



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-22
Reynolds Ready Mix
Commission Site Plan (CSP) Approval
September 4, 2025

Subject Property Information

Planning District: 15
General Location: Located south of County Rd 64 and east of County Rd 13
Physical Address: 25640 County Rd 13, Daphne, AL
Parcel ID: 05-43-05-22-0-000-014.002
Zoning: B-1, Professional Business District
Proposed Use: Office
Acreage: 0.64+/- acres
Applicant: Sun Coast Builders Inc
P.O. Box 489
Robertsdale, AL 36567
Owner: Reynolds Ready Mix LLC
21551 Doc McDuffie Rd.
Foley, AL 36535
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

| Adjacent Land Use | | Adjacent Zoning |
|-------------------|------------|----------------------------|
| North | Vacant | B-2, Neighborhood Business |
| South | Commercial | B-2, Neighborhood Business |
| East | Commercial | B-2, Neighborhood Business |
| West | Co Rd 13 | City of Daphne |

Summary

The applicant is requesting Commission Site Plan (CSP) approval to rebuild an office that was destroyed by a hurricane. The subject property encompasses +/- 0.64 total acres and zoned as B-1, Professional Business District. The adjacent parcels are designated for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out received no comments.

ALDOT: Staff reach out but received no comments.

City of Daphne, Adrienne Jones: Staff reached out but received no comments.

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 rebuilding an office that was destroyed by a hurricane, conforms to the requirements of the Zoning Ordinance. The future land use of the property is High Density Development and in between a Neighborhood and Village Center. The development pattern of the area is primarily commercial and residential. An office building is a permitted use in B-1 district. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 0.64 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval to rebuild an office that was destroyed during a hurricane. 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.

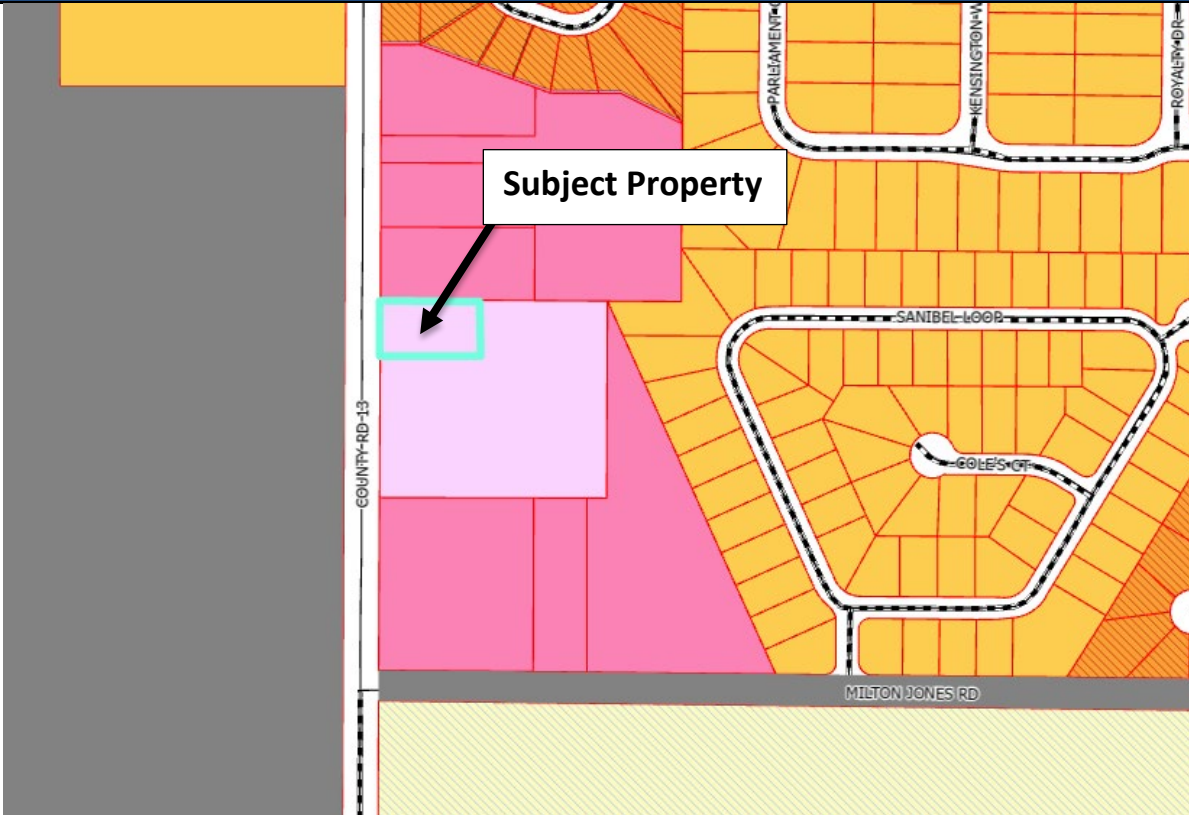
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Property Images

