



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CPD26-01 & SV26-09
Cooper Boat & RV Storage
Commission/Planned Development (CPD) Approval
June 4, 2026

Subject Property Information

Planning District: 14
Zoning: RR, Rural District
Location: The subject property is located west of West Boulevard and north of State Highway 104 in Silverhill
Parcel Numbers: 05-47-02-03-0-000-023.007 **PIN#:** 380681
Lead Staff: Cory Rhodes, Planner
Applicant/Engineer: Pillar, LLC – Thomas Granger, PE
Owner: Firetower Properties, LLC
Engineer/Surveyor: Smith, Clark & Associates, LLC
Online Case #: When searching online CitizenServe database, please use CPD26-000001 or SV26-000009
Attachments: *Within Report*

Subdivision Proposal

Request: The applicant is seeking a Commission Planned Development Site Plan approval for eight boat/RV storage buildings that will be completed in one phase
Number of Lots: 1
Number of Units: Eight (8) buildings, with approximately 74 units
Lot setbacks: 40' Front' 40' Rear, 20' Side Setback
Wetland Setback: No wetlands on property
Total acreage: ±5.37 AC
Open space: Total required (20%): 46,820 SF
Total provided: 96,398 SF (41%)
Total usable (50% of required): 11,856 SF (5.1%)
Subdivision variance requested (SV26-09)

Public Utilities and Site Considerations

Public Utilities: Water: Town of Silverhill
Sewer: Baldwin County Sewer Service
Electrical: Riviera Utilities

Fire flow: N/A

Traffic study: N/A

Flood zone: "X" Flood Zone; appropriate notes are reflected on the site plan

Drainage: Drainage narrative prepared by Thomas Granger, PE, was reviewed and accepted by the P&Z Permit Engineer.

Wetlands: No wetlands present on property

Staff Analysis and Comments

The applicant is requesting Commission Plan Development approval for a commercial development consisting of 8 buildings housing a total of 74 open boat/RV storage units. The subject property is approximately ±5.37 acres and is zoned RR, Rural District. No wetlands are located on the property. A variance from the useable open space requirements of Section 6.1.4 of the Subdivision Regulations has been requested, as this is a commercial use. The request meets the requirements of the Baldwin County Subdivision Regulations and Zoning Ordinance.

Subdivision Variance Request for SV25-24

The applicant is requesting a variance from some of the requirements of a Planned Unit Development, which include the elimination of the usable open space requirement. Staff believe the granting of this variance request complies with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Section 8.1 – Conditions for variance approval

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning 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.”

Applicant's Response to Variance Criteria

1. The purpose of this Variance is to allow:

Applicant's response: *Reduction of Useable Open Space. We have approximately 0.27 acres of what could be considered "Useable" Open Space where 0.54 acres is required (10% of 5.37 acres).*

2. 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.

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

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

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

4. 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.

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

5. 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.

Applicant's response: *As a Boat/RV Storage Facility there is not a demand for Useable Open Space as there are no permanent residents, only tenants picking up and dropping off Boats, RV's, etc.*

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

Applicant's response: *This Variance will not vary the Provisions of other adopted policies and regulations of the Baldwin County Commission.*

Staff Recommendation:

Staff recommends that the Commission Planned Development for Case No. CPD26-01 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

