



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. CSP26-04
Buffalo Rock
Commission Site Plan (CSP) Approval
March 5, 2026

Subject Property Information

Planning District: 12
General Location: The subject property is located south of County Road 64 and east of Railroad Ave.
Physical Address: 26616 Railroad Ave., Loxley, AL 36551
Parcel ID: 05-42-06-14-0-000-001.005
Zoning: M1, Light Industrial District
Proposed Use: 25,000 Sq Ft Warehouse and Office
Acreage: 9.89 +/- acres
Applicant: Civil Consultants, Inc.
3528 Vann Rd.
Birmingham, AL 35235
Owner: Buffalo Rock Company
800 Lakeshore Pkwy
Birmingham, AL 35235
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	M-1, Light Industrial
South	Industrial	M-1, Light Industrial
East	Vacant	M-1, Light Industrial
West	Industrial	M-1, Light Industrial

Summary

The applicant seeks Commission Site Plan (CSP) approval a 25,000 Sq Ft warehouse and office building. The subject property consists of approximately 9.89 acres and is zoned Light Industrial District. Surrounding properties are used for industrial and commercial purposes. The proposed request complies with the requirements of the Baldwin County Zoning Ordinance.

Agency Comments

USACE, James Bucklelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out 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 office & warehouse complies 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.

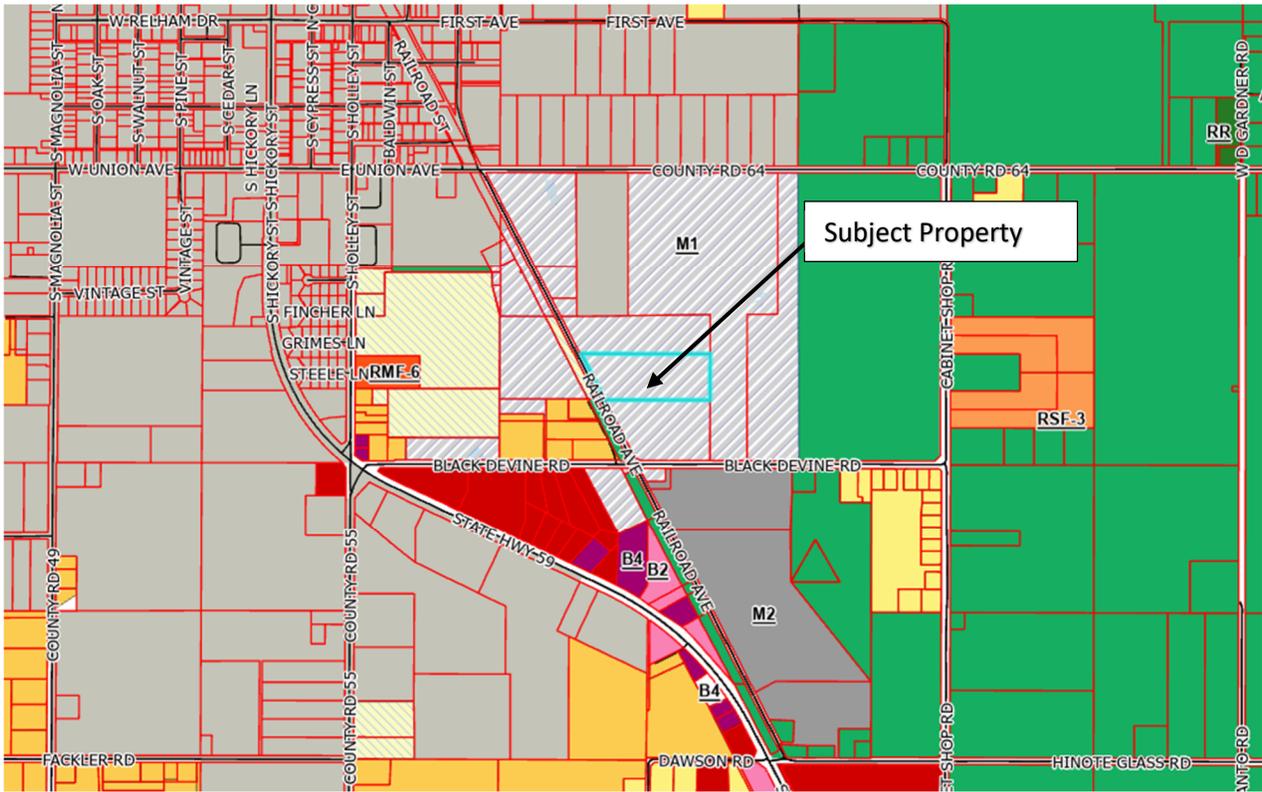
The site is located along Railroad Ave, a County maintained road, classified as a Major Collector. Major Collectors, carry traffic from individual developments to arterial roads

