



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP25-45
Jack's Restaurant
Commission Site Plan (CSP) Approval
February 5, 2026

Subject Property Information

Planning District: 33
General Location: Located on US Highway 98 south of Powell Lane in the Lillian community
Physical Address: 33802 U.S. Highway 98, Lillian, AL 36549
Parcel ID: 05-52-08-27-0-000-002.006
PIN: 202065
Zoning: B-3, General Business District
Proposed Use: 3,055 SF Drive-thru Restaurant
Acreage: 2.01 +/- acres
Total # Parcels requested: N/A
Applicant: Binkley Engineering, PA – Ross, Binkley
434 Benning Drive
Destin, FL 32541
Owner: Timothy Lett
PO Box 551
Lillian, AL 36549
Lead Staff: Cory Rhodes, Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential	RA, Rural Agricultural
South	Residential	B-2, Neighborhood Business
East	Commercial	B-4, Major Commercial
West	Commercial	B-2, Neighborhood Business

Summary

The applicant is requesting Commission Site Plan (CSP) approval for a 3,055 SF drive-thru restaurant. The subject property encompasses +/- 2.01 acres and is zoned as B-3, General Business District. The adjacent parcels are designated primarily for commercial purposes. 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.

ALDOT, Chase Chitwood and Jason Shaw: 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 3,055 square-foot discount/variety store is consistent with the requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) designates the subject property and surrounding area as Rural/Agriculture/Low-Impact Development Potential, which permits limited development that adheres to low-impact design principles. In addition, the property is located within a Neighborhood Center activity node, intended to accommodate local-serving commercial uses such as restaurants. This activity node also includes adjacent commercial properties, including an existing gas station and a discount variety store.

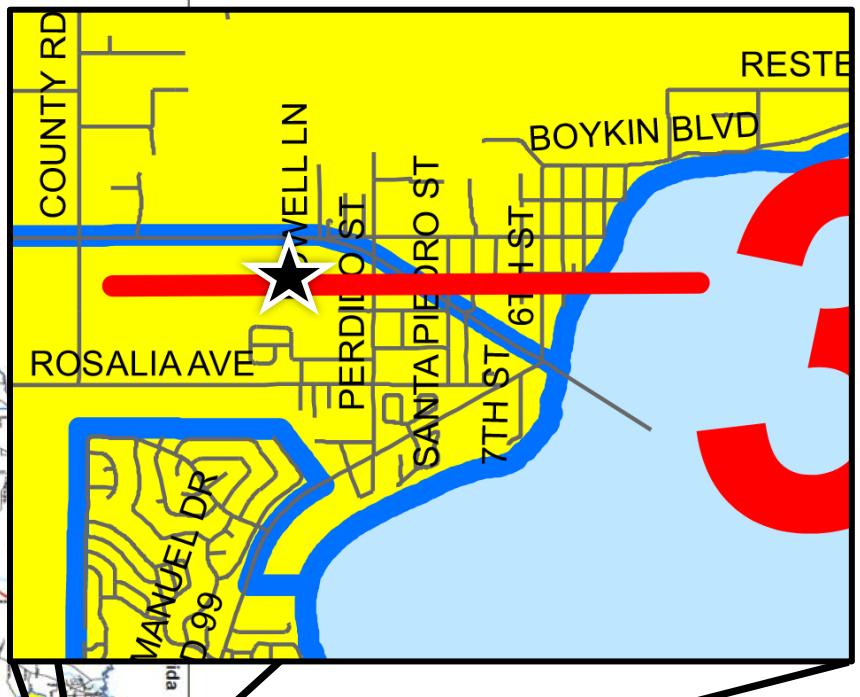
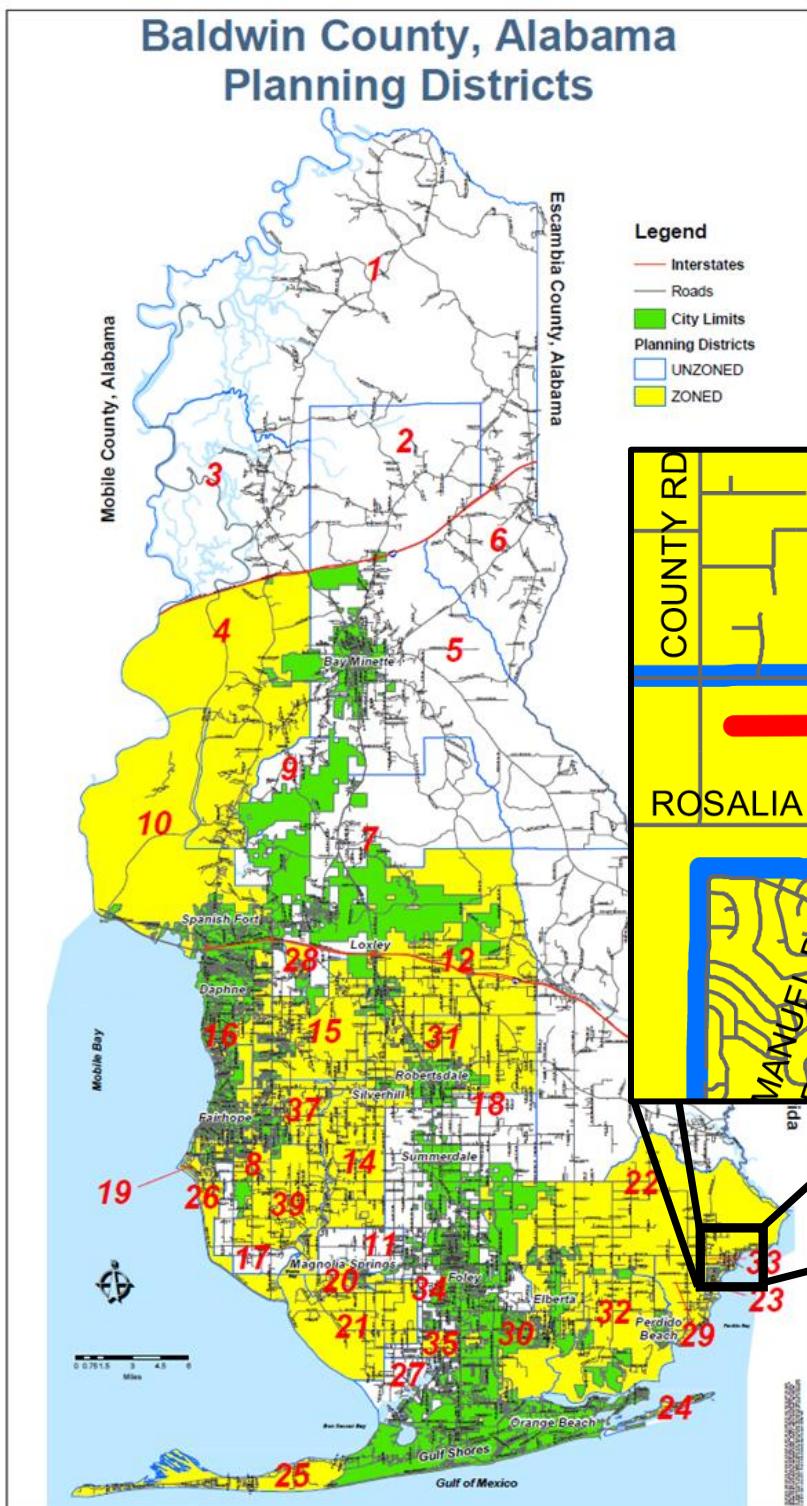
The site is situated along U.S. Highway 98, which is classified as a Principal Arterial. Principal Arterials serve major metropolitan centers, provide a high level of mobility, and facilitate travel through rural areas. Accordingly, properties along these corridors may be directly accessed and served by abutting land uses.

