



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PUD25-06 & SV25-11
County RD 55 RV Storage
July 10, 2025

Subject Property Information

Planning District: 11
Zoning: Unzoned
Location: Subject property is located at the intersection of Underwood Rd and County Rd 55.
Parcel Numbers: 05-55-06-14-0-000-011.001 PIN#: 631539
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: 4 Way Land Holdings LLC
Engineer/Surveyor: Michael Johnson, PLS, EDG
Online Case #: When searching online CitizenServe database, please use PUD25-000006 & SV25-000011
Attachments: *Within Report*

Subdivision Proposal

Request: Planned Unit Development for a commercial site plan for an RV & Boat Storage.
Number of units: 7 building units
Linear ft of streets: n/a
Lot setbacks: 30' front, 30' rear and 10' side. (A waiver has been submitted for staff review and acceptance to reduce the 30' front yard setback on the northeast corner to 20' to accommodate a right of way dedication)
Total acreage: 6.07ac
Smallest lot size: n/a
Open space: Total required: 1.2ac
Total provided: 1.7ac
Total usable (50% of required): The applicant has submitted a subdivision variance request in lieu of providing the required usable open space for a commercial development.

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities . Letter dated February 17, 2025.
Electrical: Baldwin EMC Letter dated February 18, 2025.
Sewer: BCSS, Summerdale treatment plant. Letter dated March 10, 2025
Broadband: Brightspeed. Letter dated February 17, 2025
Fire flow: Fireflow is 1629gpm (gallons per minute) at 20psi (pounds per square inch), adequate for the proposed setbacks.

Traffic study:	Not applicable to this project.
Flood zone:	X zone, no special requirements
Drainage improve.:	Drainage narrative prepared by Austin Lutz, P.E. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	No potential wetlands were identified on the subject property.

Staff Analysis and Comments

The subject property lies within the Subdivision Municipal Jurisdiction of the City of Foley. The Bedsole Moseley two lot subdivision was approved by the City of Foley Planning Commission at its March 21, 2025, meeting. However, following further discussion with the City, it was determined that, due to ongoing revisions to the City's regulations concerning multi-occupancy developments, the authority to review and take action on the proposed development would fall to the Baldwin County Planning Commission.

Staff Recommendation:

Staff recommend that the PLANNED UNIT DEVELOPMENT AND SUBDIVISION VARIANCE for Case No. PUD25-06 & SV25-11be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

