



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. CSP25-38 & PUD25-13  
Toy Box South Storage, Phase 2  
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval  
February 5, 2026

### Subject Property Information

**Planning District:** 30  
**General Location:** Subject property is located south and west of Roscoe Road in the Gulf Shores area  
**Physical Address:** 6235 Roscoe Road, Gulf Shores, AL 36542  
**Parcel ID:** 05-61-07-26-0-000-010.000  
**PIN:** 65800  
**Zoning:** RR, Rural District  
**Proposed Use:** Five (5) additional buildings for office-warehouse and boat/RV storage use  
**Acreage:** 30 +/- acres  
**Total # Parcels requested:** N/A  
**Applicant:** Pillar, LLC  
14425 State Highway 181  
Fairhope, AL 36532  
**Owner:** Cypress Break, LLC  
PO Box 2244  
Fairhope, AL 36532  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Timberland	RA, Rural Agriculture
South	Timberland	RA, Rural Agriculture
East	Commercial	RA, Rural Agriculture
West	Timberland	RA, Rural Agriculture

### Summary

The applicant is requesting approval of a Commission Site Plan (CSP) and Planned Unit Development (PUD) to permit the construction of five additional buildings, intended for office-warehouse or boat/RV storage, with a combined area of approximately 27,500 square feet. The subject property encompasses roughly 30 acres and is zoned RR (Rural District). Adjacent properties are undeveloped or either used for agricultural or commercial purposes. The proposed request complies with the standards and requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

USACE, James Buckelew: Staff reached out on 10/13/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 10/13/2025 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 five building additions complies with the requirements of the Zoning Ordinance. The property's future land use designation is primarily Ideal Conservation and Conservation Development Potential, which includes land that is undeveloped or minimally developed and protected by local, state, or federal agencies, as well as public, private, or nonprofit organizations. These areas may be conserved to protect critical habitat, water quality, open space, or cultural resources. The Conservation Development Potential designation allows for limited development utilizing low-impact design principles.

The surrounding development pattern consists of undeveloped land, agricultural use, and existing commercial development, which includes Phase 1 of Toy Box South Storage. Additionally, a similar storage facility is located within one-half mile of the subject property. Therefore, the proposed building additions are consistent with and comply with the Master Plan.

Roscoe Road is a Local Road, which provides direct service to adjacent land and access to higher road classification systems. Staff believes that the continuation of the current use with the inclusion of additional buildings remains consistent with the community welfare and should not detract from the public's convenience at this location.

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, "It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas." Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission and shall be shown on the approved Final Site Plan.

The proposed building additions constitute the second phase of construction for the existing Toy Box South Storage facility. The planned building sizes are as follows: Buildings C1 and C2 will each contain 4,500 square feet; Building D1 will total 5,000 square feet; Building D2 will be 3,500 square feet; and Building H will encompass 10,000 square feet. No deviations from the approved lot size, lot width, or required building setbacks are proposed.

The subject property contains approximately 18.07 acres of delineated wetlands. No wetland filling is proposed. A 30-foot undisturbed natural wetland buffer, along with associated protective signage, will be established to prevent disturbance. All open space and usable open space requirements are satisfied, with approximately 24.9 acres of total open space provided (6 acres required) and 4.3 acres of usable open space provided (3 acres required), as illustrated on the submitted Site Plan.

Staff has reviewed the submitted documents as well as evaluated the relevant factors and has found that the request meets the requirements of Commission Site Plan (CSP) and Planned Unit Development (PUD) for approval.

### Staff Comments and Recommendation

As noted previously, the subject property consists of approximately 30 acres and is appropriately zoned for the proposed commercial use. The applicant is seeking Commission Site Plan (CSP) approval in conjunction with a Planned Unit Development (PUD) to allow for five (5) additional buildings totaling 27,500 square feet. After a thorough review of all applicable factors, staff recommends **APPROVAL** of the application, subject to the following conditions:

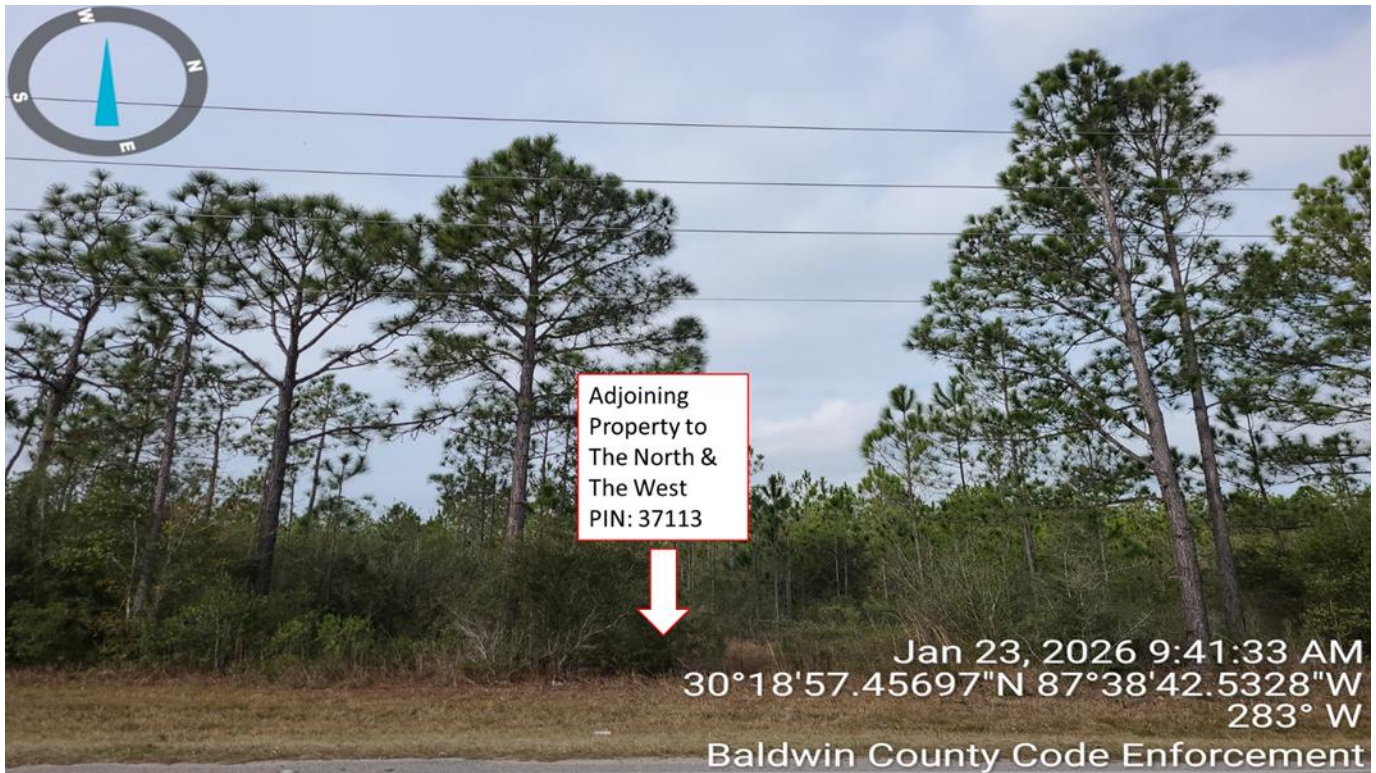
1. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. The closeout requirements 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.
6. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.
7. Submit construction plans (CPR permit) for review. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
8. Record final site plan once the Subdivision Permit has been issued.
9. Approval of the final site plan/PUD is granted for **two years**, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.