Staff Comments and Recommendation

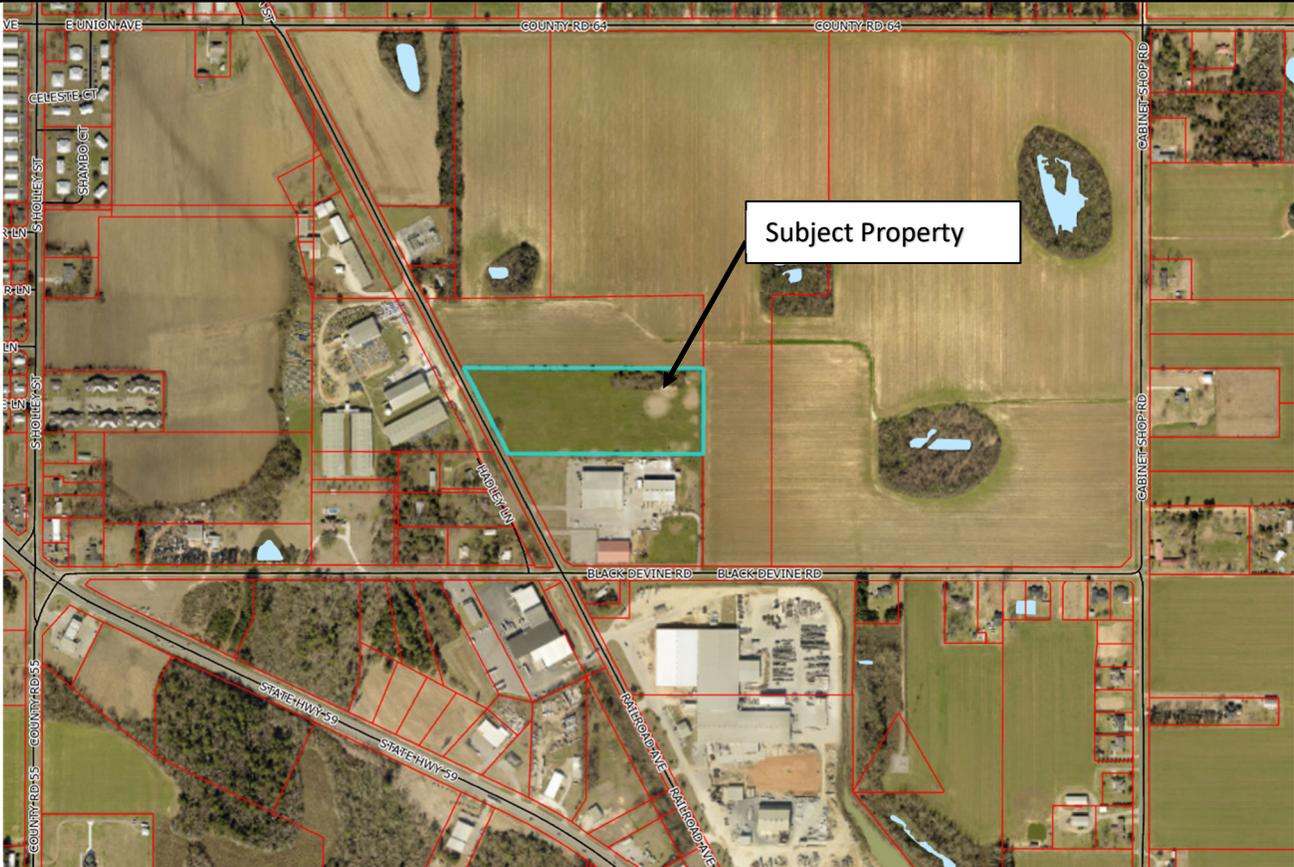
As noted previously, the subject property consists of approximately 9.89 acres and is zoned Light Industrial. The applicant is seeking Commission Site Plan approval for the construction of a warehouse and office. Staff has reviewed the application and all applicable criteria and recommends approval, 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.

