



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Case No. Z25-17 / PRD25-03
McLean Property / Point Clear Golf Club
Rezone From RA to RSF-1 and a 126-site PRD – Conceptual Site Plan
July 16, 2025

Subject Property Information

Planning District: 26
General Location: Located west of the County Rd 3 and north of the County Rd 24
Physical Address: No address provided
Parcel Numbers:

Parcel ID No.	Current Zoning	Proposed Zoning
05-56-03-07-0-000-001.000 - 5815	RA	RA
05-56-03-07-0-000-003.000 - 33951	RA	RA
05-56-03-07-0-000-003.001 - 26931	RA	RA & RSF-1
05-56-03-07-0-000-004.000 - 39776	RA	RSF-1
05-56-03-08-0-000-011.000 - 62994	RA	RA
05-56-03-08-0-000-012.000 - 28753	RA	RA
05-56-03-08-0-000-013.000 - 58800	RA	RA & RSF-1
05-56-03-08-0-000-013.001 - 59610	RA	RA & RSF-1
05-56-03-08-0-000-015.000 - 63316 (PORTION 39.331 AC)	RA	RSF-1

Existing Zoning: RA, Rural Agricultural District
Proposed Zoning: RSF-1, Residential Single-Family District
Existing Land Uses: Vacant
Proposed Land Use: Residential and Golf Course
Acreage: 310.55 ± acres (total) with 91.08 ± acres to be rezoned
Applicant: JADE Consulting, LLC
PO Box 1929
Fairhope, AL 36532
Owner: Kenny McLean, Jr.
PO Box 769
Point Clear, AL 36532
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

Adjacent Land Use		Adjacent Zoning
North	Residential	RA, Rural Agricultural District RSF-1, Single Family District RSF-2, Single Family District
South	Residential	RA, Rural Agricultural District
East	Residential	Unzoned, PD 17
West	Vacant	RA, Rural Agricultural District

Summary

The development comprise approximately 310.55 acres within Planning District 26 and 237.5 acres in unzoned Planning District 17. Currently, the properties within Planning District 26 are zoned RA, Rural Agricultural District. The applicant is requesting that 91.08 acres of the 310.55 acres be rezoned to RSF-1, Residential Single Family. Additionally, a request has been submitted for a Planned Residential Development (PRD), Conceptual Site Plan, with 126 lots and an 18-hole golf course. The Rural Agricultural zoning permits a density of 0.33 units per acre, while Residential Single-Family (RSF-1) zoning allows for 1.4 units per acre. The overall development density is approximately 0.42 units per acre. Based on the existing RA zoning and the proposed RSF-1 zoning, up to 200 lots could be accommodated; however, the applicant is proposing 126 lots. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density established by the proposed RSF-1.

Section 3.2 RA Rural Agricultural District

3.2.1 *Generally*. This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

3.2.2 *Permitted uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

3.2.3 *Special exceptions*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.
- (c) The following general commercial uses: low density recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).
- (d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 *Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

Section 4.2 RSF-1, Single Family District

4.2.1 Generally. This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

4.2.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

4.2.3 Conditional Use Commission Site Plan Approval. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.2.4 Special exception. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.2.5 Area and dimensional ordinances. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Maximum Ground Coverage Ratio	.35

Agency Comments

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

ADEM, Scott Brown: Staff reached out but received no comments.

Subdivisions: If a PRD is approved, the Applicant will submit Preliminary and Final Plat applications for review and approval to create lots.

Permit Engineer, Josh Newman: The County will not take ownership/maintenance of any roads within this development.

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, “It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.” Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission.

The proposed 126-unit development on 310.55 acres is to be known as Point Clear Golf Club. This development will be considered a “Large Scale Planned Development” and is seeking conceptual site plan approval. A large scale planned developments is a development of land, occupying two hundred and fifty (250) contiguous acres or more, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. Large Scale Planned Developments are required to obtain Conceptual Site Plan approval and then obtain Final Site Plan approval for each phase of development.

This proposed championship golf course and upscale residential community aims to attract business leaders and elevate the surrounding area by showcasing recent airport upgrades and boosting property values. Centered around an 18-hole course designed by Tom Fazio, the private club will offer a family-focused lifestyle with amenities such as a wellness center, pools, dining venues, and walking trails, aspiring to rival elite communities in the Southeast. Spanning 310 acres across nine parcels, the project site currently includes a mix of woodlands and a family horse farm, with a grand home which will be converted to the golf course clubhouse.

The development will feature a variety of lot sizes, ranging from approximately 4,342 square feet to 1 acre. The project includes approximately 230.44 acres of open space, of which 159.86 acres are designated as usable. Additionally, about 43.4 acres of wetlands have been delineated, and the site plan includes a 30-foot buffer zone surrounding these wetlands.

According to the Master Plan, the area is designated for Moderate Development Density, with potential for Rural/Agriculture/Low Impact Development (LID) and Conservation Development. Staff has reviewed the submitted documentation and determined that the request is in compliance with the requirements for rezoning to Residential Single Family (RSF-1) in conjunction with a Planned Residential Development (PRD).

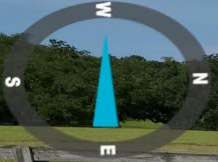
Staff Comments and Recommendation

Unless information to the contrary is revealed at the public hearing, staff feels the rezoning and PRD-Conceptual Site Plan applications should be recommended for **Approval**.

If it is the pleasure of the County Commission to approve the site plan, the following conditions would apply:

1. If the Conceptual Plan and required submittals are approved by the County, the applicant(s) must then and in that event, submit Final Site Plans in accordance with the approved phasing schedule and in accordance with Section 9.3.5, for each phase of the project prior to any commencement of development activity.
2. The final site plan can be approved concurrently with the preliminary plat for each phase.
3. A final site plan shall be submitted and heard in accordance with Article 19.
4. Approval of the rezoning request from RA to RSF-1.
5. The applicant may initiate land disturbance activities for the golf course before final approval of phase 1, as a golf course is permitted by right in the RA zoning district; however, a Land Disturbance permit must be obtained before commencing work.

