



Baldwin County Planning & Zoning Commission Agenda

Thursday, July 9, 2026

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll call**
5. **Approval of Agenda**
6. **Approval of meeting minutes**

June 4, 2026, Agenda Review Meeting Minutes

June 4, 2026, Regular Meeting Minutes

7. Proposed Consent Agenda Items

Staff proposes that the Planning Commission place the following cases on the Consent Agenda as they are noncontroversial and do not require a Public Hearing.

a.) PER26-17, Tealwood Estates Phase 2 Subdivision Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Tealwood Estates Phase 2 Subdivision.

Location: Subject properties are located on the north side of Underwood Rd (County Rd 24), east of County Rd 9 and Fish River, and west of County Rd 49 in Planning District 14.

b.) PER26-18, Silver Springs Subdivision Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of Preliminary Plat approval for Silver Springs Subdivision.

Location: Subject properties are located west of County Rd 49, a quarter mile north of St Highway 104 and northwest of the Town of Silverhill in Planning District 14.

c.) PER26-19, Mini Lane PUD Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of Planned Unit Development approval for Mini Lane.

Location: Subject properties are located south of County Rd 10, east of County Rd 19, west of Foley in Planning District 27.

8. Old Business

None.

9. Public Hearings

Public Hearing Guidelines: *Please register at the booth in the lobby if you would like to address the Planning Commission concerning a case within the Public Hearing portion of the agenda. Public comments should only be made during the public hearing portion of the meeting. Comments should be directed to the Planning Commission Chairman. Comments should be focused on the application being presented. Comments from individuals should be limited to 3 minutes; groups are asked to select a spokesperson to speak on behalf of the group with comments limited to 5 minutes.*

a.) SPP25-38, Benjamin's Run Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 91-lot residential subdivision.

Location: Subject property is located north of State Highway 98 and east of County Rd 95 in Planning District 22.

b.) SPP26-06, Lanterna Ph 1A Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 54-lot residential subdivision.

Location: Subject properties are located west of State Highway 181 and north of Pleasant Rd in Planning District 15.

c.) SPP26-07, Lanterna Ph 1B Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 24-lot residential subdivision.

Location: Subject properties are located west of State Highway 181 and north of Pleasant Rd in Planning District 15.

d.) SPP26-09, CW Stableside Estates Phase 1 Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 16-lot residential subdivision.

Location: Subject property is located east of Baldwin Beach Express and north on County Rd 38 in Planning District 18.

e.) SRP26-09, Replat of Lot 1 of Frolik Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.

Location: Subject property is located on the southwest corner of County Rd 49 and Fackler Rd in Planning District 12.

f.) SRP26-10, Replat of Lot 2 of Bond & Main Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel outside of the recorded subdivision.

Location: Subject property is located on County Road 68, 1.3 miles west of Baldwin Beach Express in Planning District 12.

g.) SV26-10, County Road 19 RV Park Variance

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a Variance from the Baldwin County Subdivision Regulations regarding the minimum width of the flag portion of the lot.

Location: Subject property is located on County Rd 19 in Bon Secour in Planning District 34.

10. Commission Site Plan Reviews

None.

11. Other Business

None.

12. Public Comments

13. Planning Commissioner Comments

14. Director's Report

a.) Update on ongoing projects

b.) Summary of rezoning actions by the County Commission

c.) Summary of permits issued to date with trend from previous years

d.) Questions/Comments

15. Adjourn Regular Meeting

Next Regular Meeting: **August 6, 2026**



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-000017
Tealwood Estates Phase 2
Permit Extension Request for PUD Approval
July 9, 2026

Subject Property Information

Planning District: 14
Zoning: BCZ, At time of initial approval, Zoning had not been implemented
Location: Subject property is located on the north side of Underwood Rd. (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49.
Parcel Numbers: 05-55-03-08-0-001-133.000 PIN: 68568
05-55-03-08-0-001-133.001 PIN: 213298
05-55-04-17-0-001-002.000 PIN: 68569
05-55-04-17-0-001-002.001 PIN: 113710
05-55-04-17-0-001-002.002 PIN: 213316
05-55-04-17-0-001-002.003 PIN: 219435
05-55-03-08-0-001-149.000 PIN: 13436
05-55-04-17-0-001-001.000 PIN: 13437
Lead Staff: Elizabeth Wilson, Planning Tech I
Attachments: *Within Report*
Original Permit: SPP23-02 & PUD23-11
Applicant/Owner: Forestar Real Estate Group Inc. 1 St. Louis Street Suite 2500 Mobile, Alabama 36602
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532

Subdivision Proposal

Request: Permit Extension Request for PUD23-11 / SPP23-02 Preliminary plat approval of Tealwood Estates Subdivision, Phases 1-2.
Proposed Lots: 590 lots, built over 7 phases
Linear feet of streets: 24,786 LF of streets for public use. Proposed lots will access internal streets only
Smallest lot size: 7,700 sf +/-
Building Setbacks: 30' Front, 30' Rear 11' Side, 20' Street side

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities
Sewer: Baldwin Co. Sewer (BCSS Summerdale Treatment Plant)
Electrical: EMC
Broadband: Point Broadband
Traffic study: TIS prepared and stamped by David Anderson, PE, with HSA Columbia Consulting Group.
Drainage improve.: A drainage narrative was prepared and stamped by David Lavery, PE, SE Civil Engineering & Surveying, and accepted by the Baldwin County Highway Department.
Wetlands: A wetland delineation was prepared by Craig Martin, Wetland Sciences, Inc



May 27, 2026

Fabia Waters
Baldwin County Planning and Zoning Dept.
Associate Planner
22251 Palmer Street
Robertsdale, AL 36567

Re: Tealwood Estates Phase 2 Subdivision – Prelim Approval & Justification for Extension Request

Fabia,

In concurrence with our preliminary plat extension request for Tealwood Estates Phase 2, we have created the schedule below to outline approval timeline. Phases 1 was completed and recorded on 10/31/2025. We are currently working on the punchout items for Phase 2. We anticipate Phase 2 to be ready by fall of 2026.

- 1/18/24 – Submit Phase 2 subdivision plans to Highway Department.
 - a. Received notification that Planning and Zoning would be taking over subdivision plan review and told us we needed to upload application to CitizenServe.
- 2/1/24 – Submit Phase 2 subdivision plans to P&Z through CitizenServe for Construction Plan Review (CPR) permit.
- 2/26/24 – Received intake review comments from Baldwin County P&Z.
- 2/28/24 – 2nd submittal to Baldwin County addressing intake review comments.
 - a. Includes creating a second separate application for Phase 2 CPR as well as Phase 1 Construction Turnout Permit (CTP) and Phase 2 CTP applications.
- 3/16/24 – Received notice that Baldwin County has completed intake review and the County has given the application to the Permit Engineer to begin the Technical Review.
- 3/21/24 – Receive technical review comments from Permit Engineer.
- 5/20/24 – 3rd submittal to Baldwin County - addressing technical review comments.
- 7/13/24 – Receive Conditional Approval on Phase 1 & 2 subdivision permits as well as Phase 1 & 2 construction turnout permits.
- 9/23/24 – Pre-construction meeting.
- 10/24 – Begin construction.

If you have any questions or comments, please let me know.

Sincerely,

A handwritten signature in cursive script that reads 'Arthur Johnson'.

Arthur Johnson
251-990-6566
ajohnson@secivileng.com

Original Approval and 1st Extension Request

ORIGINAL RECOMMENDATION:

Staff recommends that the PUD for Phases 1-7 and Preliminary Plat approval of Tealwood Estates Subdivision, Phases 1-2, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. The turn lanes recommended in the revised TIS shall be installed at the specified locations for the recommended phases.
 - Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases.
 - Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55, triggered by Phase 6.
2. Per 5.2.5(a)(3), the water system shall meet all requirements of the ISO Fire Suppression Rating Schedule Paragraph 340, 614 and 620 A for obtaining full credit. The ISO approval of installed improvements will be verified at the time of final plat submission.
3. A preliminary plat will be submitted for each consecutive phase within 2 years of the approval of the previously approved phase(s).

General Conditions

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
- 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.
- Effective period is 2 years from approval of preliminary plat.

EXTENSION APPROVAL RECOMMENDATION:

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PUD23-11 / SPP23-02 Tealwood Estates Subdivision Phase 1 & 2 be **APPROVED** with the following conditions:

1. The one (1) year approval extension expires at 4:30 PM CST on **Tuesday, August 4, 2026**.
 - a. One Additional extension is available.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission.

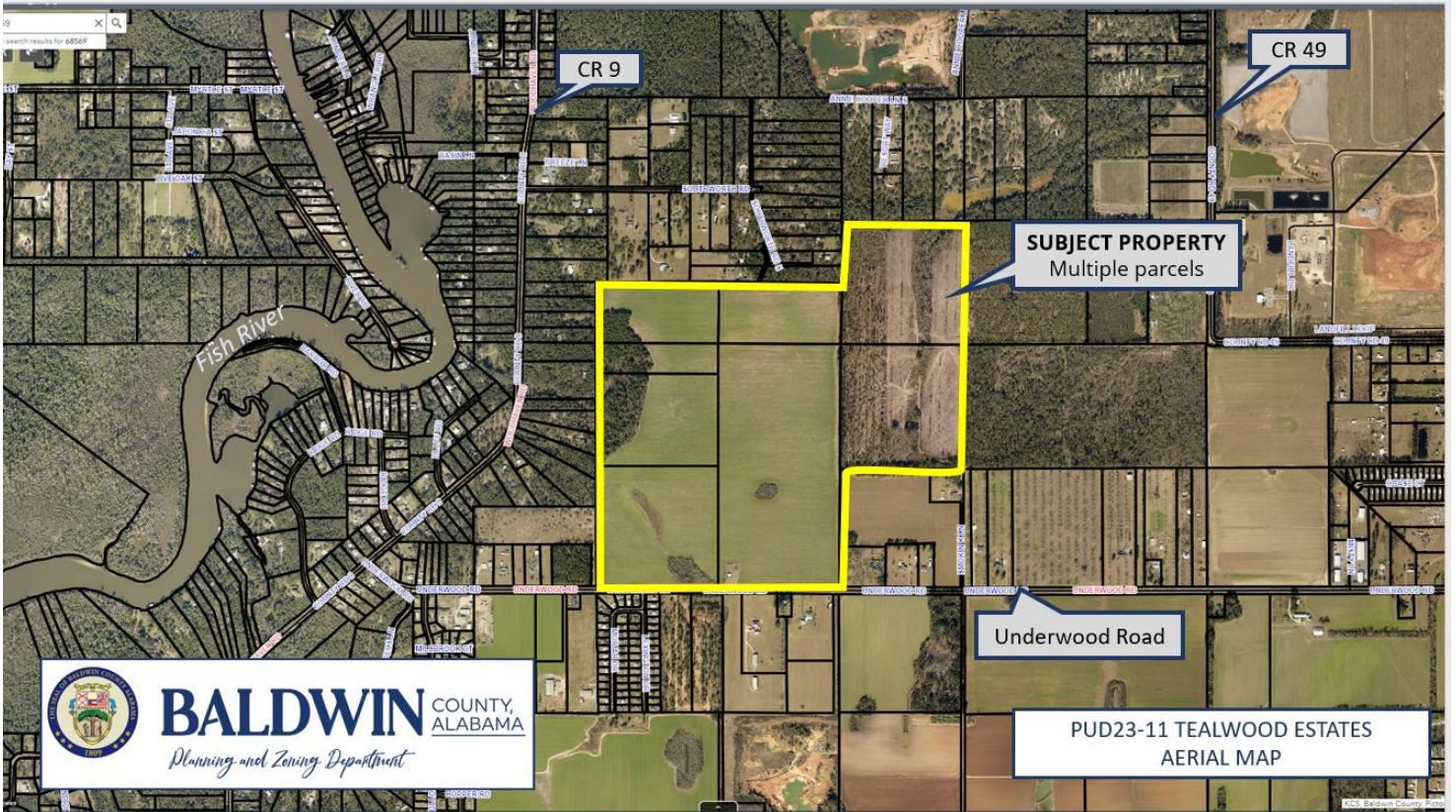
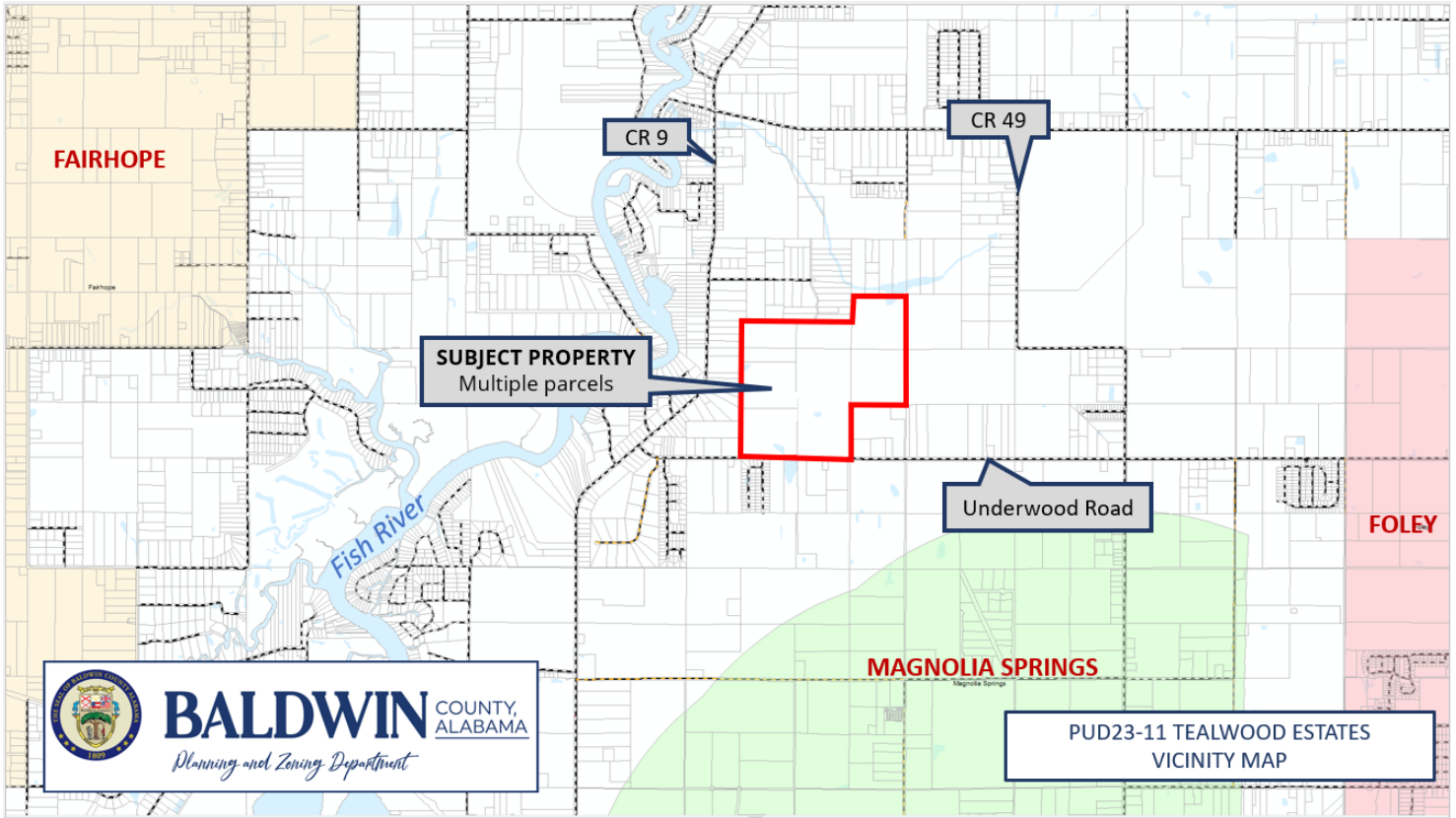
Staff Recommendation

Phase 1 was completed and Final Plat recorded on 10/31/2025. The developer is currently working on the punchout items for Phase 2. The Developer anticipates Phase 2 to be ready by fall of 2026.

Staff recommends that the 2nd and Final one (1) year extension for Phase Two of Tealwood Estates SPP23-02 be **APPROVED** with the following conditions:

1. The one-year extension expires at 4:30 PM on August 4, 2027.
 - a. The No Deficiency Letter must have been received, and an application for Final Plat approval for Phase 2 must be applied for prior to that date.

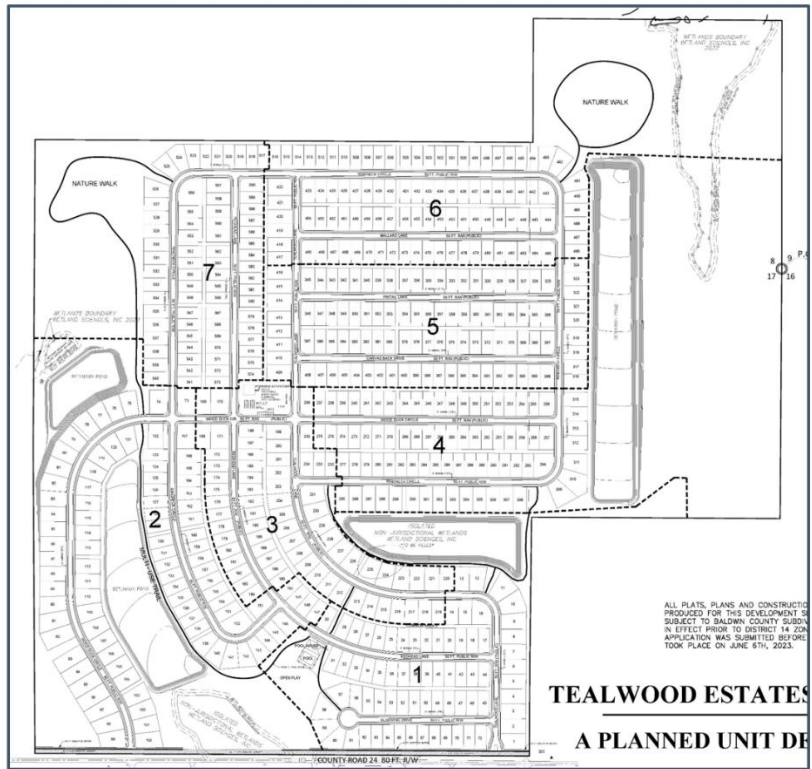
Locator Maps



Plat



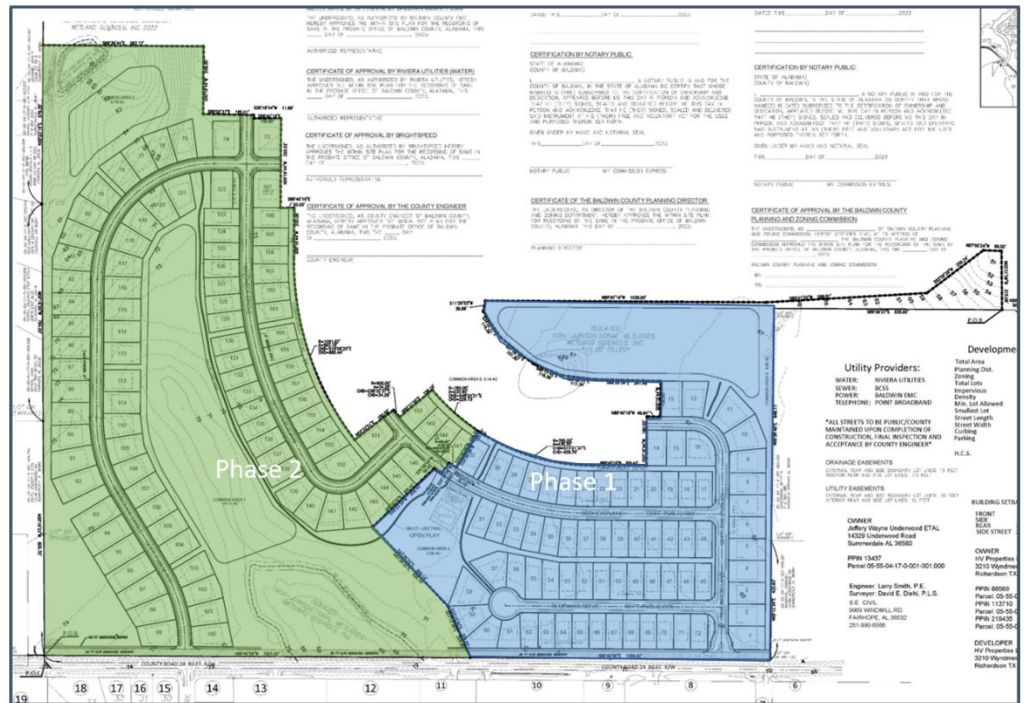
PUD23-11 TEALWOOD ESTATES
SUBDIVISION
Preliminary plat cropped and enlarged
to show details



TEALWOOD ESTATES
A PLANNED UNIT DEVELOPMENT



PUD23-11 TEALWOOD ESTATES
Phases 1-2
Preliminary plat cropped and
enlarged to show details



To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-000018
Silver Springs Subdivision
Permit Extension Request for Subdivision Preliminary Plat (SPP23-11) Approval
July 9, 2026

Subject Property Information

Planning District: 14
Zoning: BCZ- Unzoned at the time of approval
Location: Subject property is located west of County Rd. 49 and a quarter mile north of Highway 104. It is northwest of the Town of Silverhill
Parcel Numbers: 05-47-02-04-0-000-010.001 **PIN:** 120972
05-47-02-04-0-000-010.002 **PIN:** 120973
05-47-02-04-0-000-010.000 **PIN:** 16011
Lead Staff: Elizabeth Wilson, Planning Tech I

Subdivision Proposal

Request: 2nd one-year permit extension request of SPP23-11.
Proposed # of Sites: 199 lots
Linear feet of streets: 7,753 LF of streets for public use
Total acreage: 79.28 acres +/-
Smallest lot size: 8,400 sf +/-
Applicant/Owner: River Oak's Development LLC
Engineer/Surveyor: Victor L. Germain, Surveyor / Josh Eisenhauer, Engineer