Staff Comments and Recommendation

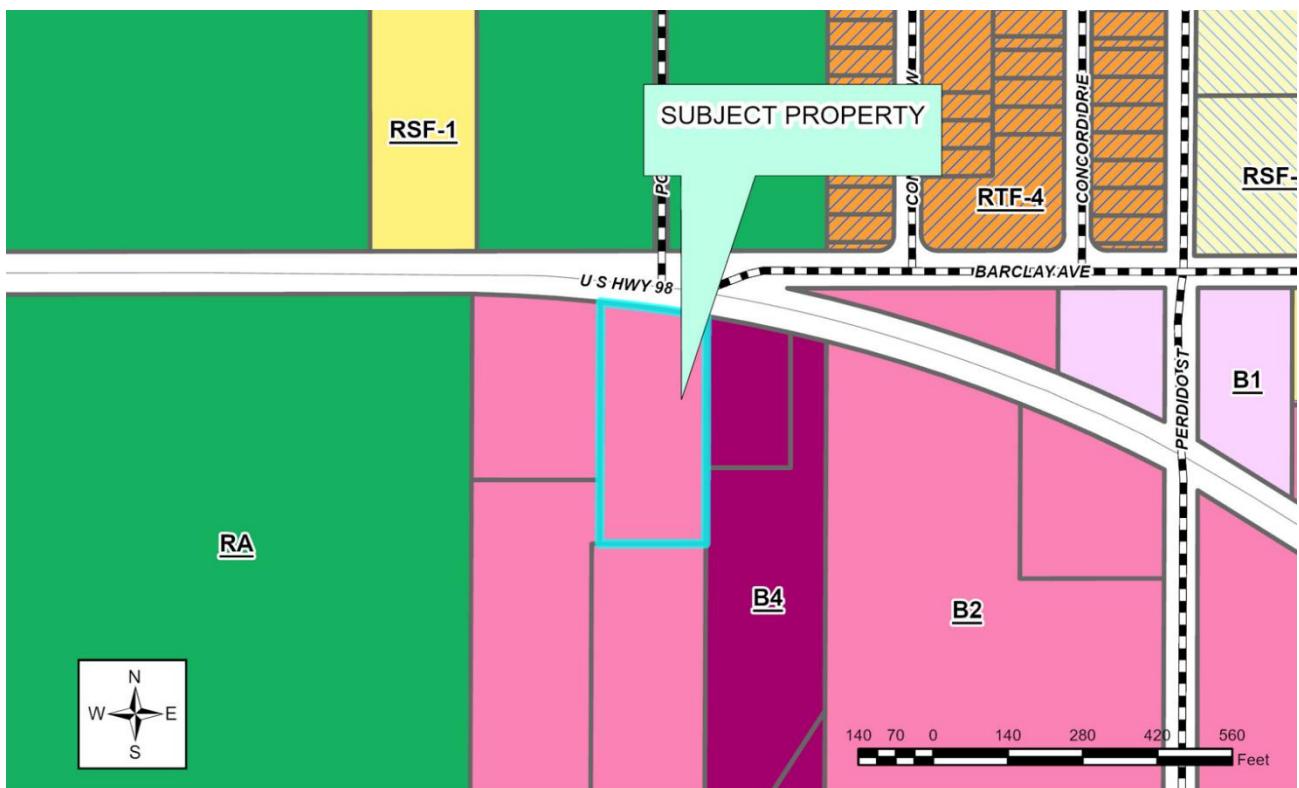
As previously mentioned, the subject property encompasses +/- 2.31 acres and is zoned for general business use. The applicant has requested Commission Site Plan approval for a xxxx SF drive-thru restaurant. Staff has carefully evaluated all relevant factors concerning this application and recommends 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.