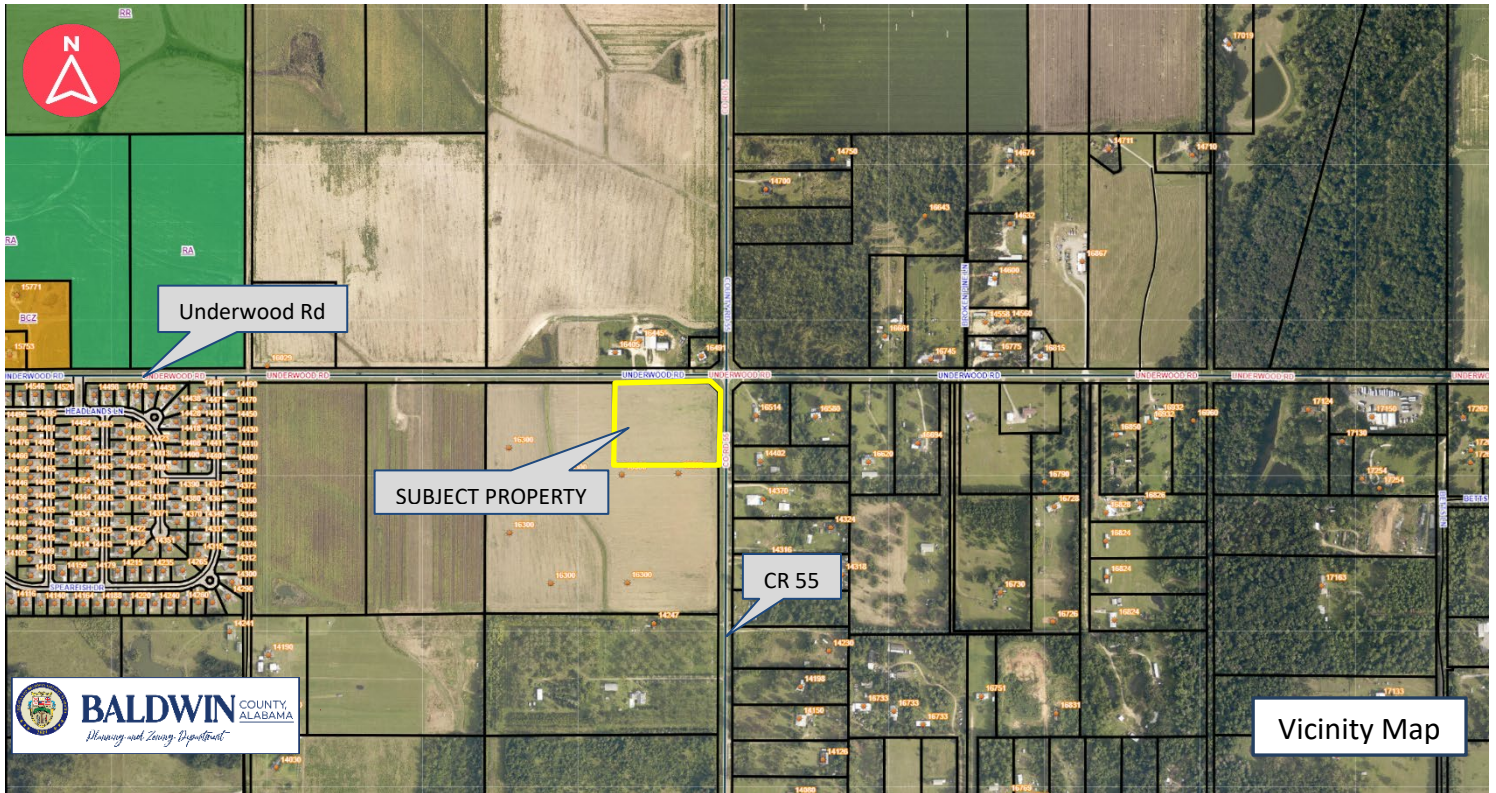
1. Add vicinity map to site plan
2. Show a 10' Landscape buffer along Underwood Rd.

General Conditions:

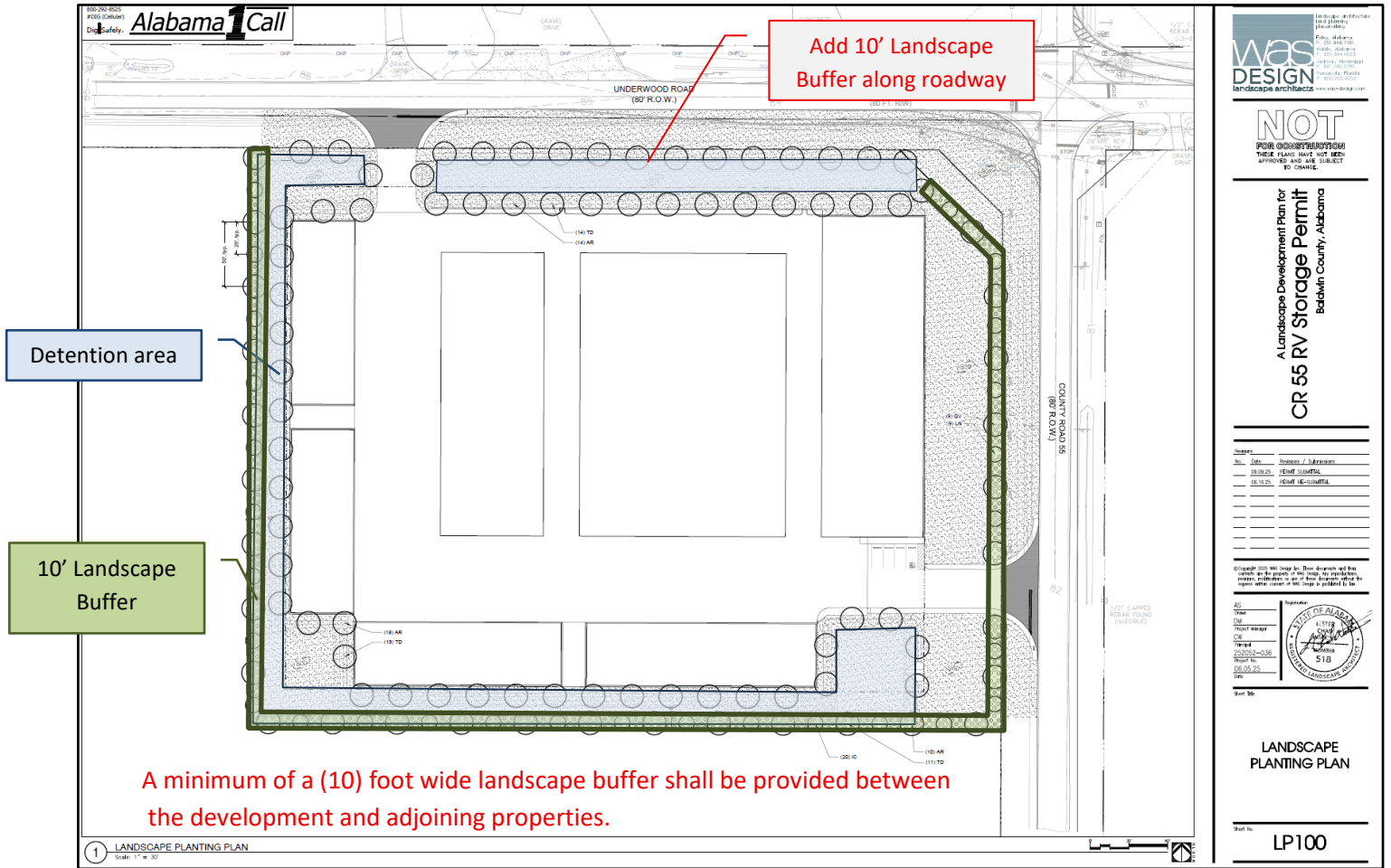
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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 Planned Unit Development Site Plan.