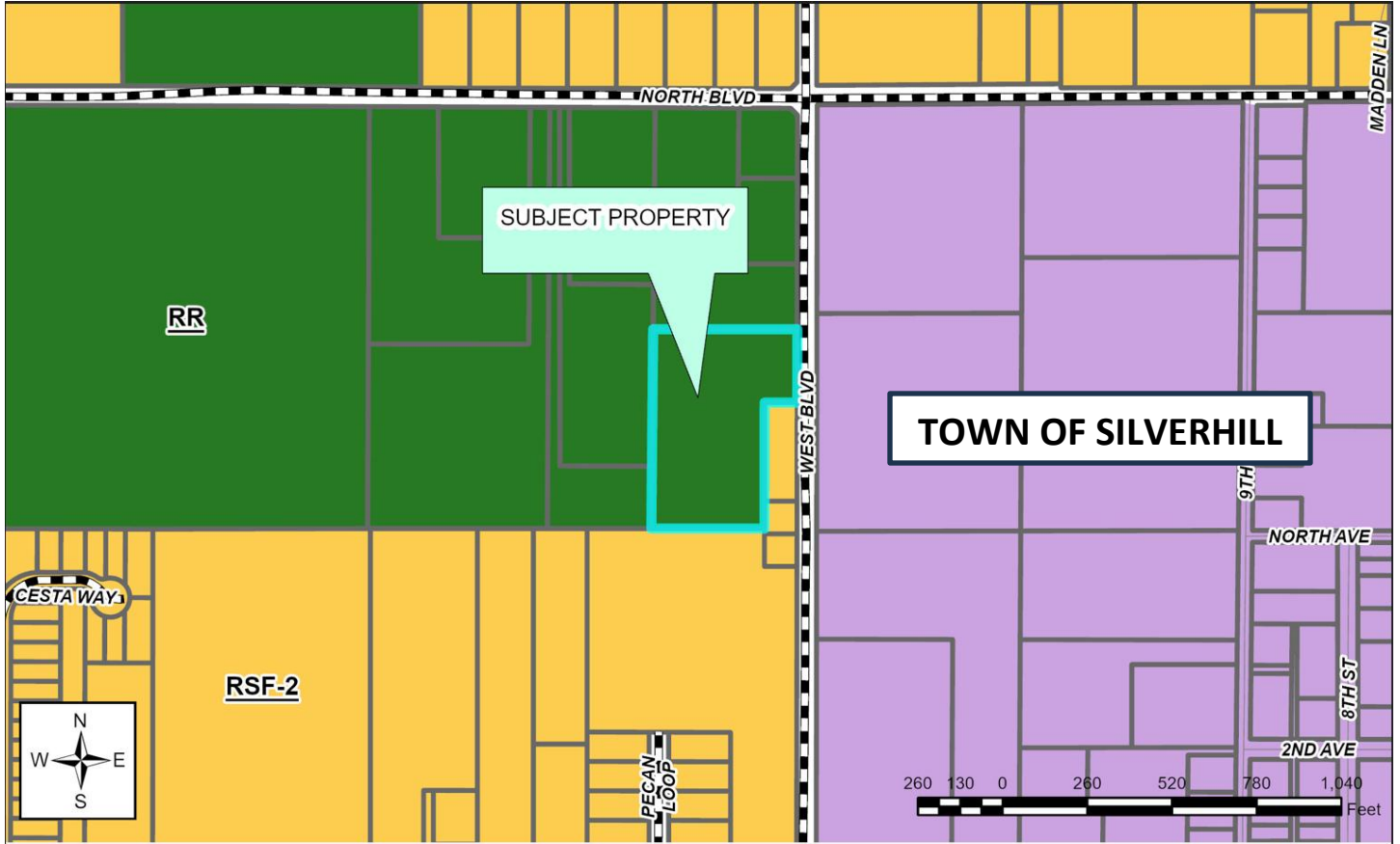
Specific conditions:

