



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-04 & PUD25-04
Southern Storage Solutions, LLC
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
July 10, 2025

Subject Property Information

Planning District: 39
General Location: Subject property is located south of County Road 32 and east of State Highway 181 in the Fairhope area
Physical Address: 16080 State Hwy 181, Fairhope, AL 36532
Parcel ID: 05-56-01-02-0-001-028.502
PIN: 631404
Zoning: RA, Rural Agriculture District
Proposed Use: Additional storage buildings
Acreage: 1.41 +/- acres
Total # Parcels requested: N/A
Applicant: Stephanie Groves, P.E., Gulf States Engineering, Inc.
600 Azalea Road
Mobile, AL 36608
Owner: Todd Boothe, Coastal Builders, LLC
20040 State Hwy 181
Fairhope, AL 36532
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	BCZ, Base Community Zoning
South	Agricultural	RA, Rural Agriculture
East	Agricultural	BCZ, Base Community Zoning
West	Vacant	RA, Rural Agriculture

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for additional storage buildings (30 units), totaling approximately 27,000 square feet. The subject property encompasses +/- 4.75 total acres and zoned as RA, Rural Agriculture District. The adjacent parcels are designated primarily for agricultural 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 additional storage buildings (approximately 30 units) conforms to the requirements of the Zoning Ordinance. The future land use of the property is primarily Ideal Rural/Agriculture/Low-Impact Development Potential, which includes large lots, open space views, and a large buffer distance between buildings. The development pattern of the area is primarily agricultural and residential, with a Neighborhood Center node located less than 1 mile north of the subject property. Neighborhood nodes support local-serving businesses. As a result, it can be concluded that the proposed storage building additions comply with the Master Plan.

State Highway 181 is a Minor Arterial, which provides service for trips of moderate length as well as offers connectivity to the higher arterial system. Staff believes that the continuation of the current use with the inclusion of additional storage buildings remains 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 request is an addition to the current Southern Storage Solutions, LLC facility. The two additional buildings of approximately 9,000 square feet and 18,000 square feet are proposed for mini-storage use. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variances include a partial elimination of landscaping as well as a reduction in the maintenance width around the proposed detention pond, and a reduction in the stormwater management facility outfall location of less than 25 feet from the property line.

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 +/- 4.75 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 additional storage buildings totaling 27,000 square feet. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. Approval of SV25-14
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







Adjoining Property
to The South
PIN: 34126



Jun 23, 2025 2:27:58 PM
30°27'26.34671"N 87°51'8.72568"W
99° E

Baldwin County Code Enforcement



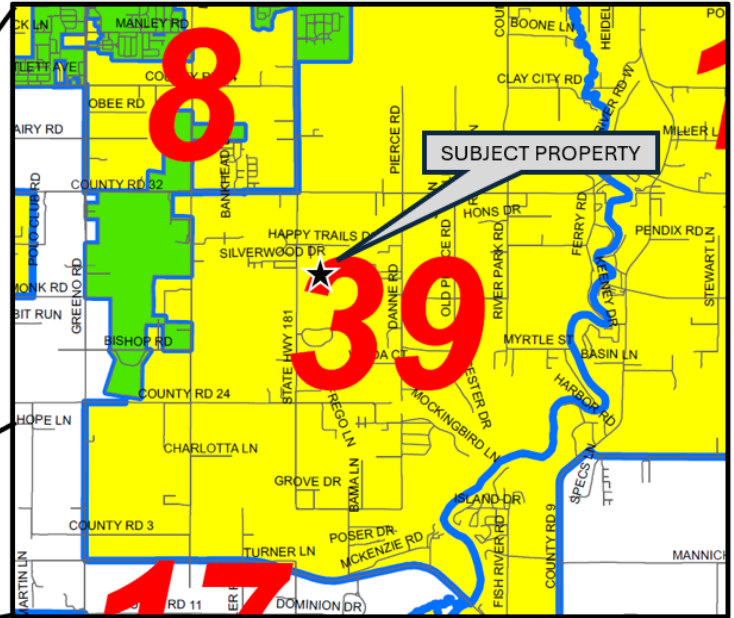
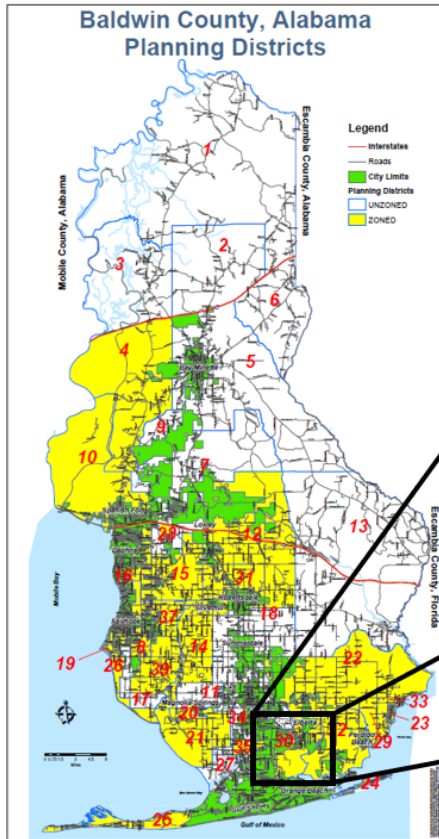
Property to The
West
PIN: 118157



