



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. CSP25-46  
Coastal Church  
Commission Site Plan (CSP) Approval  
March 5, 2026

### Subject Property Information

**Planning District:** 15  
**General Location:** The subject property is located on County Road 64 west of County Road 54 W in the Belforest community  
**Physical Address:** 11101 County Road 64, Daphne, AL 36526  
**Parcel ID:** 05-43-06-13-0-000-015.000  
**PIN:** 25333  
**Zoning:** RA, Rural Agricultural District  
**Proposed Use:** Parking and drive additions with detention pond  
**Acreage:** 24.88 +/- acres (approximately 3.25 acres total development area)  
**Total # Parcels requested:** N/A  
**Applicant:** Lieb Engineering Company, LLC – Chris Lieb  
**Owner:** Coastal Church  
11101 County Road 64  
Daphne, AL 36526  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural
South	Residential	RSF-E, Residential Single Family Estate
East	Residential	RA, Rural Agricultural
West	Residential	RA, Rural Agricultural

### Summary

The applicant seeks Commission Site Plan (CSP) approval for the expansion of an existing parking lot and drive, along with the construction of a detention pond. The subject property consists of approximately 24.88 acres and is zoned Rural Agricultural District. Surrounding properties are used for residential and agricultural purposes. The proposed request complies with the requirements of the Baldwin County Zoning Ordinance.

## Agency Comments

USACE, James Bucklelew: Staff reached out on 2/6/2026 but received no comments.

ADEM, Scott Brown: Staff reached out on 2/6/2026 but received no comments.

City of Daphne: Staff reached out on 2/6/2026 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 parking lot expansion, including the access drive and detention pond, complies with the requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) designates the subject property and surrounding area as Moderate Development Potential, which accommodates a range of residential types, from large- and medium-lot single-family detached homes to attached housing such as duplexes and townhomes. Development patterns may include amenity-oriented communities featuring small gardens, parks, and playgrounds located on private lots or within shared community spaces. A house of worship is a permitted use in all zoning districts.

The site is located along County Road 64, classified as a Minor Arterial. Minor Arterials serve trips of moderate length, provide access to smaller geographic areas than higher-order arterials, and facilitate connectivity to the broader arterial roadway network.

## Staff Comments and Recommendation

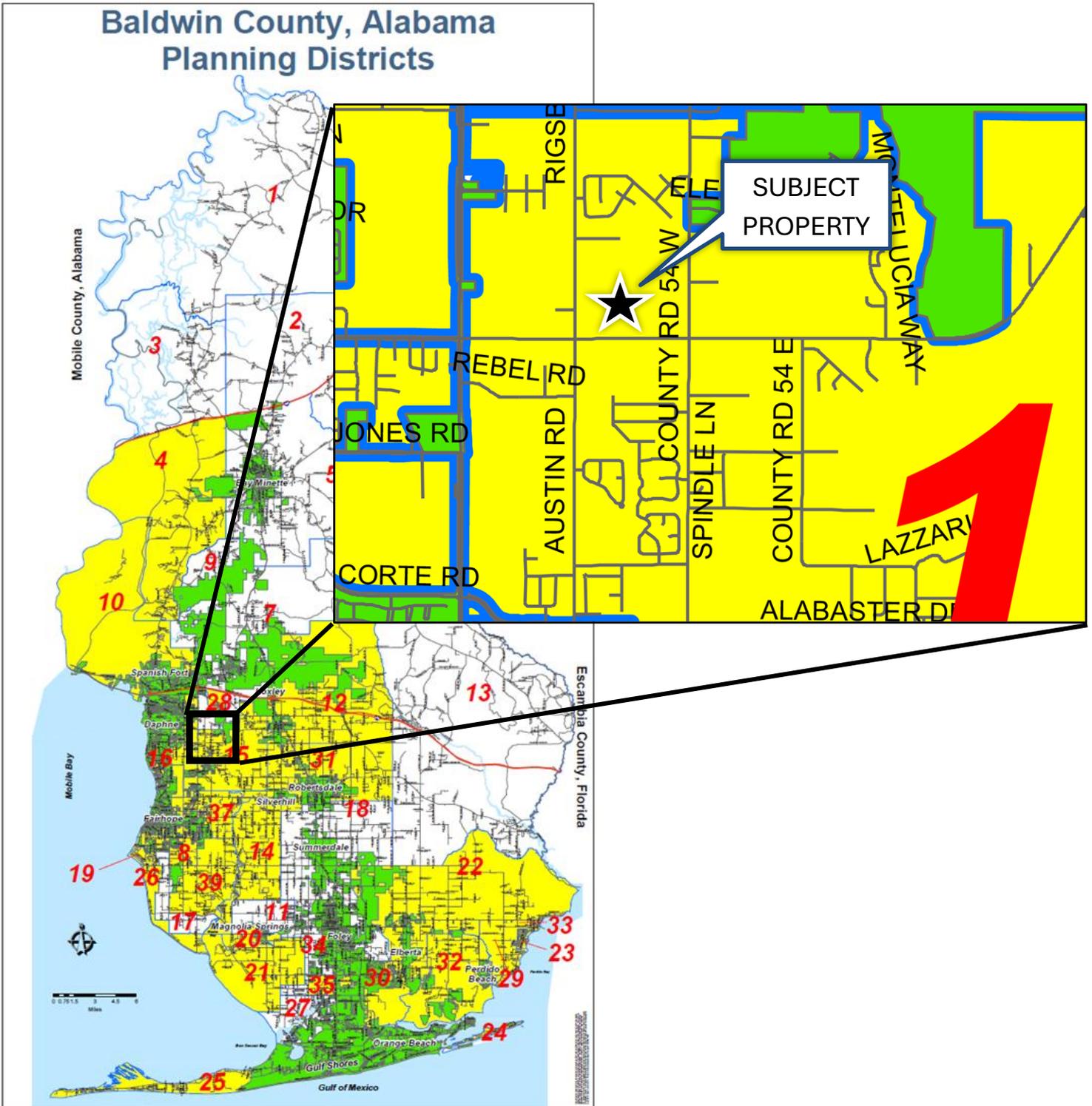
As noted previously, the subject property consists of approximately 24.88 acres and is zoned Rural Agricultural. A House of Worship is a permitted use in all zoning districts. The applicant is seeking Commission Site Plan approval for the construction of an expanded parking lot and drive serving the existing church, as well as a detention pond. Staff has reviewed the application and all applicable criteria and recommends approval, 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.

