



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP26-13
American Factory Direct Furniture Store
Commission Site Plan (CSP) Approval
June 4, 2026

Subject Property Information

Planning District: 15
General Location: Located east of State Highway 181 and north of Milton Jones Road in Daphne
Physical Address: 25668 State Highway 181, Daphne, AL 36526
Parcel ID: 05-43-06-23-0-000-026.017
PIN: 620814
Zoning: B-2, Neighborhood Business District
Current Use: Vacant
Proposed Use: 34,063 SF Furniture Store
Acreage: 3.65 +/- acres
Total # Parcels requested: N/A
Applicant: Dewberry Engineers, Inc.
25353 Friendship Road
Daphne, AL 36526
Owner: Stephanie Corte
24001 State Highway 181
Daphne, AL 36526
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2, Neighborhood Business
South	Commercial	B-3, General Business
East	Agricultural	City of Daphne (PUD, Planned Unit Development)
West	Agricultural	City of Daphne (B-3, Professional Business)

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 34,063 square foot furniture store. The subject property encompasses +/- 3.65 acres and is zoned as B-2, Neighborhood Business District. The adjacent parcels are designated primarily for commercial or agricultural purposes. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 5/14/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 5/14/2026 but received no comments.

ALDOT, Chase Chitwood and Jason Shaw: Staff reached out on 5/14/2026 but received no comments.

City of Daphne, Adrienne Jones and Troy Strunk: Staff reached out on 5/14/2026 but received no comments.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are established in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff thoroughly evaluated the application in consideration of each of these standards.

The proposed site plan for the 34,063-square-foot furniture store complies with the requirements of the Zoning Ordinance. According to the Future Land Use Map (FLUM), the subject property and surrounding area are designated as either Mid-Density or Moderate Development Potential.

Moderate Development Potential areas are intended to support a range of housing types on medium- to large-sized lots, including duplexes and townhomes. These areas may also include neighborhood centers or nodes at key intersections that accommodate retail, office, and service uses designed to serve the surrounding community.

Mid-Density Development areas typically consist of more traditional neighborhood patterns and may include single-family homes, townhomes, and multifamily residential developments. Village centers or nodes located at major intersections may also support retail, office, educational, instructional, and service uses that meet community needs. The subject property is located within an Urban Mixed-Use Center, which is intended to incorporate high-density mixed-use development, multifamily residential uses, regional and small-scale retail, commercial centers, and other employment-related uses.

The property is located along State Highway 181, which is classified as a Minor Arterial roadway. Minor Arterials are designed to accommodate trips of moderate length, serve smaller geographic areas than principal arterials, and provide connectivity to the broader arterial roadway network.

Staff Comments and Recommendation

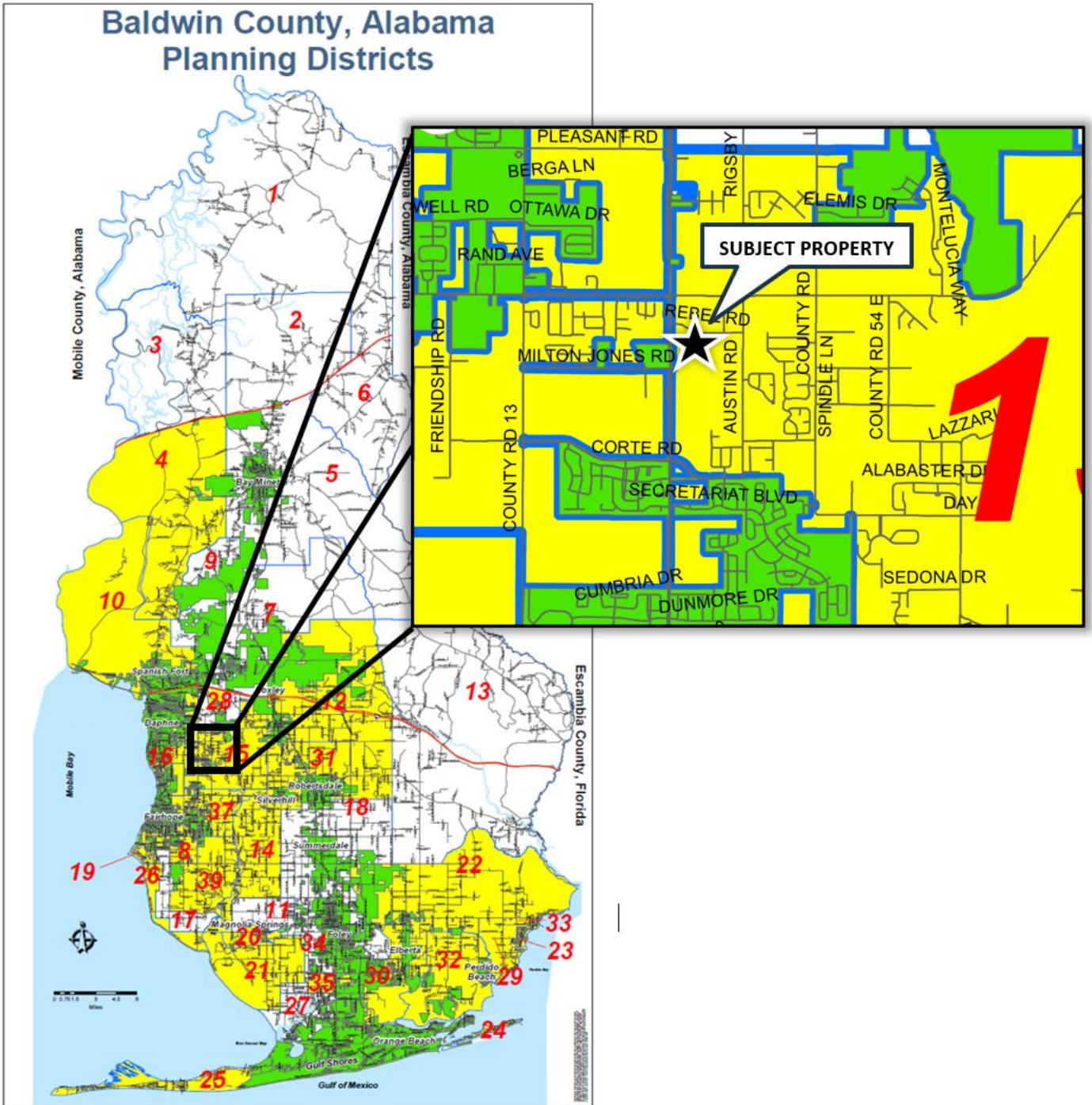
As previously mentioned, the subject property encompasses +/- 3.65 acres and is zoned for neighborhood business use. The applicant has requested Commission Site Plan approval for a 34,063 SF furniture store. Staff has carefully evaluated all relevant factors concerning this application and recommends that the application be **APPROVED** with the following conditions:

1. **Submittal of an ALDOT permit.**
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

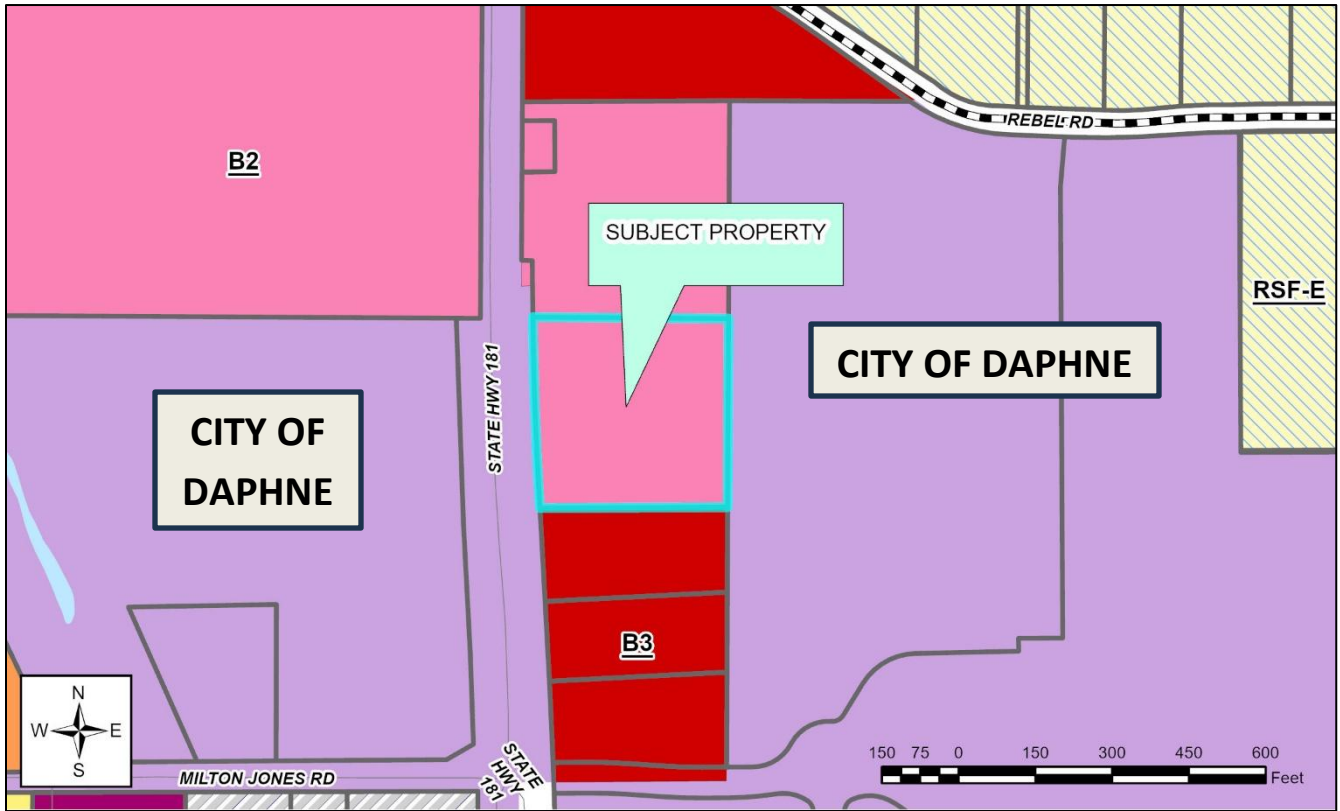
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No 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.