1. Approval of SV26-09

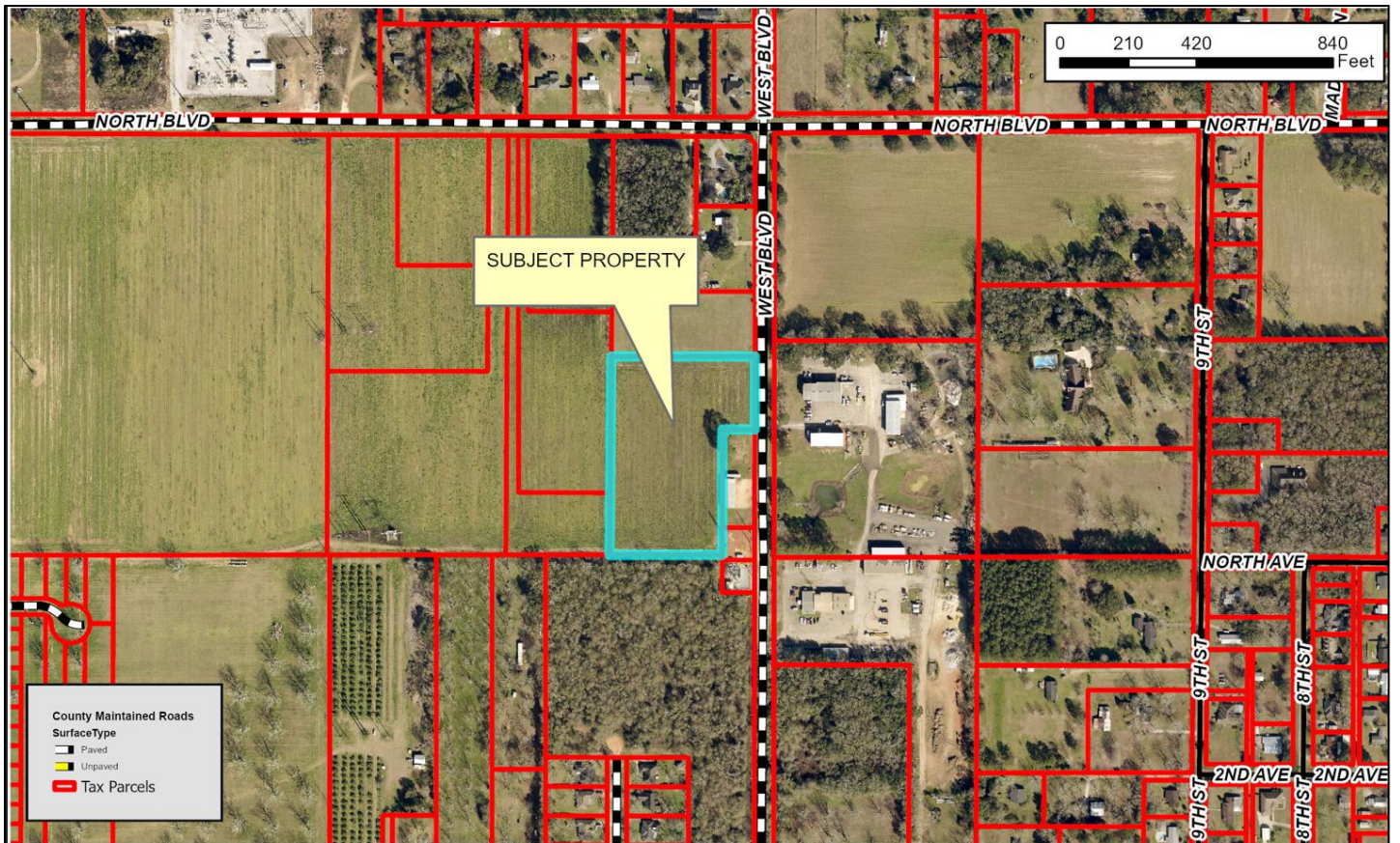
General Conditions:

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 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 Commission Planned Development.

Locator Map




Site Map




Property Images





Adjoining Property
to The North PIN:
634474

May 21, 2026 11:33:50 AM
22300 West Boulevard
Silverhill
Baldwin County
Alabama



Adjoining Property to
The South PIN:
33245

May 21, 2026 11:36:08 AM
22269 West Boulevard
Silverhill
Baldwin County
Alabama



Property to The East
PIN: 32757

May 21, 2026 11:35:23 AM
15444 North Boulevard
Silverhill
Baldwin County
Alabama



Adjoining
Property to
The West
PIN: 383982

May 21, 2026 11:37:23 AM
15352 North Boulevard
Silverhill
Baldwin County
Alabama

SITE DATA:

OWNER/DEVELOPER: FIRETOWER PROPERTIES, LLC

ENGINEER OR SURVEYOR: PILLAR, LLC -

THOMAS GRANGER, P.E.

ZONING: RR

PARCEL ID # 05-47-02-03-0-000-023.007

PIN: 380681

LOCATION: WEST BLVD., SILVERHILL, AL.

TOTAL ACREAGE: 5.37 ACRES (234,098 S.F.)

FLOOD ZONE: "X" (NO B.F.E.)

MIN. BUILDING SETBACKS:

40' FRONT

40' REAR

20' SIDE

NUMBER OF BUILDINGS: 8

NUMBER OF UNITS: 74

TOTAL BUILDING AREA: 66,060 S.F. (28%)

TOTAL AREA OF ROCK: 71,522 S.F. (31%)

TOTAL IMPERVIOUS AREA: 137,582 S.F. (59%)

TOTAL PERVIOUS AREA: 96,516 S.F. (41%)

OPEN SPACE :

TOTAL OPEN SPACE REQUIRED: 1.07 ACRES / 46,820 S.F. (20%)

TOTAL OPEN SPACE PROVIDED: 2.21 AC. / 96,398 S.F. (41%)

TOTAL USEABLE OPEN SPACE REQUIRED: 23,410 S.F. / 0.54 AC. (10%)