Jun 23, 2025 2:26:53 PM
30°27'33.94278"N 87°51'8.66419"W
250° W

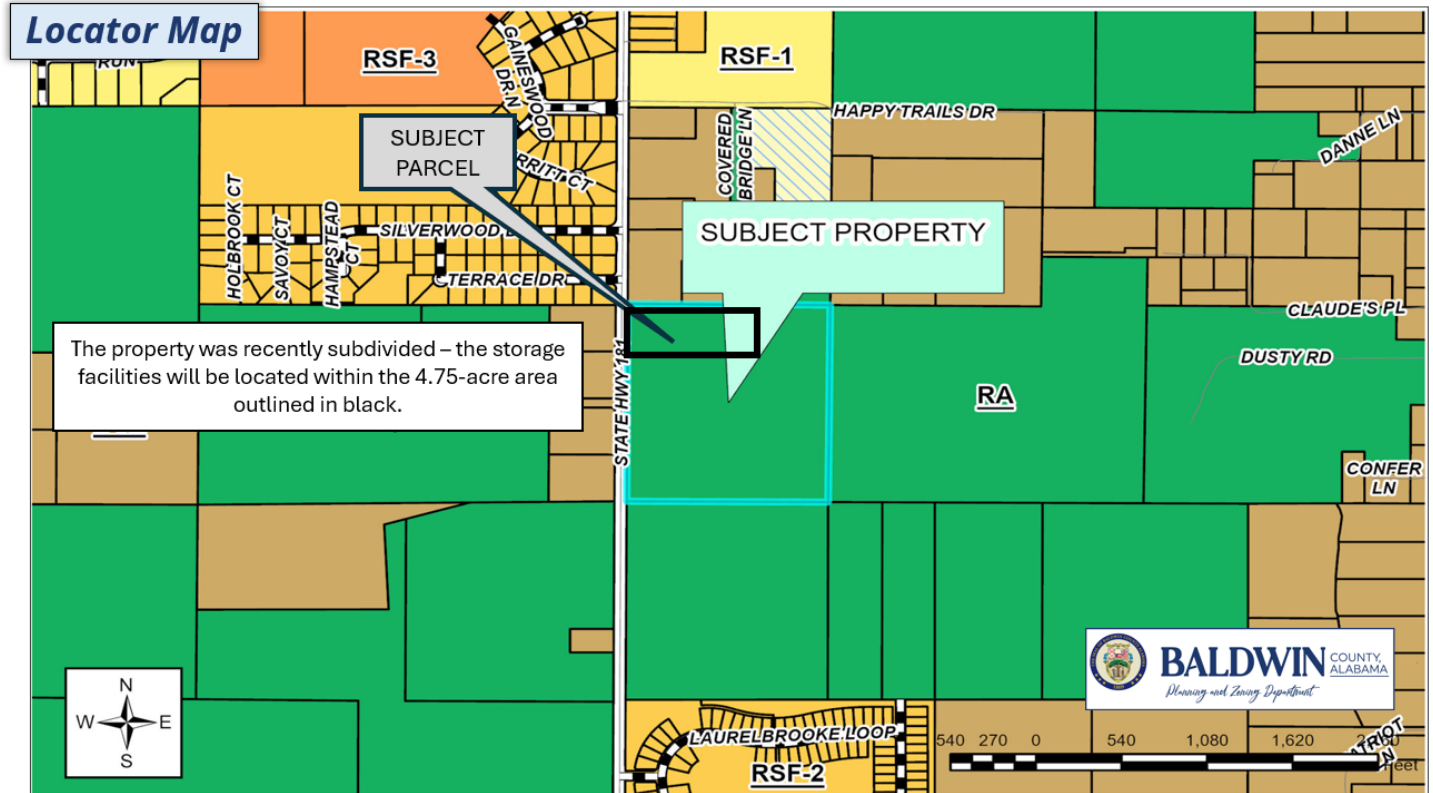
Baldwin County Code Enforcement

County Planning Map



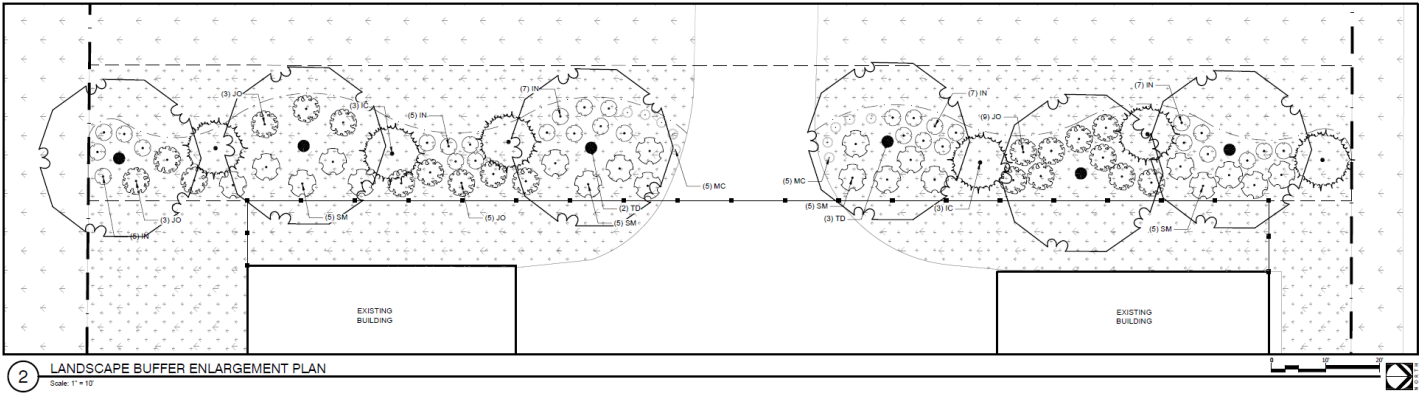
PLANNING DISTRICT 39

Locator Map





Site Map





PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
<u>TREES</u>						
	IC	6	ILEX CASSINE / DAHOON HOLLY	B&B OR CONT	2"	8'
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS	B&B OR CONT	2"	8'
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HT</u>	
<u>SHRUBS</u>						
	IN	31	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	24" MIN.	
	JO	20	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	3 GAL	24" MIN.	
	MC	10	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL		
	SM	20	SABAL MINOR / DWARF PALMETTO	7 GAL	24" MIN.	
<u>SOD/SEED</u>						
	AS	29,865 SF	ALDOT / SPECIAL PROVISIONS NO. 18-0699	HYDRO SEED		
	BG	9,904 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-14

Southern Storage Solutions, LLC Variance Request

Variance from Subdivision Regulations, Section 5.2.4(b); Section 5.11.2(i); Section 6.2.3(c.)1.(ii)