## Property Images







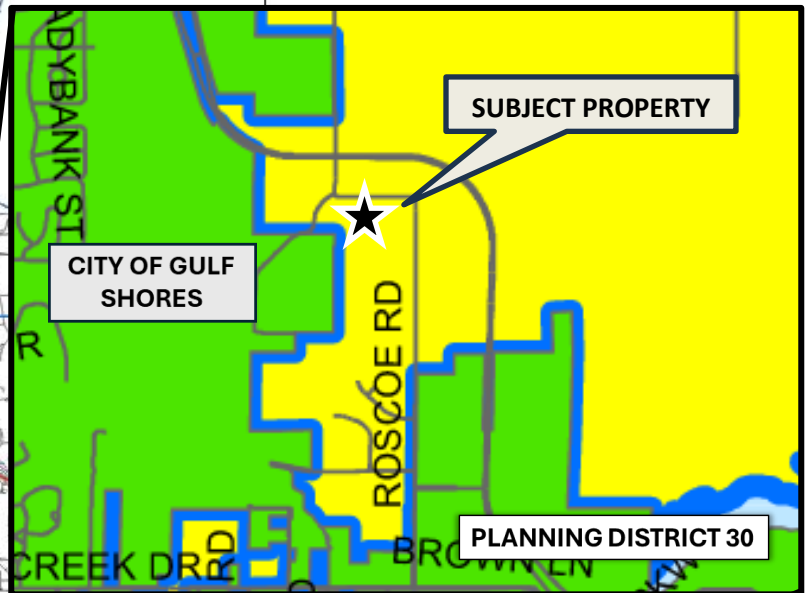
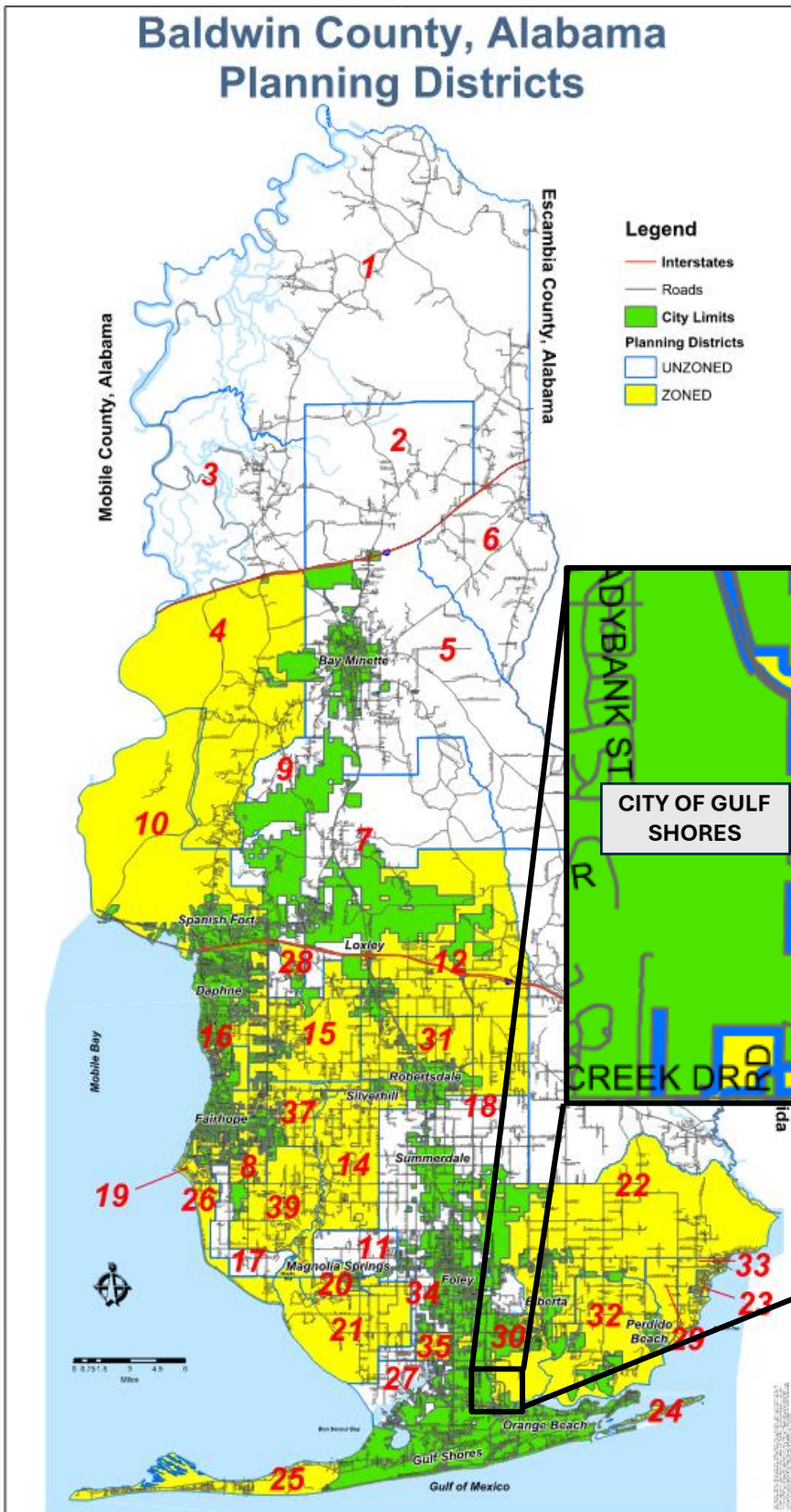