County Planning Map

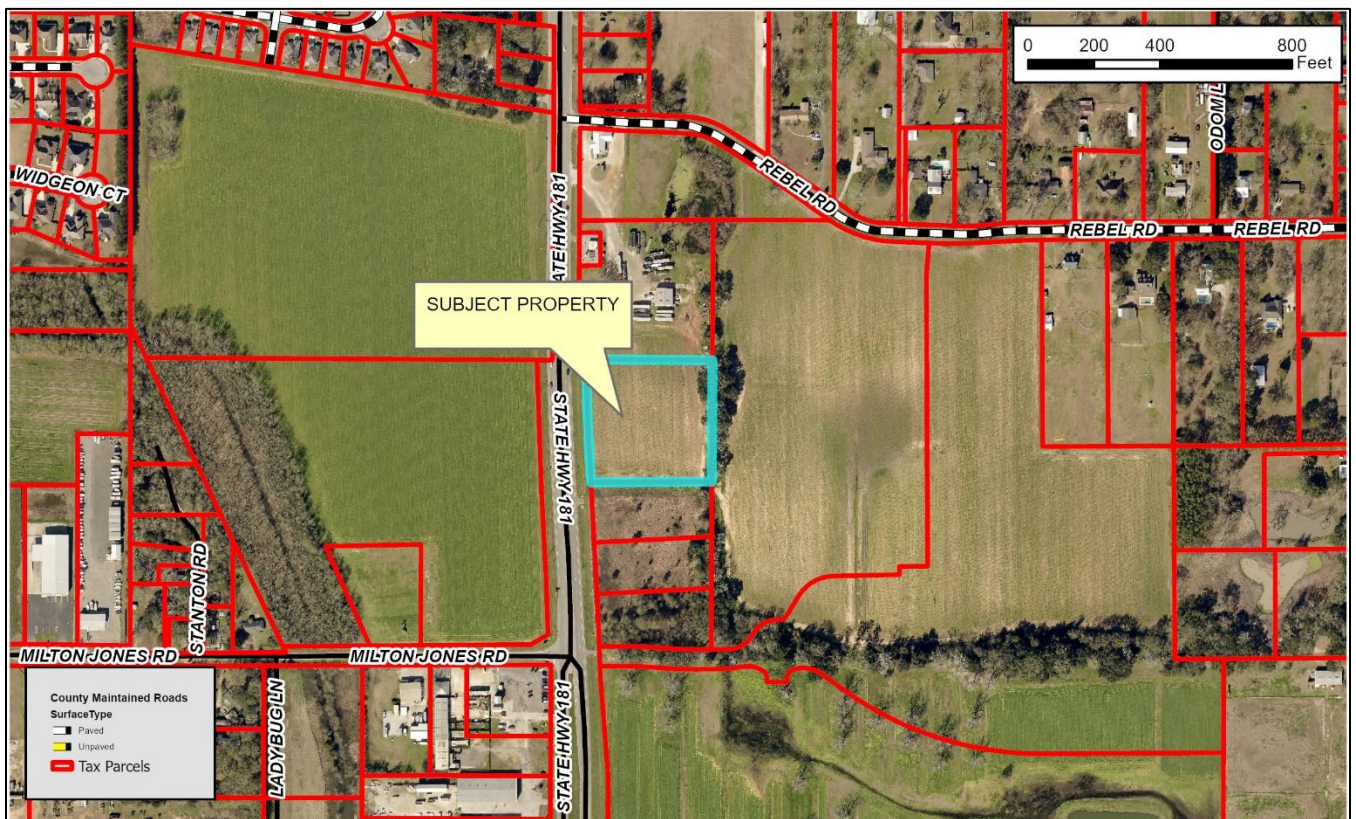
Baldwin County, Alabama Planning Districts