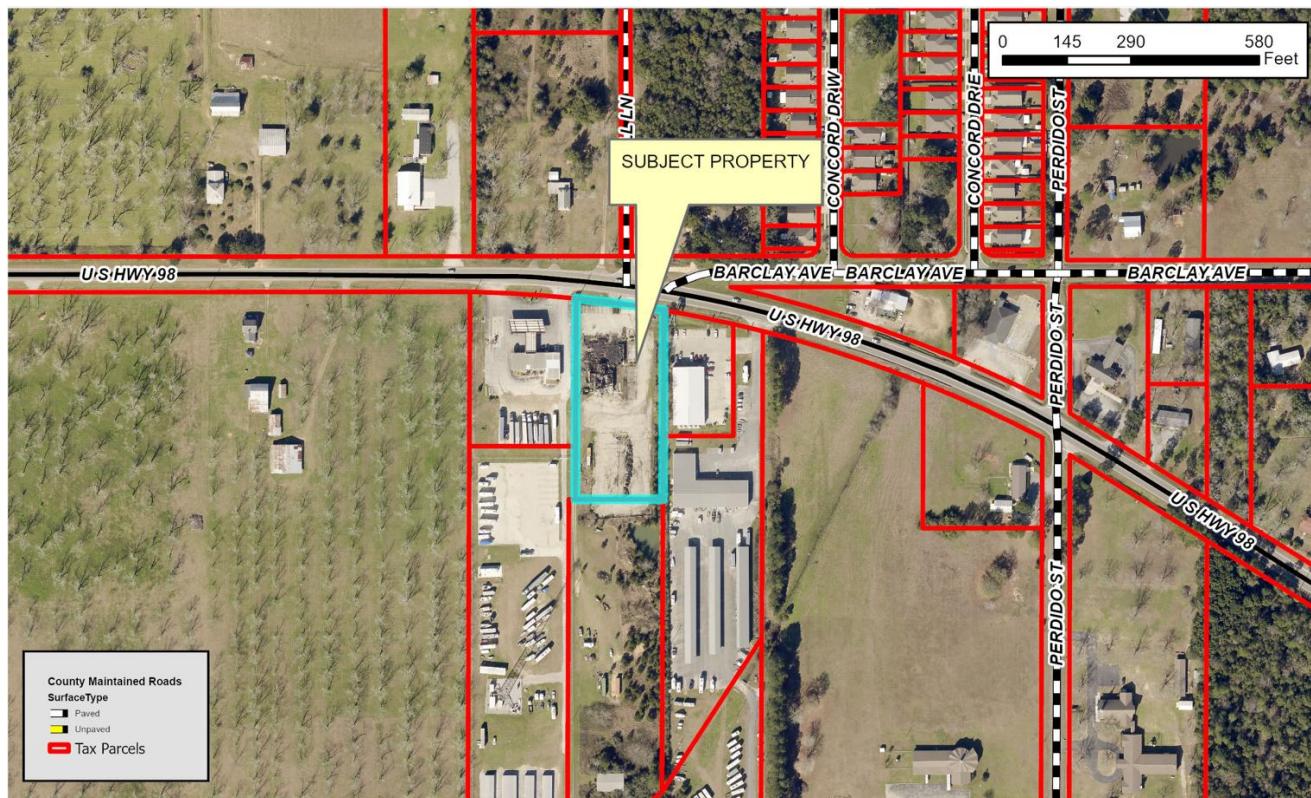
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.