## Baldwin County, Alabama Planning Districts

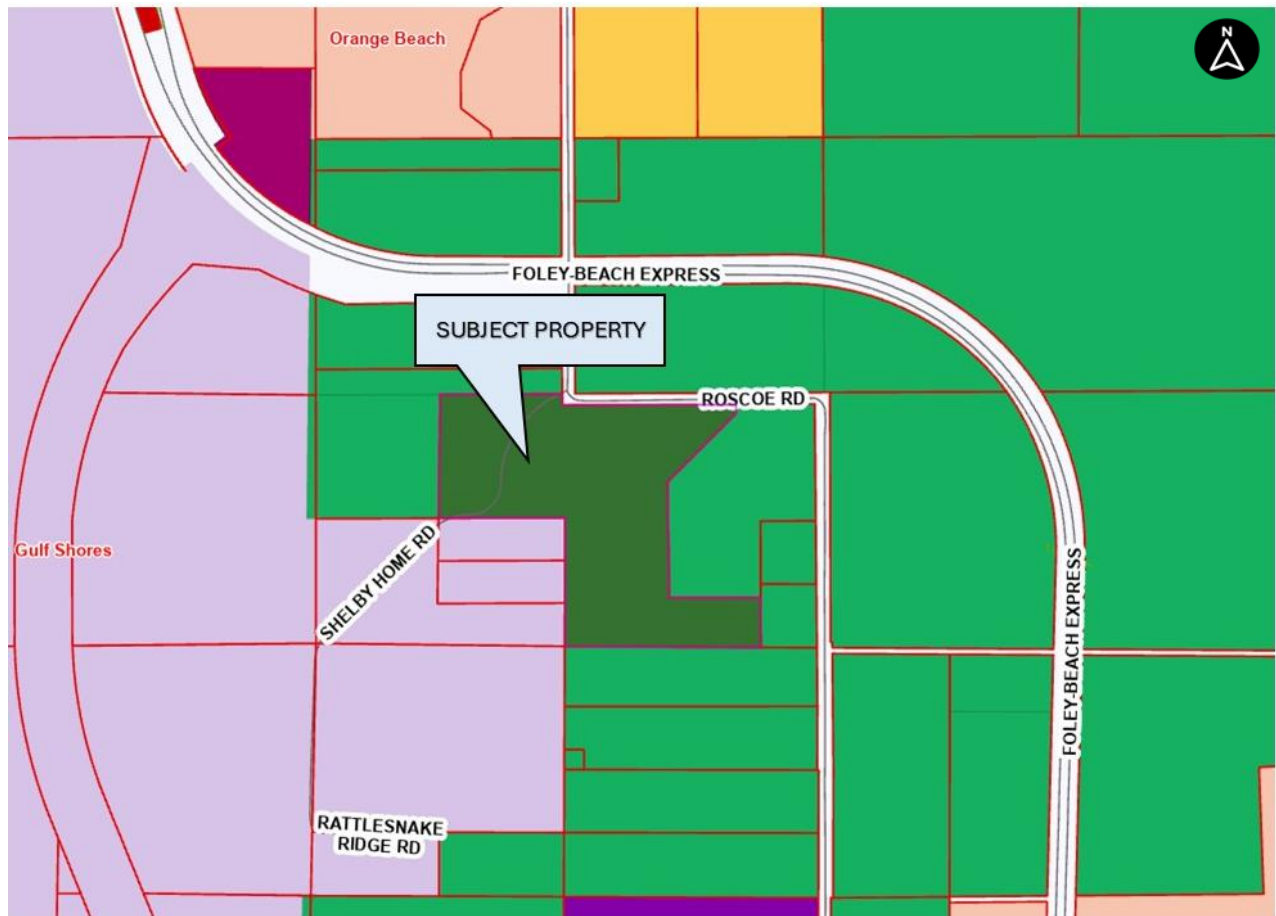
### Legend

- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED

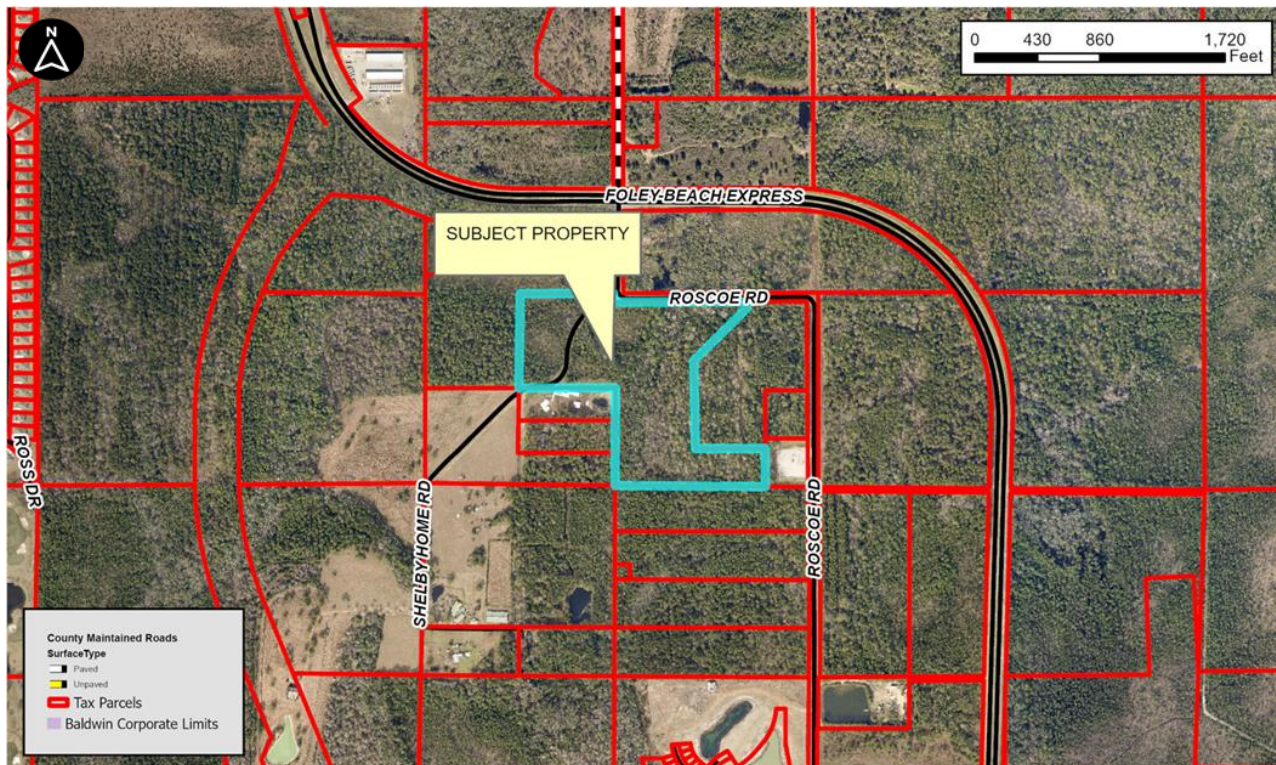




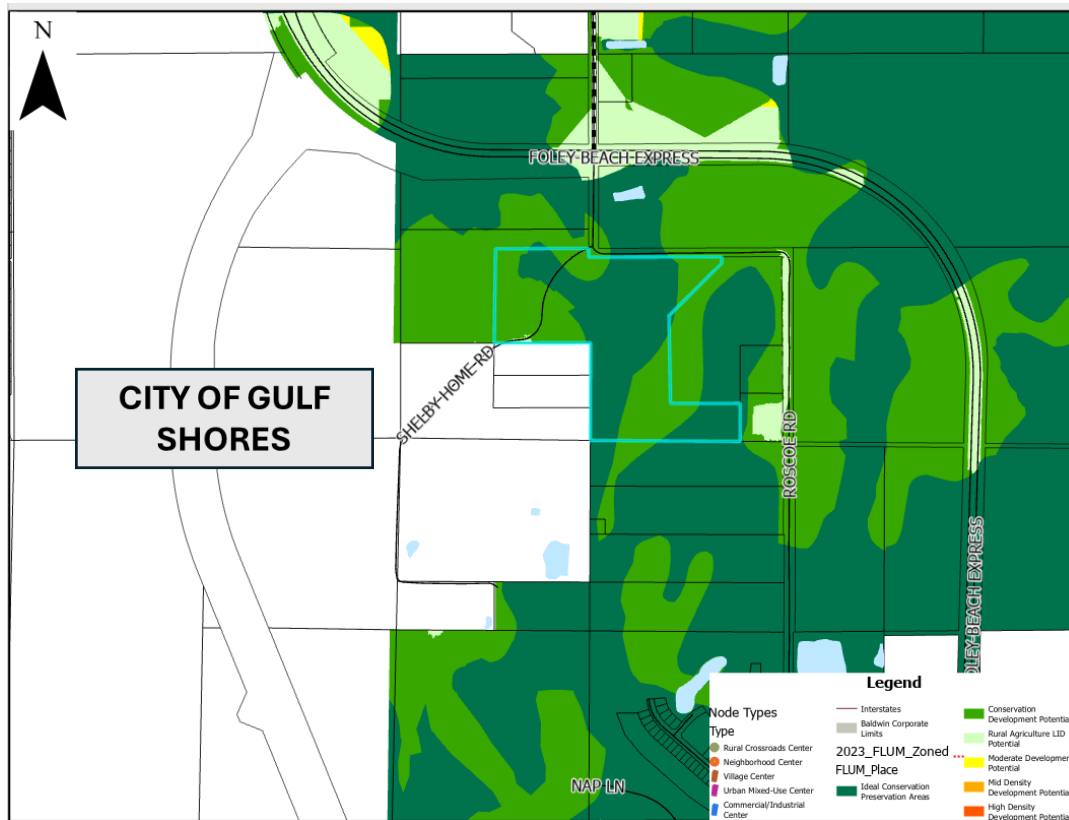