Public Utilities and Site Considerations

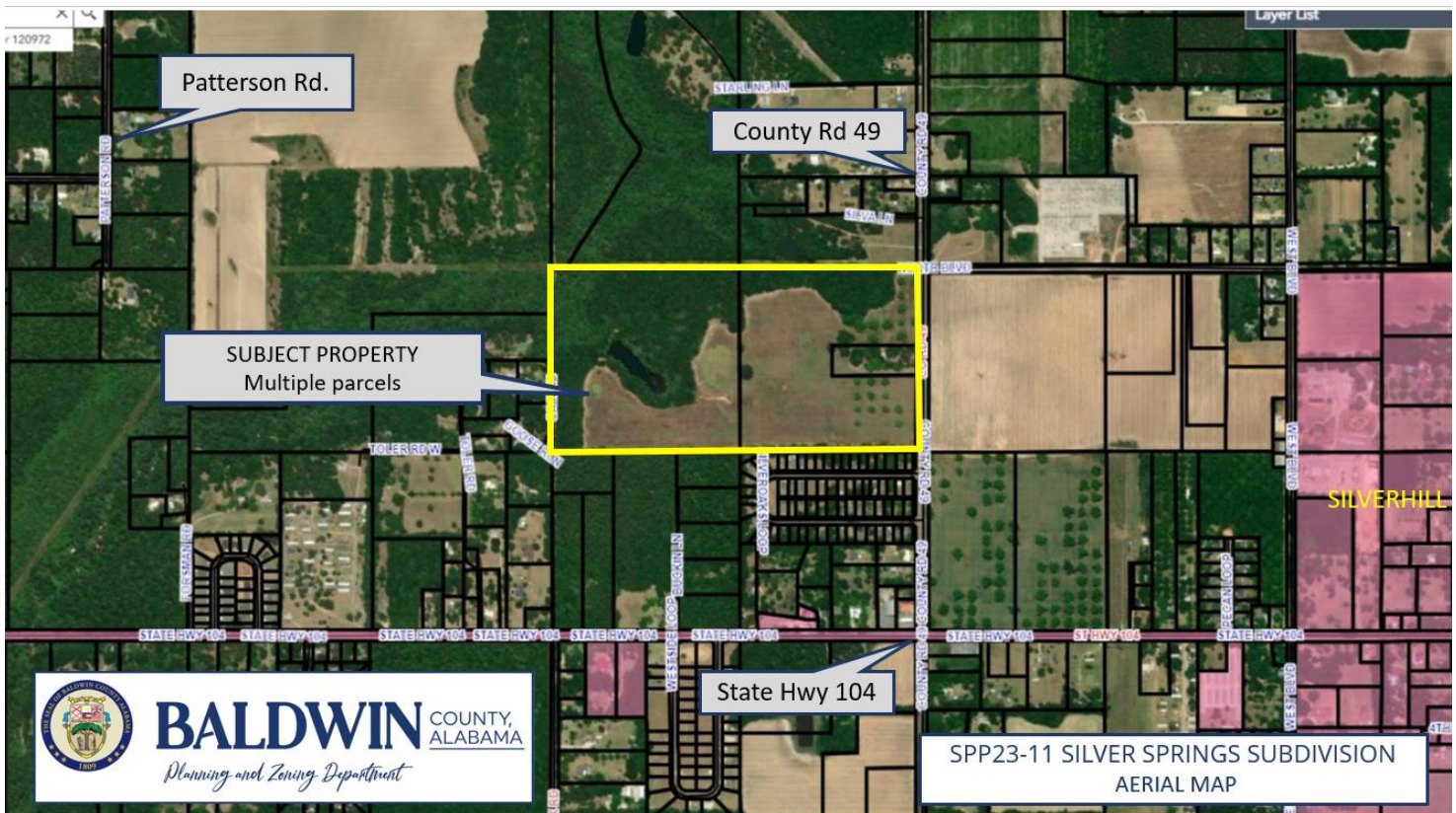
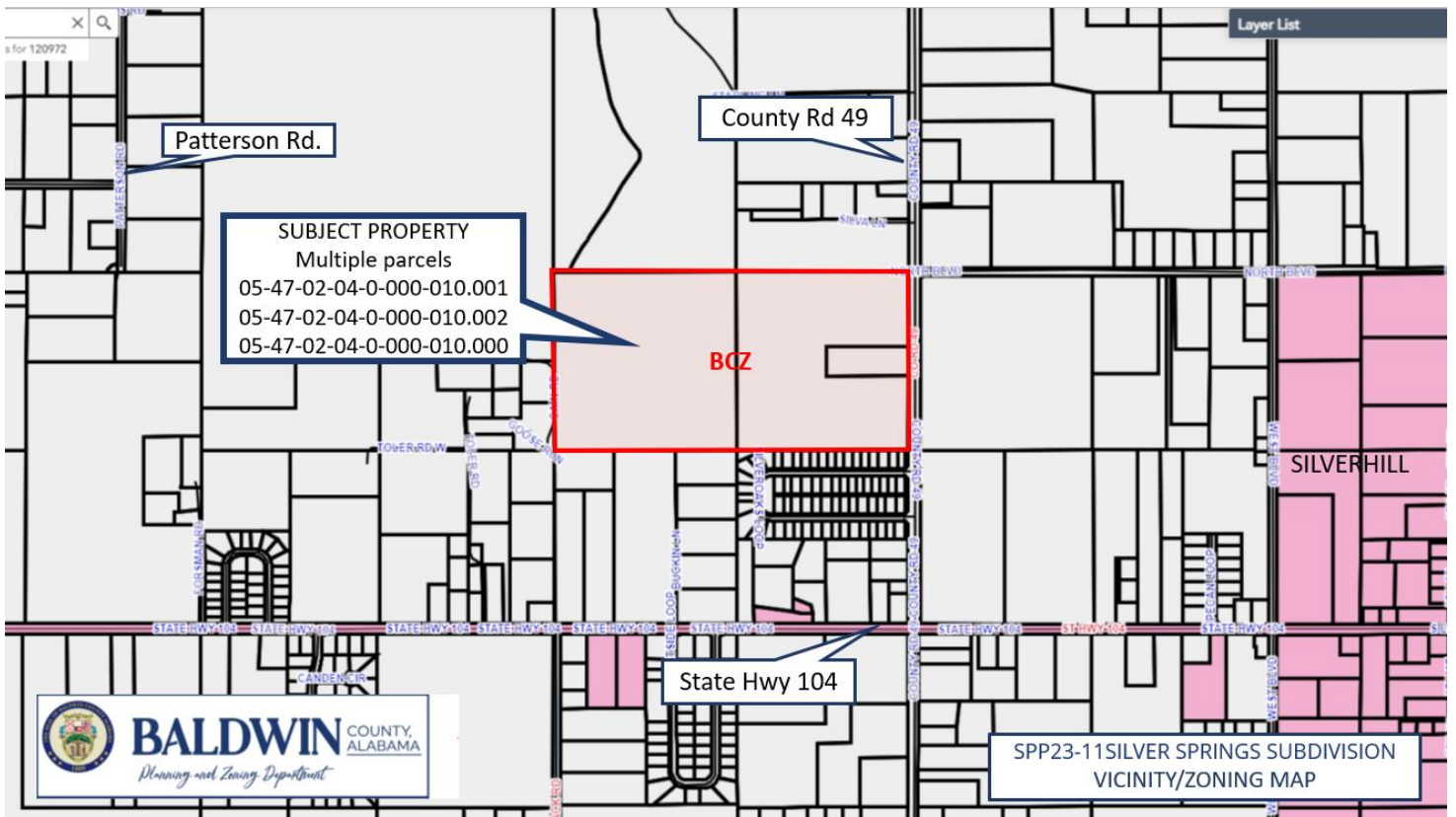
Public Utilities: Water: Silverhill Water Sewer: BCSS Electrical: Baldwin EMC

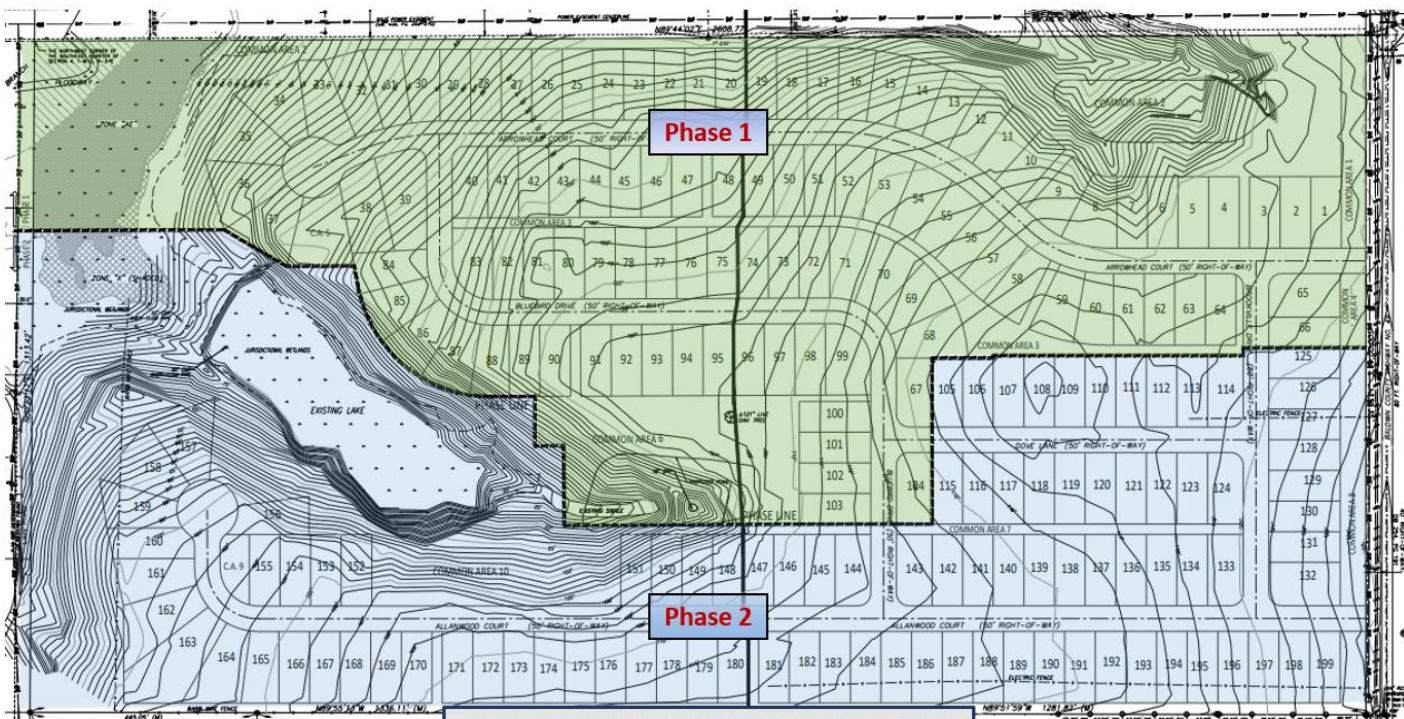
Staff Analysis and Comments

SPP23-11 was approved by the Planning Commission on July 6, 2023 for Phase 1 and Phase 2.
CPR24-05 Construction Plans for Phase 1 were approved July 24, 2024.
CPR24-06 Construction Plans for Phase 2 were approved August 6, 2024.
PER25-17 One year extension approved June 5, 2025 expires July 7, 2026
SFP25-18 Final Plat for Phase 1 was recorded September 2025.

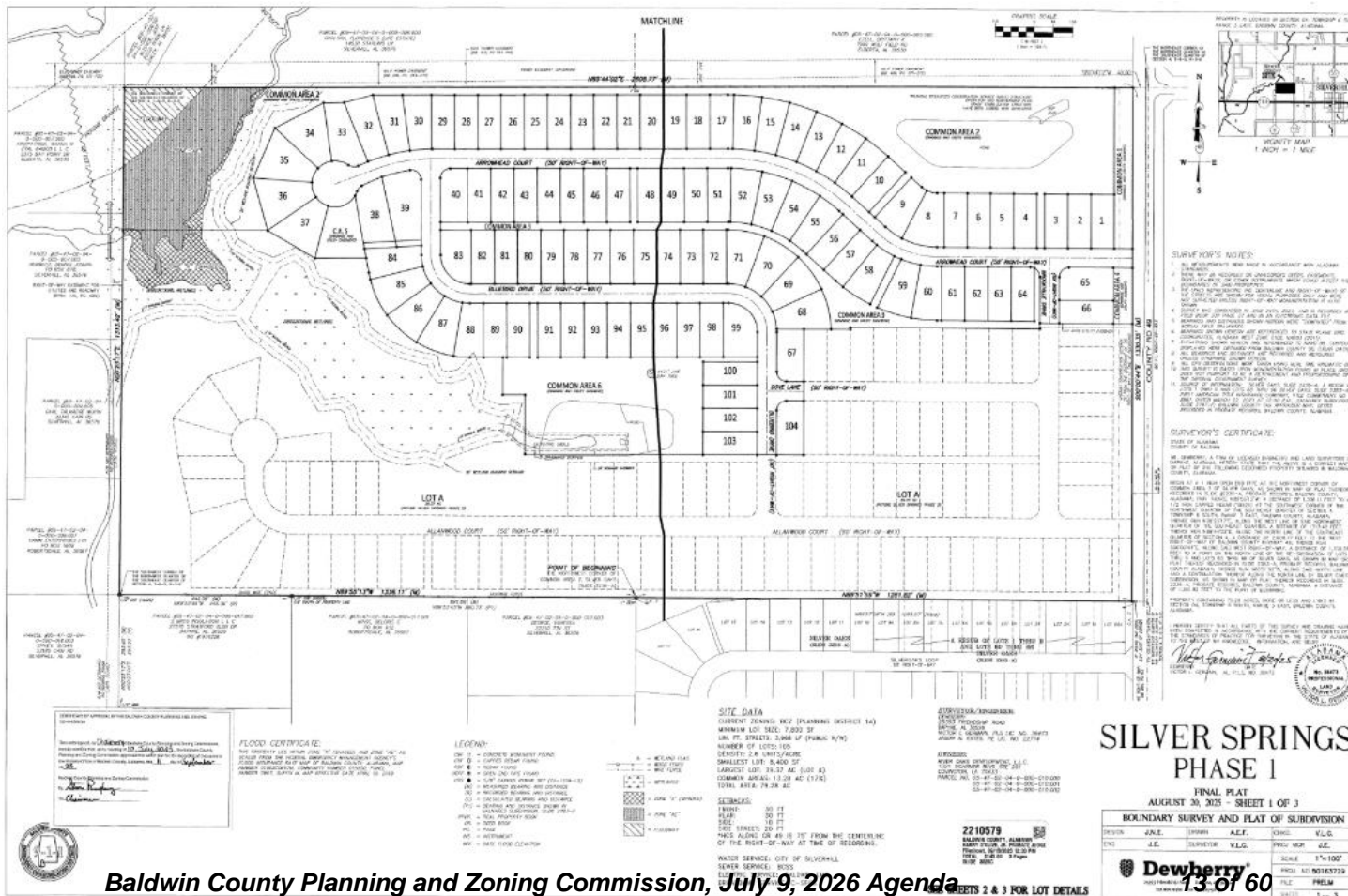
The Developer is requesting the 2nd permit extension to allow time to complete Phase 2. The project is in the final stages of construction and is preparing for the Final Plat application.

Locator Maps





SPP23-11 SILVER SPRINGS SUBDIVISION PH 1 & 2
Plat cropped and enlarged
to show details



Staff Recommendation:

Staff recommends that a one (1) year extension of the Preliminary Plat extension related to case PER26-18 Silver Springs Ph 2 be Approved with the following conditions:

Specific Conditions:

1. The second and final one(1) year Preliminary Plat permit extension approval expires on **Wednesday, July 7 2027**.
2. Any expansion or alteration of the development meeting the definition of a "Major Change" as defined by Section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PER26-000019
Mini Lane PUD
Permit Extension Request for PUD24-000007
July 9, 2026

Subject Property Information

Planning District: 27
Zoning: Unzoned
Location: The subject property is south of County Rd 10, east of County Rd 19, west of Foley.
Parcel Numbers: 05-60-06-38-0-000-009.005 **PPIN** 625352
05-60-06-38-0-000-009.004 **PPIN** 397263
Lead Staff: Elizabeth Wilson, Planning Technician
Attachments: *Within Report*
Original Permit: PUD24-07
Applicant/Owner: Stony Jones & Cheryl McPherson, 16980 CR 10, Foley, AL 36535
Engineer/Surveyor: Lieb Engineering Co. LLC, 1290 Main St, Ste E, Daphne, AL

Subdivision Proposal

Request: One-year permit extension request for PUD24-07
Proposed Units: 10 Units (2 existing & 8 new units)
Linear feet of streets: 612 LF of road which will not be accepted by the County for maintenance and shall remain private.
Lot size: 5 Acres
Building Setbacks: 30' perimeter setback

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities
Sewer: Septic
Electrical: EMC
Broadband: Point Broadband
Traffic study: Not required.
Drainage improve.: Drainage narrative prepared and stamped by Christopher Lieb, PE, Lieb Engineering.
Wetlands: Wetlands are shown with the required 15 ft. natural buffer within a 30 ft. wetland setback.

Staff Analysis

PUD24-07 was approved on **August 8, 2024**. The Construction Plan Review permit was submitted in September 2024. July 2025 the review for the project was complete except for the developer submitting the General Contractor's License and scheduling a Pre-Construction meeting. As of the writing of this staff report, those items have not been completed.

No permit for construction has been approved, and no site work has begun.

The applicant is requesting a one-year extension of the PUD permit. The applicant states financing is the reason for the delay in work.

Original Approval and Recommendation

Staff Recommendation:

Staff recommends that the FINAL SITE PLAN for Case No. PUD24-07, MINI LANE, be APPROVED with conditions:

Specific Conditions:

1. Use shading to show the jurisdictional wetlands on the site plan.

General Conditions:

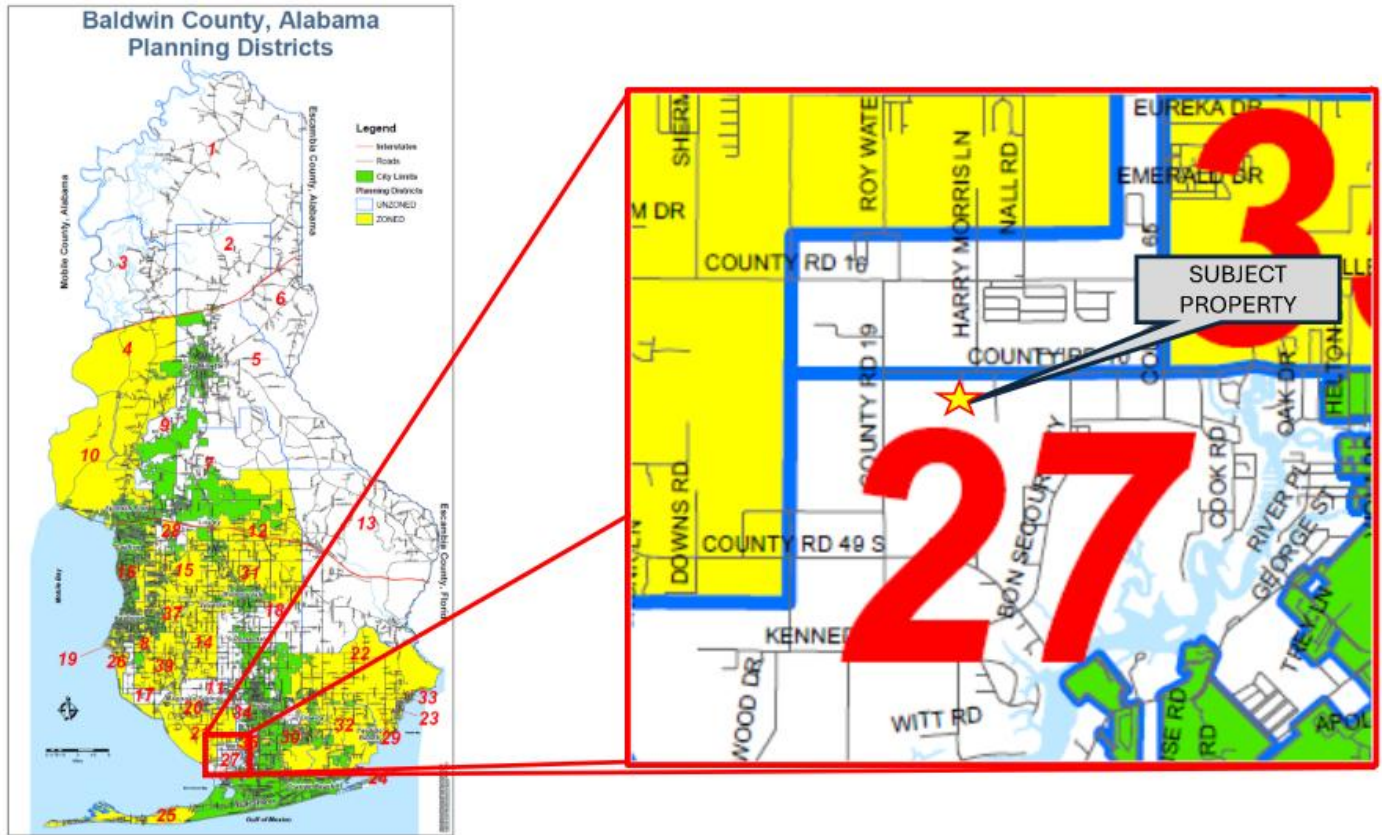
1. Record final site plan once the Subdivision Permit has been issued.
2. Obtain any necessary building permits.
3. Approval of the final site plan/PUD is granted for two years, and the activities listed above shall be carried out within the two-year approval period, or request an extension request for final site plan approval.
4. Individual sites cannot be sold without going through the subdivision process and getting preliminary plat approval.