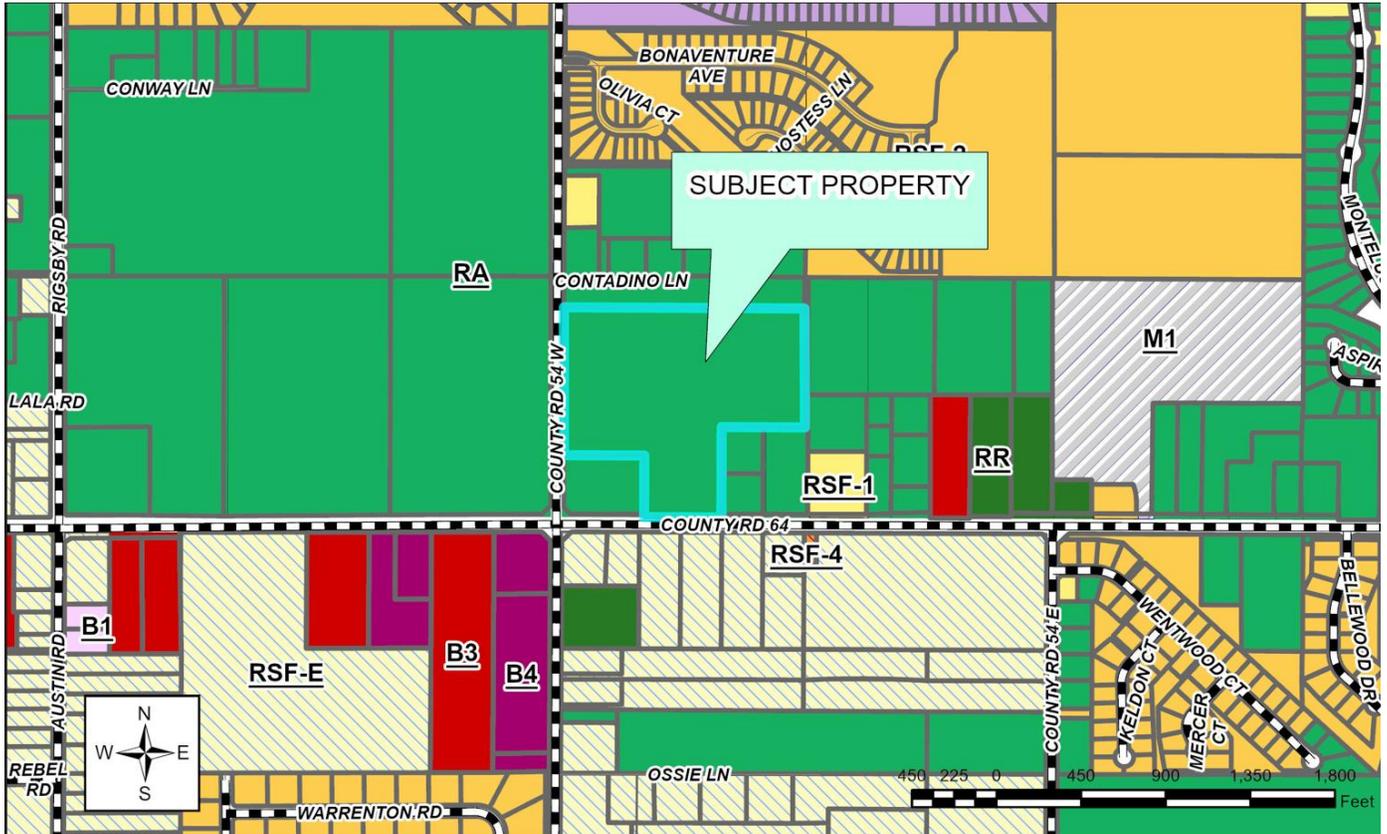
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that 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.