Locator Map



Site Map



Property Images





Adjoining Property
to the South
PIN: 284428

Feb 24, 2026 2:02:33 PM
102° E



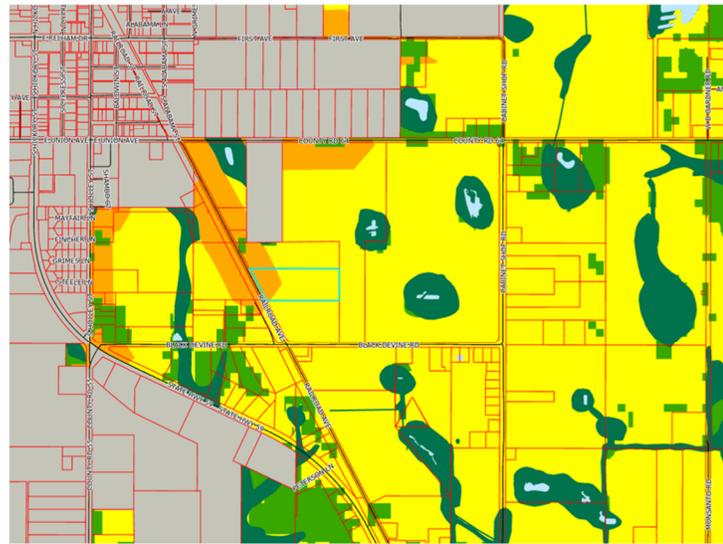
Adjoining Property
to the East
PIN: 624156

Feb 24, 2026 2:03:49 PM
6° N



FLUM

Future Land Use Map (FLUM)



LEGEND

- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL
 - MUNICIPAL JURISDICTIONS

- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER

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

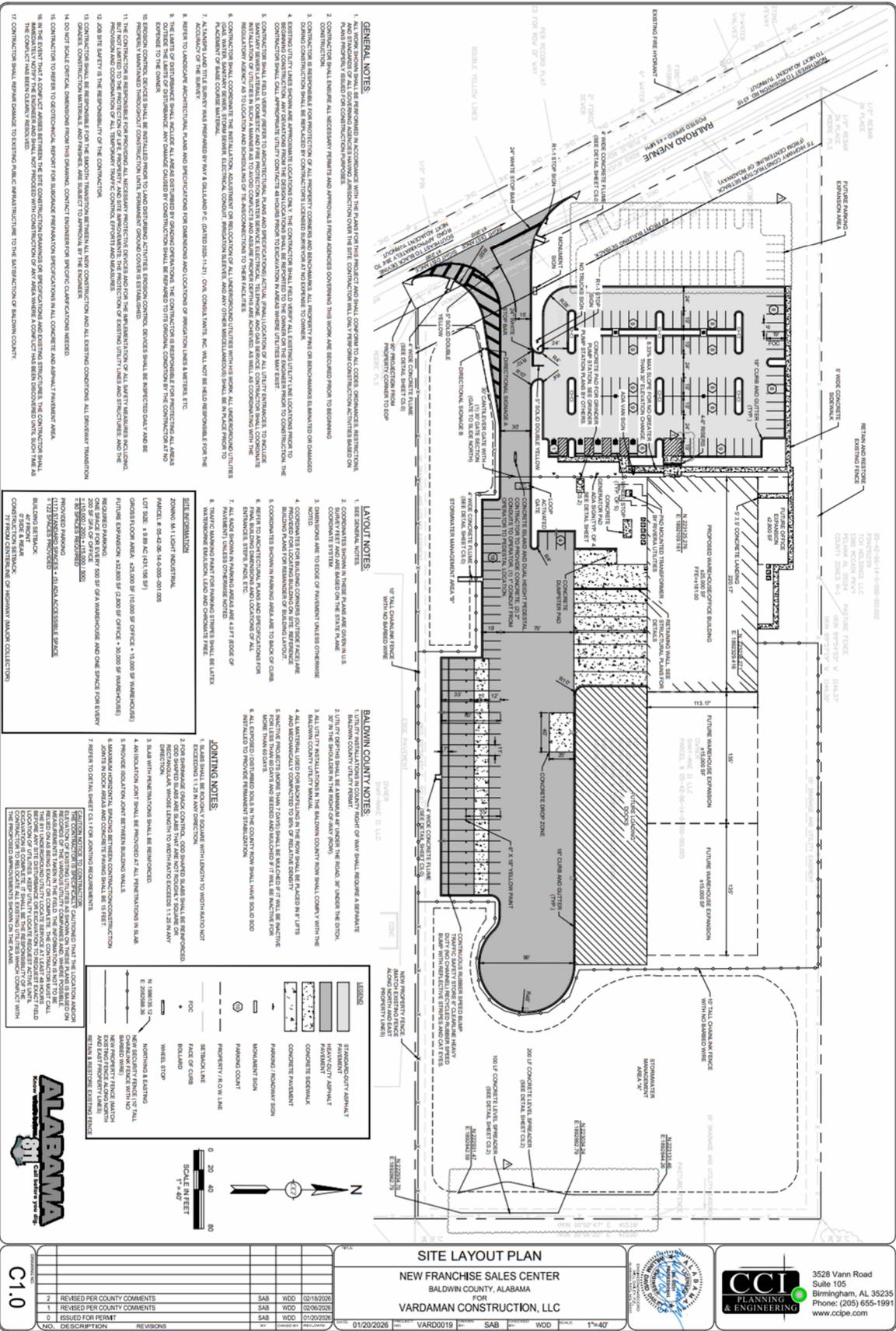
- RSF-1 Single Family District
- RSF-2 Single Family District

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



1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES CONCERNING THIS WORK AND SECURED FROM TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES CONCERNING THIS WORK AND SECURED FROM TO BEGINNING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNER AND BENCHMARK. ALL PROPERTY PINS OR BENCHMARKS IS MAINTAINED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR LICENSED SURVEYOR AT HIS OWNERS RISK.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
6. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
7. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
8. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
9. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
11. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
12. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
13. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
14. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
15. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
16. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.
17. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATION FROM TO THE FIELD.

LAYOUT NOTES

1. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
2. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
3. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
4. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
5. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
6. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
7. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
8. DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.

BALDWIN COUNTY NOTES

1. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
2. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
3. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
4. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
5. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
6. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
7. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.
8. ALL DIMENSIONS SHOWN IN THESE PLANS ARE GIVEN IN U.S. FEET AND INCHES BASED ON THE EXISTING PLANS.

JOINTING NOTES

1. SLABS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
2. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
3. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
4. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
5. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
6. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.
7. JOINTS SHALL BE JOINTED SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.5.