Staff Recommendation

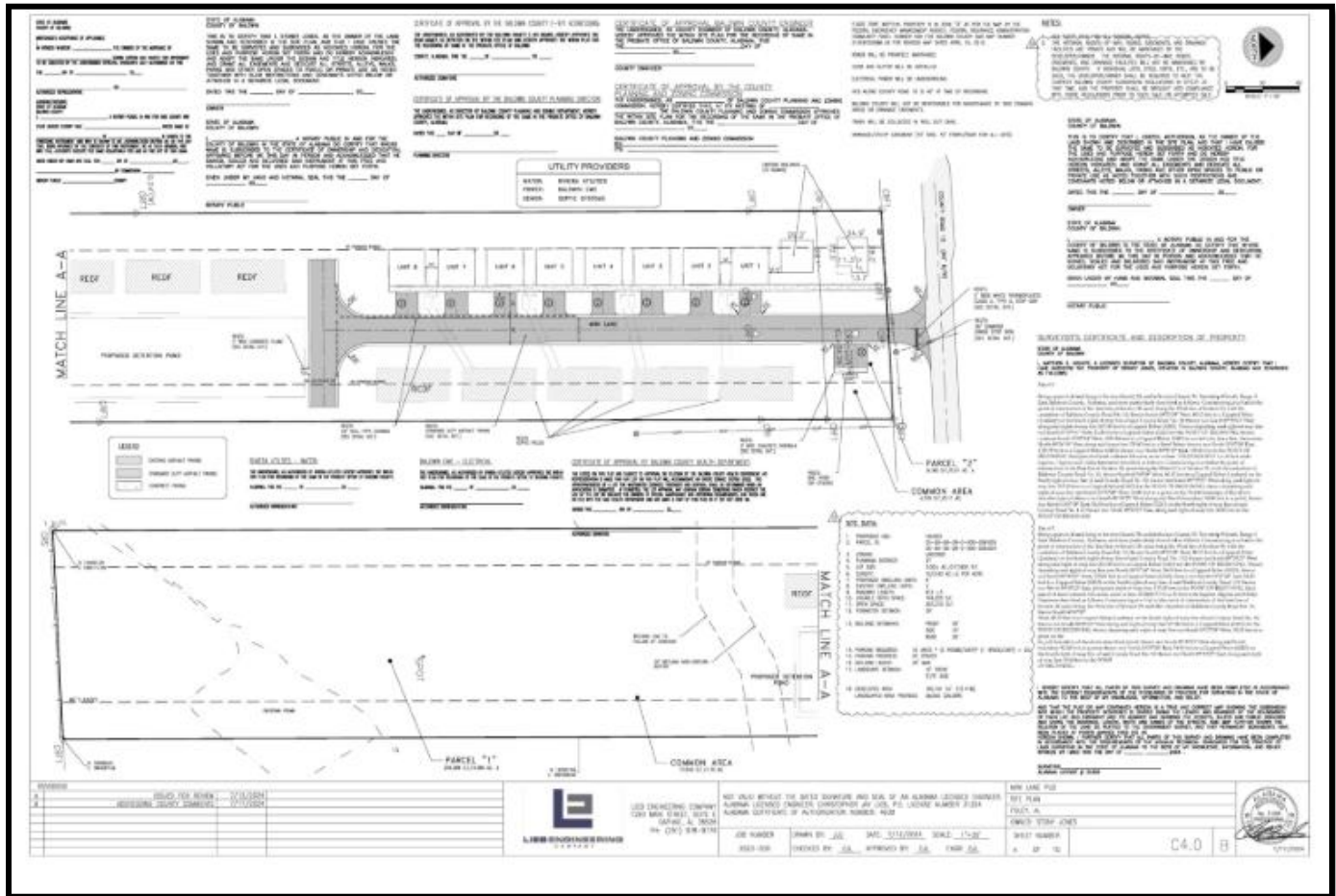
Staff recommends that the one (1) year extension for PUD24-000007 be **APPROVED** with the following conditions:

1. The one-year extension expires at 4:30 PM on August 2, 2027. (date moved due to a weekend)
 - a. One additional extension is available.
2. All site work must be completed and approved prior to submitting to record the as-built.

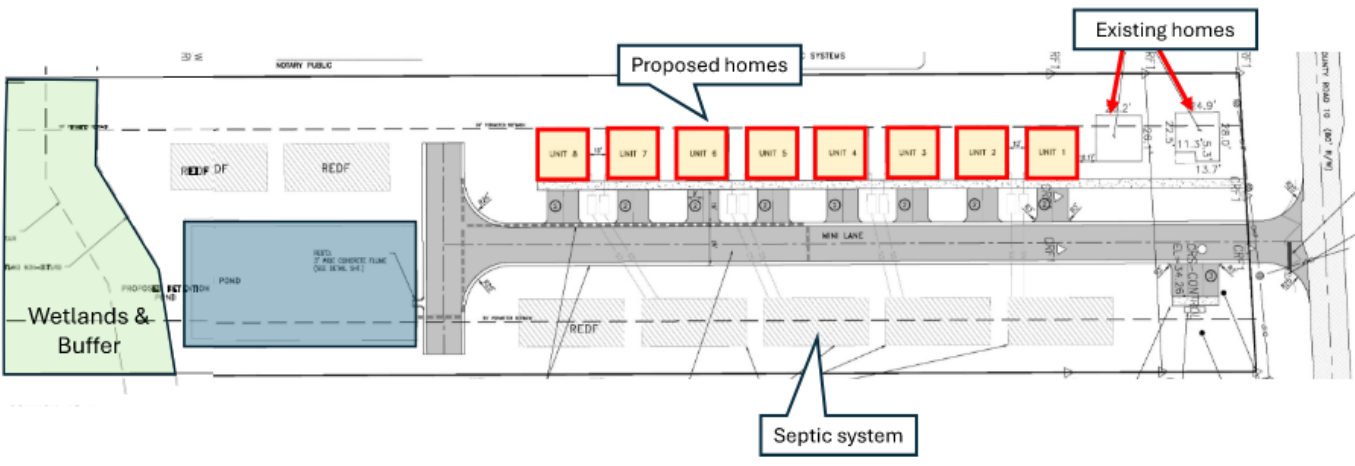
Locator Maps



Plat



Cropped & enlarged
To show details



To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



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

MINIMUM FRONT YARD: 30-FEET
MINIMUM REAR YARD: 25-FEET
MINIMUM SIDE YARDS: 15-FEET

RMF-6


MINIMUM FRONT YARD: 25-FEET
MINIMUM REAR YARD: 25-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 
REQUIRED: 91,000 SF
PROVIDED: 140,995

USABLE OPEN SPACE 
REQUIRED: 54,600 SF
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

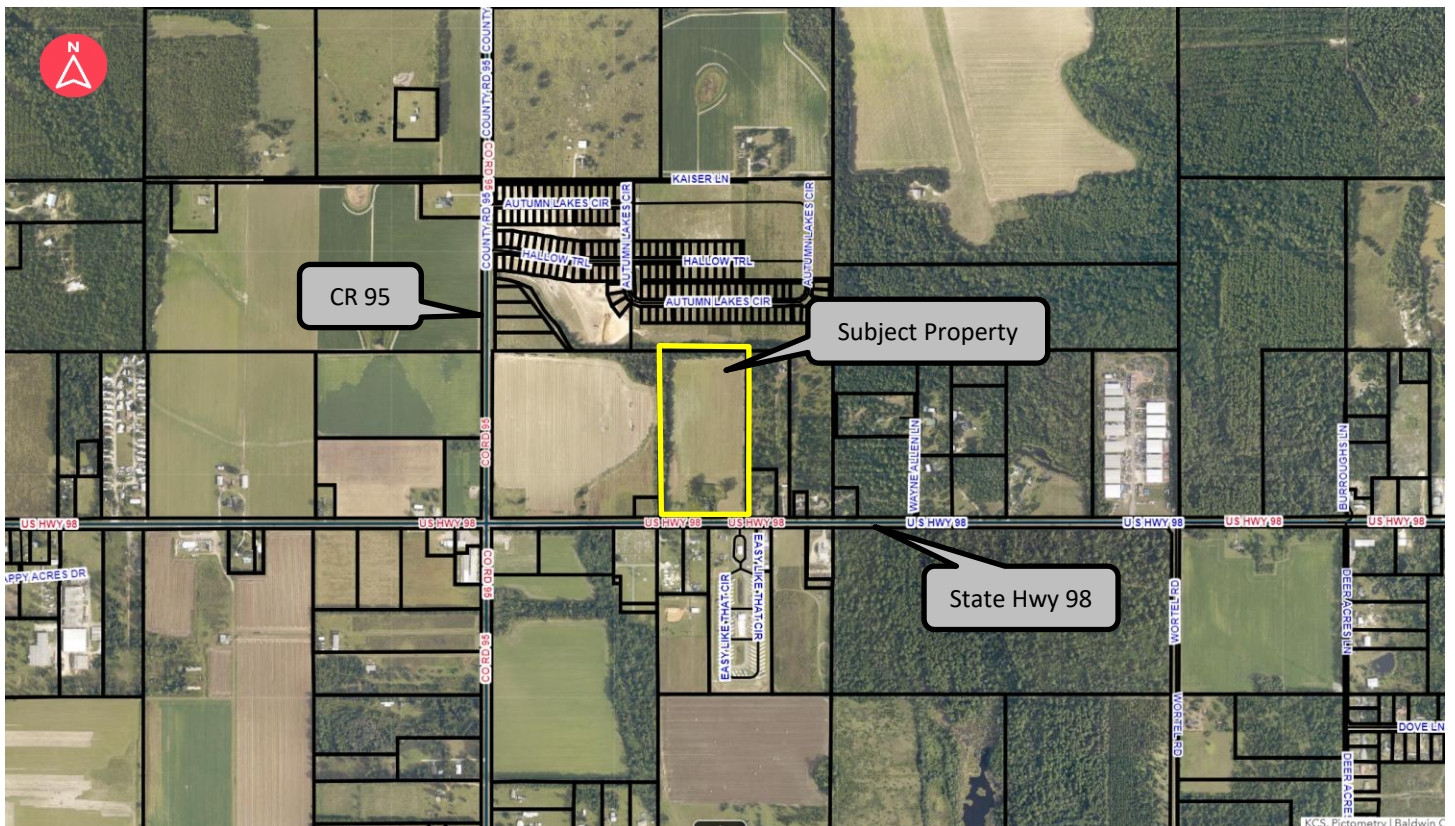
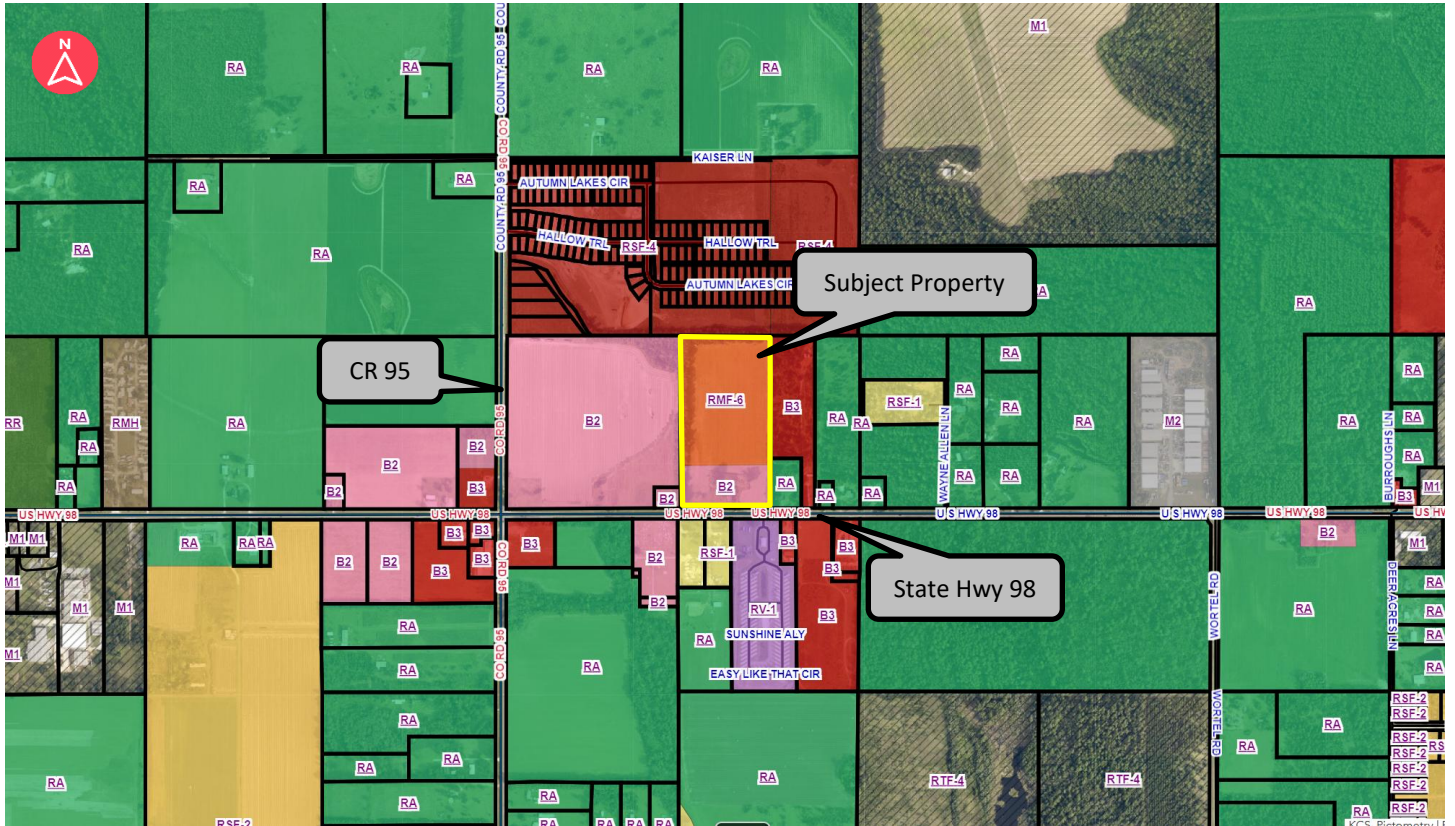
Specific conditions:

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



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.

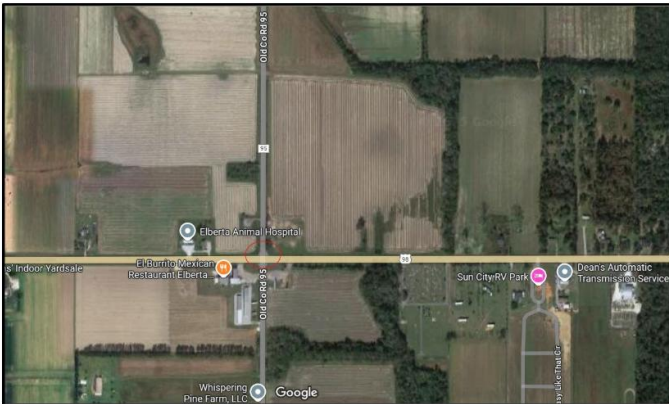


Figure 1.1 Site Location/ Study Intersection

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.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-06

Lanterna Ph 1A

July 9, 2026

Subject Property Information

Planning District: 15
Zoning: RMF-6, Multiple Family District
Location: The subject property is located west of State Highway 181 and north of Pleasant Rd
Parcel Numbers: 05-43-02-10-0-000-008.000
 05-43-02-10-0-000-009.000
Lead Staff: Fabia Waters, Associate Planner
Owner: Volovecky Farms, Inc. & Jerry Sr. Volovecky
Developer: Maronda Homes
Engineer/Surveyor: JADE Consulting LLC
Online Case #: When searching online CitizenServe database, please use SPP26-000006
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 54
Linear ft of streets: 2,482 Public roads to be dedicated to Baldwin County for maintenance.
Lot setbacks: Reduced as allowed per the PRD Site Plan
Total acreage: 22.11 acres
Smallest lot size: 2,200 SF
Density: TOTAL COMMON AREA: 13.17 ACRES
Open space: USABLE OPEN SPACE: 5.36 ACRES
 GROSS DENSITY: 2.44 UNIT/ACRE
 JURISDICTIONAL WETLANDS "NATURAL BUFFER" 30 FEET

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water System, Letter dated April 13, 2026
Electrical: Riviera Utilities, Letter dated April 14, 2026
Sewer: BCSS, Malbis treatment plant. Letter dated March 25, 2026
Broadband: ATT&T. Letter dated May 12, 2026

Fire flow: Adequate fire flow results were submitted for review and reflected a 2,370 gpm 20psi which are appropriate for the proposed setbacks.

Traffic study: Study was conducted by George F. Young, PE., it is being reviewed by the P&Z Permit Engineer and Baldwin County Highway Dept.

Drainage improve.: Drainage narrative prepared by Trey Jinright, P.E. It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands A wetland delineation report prepared by Craig Martin of Wetland Sciences, Inc. identified jurisdictional wetlands on the northeastern portion of the subject property. These wetlands have been protected by a 30-foot natural wetland buffer, as shown on the site plan. Wetland buffer signage shall be installed and maintained in the field to clearly identify and protect the buffer area from disturbance.

Staff Analysis and Comments

The Lanterna development consists of approximately 89± acres and contains multiple zoning districts, including RSF-2 (Single Family Residential) and RMF-6 (Multi-Family Residential). The property also includes areas zoned B-2 (Local Business District); however, the commercially zoned portion of the property is not included within the approved PRD site plan.

The development is proposed in multiple phases, identified as Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, and Phase 3B.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP26-06 Lanterna Ph 1A be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

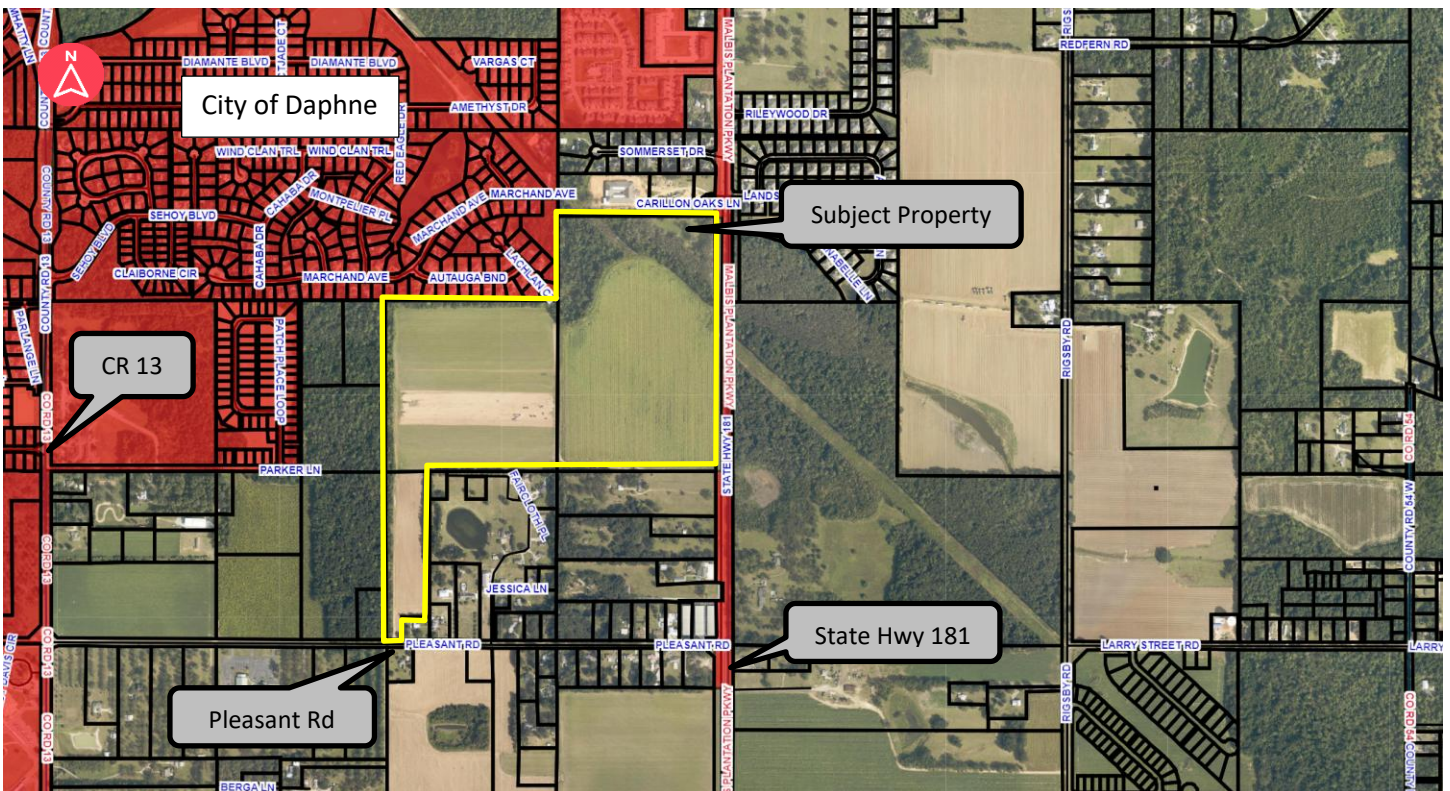
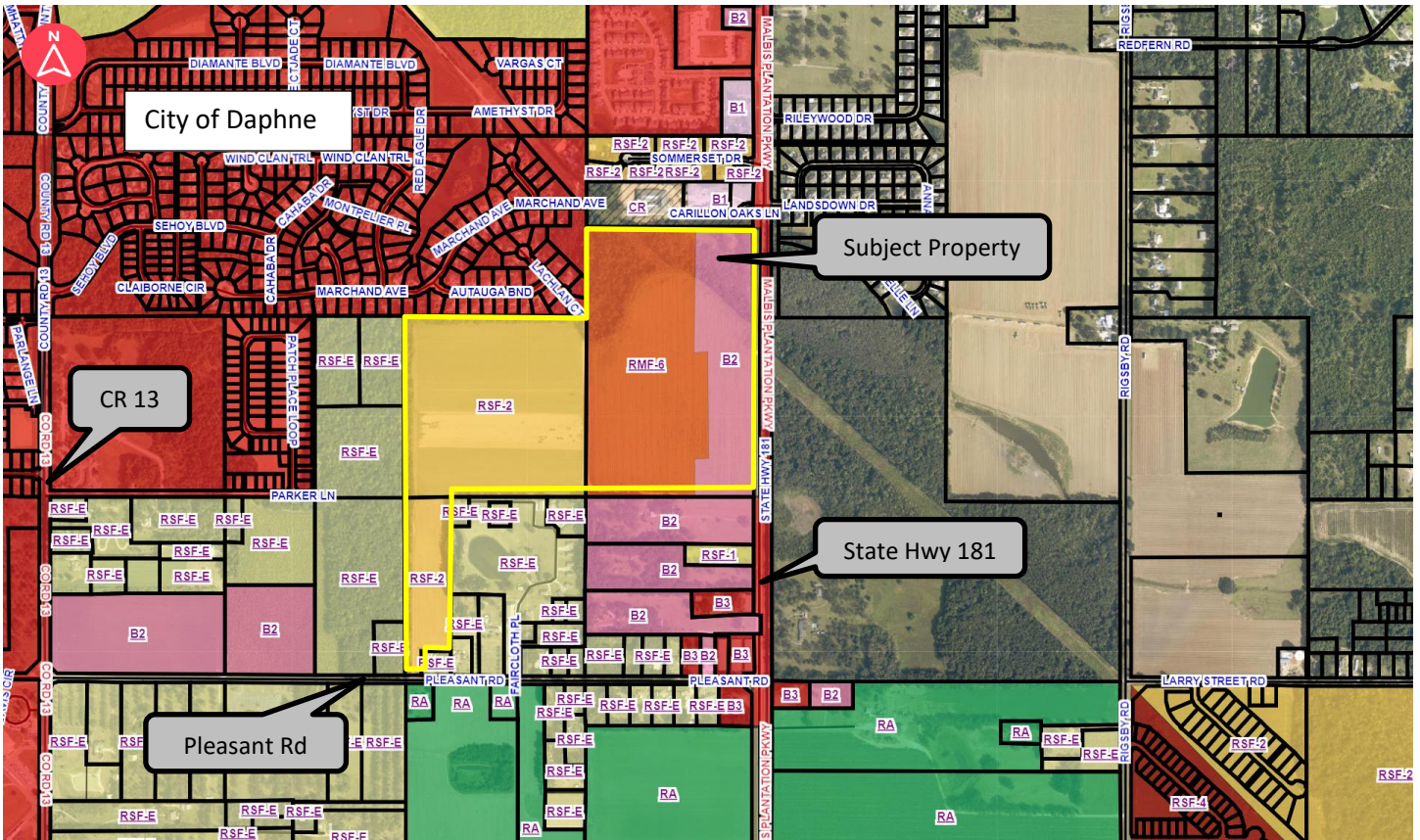
1. The applicant shall coordinate with the Baldwin County Highway Department and the Planning & Zoning Permit Engineer regarding the traffic study to ensure it meets the requirements necessary for review and consideration of future roadway improvements.
2. The applicant shall submit a Minor Subdivision application to separate the B-2 (Local Business District) portion of the property from the RMF-6 (Multi-Family Residential District) area, as the commercially zoned property is not included within the approved PRD site plan.

