



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. CPD25-03  
Lillian Boat Storage  
Commission/Planned Development (CPD) Approval  
March 5, 2026

### Subject Property Information

**Planning District:** 33  
**Zoning:** B-3, General Business District  
**Location:** The subject property is located south of County Road 99 and west of 7<sup>th</sup> Street in the Lillian community  
**Parcel Numbers:** 05-52-07-26-0-002-055.000 PIN#: 29750  
**Lead Staff:** Cory Rhodes, Planner  
**Applicant:** Geographic Consulting, LLC – Catherine Clark, P.E.  
**Owner:** Tellus Lillian, LLC  
**Engineer/Surveyor:** Shumer Consulting, LLC  
**Online Case #:** When searching online CitizenServe database, please use CPD25-000003  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** The applicant is seeking a Commission Planned Development approval for open boat/RV storage that will include a proposed 100 units  
**Number of Lots:** 1  
**Number of Units:** 100  
**Lot setbacks:** 30' Front' 25' Rear, 15' Side Setback  
**Wetland Setback:** 30' Natural Buffer  
**Total acreage:** ±3.62 AC  
**Open space:** Total required (20%): 31,537.44 SF  
Total provided: 72,423 SF (46%)  
Total usable (50% of required): subdivision variance APPROVED (SV25-24)

### Public Utilities and Site Considerations

**Public Utilities:** Water: Perdido Bay Water, Sewer, & Fire Protection, Letter dated April 17, 2025  
Sewer: N/A  
Electrical: Riviera Utilities, Letter dated April 22, 2025  
Broadband: N/A  
**Fire flow:** Signed letter from the Fire Chief stating adequate water volumes and pressures that meet ISO Fire Suppression Rating requirements provided  
**Traffic study:** N/A

- Flood zone:** X Flood Zone; appropriate notes are reflected on the site plan.
- Drainage:** Drainage narrative prepared by David Shumer, PE, was reviewed and accepted by the P&Z Permit Engineer.
- Wetlands:** No wetland impacts are proposed, and the required buffers are shown on the plans.

### Staff Analysis and Comments

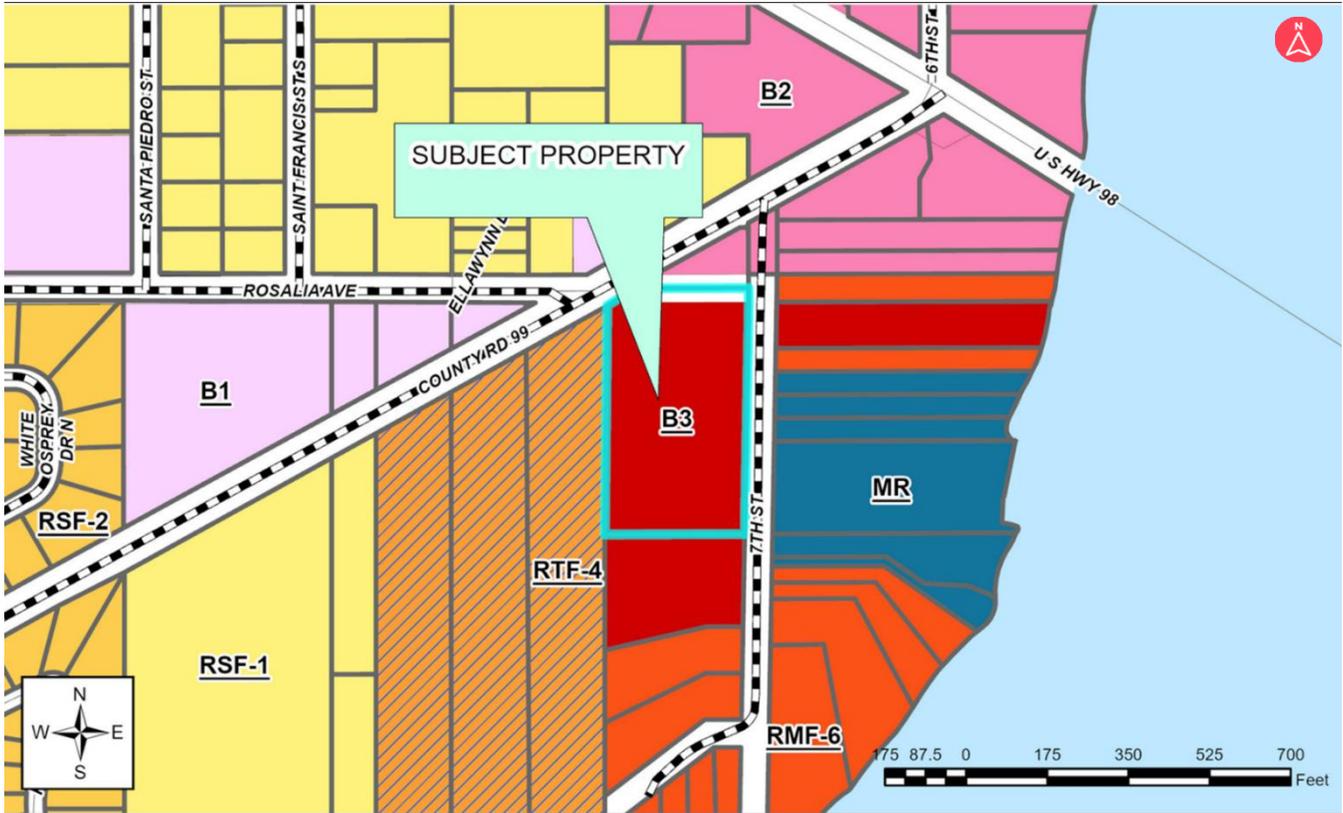
The applicant is requesting Commission Plan Development approval for a commercial development consisting of 100 open boat/RV storage units. The subject property is approximately ±3.62 acres and is zoned B-3, General Business District. No wetland impacts are proposed as part of this project. A variance from the usable open space requirements of Section 6.1.4 of the Subdivision Regulations was approved during the January 8, 2026 Planning Commission meeting. The request meets the requirements of the Baldwin County Subdivision Regulations and Zoning Ordinance.