County Planning Map

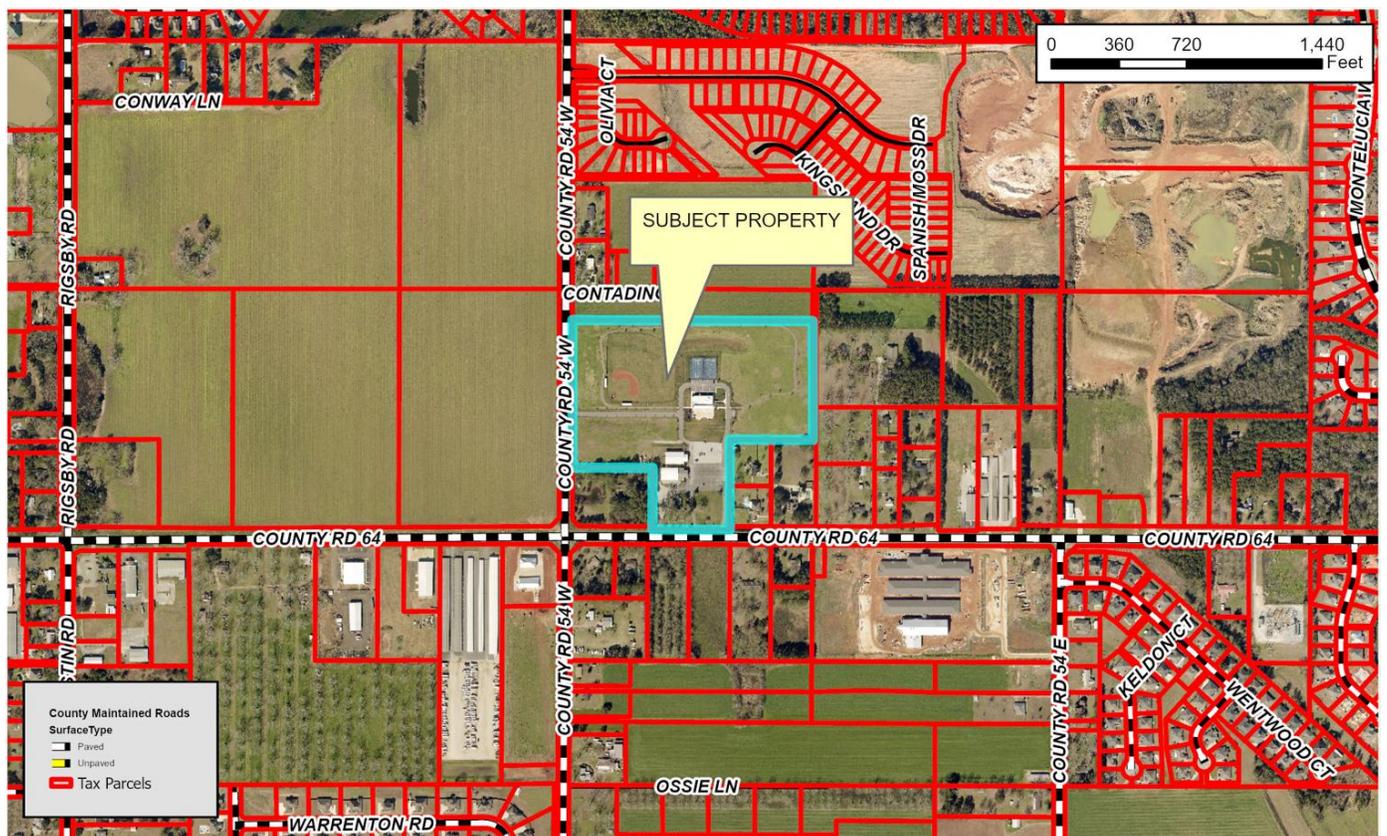
### Baldwin County, Alabama Planning Districts