General Conditions:

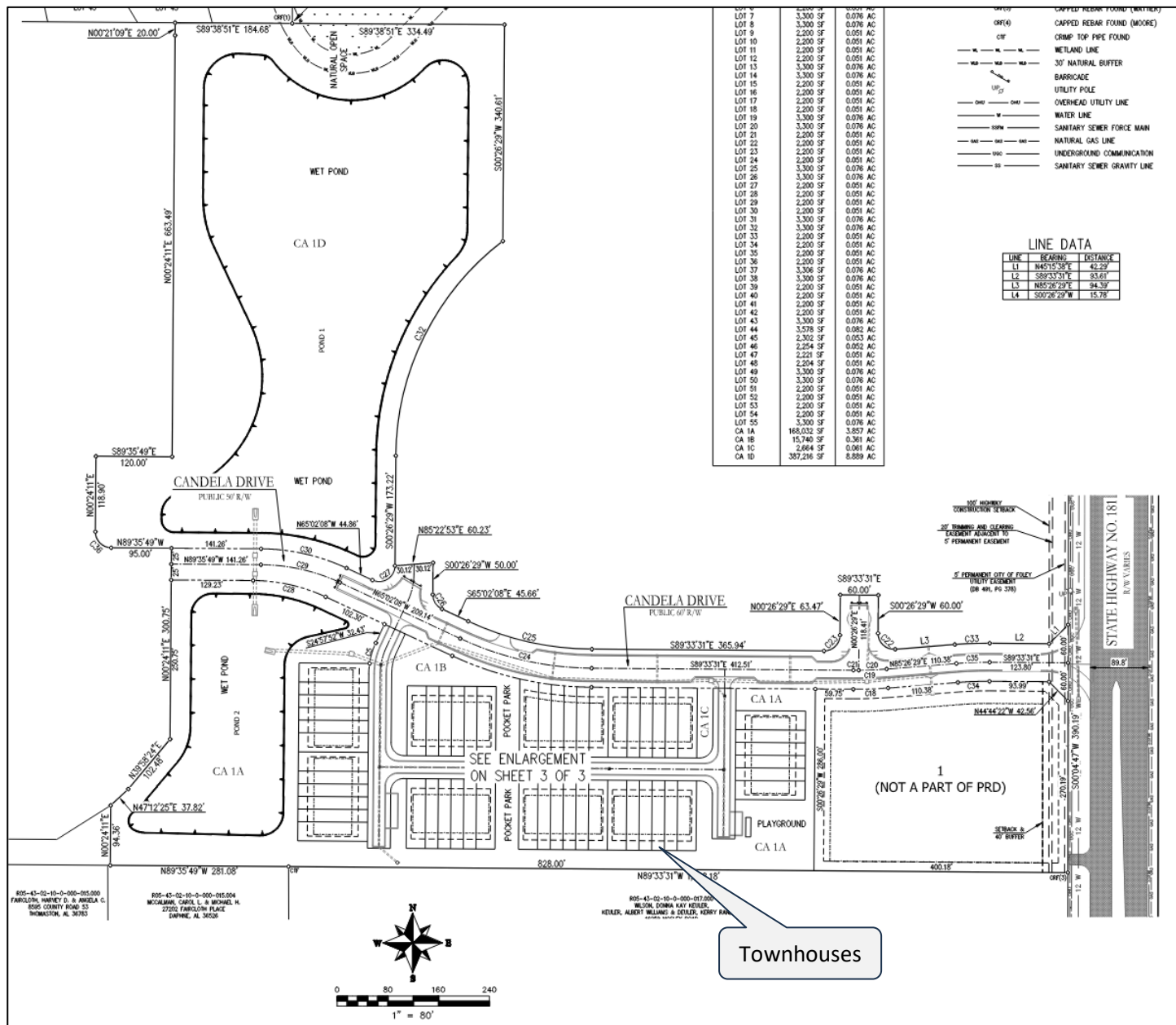
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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.

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



Plat

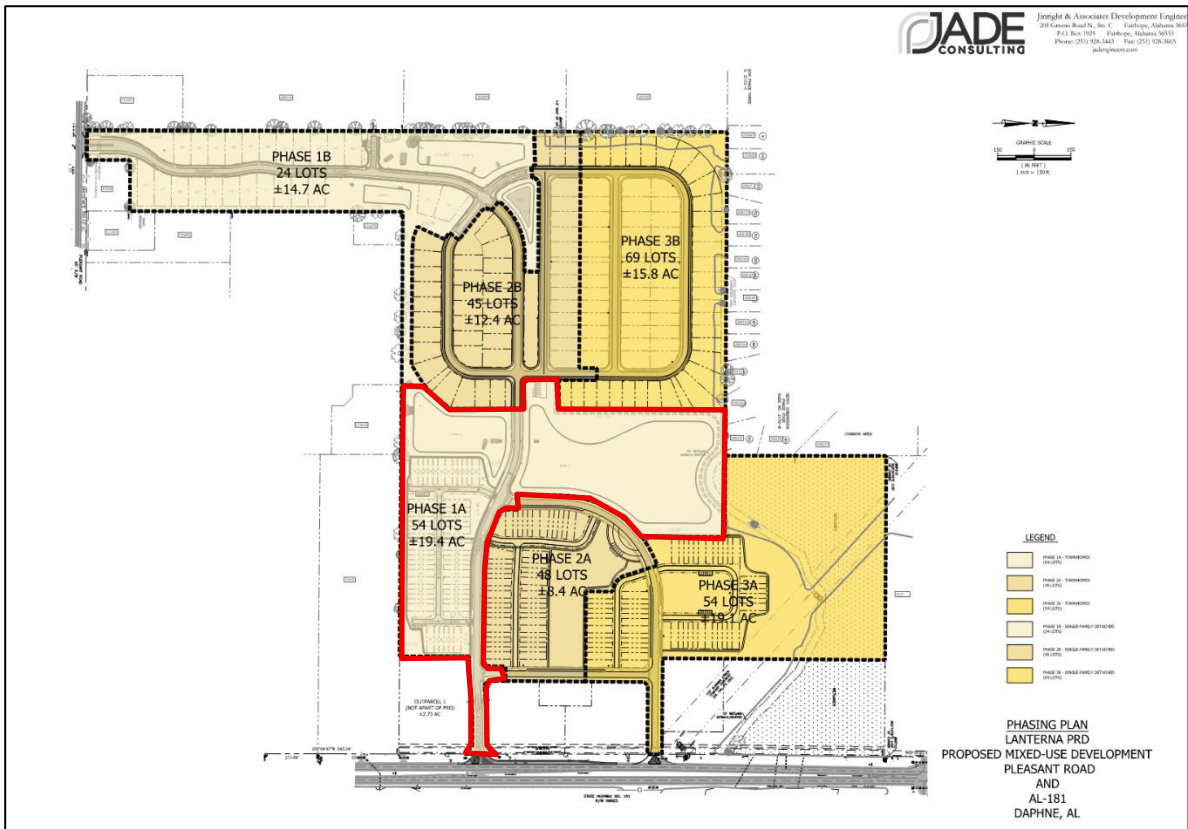
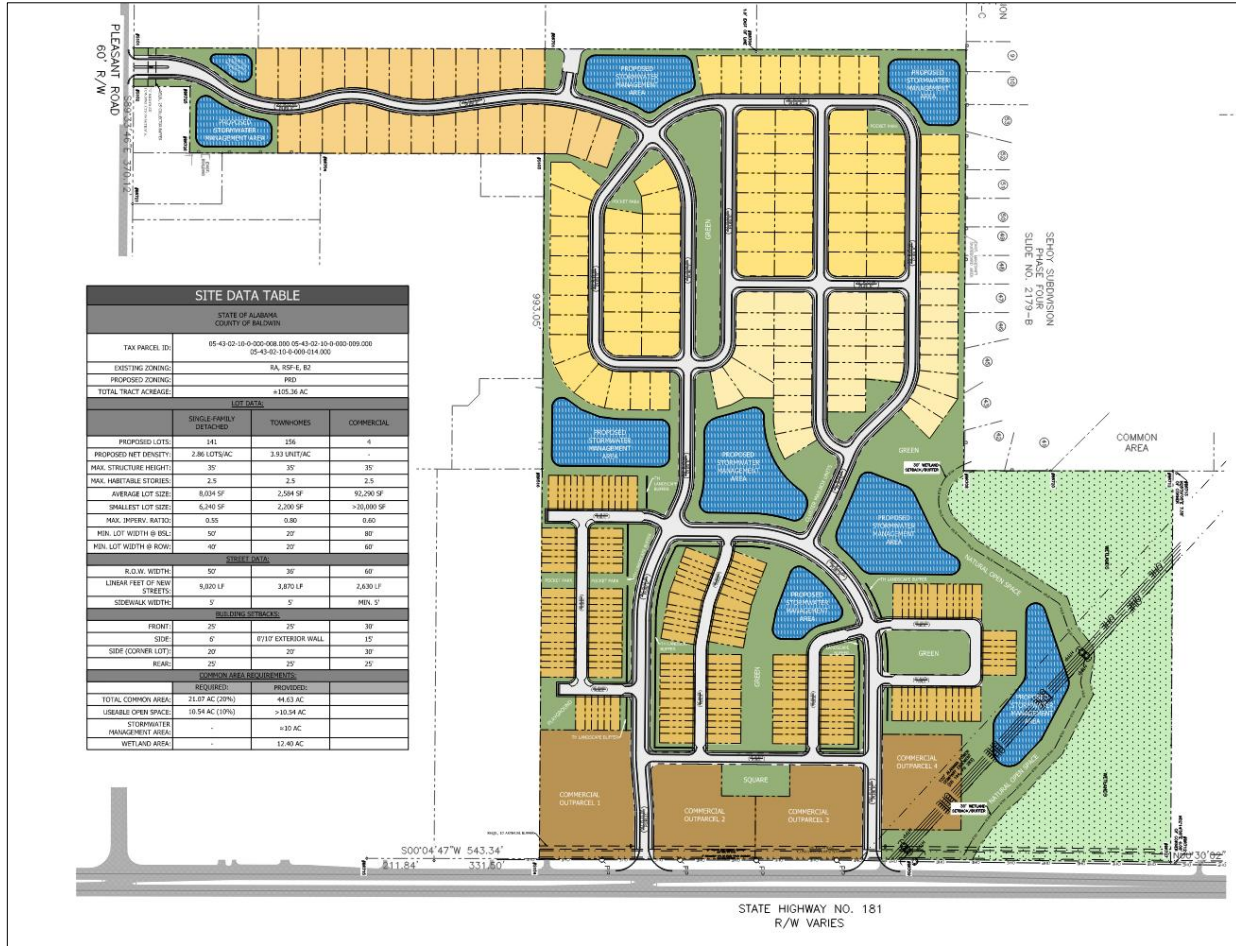


SITE DATA	
LINEAR FEET OF 60' STREET (PUBLIC):	1,338 LF
LINEAR FEET OF 36' ALLEY (PRIVATE):	1,144 LF
NUMBER OF LOTS:	54 (PRD) - 1 (B2)
SMALLEST LOT SIZE:	2,200 SF
AVERAGE LOT SIZE:	2,575 SF
TOTAL AREA:	22.11 ACRES
ZONING CLASSIFICATION:	PRD & B2
UNDERLYING ZONING:	B2, RMF-6, & RSF-2
PLANNING DISTRICT:	15
TOTAL COMMON AREA:	13.17 ACRES
USABLE OPEN SPACE:	5.36 ACRES
GROSS DENSITY:	2.44 UNIT/ACRE
JURISDICTIONAL WETLANDS "NATURAL BUFFER"	30 FEET

BUILDING SETBACKS		
	PRD	B-2
FRONT	25'	35'
SIDE	0'/10' EXTERIOR WALL	15'
SIDE (CORNER LOT)	20'	15'
REAR	25'	25'

LOT DRAINAGE EASEMENT		
	PRD	B-2
FRONT	15'	15'
SIDE	0'/7.5' EXTERIOR WALL	15'
SIDE (CORNER LOT)	15'	15'
REAR	15'	15'

Approved PRD Site Plan & List of Deviation



A	B	C	D	E
Ordinance Title	Section	Section Title Summary	Regulation Requirement	Deviation & Reason
Zoning Ordinance				
Article 3, 4 and 5		Building Setbacks		The approved PRD allows for a list of deviations to required setbacks within the development.
Subdivision Ordinance dated Jan 7, 2025				
Article 5 Design Standards	5.1.2, 5.4	Minimum Design Standards & Lots	Lot Size & Minimum Lot Width - Table 5.1 and Section 5.4 list minimum size standards for subdivisions	Section 9.3.2 list that planned unit developments have no minimum lots sizes and reduced setback requirements may be approved for better site design and otherwise meet the purpose of Section 9.1. Approved PRD site plan proposed townhome lot setbacks of front 25', rear 25', side 0/10' and detached single family lots having setbacks of front 25', rear 25', side 6', and side corner lots 20'.
	5.1.2, 5.4	Minimum Design Standards & Lots	Curb and Gutter - Table 5.1 list minimum standards for subdivisions	Application proposes the internal 36' alley ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 12" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 50' public ROW include a mixture of 30" valley gutter or 24" combination curb and gutter. Typical street sections are included in plan sets.
	5.1.2, 5.4	Minimum Design Standards & Lots	Sidewalk - Table 5.1 list minimum standards for subdivisions	Typical sections for the 36' alley, private ROWs do not include sidewalks. The majority of the lots along the alleys are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided.
	5.1.2, 5.4	Minimum Design Standards & Lots	Building Setbacks - Table 5.1 list minimum standards for subdivisions	Section 9.3.2 list that planned unit developments have no minimum lots sizes and reduced setback requirements may be approved for better site design and otherwise meet the purpose of Section 9.1. Approved PRD site plan proposed townhome lot setbacks of front 25', rear 25', side 0/10' and detached single family lots having setbacks of front 25', rear 25', side 6', and side corner lots 20'.
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	5.2.5 (e)	Utilities - Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.
	5.5.13	Intersections	Property lines at street intersections shall be rounded with a minimum radius of 25 feet.	PRD Site Plan proposed for internal street intersections along the 36' private alley ROW intersections to intersect at 20' radius and the 36' private alley connection to 60' public ROW allowed to intersect without a rounded radius being provided.
	5.6	Street Design Standards	Section provides for typical residential street section figure 5.1 and 5.2	Application proposes the internal 36' alley ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 12" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 50' public ROW include a mixture of 30" valley gutter or 24" combination curb and gutter. Typical street sections are included in plan sets.
	5.7(a)	Sidewalks	Sidewalks shall be located within the right-of-way or within an easement of sufficient width adjacent to the right-of-way.	Typical sections for the 36' alley, private ROWs do not include sidewalks. The majority of the lots along the alleys are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided.
	5.12.6 (c)	Dedication of Stormwater Management Easements	A minimum 15-foot (total width) drainage easement along all exterior side and rear lot lines, and a minimum 10-foot on each side along interior side and rear lot lines shall be provided to allow for the proper drainage of stormwater from both rear yards and off-site areas.	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.

Lanterna Subdivision Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

INTRODUCTION NARRATIVE

April 8, 2026

I. OWNER/DEVELOPER: Maronda Homes
101 Fly Creek Ave, Suite 326
Fairhope, AL 36532

II. Civil Engineer: Trey Jinright, P.E.
JADE Consulting, LLC
P.O. Box 1929, Fairhope, AL
Phone: (251) 928-3443

III. STORMWATER NARRATIVE:

1.) Project Description

This report will cover the initial stormwater routing calculations for an approx. 24-acre phase of the 105-acre master planned development. This drainage report is being provided as part of the CPR review submittal package. This report will include the PRE verse POST drainage basin design information in addition to the stormwater pipe networks, water quality calculations and any other misc. drainage calculations.

This phase 1A and 1B will include the development of a 82-lot single family subdivision with its roadway improvements that will provide a common point of access to either Pleasant Road or Hwy 181. Since Phase 1A and Phase 1B share the same drainage basin and function as an interconnected system in this planned community, we have included their respective routing calculations into this single drainage report.

This is the two initial phases of a much larger project. The storm water pre verse post calculations indicate that the project will meet the required drainage standards and will illustrate how this phase of the project will work with the overall project's infrastructure network.

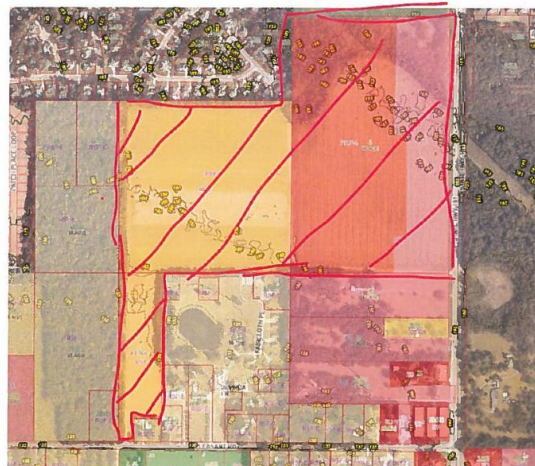
This project was given Residential Development Site Plan approval on December 17, 2024. It is the intent that this drainage report complies with the conditions the Baldwin County Planning Departments agreed to conditions.

2.) Project Location

This proposed community is located on 105 acres on the on the West side of Hwy 181 and to the North of Pleasant Road. This project is located outside the city limits of Daphne. Copies of the property's boundary survey and misc. project vicinity maps have been included in this report in an effort to help further clarify the project's location.

The approximate limits of this 105.36-acre project have been shown below.

Baldwin County GIS Map



Storm Water Management Analysis

FOR

Lanterna Subdivision Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

25-1974.26
April 8, 2026

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 25748, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the Baldwin County Subdivision Regulations and to all other rules and regulations, laws, and ordinances applicable to my design.

Project Engineer No. 25748
4/8/26 PROFESSIONAL
Date

A property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

208 GREENO ROAD NORTH, SUITE C
POST OFFICE BOX 1929
FAIRHOPE, ALABAMA 36533
TELEPHONE: 251-928-3443 • FAX: 251-928.3665



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-07

Lanterna Ph 1B

July 9, 2026

Subject Property Information

Planning District: 15
Zoning: RSF-2, Single Family District
Location: The subject property is located west of State Highway 181 and north of Pleasant Rd
Parcel Numbers: 05-43-02-10-0-000-014.000
05-43-02-10-0-000-009.000
Lead Staff: Fabia Waters, Associate Planner
Owner: Volovecky Farms, Inc. & Jerry Sr. Volovecky
Developer: Maronda Homes
Engineer/Surveyor: JADE Consulting LLC
Online Case #: When searching online CitizenServe database, please use SPP26-000007
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 24
Linear ft of streets: 2,237 LF
Lot setbacks: Reduced as allowed per the PRD Site Plan
Total acreage: 14.67 acres
Smallest lot size: 8,400 SF
Density: TOTAL COMMON AREA: 6.67 ACRES
USABLE OPEN SPACE: 2.82 ACRES
Open space: GROSS DENSITY: 1.65 LOTS/ACRE

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water System, Letter dated April 13, 2026
Electrical: Riviera Utilities, Letter dated April 14, 2026
Sewer: BCSS, Malbis treatment plant. Letter dated March 25, 2026
Broadband: ATT&T. Letter dated May 12, 2026
Fire flow: Adequate fire flow results were submitted for review and reflected a 2,370 gpm 20psi which are appropriate for the proposed setbacks.
Traffic study: Study was conducted by George F. Young, PE., it is being reviewed by the P&Z Permit Engineer and Baldwin County Highway Dept.

Flood zone: X zone, no special requirements
Baldwin County Planning and Zoning Commission, July 9, 2026 Agenda

Drainage improve.: Drainage narrative prepared by Trey Jinright, P.E. It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands A wetland delineation report prepared by Craig Martin of Wetland Sciences, Inc. identified jurisdictional wetlands on the northeastern portion of the subject property. These wetlands have been protected by a 30-foot natural wetland buffer, as shown on the site plan. Wetland buffer signage shall be installed and maintained in the field to clearly identify and protect the buffer area from disturbance.

Staff Analysis and Comments

The Lanterna development consists of approximately 89± acres and contains multiple zoning districts, including RSF-2 (Single Family Residential) and RMF-6 (Multi-Family Residential). The property also includes areas zoned B-2 (Local Business District); however, the commercially zoned portion of the property is not included within the approved PRD site plan.