TOTAL USEABLE OPEN SPACE PROVIDED: 11,856 S.F. / 0.27 AC. (5.1%)

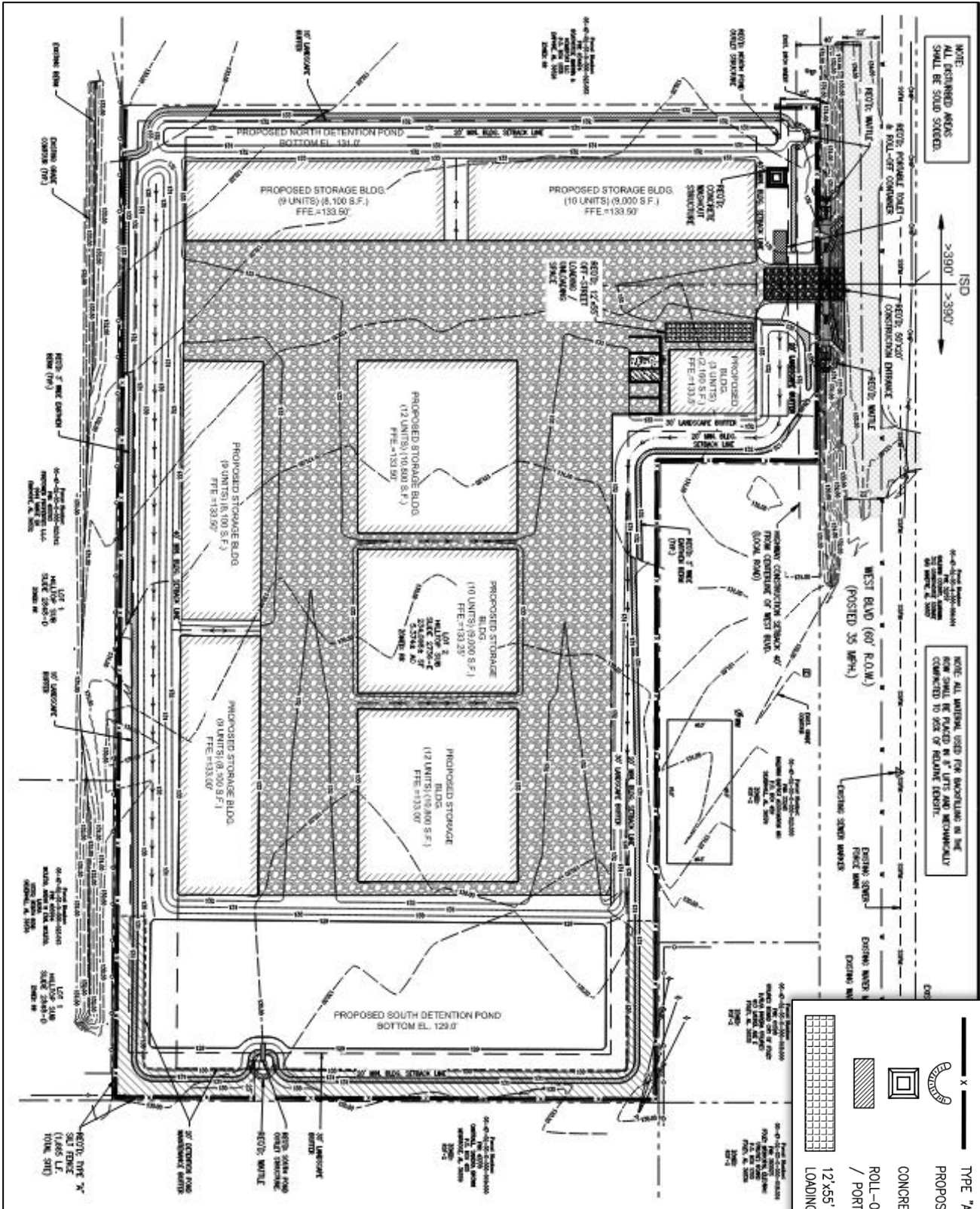
TOTAL UN-USEABLE OPEN SPACE: 84,542 S.F. / 1.94 AC. (36%)

DRAINAGE/UTILITY EASEMENTS:

EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET

INTERIOR REAR AND SIDE LOT LINES: 10 FEET

Erosion Control Plan



NOTE: ALL DIMENSIONED AREAS SHALL BE SOLID SODDED.