Property Images



Subject Property
PIN: 28753

**PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED
FOR THIS PROPERTY**

Case Number

PRD25-000003



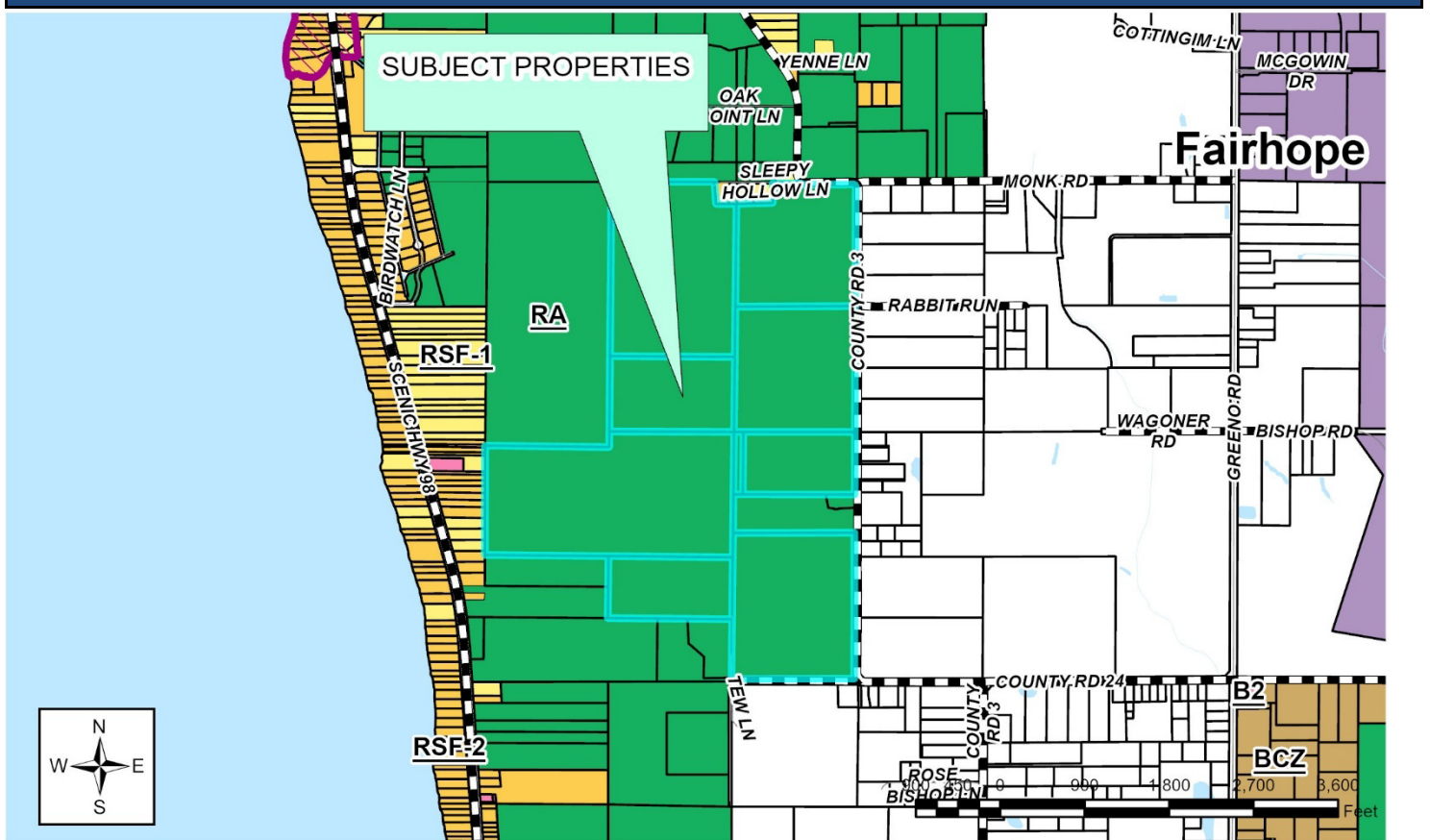
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Jun 25, 2025 10:42:49 AM
30°27'12.54233"N 87°53'56.34586"W
271° W