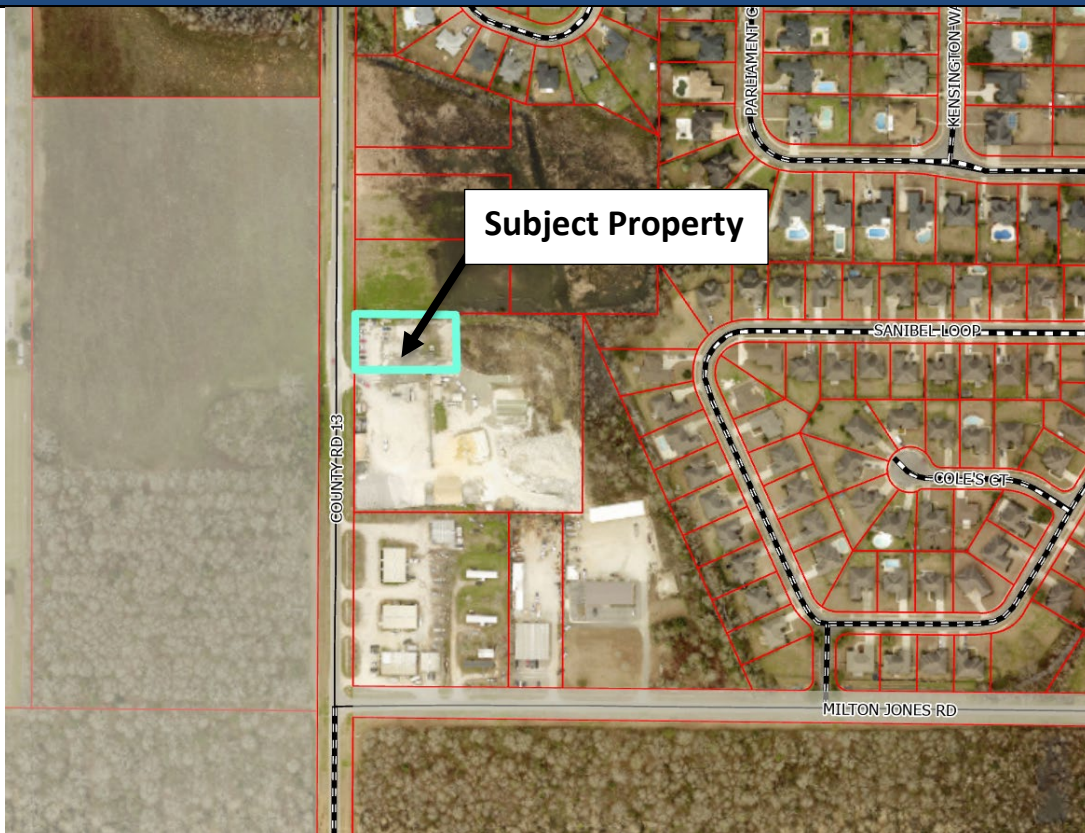




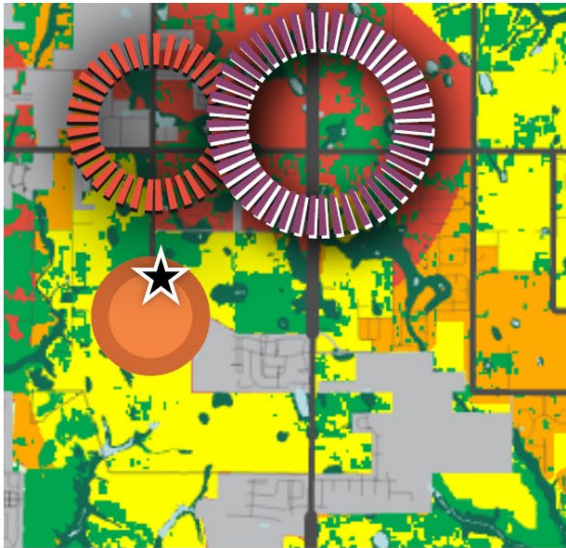
Locator Map



Site Map



Future Land Use Map (FLUM)



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



High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern.

PRIMARY LAND USES

- Mixed-use buildings
- Higher density/range of densities
- Townhouses, multifamily apartment communities
- Urban mixed-use center/node
