



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-37
Dollar General
Commission Site Plan (CSP) Approval
February 5, 2026

Subject Property Information

Planning District: 32
General Location: Located south of Freshwater Lane and east of County Road 95 in Elberta
Physical Address: 28078 Freshwater Lane, Elberta, AL 36530
Parcel ID: 05-62-01-02-0-000-004.016
PIN: 209160
Zoning: M-1, Light Industrial District
Proposed Use: 10,640 SF Discount/Variety Store
Acreage: 3.90 +/- acres
Total # Parcels requested: N/A
Applicant: The Broadway Group, LLC – DeAnne Hyche, Development Manager
PO Box 18968
Huntsville, AL 35804
Owner: Charles Blaine Stewart and Ann Stewart
10410 Stucki Road
Elberta, AL 35830
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	M-1, Light Industrial
South	Commercial	M-1, Light Industrial
East	Vacant	M-1, Light Industrial
West	Agricultural	RA, Rural Agricultural

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 10,640 SF discount/variety store. The subject property encompasses +/- 3.90 acres and is zoned as M-1, Light Industrial District. The adjacent parcels are primarily commercial use. The request meets the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Buckelew: Staff reached out on 1/7/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 1/7/2026 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 the 10,460-square-foot discount/variety store meets all applicable requirements of the Zoning Ordinance. The property's future land use designation indicates predominantly low-development potential, which necessitates the incorporation of additional Low Impact Development (LID) measures and buffering to reduce potential impacts on adjacent critical environments. A discount/variety store is an allowed use within the M-1 zoning district. Staff concludes that the proposed development is compatible with the surrounding area, supports the community's welfare, and will not negatively affect public convenience at this location.

Freshwater Lane is designated as a Local Road, which primarily provides direct access to adjacent properties and connections to higher-level roadway systems. County Road 95 is classified as a Minor Collector, serving an important function in the roadway network by collecting traffic from Local Roads and conveying it to the arterial system. Minor Collectors are typically shorter in length and are characterized by higher driveway densities, lower speed limits, lower average traffic volumes, and fewer travel lanes compared to Major Collectors.

Staff Comments and Recommendation

As previously mentioned, the subject property encompasses +/- 3.90 acres and is zoned for light industrial use. The applicant has requested Commission Site Plan approval for a 10,640 SF discount/variety store. 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.