July 10, 2025

Subject Property Information

Planning District:	39
General Location:	Located south of County Road 32 and east of State Highway 181 in the Fairhope area
Physical Address:	16080 State Highway 181, Fairhope, AL 36532
Parcel Numbers:	05-56-01-02-0-001-028.502
PIN:	631404
Zoning:	RA, Rural Agricultural District
Total Property:	4.75+/- acres
Total # Parcels requested:	N/A
Applicant:	Stephanie Groves, PE – Gulf States Engineering, Inc. 600 Azalea Road Mobile, AL 36608
Developer/Owner:	Todd Boothe – Coastal Builders, LLC Southern Storage Solutions, LLC 20040 State Highway 181 Fairhope, AL 36532
Lead Staff:	Cory Rhodes, Planner
Attachments:	<i>Within Report</i>

SUMMARY

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

1. A 20' maintenance easement around the perimeter of the detention pond (Section 5.2.4(b));
2. The stormwater management facility outfall will need to be 25 feet from the property line (Section 5.11.2(i)); and
3. The stormwater detention facility cannot encroach into the landscape buffer (Section 6.2.3(c)1(ii))

First, the required 20' maintenance easement along the northern perimeter of the detention pond is being encroached by the building by approximately 10'. A reduction in the width requirement of this easement would still allow maintenance to occur behind the proposed building location and along the southern property line. Secondly, in keeping with the desire to adhere to the requirements of the Good Neighbor Stormwater Policy and to meet water quality requirements post-development, the stormwater management facility outfall would need to be located approximately 17' – 18' from the property line instead of the required 25'. Lastly, as

a result of lot size and existing development, to meet the requirements of the Good Neighbor Stormwater Policy, the stormwater detention facility can not be placed in an alternate location on the property outside of the 30' landscape buffer. Therefore, an elimination of the required landscape buffers along approximately 2/3rds the southern property line as well as the length of the eastern property line is requested. As a result of these hardships, staff feels the granting of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

