



## Baldwin County Planning & Zoning Commission Agenda

Thursday, June 5, 2025

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**
  - May 1, 2025, Meeting Minutes
  - May 1, 2025, Work Session 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.) PER25-17, 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 Subdivision Preliminary Plat SPP23-11 completion, CPR Phase 1 & 2.

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 in Planning District 14.

**b.) PER25-18, Iron Horse 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 Subdivision Preliminary Plat SPP23-10 completion, CPR Phase 1, 2 & 3.

Location: Subject property is located north of County Rd. 24 and east of County Rd 65, Between Summerdale and Foley in Planning District 18.

**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.) SC25-13, Replat of Lot 5 Cypress Hollow**

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 2-lot residential subdivision.

Location: Subject property is located west of Jimmy Faulkner Dr. approximately (0.15 miles or 2-3 blocks) from the City of Spanish Fort limits in Planning District 7.

**b.) SC25-20, Quinley Farms 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 2-lot residential subdivision.

Location: Subject property is located on the east side of Lottie Road, north of Stanton Field Rd and south of Luke Hadley Road in the Lottie area in Planning District 1.

**c.) SC25-22, Burmeister 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 2-lot residential subdivision.

Location: Subject property is located on the north side of County Road 34, west of County Road 13 in the Fairhope area in Planning District 8.

**d.) SC25-24, TBG - CR 87 – Plat 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 2-lot non-residential subdivision.

Location: Subject property is located at the southeast corner of County Road 32 and County Road 87 in the Elberta area in Planning District 22.

**e.) SC25-27, Kettelson 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 5-lot commercial subdivision.

Location: Subject property is located south of US. Highway 98 and east of County Rd 87 in Planning District 22.

**f.) SPP25-06, Magnolia Glen 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 61-lot residential subdivision.

Location: Subject property is located south of County Rd 12 and west of Magnolia Springs Hwy (County Rd 49) in Planning District 21.

**g.) SPP25-07, Venture 87 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 4-lot residential subdivision.

Location: Subject property is located west of County Road 87, north of Linholm Rd in Planning District 13.

**h.) SPP25-08, BFLC Cowpen Creek Ph III 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 5-lot residential subdivision.

Location: Subject property is located on the western side of County Road 87 south of the I-10 overpass in the Elsanor area in Planning District 13.

**i.) SPP25-11, CC 77 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 17-lot residential subdivision.

Location: Subject property is located west of CC Road, north of County Rd 32 and south of Cactus Ct. in Planning District 22.

**j.) SPP25-15, Heritage Farms 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 23-lot residential subdivision.

Location: Subject property is located east of County Rd 83, south of County Rd 32 approximately two miles north of the Town of Elberta in Planning District 22.

**k.) SRP25-08/SV25-09, Nancy Hayden Revised Plat & Variance**

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

Purpose: The applicant is requesting to extend the exterior boundary of the recorded Marlow Meadows Subdivision to allow Lot 9 to be increased by 3.0 acres and to request a Variance from the Baldwin County Subdivision Regulations regarding a remnant parcel.

Location: Subject property is located north of County Rd 32 and west of County Rd 55, approximately 3 miles west of the Town of Summerdale in Planning District 14.

**10. Commission Site Plan Review**

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: **July 10, 2025**



## Baldwin County Planning & Zoning Department

### Baldwin County Planning Commission Staff Report

**Case No. PER25-17**  
**Silver Springs Subdivision**  
**Permit Extension Request for Subdivision Preliminary Plat (SPP23-11) Approval**  
**June 5, 2025**

### 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  
**Attachments:** *Within Report*  
**Lead Staff:** Jenny Mosley, Planning Tech I

### Subdivision Proposal

**Request:** Permit Extension Request for Subdivision Preliminary Plat (**SPP23-11**) Completion, CPR Phase 1 & 2  
**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  
**Traffic study:** TIS prepared and stamped by Shane Bergin, Neel-Schaffer, and accepted by Baldwin County Highway Department.  
**Drainage improve.:** A drainage narrative was prepared and stamped by Joshua Eisenhauer, PE, and accepted by the Baldwin County Highway Department.  
**Wetlands:** A wetland report was prepared by Cathy Barnette, Dewberry Engineering.

## Staff Analysis and Comments

**SPP23-11** was approved by the Planning Commission on July 6, 2023.

**CPR24-05** Phase 1 was approved July 24, 2024.

**CPR24-06** Phase 2 was approved August 6, 2024.

**Reason for Extension Request:** Weather delays & the developer did not receive Subdivision Construction permits until July 2024, which consumed approximately 1 year of the 2-year preliminary plat approval timeline.

Phase 1 construction nearing completion & Intent is to begin Phase 2 construction directly after the improvements for Phase 1 are complete.

## Staff Recommendation:

### ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP23-11 SILVER SPRINGS SUBDIVISION**, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

#### Specific Conditions:

1. Install traffic improvements recommended by the Highway Dept. and traffic impact study.
2. Proper provisions shall be made for "safety, stability, and ease of maintenance" along steep slopes of the lakes in compliance with Subdivision Regulations 5.12.2(i).
3. Show the Natural Resources Conservation Service (NRCS) project on the plat. The design engineer will ensure that the NRCS Emergency Watershed Protection repair will not be impacted during the design and installation of the detention basin.
4. Maintain the installed feature according to the provisions of the NRCS agreement.
5. Requirements for broadband service and ISO compliance must be met for final plat approval.

#### 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.

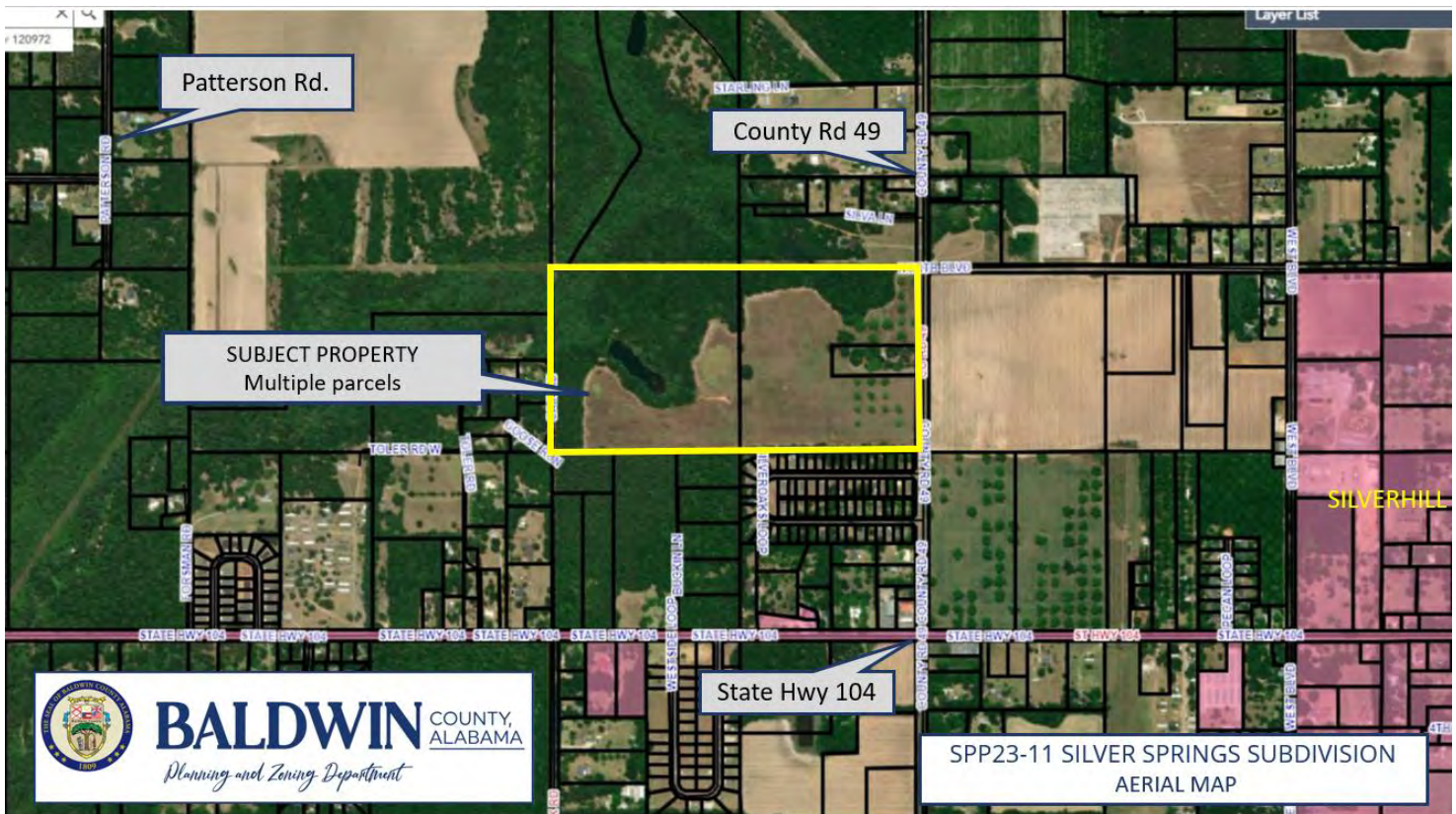
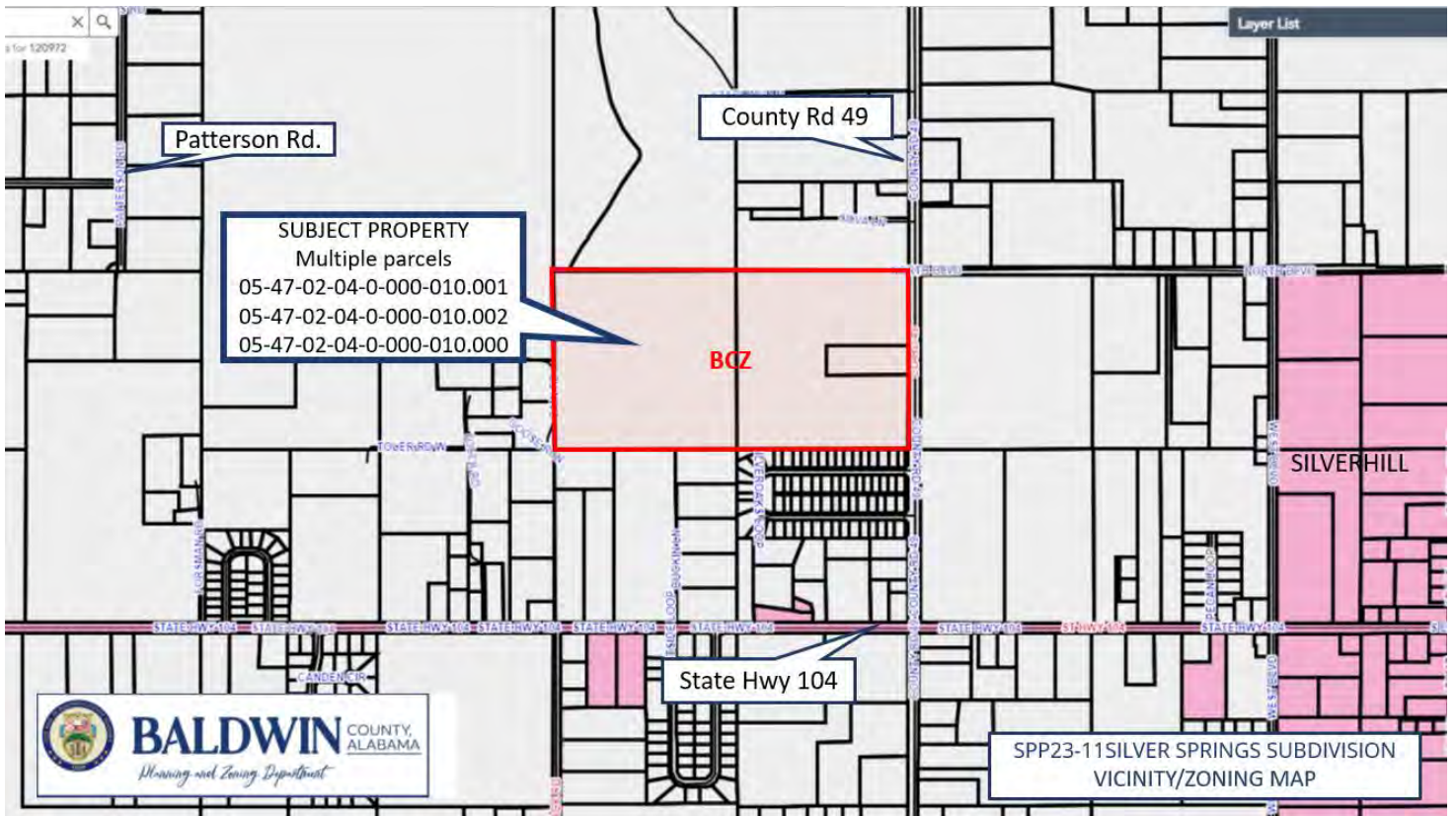
### EXTENSION APPROVAL RECOMMENDATIONS:

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case PER25-17 (SPP23-11 Silver Springs Subdivision PH 1 & 2) be **APPROVED** with the following conditions:

1. The one (1) Year Preliminary Plat approval extension expires at 4:30pm CST on **Tuesday, July 7, 2026**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