## Locator Map



## Site Map







## 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

## 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

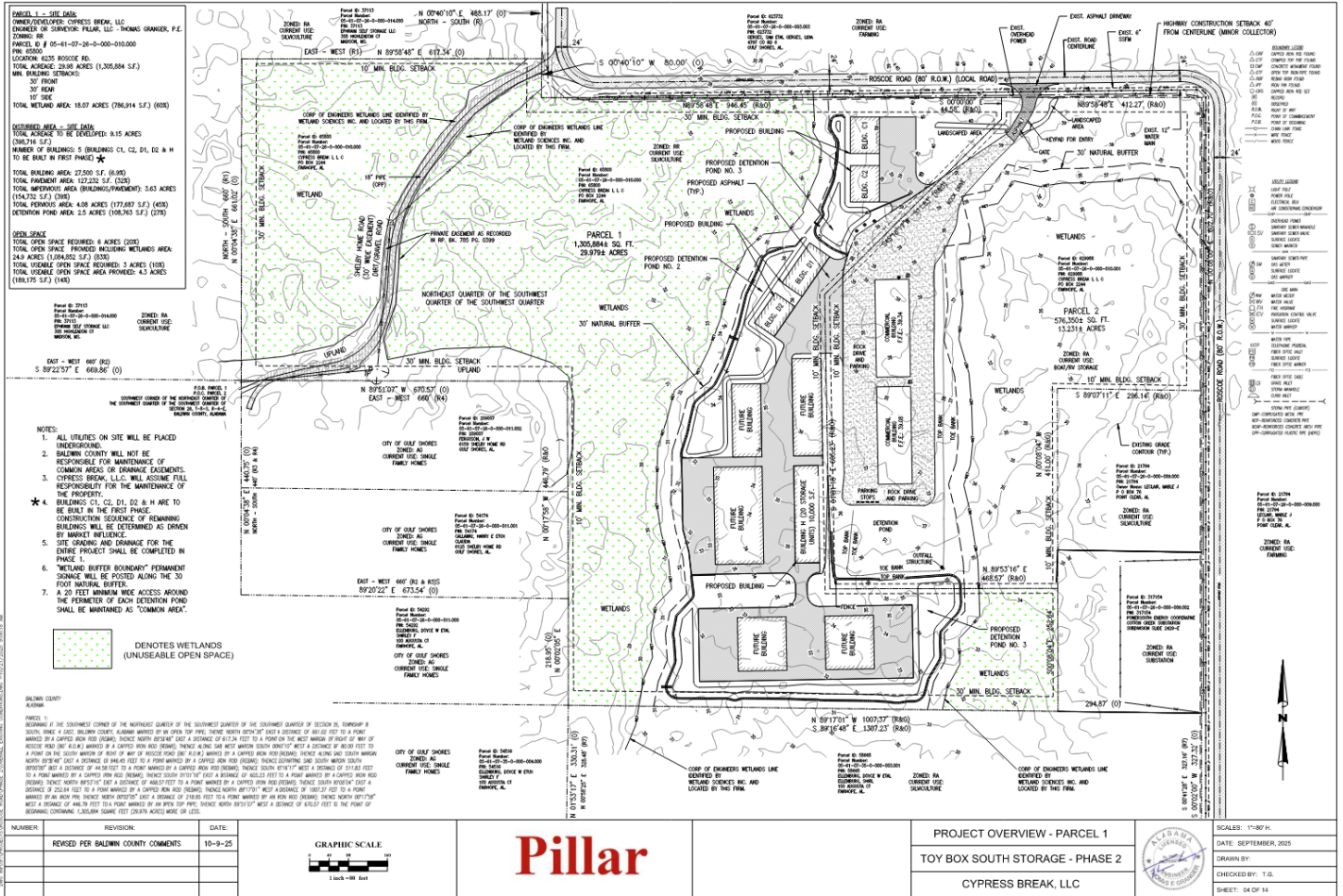
### RELATED ZONING DISTRICTS

- 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