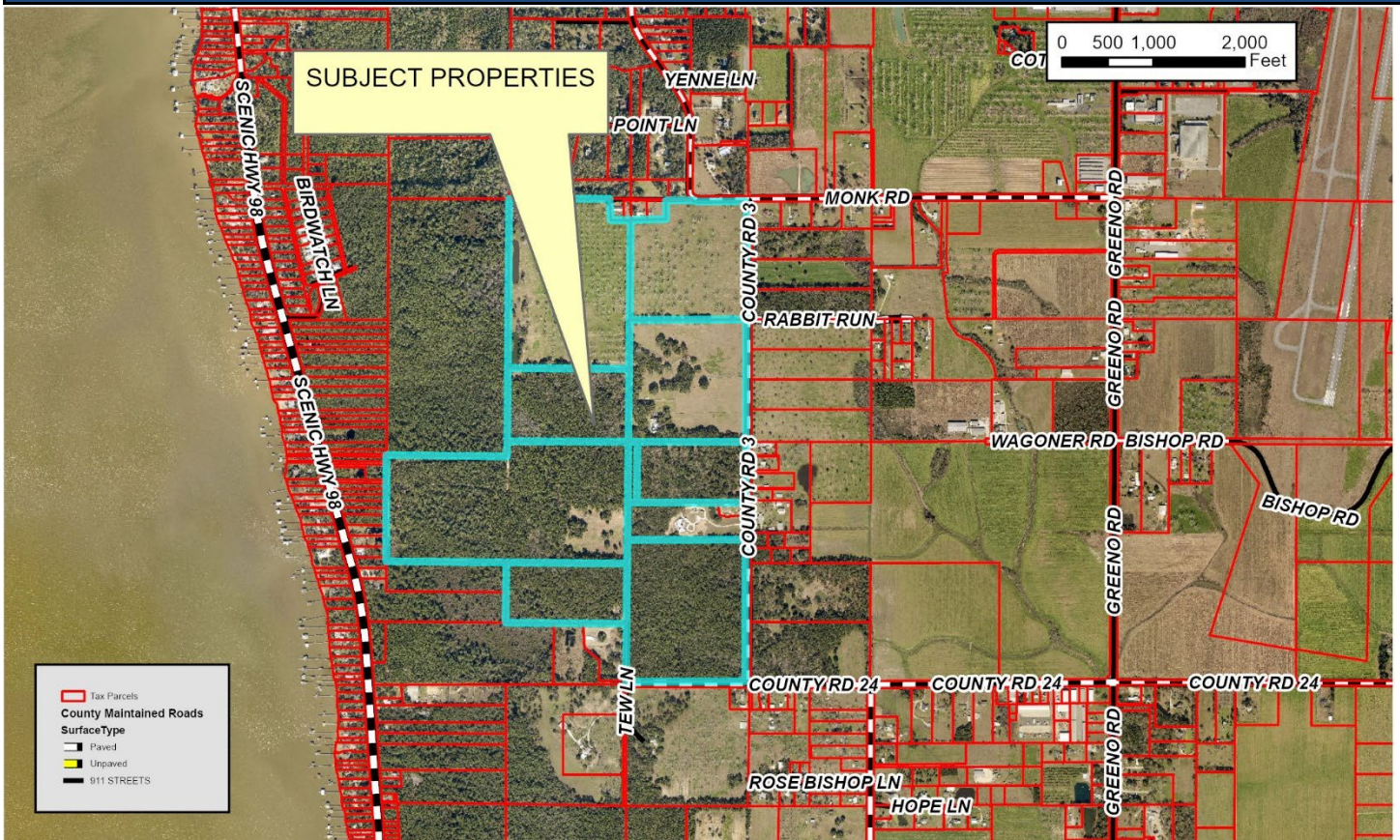
Baldwin County Code Enforcement



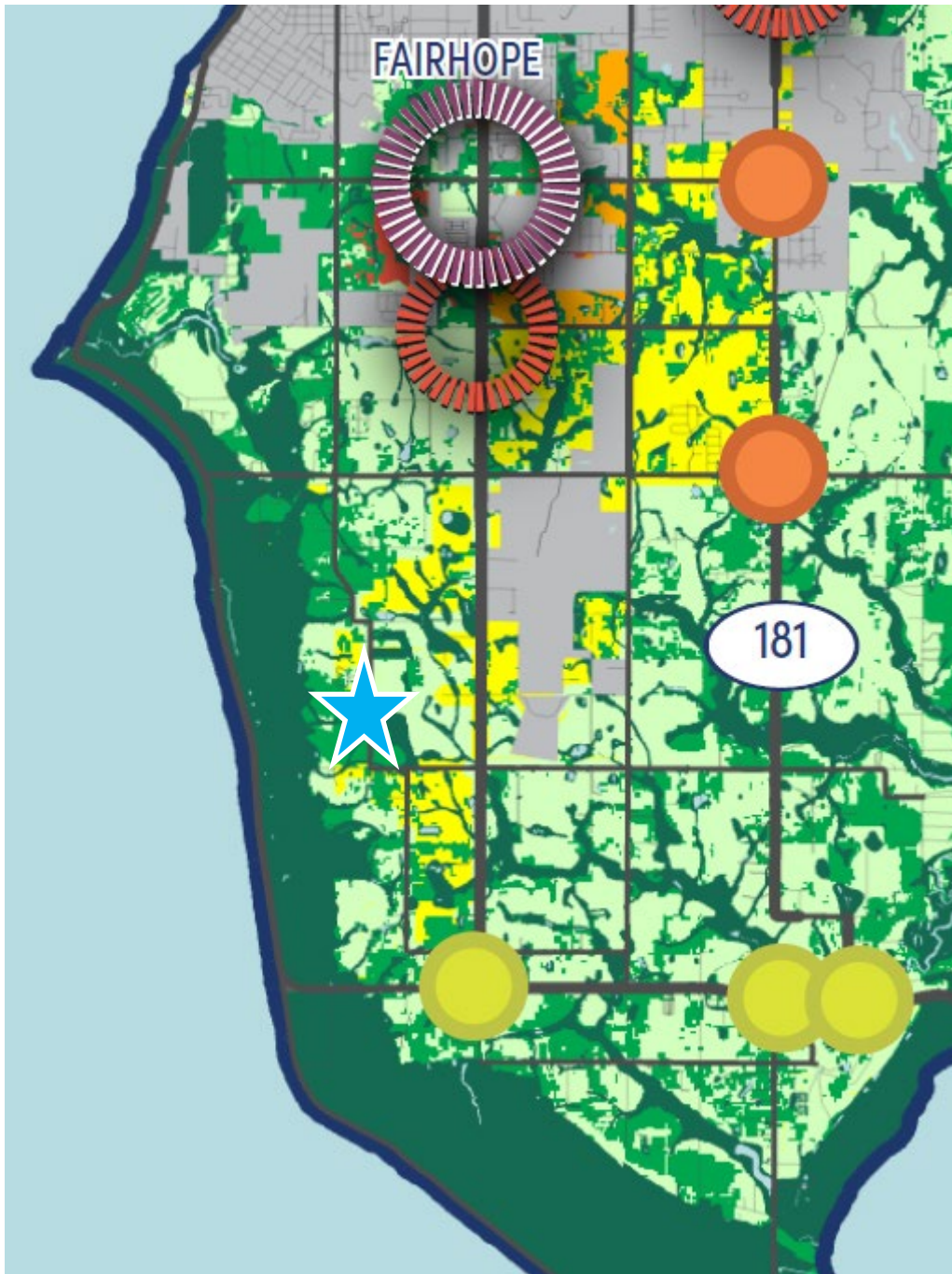
Locator Map



Site Map



FLUM



LEGEND

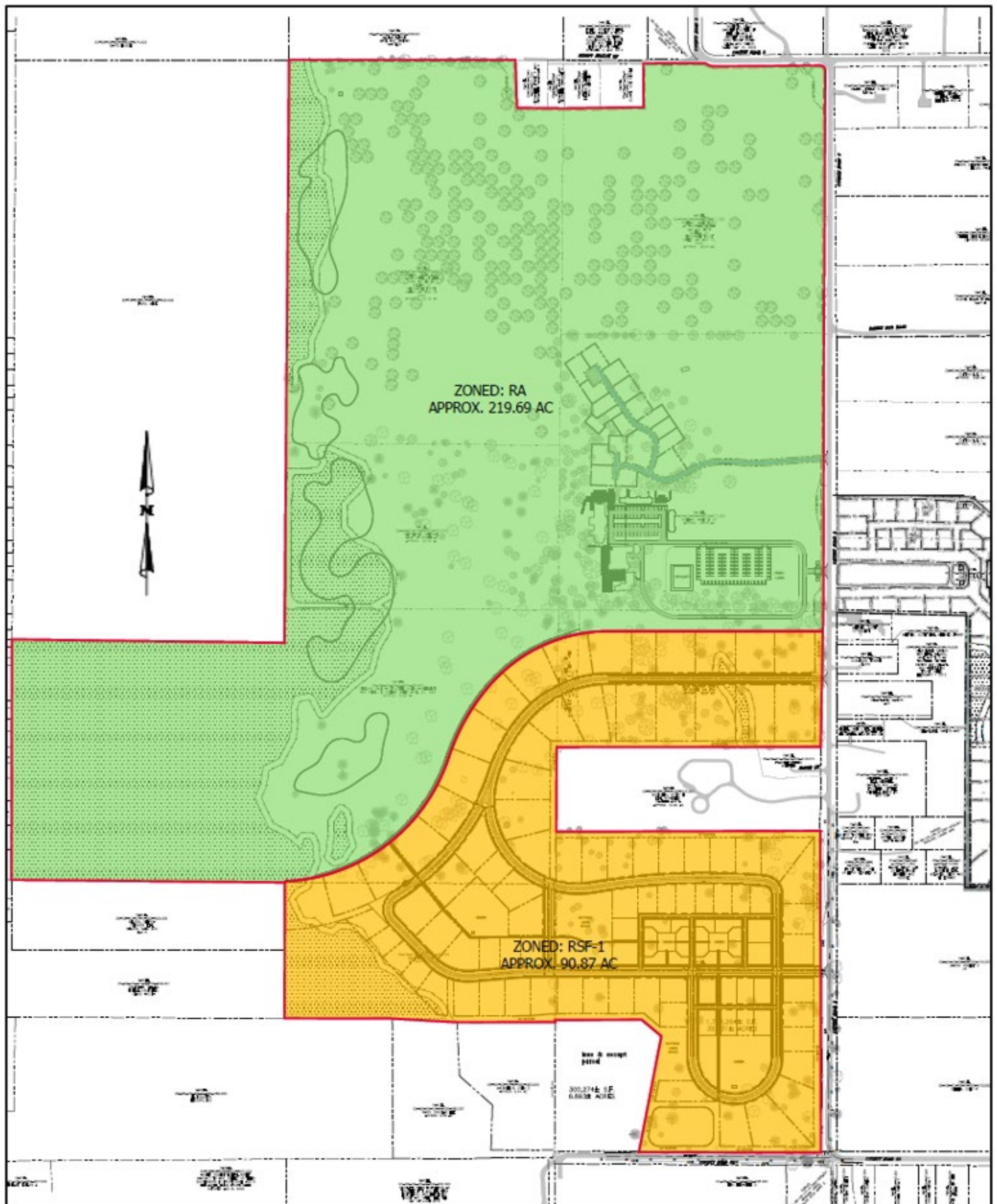
PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

MUNICIPAL JURISDICTIONS

NODE TYPES

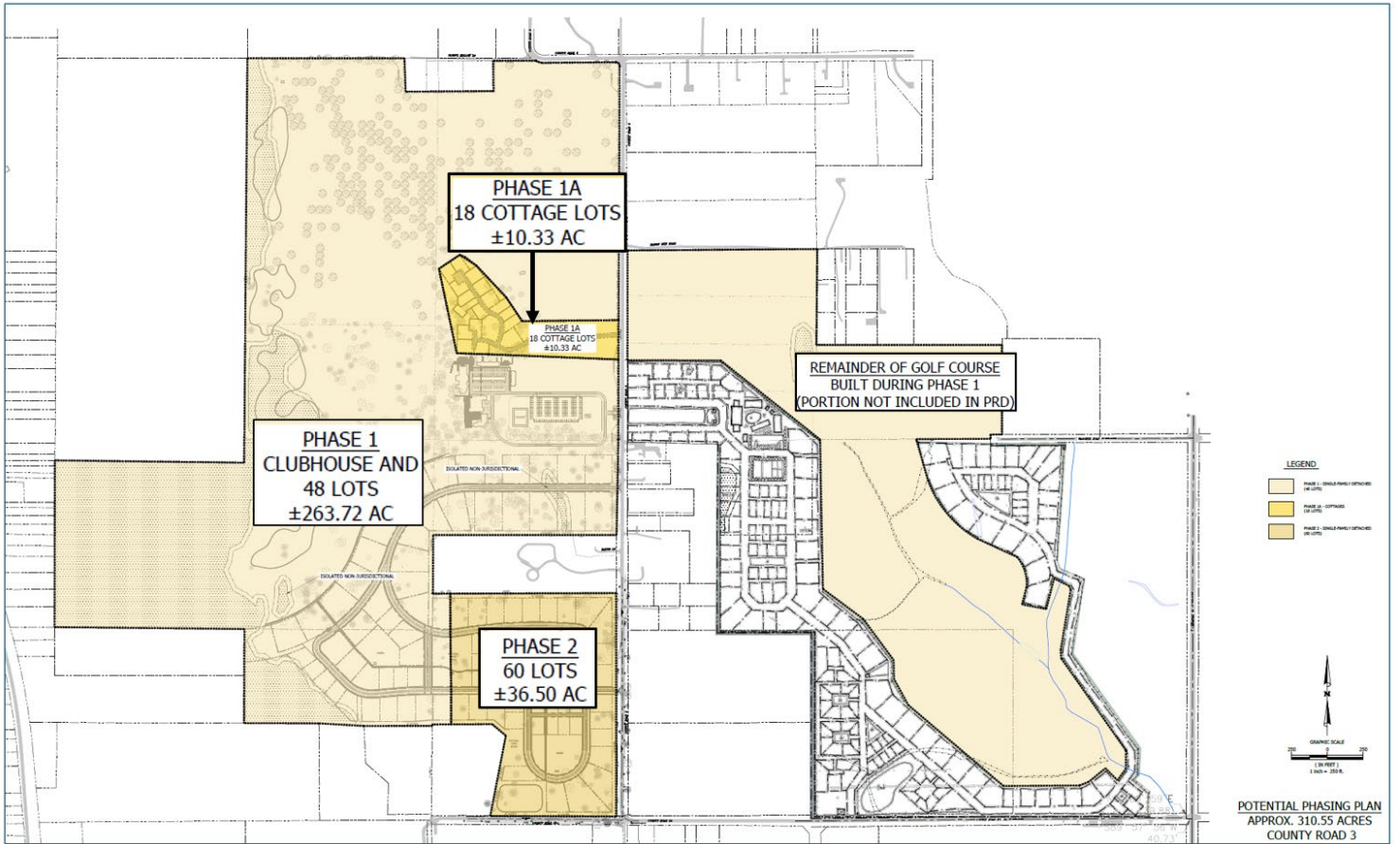
- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER



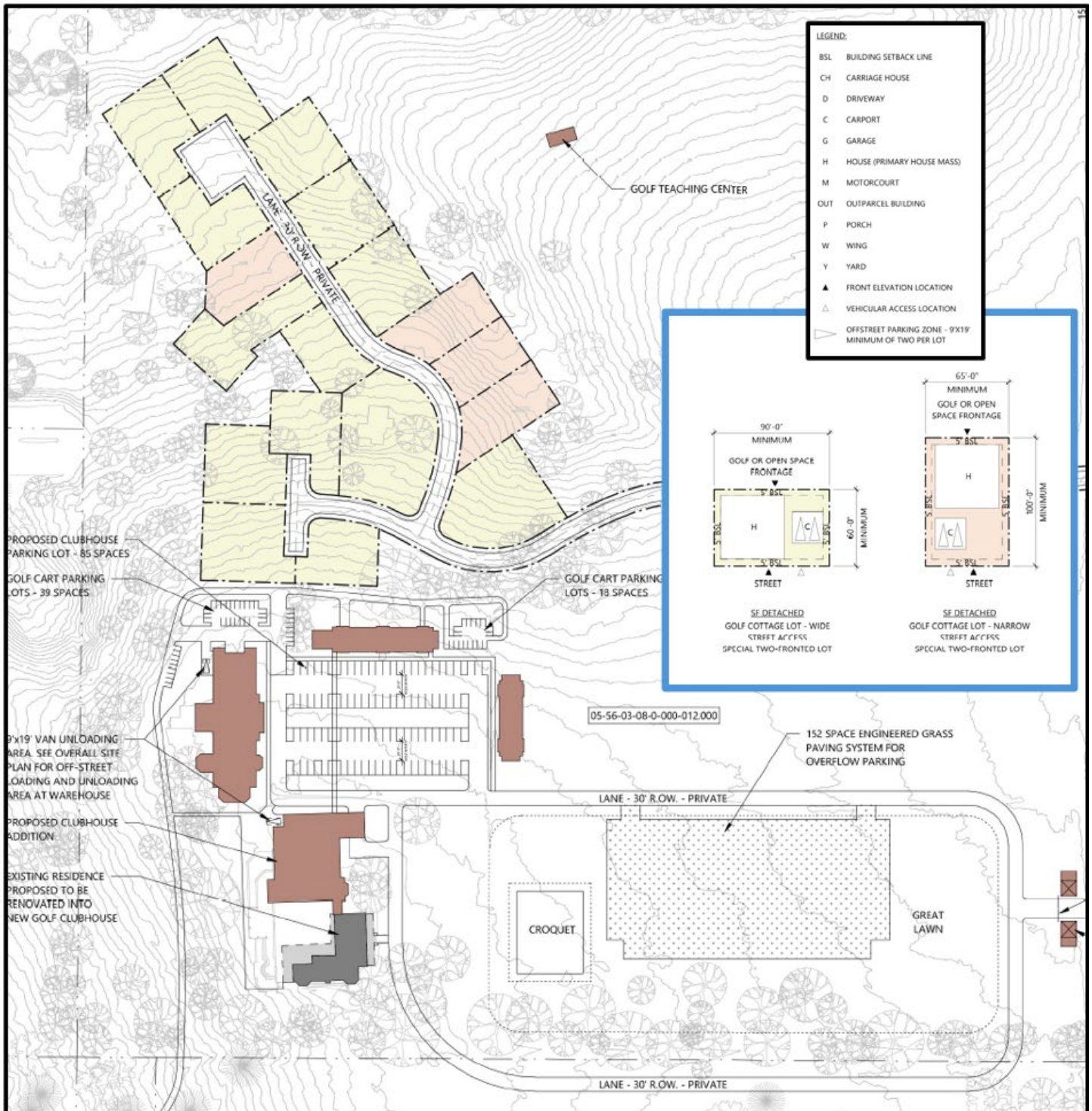
Overall Master Plan



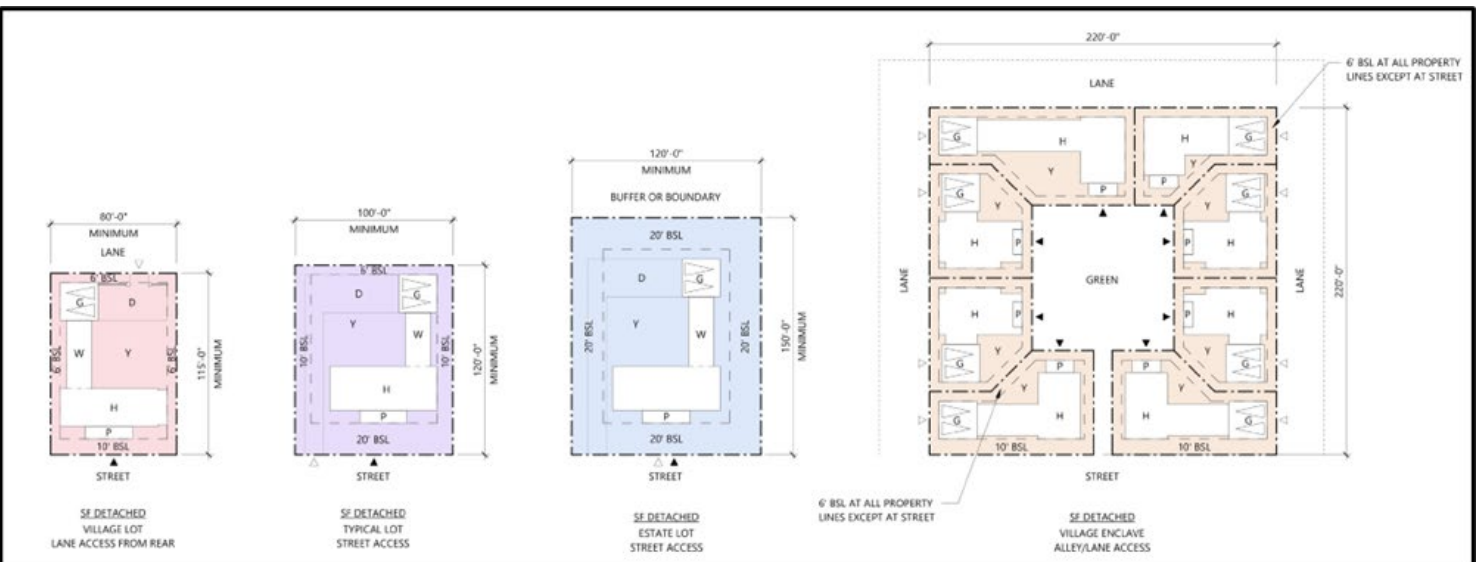
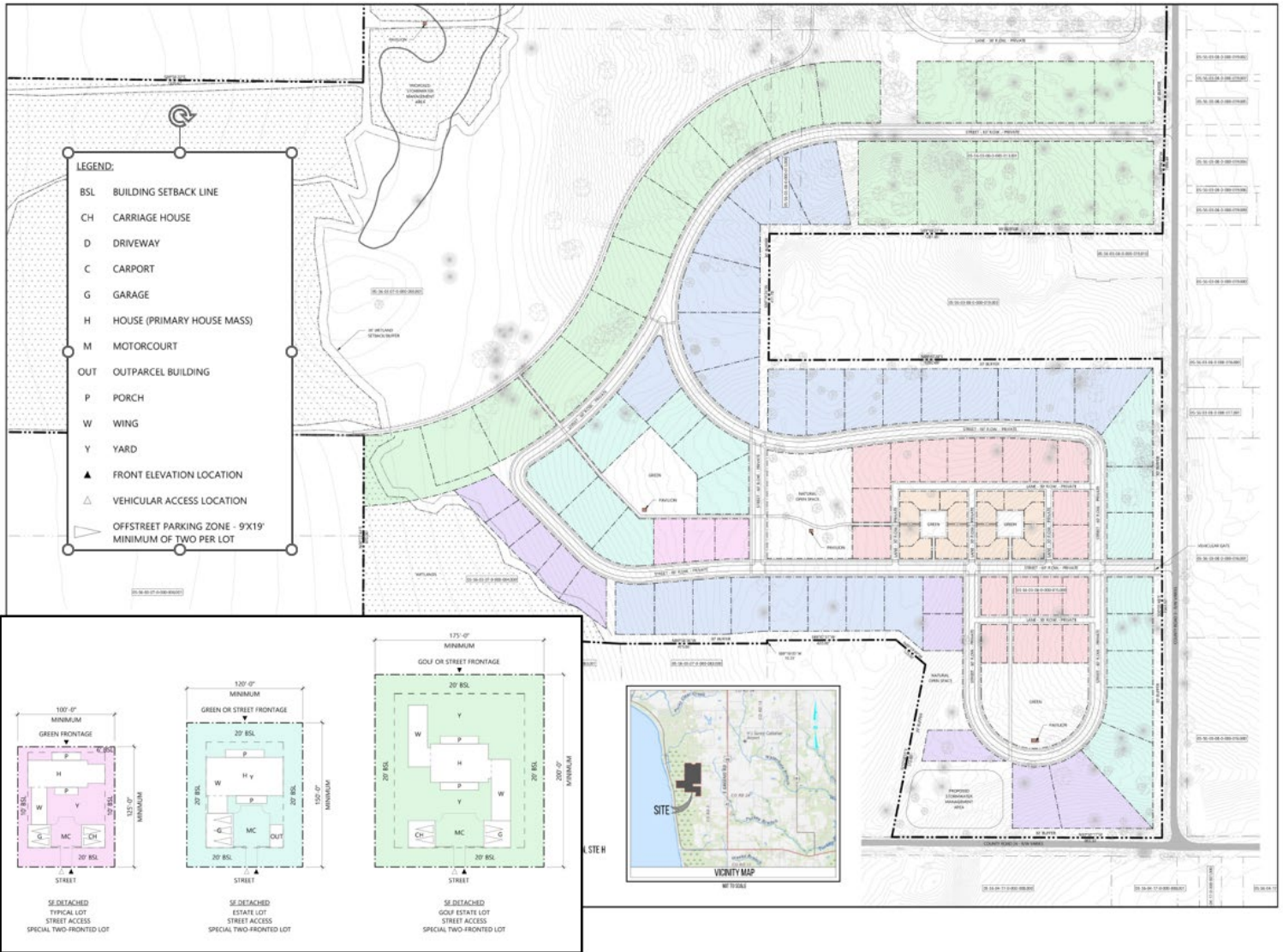
Phasing Plan



NORTH



SOUTH



Lot Size Deviations

RA Zoned Lots

Lot Types

Golf Cottage Lot Wide:

Qty: 14 lots

Avg lot size: 10,458 SF

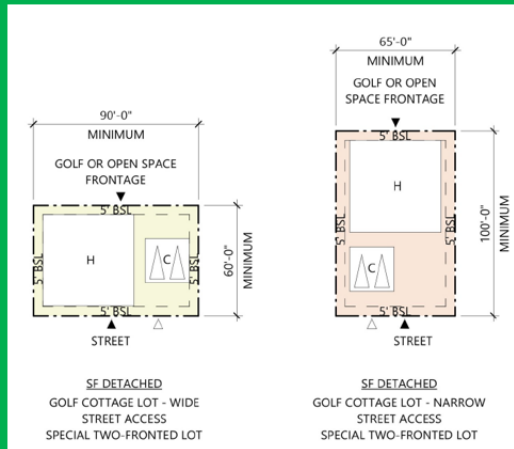
Smallest lot size: 7,785 SF

Golf Cottage Lot Narrow:

Qty: 4 lots

Avg lot size: 8,188 SF

Smallest lot size: 7,118 SF



RA Zoning Requirements

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Min. Lot Width at Building Line	210-Feet
Min. Lot Width at Street Line	210-Feet

Lot Types

Village Lot :

Qty: 20 lots

Avg lot size: 12,054 SF

Smallest lot size: 10,000 SF

Typical Lot:

Qty: 10 lots

Avg lot size: 20,481 SF

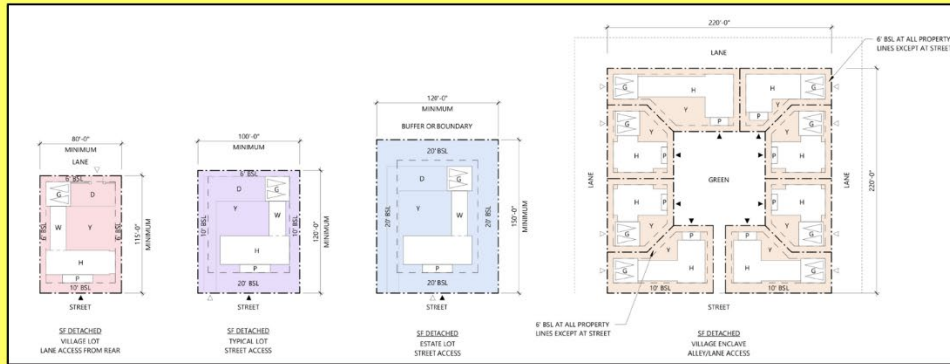
Smallest lot size: 13,778 SF

Estate Lot:

Qty: 24 lots

Avg lot size: 26,979 SF

Smallest lot size: 20,647 SF



Village Enclave Lot:

Qty: 16 lots

Avg lot size: 4,916 SF

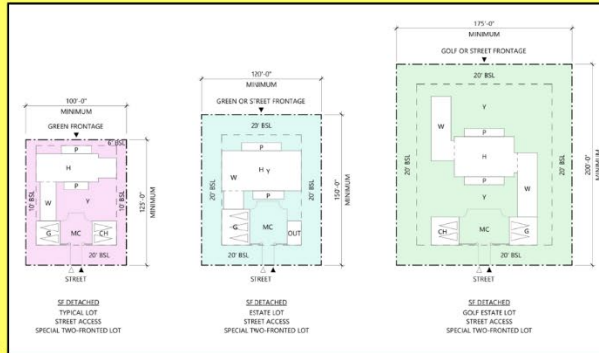
Smallest lot size: 4,342 SF

Typical (Two-Fronted) Lot:

Qty: 3 lots

Avg lot size: 14,275 SF

Smallest lot size: 13,752 SF



Estate (Two-Fronted) Lot:

Qty: 15 lots

Avg lot size: 25,609 SF

Smallest lot size: 18,313 SF

Golf Estate Lot:

Qty: 20 lots

Avg lot size: 43,570 SF

Smallest lot size: 40,071 SF

RSF-1 Zoning Requirements

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 SF
Min. Lot Width at Building Line	100-Feet

Site Data

PARKING DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN	
CLUBHOUSE & AMENITY SQUARE FOOTAGE:	35,313 SF HEATED AND COOLED 3,287 SF COVERED OUTDOOR SEATING 38,600 SF TOTAL
PARKING RATIO:	1 SPACE PER 200 SF
REQUIRED SPACES:	193
GOLF HOLES:	18
PARKING RATIO:	4 SPACES PER GOLF HOLE
REQUIRED SPACES:	72
DRIVING RANGE TEES:	12
PARKING RATIO:	1 SPACE PER DRIVING RANGE TEE
REQUIRED SPACES:	12
TOTAL REQUIRED SPACES:	237
TOTAL PROVIDED SPACES:	237

SITE DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN	
TAX PARCEL ID:	05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001 05-56-03-08-0-000-015.000
EXISTING ZONING:	RA
PROPOSED ZONING:	PRD
TOTAL TRACT ACREAGE:	+/- 310.55 AC
TOTAL PRD ACREAGE:	+/- 310.55 AC
LOT DATA:	
PROPOSED LOTS:	126
PROPOSED NET DENSITY:	0.41 LOTS/AC
MAX. STRUCTURE HEIGHT:	35'
MAX. HABITABLE STORIES:	2.5
AVERAGE LOT SIZE:	21,064 SF
SMALLEST LOT SIZE:	4,342 SF
MAX. IMPERV. RATIO:	0.55
MIN. LOT WIDTH @ BSL:	68' EXCEPT GARDEN ENC. AND GOLF COTT.
MIN. LOT WIDTH @ ROW:	30'

UTILITIES:

RIVIERA UTILITIES - POWER
CITY OF FAIRHOPE - WATER
CITY OF FAIRHOPE - SANITARY SEWER
CITY OF FAIRHOPE - GAS
AT&T - COMMUNICATIONS

DEVELOPER:

DANIEL REALTY COMPANY, LLC
505 20TH STREET N, SUITE 1000
BIRMINGHAM, AL 35203

ENGINEER:

JADE CONSULTING, LLC
208 GREENO ROAD N, STE C
FAIRHOPE, AL 36532

SURVEYOR:

WATTIER SURVEYING, INC
318 DOWNTOWNER LOOP N, STE H
MOBILE, AL 36609

Design Inspiration



POINT CLEAR GOLF CLUB

A NEW GOLF CLUB COMMUNITY



Clubhouse & Dining Hall Inspiration

Neighborhood Inspiration



Neighborhood Inspiration

Neighborhood Inspiration

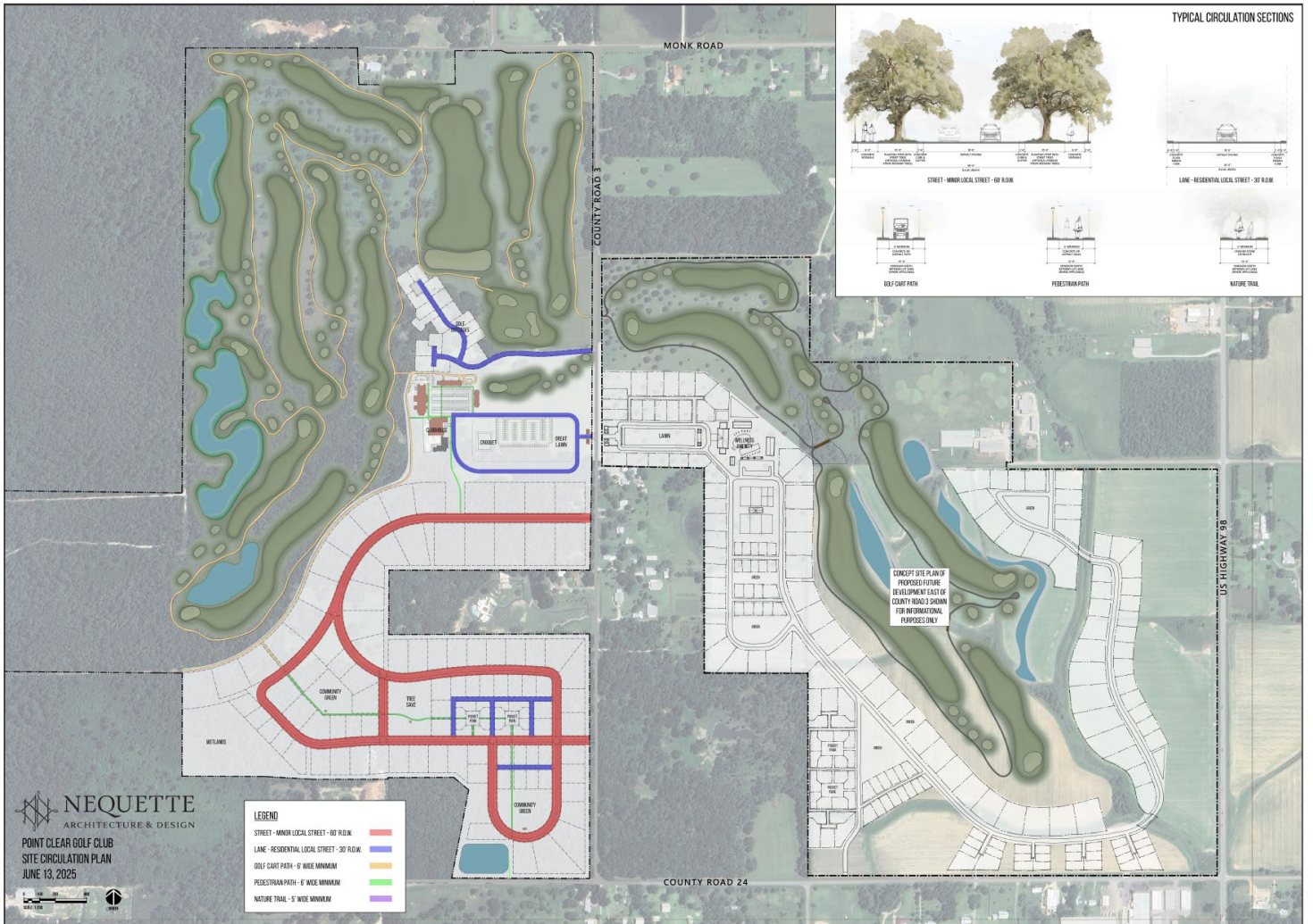
Open Space Plan



LEGEND	
	USEABLE OPEN SPACE (159.86 AC)
	STORMWATER MANAGEMENT AREA (14.04 AC)
	WETLANDS (49.36 AC)
	WETLAND BUFFER/LANDSCAPE BUFFER (AND OTHER INACTIVE OPEN SPACES) (7.18 AC)

SITE DATA TABLE				
STATE OF ALABAMA COUNTY OF BALDWIN				
TAX PARCEL ID:	05-56-03-07-0-000-001.000 05-56-03-07-0-000-003.000 05-56-03-07-0-000-003.001 05-56-03-07-0-000-004.000 05-56-03-08-0-000-011.000 05-56-03-08-0-000-012.000 05-56-03-08-0-000-013.000 05-56-03-08-0-000-013.001 05-56-03-08-0-000-015.000			
EXISTING ZONING:	RA			
PROPOSED ZONING:	PRD			
TOTAL TRACT ACREAGE:	±310.55 AC			
TOTAL PRD ACREAGE:	±310.55 AC			
OPEN SPACE (COMMON AREA) REQUIREMENTS:				
	(SECTION 17.1.2.1 (a) Subdivisions) REQUIRED:	(SECTION 17.1.2.1 (b) Planned Developments) REQUIRED:	(PLANNING DISTRICT 26) REQUIRED:	PROVIDED:
INACTIVE OPEN SPACE:	-	-	-	STORMWATER MANAGEMENT AREA ≈14.04 AC WETLAND AREA ≈49.36 AC BUFFERS ≈7.18 AC ≈ 70.58 AC TOTAL INACTIVE OPEN SPACE
USEABLE OPEN SPACE:	"600 SF PER LOT" 126 LOTS x 600 SF = 1.74 AC	"50% OF REQUIRED OPEN SPACE" 62.11 * (50%) = 31.05 AC	"50% OF REQUIRED OPEN SPACE" 155.28 * (50%) = 77.64 AC	≈ 159.86 AC
"ACTIVE AND/OR PASSIVE OUTDOOR RECREATIONAL USES" A.K.A. TOTAL OPEN SPACE (COMMON AREA):	"1100 SF PER LOT" 126 LOTS x 1100 SF = 3.18 AC	"20% OF GROSS LAND AREA" 310.55 * (20%) = 62.11 AC	"50% OF GROSS LAND AREA" 310.55 * (50%) = 155.28 AC	INACTIVE OPEN SPACE ≈70.58 AC USEABLE OPEN SPACE ≈159.86 AC ≈ 230.44 AC TOTAL PROPOSED OPEN SPACE

Site Circulation Plan



LEGEND

STREET - MINOR LOCAL STREET - 60' R.O.W.

LANE - RESIDENTIAL LOCAL STREET - 30' R.O.W.

GOLF CART PATH - 6' WIDE MINIMUM

PEDESTRIAN PATH - 6' WIDE MINIMUM

NATURE TRAIL - 5' WIDE MINIMUM