



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-23
House of Worship
Commission Site Plan (CSP) Approval
September 4, 2025

Subject Property Information

Planning District: 15
General Location: Located west of State Highway 181 and south of Champions Way in Daphne
Physical Address: 27895 State Highway 181
Parcel ID: 05-43-02-10-0-000-002.001
PIN: 26886
Zoning: B-2, Neighborhood Business District
Proposed Use: House of Worship
Acreage: 1.60+/- acres
Total # Parcels requested: N/A
Applicant: Michael Smith, ALCO Engineering Services, LLC
8024 Tanner Williams Road
Lucedale, MS 39452
Owner: Boubacar Maiga
27895 State Highway 181
Daphne, AL 36526
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	HDR, High-Density Residential
South	Residential	HDR, High-Density Residential
East	Unzoned	Cemetery
West	Residential	HDR, High-Density Residential

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a change of use for an existing building (from a former Bed & Breakfast to a House of Worship). The subject property encompasses +/- 1.60 total acres and zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for residential purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 8/11/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 8/11/2025 but received no comments.

ALDOT: Staff reach out on 8/11/2025 but received no comments.

City of Daphne, Adrienne Jones: Staff reached out on 8/11/2025 be 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 the change in use of the existing building (from a former Bed & Breakfast to a House of Worship) conforms to the requirements of the Zoning Ordinance. The future land use of the property includes both High Density Development and Conservation Development Potential. The development pattern of the area is primarily residential, with multi-family use west of State Highway 181 and residential single family use to the east. A house of worship is a permitted use in all zoning districts.

State Highway 181 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. 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 +/- 1.60 acres and is zoned for commercial use. The applicant has requested Commission Site Plan approval for a change in use for an existing building from a former Bed & Breakfast to a House of Worship. 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.

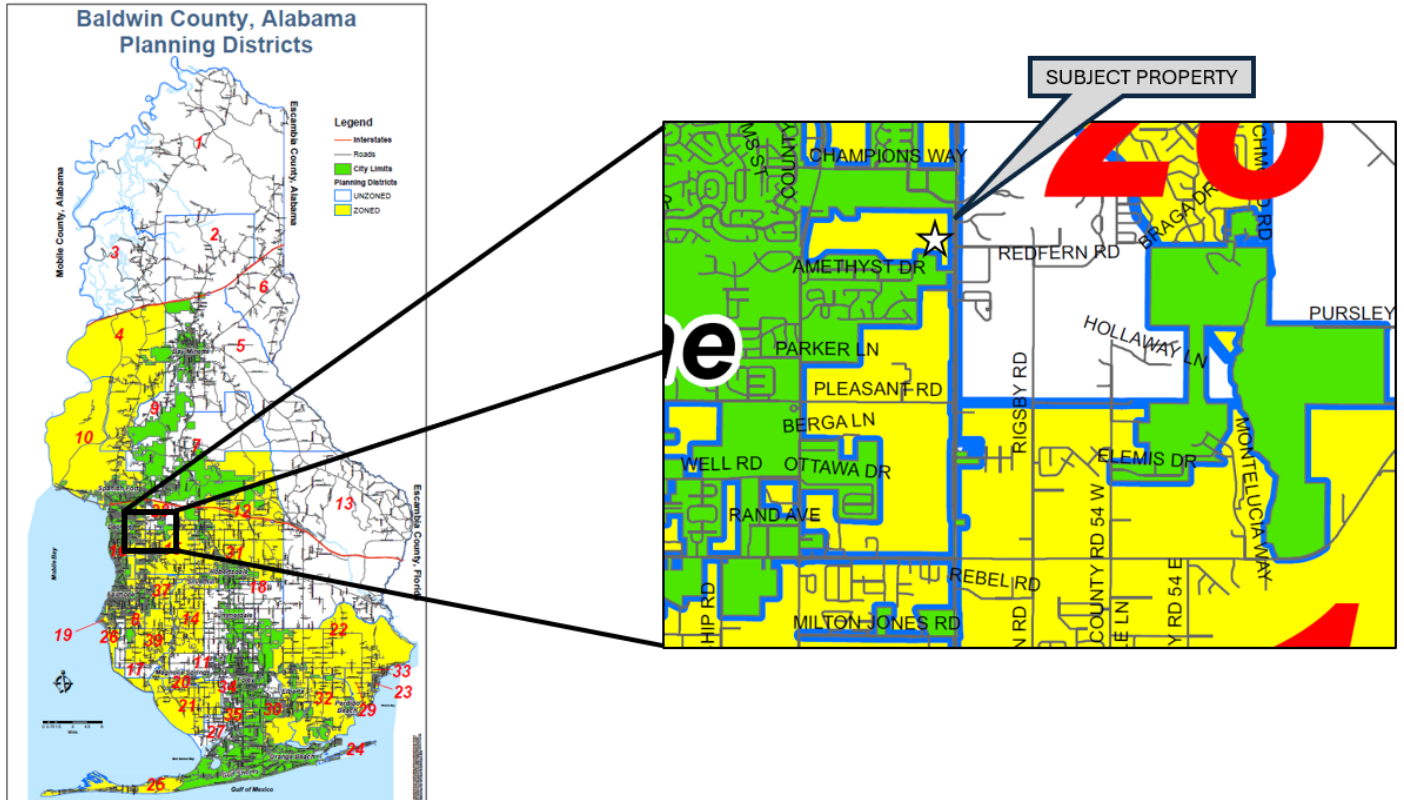
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that 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