Locator Map



Site Map



Property Images





Adjoining
Property to
The South
PIN: 634556



Mar 2, 2026 11:27:36 AM
30°35'51.95742"N 87°51'6.67526"W
163° S

Baldwin County Code Enforcement



Adjoining
Property to
The East
PIN: 108577



Mar 2, 2026 11:29:52 AM
30°36'0.27518"N 87°50'57.2654"W
207° SW

Baldwin County Code Enforcement

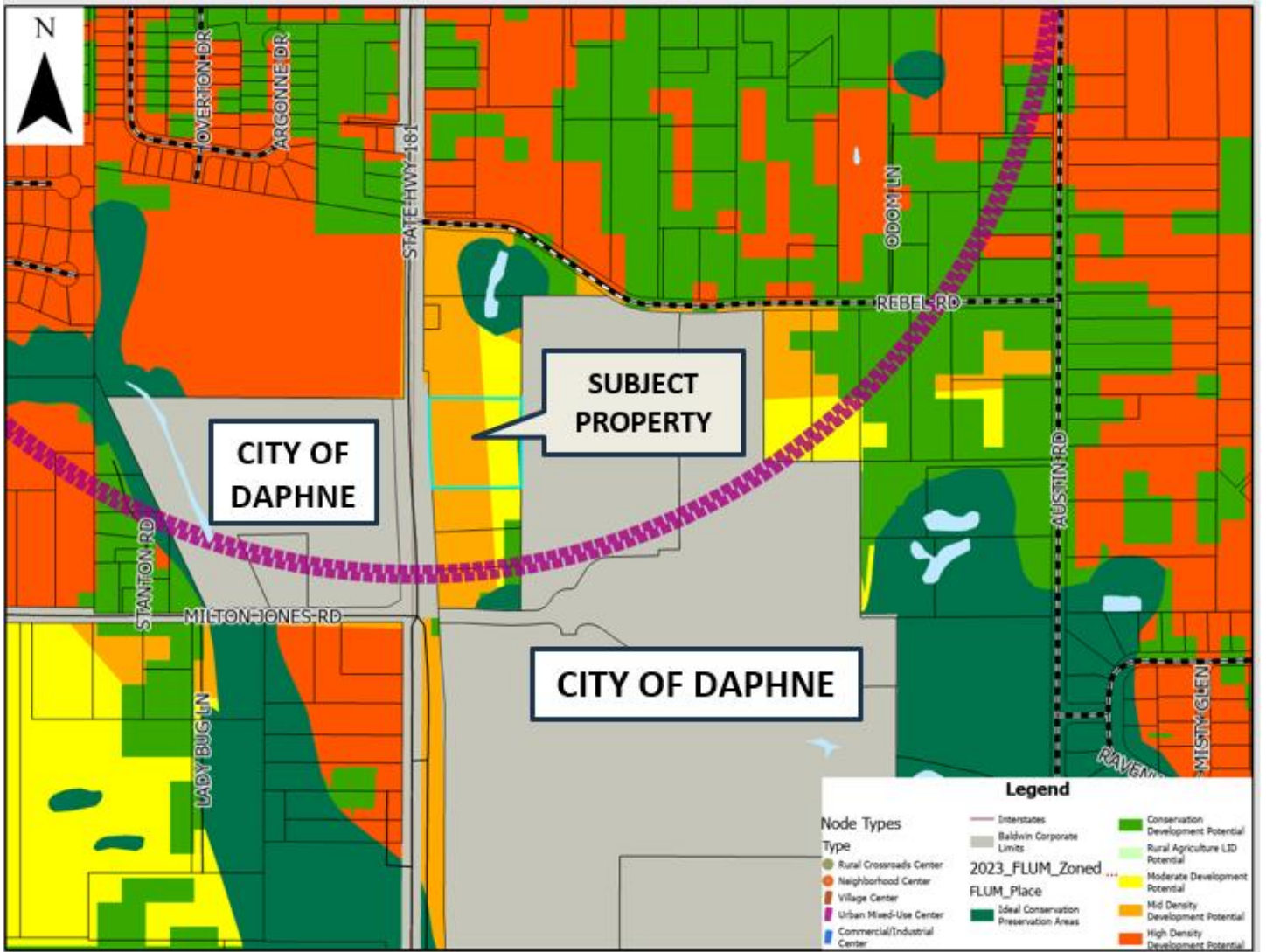


Property to
The West
PIN: 371166



May 21, 2026 12:39:29 PM
9930b Milton Jones Road
Daphne
Baldwin County
Alabama

FLUM



URBAN MIXED-USE CENTER

PRIMARY LAND USES

- High-density mixed use—lofts and studio units above commercial space
- Multi-family homes—apartments, condominiums
- Regional and small scaled retail shops and sit-down restaurants
- Commercial centers, office and other employment uses
- Civic uses—government offices, courthouses, libraries, schools, etc.
- Churches
- Hotel
- Small parks and playgrounds



RELATED ZONING DISTRICTS

- B-1 Professional Business District
- B-2 Neighborhood Business District
- B-3 General Business District
- RMF-6 Residential Multifamily District
- HDR High Density Residential District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Parking management solutions
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use path connections