# Site Plan



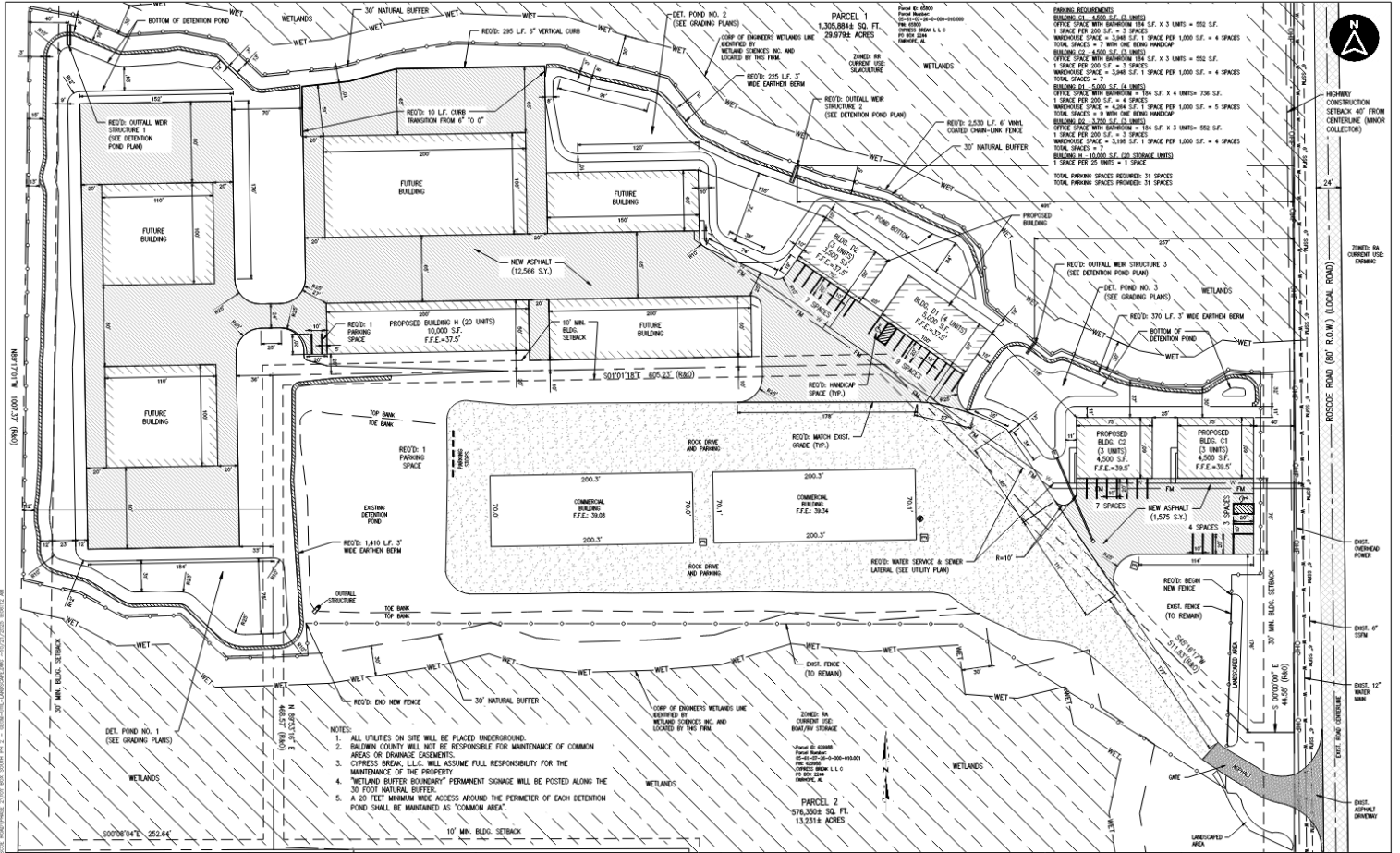
**Pillar**







# Geometry Plan



## PARKING REQUIREMENTS

### BUILDING C1 - 4,500 S.F. (3 UNITS)

OFFICE SPACE WITH BATHROOM 184 S.F. X 3 UNITS = 552 S.F.