Locator Map



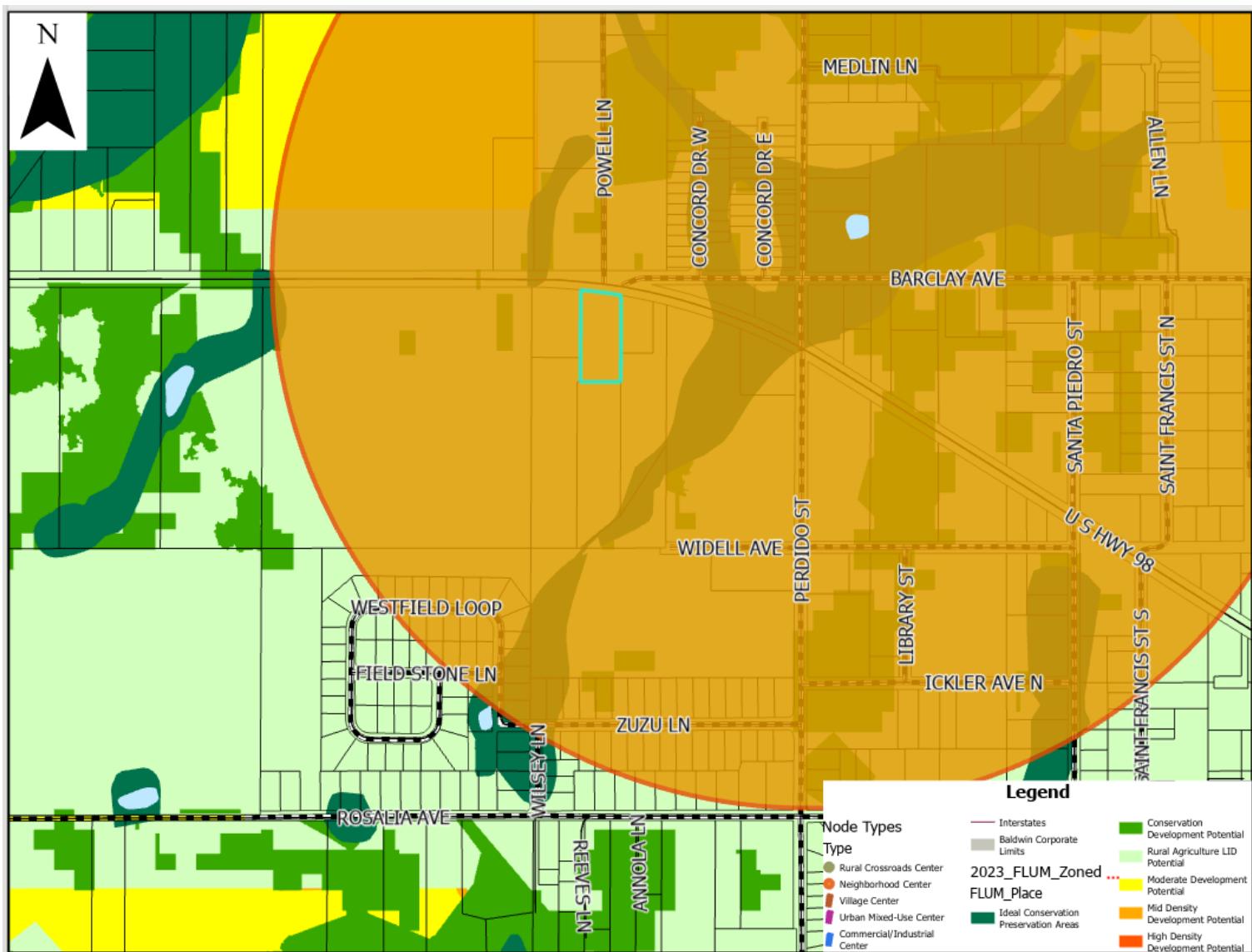
Site Map











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

NEIGHBORHOOD CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery store, farm stand, hardware store.
- Agriculture-support businesses, services
- Public safety and services
- Small parks, playgrounds, and open spaces