- Allocation of land for employment uses of all types including incubator spaces, entrepreneur's space, office, and commercial businesses

RELATED ZONING DISTRICTS

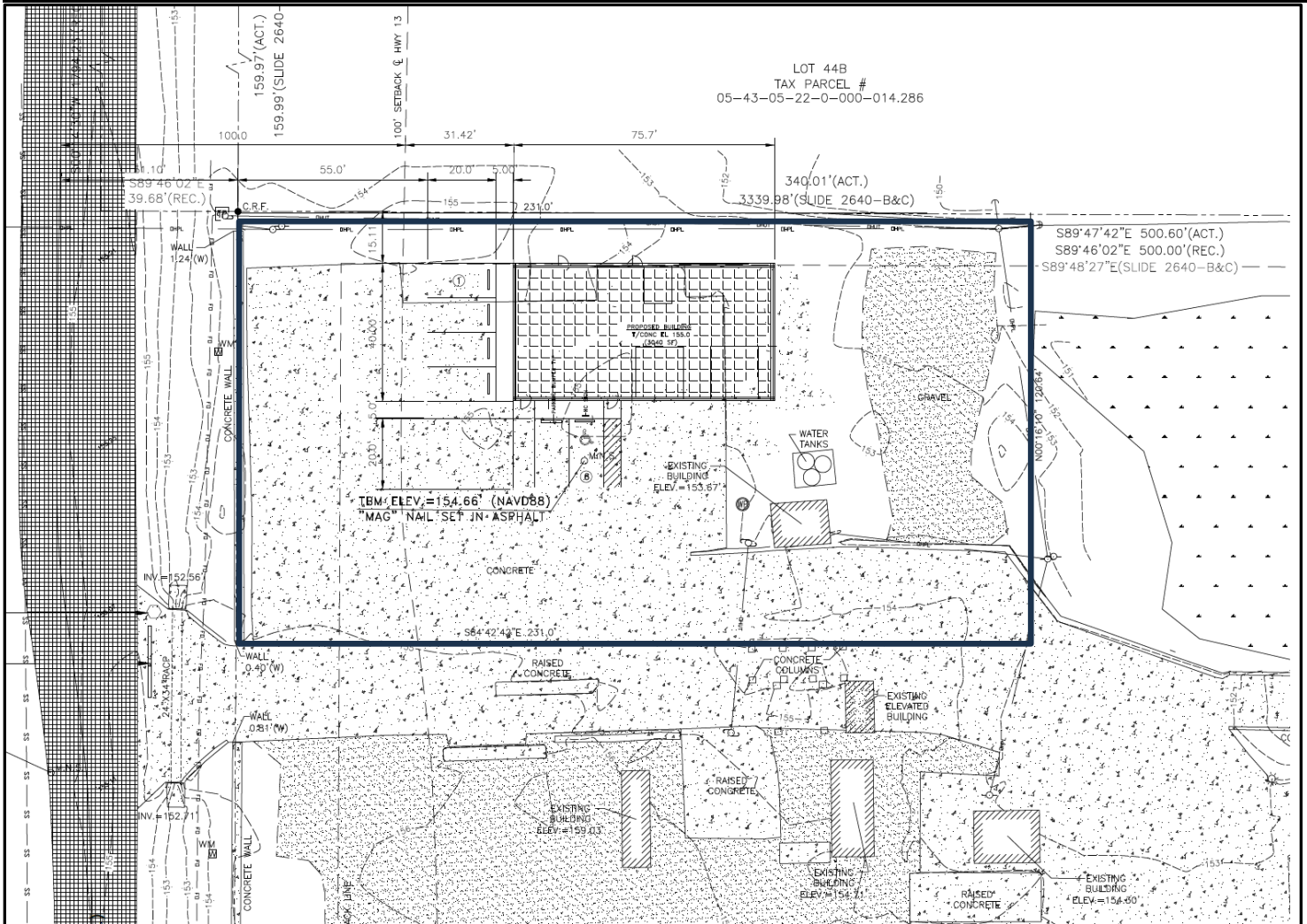
- RMF-6 Residential Multifamily District
- HDR High Density Residential District
- RMH Residential Manufactured Housing Park District
- B-3 General Business District
- B-4 Major Commercial District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use paths