### Staff Recommendation:

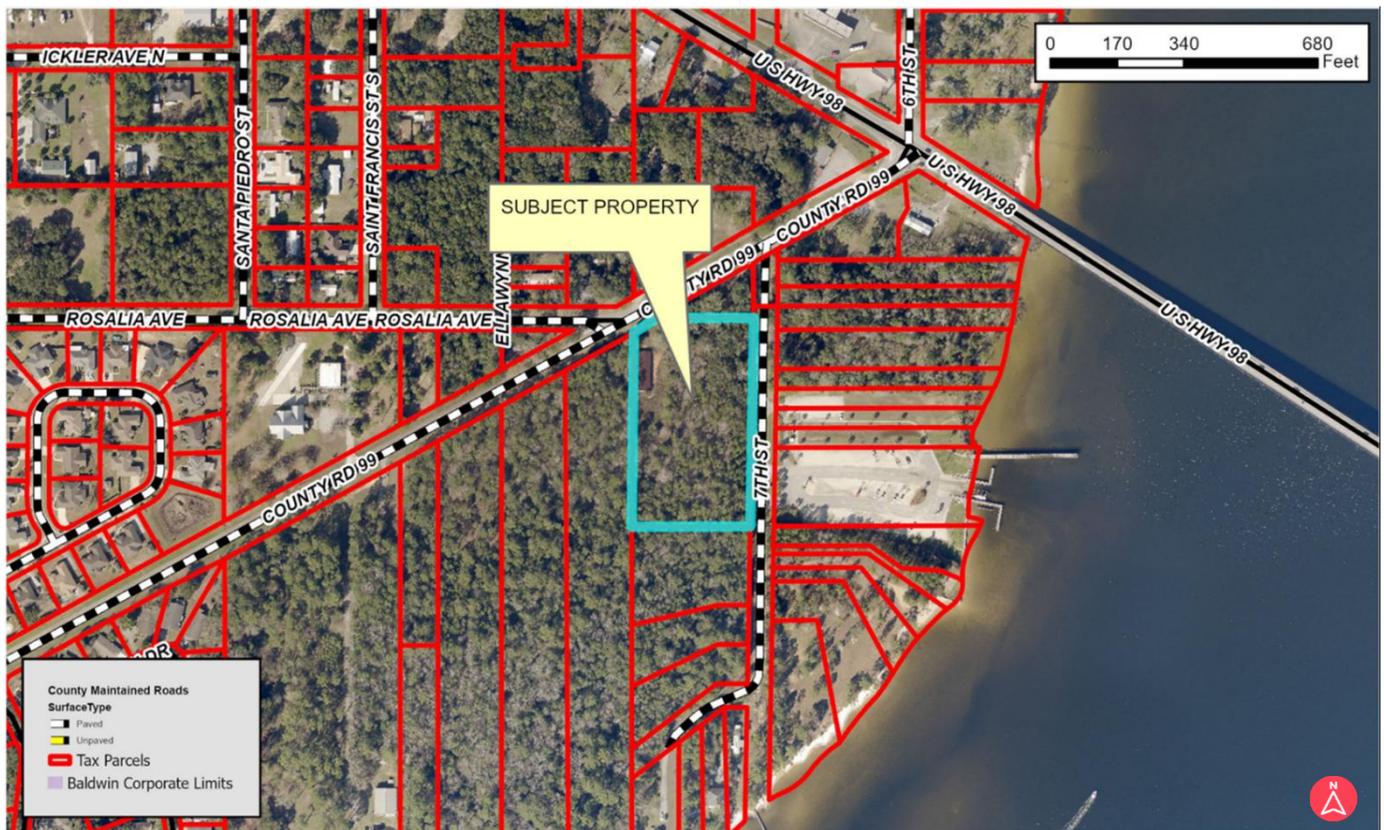
Staff recommends that the Commission Planned Development for Case No. CPD25-03 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations and Zoning Ordinance.

1. Staff is requesting that the 180-day Building Permit deadline set forth in Section 18.3.4 be extended to two (2) calendar years from the date of Planning Commission approval, consistent with the approval period for a Planned Unit Development.
2. 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.
3. 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.