1 SPACE PER 200 S.F. = 3 SPACES

WAREHOUSE SPACE = 3,948 S.F. 1 SPACE PER 1,000 S.F. = 4 SPACES

TOTAL SPACES = 7 WITH ONE BEING HANDICAP

### BUILDING C2 - 4,500 S.F. (3 UNITS)

OFFICE SPACE WITH BATHROOM 184 S.F. X 3 UNITS = 552 S.F.

1 SPACE PER 200 S.F. = 3 SPACES

WAREHOUSE SPACE = 3,948 S.F. 1 SPACE PER 1,000 S.F. = 4 SPACES

TOTAL SPACES = 7

### BUILDING D1 - 5,000 S.F. (4 UNITS)

OFFICE SPACE WITH BATHROOM = 184 S.F. X 4 UNITS = 736 S.F.

1 SPACE PER 200 S.F. = 4 SPACES

WAREHOUSE SPACE = 4,264 S.F. 1 SPACE PER 1,000 S.F. = 5 SPACES

TOTAL SPACES = 9 WITH ONE BEING HANDICAP

### BUILDING D2 - 3,750 S.F. (3 UNITS)

OFFICE SPACE WITH BATHROOM = 184 S.F. X 3 UNITS = 552 S.F.

1 SPACE PER 200 S.F. = 3 SPACES

WAREHOUSE SPACE = 3,198 S.F. 1 SPACE PER 1,000 S.F. = 4 SPACES

TOTAL SPACES = 7

### BUILDING H - 10,000 S.F. (20 STORAGE UNITS)

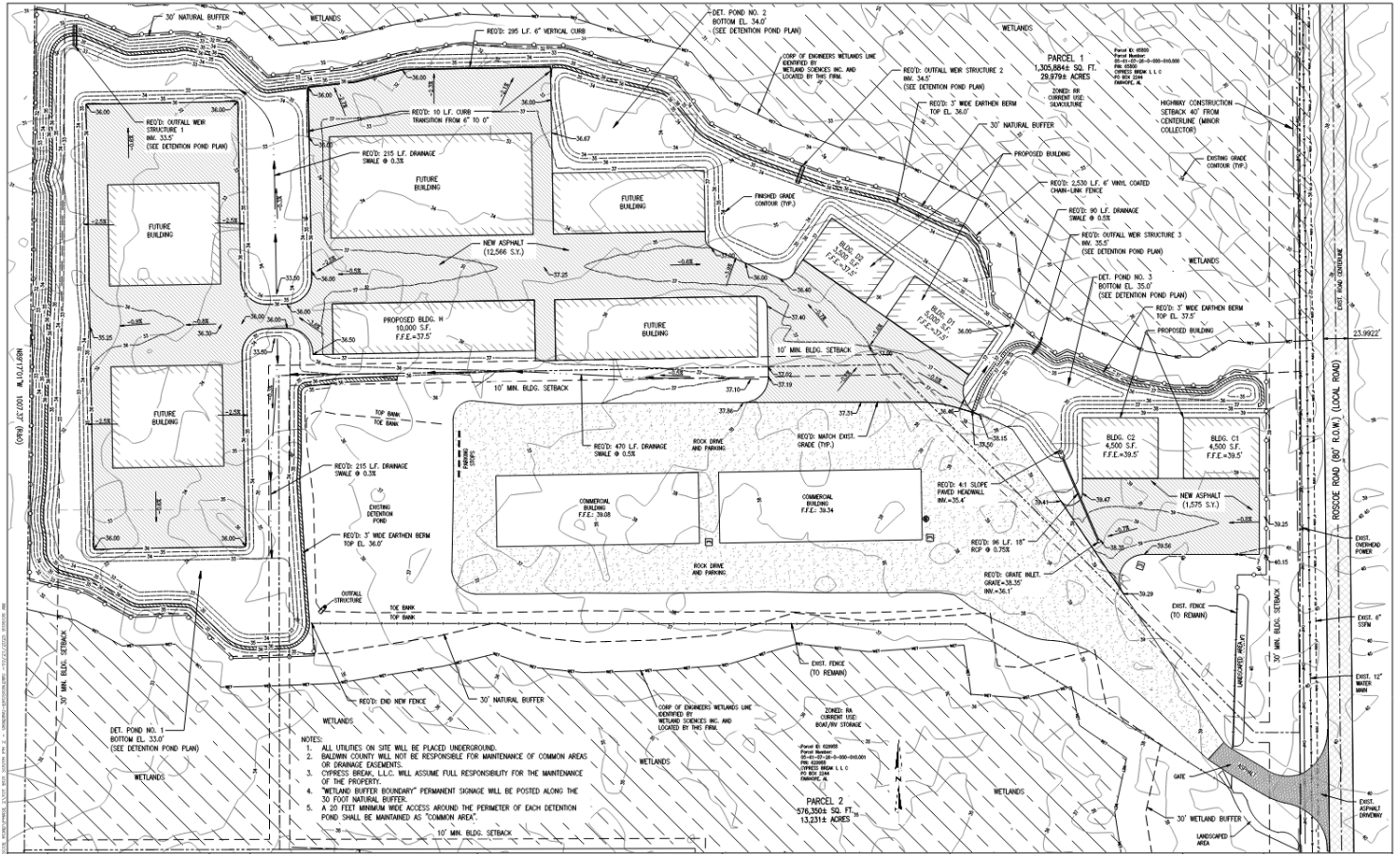
1 SPACE PER 25 UNITS = 1 SPACE

TOTAL PARKING SPACES REQUIRED: 31 SPACES

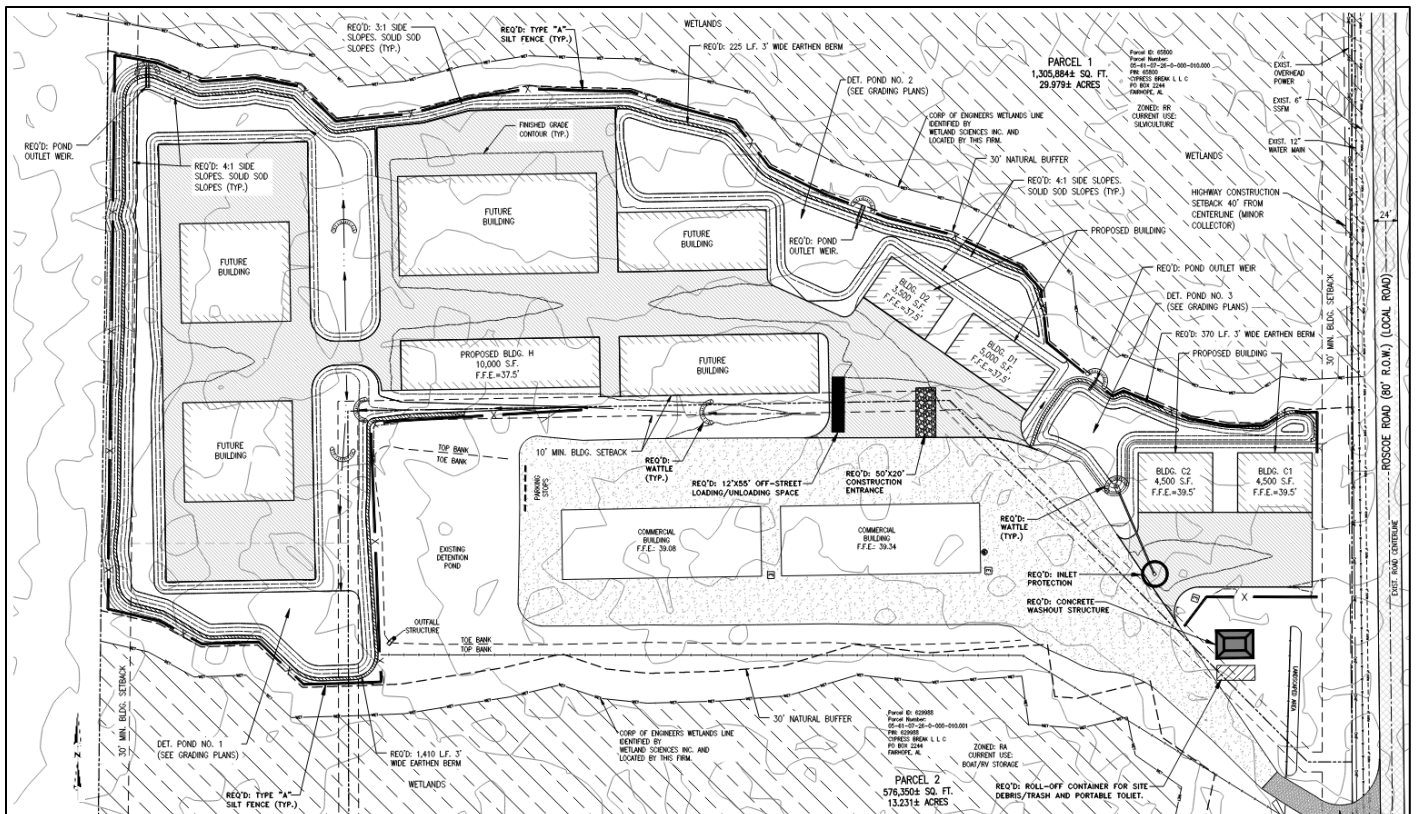
TOTAL PARKING SPACES PROVIDED: 31 SPACES