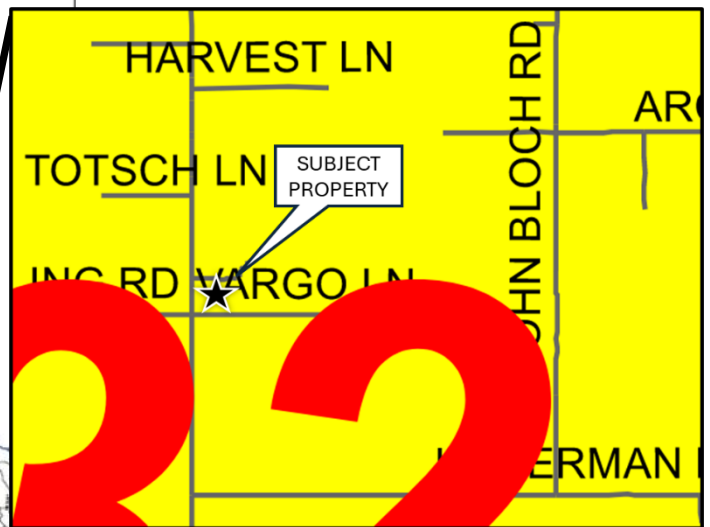
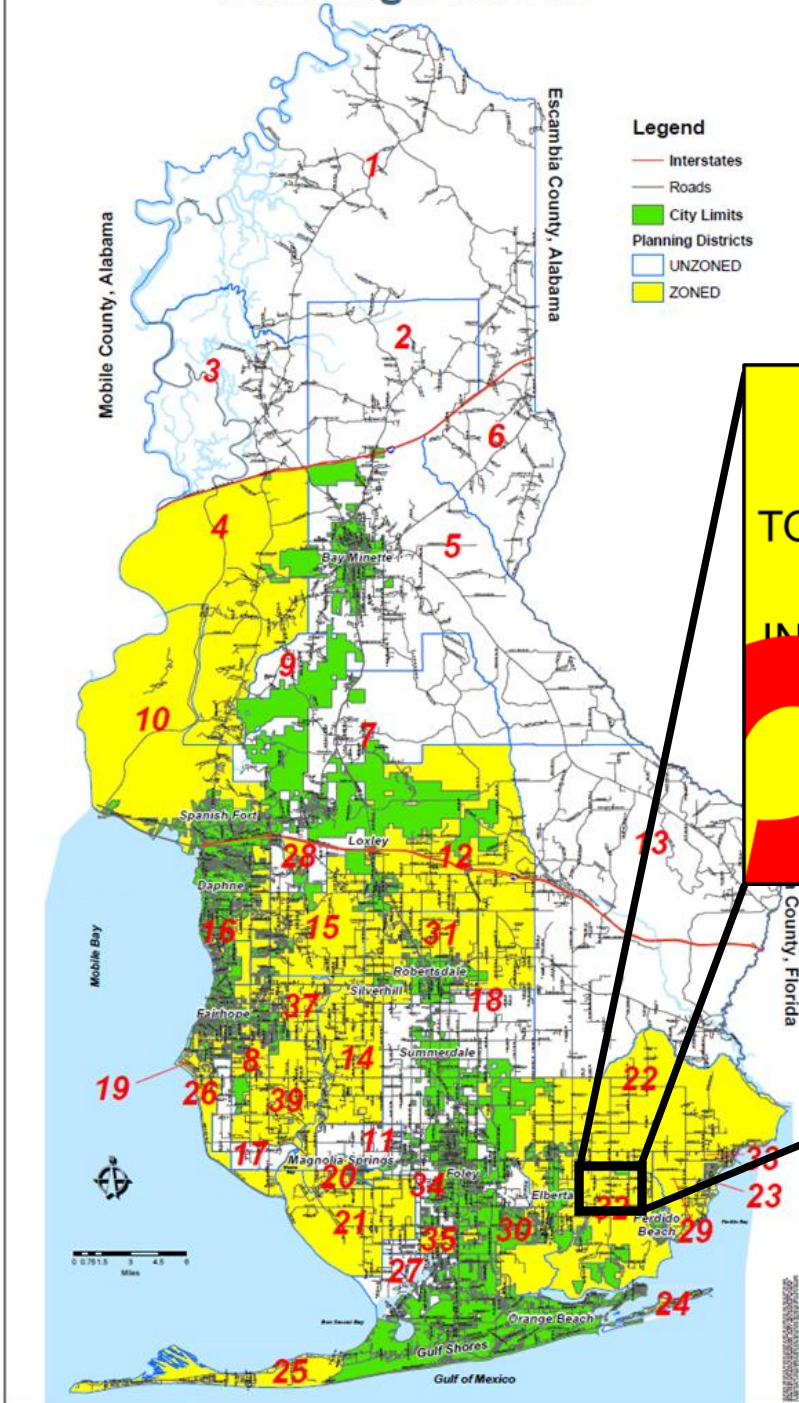
Property Images