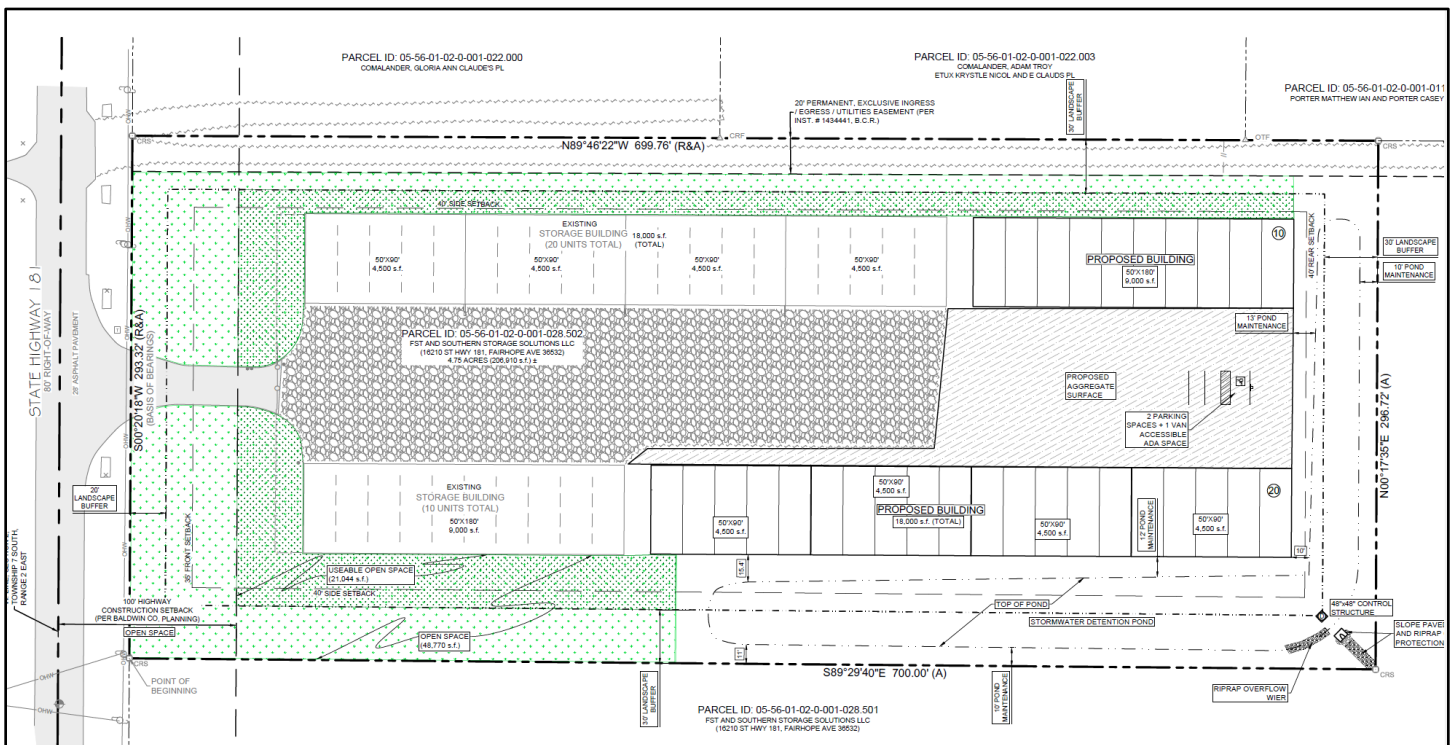
Staff Comments and Recommendation

As previously mentioned, the applicant is requesting a variance from the following subdivision requirements and has provided supporting documentation:

1. A reduction of the maintenance easement width around the perimeter of the detention pond from 20' to 10'-15' (Section 5.2.4(b));
2. Stormwater management facility outfall installed less than 25 feet from the property line (Section 5.11.2(i)); and
3. Stormwater detention facility within the landscape buffer (Section 6.2.3(c)1(ii))

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



Property Images





Adjoining Property
to The South
PIN: 34126



Jun 23, 2025 2:27:58 PM
30°27'26.34671"N 87°51'8.72568"W
99° E

Baldwin County Code Enforcement



Property to The
West
PIN: 118157



Jun 23, 2025 2:26:53 PM
30°27'33.94278"N 87°51'8.66419"W
250° W

Baldwin County Code Enforcement

Supporting Documentation – Variance Request Explanation

June 6, 2025

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

RE: Southern Storage – Ph. 2
Case No. CSP25-04 and PUD25-000004
Subdivision Variance Request



Dear Ms. Rhodes:

The Property Owner, Southern Storage Solutions, LLC, is requesting the following subdivision variances for the above referenced project:

1. Subdivision Regulation Section 6.2.3(c)(ii) Stormwater retention/detention facilities shall not encroach into landscaped buffers.

The detention/retention facility for this project is located within a portion of the required 30' landscape buffer on the south and east sides of the property. The size of the retention/detention facility needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates requires utilization of portions of the landscape buffer. This is due to the topography in this area of the parcel and the area required to match the existing grades at the boundary of the parcel.

2. Section 5.2.4(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.

Based on the location of the detention/retention facility and the size needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the maintenance width varies from 10' to 15' around the pond. This reduction still allows for equipment and maintenance of the pond. This is a reduction of the required 20' maintenance buffer to 10' – 15'. A draft Maintenance and Operations Plan has been submitted and a note requiring Property Owner maintenance of the stormwater facilities is on sheet C.2.0 of the civil plans (note 7). Sheet C.2.0 of the civil plans is included with the variance request.

3. Section 5.11.2(i) Stormwater Outfalls. Stormwater management facility outfalls shall be installed 25 feet from the property line and shall include velocity dissipaters as required by the County Engineer to prevent offsite erosion and allow for future maintenance. Exceptions may be approved by the County Engineer.