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

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

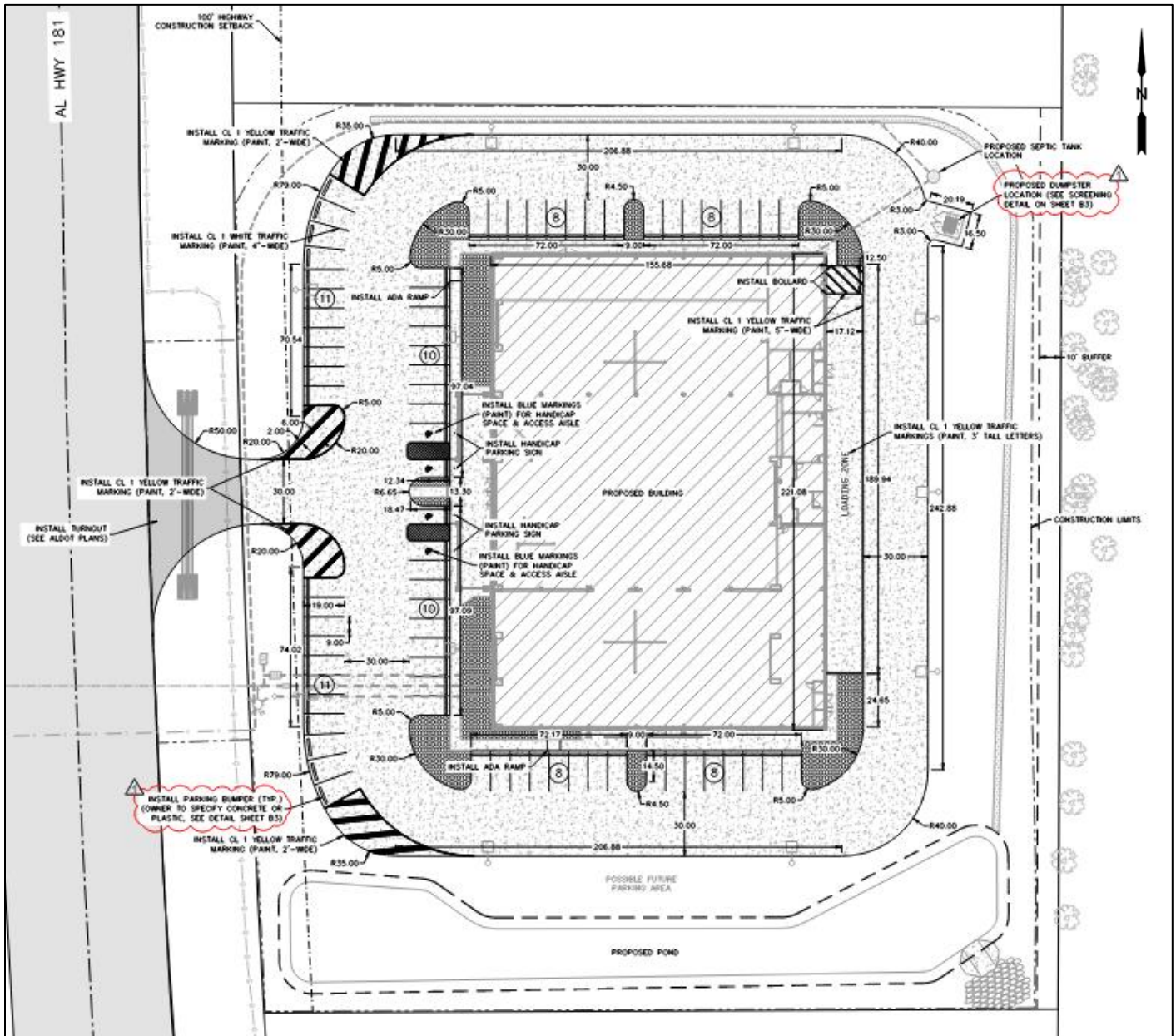
RELATED ZONING DISTRICTS

- 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

Site Plan



SITE DATA:

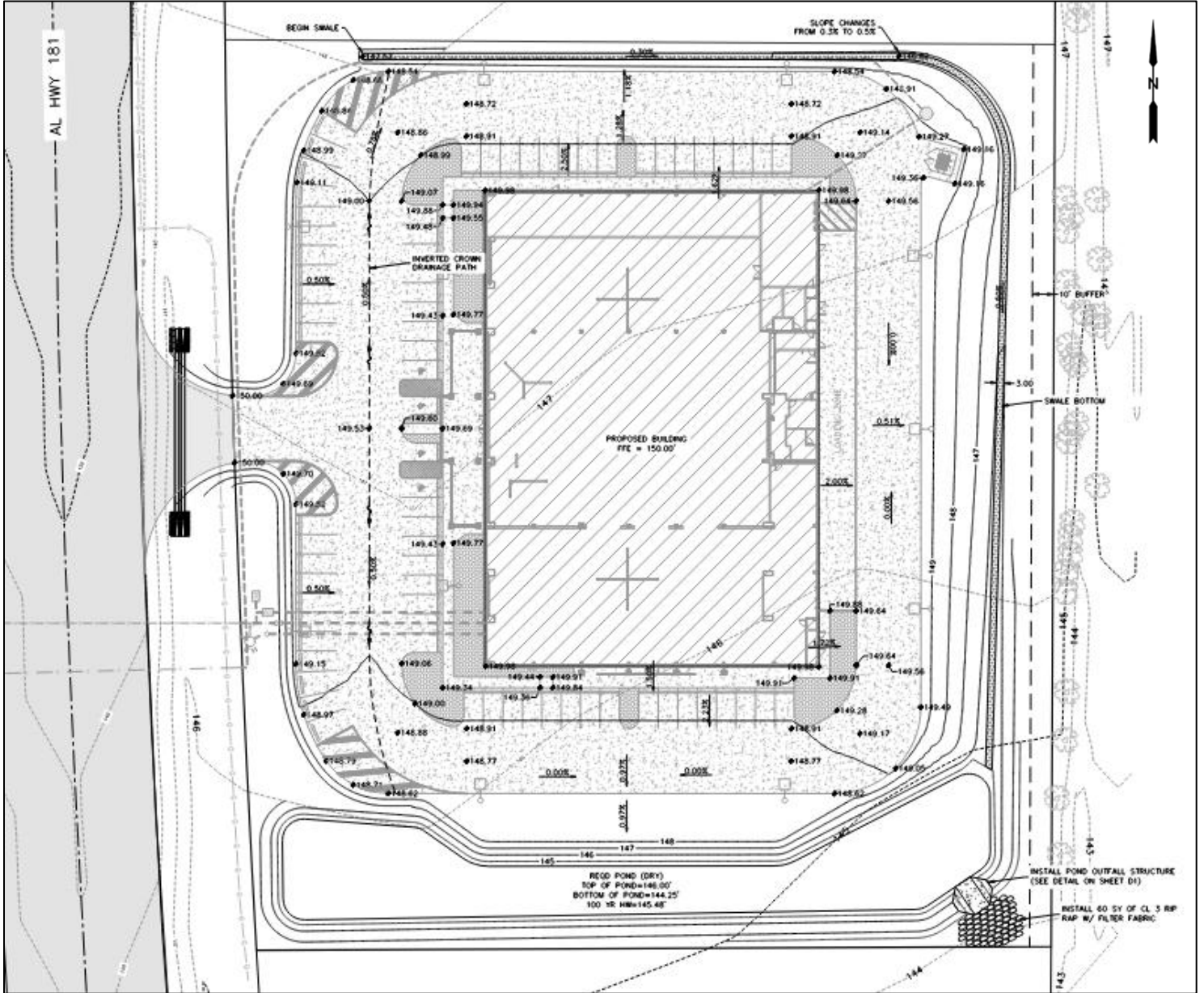
ZONING.....	NEIGHBORHOOD BUSINESS DISTRICT (B-2)	
USE.....	FURNITURE STORE	
LOT AREA.....	158994 SF (3.65 ac)	
LOT DIMENSIONS.....	418' x 384'	
BUILDING SETBACKS*:		
FRONT.....	30'	
REAR.....	25'	
SIDES.....	15'	
PARKING SPACES:		
REQUIRED.....	74	
PROVIDED.....	74	
SITE AREAS:		
BUILDING.....	0.83 ac	22.74%
CONCRETE.....	1.30 ac	35.62%
LANDSCAPED/UNDISTURBED.....	1.52 ac	41.64%

