



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-38
Benjamins Run
July 9, 2026

Subject Property Information

Planning District: 22
Zoning: RMF6- Multiple Family District & B2, Local Business District
Location: The subject property is located north of State Highway 98 and east of the County Rd 95
Parcel Numbers: 05-53-06-23-0-000-011.000 PIN#: 18349
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: RC Holdings of Alabama LLC
Engineer/Surveyor: Todd Wheeler, PE, Mullins LLC
Online Case #: When searching online CitizenServe database, please use SPP25-000038
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 91
Linear ft of streets: 2,852 LF of private roads that will not be accepted to Baldwin County for maintenance.
Lot setbacks:

B2 Setbacks

RMF-6

MINIMUM FRONT YARD:	30-FEET	MINIMUM FRONT YARD:	25-FEET
MINIMUM REAR YARD:	25-FEET	MINIMUM REAR YARD:	25-FEET
MINIMUM SIDE YARDS:	15-FEET	MINIMUM SIDE YARDS:	10-FEET (EXTERIOR WALL SIDE YARDS)

Total acreage: 19.73AC
Smallest lot size: MINIMUM LOT AREA: 20,000 SF & MINIMUM LOT AREA/DWELLING UNIT: 2,500 SF

Density: 6 dwelling units per acre

Open space:

OPEN SPACE 	USABLE OPEN SPACE 
REQUIRED: 91,000 SF	REQUIRED: 54,600 SF
PROVIDED: 140,995	PROVIDED: 59,200 SF

Public Utilities and Site Considerations

Public Utilities: Water: Perdido Bay Letter dated October 1, 2025
Electrical: Riviera Utilities Letter dated October 16, 2025
Sewer: BCSS, Lillian treatment plant. Letter dated October 1, 2025
Broadband: Brightspeed Letter dated October 10, 2025

Fire flow: Adequate fire flow results were submitted for review and reflected a 1,780 gpm @20psi which are appropriate for the proposed side setbacks

Traffic study:	Study was conducted by Michael Smith, P.E., <i>ALCO Engineering Services</i> It was reviewed and accepted by the P&Z Permit Engineer.
Flood zone:	X zone, no special requirements
Drainage improve.:	Drainage narrative prepared by Todd Wheeler, <i>PE, Mullins LLC</i> It is under review by the P&Z Permit Engineer.
Wetlands	Wetland reports prepared by Craig Martin, <i>Wetland Science</i> and David J. Knowels <i>Thompson Engineering</i> . Both reports identified a non-jurisdictional wetland area and are reflected with a 5' Natural Buffer that is not proposed to be filled or modified.

Staff Analysis and Comments

Staff reviewed the proposed development for compliance with the Baldwin County Subdivision Regulations and applicable zoning requirements. The proposed density is consistent with the underlying RMF-6 zoning district, and the site plan provides the required open space areas and common areas necessary to serve the development. The development utilizes private streets that are proposed to remain under private ownership and maintenance and will require approval by the Baldwin County Commission prior to final plat approval.

The access for the proposed development will be permitted through ALDOT.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-38 Benjamins Run be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