The development is proposed in multiple phases, identified as Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, and Phase 3B.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP26-07 Lanterna Ph 1B be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

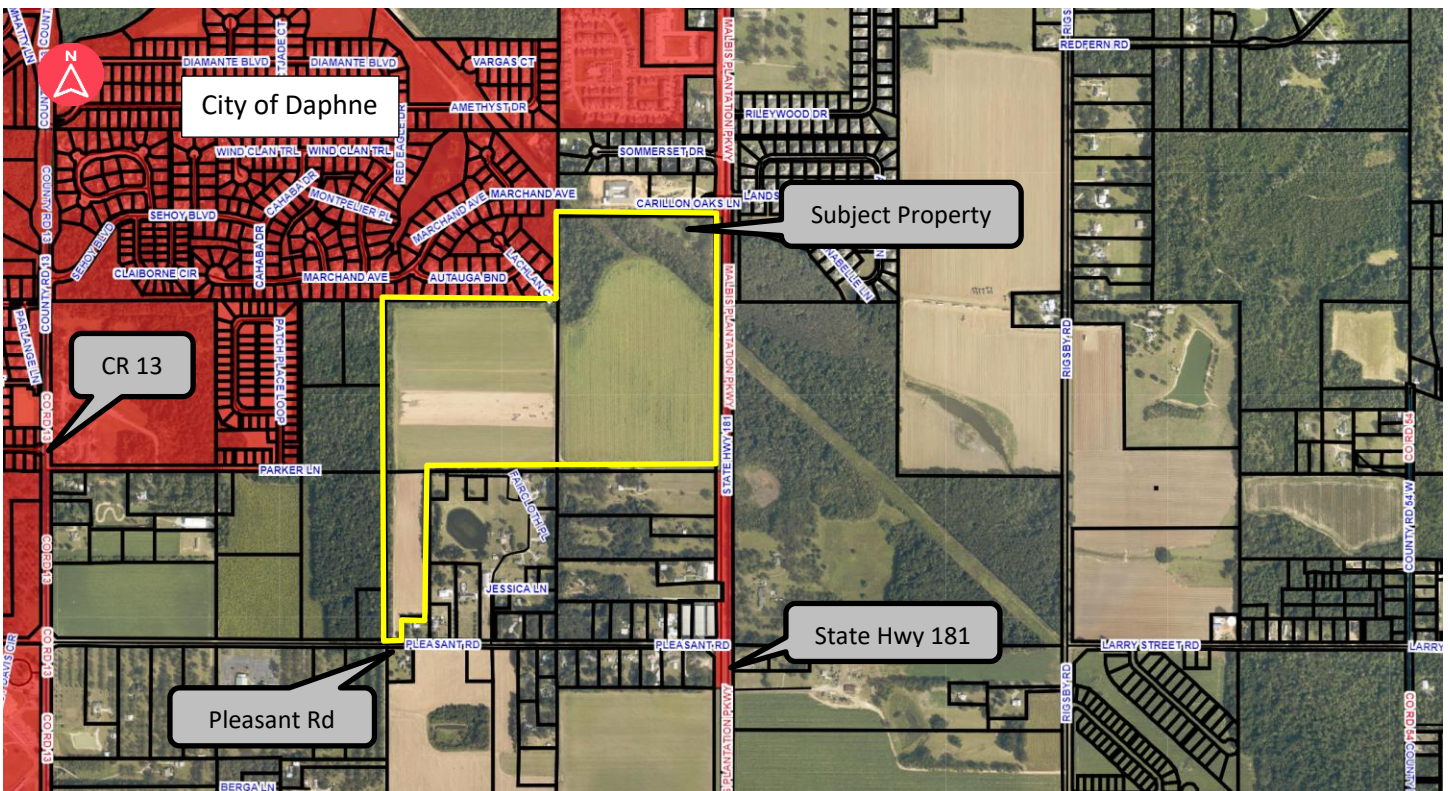
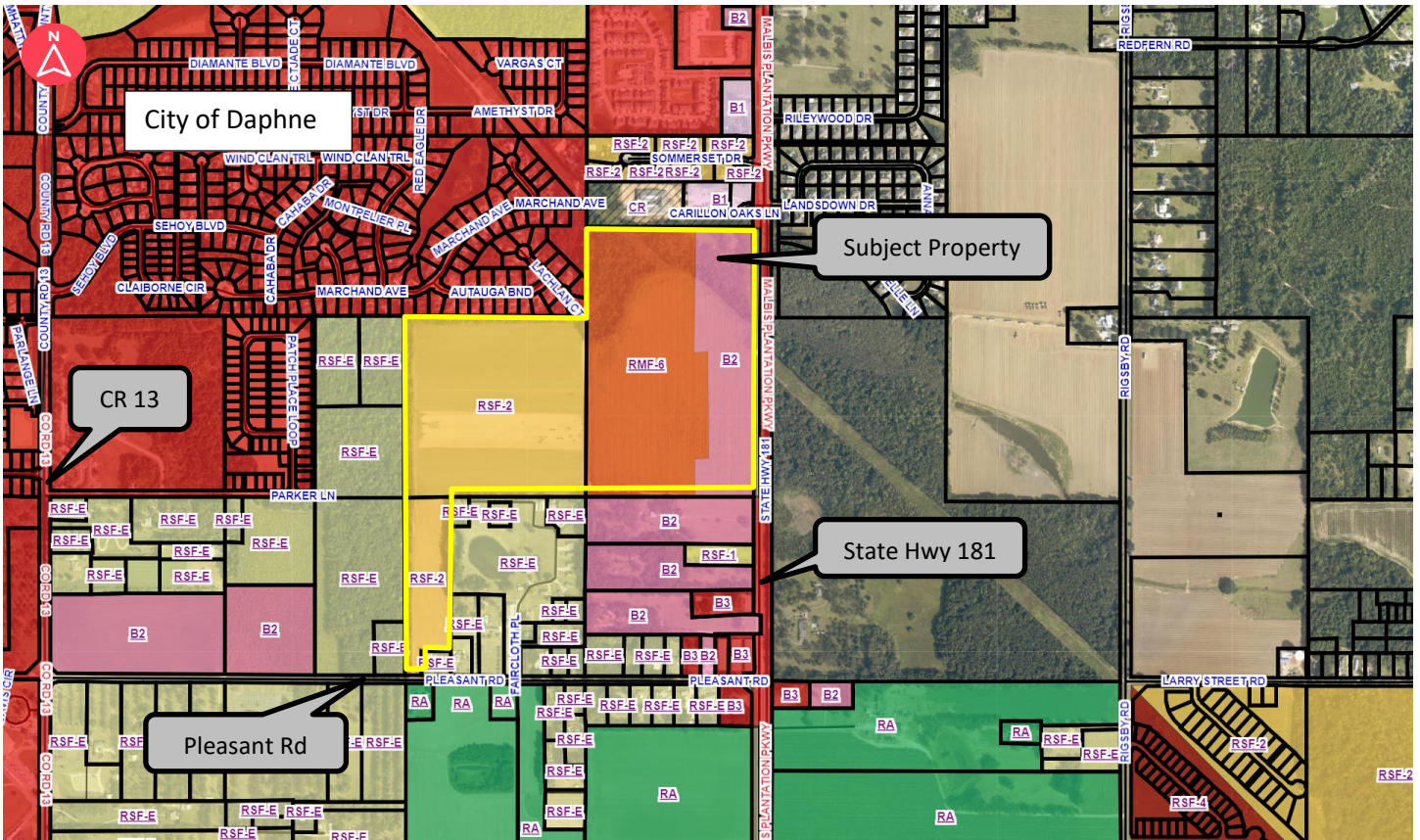
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2. The applicant shall submit a Minor Subdivision application to separate the B-2 (Local Business District) portion of the property from the RMF-6 (Multi-Family Residential District) area, as the commercially zoned property is not included within the approved PRD site plan.
- 3.

General Conditions:

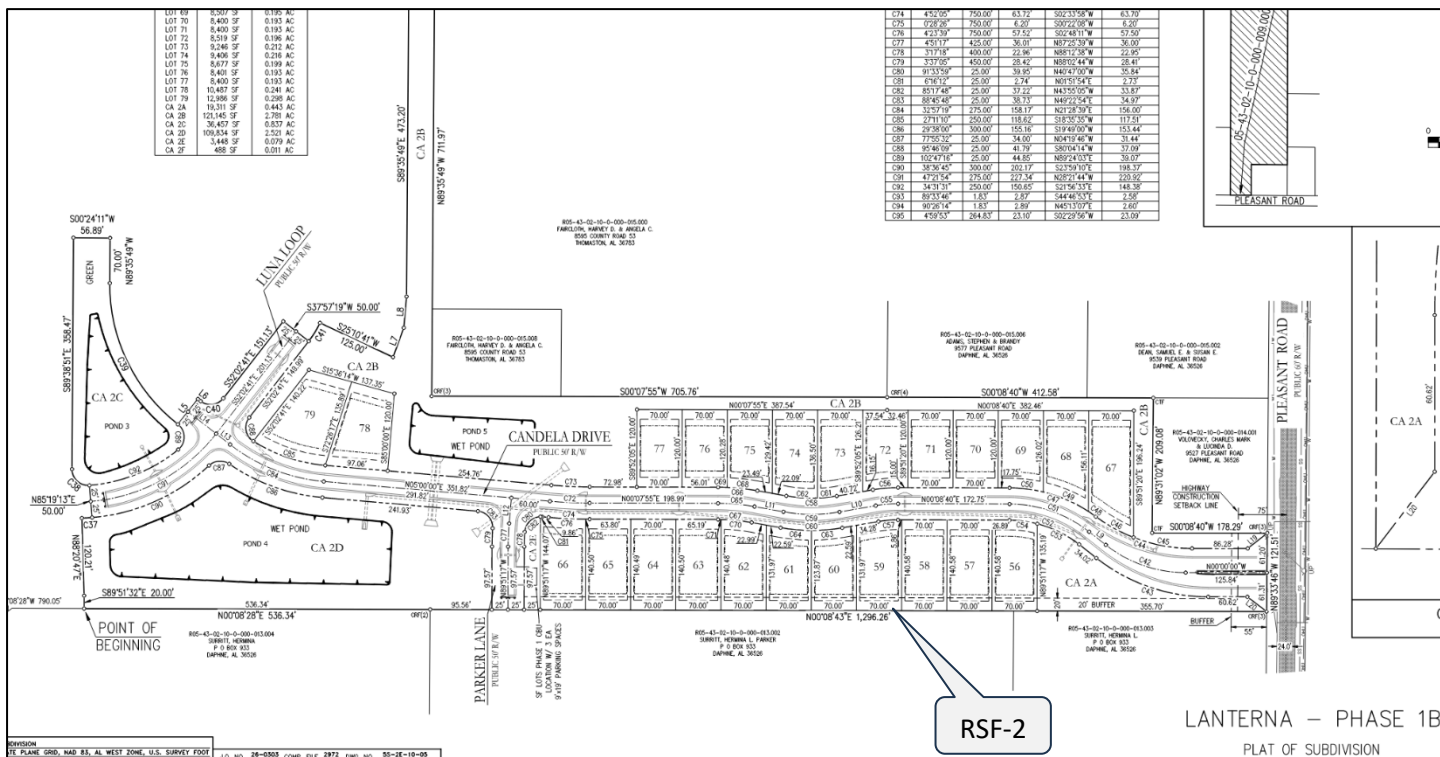
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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.

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



Plat



SITE DATA

LINEAR FEET OF 50' STREET (PUBLIC):	2,239 LF
NUMBER OF LOTS:	24
SMALLEST LOT SIZE:	8,400 SF
AVERAGE LOT SIZE:	9,561 SF
TOTAL AREA:	14.67 ACRES
ZONING CLASSIFICATION:	PRD
UNDERLYING ZONING:	RSF-2
PLANNING DISTRICT:	15
TOTAL COMMON AREA:	6.67 ACRES
USABLE OPEN SPACE:	2.82 ACRES
GROSS DENSITY:	1.65 LOTS/ACRE

TAX PARCEL NUMBERS:
 05-43-02-10-0-000-009.000
 05-43-02-10-0-000-014.000

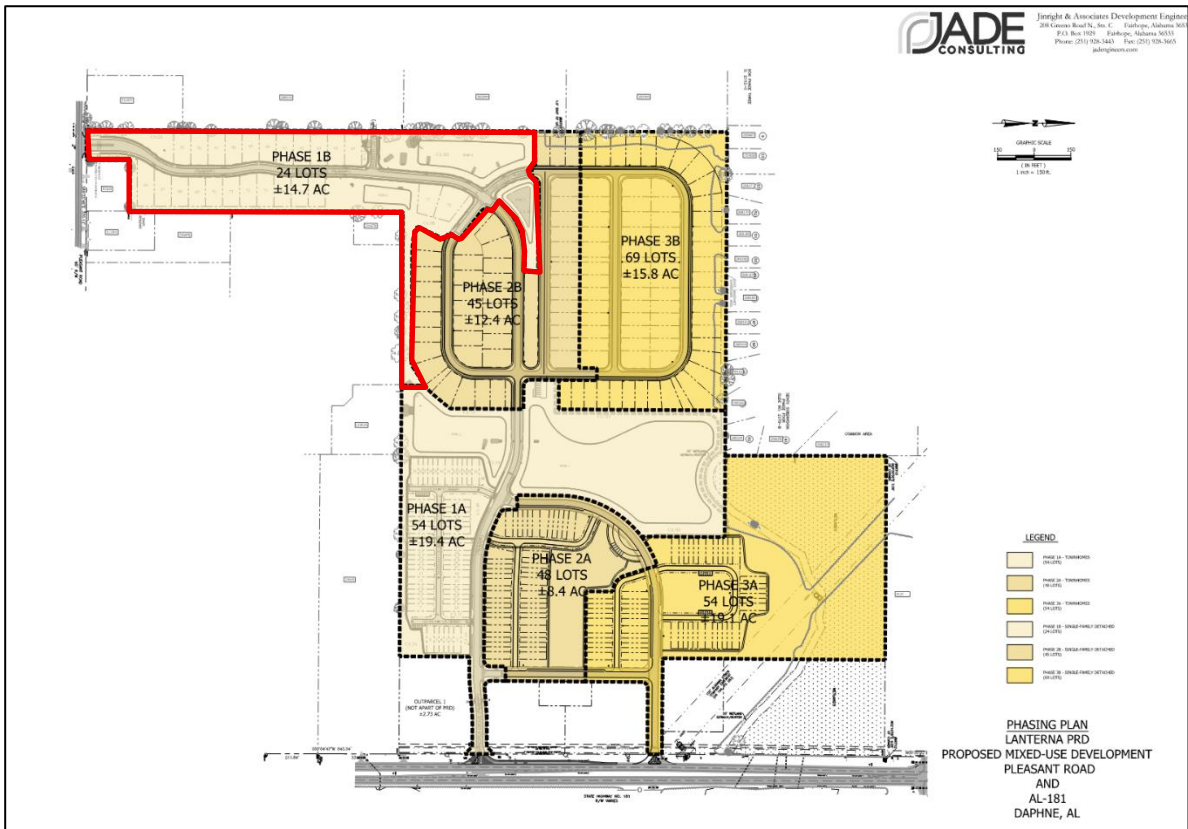
BUILDING SETBACKS

FRONT	25'
SIDE	6'
SIDE (CORNER LOT)	20'
REAR	25'

LOT DRAINAGE EASEMENT

FRONT	15'
SIDE	5'
SIDE (CORNER LOT)	15'
REAR	15'

Approved PRD Site Plan & List of Deviation



A	B	C	D	E
Ordinance Title	Section	Section Title Summary	Regulation Requirement	Deviation & Reason
Zoning Ordinance				
Article 3, 4 and 5		Building Setbacks		The approved PRD allows for a list of deviations to required setbacks within the development.
Subdivision Ordinance dated Jan 7, 2025				
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	5.5.13	Intersections	Property lines at street intersections shall be rounded with a minimum radius of 25 feet.	PRD Site Plan proposed for internal street intersections along the 36' private alley ROW intersections to intersect at 20' radius and the 36' private alley connection to 60' public ROW allowed to intersect without a rounded radius being provided.
	5.6	Street Design Standards	Section provides for typical residential street section figure 5.1 and 5.2	Application proposes the internal 36' alley ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 12" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 50' public ROW include a mixture of 30" valley gutter or 24" combination curb and gutter. Typical street sections are included in plan sets.
	5.7(a)	Sidewalks	Sidewalks shall be located within the right-of-way or within an easement of sufficient width adjacent to the right-of-way.	Typical sections for the 36' alley, private ROWs do not include sidewalks. The majority of the lots along the alleys are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided.
	5.12.6 (c)	Dedication of Stormwater Management Easements	A minimum 15-foot (total width) drainage easement along all exterior side and rear lot lines, and a minimum 10-foot on each side along interior side and rear lot lines shall be provided to allow for the proper drainage of stormwater from both rear yards and off-site areas.	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.

Lanterna Subdivision Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

INTRODUCTION NARRATIVE

April 8, 2026

I. OWNER/DEVELOPER: Maronda Homes
101 Fly Creek Ave, Suite 326
Fairhope, AL 36532

II. Civil Engineer: Trey Jinright, P.E.
JADE Consulting, LLC
P.O. Box 1929, Fairhope, AL
Phone: (251) 928-3443

III. STORMWATER NARRATIVE:

1.) Project Description

This report will cover the initial stormwater routing calculations for an approx. 24-acre phase of the 105-acre master planned development. This drainage report is being provided as part of the CPR review submittal package. This report will include the PRE verse POST drainage basin design information in addition to the stormwater pipe networks, water quality calculations and any other misc. drainage calculations.

This phase 1A and 1B will include the development of a 82-lot single family subdivision with its roadway improvements that will provide a common point of access to either Pleasant Road or Hwy 181. Since Phase 1A and Phase 1B share the same drainage basin and function as an interconnected system in this planned community, we have included their respective routing calculations into this single drainage report.

This is the two initial phases of a much larger project. The storm water pre verse post calculations indicate that the project will meet the required drainage standards and will illustrate how this phase of the project will work with the overall project's infrastructure network.

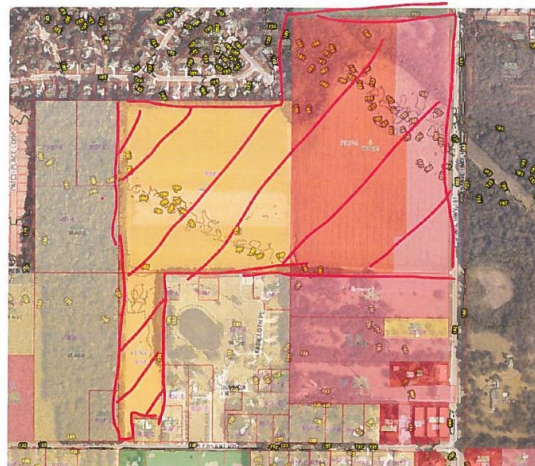
This project was given Residential Development Site Plan approval on December 17, 2024. It is the intent that this drainage report complies with the conditions the Baldwin County Planning Departments agreed to conditions.

2.) Project Location

This proposed community is located on 105 acres on the on the West side of Hwy 181 and to the North of Pleasant Road. This project is located outside the city limits of Daphne. Copies of the property's boundary survey and misc. project vicinity maps have been included in this report in an effort to help further clarify the project's location.

The approximate limits of this 105.36-acre project have been shown below.

Baldwin County GIS Map



Storm Water Management Analysis

FOR

Lanterna Subdivision Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

25-1974.26
April 8, 2026

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 25748, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the Baldwin County Subdivision Regulations and to all other rules and regulations, laws, and ordinances applicable to my design.

Project Engineer No. 25748
4/8/26 PROFESSIONAL
Date

A property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

208 GREENO ROAD NORTH, SUITE C
POST OFFICE BOX 1929
FAIRHOPE, ALABAMA 36533
TELEPHONE: 251-928-3443 • FAX: 251-928.3665



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-09
CW STABLESIDE ESTATES PHASE 1
July 9, 2026

Subject Property Information

Planning District: 18
Zoning: Unzoned
Location: East of Baldwin Beach Express and North on County Rd 38
Parcel Numbers: 05-48-05-15-0-000-004.000 PIN#: 9830
Lead Staff: Jenny M. Mosley , Planning Tech I
Applicant/Owner: Belle Fountain Land Company
Engineer/Surveyor: Lieb Engineering/Weygand Wilson Surveying
Online Case #: When searching online CitizenServe database, please use SPP26-000009
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Number of Lots: 16 lots
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear, 10' Side, 30 ft Natural Wetland Buffer
Total acreage: 33.75 acres
Smallest lot size: 1.00 acres (43,621 sq ft)

Public Utilities and Site Considerations

Public Utilities: Water: East Central Baldwin Water
Electrical: Baldwin EMC
Sewer: Septic

Fire flow: N/A

Traffic study: N/A

Flood zone: X Zoned, no special requirements.

Drainage improve.: Drainage narrative prepared by Lieb Engineering /Chris Lieb, PE and reviewed and accepted by the P&Z Permit Engineer.

Wetlands Wetlands were identified on the subject property. Wetland delineation provided by Wetland Sciences.