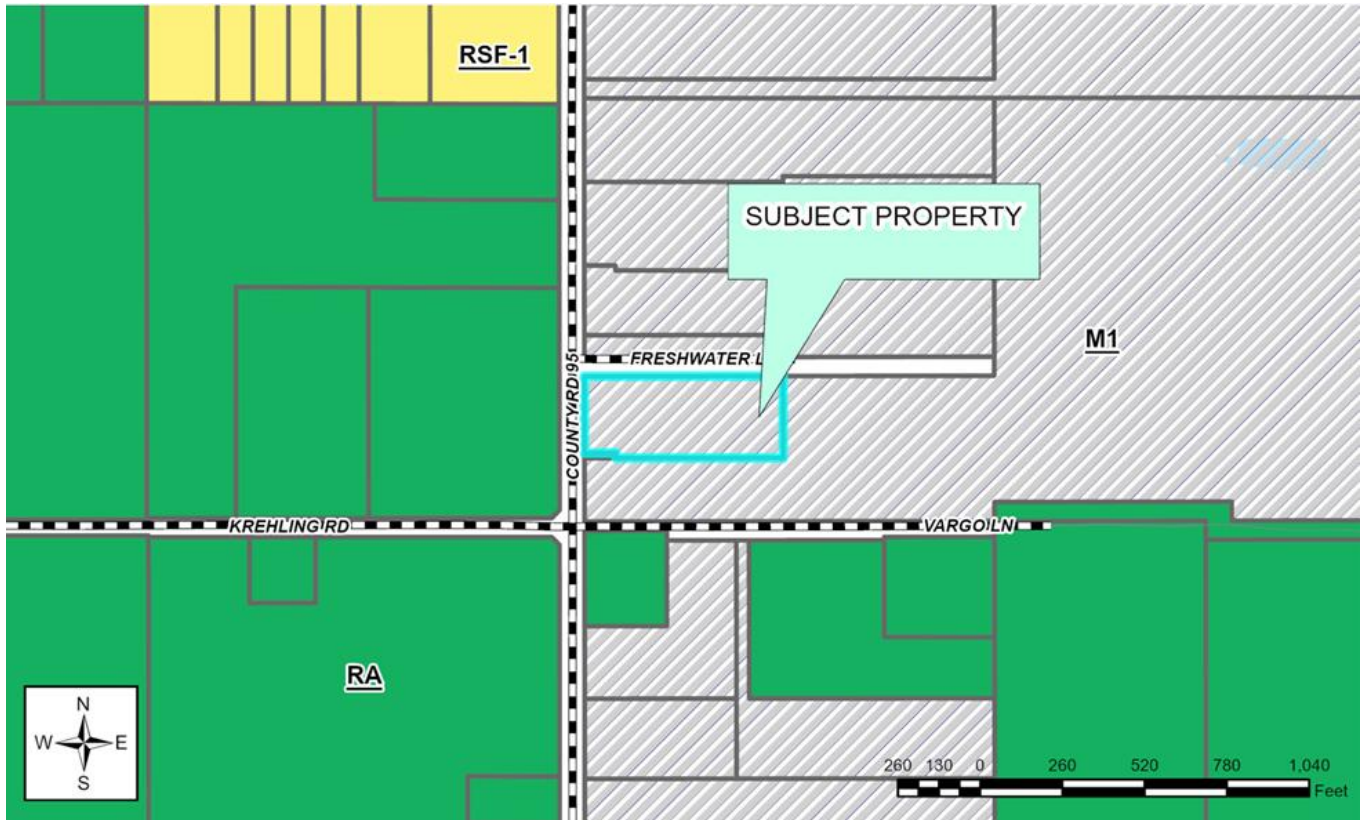




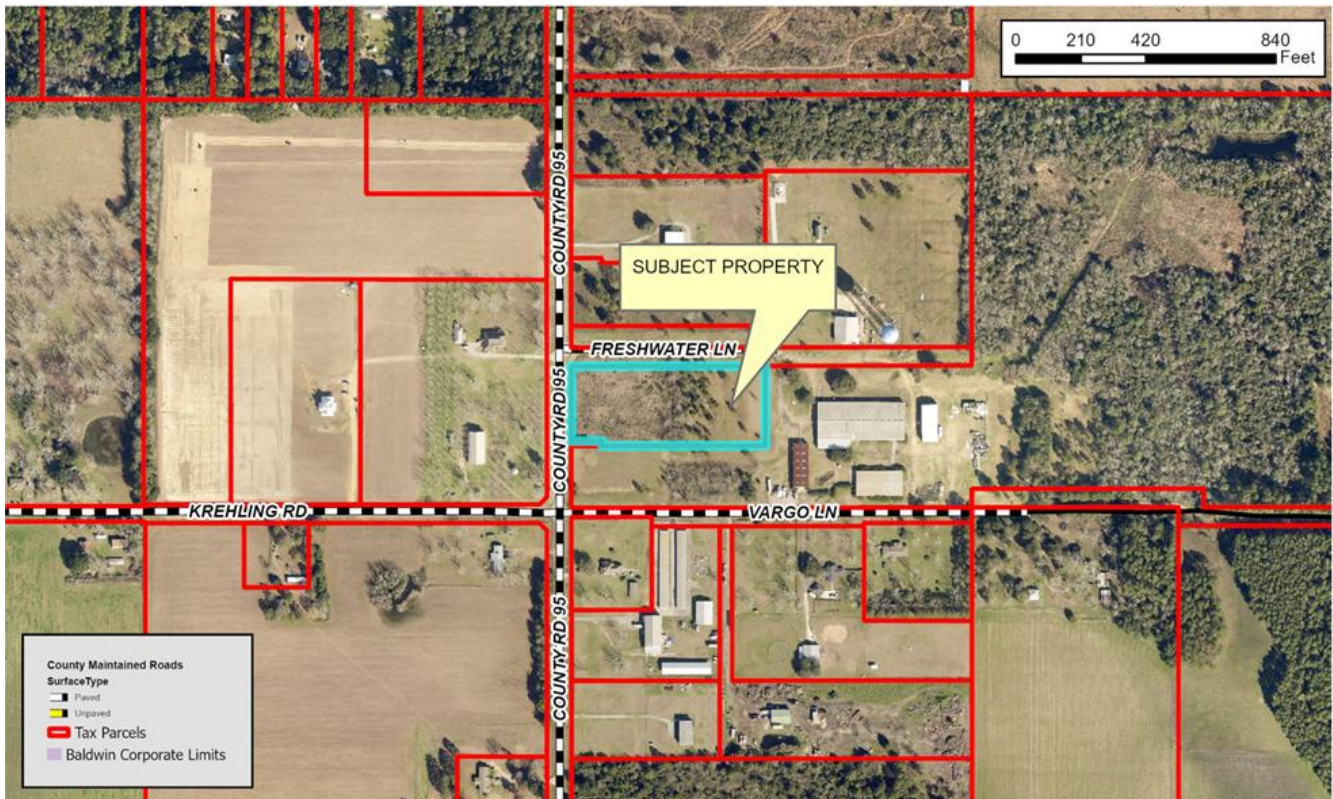
Baldwin County, Alabama Planning Districts