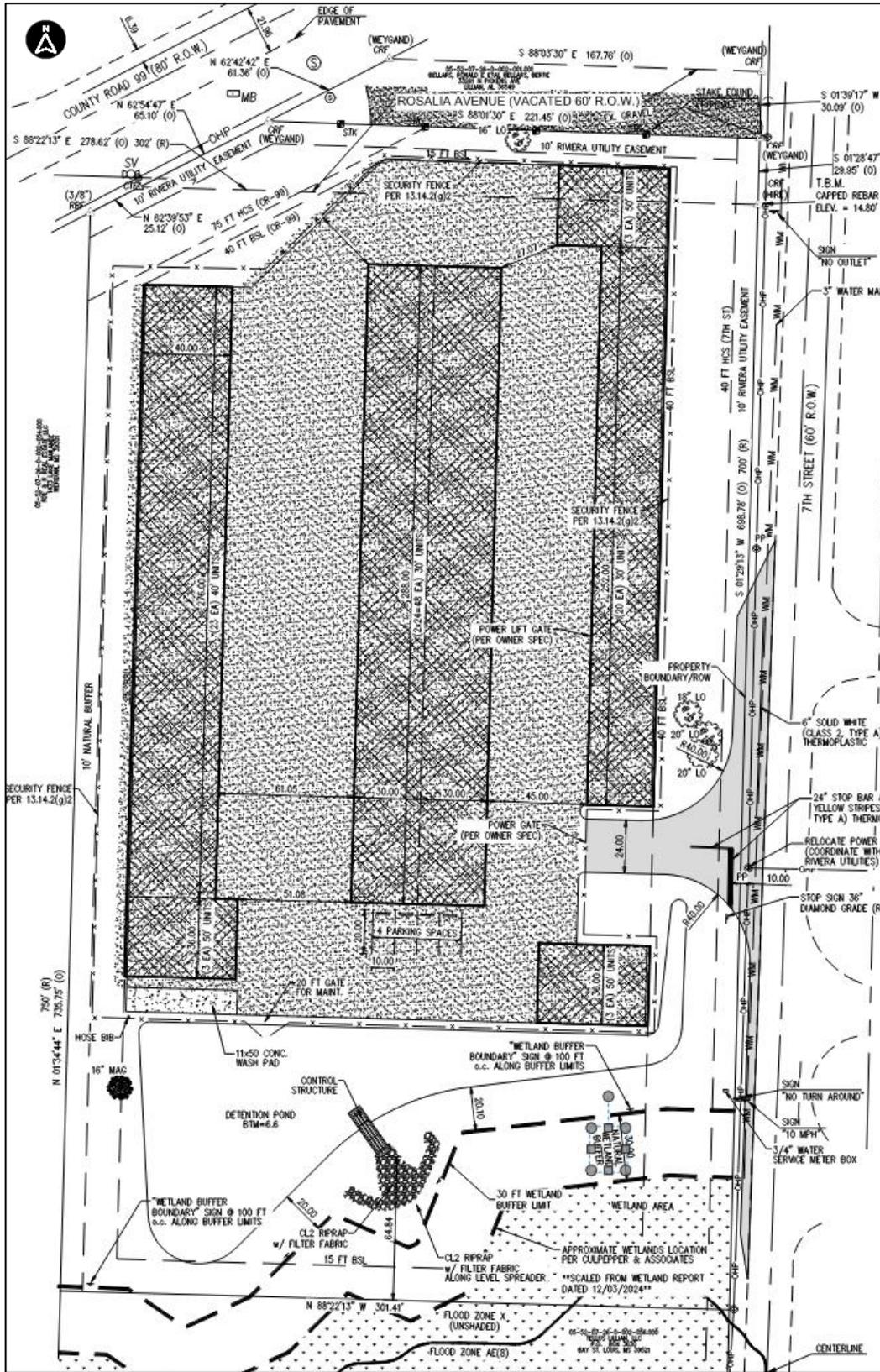
## Locator Maps



## Site Plan



# Site Plan



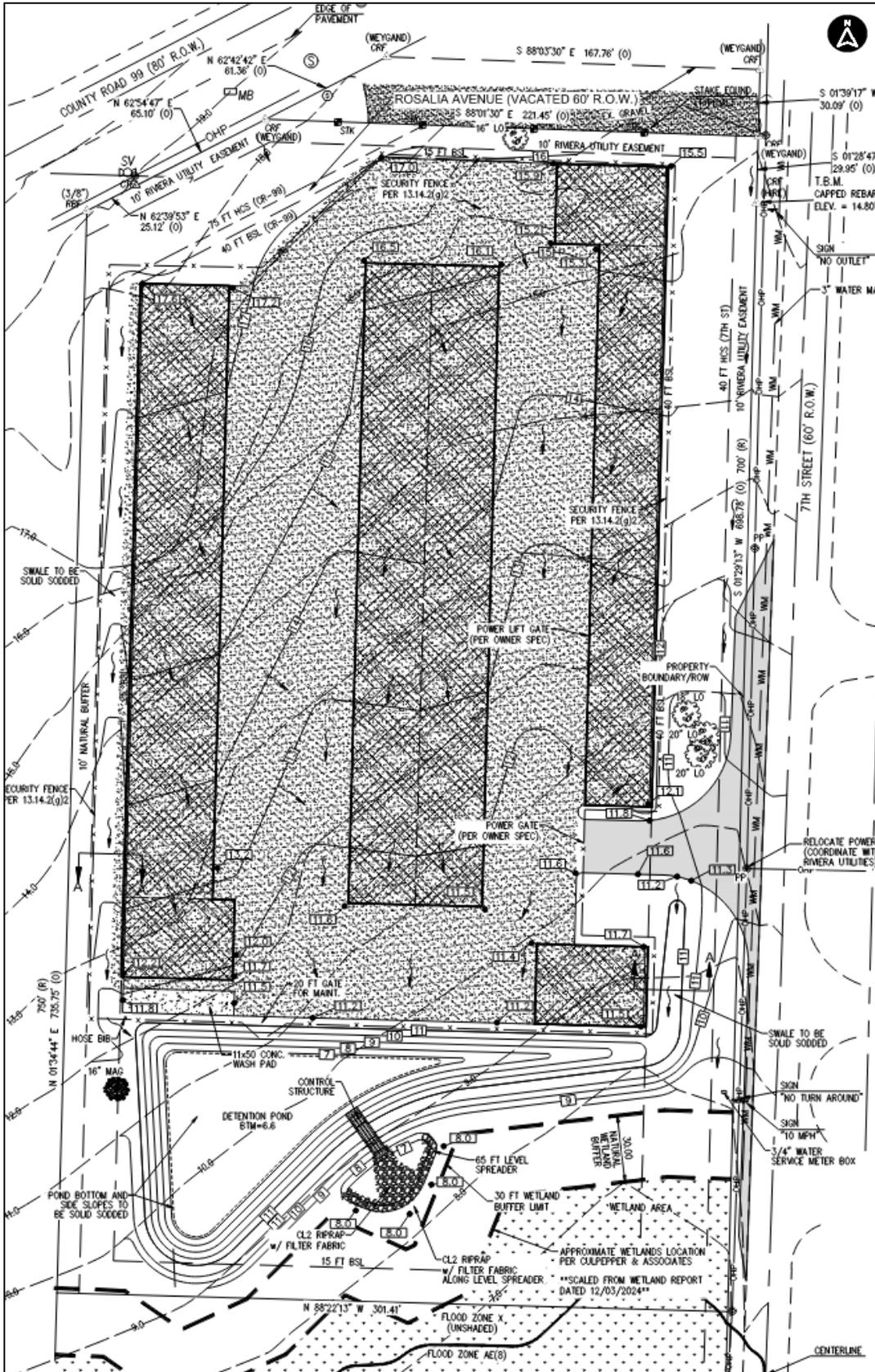
SCALE:  
30' 15' 0' 30' 60'

LEGEND

- PROPERTY BOUNDARY
- - - PROPERTY LINE
- ▨ PROPOSED POLE BARN
- ▤ DELINEATED WETLANDS
- ▥ NATURAL WETLAND BUFFER LIMIT
- - - EXISTING EDGE OF PAVEMENT
- ▧ PROPOSED AGGREGATE
- ▩ PROPOSED ASPHALT

The ingress and egress points have been relocated further south to improve traffic circulation in the area.

