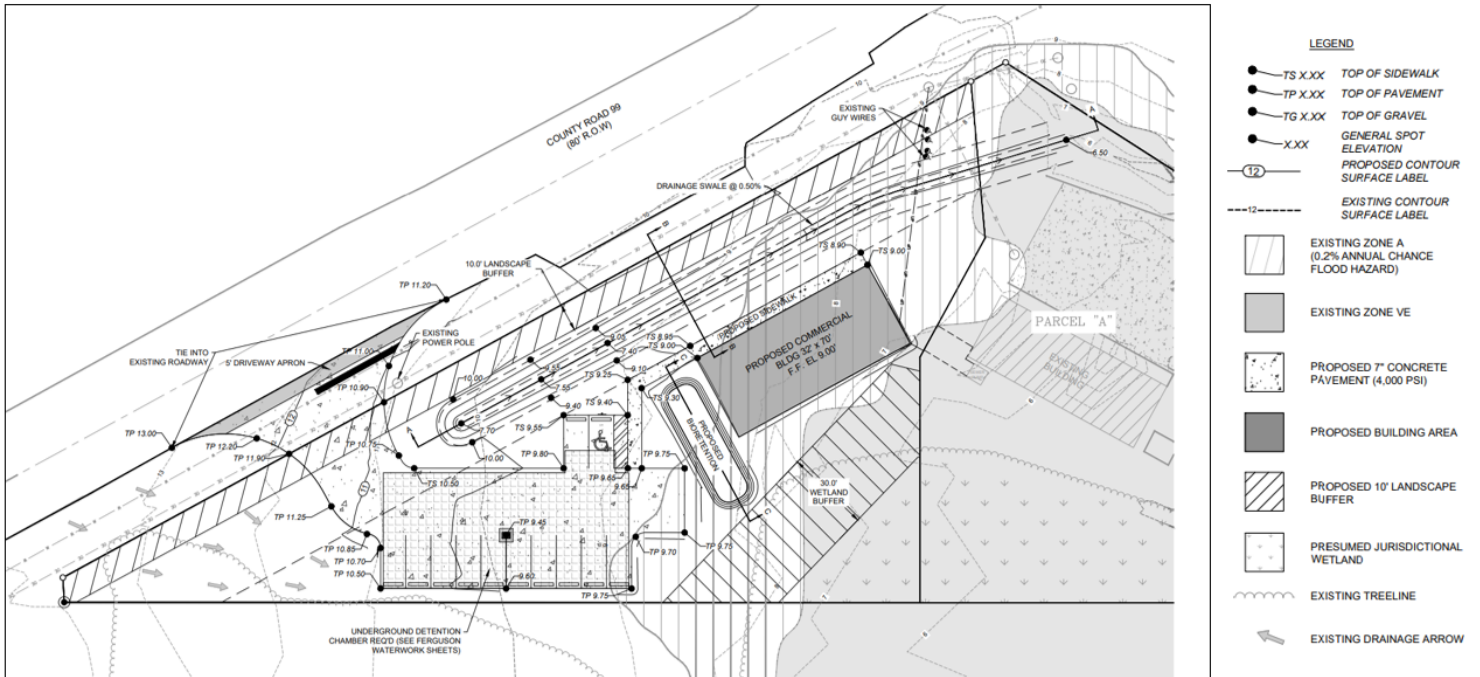
Site Plan



Erosion Control Plan



Grading and Drainage Plan



Landscape Plan