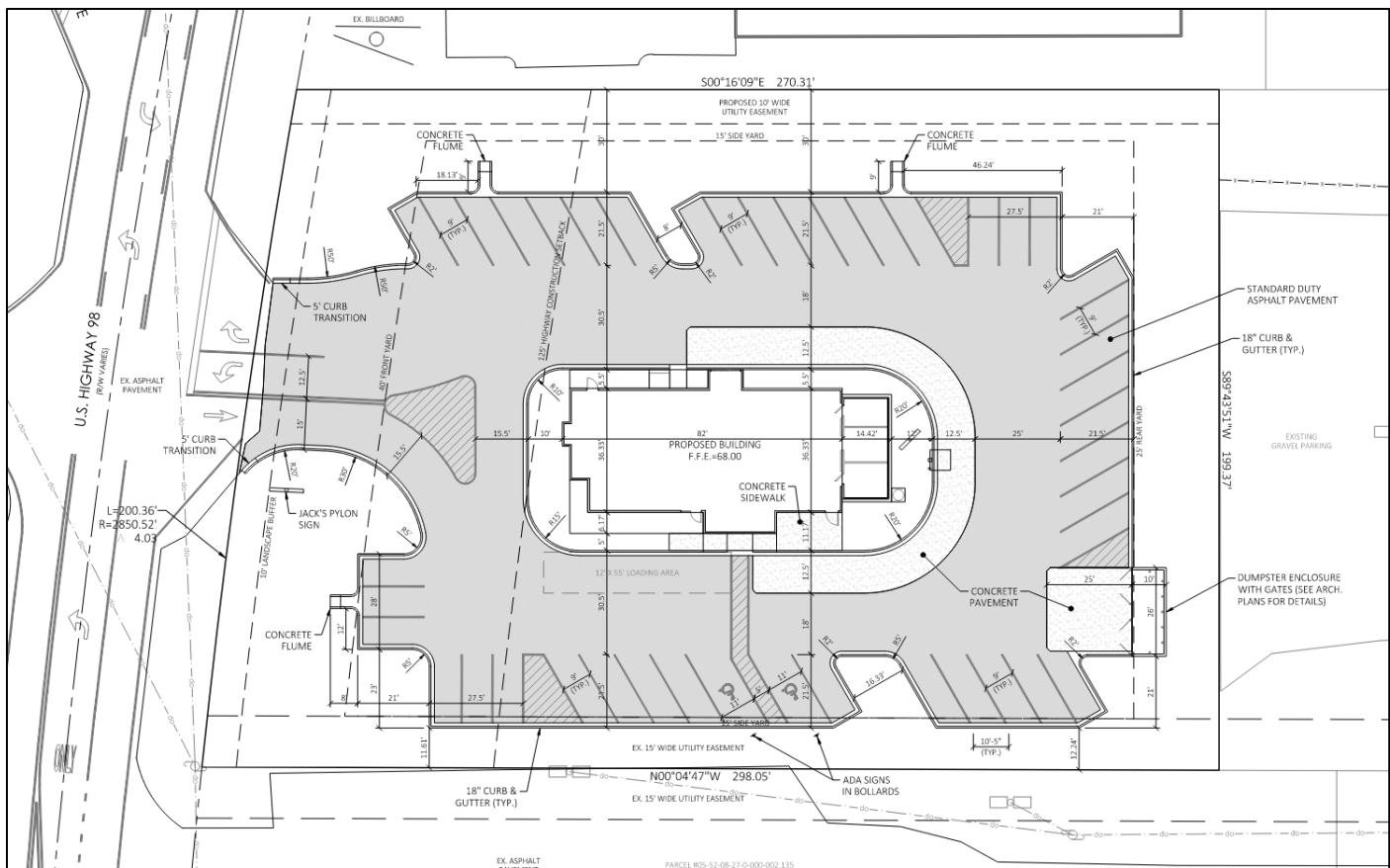
RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access