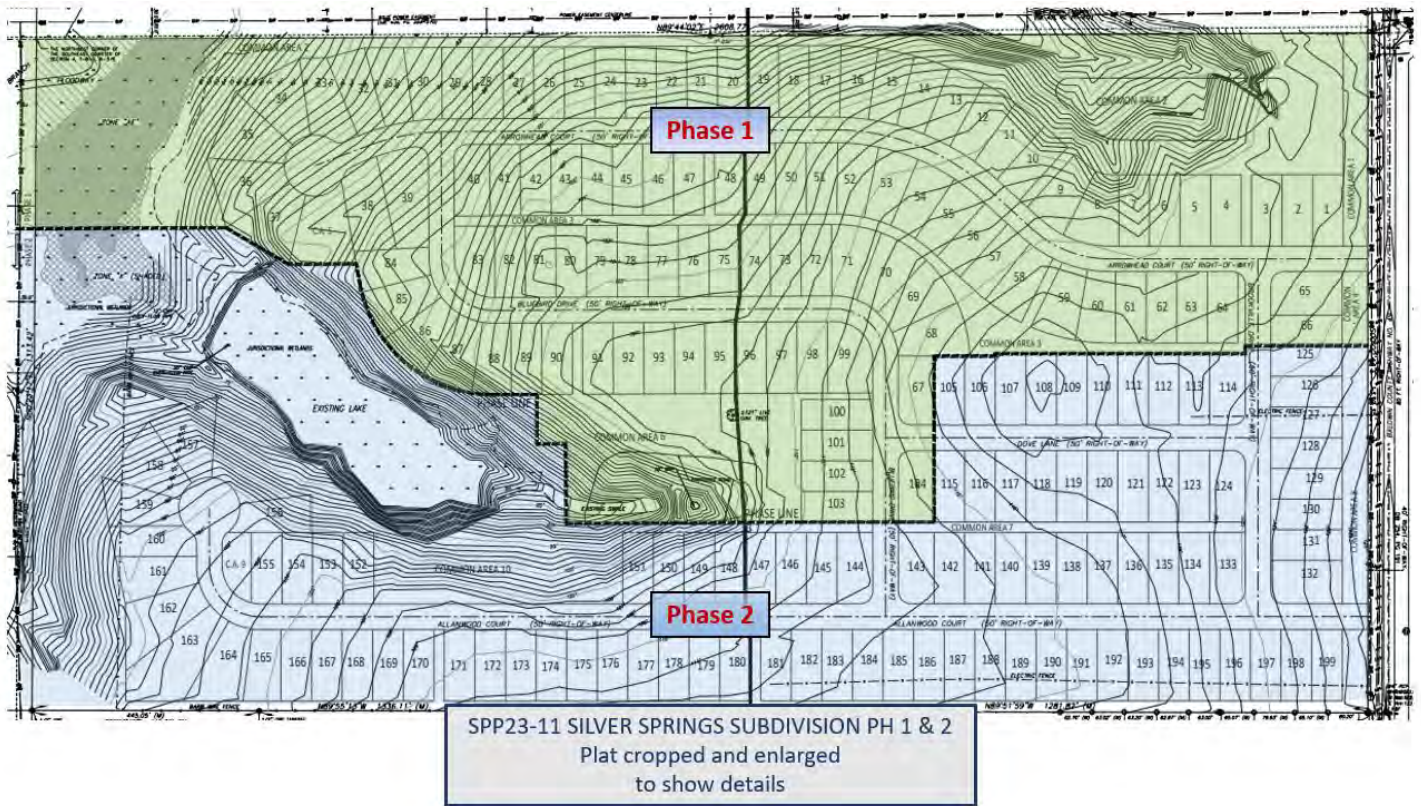


## Locator Maps





## Plat



## Letter of Explanation and Timeline of Delays:

Jenny,

The Developer of Silver Springs Subdivision is seeking a preliminary plat extension for both phases previously approved. The developer is currently working to complete Phase 1 along with County requested offsite improvements with the intention to request final plat approval within the next 2 months. It is also their intention to begin Phase 2 construction directly after the improvements for Phase 1 have been complete, for which Subdivision Permits have already been obtained. The reason for this request is based in the nature that the developer did not receive Subdivision construction permits until July 2024, which consumed approximately 1 year of the 2-year preliminary plat approval timeline. Further, weather constraints have delayed construction to its current stage.

Please let me know if further information is needed.

Thanks,

Cherice Brannan  
Associate, Project Manager  
Engineering Services  
25353 Friendship Road  
Daphne, AL 36526-6278  
D 251 829-9782 C 251 879-7540



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. PER25-18**  
**Iron Horse Subdivision**  
**Permit Extension Request for SPP Approval**  
**June 5, 2025**

### Subject Property Information

**Planning District:** 18  
**Zoning:** Unzoned  
**Location:** Subject property is located north of County Rd. 24 and east of County Rd 65, Between Summerdale and Foley.  
**Parcel Numbers:** 05-54-04-18-0-000-003.000 **PIN:**29357  
**Attachments:** *Within Report*  
**Lead Staff:** Jenny Mosley, Planning Tech I

### Subdivision Proposal

**Request:** Permit Extension Request for Subdivision Preliminary Plat (**SPP23-10**) Completion, CPR Phase 1, 2 & 3  
**Proposed # of Sites:** 277 lots  
**Linear feet of streets:** 10,979 LF of streets for public use  
**Total acreage:** 96.28 acres +/-  
**Smallest lot size:** 7,800 sf +/-  
**Applicant/Owner:** 68V Iron Horse 2024 LLC  
**Engineer/Surveyor:** Victor L. Germain, PLS, Dewberry Engineering / Justin M. Britt, Engineer

### Public Utilities and Site Considerations

**Public Utilities:** Water: Riviera Utilities  
Sewer: BCSS  
Electrical: Baldwin EMC  
**Traffic study:** TIS prepared and stamped by Shane Bergin, Neel-Schaffer, and accepted by Baldwin County Highway Department.  
**Drainage improve.:** A drainage narrative was prepared and stamped by Justin Britt, PE, and accepted by the Baldwin County Highway Department.  
**Wetlands:** A wetland report was prepared by Cathy Barnette, Dewberry Engineering.

### Staff Analysis and Comments

The SPP was approved by the Planning Commission on July 6, 2023.

CPR24-03 Phase 1 was approved July 4, 2024.

CPR24-04 Phase 2 was approved July 4, 2024.

CPR24-09 Phase 3 was approved July 5, 2024.

Reason for extension request: Developer experienced delays in the Subdivision Permitting approval process with the County.

### Staff Recommendation:

#### ORIGINAL RECOMMENDATION:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP23-10 IRON HORSE SUBDIVISION**, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

#### Specific Conditions:

1. Install traffic improvements required by the Highway Dept. after their review of construction plans and the traffic impact study.
2. Requirements for broadband service must be met for final plat approval.

#### 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 RECOMMENDATIONS:

Staff recommends that a one (1) year extension of the Preliminary Plat Approval related to case **PER25-18 (SPP23-10 Iron Horse Subdivision PH 1, 2, & 3)** be **APPROVED** with the following conditions:

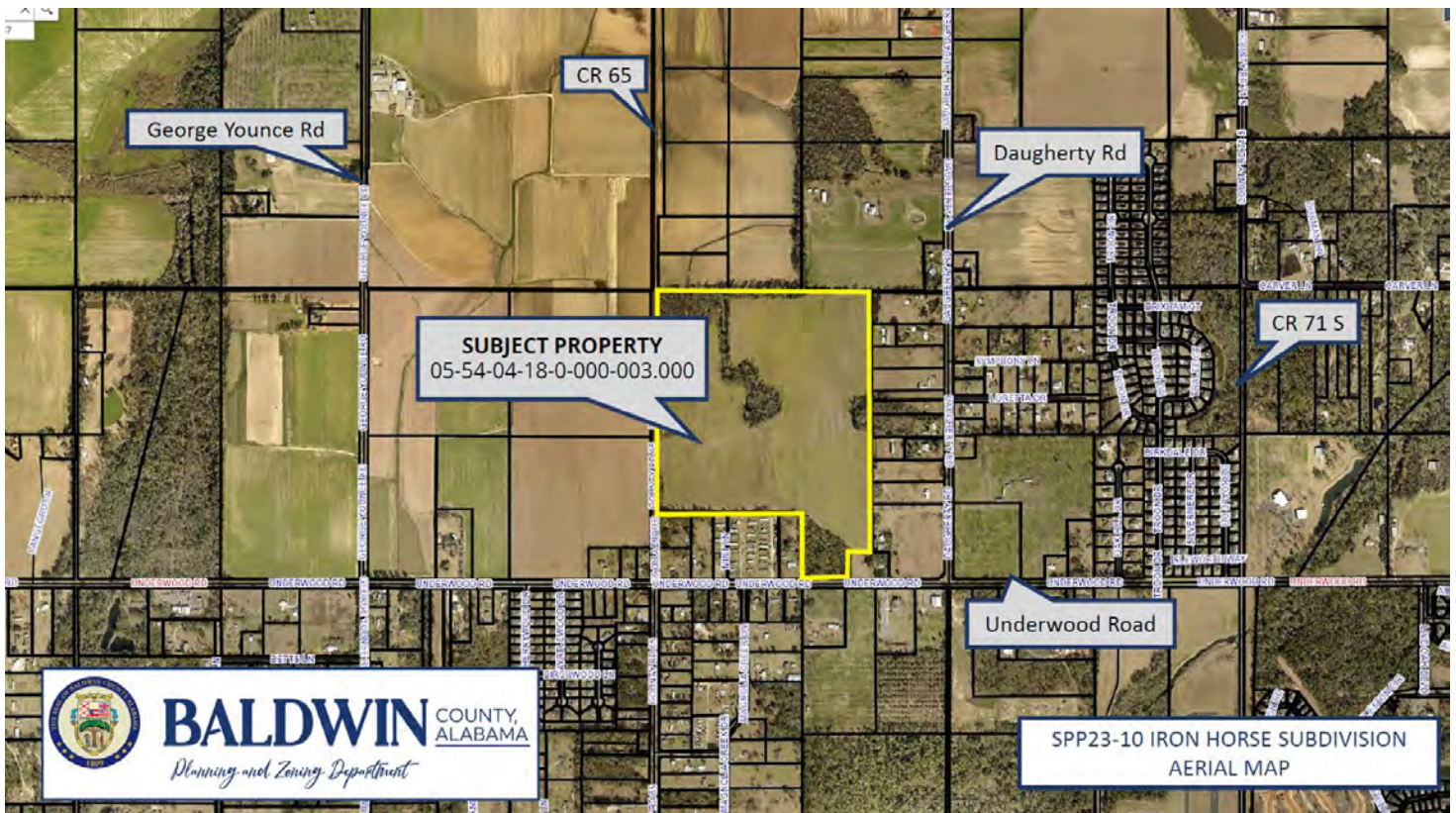
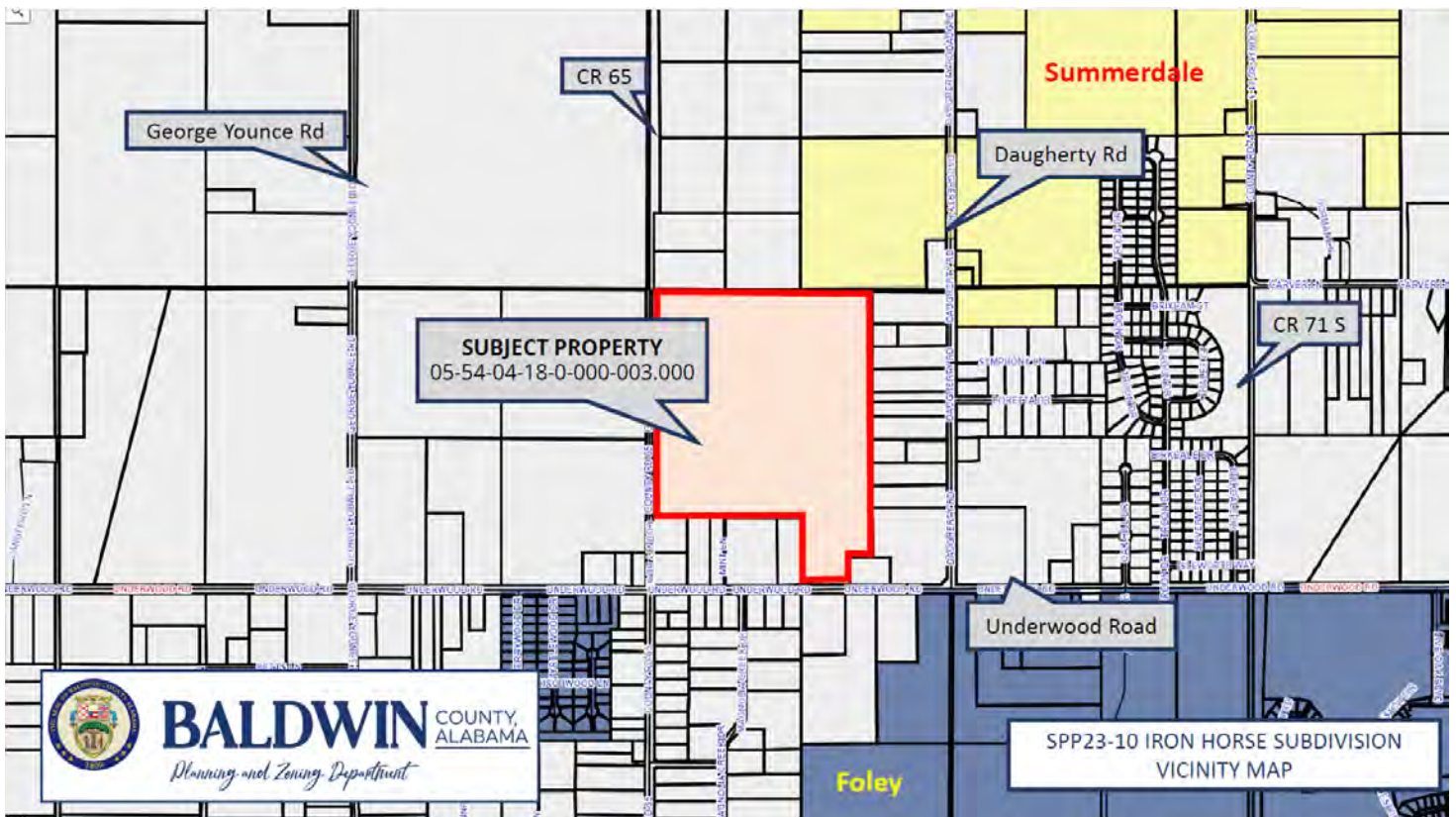
1. The one (1) Year SPP approval extension expires at 4:30pm CST on **Monday, July 6, 2026**.
  - a. One additional extension is available.
2. Any expansion or alteration of the development meeting the definition of "Major Change" as defined by Section 4.8(a) shall necessitate additional review by Baldwin County Planning & Zoning Department.

Staff recommend that a one (1) year extension of the SPP approval for SPP23-10 Iron Horse Subdivision be **APPROVED** with the following conditions:

1. The one (1) year PUD approval extension expires at 4:30 PM CST on **Monday, July 6, 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 Baldwin County Planning & Zoning Department.