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



Landscaping Plan



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	AR	42	ACER RUBRUM / RED MAPLE FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2.0" CAL	8'
	IC	20	ILEX CASSINE / DAHOON HOLLY STANDARD TREE FORM, SPECIMEN QUALITY	B&B OR CONT	1.0" CAL	4'
	LN	8	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE MINIMUM 3 TRUNKS, FULL HEAD	B&B OR CONT	1.0" CAL	4'
	QV	8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2" CAL	8'
	TD	44	TAXODIUM DISTICHUM / BALD CYPRESS FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2.0" CAL	8'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	
SHRUBS						
	DI	205	DISTYLUM X 'BLDY01' / BAYOU BLISS™ DISTYLUM	3 GAL		
	IG	185	ILEX GLABRA / INK BERRY HOLLY	3 GAL		
	MS	287	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL		
SOD/SEED						
	SOD	101,303 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD		

LAKES & STORMWATER PONDS - Sec. 6.2.2 (b)2

Canopy or Understory Trees along lake/pond perimeter

3 tree per 100 LF	@	2996.0 LF =	89.88 trees
Required Canopy/Understory Trees:			90 trees
Provided Canopy/Understory Trees:			90 trees

Subdivision Variance Request



June 10, 2025

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

Attn: Planning Commission Members

Re: County Road 55 RV Storage – 4 Way Land Holdings, LLC

All,

On the behalf of our client 4 Way Land Holdings, LLC, EDG is requesting a variance for the proposed RV Storage site located at the intersection of County Road 55 and Underwood Road. We are requesting a total of three variances as listed below.

Variance #1 (Usable open space requirement)

We are requesting a variance from the usable open space requirement as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. Per regulations, 20% of the site (total site acres +/-6.07 acres), or 1.214 acres, is required to be dedicated open space. We are providing 1.70 acres, which equates to 28% of the total site area, well above the minimum required open space. However, due to the nature and layout of the proposed storage facility, this space does not meet the criteria for "usable" open space as defined in the code.

The intent of the usable open space requirement appears to be aimed at supporting the developments with active pedestrian use, such as residential subdivision or commercial centers, where residents or visitors would benefit from recreation areas, walking paths, and other amenities. In contrast, our site will be exclusively for storage purposes, with no residential component or pedestrian traffic.

Variance Request #2 (Encroachment of stormwater detention pond into landscape buffer)

We respectfully request a variance from the requirement to provide usable open space due to the nature of the development does not lend itself to recreational or pedestrian-oriented open space.