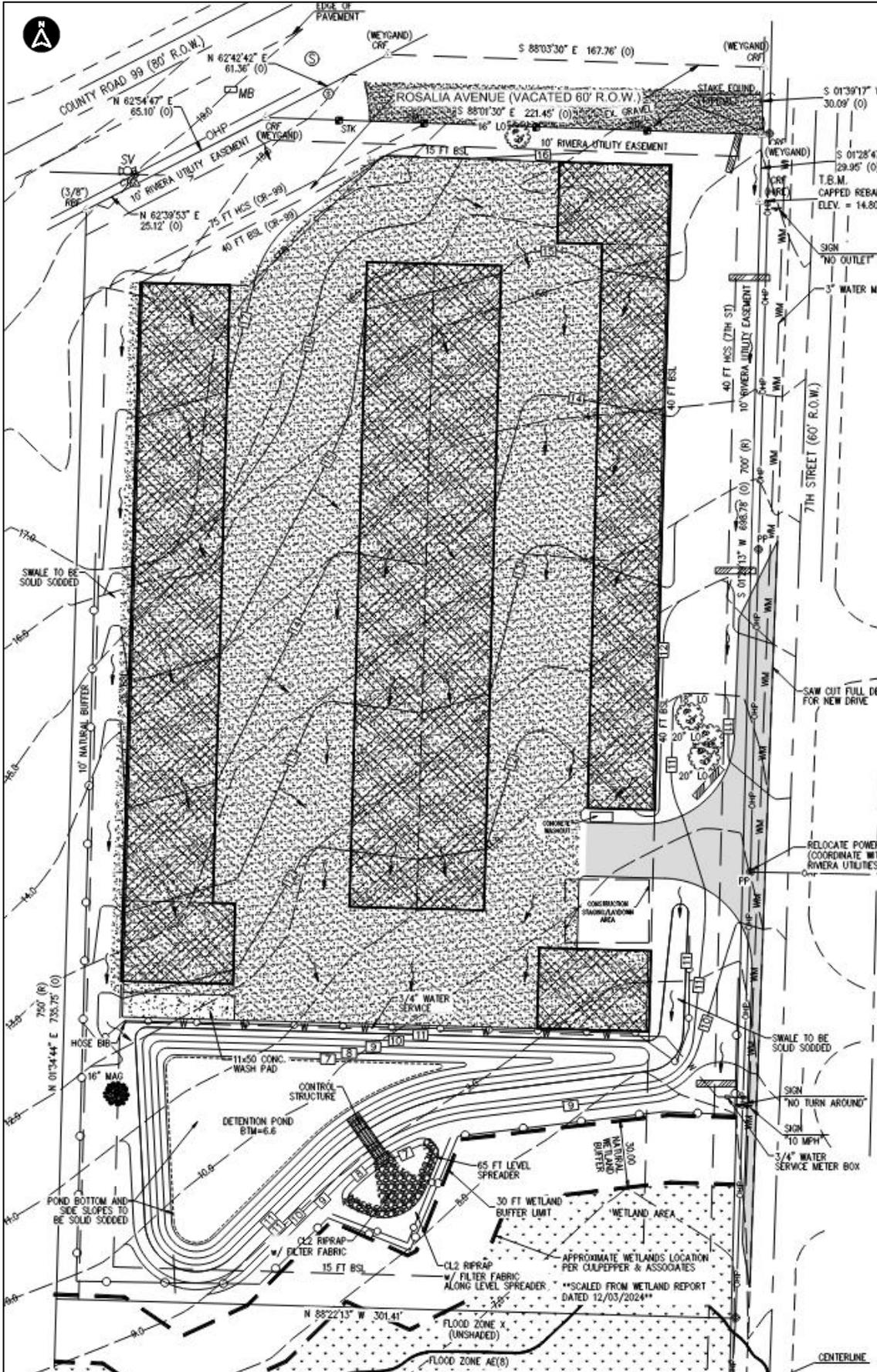
# Grading & Drainage Plan



SCALE: 30' 15' 0' 30' 60'

LEGEND	
	PROPERTY BOUNDARY
	PROPERTY LINE
	PROPOSED POLE BARN
	DELINEATED WETLANDS
	NATURAL WETLAND BUFFER LIMIT
	EXISTING EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	OVERLAND FLOW DIRECTION