LEGEND:






- = ASPHALT
- = CONCRETE
- = BUILDING
- = LANDSCAPING (REF. LANDSCAPING PLANS)
- = SWALE BOTTOM

1 *NOTE: THE HIGHWAY CONSTRUCTION SETBACK IS 100' ALONG ALABAMA HIGHWAY 181 AT TIME OF RECORDING.

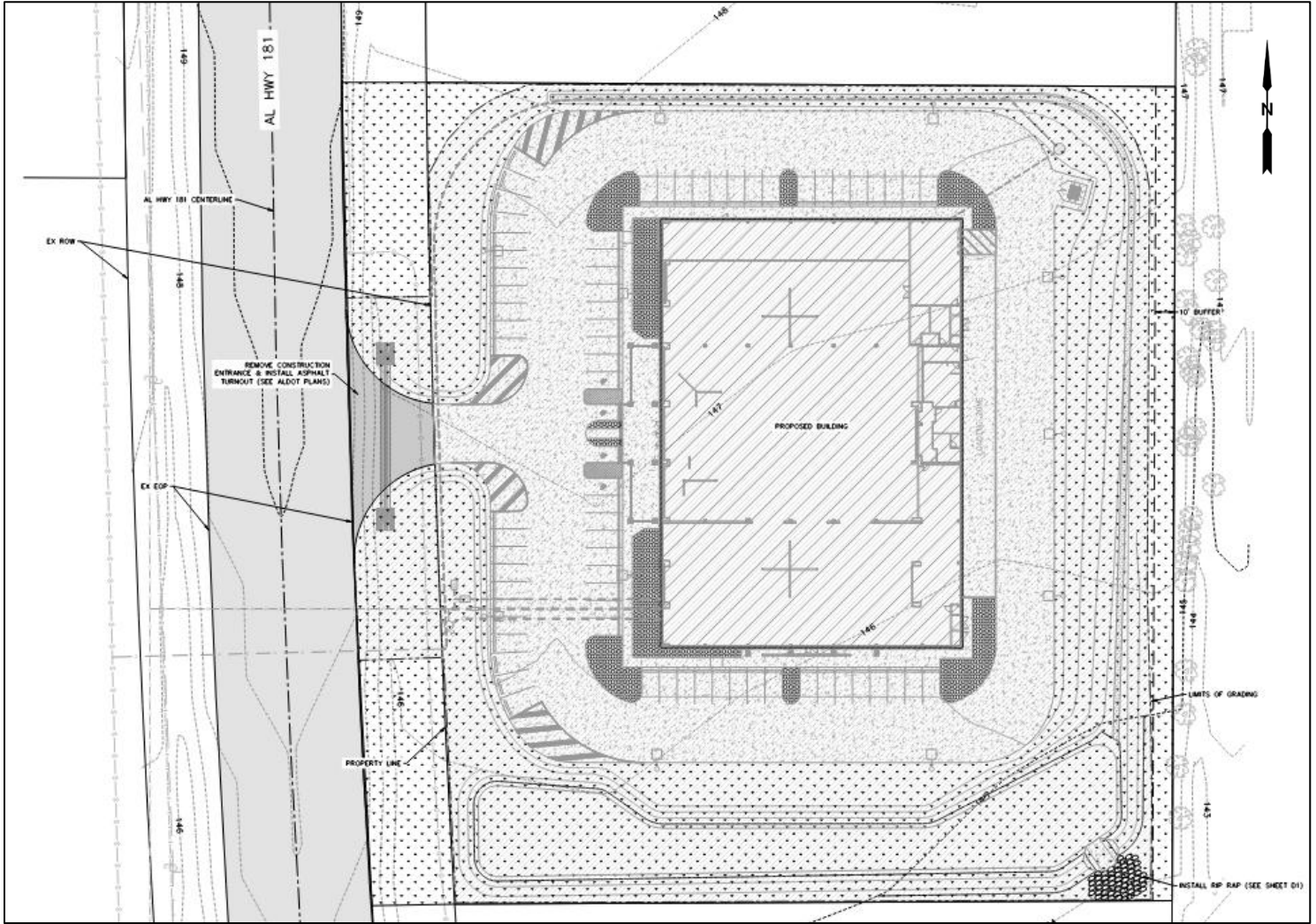
Grading & Drainage Plan



LEGEND:

-  = ASPHALT
-  = CONCRETE
-  = BUILDING
-  = LANDSCAPING (REF. LANDSCAPING PLANS)
-  = SWALE BOTTOM

Erosion Control Plan



LEGEND (BMPs)

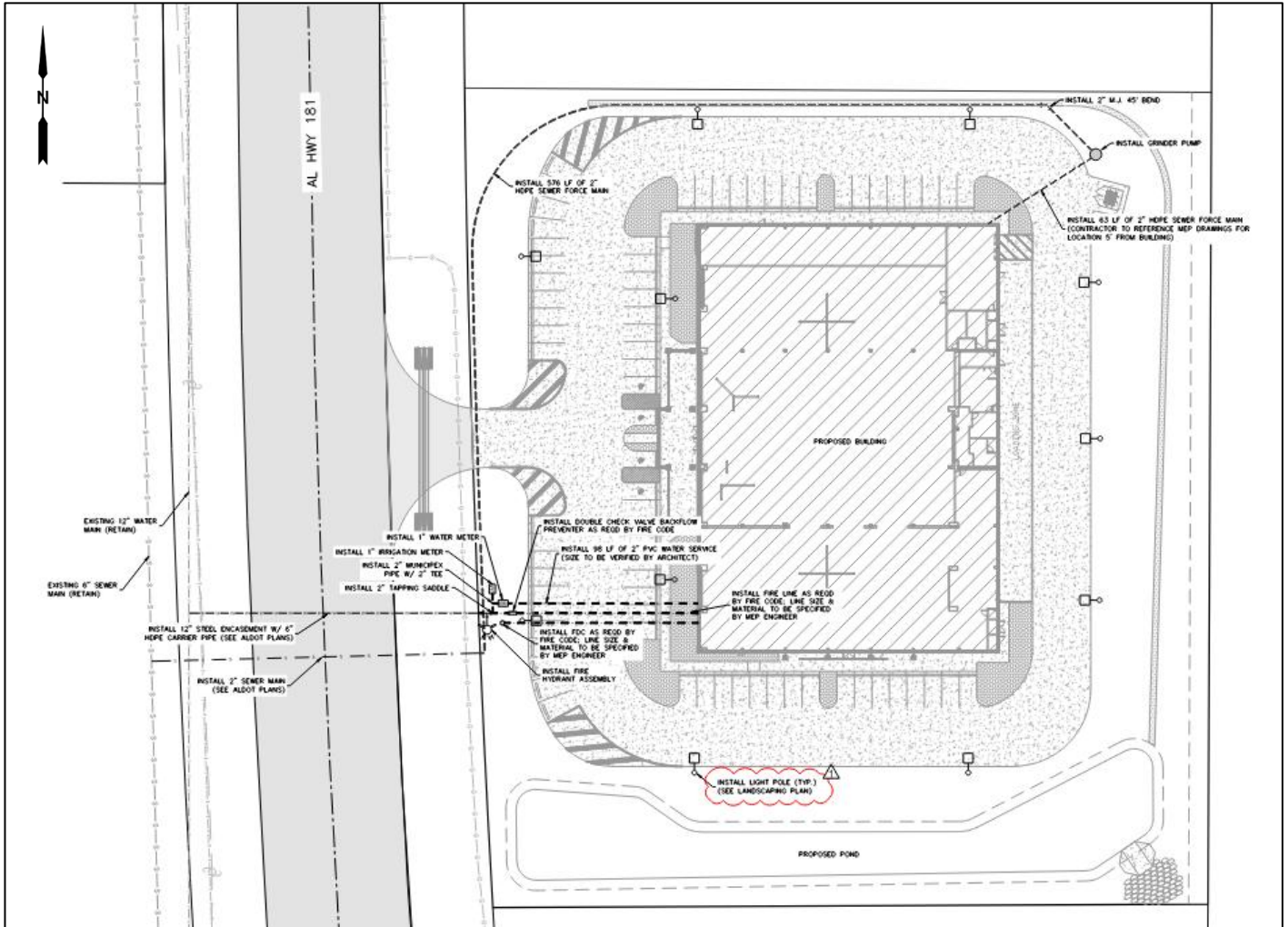
	CONSTRUCTION ENTRANCE (15'x50' MINIMUM)	
	WATTLE/SAND BAG DITCH CHECK	
	ROCK DITCH CHECK	
	SILT FENCE (TYPE "A")	
	SOLID SODDING/SEEDING & MULCHING	
	LANDSCAPING (REF. LANDSCAPING PLANS)	

TOTAL DISTURBED AREA	
	DISTURBED AREA 3.66 ACRES






ADDITIONAL NOTES:

- ALL DISTURBED AREAS SHALL BE LANDSCAPED OR SODDED UNLESS OTHERWISE NOTED.
- A LAYER OF TOPSOIL (MINIMUM 4" COMPACTED THICKNESS) SHALL BE PLACED BELOW ALL AREAS TO BE SODDED.
- ALL DISTURBED AREAS (INCLUDING UTILITY WORK) SHALL BE PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION. SEED AND MULCH WILL BE ACCEPTED IN AREAS WITH 4:1 SLOPE OR LESS.