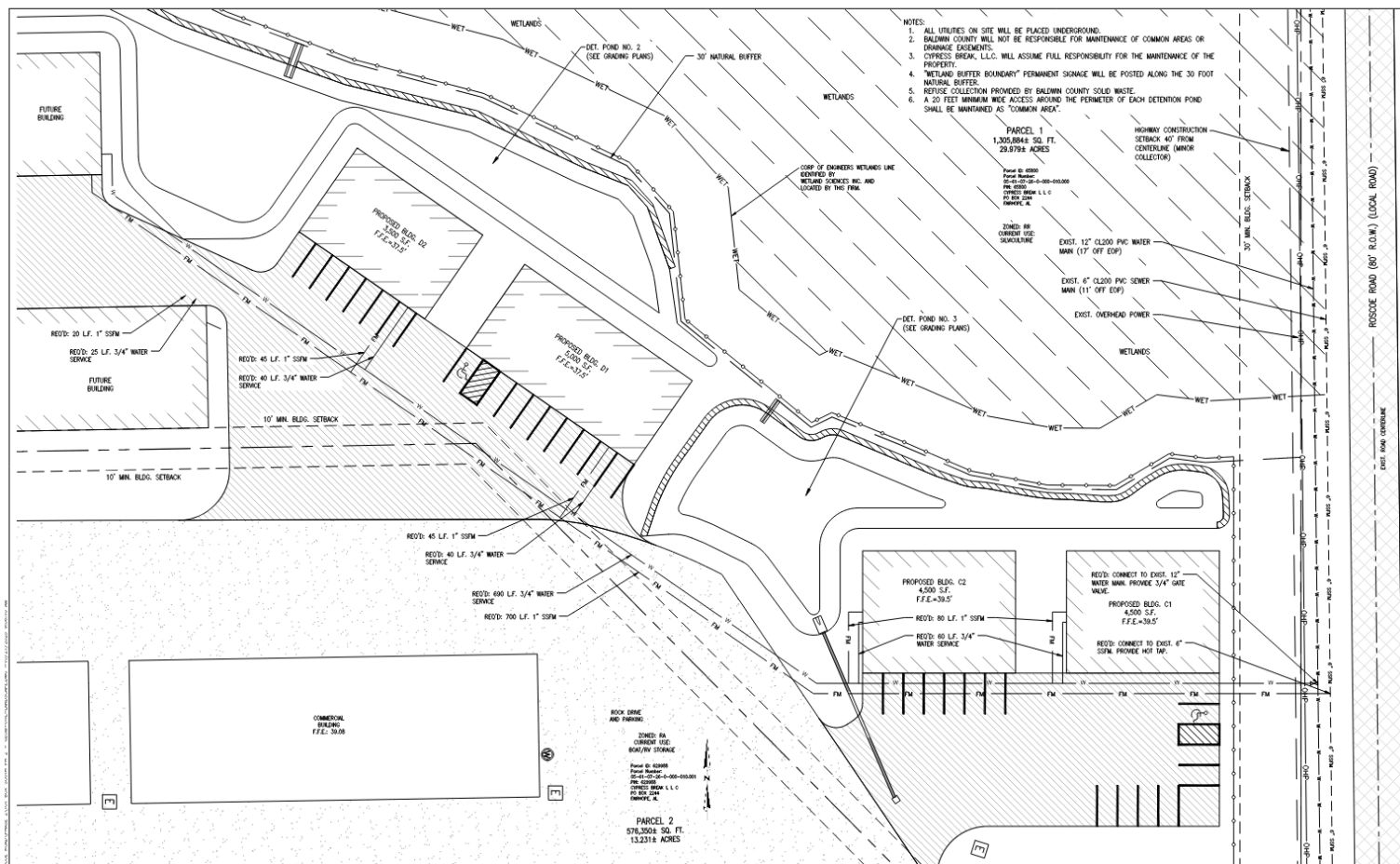
## Grading Plan



## Drainage & Erosion Control Plan

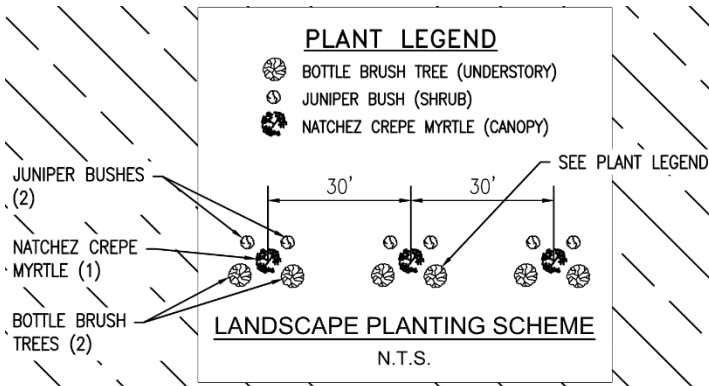
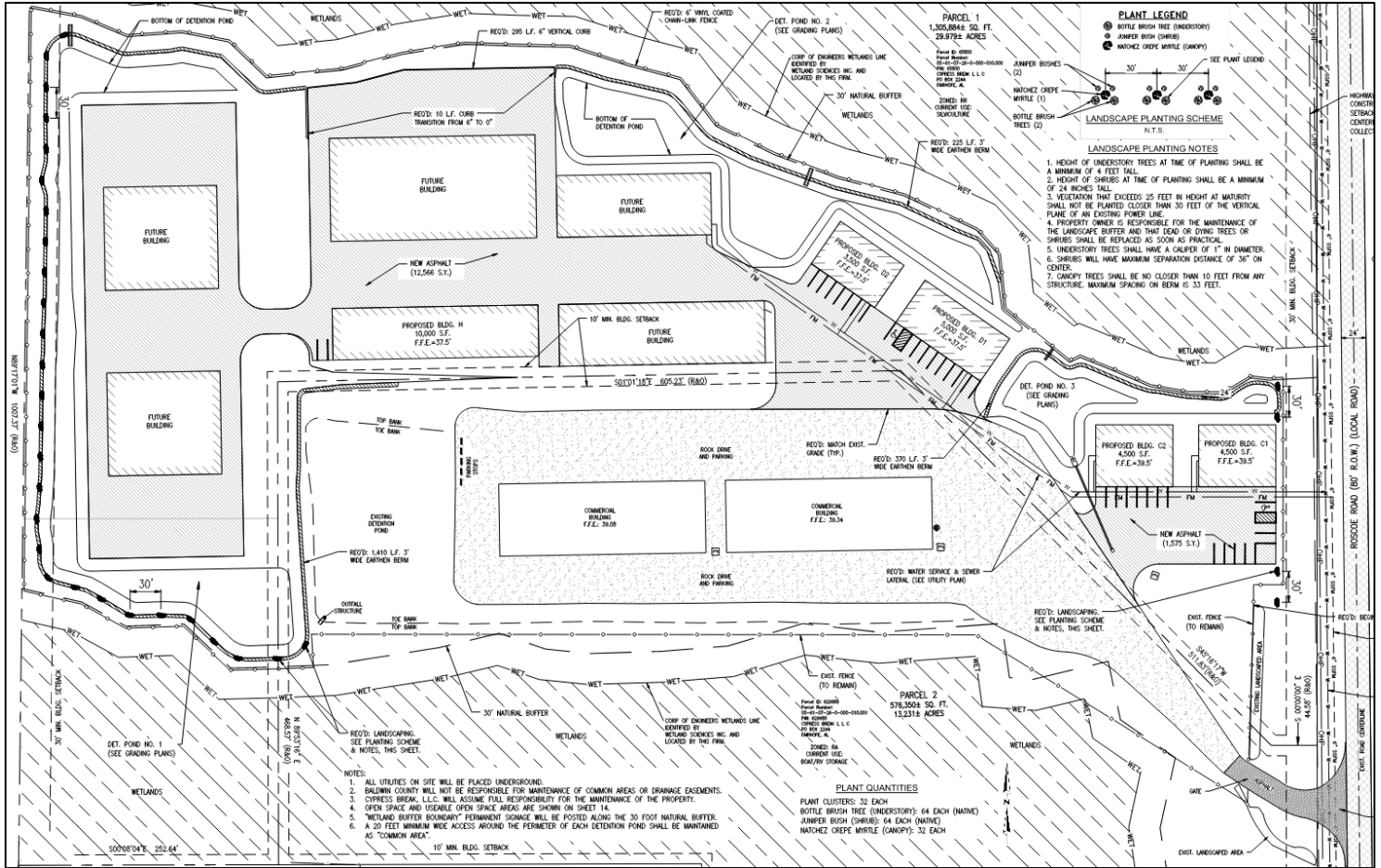


## Utility Plan





# Landscape Plan



## PLANT QUANTITIES

PLANT CLUSTERS: 32 EACH  
 BOTTLE BRUSH TREE (UNDERSTORY): 64 EACH (NATIVE)  
 JUNIPER BUSH (SHRUB): 64 EACH (NATIVE)  
 NATCHEZ CREPE MYRTLE (CANOPY): 32 EACH