# Erosion Control Plan

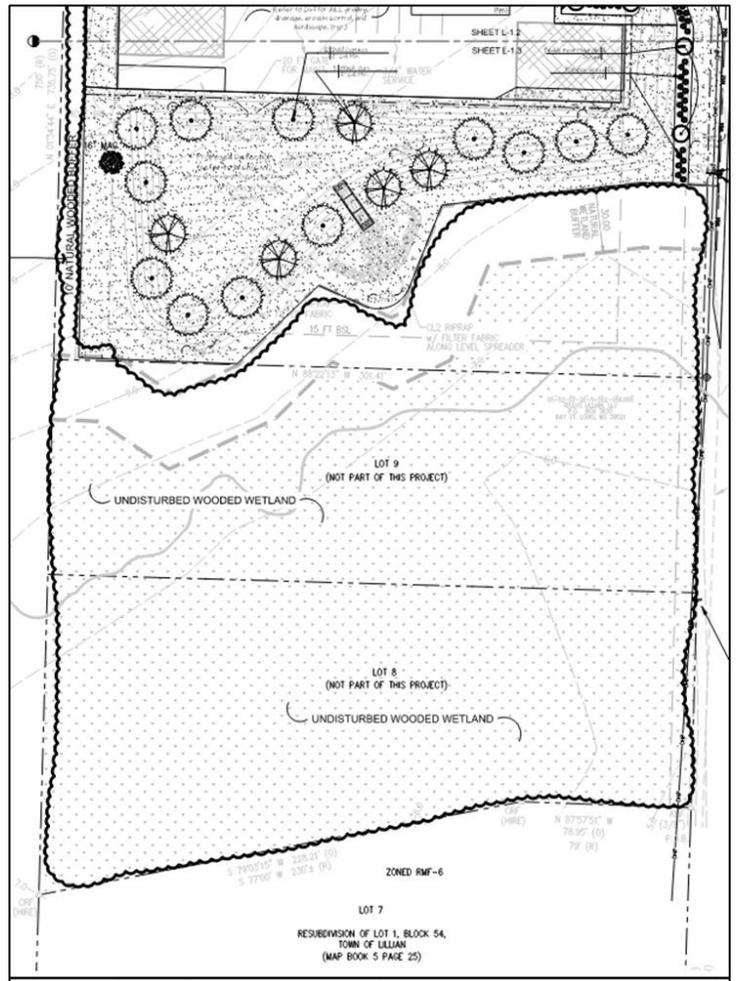
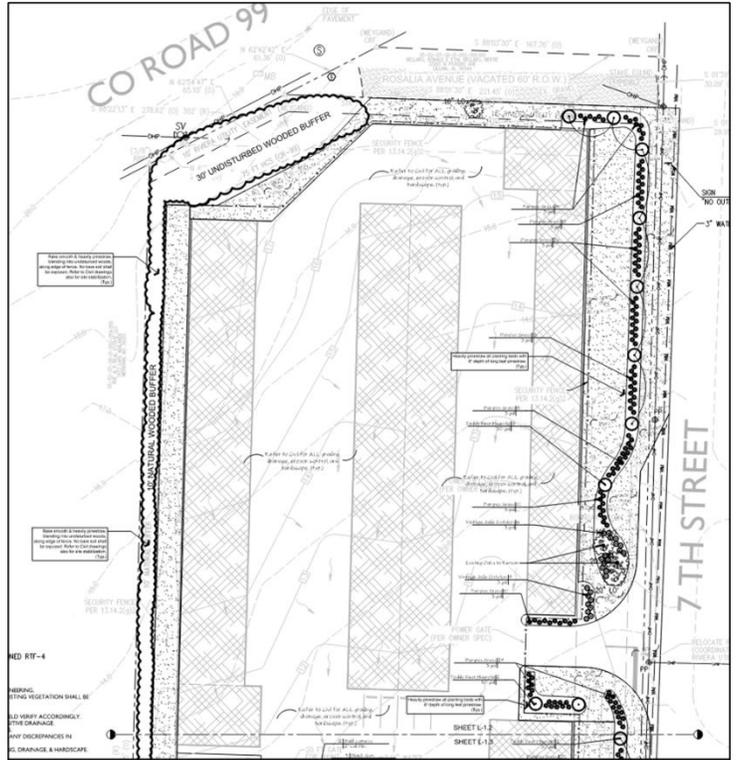
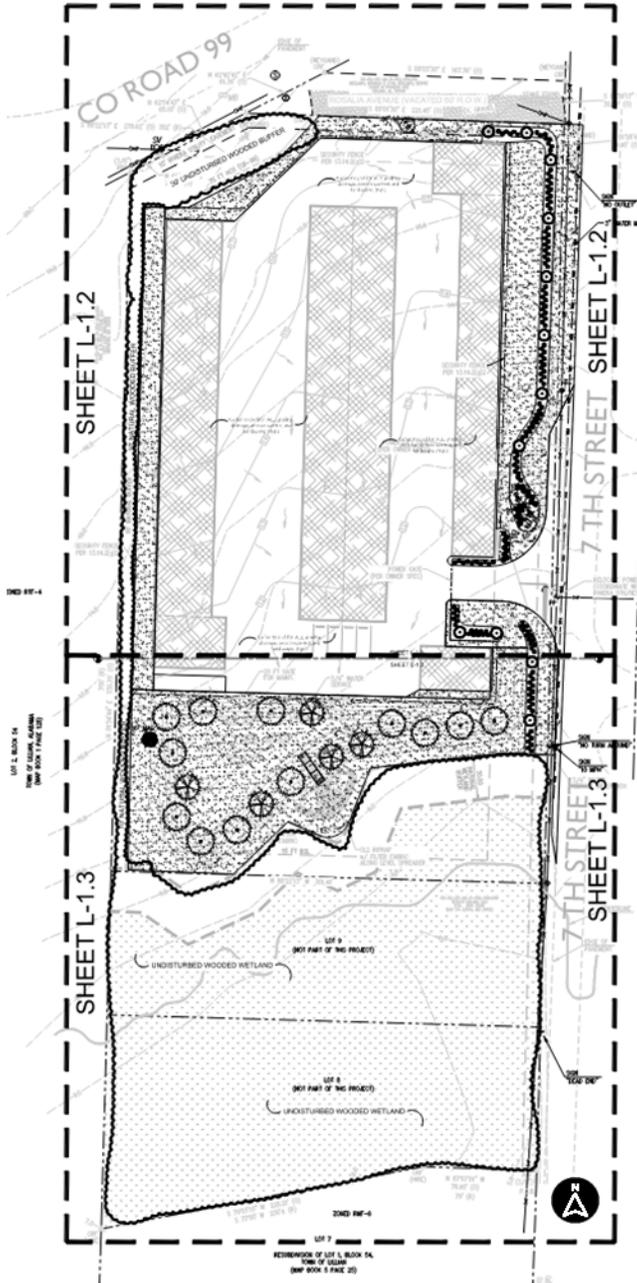


**SCALE:**

**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY LINE
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- EXISTING EDGE OF PAVEMENT
- PROPOSED AGGREGATE
- PROPOSED ASPHALT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- OVERLAND FLOW DIRECTION
- SILT FENCE

# Landscape Plan



## PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPECS</u>	<u>DETAIL</u>	<u>REMARKS</u>
<b>TREES</b>								
	12	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	30 gal	1.5" Cal. Min.	6' Ht. Min.		Greenforest Nursery
	5	Nyssa sylvatica	Black Gum	2" Cal. Min.	30 Gal.	8' Ht. Min.		No B&B
	12	Taxodium distichum	Bald Cypress	2" Cal. Min.	30 Gal.	8' Ht. Min.		No B&B
<b>SHRUBS</b>								
	150	Cortaderia pumila	Pampas Grass	3 gal			36" o.c.	36" Max Spacing
	25	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal			36" o.c.	36" Max Spacing
<b>GROUND COVERS</b>								
		Eremochloa ophiuroides	Centipede Sod	sod				Contractor shall field verify quantity.