Based on the location of the detention/retention facility and the size

MOBILE

600 AZALEA ROAD
MOBILE, AL 36609
T: 251.460.4646
F: 251.460.4649

GULFPORT

1816 PASS ROAD
GULFPORT, MS 39501
T: 228.864.5050
F: 228.864.7744

NASHVILLE

176 THOMPSON LN #200
NASHVILLE, TN 37211
T: 615.933.7888
F: 615.829.8491

WWW.GSEENG.COM

needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the stormwater outfall (end of outfall pipe with slope paved headwall) is within 25' of the nearest property line(s). The slope paved headwall is 17' from the south property line and 18' from the east property line. This is shown on sheet C.3.0 of the civil plans. Sheet C.3.0 of the civil plans is included with the variance request. The placement of the outfall is determined by the topography of the site and the lowest elevation for discharge. Velocity dissipation in the form of riprap extends 25' from the end of the outfall to the discharge point of the property.



Please let me know if you have any questions or require additional information.

Kindest Regards,
Gulf States Engineering, Inc. (GSE)

Stephanie A. Groves, PE, LEED AP
(251) 460-4041
stephanie.groves@gseeng.com

Subdivision Requirements

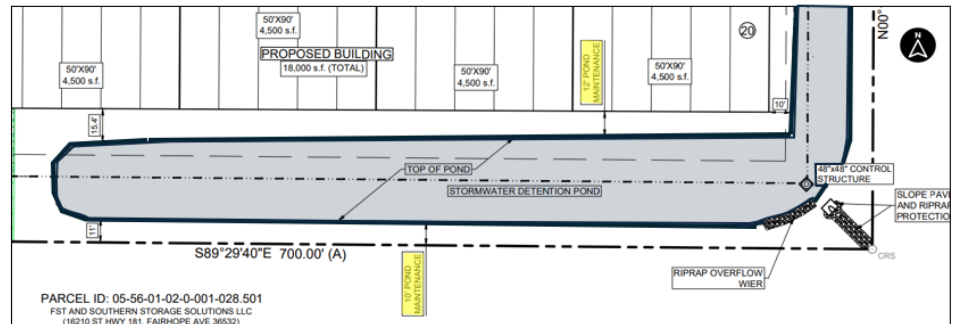
Section 5.2.4(b)

5.2.4 Maintenance of Waterbodies, Watercourses, and Impoundments

Also includes detention / retention ponds

- (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.

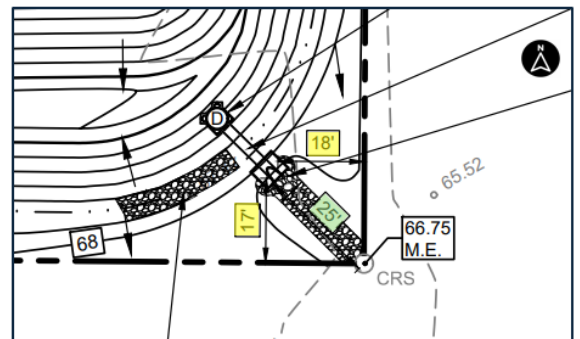
Per applicant: "Based on the location of the detention/retention facility and the size needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the maintenance width varies from 10' to 15' around the pond. **This reduction still allows for equipment and maintenance of the pond. This is a reduction of the required 20' maintenance buffer to 10' - 15'.**"



Section 5.11.2(i)