We are requesting a variance to allow a portion of the proposed stormwater detention pond to be located within the required landscape buffer for the RV Storage site at the intersection of County Road 55 and Underwood Road.

The proposed detention facility is designed with a maximum depth of 3.5 feet and 3:1 side slopes. Only the upper side slope of the pond extends into the landscape buffer area 3 to 7 feet. This area will be fully stabilized and planted with vegetation that is both compatible with the



site's stormwater management objectives and capable of withstanding periodic saturation. These plantings, as outlined in the landscape plan, will enhance water quality functions and maintain the aesthetic and screening intent of the buffer.

As part of the project, a small portion of the property is also being dedicated to the County for future right-of-way improvements.

Given minimal encroachment and the added environmental benefit provided by the proposed vegetation, we respectfully request approval of this variance to allow the integration of stormwater detention within the buffer area.

Variance Request #3 (20ft access around the perimeter of detention pond)

EDG respectfully requests a variance from the 20 feet access around the perimeter of the detention pond embankment for the RV Storage site at the intersection of County Road 55 and Underwood Road.

The proposed detention facility is located on the north, west, and south sides of the proposed development. The maximum depth of 3.5 feet with 3:1 side slopes. Multiple access routes for the pond maintenance are provided, including direct access through the site's wash bay areas and the access aisle adjacent to the pond.

The pond's spillway/outlet control structure is located at the southeast corner of the site on the County Road 55 side, where sufficient clearance and access are available within the required highway setback. These provisions ensure that routine maintenance and emergency access to all critical feature other detention facility can be safely and effectively performed.

Due to site constraints and the configuration of the surrounding development, dedicating a continuous 20 foot wide access path around the entire perimeter of the pond within a designated common area would present a practical hardship and significantly impact the layout and the function of the site. We believe the current design meets the intent of the regulation by providing safe and adequate access for maintenance personnel and equipment, while maintaining appropriate stormwater management performance.

As part of the project, a small portion of the property is also being dedicated to the County for future right-of-way improvements. We appreciate your consideration of this request and believe the proposed design ensures the long-term maintainability and function of the stormwater facility without compromising public safety or the goals of the subdivision regulations.

Respectfully Submitted
Engineering Design Group, LLC


Jacob B. Williams, P.E.
Project Manager

VARIANCE INFORMATION

The purpose of this Variance is to allow:

We respectfully request a variance from the requirement to provide usable open space due to the nature of the development does not lend itself to recreational or pedestrian-oriented open space.

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

We are requesting a variance from the usable open space requirement as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. Per regulations, 20% of the site (total site acres +/-6.07 acres), or 1.214 acres, is required to be dedicated open space. We are providing 1.70 acres, which equates to 28% of the total site area, well above the minimum required open space. However, due to the nature and layout of the proposed storage facility, this space does not meet the criteria for "usable" open space as defined in the code.

The intent of the usable open space requirement appears to be aimed at supporting the developments with active pedestrian use, such as residential subdivision or commercial centers, where residents or visitors would benefit from recreation areas, walking paths, and other amenities. In contrast, our site will be exclusively for storage purposes, with no residential component or pedestrian traffic.

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

The granting of the variance for the County Road 55 RV Storage Project will not be detrimental to public safety, or welfare, nor will it be injurious to other property, for the following reasons:

- No impact on pedestrian traffic
- Exceeds open space minimums
- No adverse effects on adjacent properties.

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

The intended use is exclusive to storage units. The site design conforms to function not recreation. The Baldwin County Subdivision Regulations define "usable" open space in a way that assumes pedestrian-oriented, recreational, or community focused use. The layout and security needs of the storage site, such as fencing, access control, and vehicular drive aisles inherently limit the feasibility or appropriateness of incorporating traditional recreational or walkable open space features.

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

A residential or mixed-use commercial site could easily incorporate usable open space into a design for people to live, shop, walk, etc. But applying the same standard to a storage facility with no pedestrian traffic and no demand for recreational amenities imposes a burden that is unique to this kind of project. The proposed site is simply for storage needs.

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

The requested variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission. The variance request is limited solely to the definition of "usable" open space as outlined in Article 6.1.2 of the Baldwin County Subdivision Regulations. It does not seek exemption from the total open space requirement.

5. Do you understand that inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance?

Yes