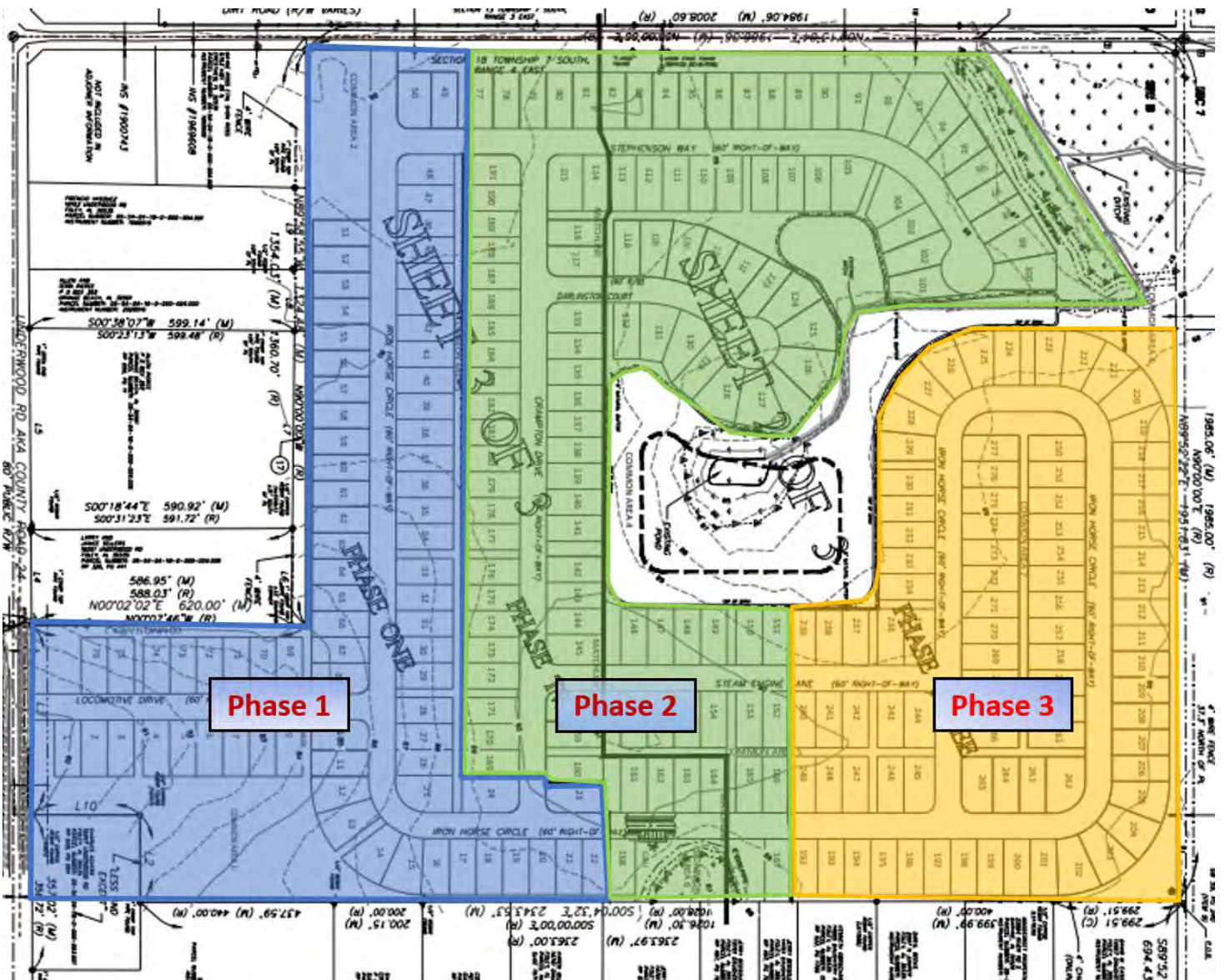


## Locator Maps





# Plat





## Letter of Explanation and Timeline of Delays:



Dewberry Engineers Inc.  
25353 Friendship Road  
Daphne, AL 36526-6278  
251.990.9950  
251.990.9910 fax  
www.dewberry.com

May 7, 2025

Baldwin County Planning and Zoning  
22251 Palmer Street  
Robertsdale, AL 36567  
VIA EMAIL

RE: PER25-000018 – Iron Horse Extension Request

To Whom It May Concern:

Below please find the development timeline and information to detail and support our request for phases 1-3 extension.

Preliminary Plat Approval 7/10/2023

Condition of approval traffic improvements required by Hwy after their review

**1<sup>st</sup> construction plan submitted to County**

1/31/2024 - Phases 1-2

2/8/2024 – Phase 3

**Intake Review received**

3/15/2024 - Phase 1

3/16/2024 – Phase 2

3/25/2024 – Phase 3

**Plans resubmitted after Intake review**

03/28/2024 – Phase 1 and 3

03/29/2024 – Phase 2

**First technical review comments received**

05/24/2024 – Phases 1-3

**First technical review comments addressed & resubmitted**

6/5/2024 – Phases 1-3

**Conditional Approval received**

07/04/2024 – Phases 1 and 2

07/05/2024 – Phase 3

**Subdivision permit issued**

8/27/2024 – Phases 1 -3

The timeline above indicates timely design, redesign, and resubmittal by the developer. All requests for information were returned in a timely manner to ensure that the review continued forward towards approval. Unfortunately, the County experienced a period of high turnover and 2-3 subdivision permit engineers during the review phase. ADEM permit was effective on 8/9/2024 and contractor broke ground within a week of the permit issuance.

As of the date of this letter, the phase 1 request for final plat should be submitted late summer/early fall, phase 2 is under construction and phase 3 is expected to start around the platting of phase 1.

We appreciate your understanding to keep this project Please don't hesitate to let us know if you need further information or documentation.

Respectfully,

Cathy S. Barnette  
Associate

Page 1 of 2

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. SC25-13  
Replat of Lot 5 Cypress Hollow  
June 5, 2025

### Subject Property Information

**Planning District:** 7  
**Zoning:** Unzoned  
**Location:** The subject property is located west of Jimmy Faulkner Dr. approximately (0.15 miles or 2-3 blocks) from the City of Spanish Fort limits  
**Parcel Numbers:** 05-32-02-10-0-000-009.007 PIN#: 37313  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** James & Chelsea Goodman  
**Engineer/Surveyor:** David Lowery, PLS, Lowery Surveying  
**Online Case #:** When searching online CitizenServe database, please use SC25-000013  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for residential subdivision  
**Number of Lots:** 2  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side  
**Wetland Setback:** 30' Natural Buffer  
**Total acreage:** 8.42 ac  
**Smallest lot size:** 3.91

### Public Utilities and Site Considerations

**Public Utilities:** Water: Well  
Electrical: Baldwin EMC, Letter dated- February 18, 2025  
Sewer: On Site Septic  
**Fire flow:** N/A- All lots are greater than 40,000 sf  
**Traffic study:** N/A- Less than 50 Lots  
**Flood zone:** x zone, no special requirements  
**Drainage improve.:** Drainage narrative prepared by J.E. Hamlin, P.E. It was reviewed and accepted by the P&Z Permit Engineer. "It is my professional opinion that the division of this property will not cause any deleterious conditions to downstream property or County rights-of-way."

## Wetlands

Wetland report prepared by Craig Martin, Wetland Science. Jurisdictional wetlands are identified on the subject property with appropriate buffers.

### Staff Analysis and Comments

The original approval of the Cypress Hollow subdivision (Slide 2602-D) required the installation of common driveways between lots 4 & 5 and due to the highway functional classification of Jimmy Faulkner Dr. of a major collector, a minimum distance of 240 feet between driveways is required between Lots 5A and 5B.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-13 Replat of Lot 5 Cypress Hollow Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

1. Correct smallest and largest lot sizes in data table.
2. Add wetland setback to site data table as 30' Natural Buffer
3. Add a note stating that any improvements to the existing culverts and access near the jurisdictional wetlands will require permitting from the U.S. Army Corps of Engineers.

Parcel Number:	05-32-02-10-0-000
SMALLEST LOT:	4.50 Acres
LARGEST LOT:	3.91 Acres

### General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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. SC25-20  
Quinley Farms Subdivision  
June 5, 2025

## Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 1  
**ZONING:** Un-zoned  
**PARCEL ID #** 05-15-01-12-0-000-007.016  
**PIN:** 397488  
**LOCATION:** Subject property is located on the east side of Lottie Road, north of Stanton Field Rd and south of Luke Hadley Road in the Lottie area.  
**CITIZENSERVE REF:** SC25-000020  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

## Subdivision Proposal

**REQUEST:** Request for a residential subdivision  
**Proposed # Lots:** 2  
**Linear feet of streets:** N/A  
**Total acreage:** +/- 30.17 acres  
**Smallest lot size:** 15.086 acres  
**Applicant/Owner:** *Reese Harpel, Beyond Measure Surveying / Katrina Schonemann, Owner*  
**Developer:** *Katrina Schonemann*  
**Surveyor:** *Reese Harpel, PLS – Beyond Measure Surveying*

**Property History:**  
N/A

## Public Utilities and Site Considerations

<b>Public Utilities:</b>	Water: On-Site well (letter dated March 24, 2025) Sewer: On-Site Septic Electrical: Southern Pine
<b>Traffic study:</b>	N/A
<b>Drainage:</b>	Drainage report prepared and stamped by Chris Lieb, P.E., Lieb Engineering. This report has been reviewed and accepted by Permit Engineer.
<b>Wetlands:</b>	The Baldwin Co. Parcel Viewer shows wetlands on the parcel. A wetlands delineation has been prepared by Craig Martin, Wetland Sciences, Inc. that indicates jurisdictional wetlands. The Natural Resource Planner has reviewed the subject property and concurs with the findings.

## Staff Analysis and Comments

No additional comments.

### **PUBLIC COMMENTS:**

No comments received as of this Staff Report.

### **Staff Recommendation:**

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-20, Quinley Farms Subdivision be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

#### **Specific conditions:**

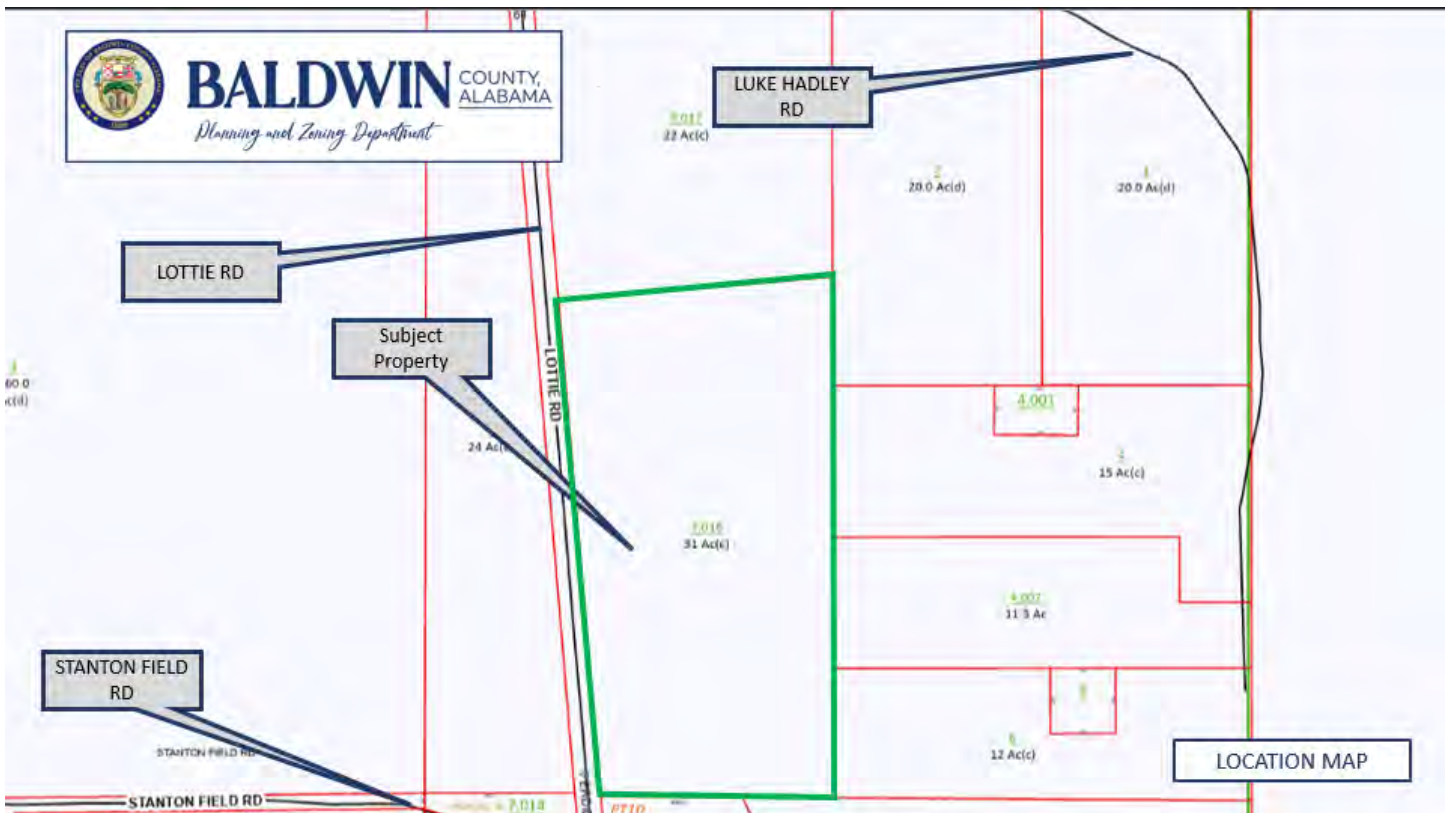
N/A

#### **General Conditions:**

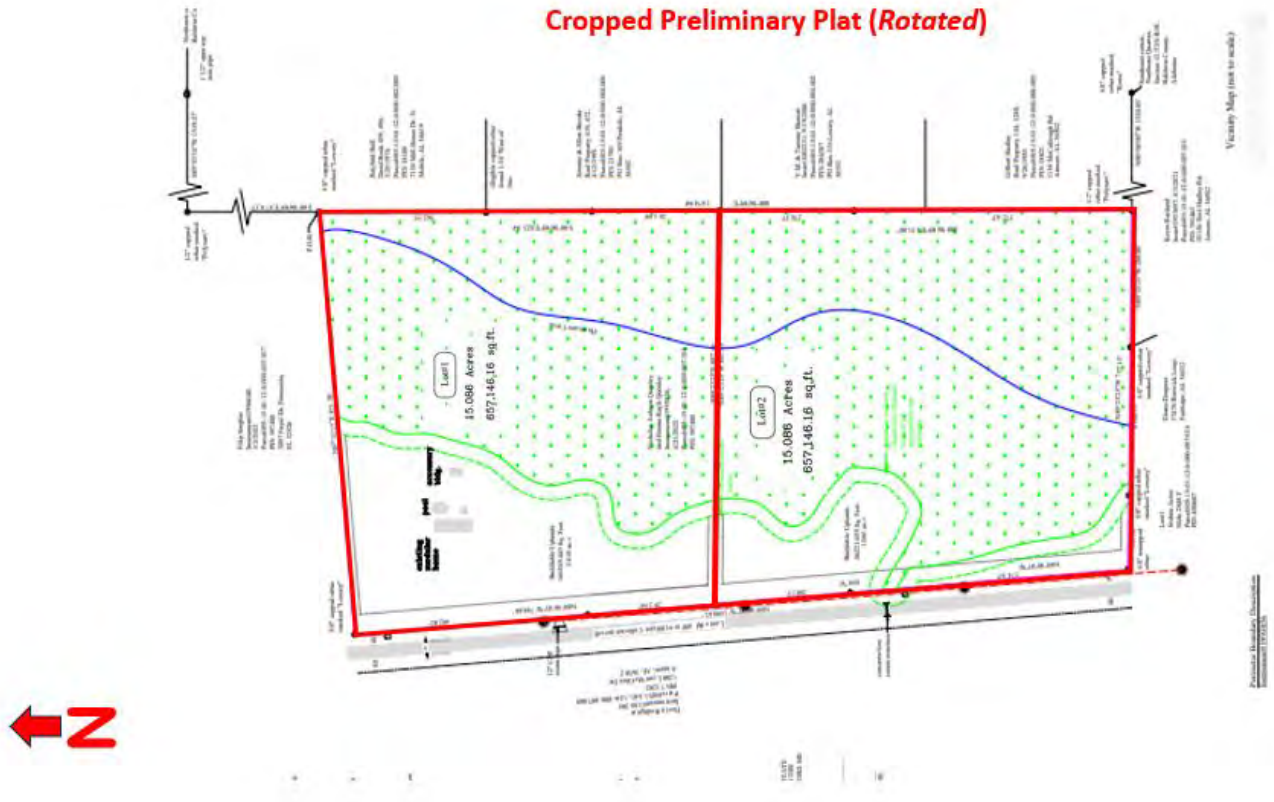
The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