ISD
 >390' >390'

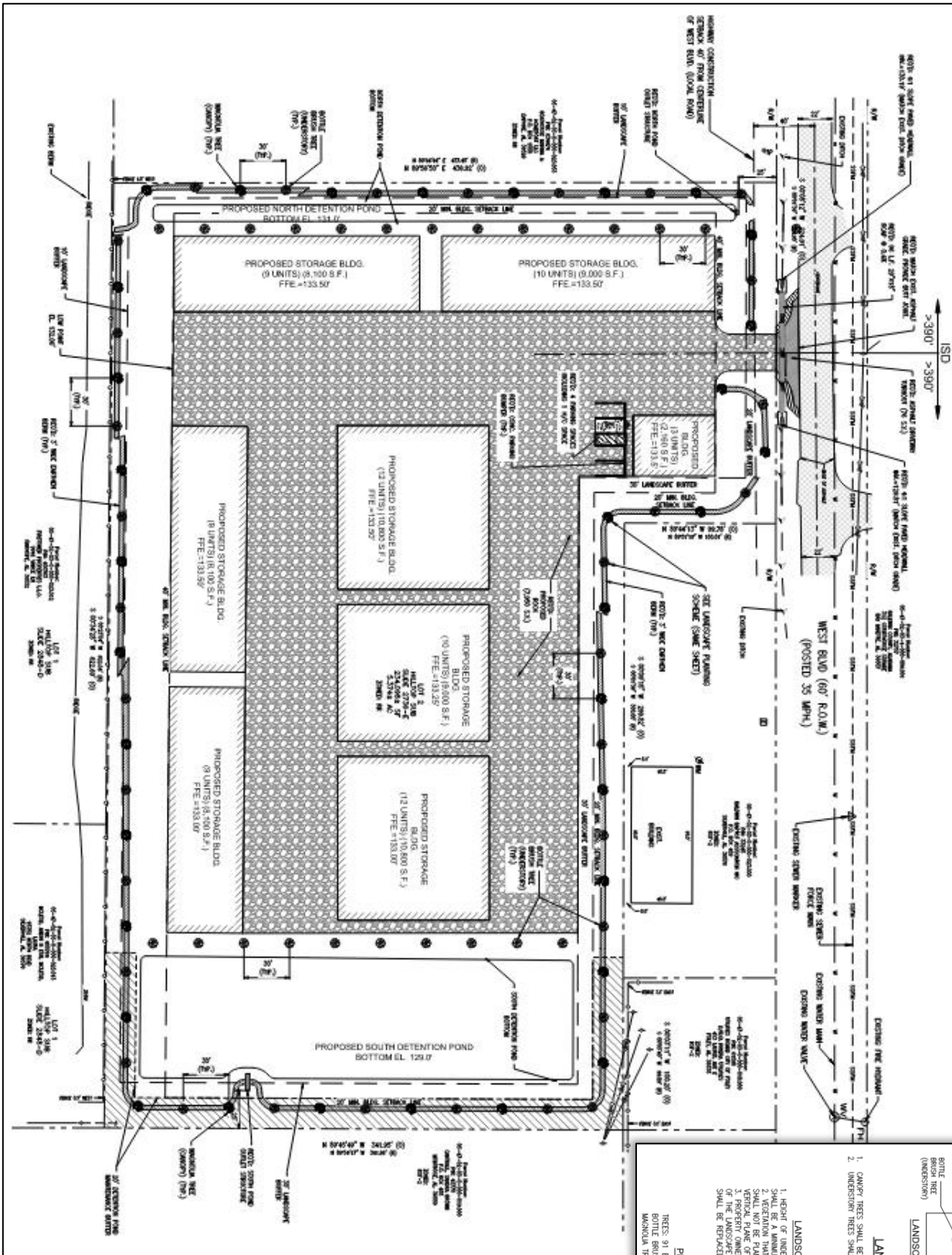
NOTE: ALL MATERIAL USED FOR MOUNTING IN THIS ROW SHALL BE PLACED IN 4' LITS AND MECHANICALLY COMPACTED TO 95% OF MAXIMUM DENSITY.

WEST BLDG (60' ROW) (POSTED 35 MPH.)

EROSION CONTROL LEGEND

- TYPE 'A' SILT FENCE
- PROPOSED WATTLE DITCH CHECK
- CONCRETE WASHOUT STRUCTURE
- ROLL-OFF CONTAINER / PORTABLE TOILET
- 12'x55' OFF-STREET LOADING/UNLOADING SPACE

Landscape Plan



PLANT LEGEND

- BOTTLERUSH TREE (UNDERSTORY)
- MONARCA TREE (CANOPY)
- BOTTLERUSH TREE (UNDERSTORY)

LANDSCAPE PLANTING SCHEME
N.T.S.