Staff Analysis and Comments

SPP26-000009, CW Stableside Estates Phase I is a 16-lot residential subdivision. All residential lots will be accessed through single residential drives and must adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommend that the PRELIMINARY PLAT for Case No. **SPP26-09 CW STABLESIDE ESTATES PHASE 1** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

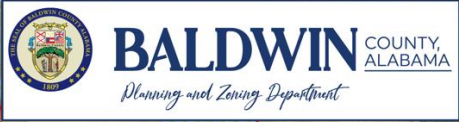
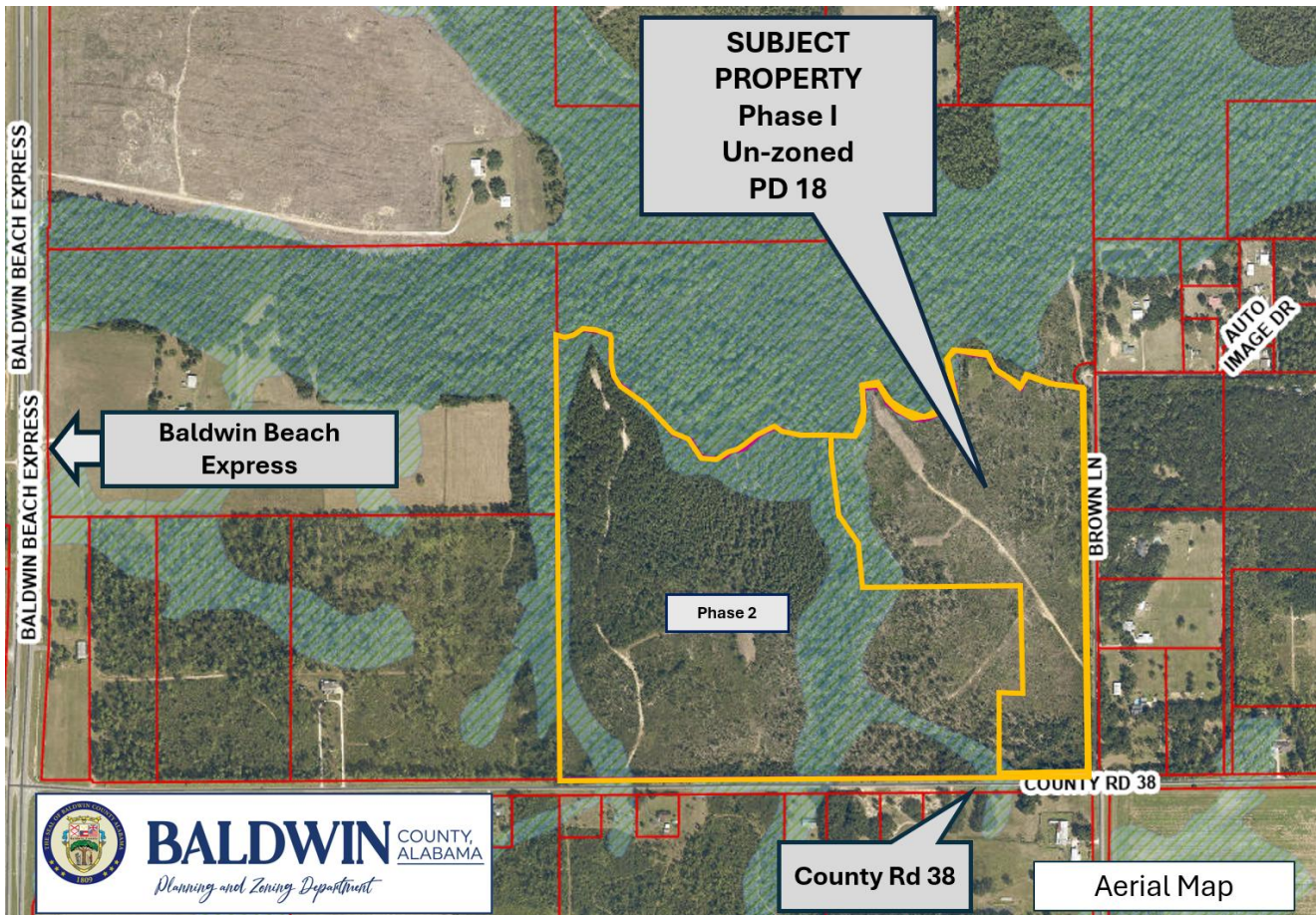
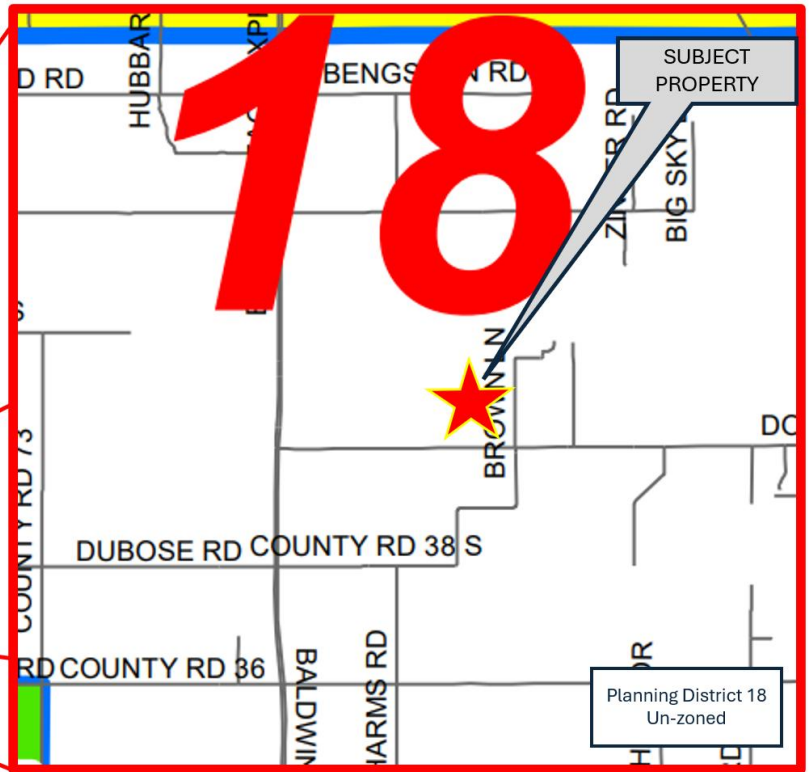
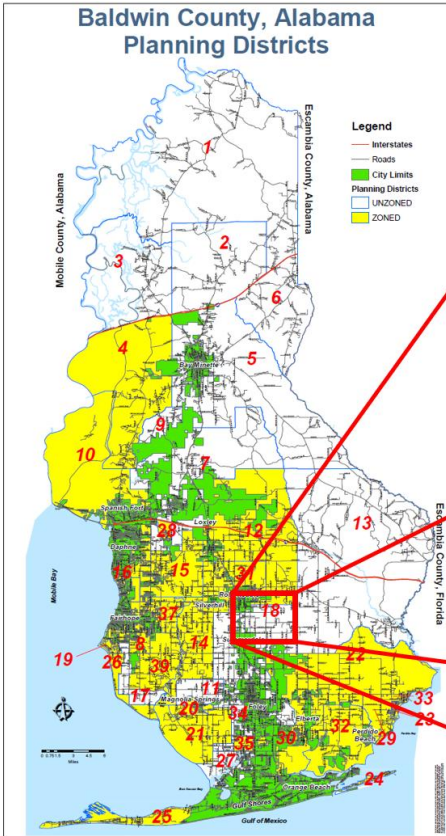
1. All required wetland buffers in common areas shall be marked with permanent signage. Signs must be installed and verified through staff field inspection with the Contractor prior to any land disturbance permit issuance or sitework activity. Placement is required every 100 feet. Signs must be permanent in nature using a steel post with concrete added to the footer.
2. A Quitclaim deed is required for 40' of existing CR 38 to Baldwin County along the property owned by BFLC.

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.

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

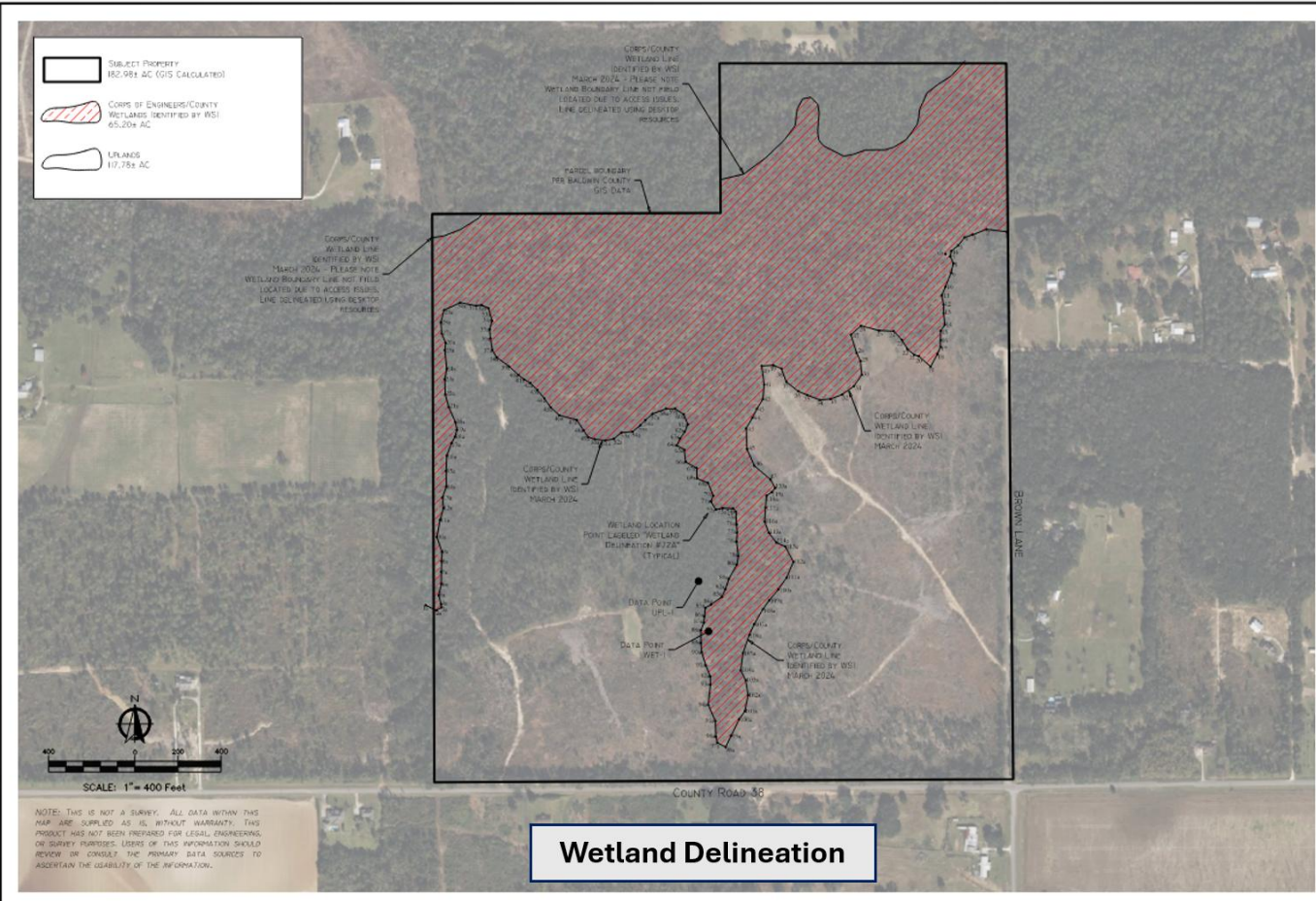
Locator Maps



NO.	DATE	DESCRIPTION

PRIN ARSO
Baldwin County, AL
SHEATH OF
WETLAND RESOURCES

PROJECT NO.: 2022-091
DRAWN BY: AJM
DATE: 09/06/2023
SHEET: 1



Wetland Delineation

FIRST REVISION
BFLC WATERHOLE BRANCH
BALDWIN COUNTY, ALABAMA
SECTION 15, TOWNSHIP 6 SOUTH, RANGE 4 EAST
DATE OF PLAT: SEPTEMBER 29, 2025

STATE OF ALABAMA
COUNTY OF BALDWIN

I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

DATE OF SURVEY: SEPTEMBER 29, 2025

NOTE: THE PLAT OF THIS SURVEY IS A FIRST REVISION. THE ORIGINAL PLAT WAS FILED IN VOLUME 15, PAGE 15, OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, IN BOOK 2005-1, C, D AND E. THIS SURVEY WAS FILED IN VOLUME 15, PAGE 15, OF THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA, IN BOOK 2025-1, C, D AND E.

OWNER'S DECLARATION
I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

OWNER'S ACCEPTANCE
I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

CERTIFICATE OF APPROVAL BY BALDWIN EMC
I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

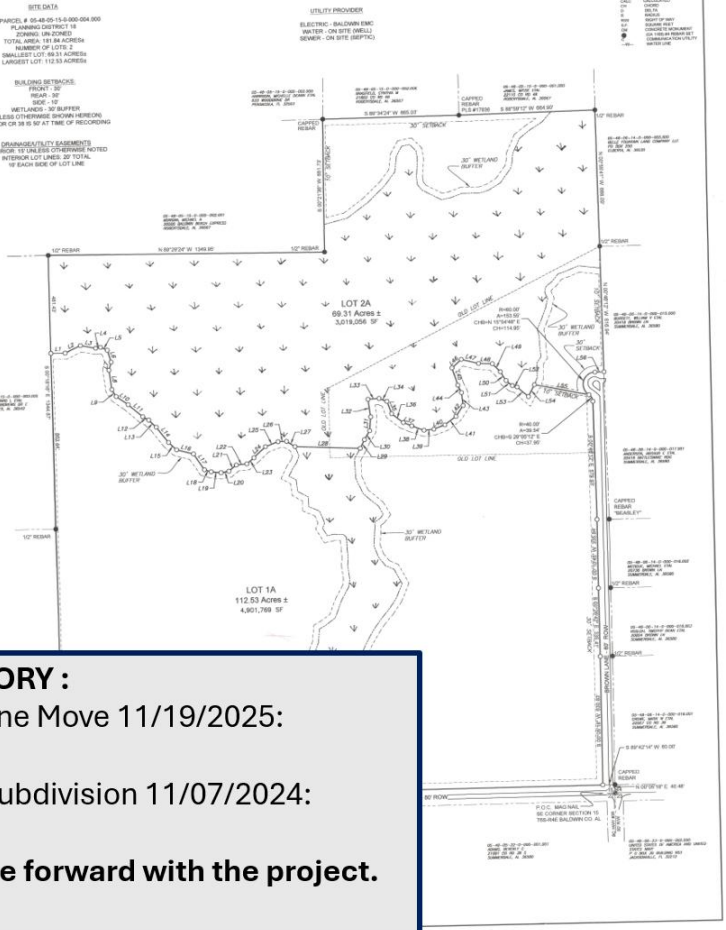
CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR
I, **Robert Smith**, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Belle Fontaine Land Company, L.P., a Corporation, located in Baldwin County, Alabama, and recorded in Volume 15, Page 15, of the Public Records of Baldwin County, Alabama, in Book 2005-1, C, D and E.

WETLANDS
30' BUFFER
UNLESS OTHERWISE SHOWN HEREON

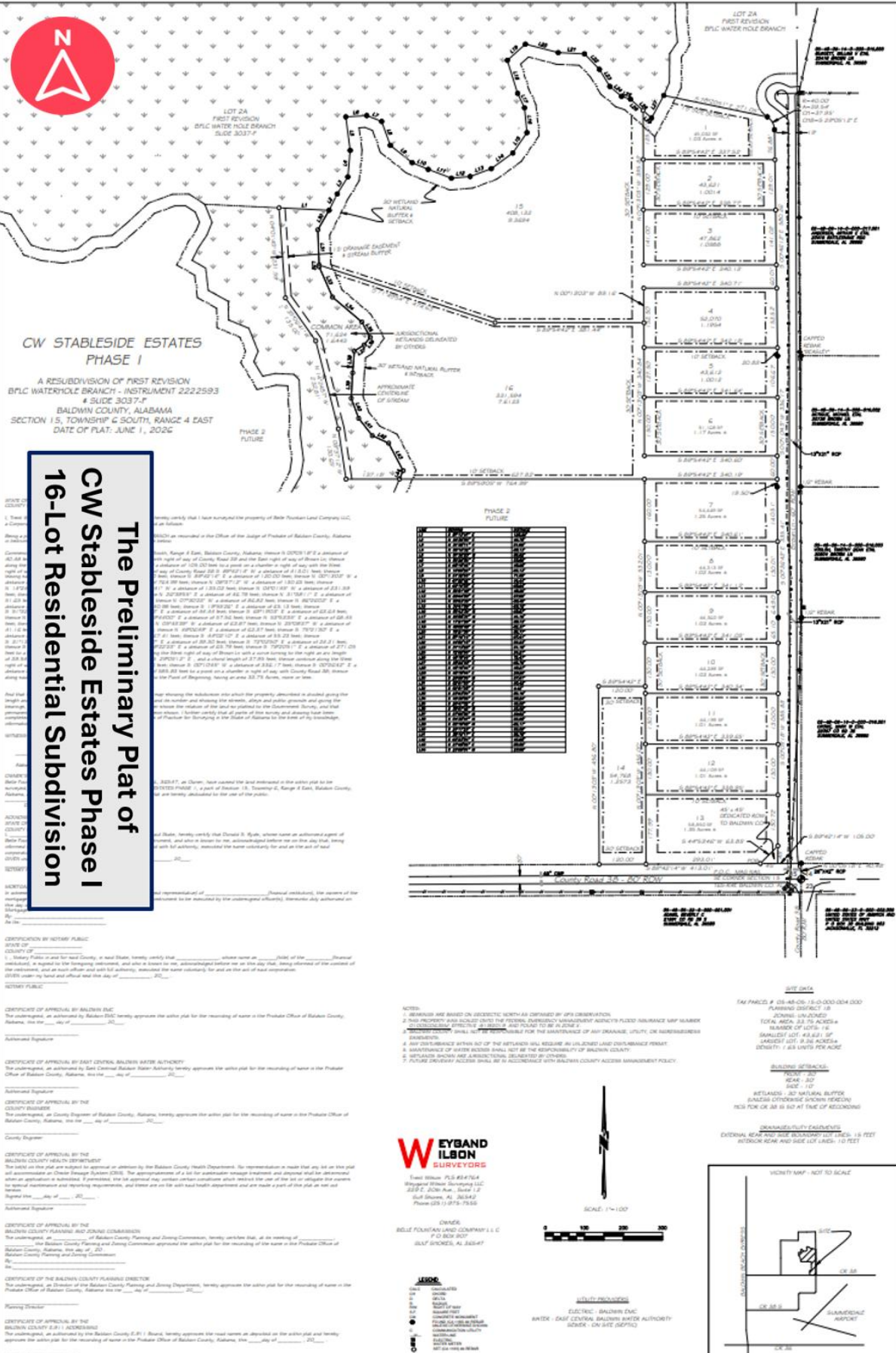
OWNER
BELLE FONTAINE LAND COMPANY, L.P.
P.O. BOX 100
GULF SHORES, AL 36527

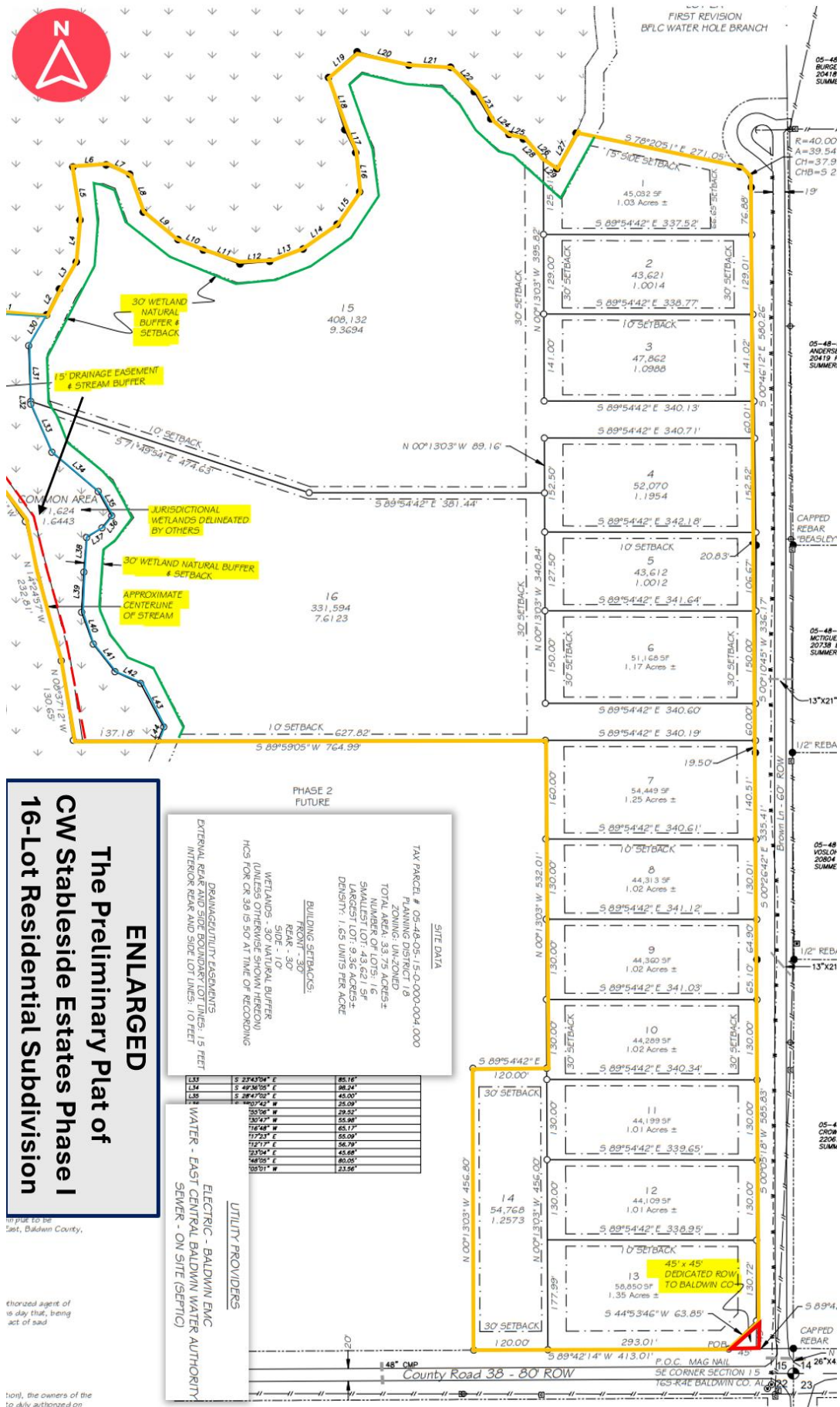
CONTRACTOR
WETLANDS
1000 W. WETLANDS
GULF SHORES, AL 36527

NO.	DESCRIPTION	AREA (AC)
1	WETLANDS	65,208
2	WETLANDS	117,78
3	WETLANDS	182,98



HISTORY :
PF25-000135 Common Lot Line Move 11/19/2025:
 Approved.
SPP24-000020 Legacy Hills Subdivision 11/07/2024:
 Approved with conditions.
Developer chose not to move forward with the project.