## Locator Maps



# Plat/Site Plan





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-22**  
**Burmeister Subdivision**  
**June 5, 2025**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 8  
**ZONING:** BCZ  
**PARCEL ID #** 05-46-08-28-0-000-014.000  
**PIN:** 5735  
**LOCATION:** Subject property is located on the north side of County Road 34 west of County Road 13 in the Fairhope area.  
**CITIZENSERVE REF:** SC25-000022  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for a residential subdivision  
**Proposed # Lots:** 2  
**Linear feet of streets:** N/A  
**Total acreage:** +/- 29.795 acres  
**Smallest lot size:** 6.487 acres  
**Applicant/Owner:** *Reese Harpel, Beyond Measure Surveying / Katrina Schonemann, Owner*  
**Developer:** *Katrina Schonemann*  
**Surveyor:** *Reese Harpel, PLS – Beyond Measure Surveying*

#### Property History:

Parcel ending 14.129 and 14.130 were recently approved by exempt family division, PF25-49 on 03/24.25.

## Public Utilities and Site Considerations

<b>Public Utilities:</b>	Water: On-Site well Sewer: On-Site Septic Electrical: Riviera Utilities (January 28, 2025)
<b>Traffic study:</b>	N/A
<b>Drainage:</b>	Drainage report prepared and stamped by Chris Lieb, P.E., Lieb Engineering. This report has been reviewed and accepted by Permit Engineer.
<b>Wetlands:</b>	The Baldwin Co. Parcel Viewer shows wetlands on the parcel. A wetlands delineation has been prepared by Craig Martin, Wetland Sciences, Inc. that indicate both jurisdictional, and isolated, non-jurisdictional wetlands. The Natural Resource Planner has reviewed the site and concurs with the findings.

## Staff Analysis and Comments

No additional comments.

### **PUBLIC COMMENTS:**

No comments received as of this Staff Report.

### **Staff Recommendation:**

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-22, Burmeister Subdivision be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

#### **Specific conditions:**

N/A

#### **General Conditions:**

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.













# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-24**  
**TBG – CR 87 – Plat 1**  
**June 5, 2025**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 22  
**ZONING:** B-2/RA (Note: Parcel currently zoned RA is being rezoned to B-2 at June 24, 2025 ,County Commission meeting)  
**PARCEL ID #** 05-53-02-04-0-000-003.021(B-2)/ 05-53-02-04-0-000-003.001(RA)  
**PIN:** 63027 / 32492  
**LOCATION:** Subject property is at the southeast corner of County Road 32 and County Road 87 in the Elberta area.  
**CITIZENSERVE REF:** SC25-000024  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for a non-residential subdivision  
**Proposed # Lots:** 2  
**Linear feet of streets:** N/A  
**Total acreage:** +/- 5.06 acres  
**Smallest lot size:** 2.51 acres  
**Applicant/Owner:** *The Broadway Group LLC and SR Development LLC*  
**Developer:** *The Broadway Group*  
**Engineer/Surveyor:** Sarah Wicker, PLS - *PLS Group, Inc.*

### **Property History:**

- This site is currently being developed and under construction for a Dollar General Store. Due to time constraints and ability to meet construction schedule and funding requirements, the applicant/developer had to construct the building prior to obtaining a two-lot subdivision. In doing so, a Quit Claim deed was recorded, resulting in creating the second parcel, currently vacant, currently being rezoned from RA to B-2.
  - 4/16/24 – Z24-03, rezoned parcel ending 003.021 from RA to B-2
  - 5/16/24 – SC24-24, Submitted Preliminary Plat, application was withdrawn due timeline for meeting construction approvals.
  - 10/3/24 – CTP24-27, issuance of a turnout permit for access to CR 87
  - 12/2/24 – CSP24-27, approval of commission site plan to construct building
  - 1/6/25 – BPC24-319, Building Permit Issued
  - 5/01/25 – Z25-16, Planning Commission made recommendation to County Commission to approve rezoning parcel ending 003.001 from RA to B-2
  - 6/24/25 – Z25-16, County Commission will consider request by Planning Commission for approval to rezone from RA to B-2. *(This will be a condition of approval for final plat for the 2-lot subdivision.)*

### **Public Utilities and Site Considerations**

**Public Utilities:** Water: East Central Water Authority  
Sewer: Baldwin County Sewer Service  
Electrical: Baldwin EMC

**Traffic study:** N/A

**Drainage:** Drainage report prepared and stamped by Jeremy Cobb, P.E. This report has been reviewed and accepted by Permit Engineer.

**Wetlands:** The Baldwin Co. Parcel Viewer shows a portion of wetlands in the southeastern corner of parcel ending 003.021. Wetlands are shown on the plat with a 50' non-disturbed buffer/building setback.

### **Staff Analysis and Comments**

The Applicant previously submitted a preliminary / final plat application which had been previously reviewed by Staff and approved for submittal to the Planning Commission for consideration of approval pending plat revisions. However, due to applicant's need to meet construction timeline and funding requirements, the application was withdrawn and construction approval for said development was granted.

Construction of the building is nearing completion, all utilities have been installed, and the turnout for access to County Road 87 has been completed.

The applicant is now requesting preliminary / final plat approval for the 2-lot, non-residential subdivision.

### **PUBLIC COMMENTS:**

No comments received as of this Staff Report.

### **Staff Recommendation:**

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-24, TBG – CR 87 – Plat 1 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### **Specific conditions:**

1. Provide documentation that CTP24-37 has been inspected, accepted and approved by Planning & Zoning Permit Engineer / Staff.
2. Z25-16 Rezoning Request shall be approved by County Commission prior to final plat approval.
3. Staff will issue Authorization to Circulate the plat for signatures when all conditions have been.

#### **General Conditions:**

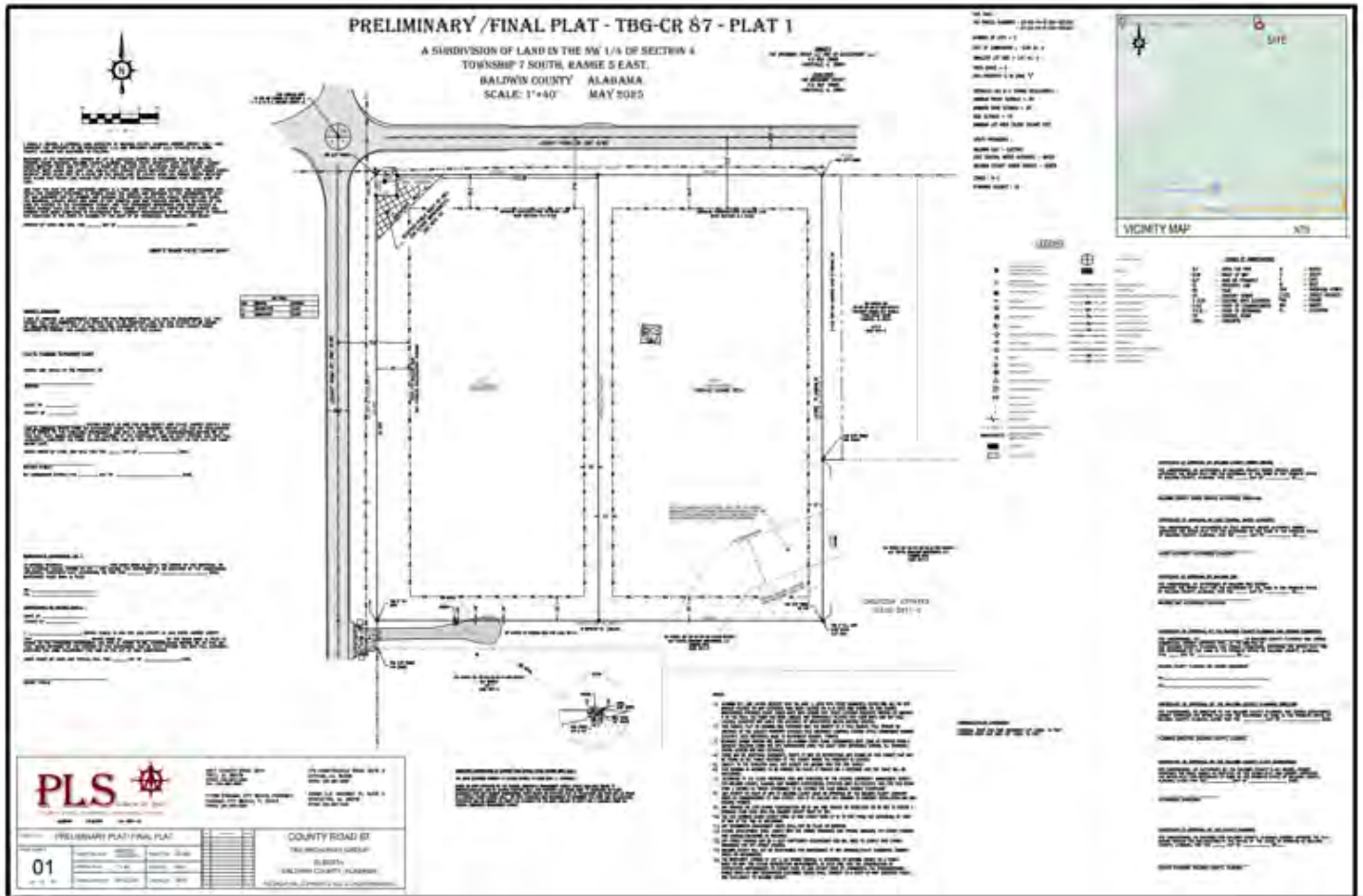
All conditions shall be met, and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

## Locator Maps

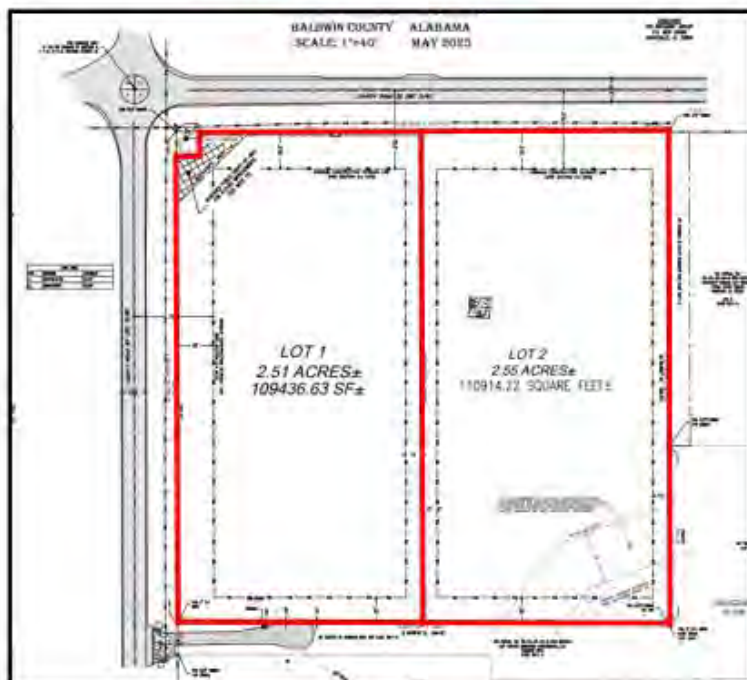




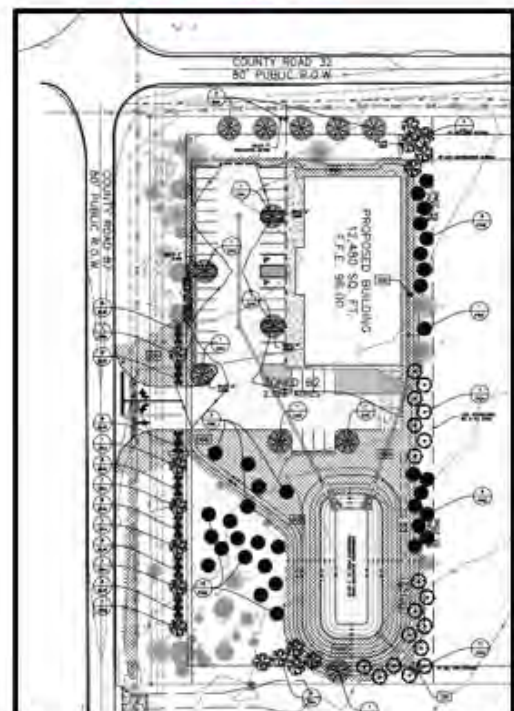
## Plat/Site Plan



**Cropped Preliminary Plat**



**Landscape Plan**





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-27**  
**Kettelson Subdivision**  
**June 5, 2025**

### Subject Property Information

**Planning District:** 22  
**Zoning:** M1- Light Industrial  
**Location:** Subject property is located south of US. Highway 98 and east of County Rd 87  
**Parcel Numbers:** 05-53-08-28-0-000-004.002 PIN: 271308  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Kettelson Inc.  
**Engineer/Surveyor:** Michael Johson, PLS, EDG, LLC  
**Online Case #:** When searching online CitizenServe database, please use SC25-000027  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a commercial subdivision  
**Number of Lots:** 5  
**Linear ft of streets:** N/A  
**Total acreage:** 38.60 ac  
**Smallest lot size:** 2.98 ac  
**Lot setbacks:** 25' Front, Rear and Side- No minimum except where abutting a residential district, in which case there shall be a minimum yard of 25-feet abutting the residential district.