## Locator Map

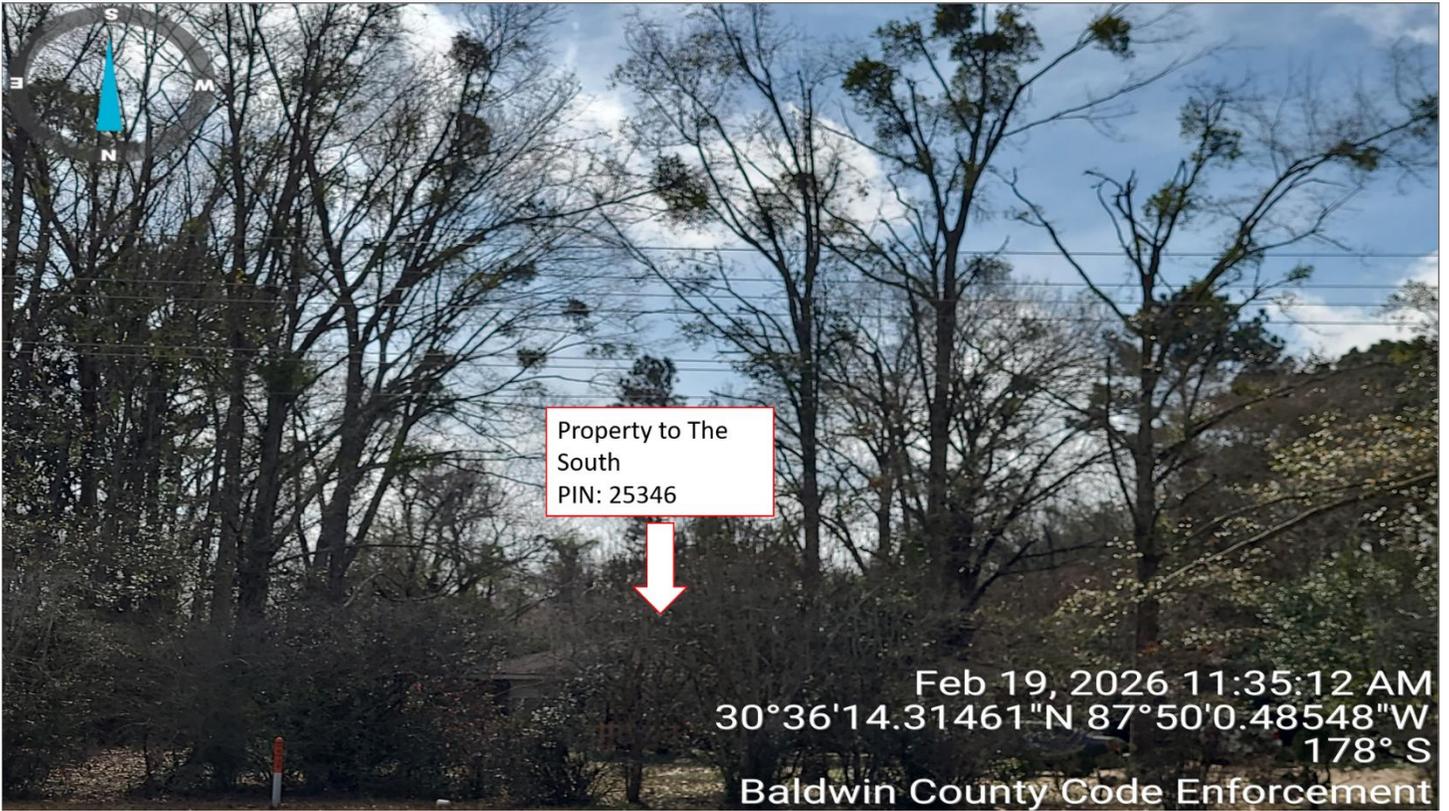


## Site Map



Property Images





Property to The South  
PIN: 25346

Feb 19, 2026 11:35:12 AM  
30°36'14.31461"N 87°50'0.48548"W  
178° S  
Baldwin County Code Enforcement



Adjoining Property to The East  
PIN: 114980

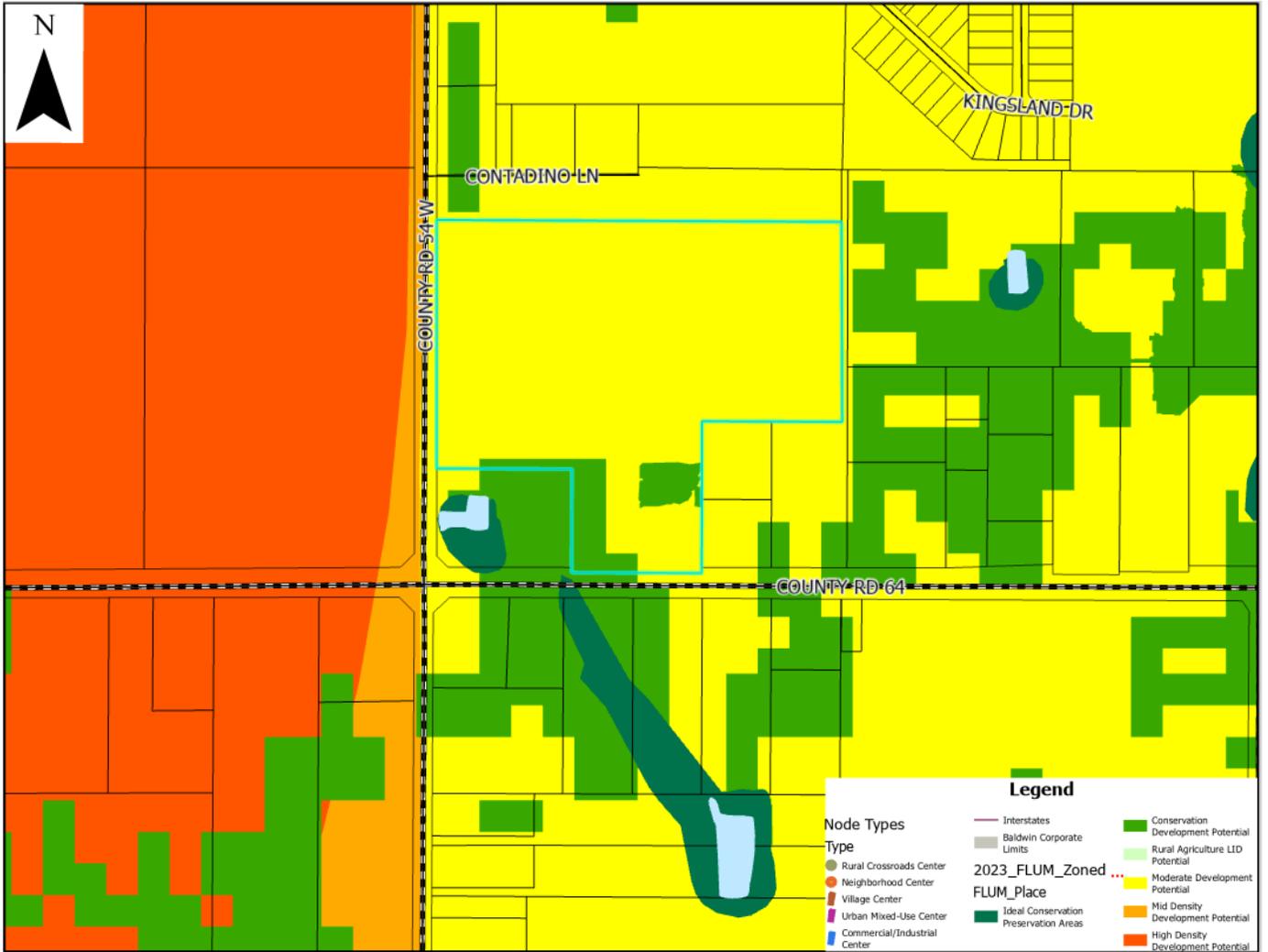
Feb 19, 2026 11:36:57 AM  
30°36'15.72163"N 87°49'54.01841"W  
293° NW  
Baldwin County Code Enforcement