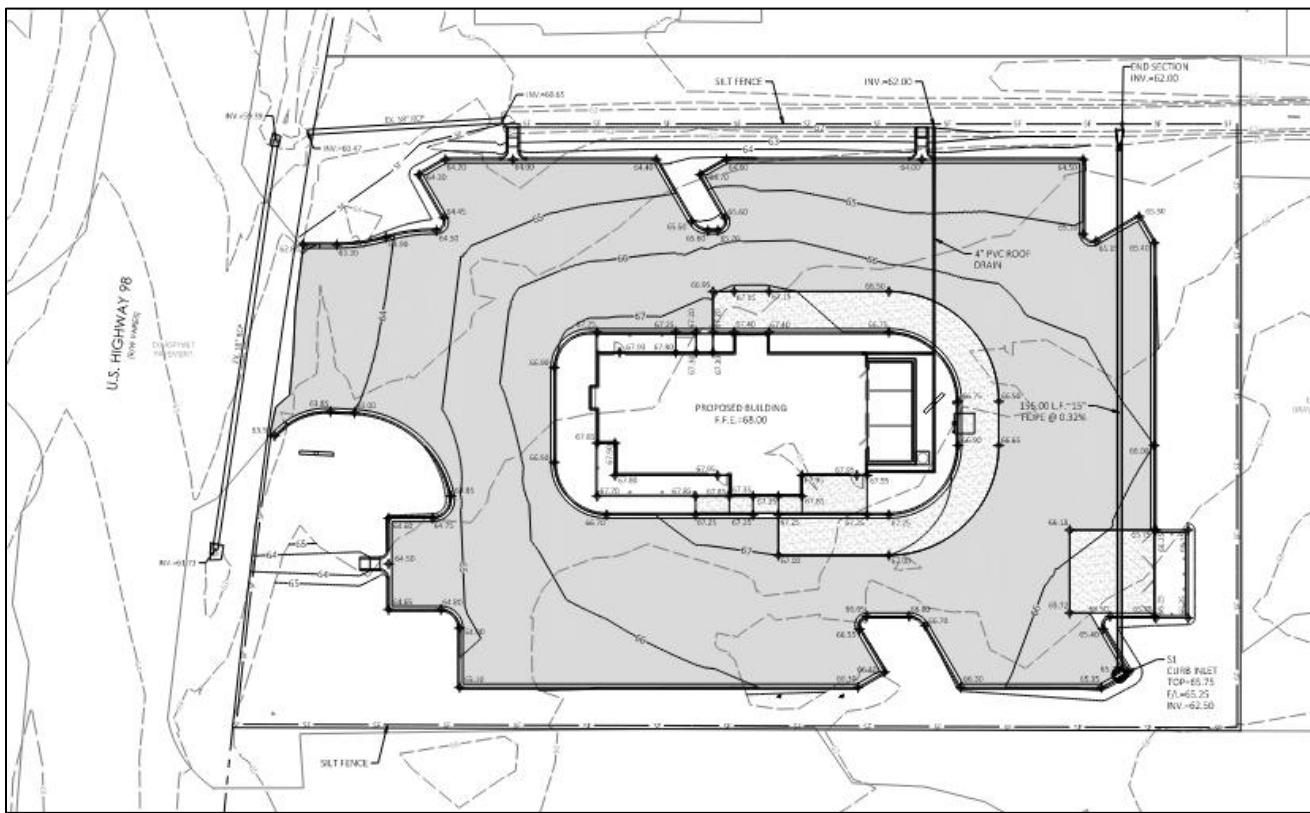
Site Plan



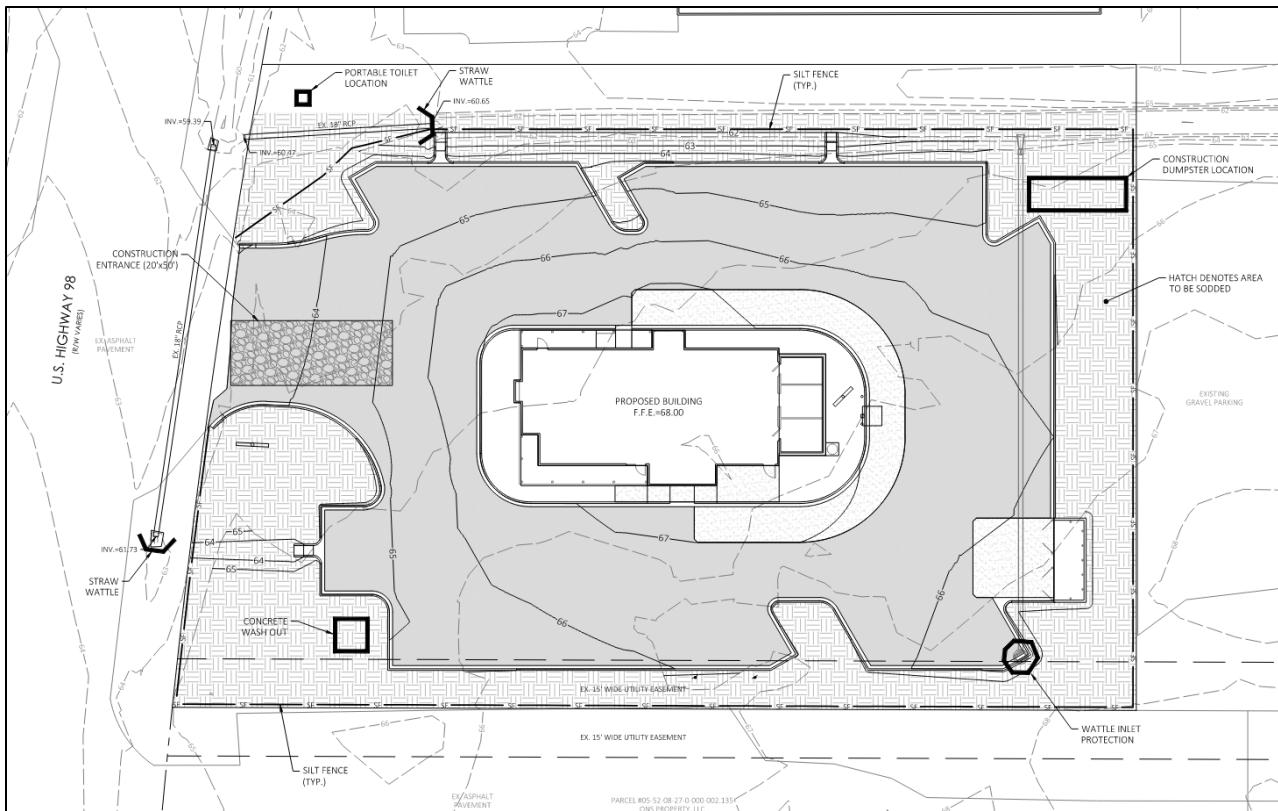
SITE DATA TABLE

PARCEL ID #	05-52-08-27-0-000-002.006	
JACK'S PARCEL AREA	56,760 S.F. (1.30 Ac.)	
ZONING DISTRICT	B-3	
EXISTING IMPERVIOUS SURFACE AREA	41,726 S.F. (0.74)	
PROPOSED IMPERVIOUS SURFACE AREA	33,576 S.F. (0.59)	
BUILDING INFORMATION		
BUILDING AREA	3,055 S.F.	
TYPE OF OCCUPANCY	RESTAURANT	
MAX. ALLOWABLE BUILDING HEIGHT	40'	
PROPOSED BUILDING HEIGHT	19'	
BUILDING YARDS/SETBACKS		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	40'	107.2'
MINIMUM REAR YARD	25'	81.8'
MINIMUM SIDE YARDS	15'	68.9'
HIGHWAY CONSTRUCTION SETBACK	125'	147.2'
PARKING SUMMARY		
TOTAL SPACES PROVIDED	43 SPACES (INC. 2 ADA SPACES) 31 SPACES OUTSIDE HIGHWAY SETBACK	
PARKING SPACES REQUIRED	1 SPACE PER 100 GFA = 31 SPACES	