ALABAMA
91
EMERGENCY

NO.	DESCRIPTION	REVISIONS
1	ISSUED FOR PERMIT	
2	REVISED PER COUNTY COMMENTS	
3	REVISED PER COUNTY COMMENTS	

SITE LAYOUT PLAN
NEW FRANCHISE SALES CENTER
 BALDWIN COUNTY, ALABAMA
 FOR
VARDAMAN CONSTRUCTION, LLC

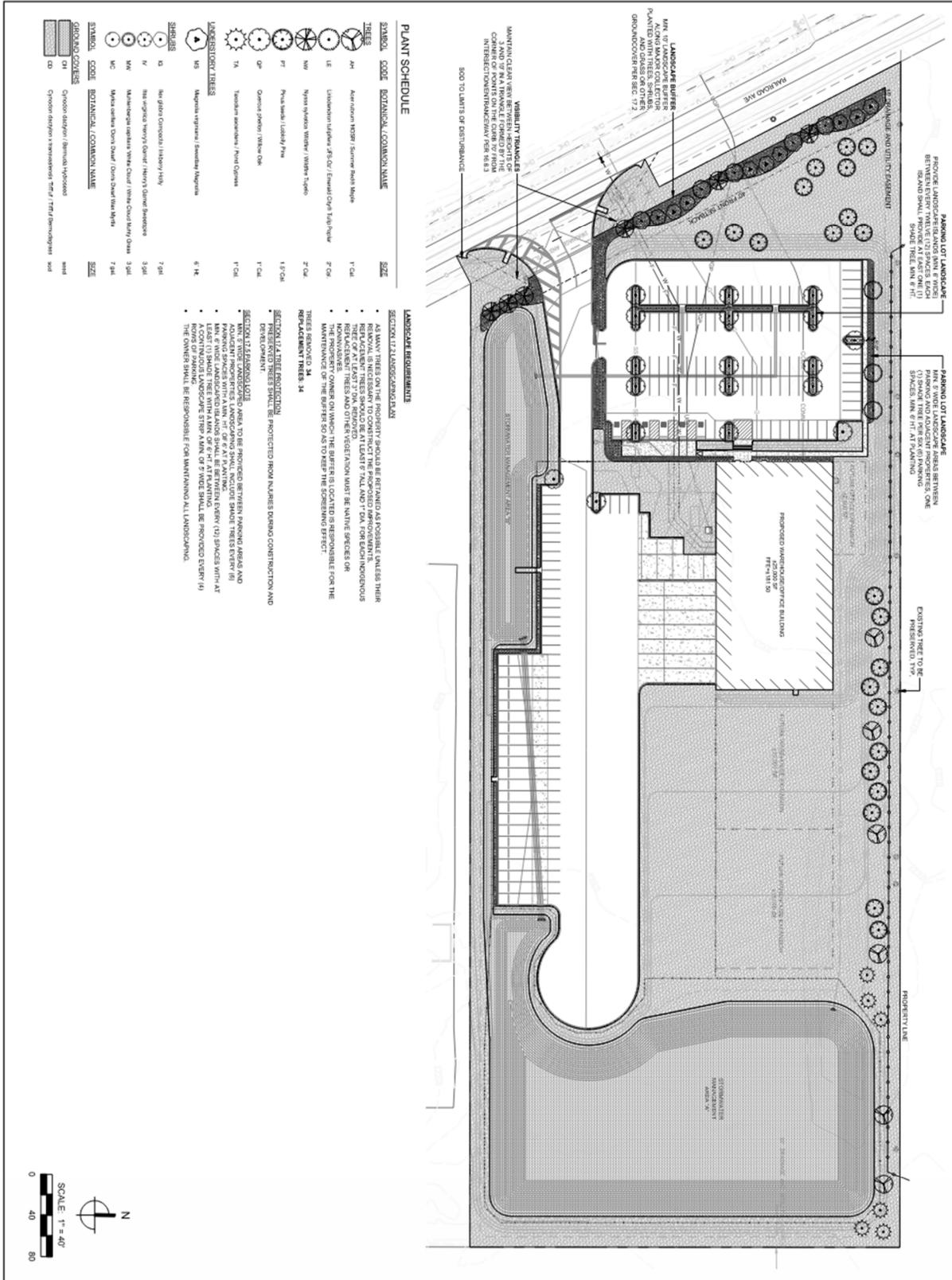
DATE: 01/20/2025 PROJECT: VARD0019 DRAWN: SAB CHECKED: WDD SCALE: 1"=40'