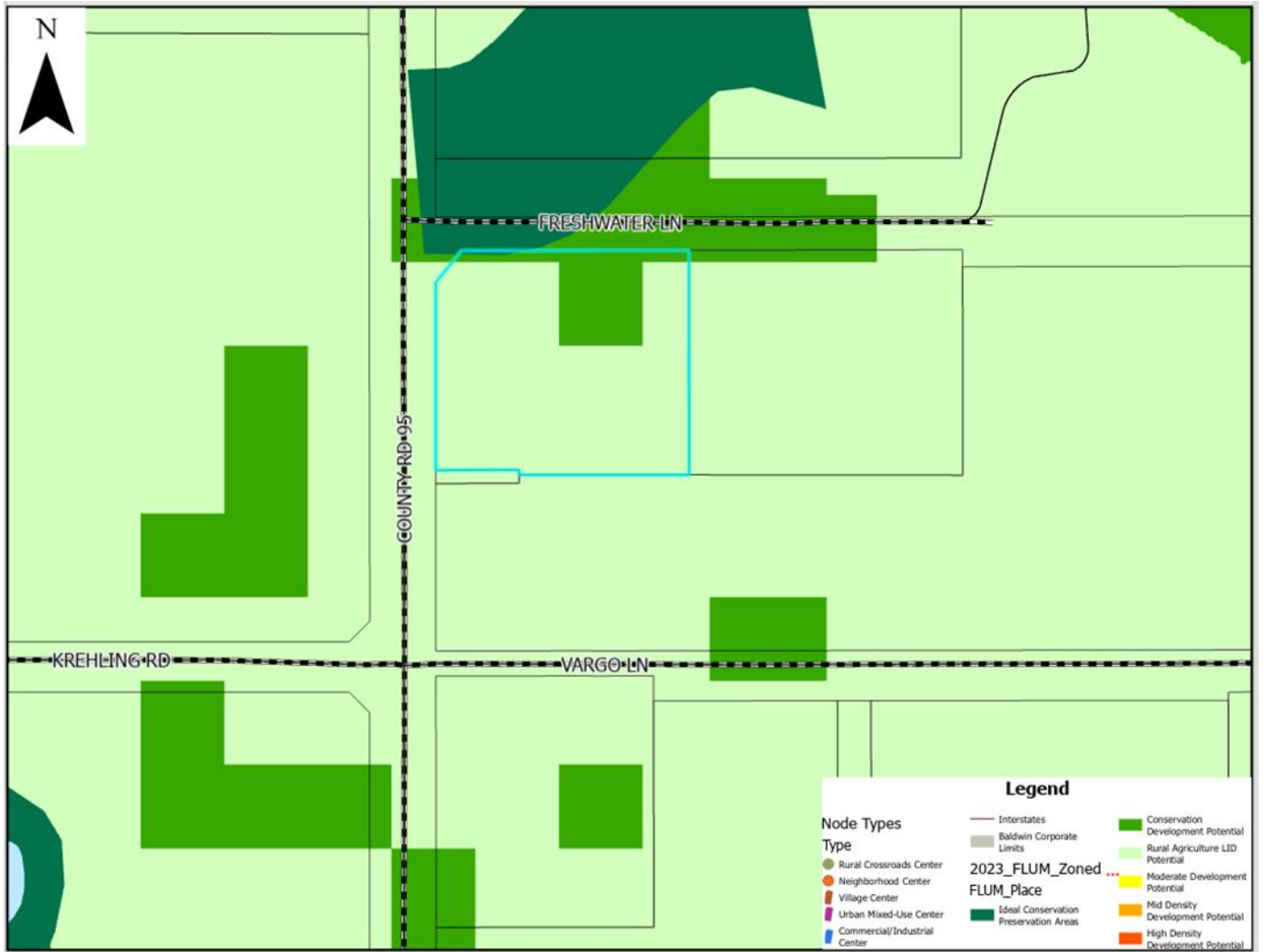
Locator Map



Site Map



FLUM



CONSERVATION DEVELOPMENT AREAS

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

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

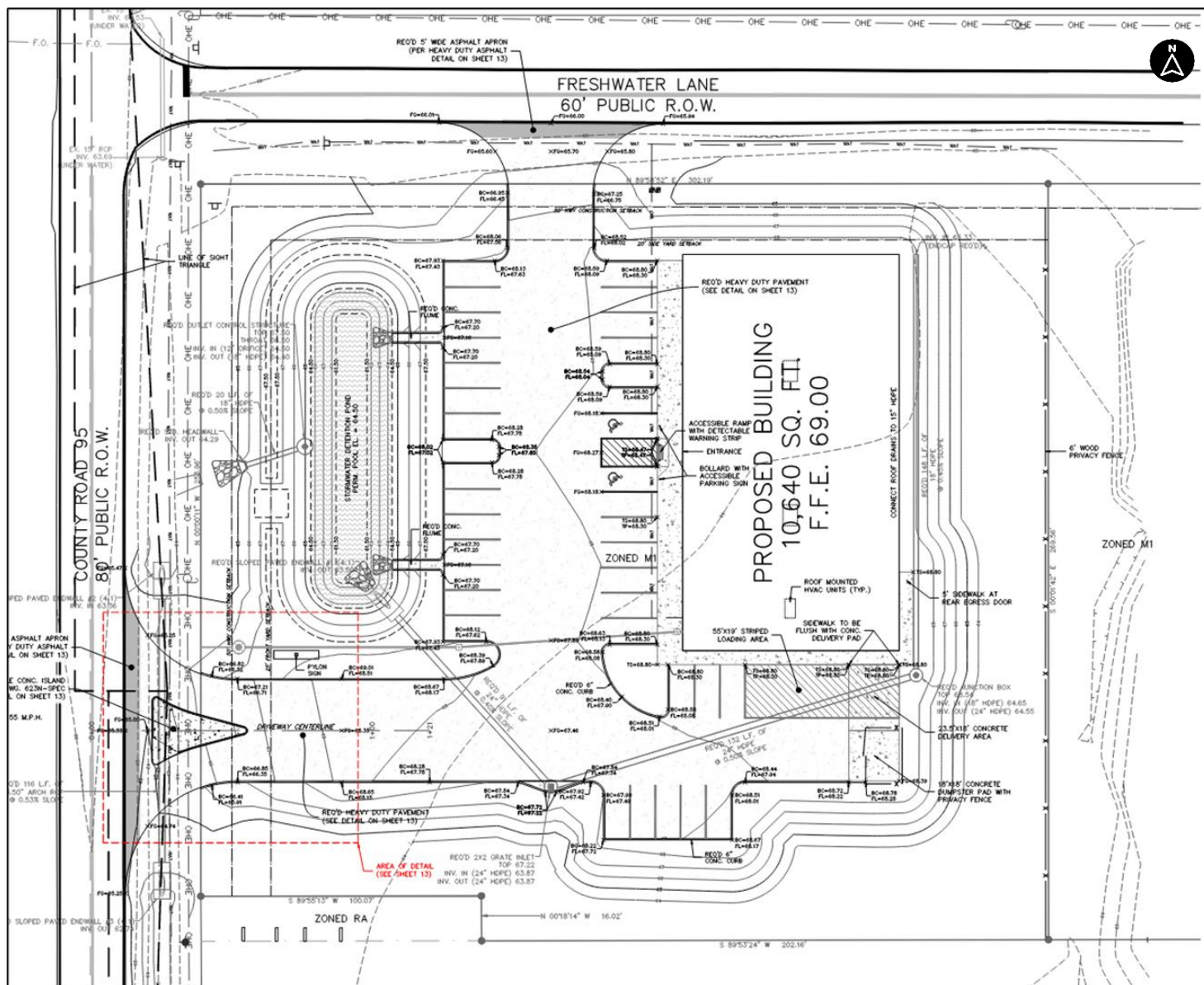
RELATED ZONING DISTRICTS

- 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

Site Plan



Parking Plan

FLOOD ZONE NOTES

1. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (OUT-UNSHADED).
2. ZONE "X" (OUT-UNSHADED) DENOTES AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. PROPERTY SHOWN ON FIRM PANEL 01003C0830M, EFFECTIVE APRIL 19, 2019.

