



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-23

Old Plash Island Road P.U.D. – variance request

Planned Unit Development for storage units

November 6, 2025

Subject Property Information

Planning District:	27
General Location:	Subject property is on the southern side of Old Plash Island Road and west of Aldrin Rd in the Gulf Shores area.
Physical Address:	19026 Old Plash Island Rd, Gulf Shores
Parcel ID:	05-61-09-32-0-000-014.000 PIN: 58759
Zoning:	Unzoned
Proposed Use:	Additional storage buildings
Acreage:	4.90 +/- acres
Applicant:	Ernest Lee, Jr., McCurley & Associates, LLC , PO Box 3975, Gulf Shores, AL 36547
Owner:	Eagle Eye Acquisition, LLC, 19025 Old Plash Island Road, Gulf Shores, AL 36542
Lead Staff:	Mary Booth, Associate Planner
Attachments:	<i>Within Report</i>

Subdivision Proposal

Request: Request for a variance from open space requirements.

Property History:

October 2, 2025 – Planning Commission approved PUD 25-10 for additional storage units.

Staff Analysis and Comments

Planning Commission approved PUD25-10 during October 2, 2025, Planning Commission meeting for additional storage units with conditions of approval that are currently being addressed. However, the revised site plan indicating all usable open space as required by Section 6.1.2 of the Subdivision Regulations is not applicable for this project and the applicant is requesting a variance from showing the open space requirements.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation

Staff recommends the Subdivision Variance Request for Old Plash Island Road P.U.D, variance from open space requirements relating to PUD25-10, for Case No. SV25-23 be **APPROVED**. Staff believes the approval of this variance request is in compliance with Article 6, Section 6.1.1 and Section 6.1.2 of the Baldwin County Subdivision Regulations.

Specific conditions:

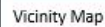
1. Prior conditions of approval for PUD25-10 shall be met, including but not limited to a revised site plan that meets the conditions for approval of both the PUD25-10 and SV25-23 cases.
2. Any future development of the subject properties will need to adhere to Baldwin Subdivision Regulations and Baldwin County Access Management Policy and Procedures.

General Conditions:

The final site plan shall be circulated for signatures and recorded prior to obtaining a building permit.

Locator Maps

Site Map



Locator Map