ENLARGED
The Preliminary Plat of
CW Stableside Estates Phase I
16-Lot Residential Subdivision

SITE DATA
 TAX PARCEL # 05-48-05-15-0-000-004.000
 PLANNING DISTRICT 0
 TOTAL AREA 33.75 ACRES ±
 NUMBER OF LOTS: 16
 SMALLEST LOT: 43,621 SF
 LARGEST LOT: 58,850 SF
 DENSITY: 1.65 UNITS PER ACRE

WETLANDS: - 30' NATURAL BUFFER (UNLESS OTHERWISE SHOWN HEREON)
 HCS FOR OR 30' IS 50' AT TIME OF RECORDING

DRAINAGE/FUTILITY EASEMENTS:
 EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
 INTERIOR REAR AND SIDE LOT LINES: 10 FEET

LOT	AREA (SF)	AREA (ACRES)
L13	58,850	1.35
L14	54,768	1.2573
L15	47,862	1.0988
L16	331,594	7.6123
L17	43,621	1.0014
L18	43,621	1.0014
L19	43,621	1.0014
L20	43,621	1.0014
L21	43,621	1.0014
L22	43,621	1.0014
L23	43,621	1.0014
L24	43,621	1.0014
L25	43,621	1.0014
L26	43,621	1.0014
L27	43,621	1.0014
L28	43,621	1.0014
L29	43,621	1.0014
L30	43,621	1.0014
L31	43,621	1.0014
L32	43,621	1.0014
L33	43,621	1.0014
L34	43,621	1.0014
L35	43,621	1.0014
L36	43,621	1.0014
L37	43,621	1.0014
L38	43,621	1.0014
L39	43,621	1.0014
L40	43,621	1.0014
L41	43,621	1.0014
L42	43,621	1.0014
L43	43,621	1.0014
L44	43,621	1.0014
L45	43,621	1.0014
L46	43,621	1.0014
L47	43,621	1.0014
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L58	43,621	1.0014
L59	43,621	1.0014
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L63	43,621	1.0014
L64	43,621	1.0014
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L67	43,621	1.0014
L68	43,621	1.0014
L69	43,621	1.0014
L70	43,621	1.0014
L71	43,621	1.0014
L72	43,621	1.0014
L73	43,621	1.0014
L74	43,621	1.0014
L75	43,621	1.0014
L76	43,621	1.0014
L77	43,621	1.0014
L78	43,621	1.0014
L79	43,621	1.0014
L80	43,621	1.0014
L81	43,621	1.0014
L82	43,621	1.0014
L83	43,621	1.0014
L84	43,621	1.0014
L85	43,621	1.0014
L86	43,621	1.0014
L87	43,621	1.0014
L88	43,621	1.0014
L89	43,621	1.0014
L90	43,621	1.0014
L91	43,621	1.0014
L92	43,621	1.0014
L93	43,621	1.0014
L94	43,621	1.0014
L95	43,621	1.0014
L96	43,621	1.0014
L97	43,621	1.0014
L98	43,621	1.0014
L99	43,621	1.0014
L100	43,621	1.0014

UTILITY PROVIDERS
 ELECTRIC - BALDWIN EMC
 WATER - EAST CENTRAL BALDWIN WATER AUTHORITY
 SEWER - ON SITE (SEPTIC)

PHASE 2 FUTURE

Map prepared by
 East, Baldwin County,
 authorized agent of
 the day that, being
 act of said
 heirs, the owners of the
 to duly authorized on



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP26-09
Replat of Lot 1 of Frolik Subdivision
July 9, 2026

Subject Property Information

Planning District: 12
Zoning: RSF-2- Single Family District
Location: Southwest corner of County Road 49 and Fackler Road
Parcel#: 05-42-05-22-0-000-008.002 **PIN#:** 218452
Parcel#: 05-42-05-22-0-000-008.001 **PIN#:** 14286
Lead Staff: Elizabeth Wilson, Planning Technician
Applicant/Owner: Jerry Frolik, 15430 Fackler Road, Loxley AL
Engineer/Surveyor: Hunter Smith, Smith Clark LLC, 30941 Mill Lane Suite G Spanish Fort AL, 36527
Online Case #: SRP26-000009

Subdivision Proposal

Request: Relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.
Number of Lots: 2 Lot
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear (as previously recorded)
Total acreage: 2.14 acres, Lot B

Staff Analysis and Comments

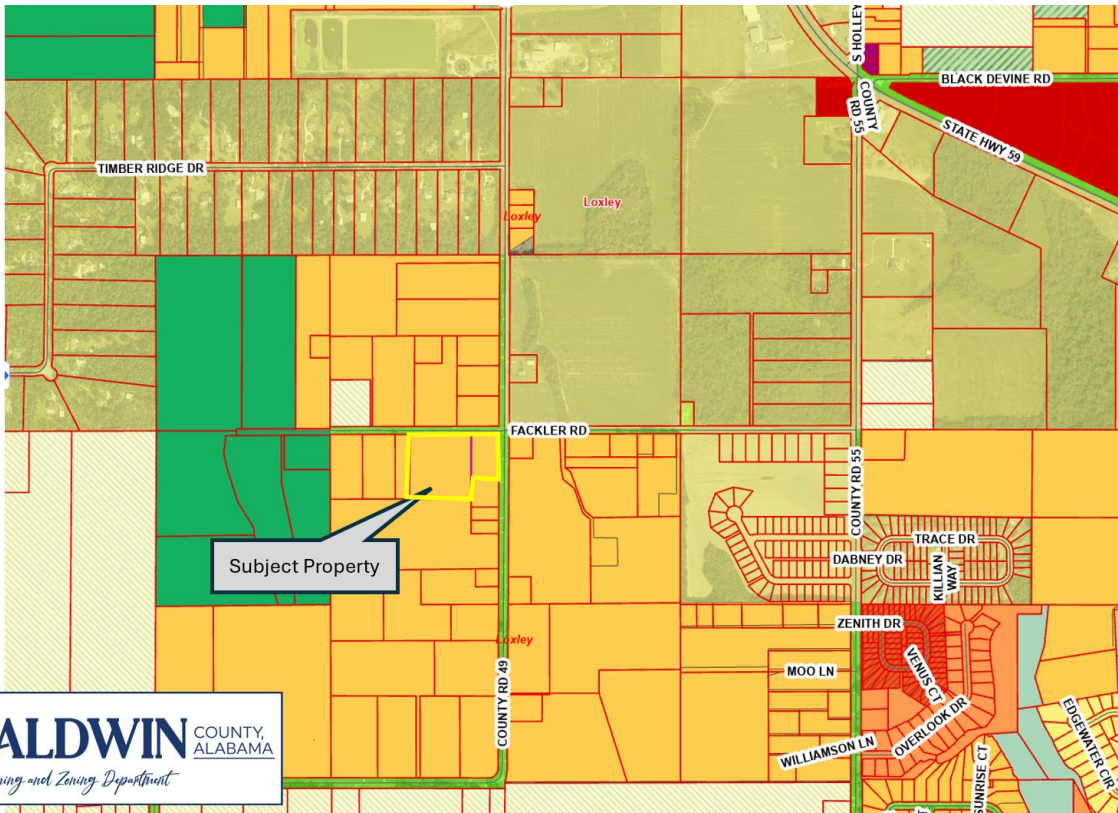
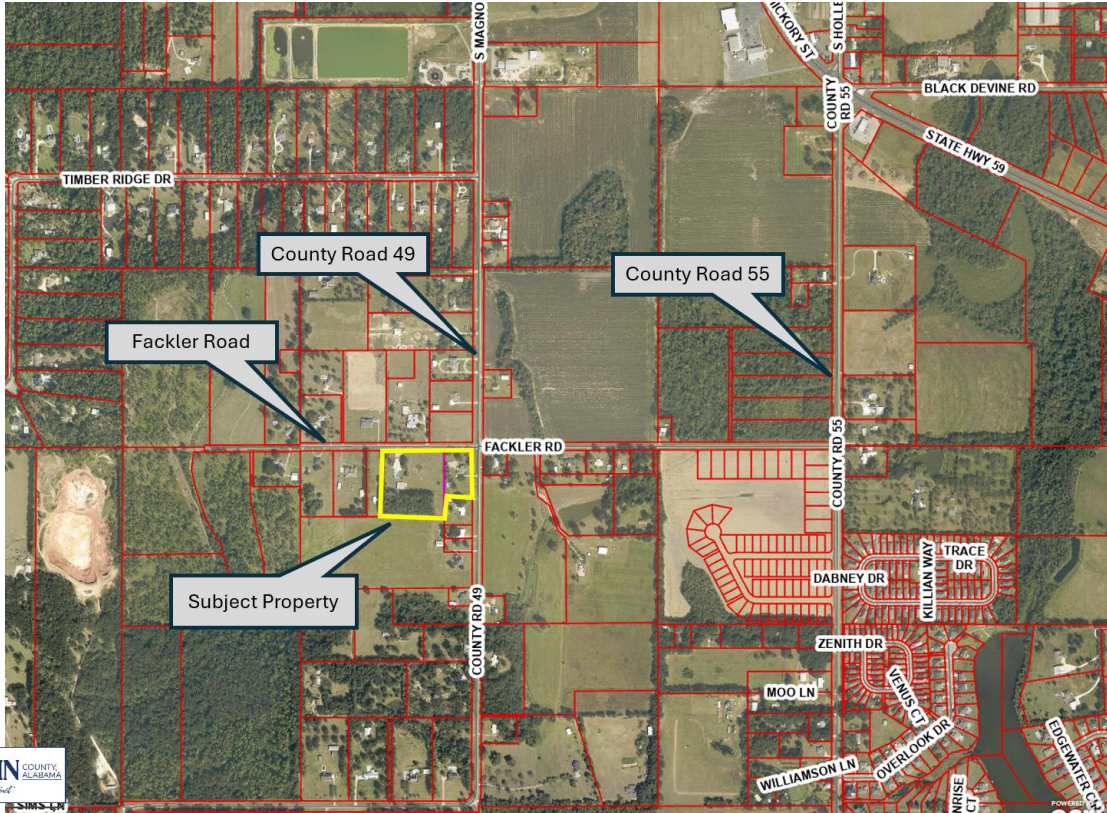
The applicant is requesting to relocate a lot line between two existing lots. One parcel is part of recorded subdivision Slide 1783-A. The other parcel is adjacent but not located within the recorded subdivision. This is a major change as defined in Section 4.8 of the Subdivision Regulations. The parcel is within the City of Loxley ETJ, but the City has chosen to review the request administratively, so it must be heard by Baldwin County Planning Commission. The proposed lot line move meets all requirements of the Zoning Ordinance.

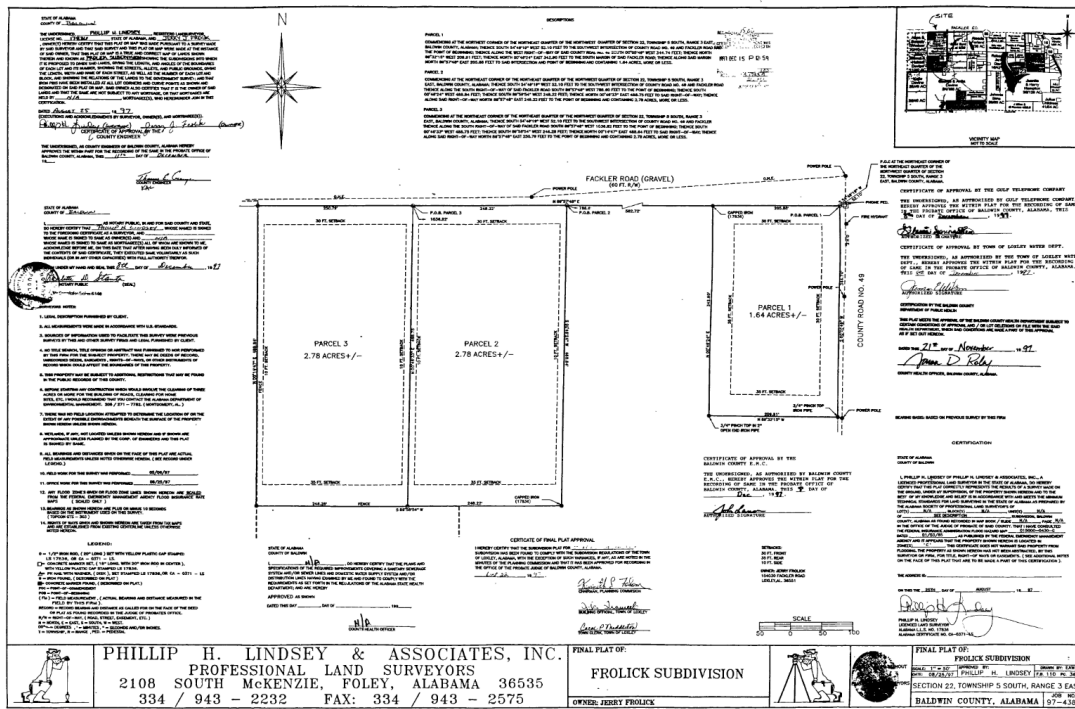
Staff Recommendation:

Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP26-09 Replat of Lot 1 of Sherry Frolik Subdivision be **Approved**.

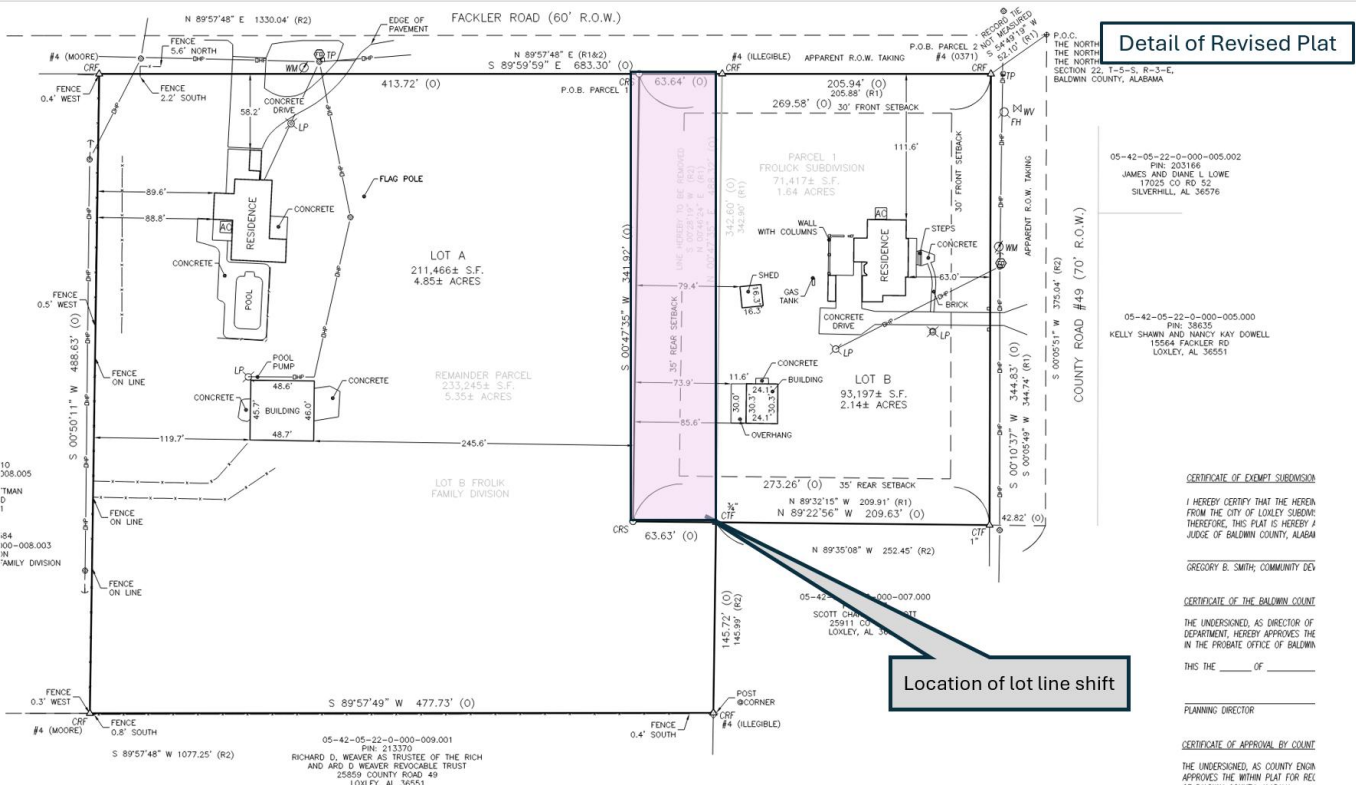
General Conditions: Record the approved Replat within 90 days of Planning Commission approval.

Locator Maps





Plat Detail





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP26-10

Cassella Subdivision a Replat of Lot 2 Bonds & Main Subdivision

July 9, 2026

Subject Property Information

Planning District: 12
Zoning: RA, Rural Agriculture
Location: County Road 68 - 1.3 miles west of Baldwin Beach Express
Parcel Numbers: 05-41-03-08-0-000-012.001
PIN: 6194000
Lead Staff: Elizabeth Wilson, Planning Technician
Applicant/Owner: *Robert Cassella*
Engineer/Surveyor: *William Luker, Speaks and Associates 251-666-4646*
Online Case #: SRP26-000010

Subdivision Proposal

Request: Relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel outside of the recorded subdivision.
Number of Lots: 1
Linear ft of streets: N/A
Lot setbacks: 40' Front, 40' Rear, 15' sides
Total acreage: 13 acres

Staff Analysis and Comments

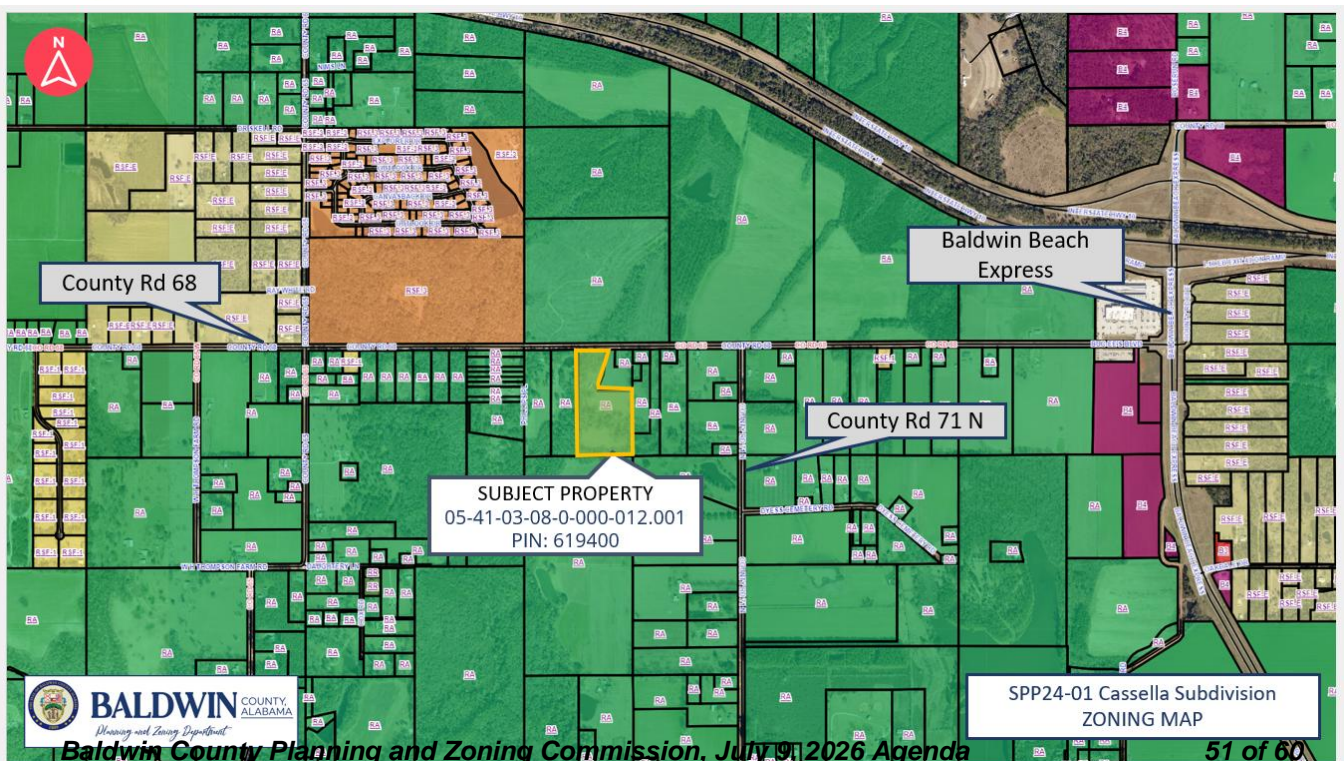
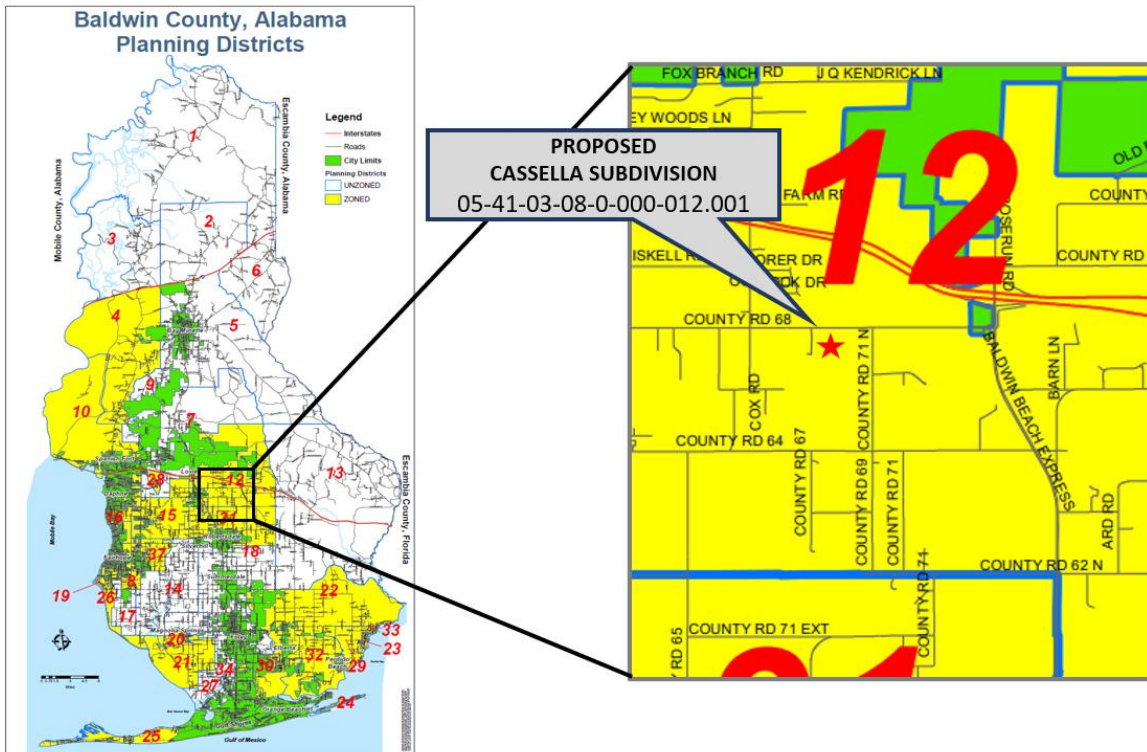
This parcel was originally created in 2022 as Lot 2 of the two lot subdivision Bonds & Main, recorded on Slide 2874-A. Mr. Cassella requested a 4-lot subdivision to further divide Lot 2 in 2024. That request has been presented to and approved by the Planning Commission, but a final plat was never recorded. Mr. Cassella has decided to not move forward with the 4-lot subdivision. Today's request is to revise the recorded Lot 2 parcel. An adjacent property owner is going to complete a *Common Lot Line Exemption* to bring a part of Lot 2 Bonds & Main into their existing parcel. This constitutes a major change as defined in Section 4.8 of the Subdivision Regulations. The Planning Commission must approve the outer boundary change of the existing recorded plat. Upon approval, an exemption request will be submitted to complete the common lot line move, and a replat of Lot 2 of Bonds & Main Subdivision will be recorded.