Adjoining Property  
to The West  
PIN: 41274

Feb 19, 2026 11:41:15 AM  
30°36'15.60809"N 87°50'6.71719"W  
127° SE  
Baldwin County Code Enforcement

# 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

## 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

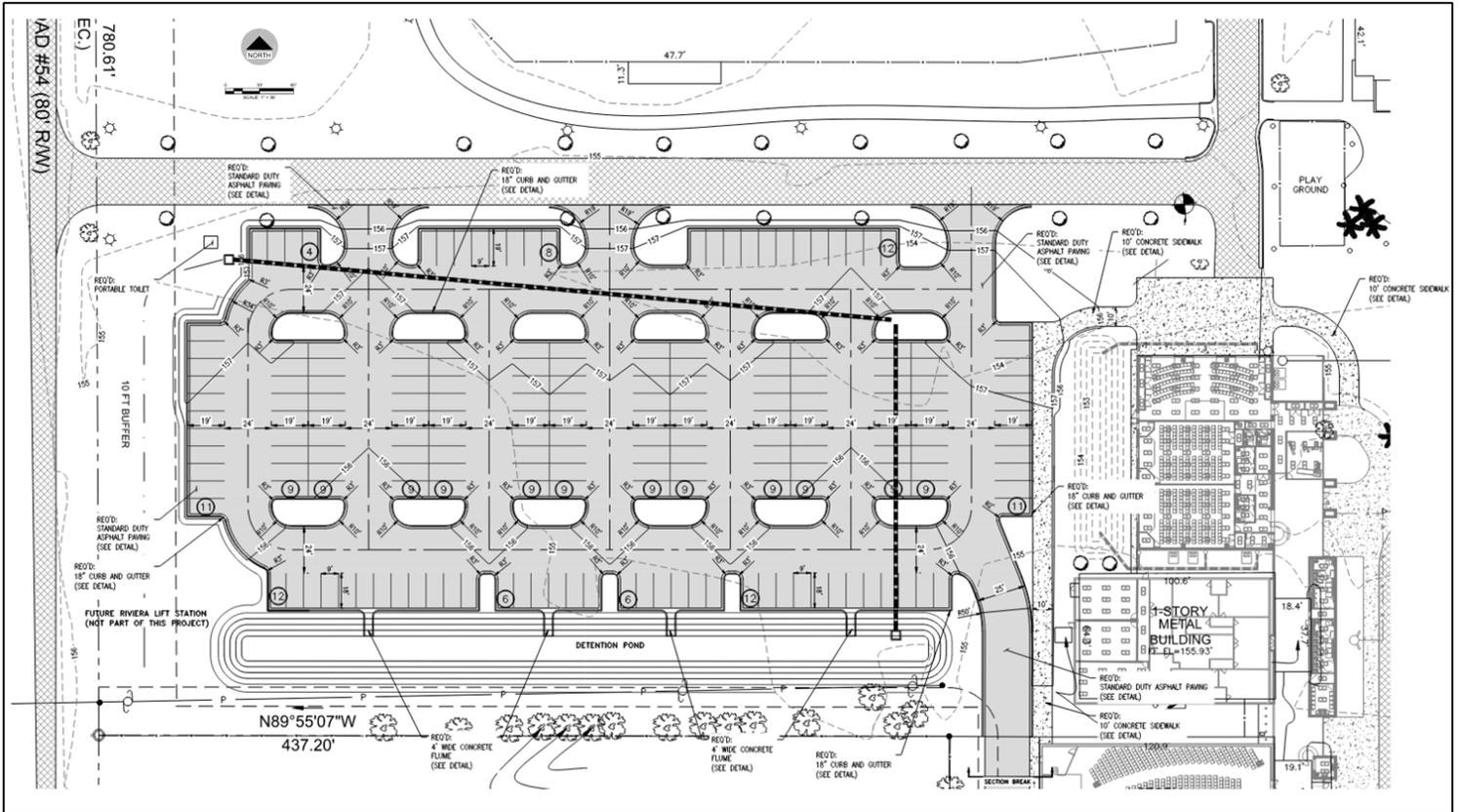
### RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