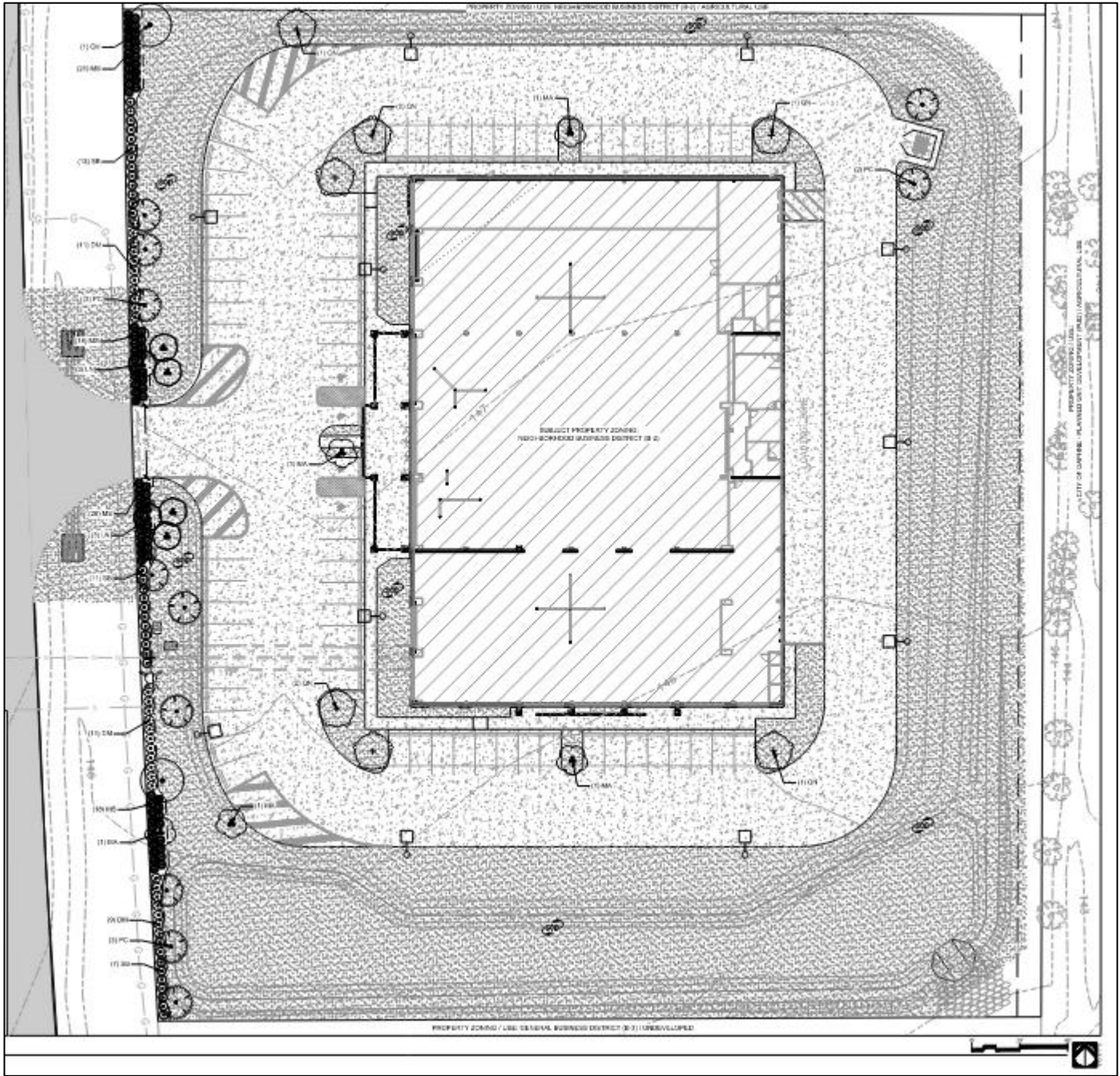
Utility Plan



LEGEND:

-  = ASPHALT
-  = CONCRETE
-  = BUILDING
-  = LANDSCAPING (REF. LANDSCAPING PLANS)
-  = SWALE BOTTOM

Landscape Plan



EXISTING TREE NOTES

THERE ARE NO TREES LOCATED ON THIS PROPERTY.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	LN	6	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE MINIMUM 3 TRUNKS; FULL HEAD	30 GAL		8'
	MA	5	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA 3 TRUNKS; FULL HEAD	B&B OR CONT		8'
	QN	7	QUERCUS NUTTALLII / NUTTALL OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
	QV	2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
	PC	11	TAXODIUM ASCENDENS / POND CYPRESS FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2'	8'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	DM	31	DISTYLIUM 'VINTAGE JADE' / VINTAGE JADE DISTYLIUM	3 GAL		48" o.c.
	MS	77	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL		42" o.c.
	SB	31	VIBURNUM ODDRATISSIMUM / SWEET VIBURNUM	3 GAL		48" o.c.
SOD/SEED						
	SOD	63,527 SF	CYNODON DACTYLON TIFWAY 419 / TIFWAY 419 BERMUDA GRASS	SOD		