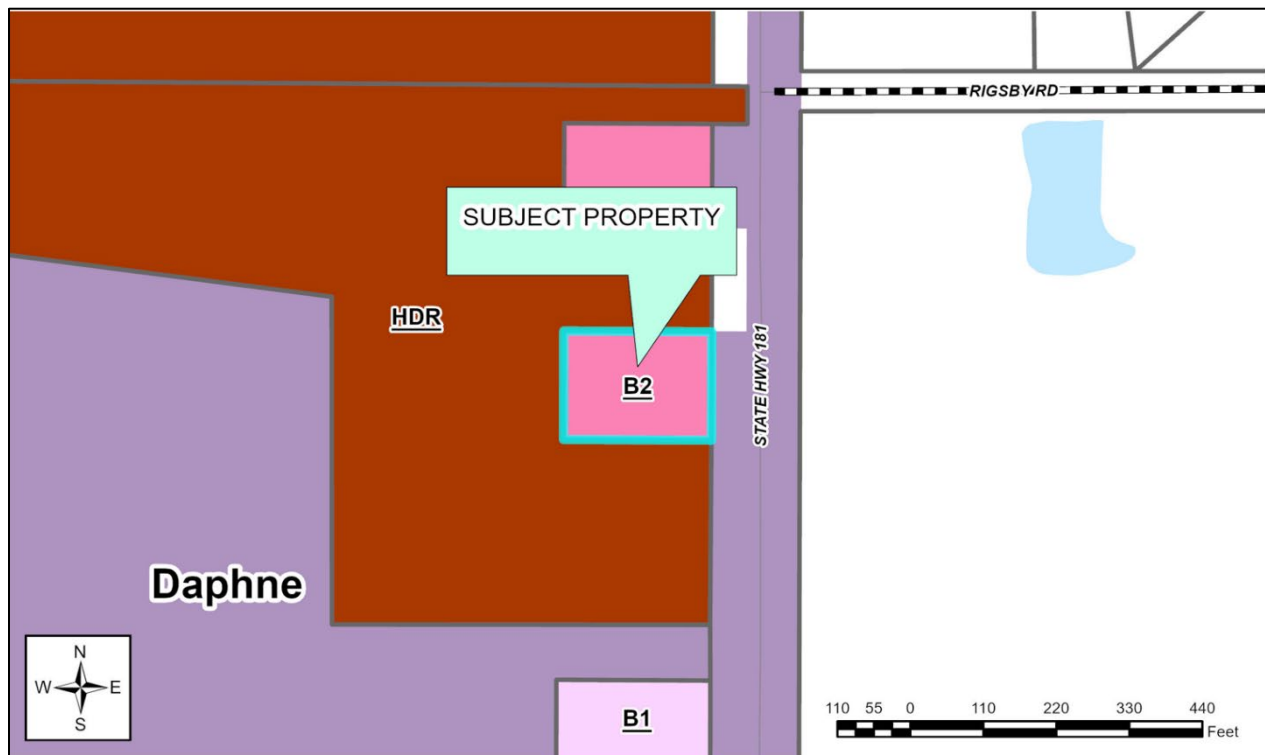




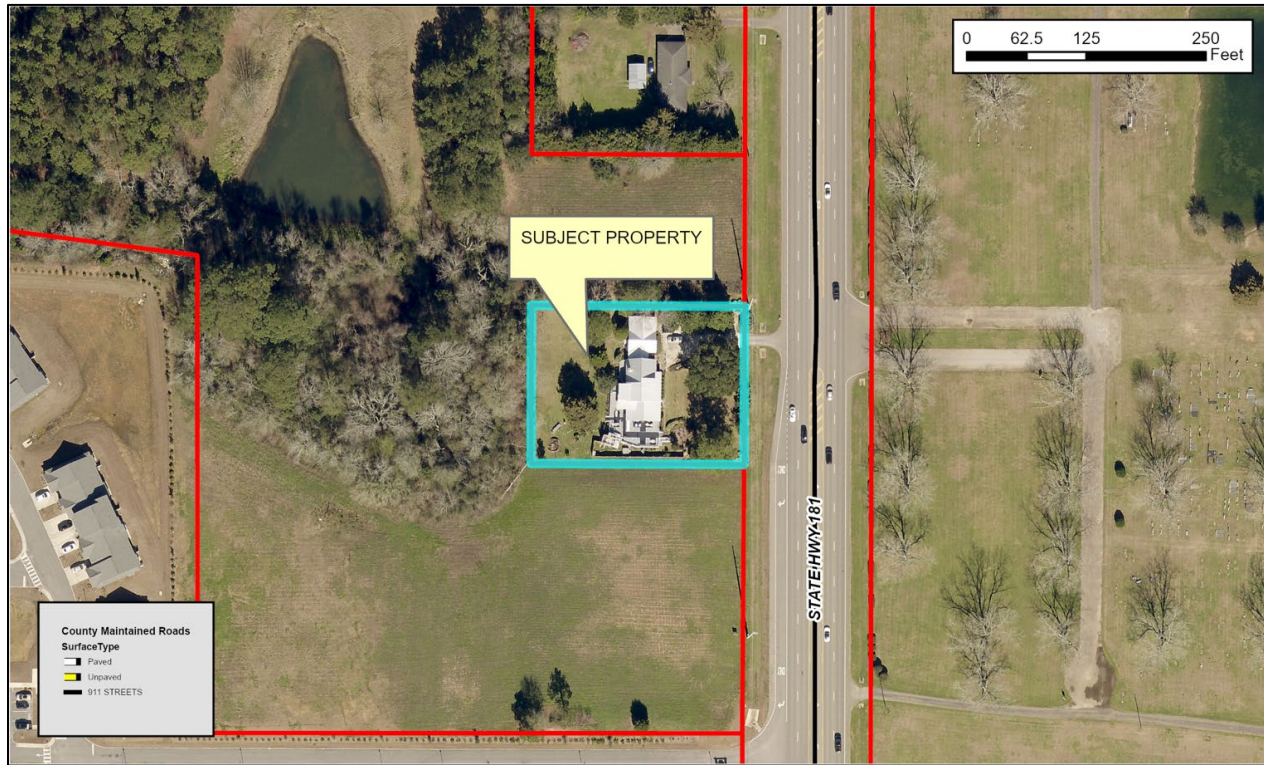
County Planning Map