### Public Utilities and Site Considerations

**Public Utilities:** Water: Well  
Electrical: Baldwin EMC, Letter dated March 11, 2025  
Sewer: BCSS, Letter dated March 20, 2025 (Lillian treatment plat)

**Fire Protection:** N/A All lots are greater than 40,000sf

**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

**Drainage improve.:** Drainage narrative prepared and stamped by Austin Lutz, P.E. reviewed and approved by P&Z Permit Engineer "No improvements are planned as part of this land subdivision application and therefore the drainage patterns are to remain as is with the existing conditions."

**Wetlands** No potential wetlands were identified on the subject property as per the Baldwin County Wetlands Generalized Map.



**Flood zones:** X Flood zone, no special requirements

### Staff Analysis and Comments

N/A

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-27 Kettelson Subdivision, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

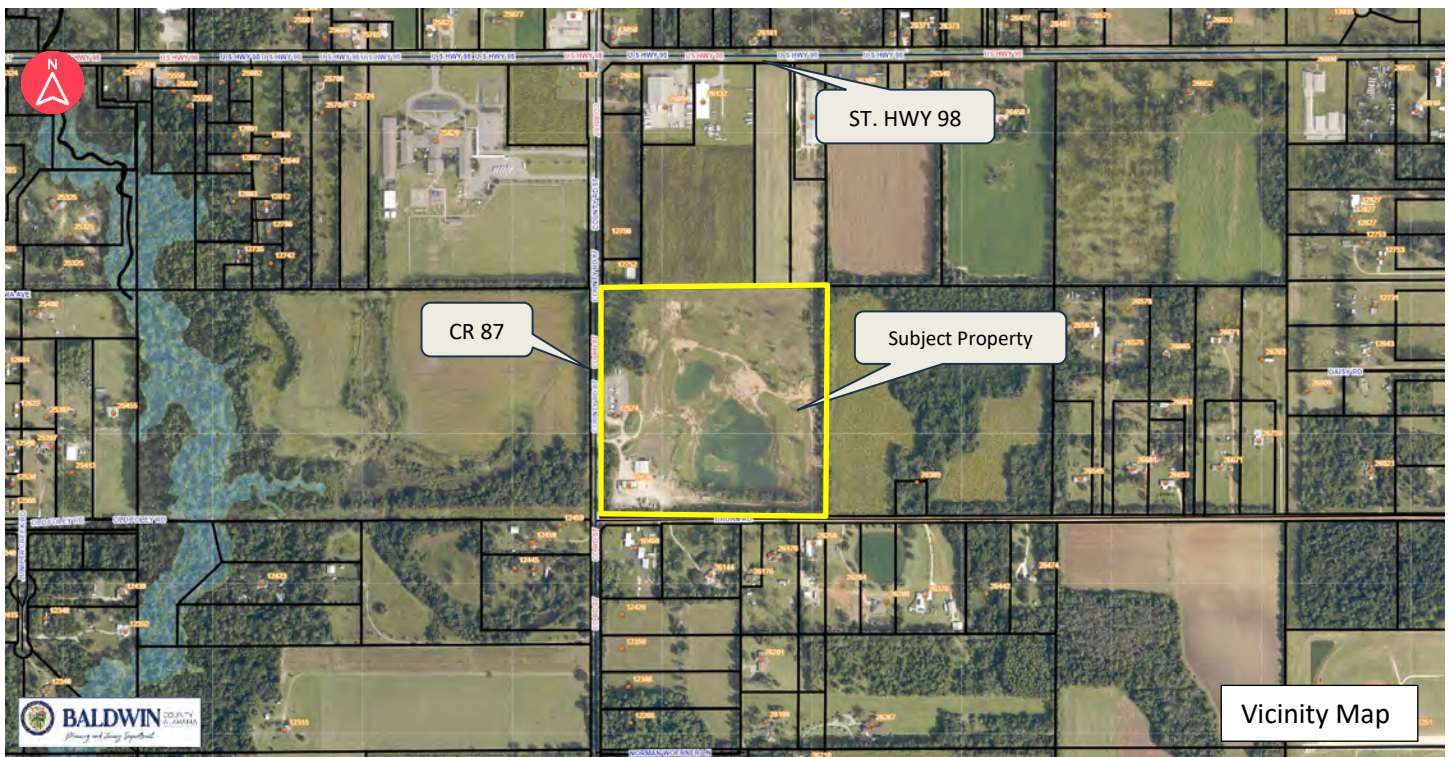
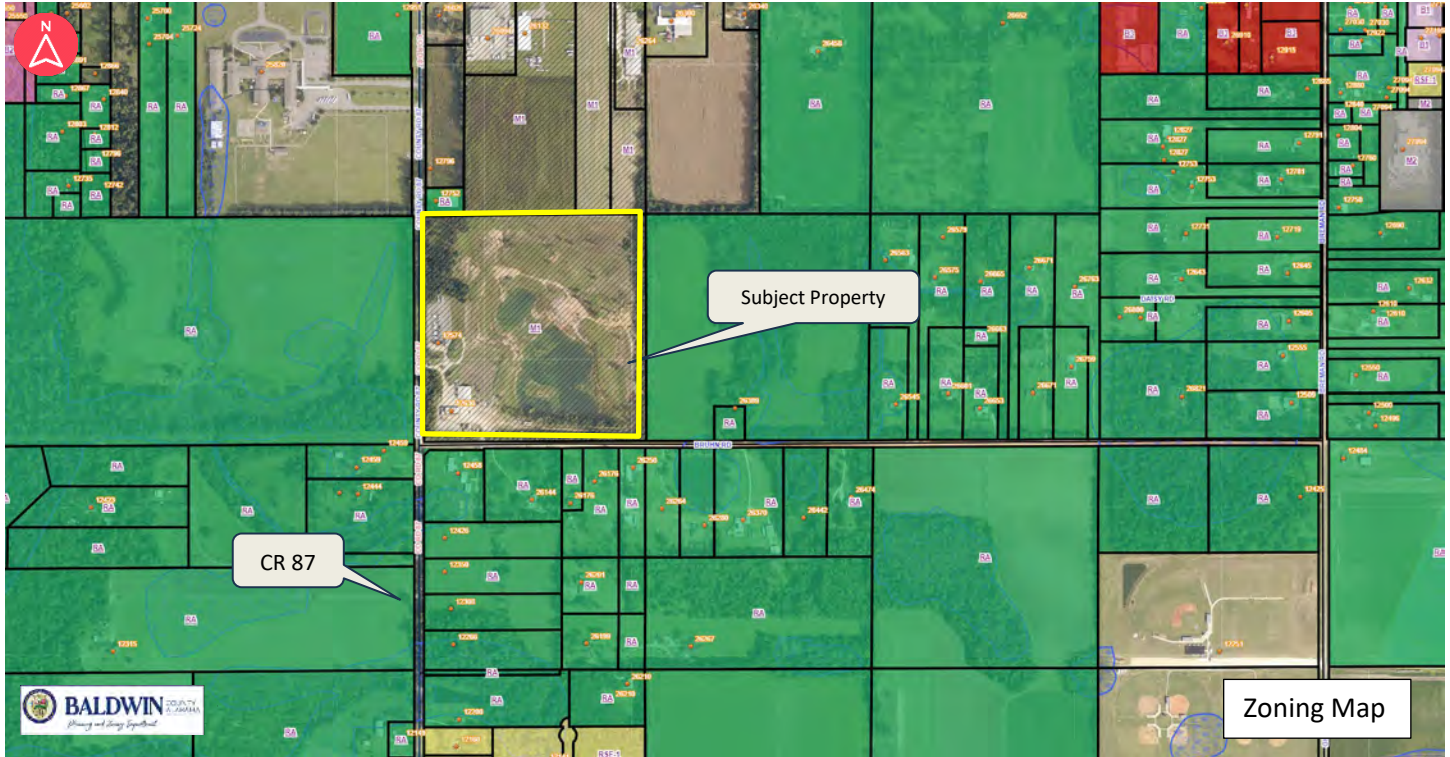
N/A

### General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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









# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-06  
Magnolia Glen Subdivision  
June 5, 2025

### Subject Property Information

**Planning District:** 21  
**Zoning:** RSF-2  
**Location:** South of CR 12 and west of Magnolia Springs Hwy (CR 49)  
**Parcel Numbers:** 05-60-05-16-0-000-001.000 **PIN:** 26010  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Applicant/Owner:** Michael Lipscomb  
**Engineer/Surveyor:** Dwayne Smith, *Anchor Engineering*  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000006.  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 61  
**Linear ft of streets:** 4,136 LF  
**Lot setbacks:** 30 ft front and rear, 10 ft side, 20 ft side street  
**Total acreage:** 36.2 ac  
**Smallest lot size:** 15,040 SF (15,000 SF required by RSF-2)  
**Density:** 1.71 units/ac  
Density allowed by RSF-2 zoning = 2.9 units/ac  
**Open space:** Total required: 61 x 1000 = 61,000 SF  
Total provided: 291,852 SF  
Total usable: 61 x 400 = 24,400 SF  
Provided: @103,000 SF

### Public Utilities and Site Considerations

**Public Utilities:** Sewer: BCSS, Ft. Morgan Plant. Letter dated Jan. 8, 2025. ***Plant does not currently have capacity***  
Water: Riviera. Letter dated Nov. 13, 2024. Capacity report dated Mar 17, 2025  
Electricity: Baldwin EMC. Letter dated Nov. 13, 2024  
Broadband: Gigapower. Letter dated Dec. 19, 2024 (not a commitment)

**Fire flow:** Fire flow is 920 @ 920 psi. The side setbacks have been increased to 10.5 ft to meet ISO requirements.



<b>Traffic study:</b>	A traffic study was prepared by Charles Cochran, PE, <i>Sain Associates, Inc.</i> Traffic data was collected on Wednesday, Aug. 21, 2024. An updated study has been requested and reviewed by the Permit Engineer for compliance that reflects the revised entrance locations.
<b>Flood zone:</b>	Zone X, no special requirements.
<b>Drainage improve.:</b>	Drainage narrative prepared and stamped by Dwayne Smith, PE. It was reviewed and accepted by the P&Z Permit Engineer.
<b>Wetlands</b>	Wetland report prepared by Craig Martin, <i>Wetlands Sciences, Inc.</i> A second report was done by Michelle Campbell, <i>ARC Environmental, Inc.</i> Wetlands are shown with the required 30 ft natural buffer. No filling of wetlands is proposed.

### Staff Analysis and Comments

The Developer has a “will-serve” letter from the BCSS Ft. Morgan Treatment Plant. That plant currently does **not** have the capacity to serve the proposed subdivision. Baldwin Co. P&Z will not approve a Final Plat until the plant capacity has been sufficiently expanded to serve the proposed subdivision or sewer lines have been installed to connect the subdivision to another treatment plant with adequate capacity. The Developer proceeds with construction at his/her own risk.

The original traffic study showed two entrances onto County Rd. 12. To meet the new Subdivision Regulations and Baldwin County Access Management Plan, the plat shows one entrance on CR 12 and a second entrance on CR 49. A new traffic study based on the plat in this staff report must be submitted and approved by the Permit Engineer before a Subdivision Permit will be issued. No turn lanes were recommended by the original study but the Permit Engineer and County Engineer will make the final determination based on the revised study.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-06, Magnolia Glen Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

1. The Ft. Morgan BCSS Plant does not currently have capacity to serve this subdivision. The Final Plat will not be approved until the Ft. Morgan Plant has expanded its capacity. The Developer proceeds with construction at the risk of not being able to create the lots as proposed.
2. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
3. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.
4. Signs marking the boundary of the wetland buffer must be installed and inspected prior to issuance of a Subdivision Permit.

#### General Conditions:

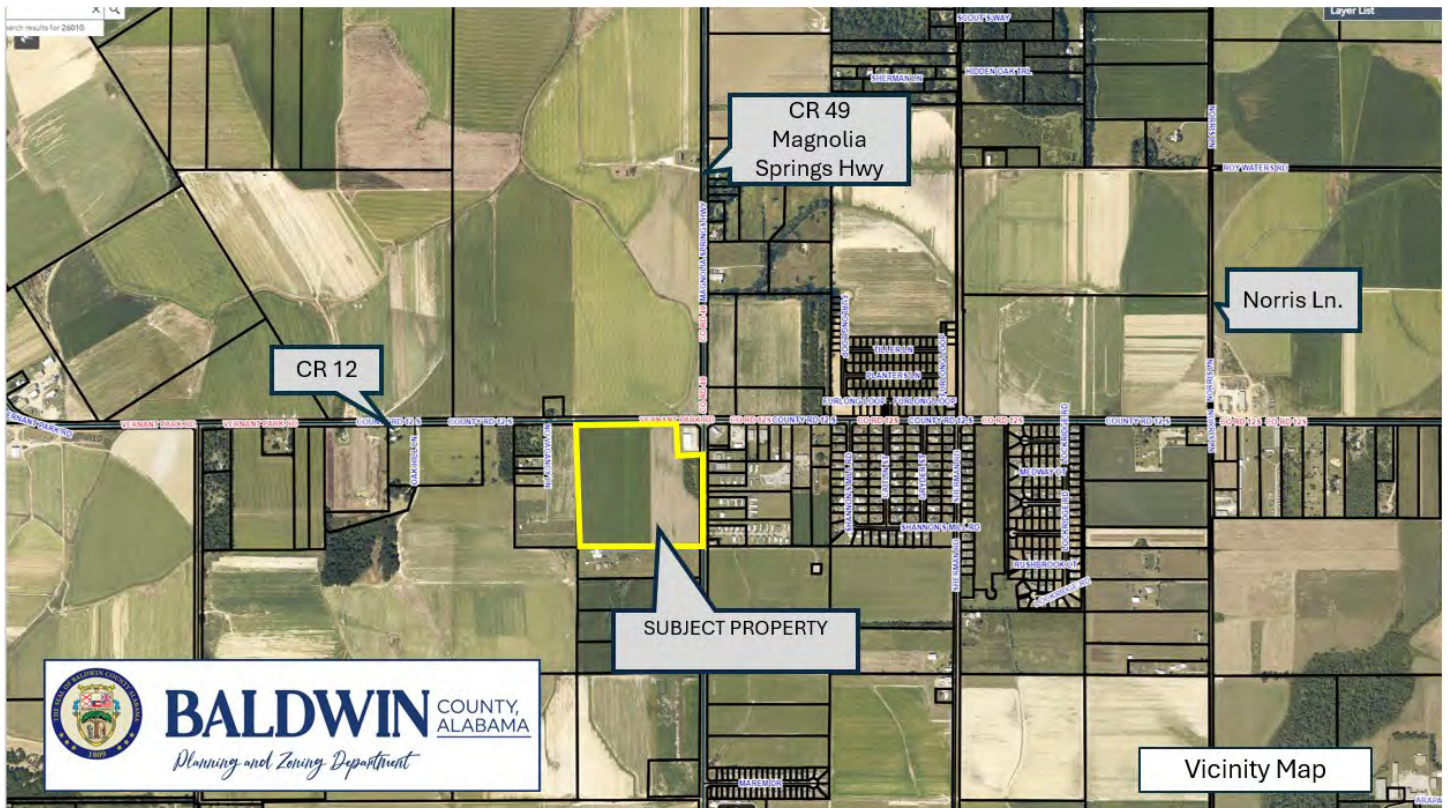
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

The locator map shows a grid of land parcels. A yellow parcel is highlighted with a red border and labeled 'Subject Property' with the address '05-60-05-16-0-000-001.000'. The map includes labels for 'NOVA GANGLIN' and 'SHANNONVILLE'. The intersection of 'COUNTY RD 12 S' and 'COUNTY RD 12 S' is marked.