LANDSCAPE NOTES

- CANOPY TREES SHALL BE A MINIMUM 8' HIGH WITH CALIPER OF 2"
- UNDERSTORY TREES SHALL BE A MINIMUM 4' HIGH WITH CALIPER OF 1"

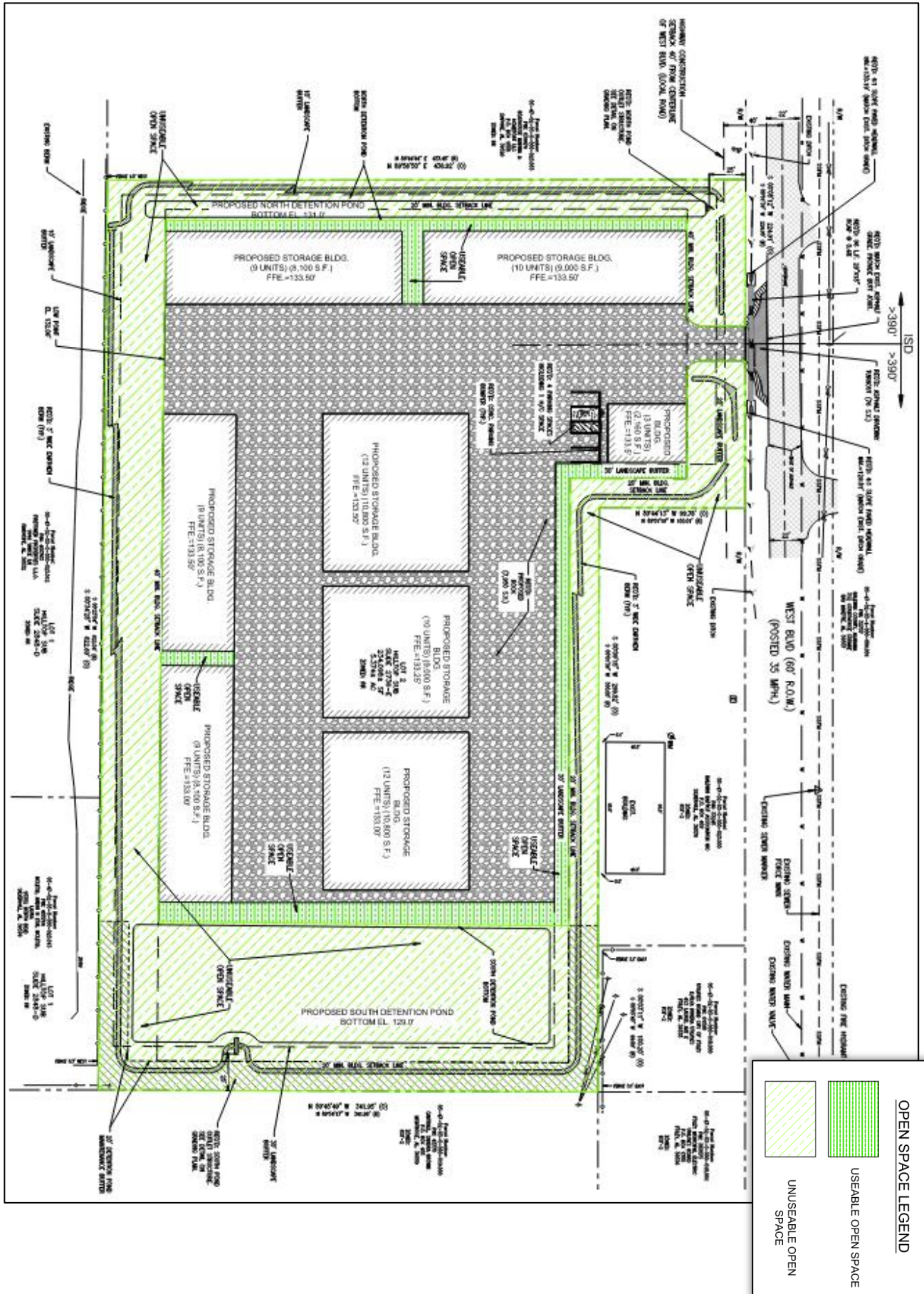
LANDSCAPE PLANTING NOTES

- HEIGHT OF UNDERSTORY TREES AT TIME OF PLANTING SHALL BE A MINIMUM OF 4 FEET TALL
- VEGETATION THAT EXCEEDS 25 FEET IN HEIGHT AT MATURITY SHALL NOT BE PLANTED OUTSIDE THIS 50 FEET OF THE PROPERTY BOUNDARY
- PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER AND THE DEAD OR Dying TREES SHALL BE REPLACED AS SOON AS PRACTICAL