Staff Recommendation:

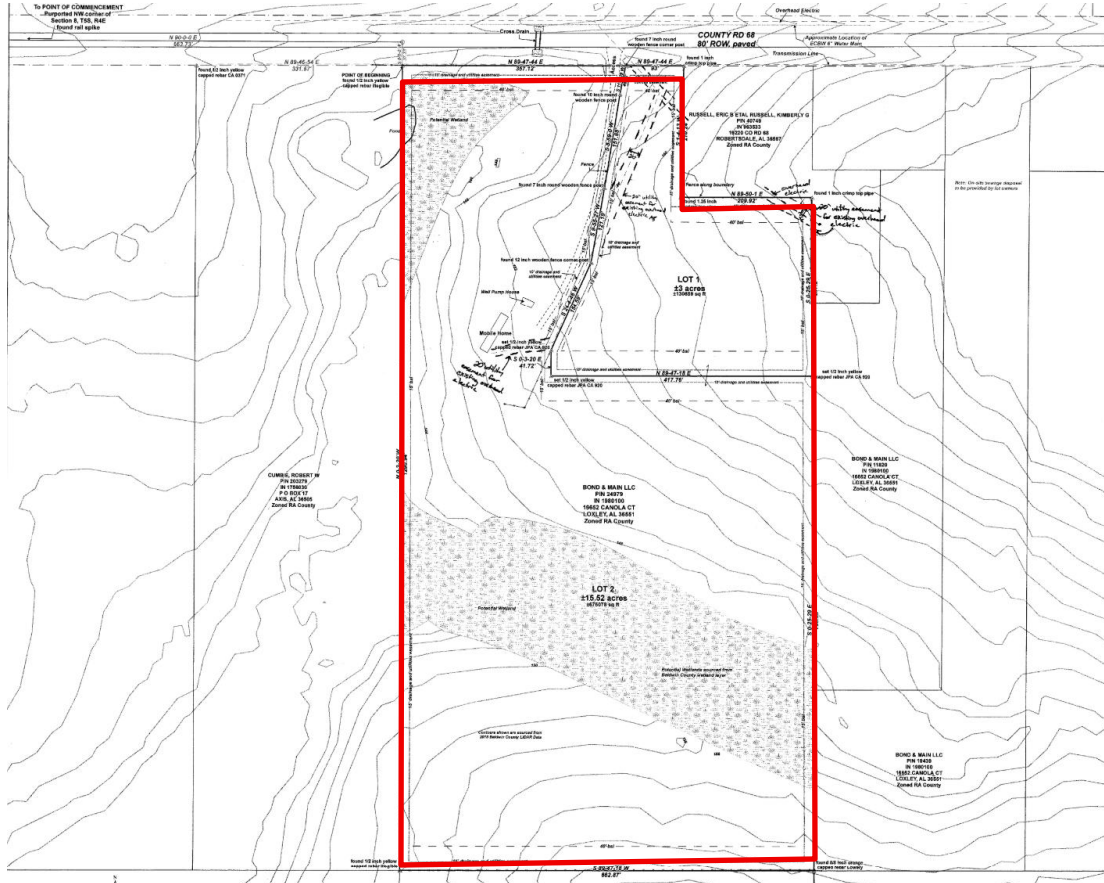
Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP26-10 Replat of Lot 2 of Bonds & Main Subdivision be **Approved**.

General Conditions: Record the approved Replat within 90 days of Planning Commission approval.

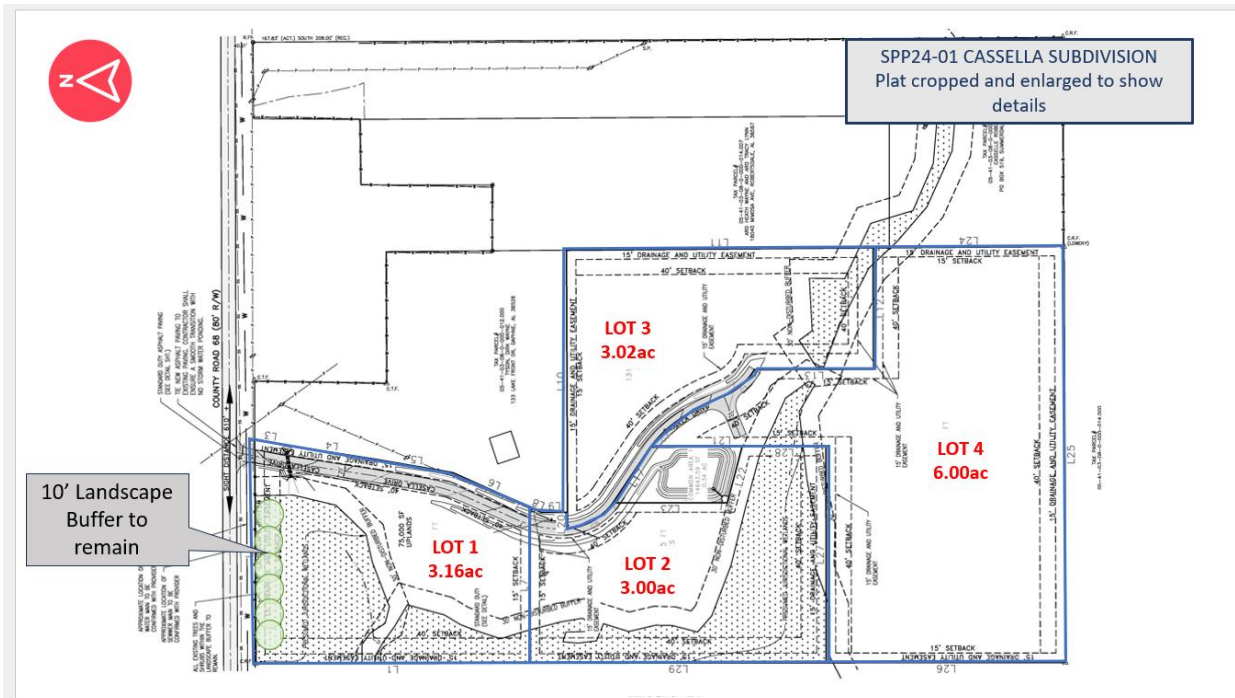
Locator Maps



Original Recorded Plat of Bonds & Main Subdivision



SPP24-01 to create 4 Additional Lots





Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV26-10

County Road 19 RV Park Variance Request

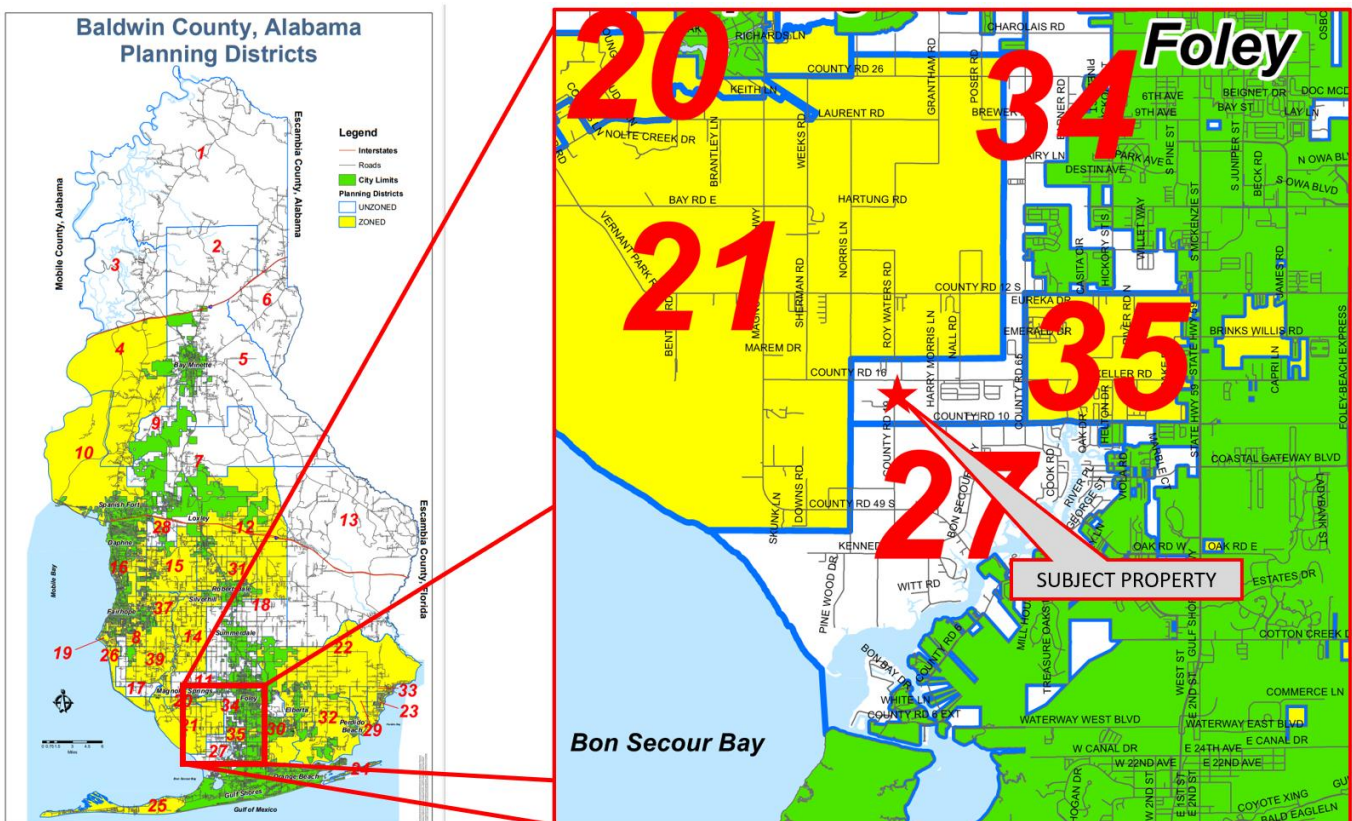
Variance from Subdivision Regulations, Section 3.2 Definitions: *Lot, Flag*

July 9, 2026

Subject Property Information

Planning District: 34
General Location: County Road 19 in Bon Secour
Physical Address: 7824 County Road 19 Foley, AL
Parcel Numbers: 05-60-06-38-0-000-002.012
PIN: 387162
Zoning: N/A
Total Property: 5.15 acres
Applicant: Brent Rowland, 12938 Flanagan Street Elberta, AL
Owner: Jeff Osborne, 34200 Kathryn Dr, Lillian AL 36549
Lead Staff: Elizabeth Wilson, Planning Technician

Locator Map



SUMMARY

The applicant is requesting a variance from the minimum width of the flag portion of the lot. Current regulations state the flag portion of lots must be a minimum of 60ft wide. This flag was approved in July 2020. At that time, 50ft was the minimum width of access for a major project, and the minimum width of a flag was 30ft. The applicant is requesting to allow the 50ft width be approved to allow for a 24 unit RV Park. The property is unzoned and outside of Foley Municipal Subdivision Jurisdiction. The subdivision regulations restrict the number of units allowed on parcels not served by public sewer, to 6 units per acre.

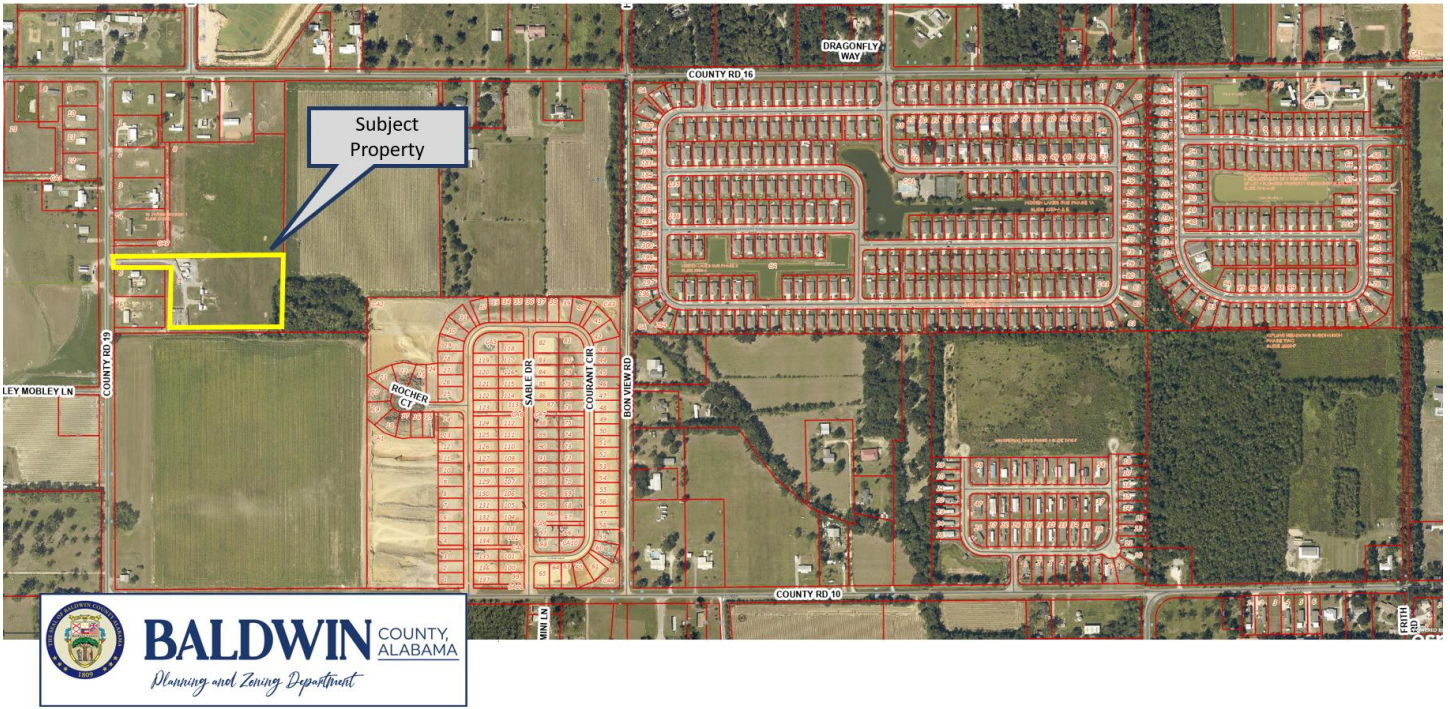
The property has several restraints that will not allow the 50ft flag to be increased. The property to the south (Lot 5) is 40,847 sq ft. If Lot 5 were to sell the subject property a 10ft strip of land to increase the flag portion, Lot 5 would be below the required 40,000 sf requirement. In addition, Lot 5 cannot gain additional square footage from the west, as there is a platted common area between Lot 5 and the subject property. The subject property cannot gain 10ft from the property to the north, as it is also currently served by a 50ft flag, and we cannot increase the non-conformity.

There are three possible outcomes for this parcel. First, the planning commission can vote to approve the existing 50ft flag to be allowed to service the RV Park. Second, the variance could be denied and no major project (anything other than two single family homes) would be allowed on the property. The third possibility is that the planning commission deny the Variance request and the applicant would then proceed with donating the flag portion of the lot to Baldwin County and platting the flag as Right of Way. The plat would show a 50ft right of way that terminates at the bulk of the property. The road within the Right of Way would be paved to county standards. The Right of Way would then be presented to the County Commission to vote to allow it to be "County Maintained" or denoted as "Not County Maintained".

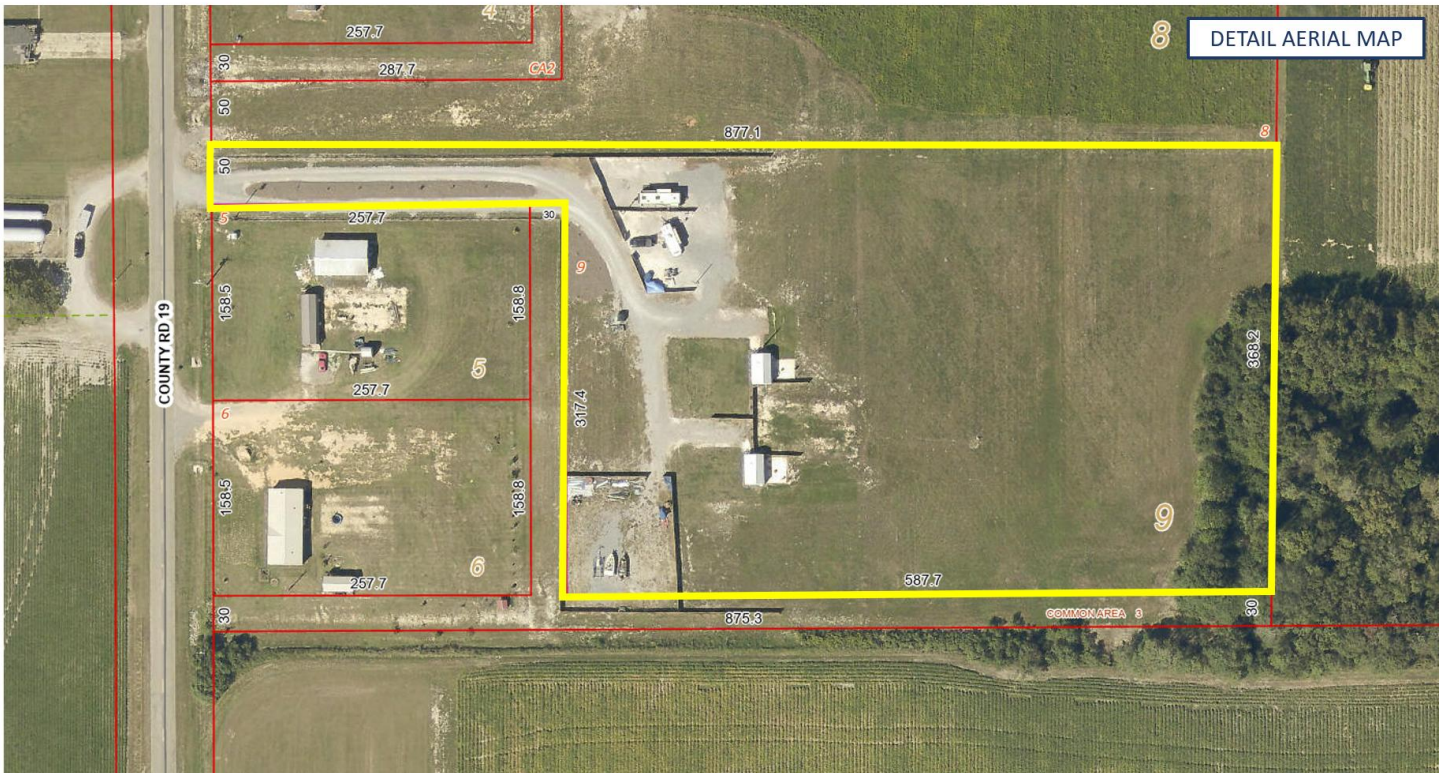
Because there is an option to convert the flag to Right of Way, staff is recommending DENIAL of this Variance request.

Site Map

AERIAL MAP



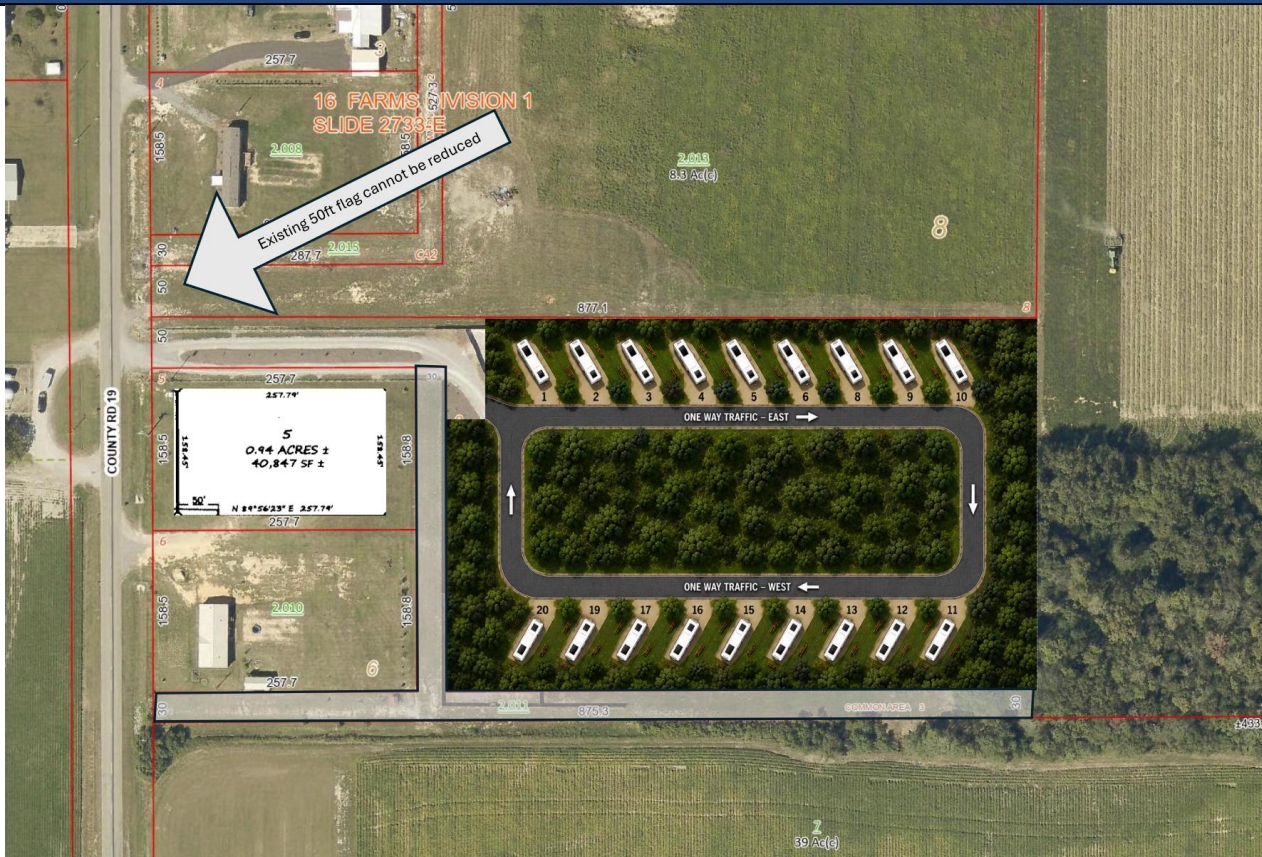
DETAIL AERIAL MAP



Proposed Site Layout



Access Restrictions



Staff Solution

The applicant can choose to donate the flag portion of the property to Baldwin County as Right of Way, then construct a road that meets county standards. That road would terminate in a hammerhead or similar design that would then open to the main bulk of the property. That would eliminate the requirement of a flag lot, as the lot would be accessed by a county Right of Way instead of the flag. The 50ft width is suitable for a county roadway. The roadway could be requested to have private maintenance, so the county would not have to take on the maintenance.

Staff Comments and Recommendation

As previously mentioned, the applicant has requested a variance from the minimum flag width to allow for the development of an RV park.

Unless information to the contrary is revealed at the public hearing, staff feels this variance request should be recommended for **Denial** due the ability to convert the flag to Right of Way.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

**NEXT REGULAR MEETING OF THE
BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
AUGUST 6, 2026, 4:00 PM**

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the full Staff Report presentation and the public folders for each of the cases, visit the “Upcoming Meeting Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

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