WATER QUALITY CALCULATIONS

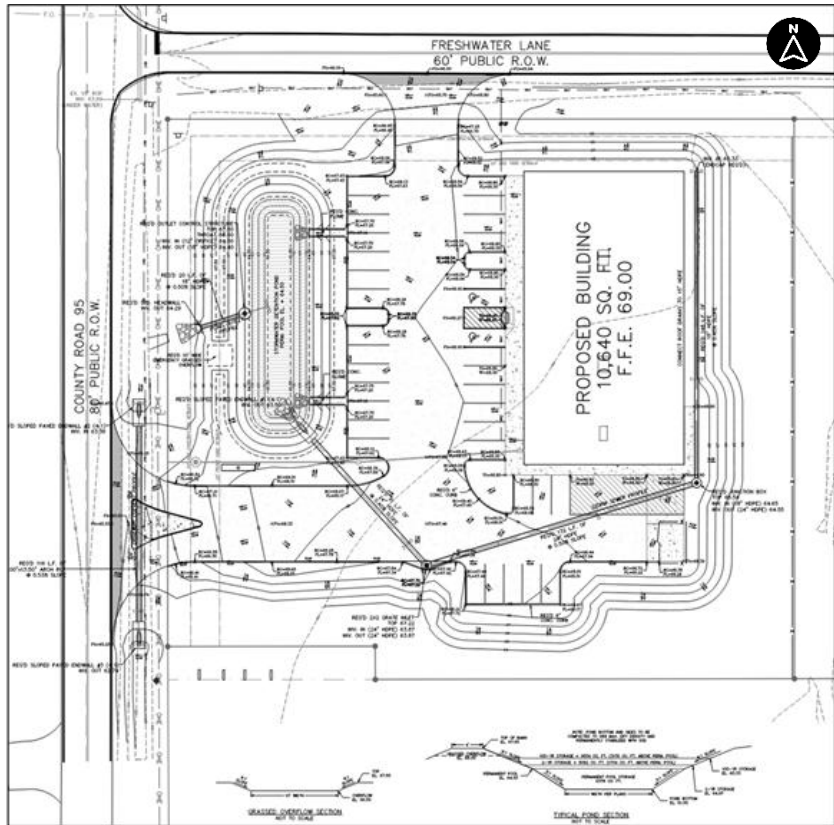
IMPERVIOUS AREA = 34,804 SQ. FT. (0.79 ACRES)
 FIRST FLUSH (1 IN.) OF RUNOFF FROM SITE TO BE TREATED
 WATER QUALITY VOLUME (WQV) = 1 IN. * IMPERVIOUS AREA
 = (1 IN. * 0.0833 FT/IN.) * (34,804 SQ. FT.)
 = 2,900 CU. FT.

THE WQV WILL BE STORED BENEATH THE OUTLET IN THE STORMWATER DETENTION BASIN.

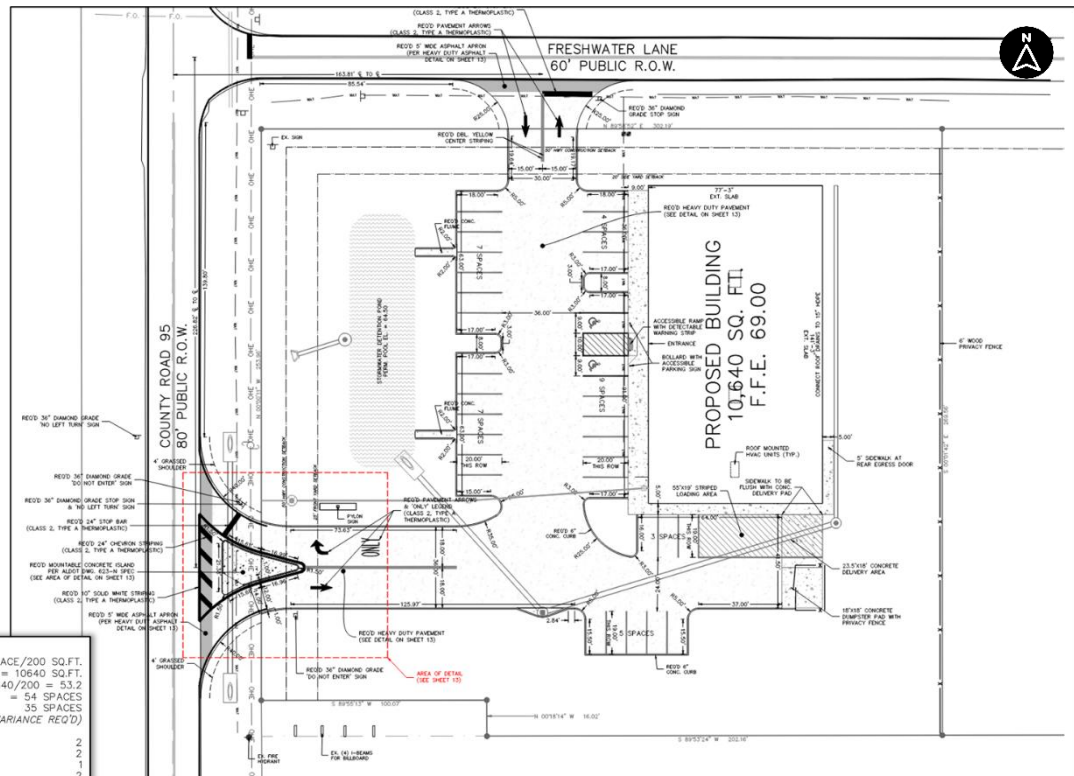
OUTLET ELEVATION = 64.50 FEET
 STORAGE AVAILABLE @ EL. 64.50 = 6,378 CU. FT.