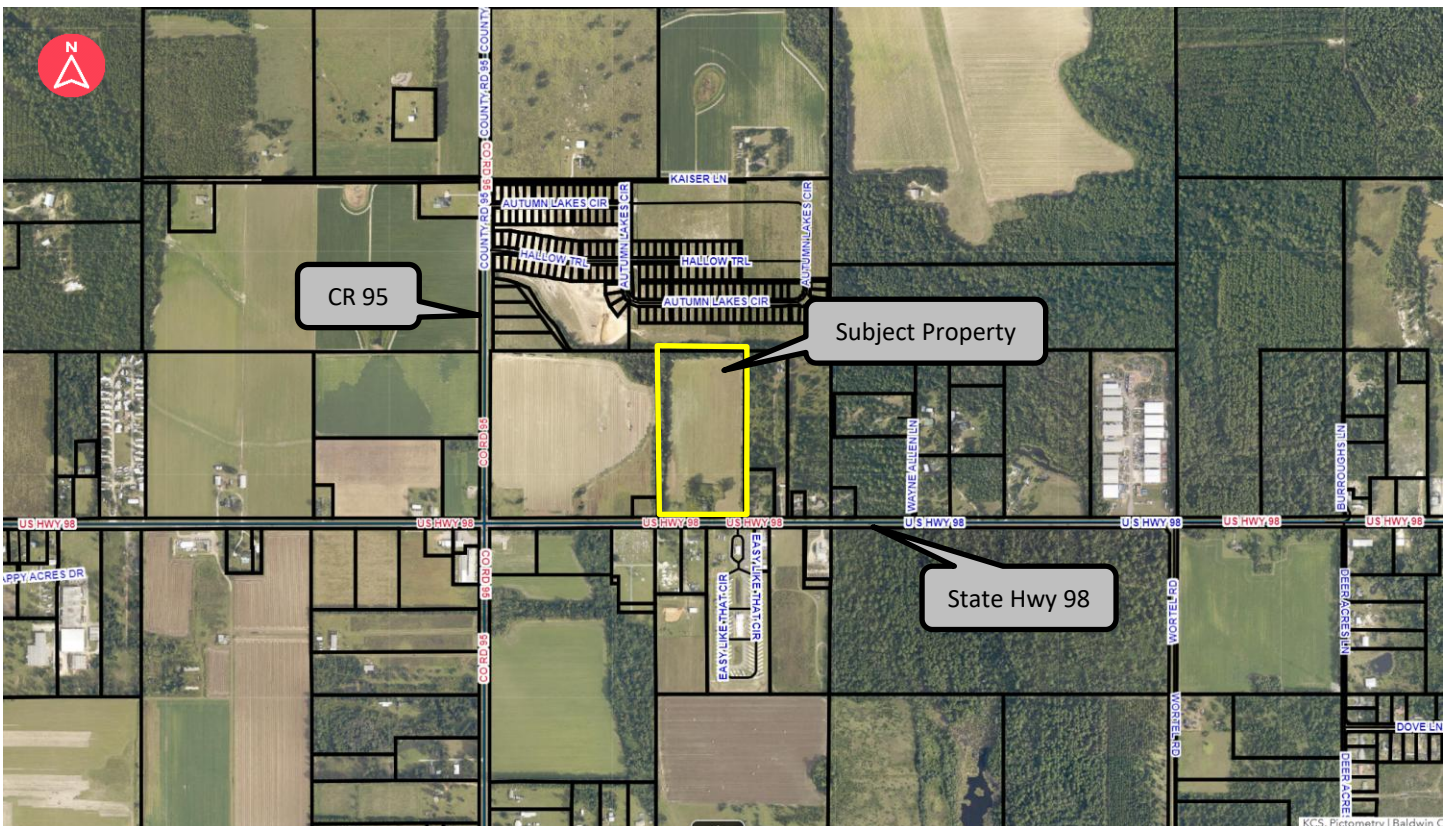
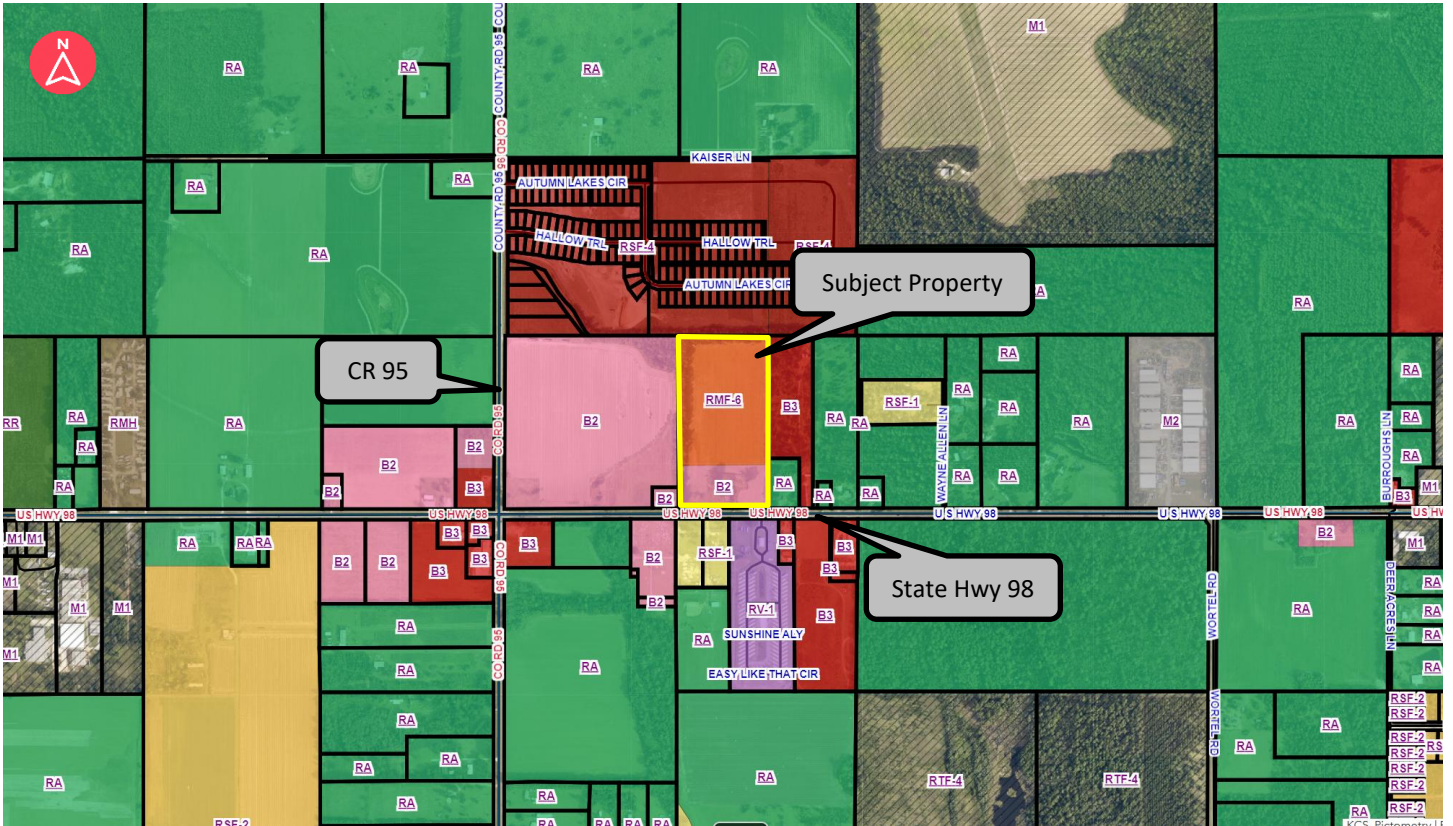
Specific conditions:

1. Approval of the Preliminary Plat does not constitute approval of the proposed private road system. The applicant shall obtain County Commission approval of the private road request prior to Final Plat approval.
2. Applicant shall construct all roadway improvements identified in the accepted traffic study, including turn lanes and roadway widening improvements, prior to submitting a Final Plat application
3. Correct the label on the commercial lots from "Lots A,B and C" to "Lots 89,90 and 91."
4. Applicant shall coordinate with the Planning and Zoning Permit Engineer to ensure that the LID requirements are met and reflected in the drainage study.

General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat.

Locator Maps



Drainage Narrative

Benjamin's Run Subdivision

Preliminary Stormwater Management Report

November 2025

Prepared For:

RC Holdings of Alabama, LLC
1843 Commerce Blvd.
Midway FL 32343

Prepared By:

Mullins, LLC
4900 Bayou Blvd, Suite 200
Pensacola, FL 35203



This item has been digitally stamped and signed by Todd M Wheeler, PE24961.

All proposed roadways, drainage, and other improvements will be designed to comply with all applicable local, state and federal development requirements.



General Project Introduction

This proposed project will consist of the construction of 88 multifamily residential lots, located North of AL HWY 98 and East of CR 55. The proposed development will consist of general residential construction improvements including lot grading, utilities, drainage networks, roadway, and stormwater management construction. The property to the north of the subject property is currently under development.

Design Criteria

The proposed multiple family district development consists of approximately 14.73 acres of existing land composed of various hydrologic group soils (see Exhibit 2 – NRCS Hydrologic Soils Map). The curve number used for preliminary approximate weighted runoff coefficient utilized was 0.25. A weighted runoff coefficient of 0.53 was utilized to calculate post-development runoff rates. These discharge rates were then routed through the proposed pond to produce the rates shown in the calculation below.

Attachments: Pre-Development Basin Map
Conceptual Drainage Plan with Post Development Basins
NRCS Soil Survey (Attachment A)

Design Summary

For the development of preliminary calculations, the County LIDAR information was utilized to develop pre-development basin delineations and subsequent peak discharge rates. There were 5 sub-basins defined. Two basins partially form with offsite flow from the east, all basins flow west, southwest across the site. The pre-developed basins are shown on the attached map. The closed basins were not considered at pre-developed rates and were considered 100% detained. For post-development, a conceptual drainage plan was developed to determine the extent of potential stormwater retention construction. The post-development basins are shown on the attached map.

Soils Group	~ % Area (ac)	Runoff Coeff
Goldsboro fine	2.0	0.35
Grady	0.4	0.25
Lakeland	4.7	0.20
Norfolk fine	11.3	0.20
Savannah v fine	4.6	0.40
	Weighted Coeff	0.25

Flow Calculation were calculated utilizing the Rational Method
Intensity Calculation: Using 25 year 24-hour event; 7 in rainfall over 24 hours = 0.29 in/hr
Multi Family Area - 14.73 acres
Business District Impervious Area -
Pre Basin Area 23.07 (this includes offsite, multifamily area and onsite undeveloped business district areas)
Post Basin Area 23.07 (this includes offsite, multifamily area and onsite undeveloped business district areas)