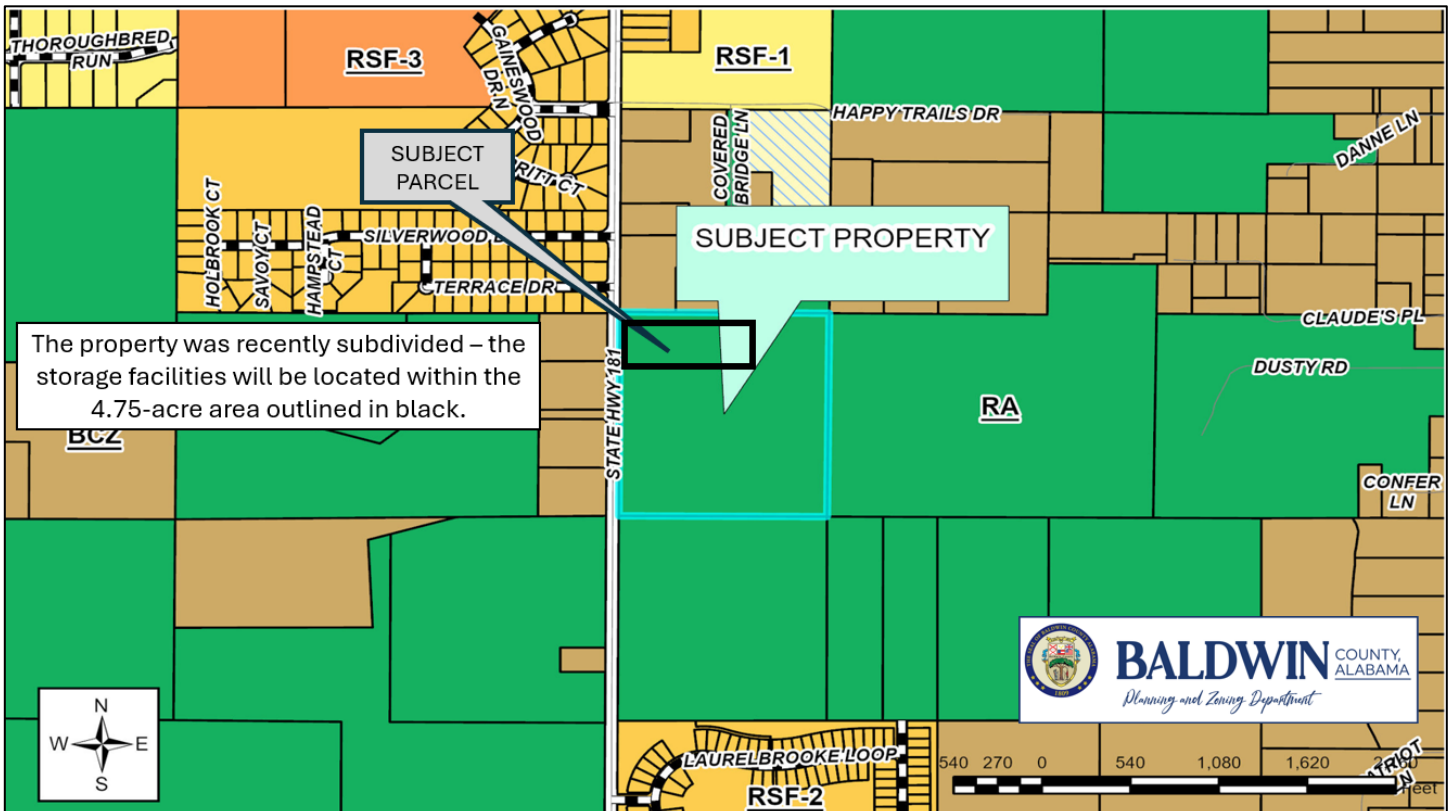
- (i) **Stormwater Outfalls.** Stormwater management facility outfalls shall be installed 25 feet from the property line and shall include velocity dissipaters as required by the County Engineer to prevent offsite erosion and allow for future maintenance. Exceptions may be approved by the County Engineer.

Per applicant: "Based on the location of the detention/retention facility and the size - 2 - needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates, the stormwater outfall (end of outfall pipe with slope paved headwall) is within 25' of the nearest property line(s). The slope paved headwall is 17' from the south property line and 18' from the east property line. This is shown on sheet C.3.0 of the civil plans. Sheet C.3.0 of the civil plans is included with the variance request. **The placement of the outfall is determined by the topography of the site and the lowest elevation for discharge.** Velocity dissipation in the form of riprap extends 25' from the end of the outfall to the discharge point of the property."



(c) Use of Landscape Buffers

- Per applicant: "The detention/retention facility for this project is located within a portion of the required 30' landscape buffer on the south and east sides of the property. **The size of the retention/detention facility needed to accommodate the Good Neighbor Stormwater Policy and meet water quantity requirements for reduction of post-development discharge rates to lower than or equal to pre-development discharge rates requires utilization of portions of the landscape buffer. This is due to the topography in this area of the parcel and the area required to match the existing grades at the boundary of the parcel.**"



Site Map