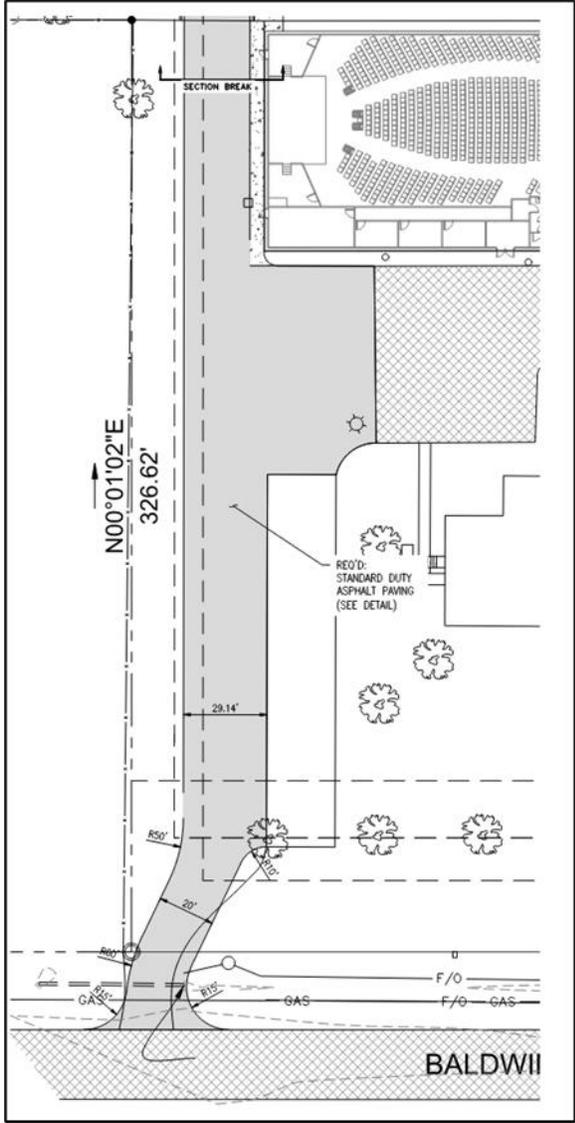
### CONNECTIVITY NETWORK

- 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

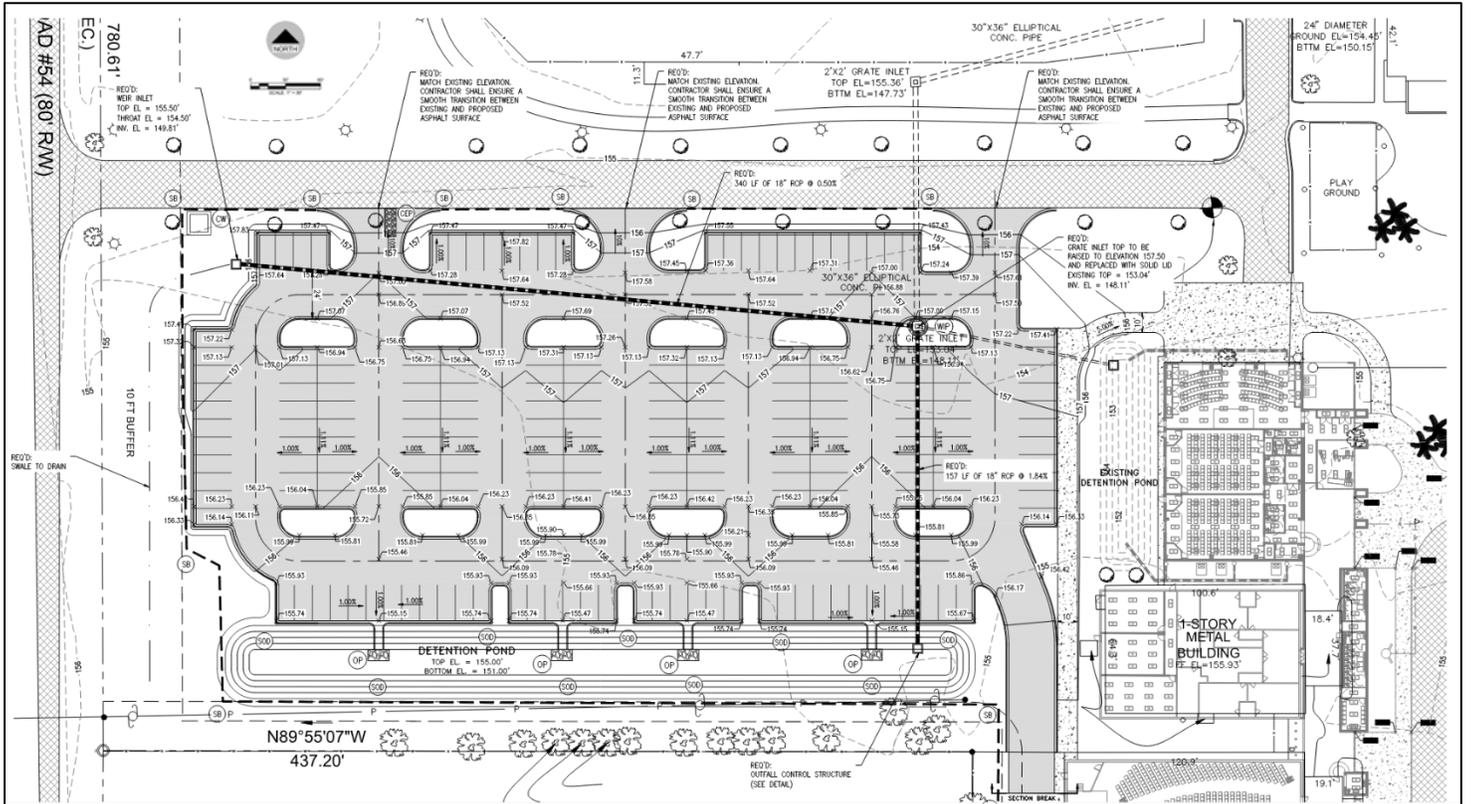
# Site Plan

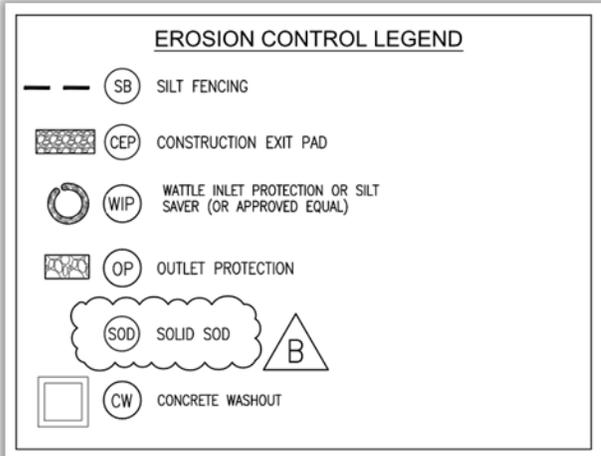
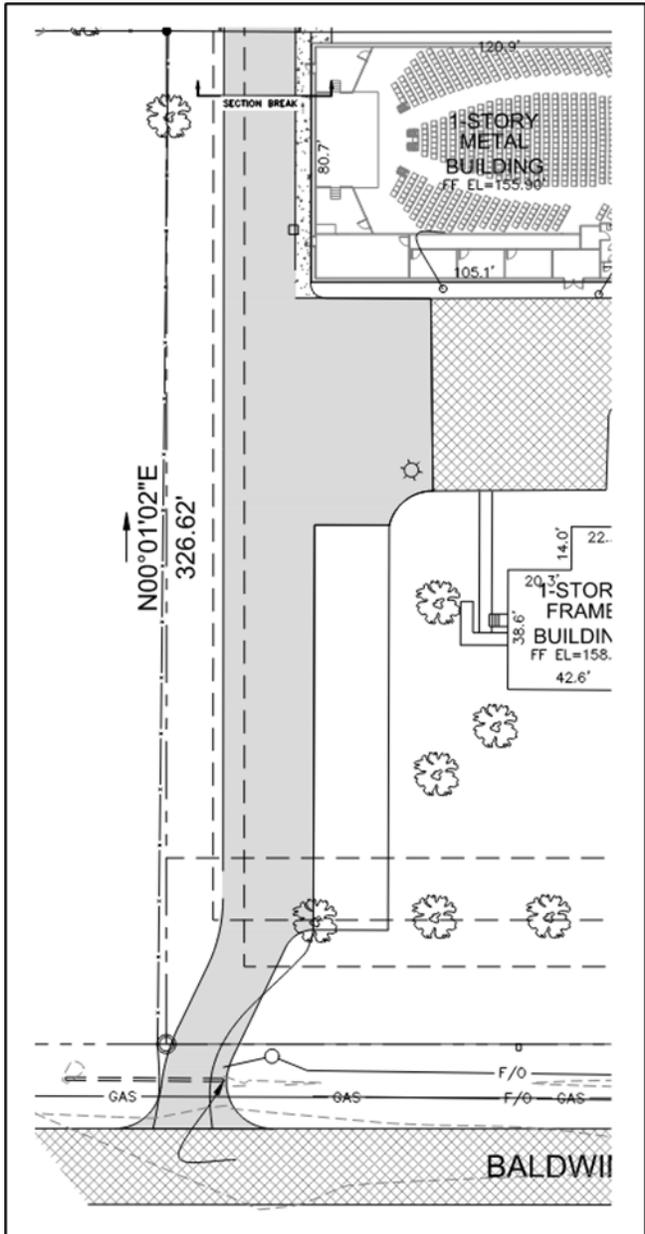


SITE PLAN DATA TABLE		LEGEND	
UNIT SIZE:	24.88 AC.±		STANDARD DUTY ASPHALT PAVING
USE:	PARKING LOT		CONCRETE PAVING/SIDEWALK