### NOTES:

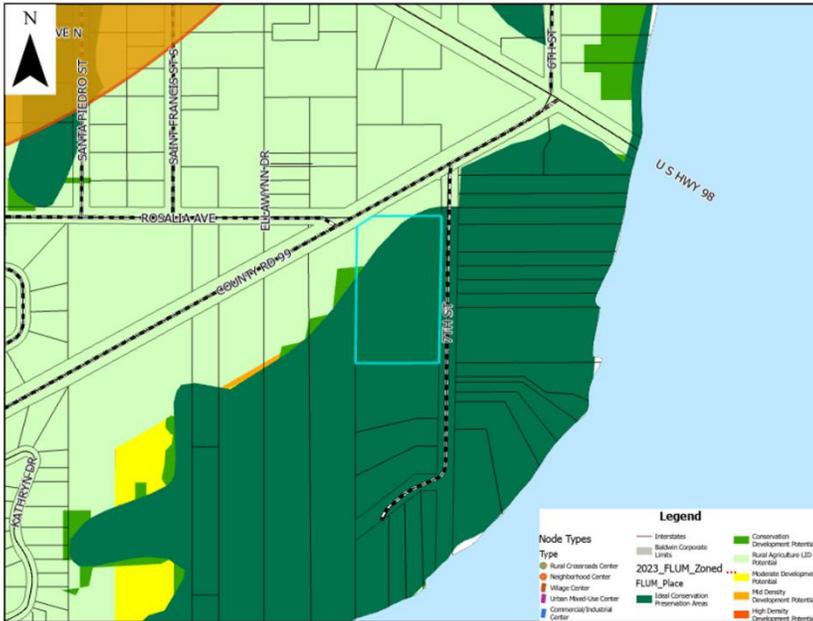
1. LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
2. 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
4. PREP. PLANTING PITS & GROUND COVER AREAS WITH PLANTING MIX. SEE NOTES.
5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
6. SEE LANDSCAPE NOTES.

### APPROVED NURSERIES:

1. GREEN FOREST NURSERY
2. FLOWERWOOD NURSERY
3. WATERS NURSERY
4. CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.

# FLUM



## IDEAL CONSERVATION/PRESERVATION AREAS

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

### PRIMARY LAND USES

- 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 corridors

### RELATED ZONING DISTRICTS

- Environmental Conservation

### CONNECTIVITY NETWORK

- Greenways and trails

## RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

### PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

### RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

### CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

# Permit Requirements



## RIVIERA UTILITIES

413 East Laurel Avenue • Foley, AL 36535  
Phone (251) 948-5001

4/22/2025

Catherine Clark  
Geographic Consulting, LLC  
11111 US Highway 31, Suite A  
Spanish Fort, AL 36527

RE: PIN 29750 – 12494 C

This letter is to confirm basic electric service to the above.

Riviera Utilities requires a 1 property plats reflect the eas

Upon final design, Riviera requirements to meet all concerning costs and require

Name  
Wes Abram

If you have any questions or

Thank you,  
*James Wallace*  
James Wallace



## PERDIDO BAY

### WATER, SEWER AND FIRE PROTECTION DISTRICT

28171 FRESHWATER LANE • ELBERTA, AL 36530  
Phone (251) 987-5816 • Fax: (251) 987-5836

April 17, 2025

Catherine Clark, P.E.  
Geographic Consulting, LLC

RE: Boat Storage Facilities

To Whom It May Concern:

I am providing this letter in response to your request for Perdido Bay Water, Sewer and Fire Protection District to supply water to your proposed Boat Storage facilities located on County Road 99 and 7<sup>th</sup> Street in Lillian, Alabama. Based on the site plan/plat received, the District has the capacity and ability to provide for the water needs that this project would require.

Sincerely,  
*Mark D. Bohlin*  
Mark D. Bohlin  
General Manager  
Perdido Bay Water, Sewer and Fire Protection District

### Local Fire Protection Authority Comment Form for Lillian Boat Storage

(Government Form)



## BALDWIN COUNTY, ALABAMA

### Planning and Zoning Department

Robertsdale Office: 22251 Palmer Street, Robertsdale, AL 36567  
 Foley Office: 22251 Palmer Street, Robertsdale, AL 36567

Dear Local Fire Protection Authority,

As part of Baldwin County's subdivision review process, applicants who propose higher density developments (2 lots/units per acre or higher) are required to meet certain fire protection thresholds (Sub. Regs. SS.2.564). These requirements include:

1. Fire Hydrant Spacing
2. Minimum Fire Hydrant Barrel Size
3. Water volumes and pressures that meet ISO Fire Suppression Rating requirements.

County team members will review the development for compliance with these standards. However, as the Local Fire Protection Authority, we value any input you may have regarding fire protection for this development.

You are being provided a copy of this letter by the project design engineer, along with a copy of the draft plat for the proposed development. Also attached is a written report and calculations, prepared and stamped by the design engineer, demonstrating that water supply volumes and pressures are sufficient for the development. **The design engineer is responsible for ensuring that volumes and flows meet Baldwin County's requirements. You are not required to verify the engineer's calculations and report.**

If you believe water volumes and pressures are insufficient to serve this development, you are invited to comment below and email to [planning@baldwincountyalabama.gov](mailto:planning@baldwincountyalabama.gov) or return to one of our office locations. If no comments are received within 10 business days of receipt of this letter, it will be presumed that you do not wish to provide any comments. Please feel free to contact our team at 251-580-1655 with any questions.