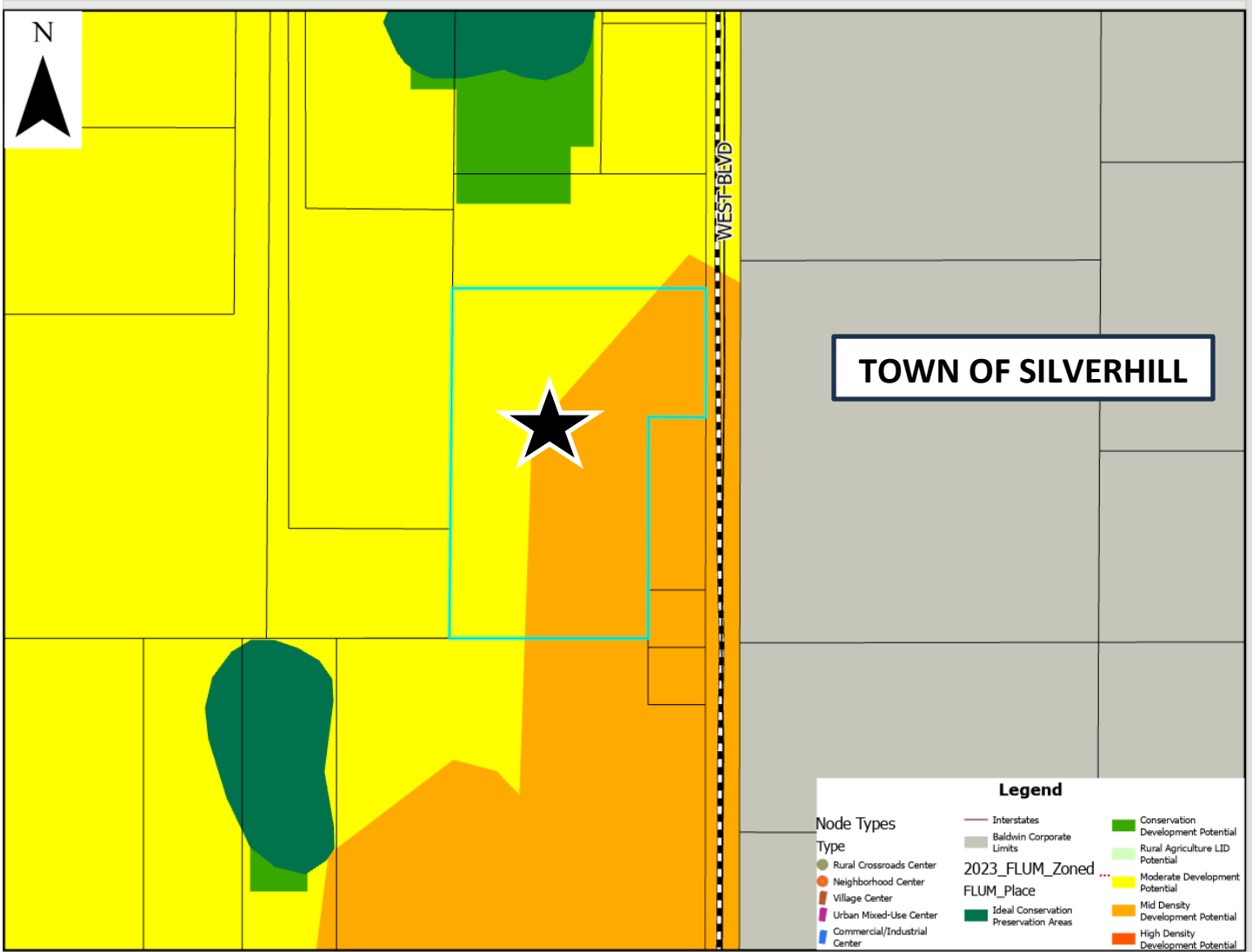
PLANT QUANTITIES

TREES: 91 EACH
 BOTTLERUSH (UNDERSTORY TREE): 57 EACH
 MONARCA TREE (CANOPY TREE): 24 EACH

Open Space Plan



FLUM



MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.