THE DRAINAGE PLAN FOR THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED SUCH THAT FOR THE 2-YR THRU 100-YR STORM EVENTS THE POST-CONSTRUCTION DISCHARGE WILL NOT EXCEED PRE-CONSTRUCTION DISCHARGE. WHEN CONSTRUCTED TO THE PLANS AND SPECIFICATIONS, WITHIN USUAL CONSTRUCTION TOLERANCES, THERE WILL BE NO ADVERSE EFFECTS TO ADJACENT OR DOWNSTREAM PROPERTIES. NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE REQUIRED AS A RESULT OF THIS DEVELOPMENT, AND THE HYDRAULIC CAPABILITIES OF DOWNSTREAM CHANNELS/STRUCTURES WILL NOT BE EXCEEDED.

MAINTENANCE OF ONSITE DETENTION FACILITY
 PROPER OPERATION AND MAINTENANCE OF THE ONSITE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE BALDWIN COUNTY COMMISSION.



Grading & Drainage Plan



PARKING REQUIREMENTS

RETAIL STORE: 1 SPACE/200 SQ.FT.
 GROSS FLOOR AREA: = 10640 SQ.FT.
 REQUIRED SPACES: = 10640/200 = 53.2
 = 54 SPACES
 PROVIDED SPACES: 35 SPACES
 (VARIANCE REQ'D)

ADA REQUIRED HANDICAP SPACES: 2
 PROVIDED HANDICAP SPACES: 2
 REQUIRED VAN ACCESSIBLE SPACES: 1
 PROVIDED VAN ACCESSIBLE SPACES: 2

Landscape Plan

LANDSCAPE REQUIREMENTS

MINOR COLLECTOR BUFFER STRIP:

ADJACENT TO C.R. 95;
10' WIDTH;
PLANTED WITH TREES & SHRUBS

REQUIRED TREES: N/A
PROVIDED TREES: 5
REQUIRED SHRUBS: N/A
PROVIDED SHRUBS: 45

PERIMETER PARKING: 5' MIN. WIDTH;
APPROX. 1 TREE PER 6 PARKING STALLS

REQ'D TREES: 35 STALLS/6 = 5.83
PROVIDED TREES: 6

INTERIOR PARKING: 1 SHADE TREE PER EACH ISLAND

REQ'D TREES: 3
PROVIDED TREES: 3

SITE DATA			
IMPERVIOUS AREA	34804 SQ. FT.	43.5%	
SOD AREA	22132 SQ. FT.	27.7%	
MULCH AREA	2733 SQ. FT.	3.4%	
WET POND AREA	3202 SQ. FT.	4.0%	
UNDISTURBED AREA	17070 SQ. FT.	21.4%	
TOTAL LOT AREA	79941 SQ. FT.	100.0%	
R.O.W. SOD AREA	4219 SQ. FT.		

PLANTING SCHEDULE			
QTY	KEY	SCIENTIFIC NAME	COMMON NAME
9	OAK	QUERCUS PHELLOS	WILLOW OAK
5	CRA	LAGERSTROEMIA INDICA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
76	DBH	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
		SIZE & SPACING	
		2" CAL.; 8' HEIGHT	
		3 STEMS, 1" CAL. EACH; 4' HEIGHT	
		3 GAL. 24" MIN. HEIGHT, SPACED 36" O.C.	