Sincerely,  
*Jay Dickson*  
Jay Dickson, Planning Director

Local Fire Protection Authority Comments:

Based on the information provided, I believe the volume and flow is sufficient to support a boat storage

*Curtis Cantrell*  
(Local Fire Protection Authority Name)

Instructions for Applicant: Please provide a copy of this form (ensure you are using the latest version from the P&Z website), a copy of the plat, and a copy of the signed and sealed report (including calculations) demonstrating ISO compliance, to the Local Fire Protection Authority with evidence of the date delivered. Options include certified-mail or an email to an email address that is documented as the active email address for the Local Fire Protection Authority.

From: Catherine Clark  
To: Wes Abram  
Date: Thursday, November 28, 2024 2:28:00 PM  
Attachments: [Pin 29750 - 12494 C](#), [Perdido Bay Water, Sewer and Fire Protection Authority Letter - final.pdf](#)

Good Afternoon Chief Cantrell,

We are working on a boat storage on 7<sup>th</sup> Street directly across from the boat launch. Baldwin County is requiring a letter from the Fire Authority indicating proposed volumes/pressures are sufficient. This site will only store boats. There are not lots for residential houses.

Attached is the closest hydrant flow test (hydrant a SE corner of US-98 and CR-99), Hydrant flow calculator, and the Fire Authority Letter Head.

Please return the Fire Authority Letter Head to me upon your approval.

Thank you,  
Catherine



Catherine Clark, P.E.

Geographic Consulting, LLC  
[www.geographicconsulting.com](http://www.geographicconsulting.com)  
(251)458-5588

# Operations & Maintenance Plan



## GEOGRAPHIC CONSULTING, LLC

### Operations and Maintenance Plan

Project: Lillian Boat Storage Facility  
Location: 12494 CR-99  
Prepared For: Teilus Lillian, LLC  
Dave Gordon  
Prepared By: Geographic Consulting, LLC  
Catherine Clark  
Date: November 4, 2025

1. Purpose  
The purpose of this Operations and Maintenance (O&M) Plan is to establish procedures for the proper upkeep and operation of the stormwater management system and gravel-surfaced storage area at the boat storage facility. The goal is to ensure that the site continues to function as designed, minimizing runoff, erosion, and sediment transport to downstream areas.

2. Site Description  
The site consists of a gravel-surfaced open storage area used for boat and trailer storage. The gravel surface serves as a semi-permeable area to reduce runoff and promote limited infiltration. Drainage is directed toward designated swales and/or sheet flow areas to maintain stable conditions and prevent erosion.

3. Routine Operations

3.1 Site Use and Access

- Only boats, trailers, and related storage items are allowed on the gravel area.
- No maintenance of boats (oil changes, fueling) shall occur on the gravel surface to prevent pollution.
- Access should be limited to designated areas to prevent rutting and erosion.

3.2 Stormwater Controls

- Ensure drainage pathways remain unobstructed.
- Vegetated buffers should remain well-vegetated and free of bare spots.
- Inspect and clean out any accumulated sediment or debris quarterly.

11111 US Highway 31, Suite A, Spanish Fort, AL 36527  
(251) 458-5588



## GEOGRAPHIC CONSULTING, LLC

### 4. Maintenance Procedures

Item	Maintenance Activity	Frequency	Responsible Party
Gravel Surface	Regrade or add gravel to fill ruts, potholes, or low areas	Annually or as needed	Maintenance Personnel
Drainage Ditches / Swales	Inspect for erosion, sediment buildup, or blockages	Quarterly and after major storms	Maintenance Personnel
Vegetated Buffers	Mow as needed; reseed bare areas	2-3 times per year	Maintenance Personnel
Trash / Debris	Remove litter or large debris from gravel and drainage areas	Monthly	Maintenance Personnel
Detention Pond	Inspect for standing water, erosion, sediment accumulation, and vegetation growth. Remove sediment when accumulation exceeds 6 inches or reduces capacity by 20%.	Semi-annually and after major storms	Maintenance Personnel
Pond Embankments and Slopes	Mow regularly to maintain grass cover; reseed bare or eroded areas. Inspect for burrowing animals or slope instability.	Quarterly	Maintenance Personnel
Control Structure	Inspect for blockages, debris, or damage to weir, orifice, and overflow flume. Remove debris as needed to maintain flow.	Quarterly and after major storms	Maintenance Personnel

5. Recordkeeping  
Maintain inspection and maintenance logs for a minimum of three (3) years. Records should include:  
- Date of inspection

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(251) 458-5588



## GEOGRAPHIC CONSULTING, LLC

- Observations (e.g., erosion, sediment buildup, drainage issues)
- Maintenance actions performed
- Name of inspector

6. Emergency Procedures

- In case of erosion or flooding, stabilize affected areas immediately with temporary gravel or erosion control fabric.
- If pollutants (oil, fuel, etc.) are spilled, contain the spill using absorbent materials and dispose of properly.
- Notify appropriate authorities if a spill reaches surface water.

7. Plan Review and Updates  
This O&M Plan should be reviewed annually and updated as necessary if site conditions or management practices change.

Prepared By:  
Catherine Clark, P.E.  
Alabama License #33207-E  
Geographic Consulting, LLC  
11111 US Hwy 31, Suite A  
Spanish Fort, AL 36527