PRIMARY LAND USES

- Traditional neighborhood designs
- Village center/node

RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails

MODERATE DEVELOPMENT POTENTIAL AREAS

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

Permit Requirements



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535

Thomas Granger
Pillar, LLC
14425 State Highway 181
Fairhope, AL 36532

RE: PIN 380681

This letter is to confirm b
electric and gas service to

Riviera Utilities requires a
and rear property lines. P

Upon final design, Rivier
requirements to meet a
concerning costs and requ

Name
West Abri
Danny SG

If you have any questions

Thank you,

Tony L. Schachle

Tony L. Schachle Jr.

TOWN OF SILVERHILL

PO Box 309 - 15965 SILVERHILL AVE - SILVERHILL, ALABAMA 36576 - (251) 945-5198



December 01, 2

RE: Lot 2 H
Firetow
PIN 380
Silverh

To whom it ma
The Town of S
Hwy 104 in Sil
said project.

If you should b
contact us.

Sincerely,

Nicole C. Haig
Nicole C. Haig
Town Clerk-Tr



November 21, 2025

Thomas Granger
Pillar, LLC

Ref: PIN 380681; Boat and RV Storage

Mr. Granger.

At your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the above-referenced property. Sewer service may be connected to this property at the owner's expense and request, subject to all terms and conditions set forth below.

Baldwin County Sewer Service, LLC, is willing and able to provide sewer service to the proposed development, subject to the following: (1) BCSS's standard terms and conditions ; (2) performance by the owner/applicant of all terms and conditions within the required written agreement between the applicant/owner and BCSS regarding the provision of services; (3) the construction of all required sewer infrastructure within the proposed development; (4) the receipt of final subdivision plat approval for the proposed development from the appropriate governmental authority; and (5) the payment of all required fees, including, but not limited to, all required impact fees, tap fees and line extension costs. Satisfaction of all of the aforementioned conditions and the continued use of sewer service and payment of all user fees constitutes a commitment of BCSS to provide sewer service and treatment for the proposed development.

This letter is not to be used to obtain a building permit. A \$1,500* impact fee per lot will need to be paid to Baldwin County Service, LLC, if a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. Any customer who has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of the willing and able letter. BCSS will treat the wastewater at our Malbis wastewater treatment plant.

*Franchise fees apply in franchise areas.

Sincerely,

Lisa M. Burke
Lisa M. Burke
Baldwin County Sewer Service, LLC
251-971-3022

Cooper Boat/RV Storage Facility

Stormwater Operation



In accordance with Section 17.1.3.3 of the Baldwin County Zoning Ordinance, this Operation and Maintenance Plan establishes the entire site including all buildings, grounds, detention pond, open space, and appurtenances is under the Ownership and Control of **Firetower Properties, LLC**. **Firetower Properties, LLC** assumes full responsibility for the maintenance of all of the property and the developed features. Flora and Flaunt It, LLC will prevent the development of the designated Open Space and subsequent use for any purposes other than open space.

None of the Open Space in this Development has been set aside for Conservation.

The Articles of Incorporation and Bylaws of Firetower Properties, LLC, are included in Appendix A.

Firetower Properties, LLC, is the sole entity responsible for the preservation of the Open Space and Developed Facilities, as well as the Operation and Maintenance of the Detention Pond in accordance with the Guidelines herein.

Firetower Properties, LLC, will not turn over the responsibility of preserving the Open Space or the Operation and Maintenance of the Stormwater Detention Facilities to Property Owners Association. Should Firetower Properties, LLC, sell the Facility, the new Owners will take on the responsibilities described herein.

With complete ownership vested in Firetower Properties, LLC, said Entity will provide for the full enforcement of this Plan. Should Firetower Properties, LLC, sell the Facility, the new Owners will take on the responsibilities described herein.

Open Space maintenance includes grass cutting and upkeep of the Landscaping Buffer.

The Maintenance of the Detention Pond will also consist of cutting the grass along the Pond bottom and berm slopes. With 4:1 side slopes on the berm, mowers can easily enter and exit the Pond at most any location. More specific Operation and Maintenance of the stormwater management facilities is described on the following pages.

Any changes to this Plan must be approved by the Planning Director.