CCI
 PLANNING & ENGINEERING

3528 Vann Road
 Suite 105
 Birmingham, AL 35235
 Phone: (205) 655-1991
 www.ccipe.com

Landscape Plan

MAI NGUYEN Monday, January 19, 2026 C:\USERS\MAI\NGUYEN\PROJECTS\25091 - CCI - BUFFALO ROCK LAKESHORE\AUTOCAD\LANDSCAPE.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	SIZE
	1A	Amelanchier Noveboracensis	1'-10"
	1B	Amelanchier Noveboracensis	1'-10"
	1C	Amelanchier Noveboracensis	1'-10"
	1D	Amelanchier Noveboracensis	1'-10"
	1E	Amelanchier Noveboracensis	1'-10"
	1F	Amelanchier Noveboracensis	1'-10"
	1G	Amelanchier Noveboracensis	1'-10"
	1H	Amelanchier Noveboracensis	1'-10"
	1I	Amelanchier Noveboracensis	1'-10"
	1J	Amelanchier Noveboracensis	1'-10"
	1K	Amelanchier Noveboracensis	1'-10"
	1L	Amelanchier Noveboracensis	1'-10"
	1M	Amelanchier Noveboracensis	1'-10"
	1N	Amelanchier Noveboracensis	1'-10"
	1O	Amelanchier Noveboracensis	1'-10"
	1P	Amelanchier Noveboracensis	1'-10"
	1Q	Amelanchier Noveboracensis	1'-10"
	1R	Amelanchier Noveboracensis	1'-10"
	1S	Amelanchier Noveboracensis	1'-10"
	1T	Amelanchier Noveboracensis	1'-10"
	1U	Amelanchier Noveboracensis	1'-10"
	1V	Amelanchier Noveboracensis	1'-10"
	1W	Amelanchier Noveboracensis	1'-10"
	1X	Amelanchier Noveboracensis	1'-10"
	1Y	Amelanchier Noveboracensis	1'-10"
	1Z	Amelanchier Noveboracensis	1'-10"

LANDSCAPE REQUIREMENTS

- SECTION 11.1 LANDSCAPE SCHEDULE
- AS MANY TREES ON THE PROPERTY SHOULD BE RETAINED AS POSSIBLE UNLESS THEIR REMOVAL IS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
- REPLACEMENT TREES SHOULD BE AT LEAST 1" TALL AND 1" DIA. FOR EACH INDIVIDUAL TREE REMOVED.
- REPLACEMENT TREES AND OTHER VEGETATION MUST BE NATIVE SPECIES OR THE PROPERTY OWNER ON WHICH THE BUFFER IS LOCATED IS RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER SO AS TO KEEP THE SCREENING EFFECT.
- TREES REMOVED SHALL BE REPLACED WITH:
- SECTION 11.2 TREE PROTECTION
- PRESERVED TREES SHALL BE PROTECTED FROM ALL MAJOR CONSTRUCTION AND DEVELOPMENT.
- SECTION 11.3 LANDSCAPE BUFFER
- ADJACENT PROPERTIES' LANDSCAPING SHALL INCLUDE SHADE TREES EVERY 6' MIN. 6" WIDE LANDSCAPING ISLANDS SHALL BE BETWEEN EVERY (1) SPACES WITH AT LEAST (1) SHADE TREE WITH A MIN. OF 6" IN PLANTING.
- MIN. 6" WIDE LANDSCAPING ISLANDS SHALL BE BETWEEN EVERY (1) SPACES WITH AT LEAST (1) SHADE TREE WITH A MIN. OF 6" IN PLANTING.
- ROWS OF PARKING SPACES WITH A MIN. OF 7' IN WIDTH SHALL BE PROTECTED EVERY 6'.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING.