Pre Calculation
 $Q = C * i * A \Rightarrow 0.25 * 0.29 * 23.07 = 1.67 \text{ cfs}$

Post Calculation
 $Q = C * i * A \Rightarrow 0.53 * 0.29 * 23.07 = 3.55 \text{ cfs}$

Preliminary and Approximate Pond Sizing Calculations

Pre Volume Calculation = $0.25 * 0.5833 \text{ ft} * 23.07 \text{ ac} = 146,466 \text{ cu ft}$

Post Volume Calculation = $0.25 * 0.5833 \text{ ft} * 23.07 \text{ ac} = 310,609 \text{ cu ft}$

Approximate Pond Volume needed = $310,609 \text{ cu ft} - 146,466 \text{ cu ft} \Rightarrow 164,143 \text{ cu ft}$

Addition of Safety Factor of 15% = $164,143 \text{ cu ft} * 1.15 \Rightarrow 188,764 \text{ use } 189,000 \text{ cu ft}$

With the preliminary pond location and size indicated on the included pdfs the pond depth with 4:1 side slope would need to be no deeper than 2.5 feet to capture, detain and release the preliminary calculated volumes from above.

As the full construction design plans are generated the pond will inevitably end up being deeper than 2 feet just due to the storm pipes and slopes generated from running those pipes.

Therefore, it is concluded that the pond, in its current location and approximate size will be capable of capturing, detaining and releasing the necessary storm volumes at the predevelopment flow rates. Of course, further and more precise calculations will be generated once the final design for the construction plans is developed.

Benjamin's Run Traffic Impact Study

Study Performed by:
ALCO ENGINEERING SERVICES



August 2025



BENJAMIN'S RUN

AUGUST 2025

Section 1 Introduction

This study has been prepared for RC Holdings, LLC as part of the required submittals for the Baldwin County approvals for Benjamin's Run townhome subdivision development located along US 98. This townhome subdivision is a single-phase development of 88 multi-family housing units. Benjamin's Run is projected to begin construction Spring of 2026. The horizon year of Benjamin's Run is anticipated for 2028. The developer has no plan to develop the commercial parcels, instead they will be for sale, build to suit. Trip generation projections have been included based on the concept site plan and applicable zoning. **Figure 1.1** and **Figure 1.2** on the following pages present an aerial of the site location/ study intersection and site plan.

The purpose of this study is to; analyze existing traffic across in the study area, project background growth rate across the study area for each year of the development's construction to predict future traffic patterns, project site generated trip distribution, update projected intersection counts with site trip assignments, recommend roadway improvements as needed.

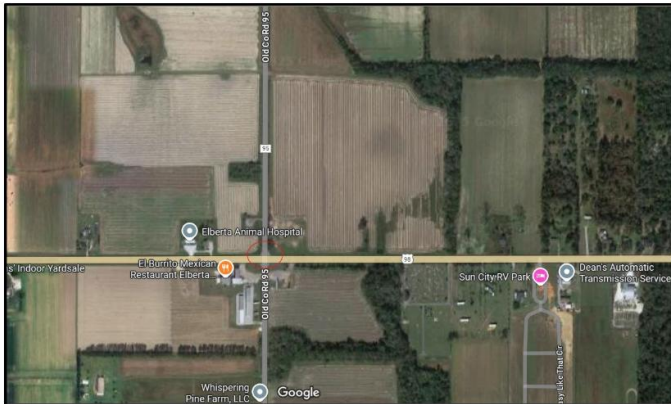


Figure 1.1 Site Location/ Study Intersection

BENJAMIN'S RUN

AUGUST 2025

Section 5 Recommendations and Conclusions

5.1 Left and Right Turn Lane Warrants

The proposed access connections to U.S. 98 were analyzed to determine if right or left turn lane warrants were met based on NCHRP 457.

Based on the projected 2028 PM Total Traffic volumes (which includes the residential and commercial trips), both the east and west accesses satisfy the NCHRP 457 turn lane warrants for the installation of a westbound right and eastbound left turn lanes into each access.

The NCHRP 457 warrant results are included in the Appendix of the report.

5.2 Conclusions

The analysis of the data presented in this report has been used as the basis for the following conclusions.

This report analyzed the proposed access intersections as standard two-lane sections for both the west and east accesses connecting to U.S. 98. These two proposed access intersections are shown to operate at acceptable levels-of-service at full build out and are shown to satisfy the NCHRP 457 warrants as discussed in the previous section. Based on this analysis the recommended left turn lane will be a 180ft taper with 150ft full width storage length. Based on the spacing of the two access points, I would recommend construction of a 3-lane section between the two accesses to account for the left turn lane into the east access. The westbound right turn lanes are suitable for the standard minimum right turn lane length of 100ft taper plus 100ft full width, for a total turn lane length of 200ft.