Locator Map

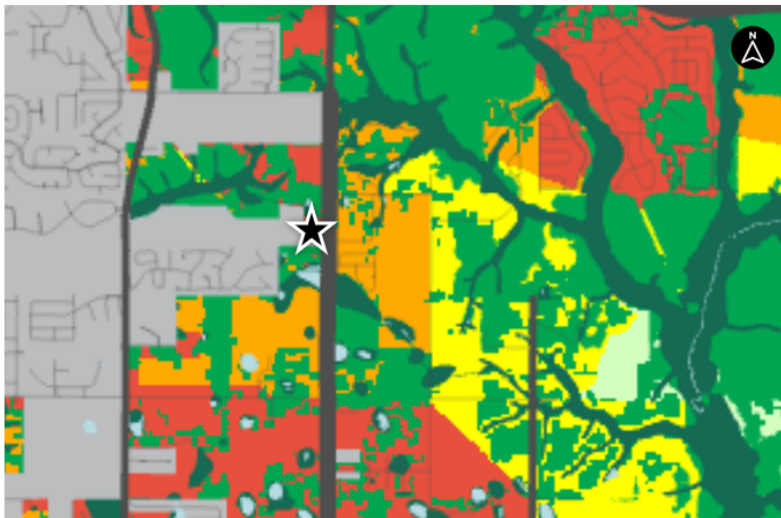


Site Map



FLUM

Future Land Use Map (FLUM)



Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers

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

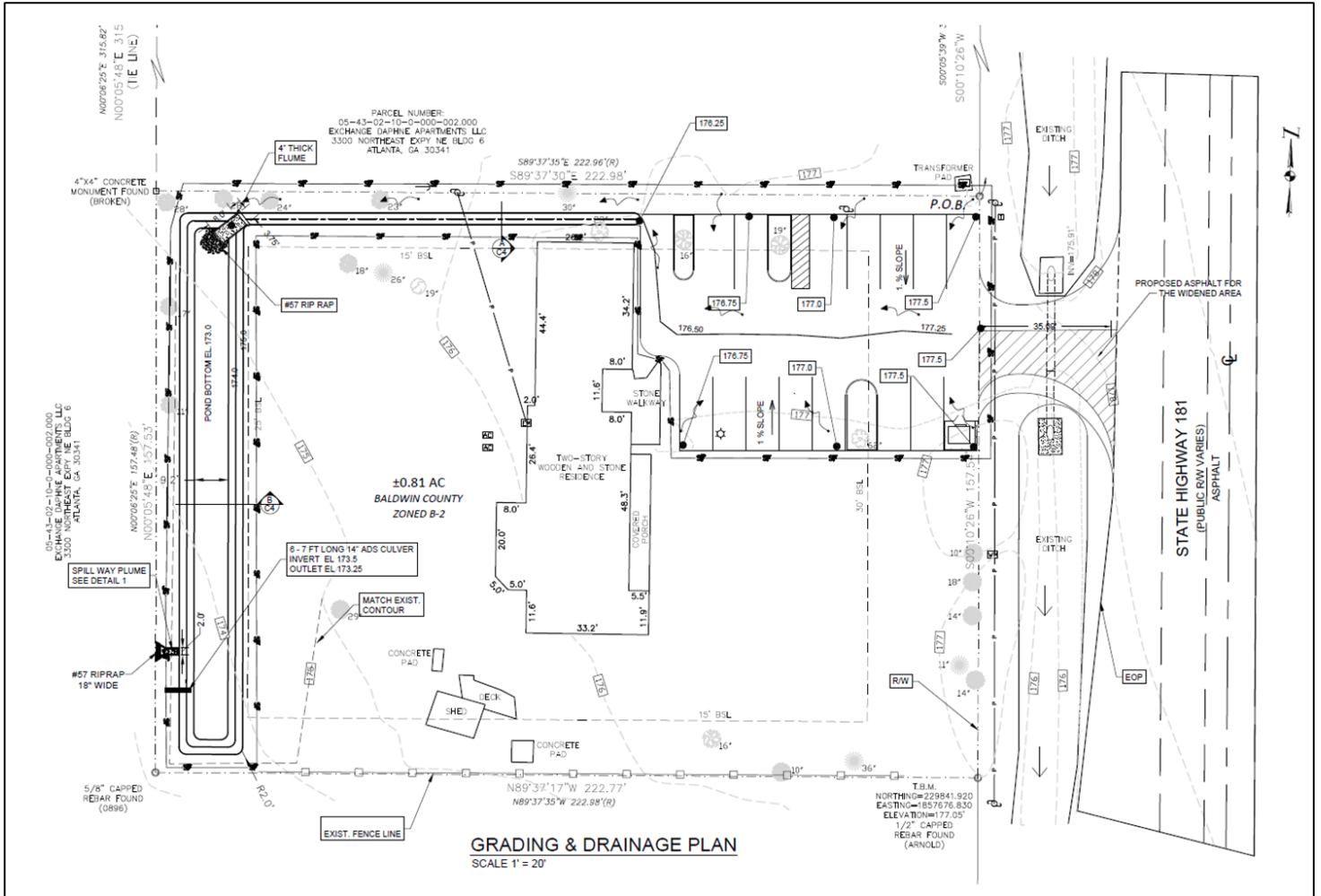
RELATED ZONING DISTRICTS

- 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

Grading and Drainage Plan



Staking Plan