NUMBER OF PARKING PROPOSED:	190		EXISTING ASPHALT PAVING
NUMBER OF PARKING EXISTING:	228		
FRONT SETBACK:	40'		
REAR SETBACK:	40'		
SIDE SETBACK:	15'		
ADDITIONAL IMPERVIOUS AREA:	95,234 S.F.		
IMPERVIOUS EXCLUDING BLDGS:	228,050 S.F.		
TOTAL PARKING AREA:	88,251 S.F.		
TOTAL LANDSCAPING REQ'D:	10%		
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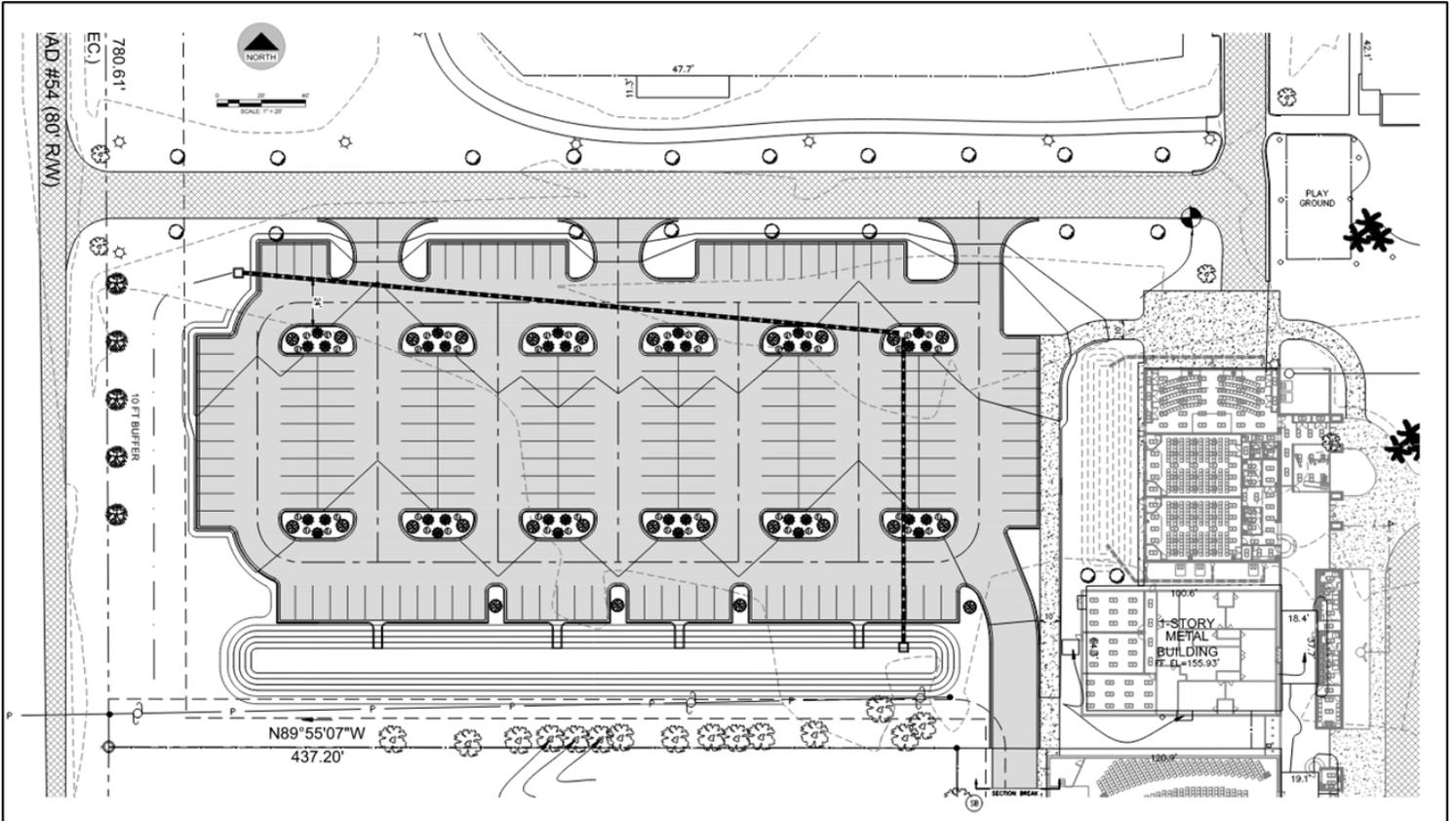