	Adjacent Zoning	Adjacent Land Use
North	RSF-2: Single Family District & B2:Local Business	Agricultural
South	RA: Rural Agricultural District	Residential, agricultural
East	B3: General Business & RMH: Residential Manuf. Home	Manufactured homes
West	RA, Rural Agricultural District	Agricultural



Plat	
1	2
3	4
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7	8
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95	96
97	98
99	100





#### SITE DATA:

EXIST. TAX PARCEL I.D.: 05-60-05-16-0-000-001.000  
ZONING: RSF-2, BALDWIN COUNTY PLANNING DISTRICT 21

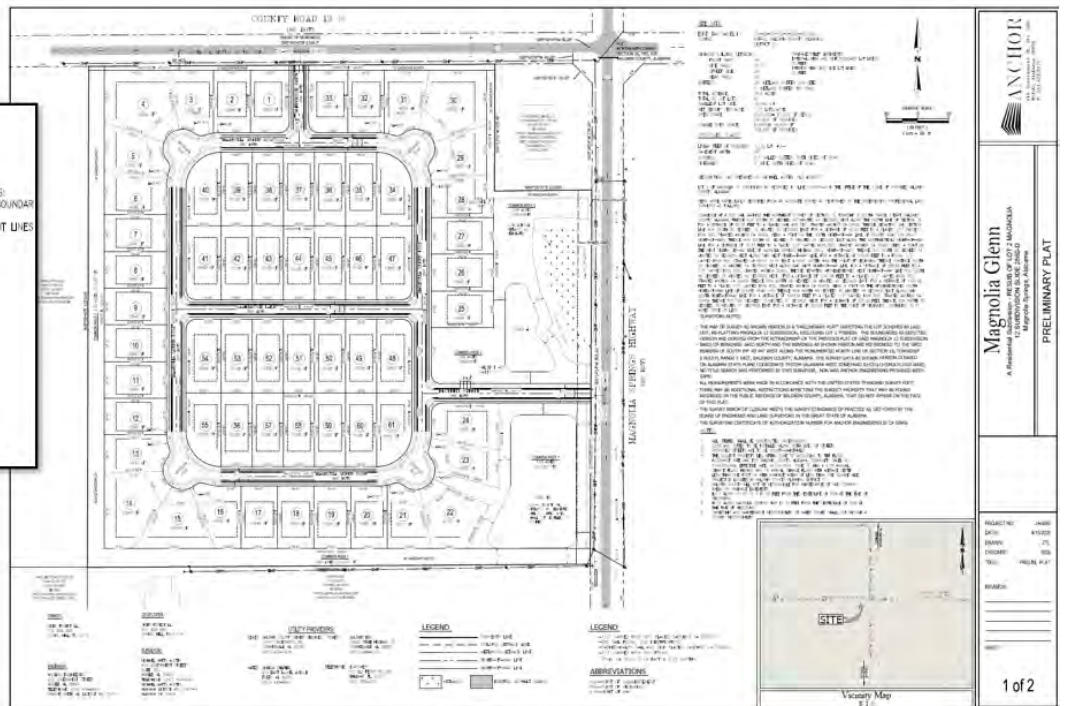
MINIMUM BUILDING SETBACKS:  
FRONT YARD: 40'  
SIDE YARD: 10.5'  
STREET SIDE: 20'  
REAR YARD: 30'

DRAINAGE/UTILITY BASEMENTS:  
EXTERNAL REAR AND SIDE BOUNDARY: 15 FEET  
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

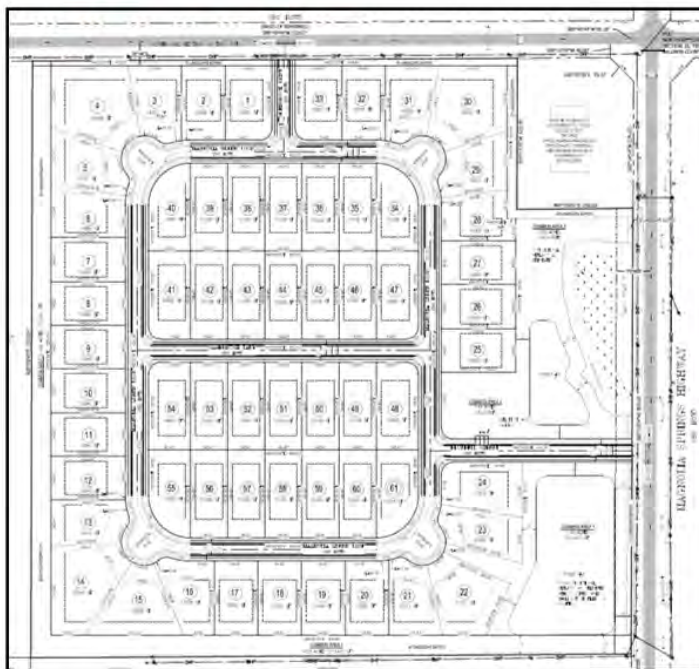
BUFFERS:  
30' WETLAND BUFFER (ON SITE)  
5' WETLAND BUFFER (IN ROW)

TOTAL ACRES: 36.2  
TOTAL NO. OF LOTS: 61  
SMALLEST LOT SIZE: 13,040 S.F.  
NET DENSITY PER ACRE: 1.71 LOTS/ACRE  
61x1,000= 61,000 SF REQ'D.  
291,852 SF PROVIDED  
OPEN SPACE: 61x400= 24,400 SF  
239,560 SF PROVIDED

PROPOSED ROADS:  
LINEAR FEET OF ROADWAY: 4,136 LF +/-  
PAVEMENT WIDTH: 20'  
CURBING: 2.5' VALLEY CUTTER, BOTH SIDES OF ROAD  
SIDEWALKS: 5' WIDE, BOTH SIDES OF ROAD

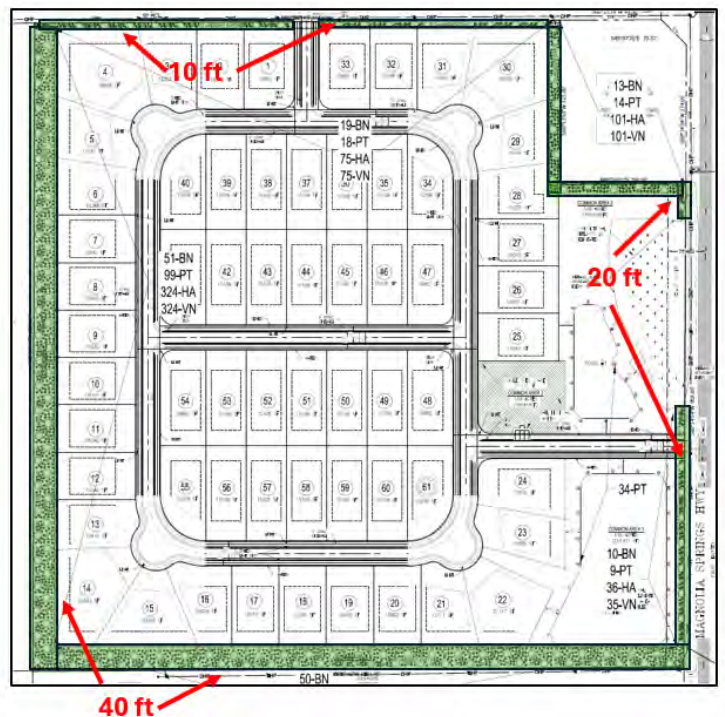


**Cropped Plat**



**Landscape Plan**

 = Landscape buffer





Traffic Study Intersections

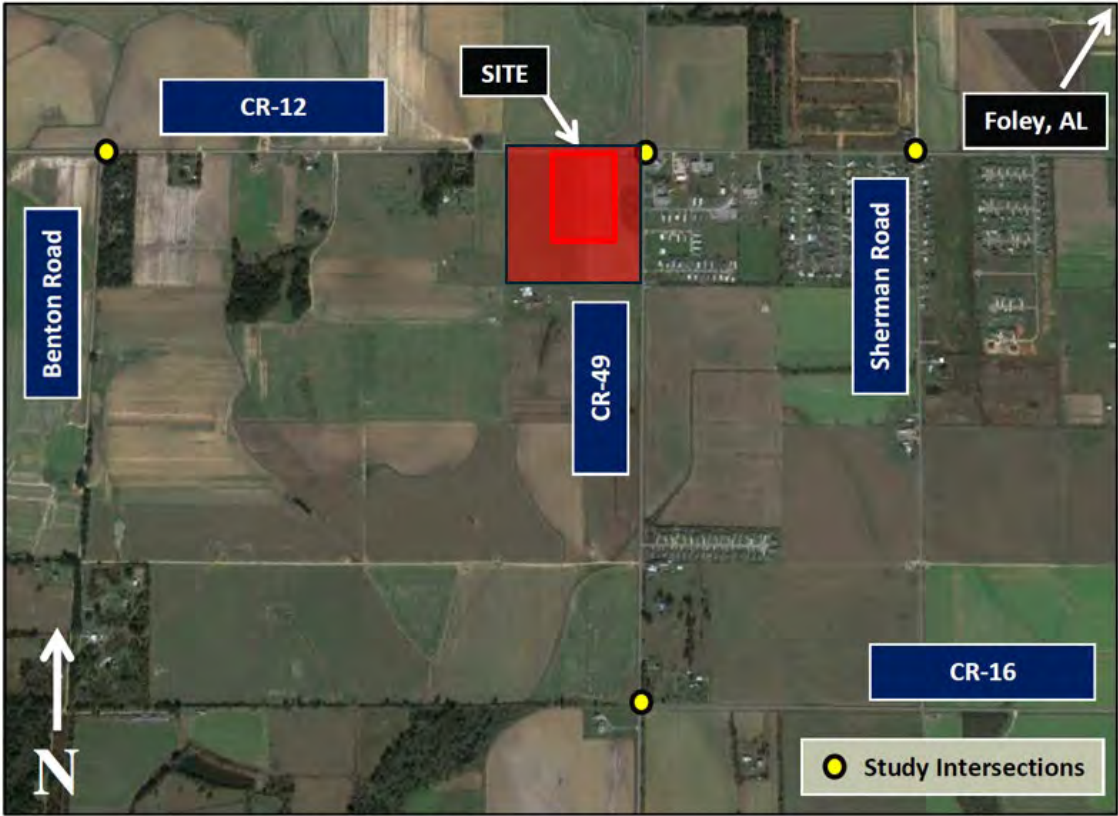


Figure 1: Site Location and Study Intersections



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-07  
Venture 87 Subdivision  
June 5, 2025

### Subject Property Information

**Planning District:** 13  
**Zoning:** Unzoned  
**Location:** The subject property is located west of County Road 87, north of Linholm Rd.  
**Parcel Numbers:** 05-40-02-03-0-000-004.001 PIN#: 34098  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Venture 87 LLC  
**Engineer/Surveyor:** Weygand Wilson Surveying- Trent Wilson  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000007  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side & 20' Side Street  
**Total acreage:** 23.16 ac  
**Smallest lot size:** 2.31 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Well  
Electrical: Baldwin EMC  
Sewer: On Site Septic

**Fire flow:** N/A- All lots are greater than 40,000 sf

**Traffic study:** N/A- Less than 50 Lots

**Flood zone:** X zoned, no special requirements.

**Drainage improve.:** Drainage narrative prepared by Chris Lieb, P.E. Lieb Engineering It was reviewed and accepted by the P&Z Permit Engineer.

**Wetlands** No wetlands were identified on the subject property according with the Baldwin County Generalized Wetland Map.

## Staff Analysis and Comments

County Road 87 is classified as a Major Collector in accordance with the Access Management Policy, which requires a minimum of 240 feet of spacing between existing and proposed driveways. The applicant will be responsible for installing a major residential driveway, including an easement to provide access to all proposed lots.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-07 Venture 87 Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

1. Applicant shall apply and obtain approval for a Commercial Turnout Permit(CTP)
2. The applicant must submit a Final Plat application, which will be reviewed and administratively approved by staff following the installation, inspection, and approval of the major residential driveway. Once the Final Plat is approved, the applicant will have 90 days to circulate the plat for signatures and record it

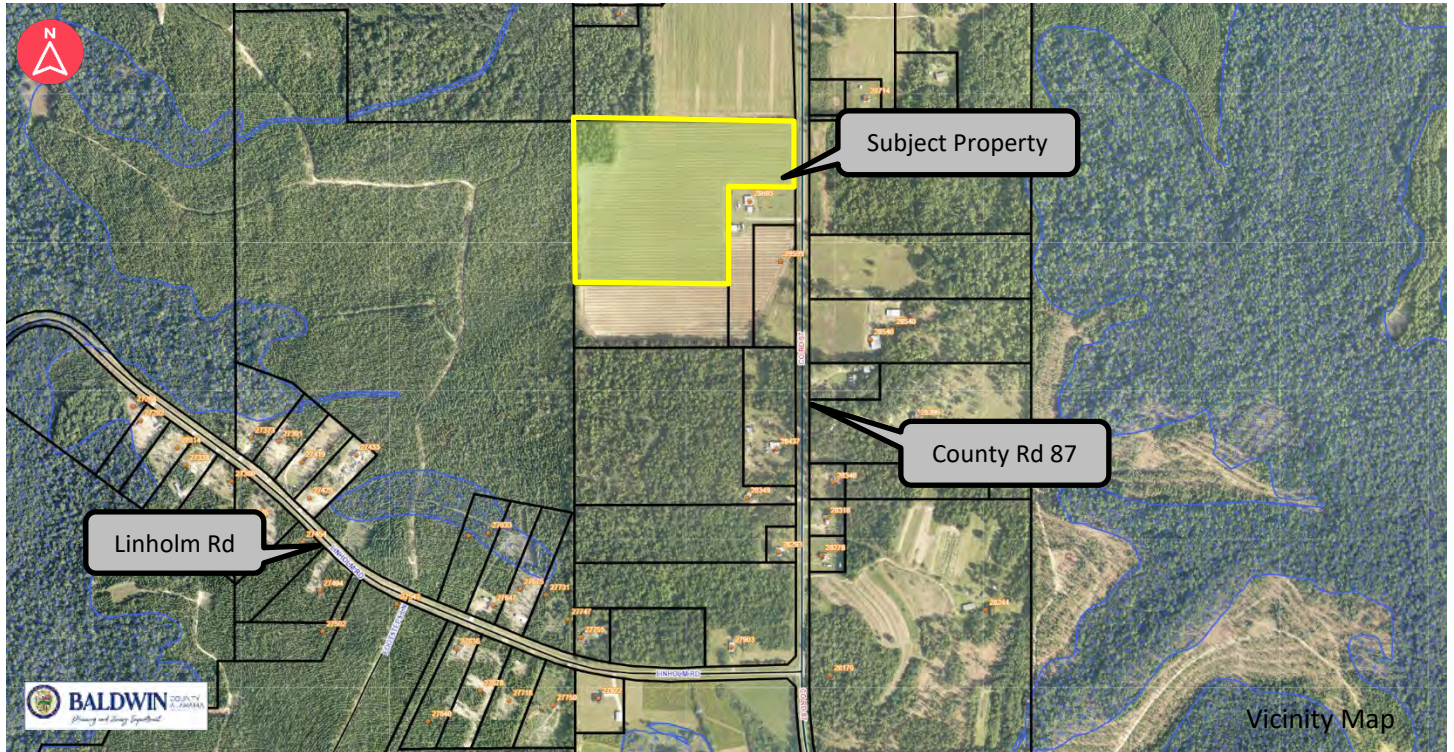
#### General Conditions:

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.