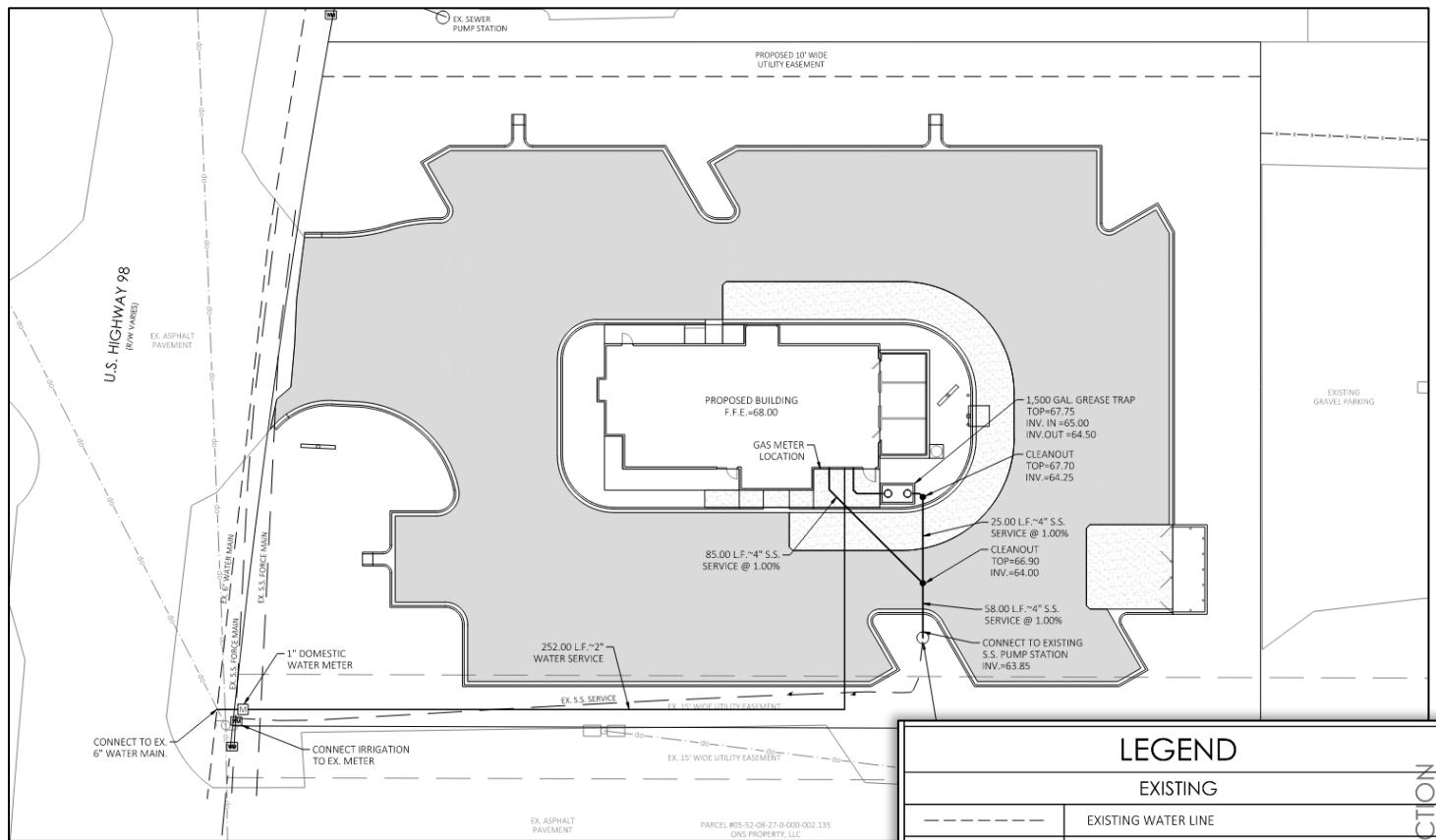
Grading & Drainage Plan



Erosion Control Plan



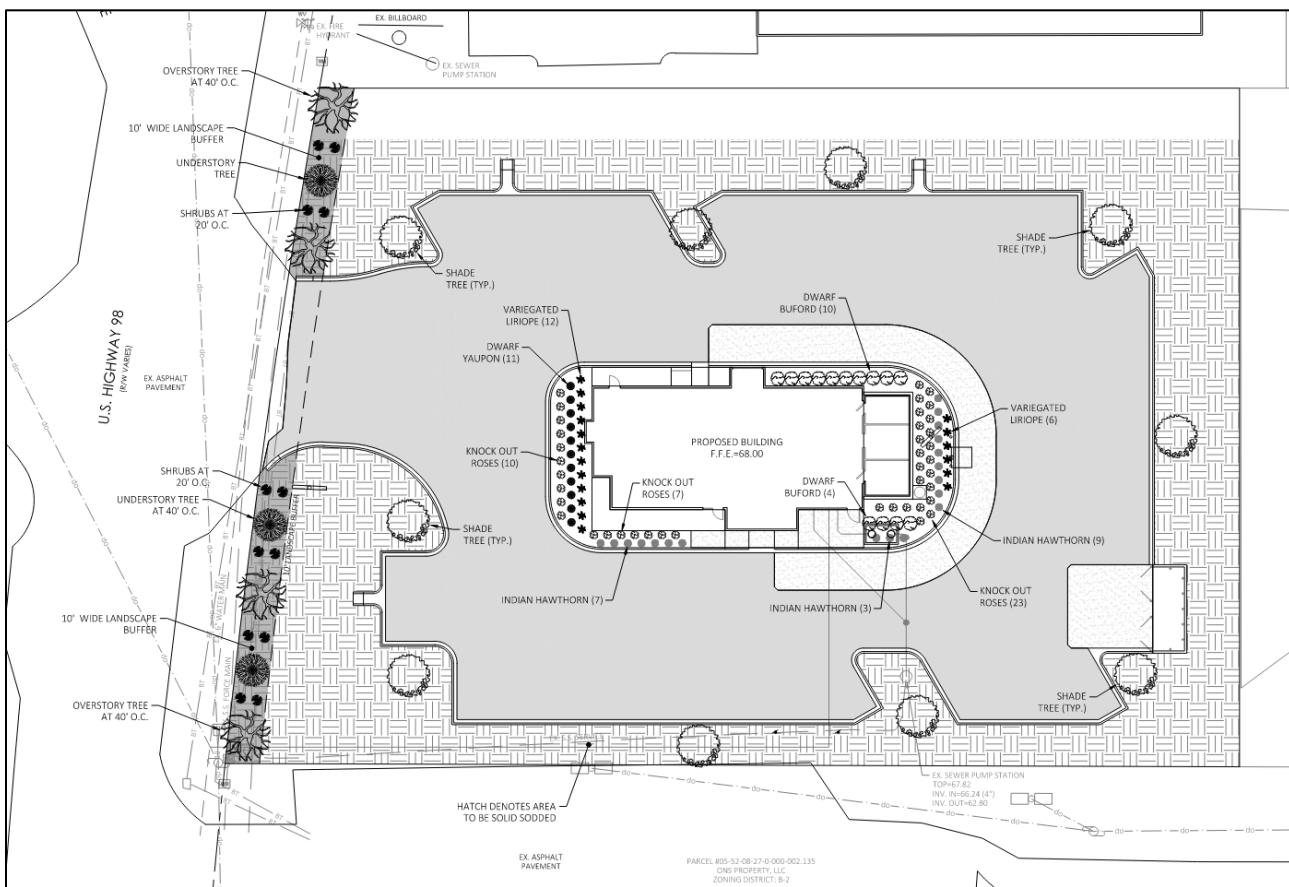
Utility Plan



LEGEND	
EXISTING	
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
PROPOSED	
	WATER LINE
	SEWER LINE
•	CLEANOUT

NOT FOR CONSTRUCTION

Landscape Plan



LANDSCAPE SCHEDULE				
TYPE	SPECIES	QUANTITY	CALIPER/HEIGHT	SPACING
CANOPY TREE	BALD CYPRESS	4	2"/8'	40'-0"
UNDERSTORY TREE	TRIDENT MAPLE	3	1"/4"	40'-0"
SHADE TREE	LIVE OAK	10	6' HT.	N/A
SHRUB	HOLLY (NEEDLEPOINT)	12	24" HT.	20'-0"