Site Plan

LOT 44B
TAX PARCEL #
05-43-05-22-0-000-014.286



Site Data

SITE DATA

TOTAL PARCEL AREA: ±27870 SF (±.64 AC) (LOT 1)

AREA TO BE DEVELOPED: 3040 SF (±.07 AC) (NEW BUILDING TO REPLACE EXISTING)

OWNER: REYNOLDS READY MIX
25640 COUNTY ROAD 13
DAPHNE, AL 36526
(251) 747-4266 (JUSTIN BLACKWELL)

ADDRESS: 25640 COUNTY ROAD 13
DAPHNE, AL 36526

PARCEL ID #: 05-43-05-22-0-000-014.002
BALDWIN COUNTY, AL

ZONING: B1-BUSINESS (PER BALDWIN COUNTY)

CURRENT USE: BUSINESS

PROPOSED USE: BUSINESS

PROPOSED IMPERVIOUS COVER: 58% (16164/27870)<60%

SETBACKS: FRONT: 30'
SIDE: 15'
REAR: 25'
OTHER: 100' FROM $\frac{1}{4}$ HWY13 (80' ACTUAL)

REQUIRED PARKING (AHJ): OFFICE 1 SPACE /500 SF = 3040/500= 6

PROPOSED PARKING: REQUIRED = 6 SPACES
INCLUDING 1 HANDICAPPED SPACE
PROVIDED=6
SPACE SIZE: 10'W X 20'L
AISLE WIDTH: HANDICAPPED CAR-5'
HANDICAPPED VAN-8'

SIGN: BUILDING MOUNTED (280 SF MAX)

UTILITIES: WATER: BELFOREST WATER
SEWER: DAPHNE UTILITIES Δ
POWER: RIVERIA UTILITIES
GAS: NA
TELEPHONE: BELL SOUTH

STORMWATER: NO INCREASE IN IMPERMEABLE AREA IS ADDED AS THE NEW BUILDING REPLACES AN EXISTING BLDG OF EQUAL SIZE

GENERAL NOTES:

1. EXISTING BUILDING WHICH OCCUPIES THE LOCATION OF THE PROPOSED BLDG IS TO BE DEMOLISHED AS WELL AS THE CONCRETE WITHIN THE FOOTPRINT OF THE EXISTING BUILDING.
2. UTILITY LOCATIONS AND POINTS OF ORIGIN TO BE VERIFIED WITH RESPECTIVE UTILITY & CONTRACTOR TO RELOCATE AS REQUIRED. ALL INSTALLATION & MATERIALS SHALL MEET THE REQUIRMENTS OF THE UTILITY.
3. REFERENCE GEOTECHNICAL REPORT DATED 4-10-23 PREPARED BY GEO-CON ENGINEERING & TESTING.