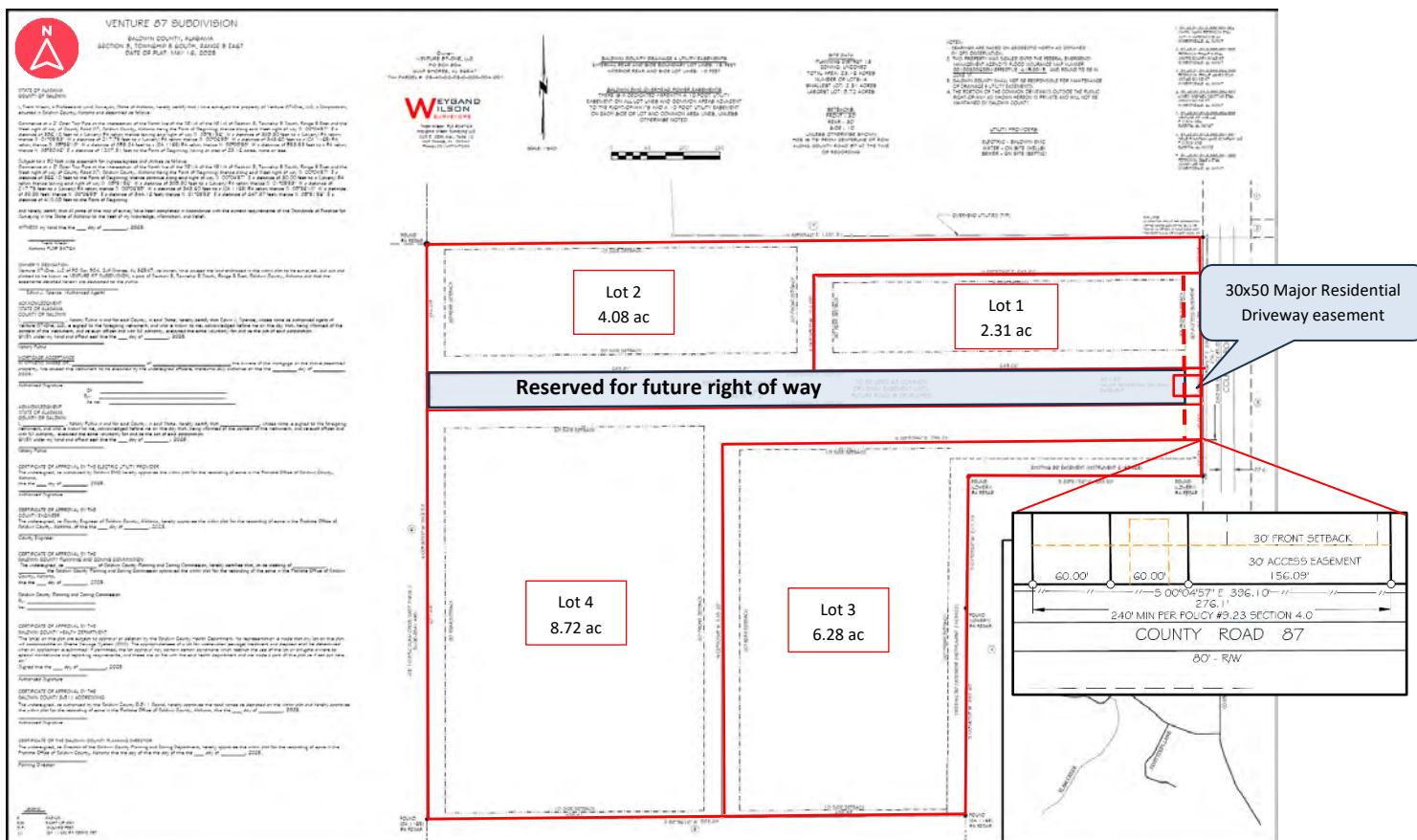
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



## Locator Maps



## Plat







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-08  
BFLC Cowpen Creek Ph III  
June 5, 2025

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 13  
**ZONING:** Un-zoned  
**PARCEL ID #** 05-40-05-22-0-000-002.001  
**PIN:** 391621  
**LOCATION:** Subject property is located on the western side of County Road 87 south of the I-10 overpass in the Elsanor area.  
**CITIZENSERVE REF:** SPP25-000008  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for a residential subdivision  
**Proposed # Lots:** 5  
**Linear feet of streets:** N/A  
**Total acreage:** 118.51 acres  
**Smallest lot size:** 3.0 acres  
**Applicant/Owner:** *Belle Fountain Land Company*  
**Developer:** *Belle Fountain Land Company*  
**Engineer/Surveyor:** **Chris Lieb, P.E. – Lieb Engineering /Trent Wilson, PLS – Weygand Wilson Surveying, LLC**

#### Property History:

- 04/6/20323 – SPP23-06, Received conditional preliminary plat *approval (conditions to install common drives prior to submitting the final plat application).*
- 12/29/2023 – SFP23-10, Submitted Final Plat application prior to conditions of the preliminary plat approval having been met but Staff reviewed the final plat application and provided comments.
- 08/07/2024 – PER24-04, Permit Extension Request for review and comment period for SFP23-10.
- 11/25/2024 – SFP23-10, application was denied due to incomplete submittal and failure to comply with conditions of preliminary plat approval
- 02/20/2025 – CTP24-21, Commercial Turnout Permit was issued to install common drives per the prior preliminary plat approval conditions.
- 03/27/25 – SPP25-08 – Preliminary Plat application submitted which is now before the PC for consideration of approval.
- 05/08/2025 – Final inspection was completed for the installation of the common drives with the Notice of Completion being issued on 05/09/2025.

## Public Utilities and Site Considerations

<b>Public Utilities:</b>	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated February 6, 2023)
<b>Traffic study:</b>	N/A
<b>Drainage:</b>	Drainage narrative prepared and stamped by Chris Lieb, P.E. This document has been reviewed and accepted by Permit Engineer.
<b>Wetlands:</b>	The Baldwin Co. Parcel Viewer shows a portion of potential wetlands . No wetland delineation was provided and the applicant has shown the wetlands on the plat with a 50' non-disturbed buffer/building setback.

## Staff Analysis and Comments

The Applicant previously submitted a preliminary plat application which was approved by the Planning Commission, with a condition for approval to install common drives. The common drives were to be installed, inspected and accepted by Highway before submitting the final plat. However, the applicant submitted the final plat which had been circulated for signatures prior to Staff granting permission. Staff worked with the applicant to allow revisions to the final plat application, but they could not be achieved within the 60-day review and comment period. Therefore, Staff denied the final plat application, and since, the original preliminary plat approval has expired. The applicant has received a Commercial Turnout Permit and has installed the common drives, which have been inspected, and a completion letter has been provided by Planning & Zoning Staff.

### SPP23-06 BFLC COWPEN CREEK PH III

### Staff Recommendation

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-06 BFLC COWPEN CREEK PH III, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions.

#### Specific Condition:

1. The applicant shall submit a turnout permit for the required common drives. BC Highway Department will advise applicant once the construction of the common drives has been accepted.

#### General Condition:

1. Upon acceptance of installed common drives by Baldwin County Highway Department, the applicant shall submit a final plat application.

- P&Z Staff will issue administrative final plat approval. The final plat shall be circulated for signatures and recorded within 90 days of approval.

**04/06/2023 PRELIMINARY PLAT APPROVAL**

### PUBLIC COMMENTS:

No comments received as of this Staff Report.

### **Staff Recommendation:**

Staff recommends that the Preliminary Plat approval for Case No. SPP25-08, BFLC Cowpen Creek Phase III be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

#### **Specific conditions:**

1. **Once the preliminary plat approval has been granted, the applicant shall submit the Final Plat application for review and approval to circulate the plat for signatures.**

#### **General Conditions:**

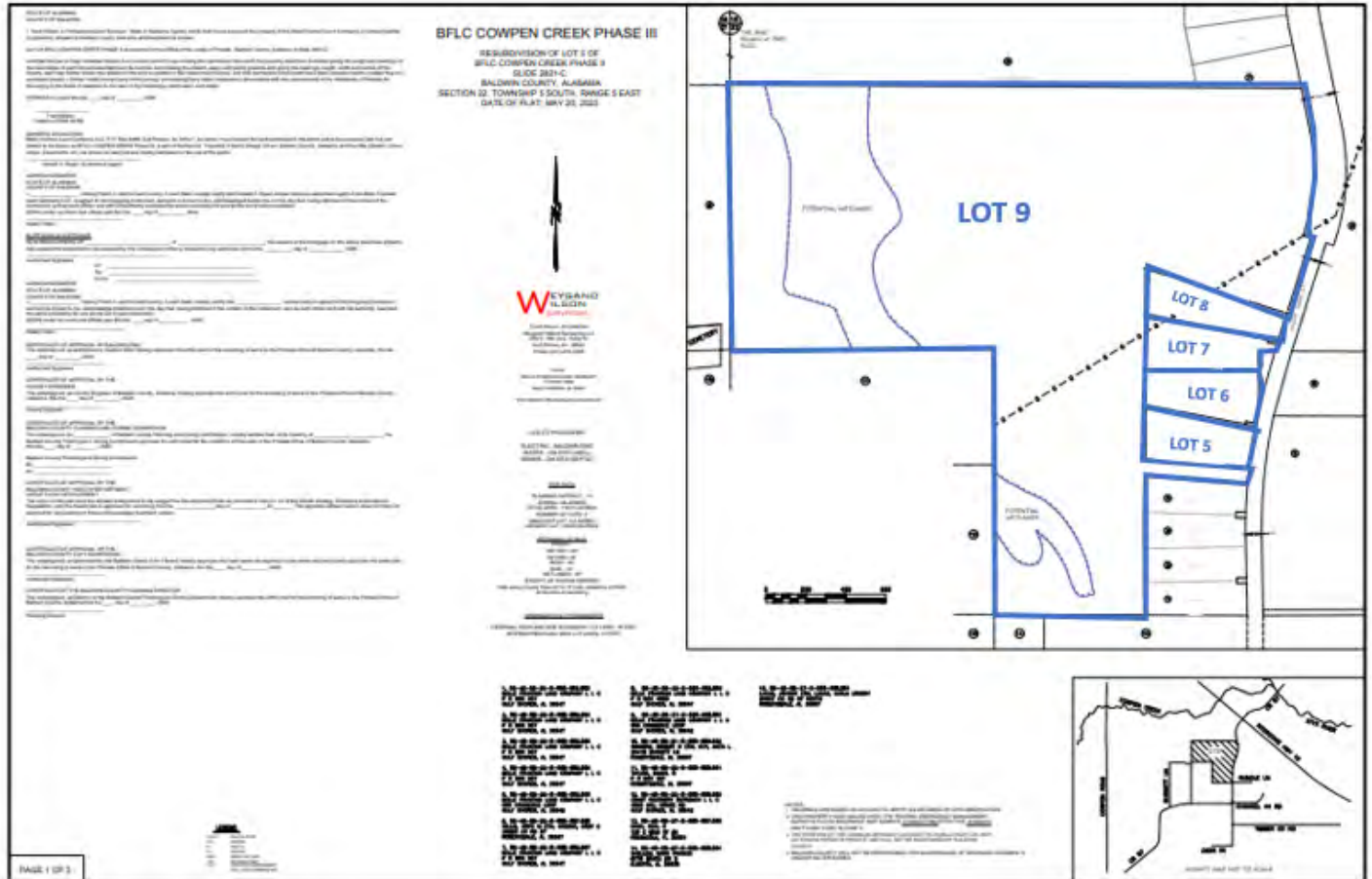
The final plat shall be circulated for signatures and recorded within 90 days of receiving Authorization to circulate the plat for signatures.