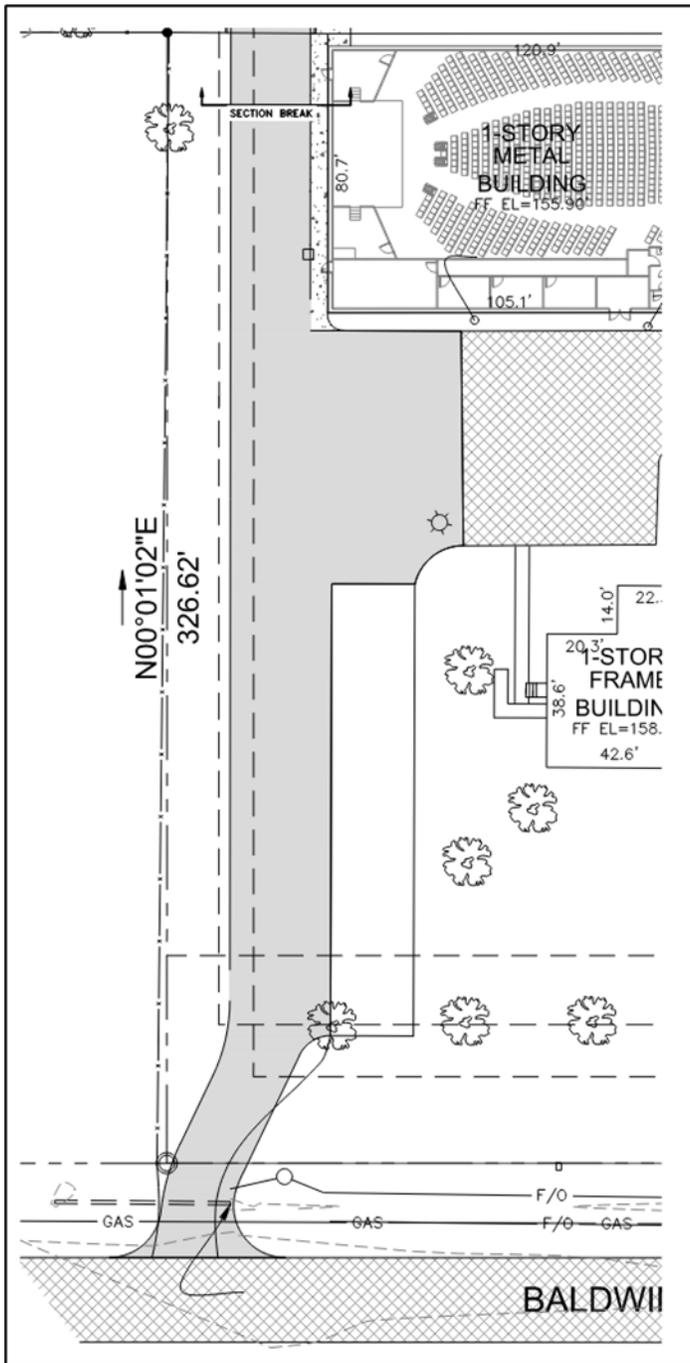
# Grading, Drainage, & Erosion Control Plan





# Landscape Plan





**TREES:**



LIVE OAK ● 30' O.C. (8' TALL 2" CALIPER MIN AT PLANTING)



TEDDY BEAR MAGNOLIA ● 20' O.C. (8' TALL 2" CALIPER MIN AT PLANTING)

**SHRUBS:**



CURLY LEAF LIGUSTRUM ● 3' O.C. (2' MINIMUM HEIGHT AT PLANTING)



ADAGIO MISCANTHUS ● 3' O.C. (2' MINIMUM HEIGHT AT PLANTING)