LA5.01

NEW WAREHOUSE FACILITY

BUFFALO ROCK

800 LAKESHORE PKWY
BIRMINGHAM, AL. 35211

PLOT
STUDIO

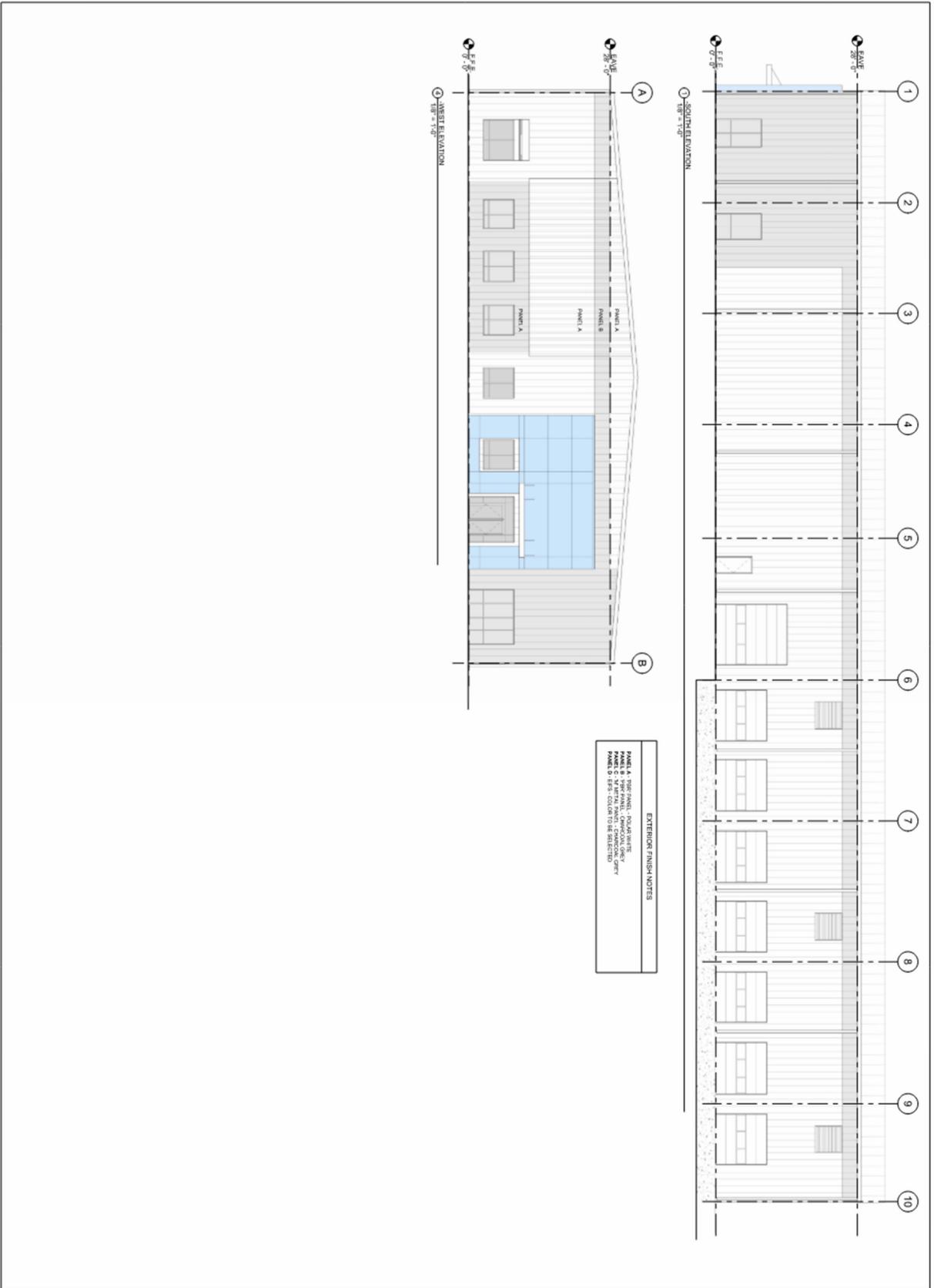
6647 GREEN DR., STE 209
RUSSELLVILLE, AL 35173
205.478.5388

NO.	DATE	DESCRIPTION

DATE: 01/19/26
DRAWN BY: ANSON
CHECKED BY: JAP
JOB NUMBER: 25091

SHEET TITLE: CODE LANDSCAPE PLAN
ISSUE FOR PERMIT

Elevation Plan



DATE	1/24/20
OWNER	George K. Hillon & Associates
PROJECT NUMBER	2019-001
TITLE NUMBER	01-01
PROJECT LOCATION	10000 10th Ave, NE
DESIGNER	architecturalcooperative

REVISION	DATE

BUFFALO ROCK
 Project Location:
LOXLEY, AL



BUFFALO ROCK LOXLEY

architecturalcooperative
 2917 CENTRAL AVENUE, SUITE 202, HOPEWELL, AL 35069 206.533.3563

A4.1