## Locator Maps

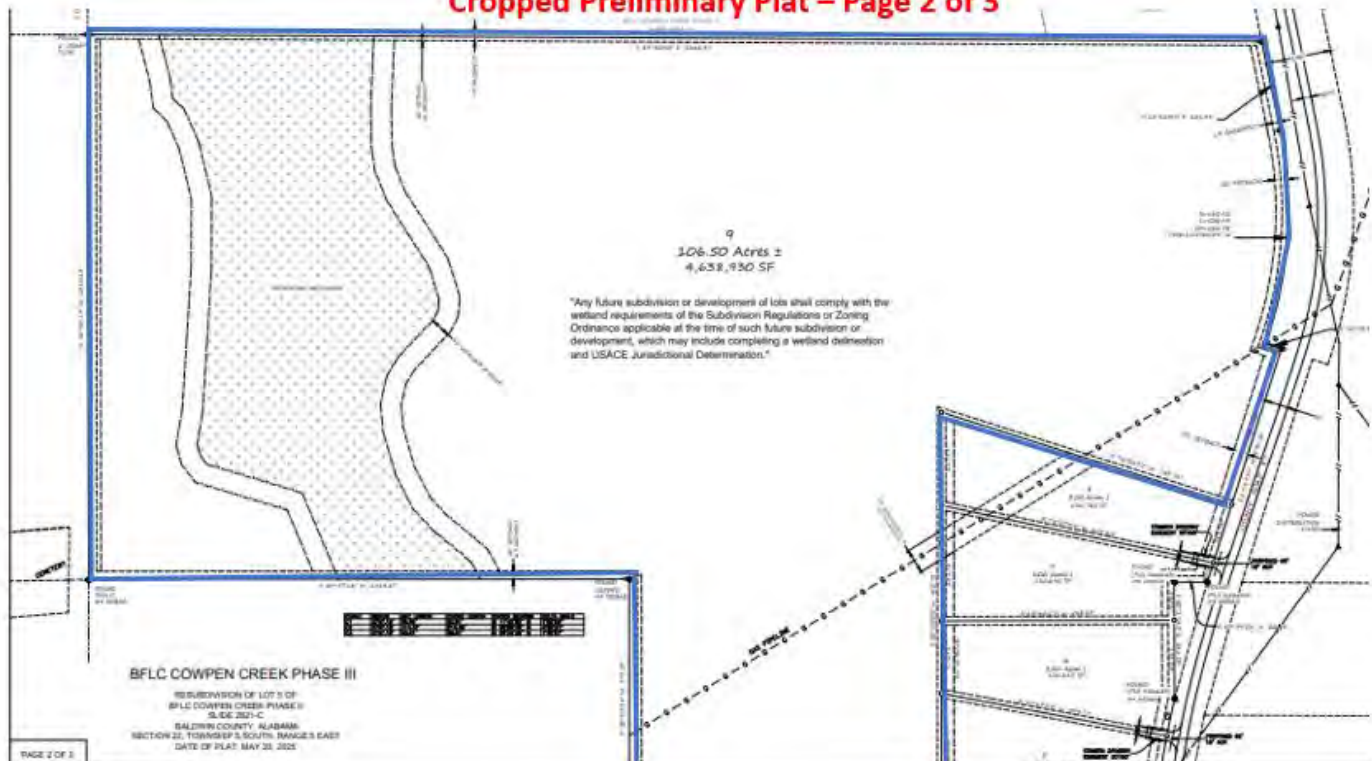




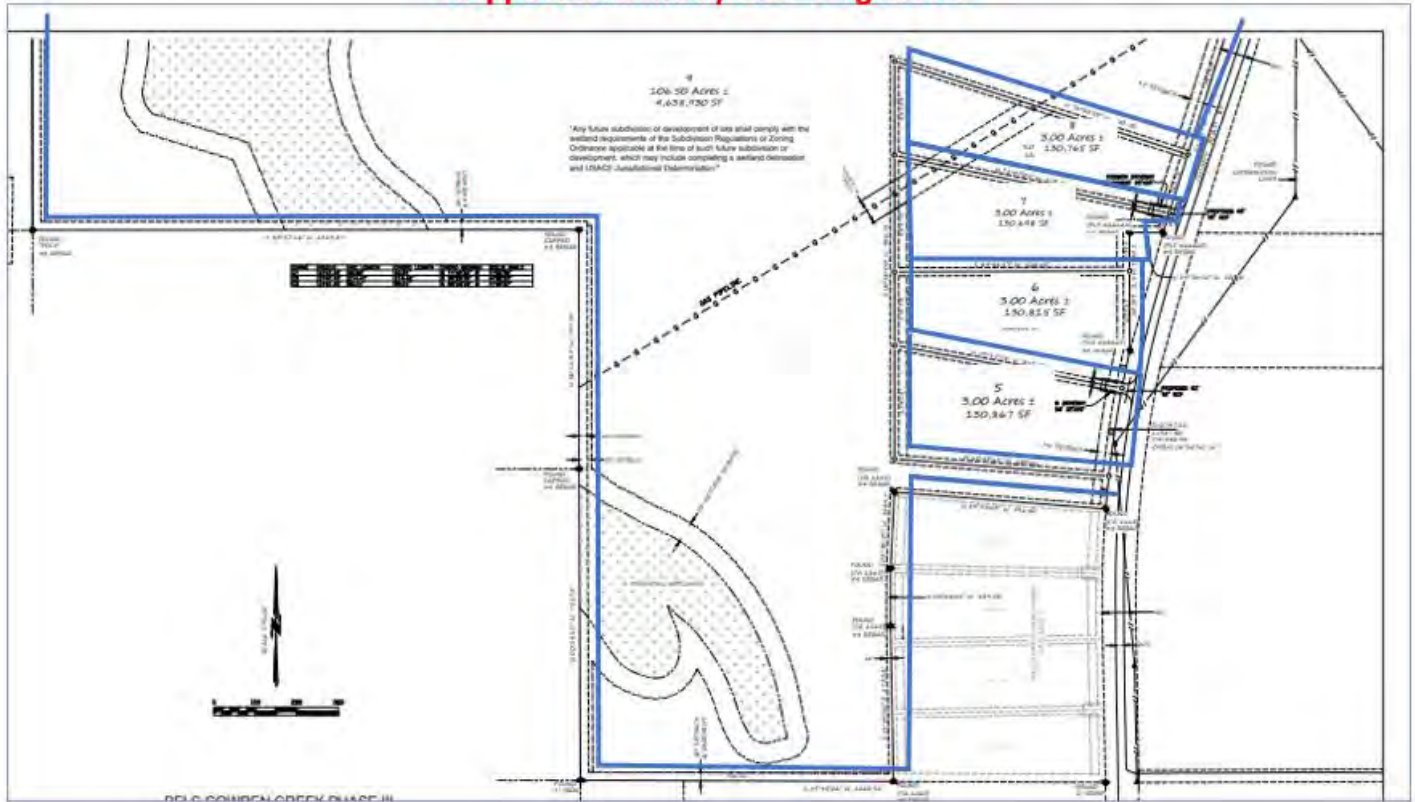
# Plat/Site Plan



## Cropped Preliminary Plat – Page 2 of 3



**Cropped Preliminary Plat – Page 3 of 3**





# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-11

CC 77 Subdivision

June 5, 2025

### Subject Property Information

**Planning District:** 22  
**Zoning:** Ra- Rural Agricultural  
**Location:** Subject property is located west of CC Road, north of County Rd 32 and south of Cactus Ct.  
**Parcel Numbers:** 05-49-07-36-0-000-001.001 PIN#: 631283  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** CC 77 LLC  
**Engineer/Surveyor:** Trent Wilson, PLS, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000011  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 17  
**Linear ft of streets:** N/A- All lots front on CC road, a road classified as a Local Rd.  
**Lot setbacks:** 40' Front, 40' Rear, 15' Side, 20' Side Street  
**Wetland Setback:** 30' Natural Buffer for jurisdictional wetlands and 5' Natural Buffer for non-jurisdictional wetlands  
**Total acreage:** 72.00 ac  
**Smallest lot size:** 3.00 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: Wells  
Electrical: Baldwin EMC, Letter dated: March 3, 205  
Sewer: plant. On Site Septic  
**Fire flow:** N/A All lots are greater than 40,000sf  
**Traffic study:** N/A, less than 50 lots are proposed  
**Flood zone:** x zone, no special requirements  
**Drainage improve.:** Drainage narrative prepared by Chris Lieb, P.E., Lieb Engineering It was reviewed and accepted by the P&Z Permit Engineer.



## Wetlands

Wetland report prepared by Wetland Science and EcoSolutions, **the label on the southern wetland area must be corrected to jurisdictional wetlands.** The natural buffers are shown labeled correctly.

### Staff Analysis and Comments

All proposed driveways must be installed at least 120' of distance and shown in the distance site plan and in accordance with the Access Management Policy.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-11 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

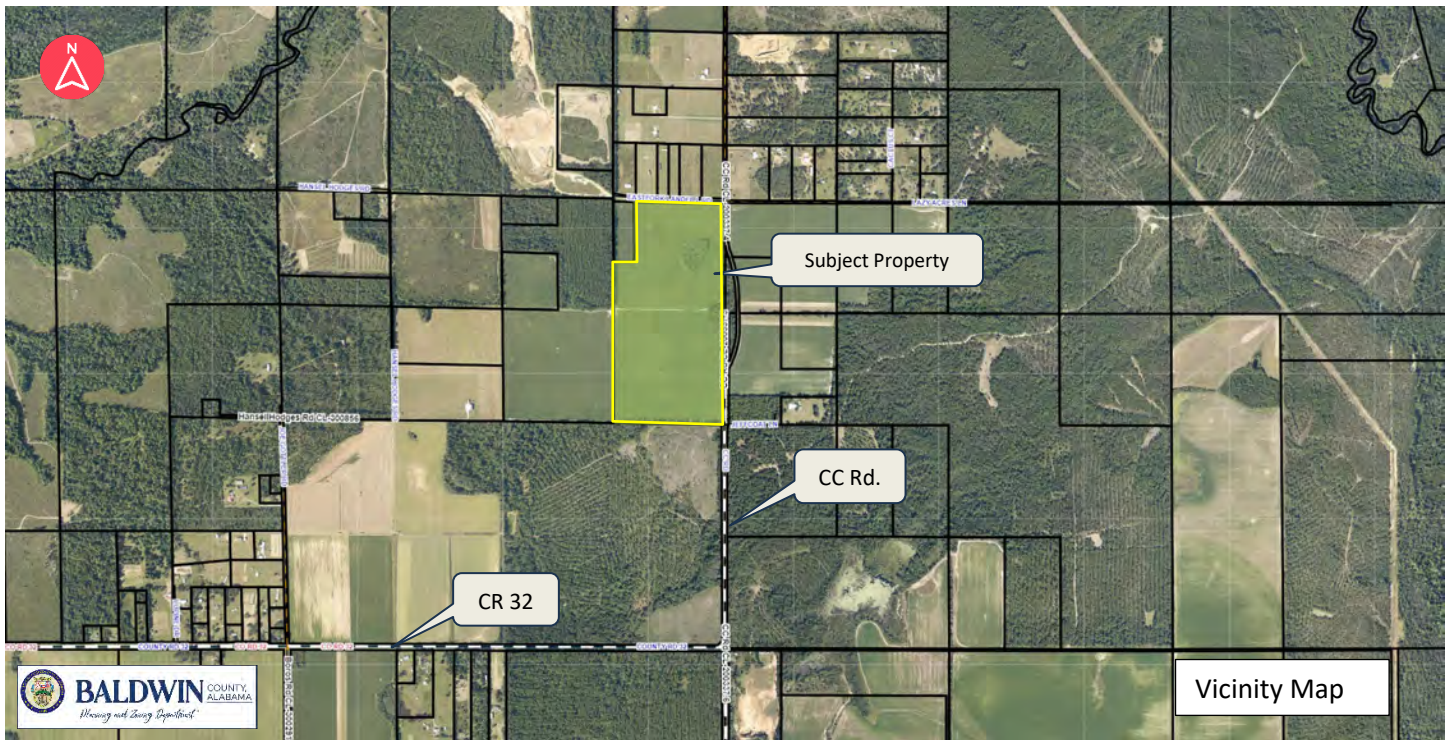
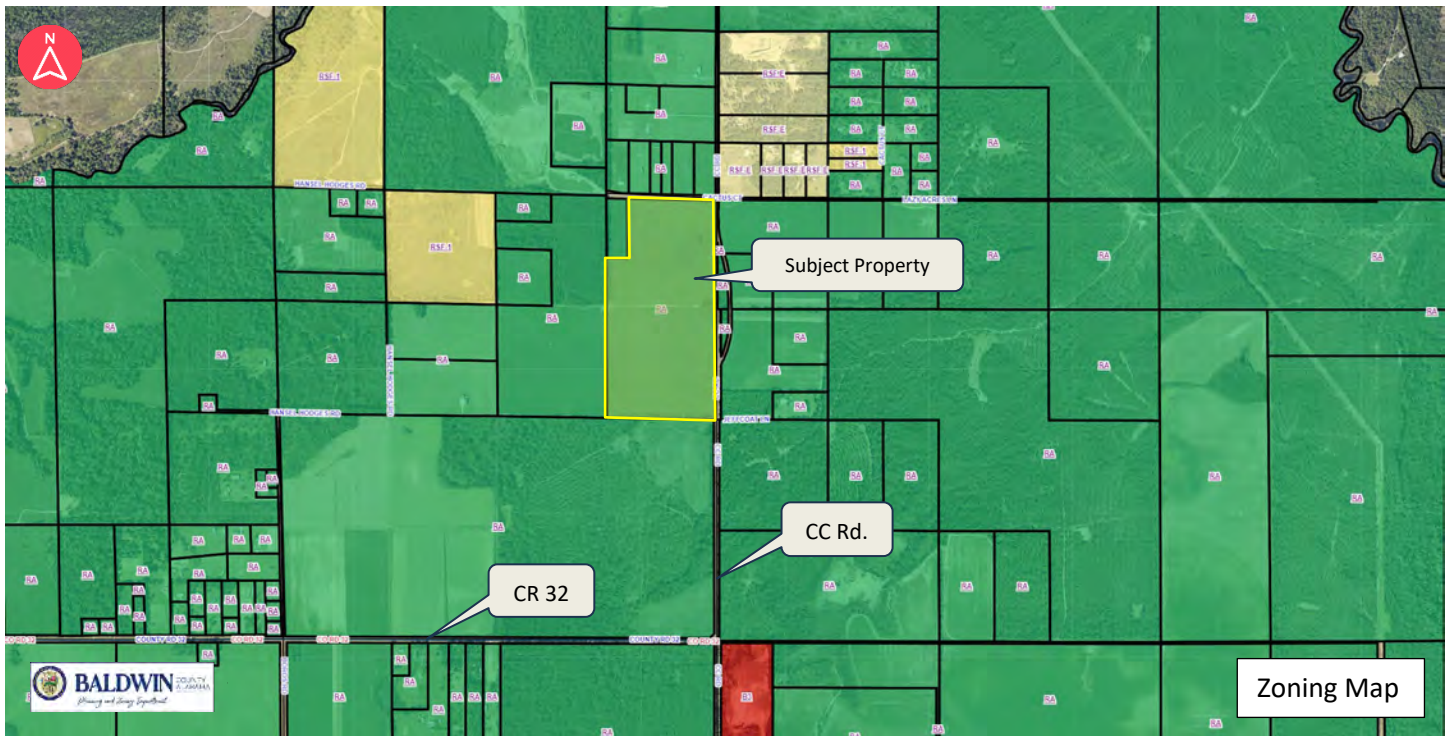
1. Revise wetland note on the southern wetland area from non-jurisdictional to jurisdictional wetland. The 30' Natural Buffer is reflected appropriately.

### General Conditions:

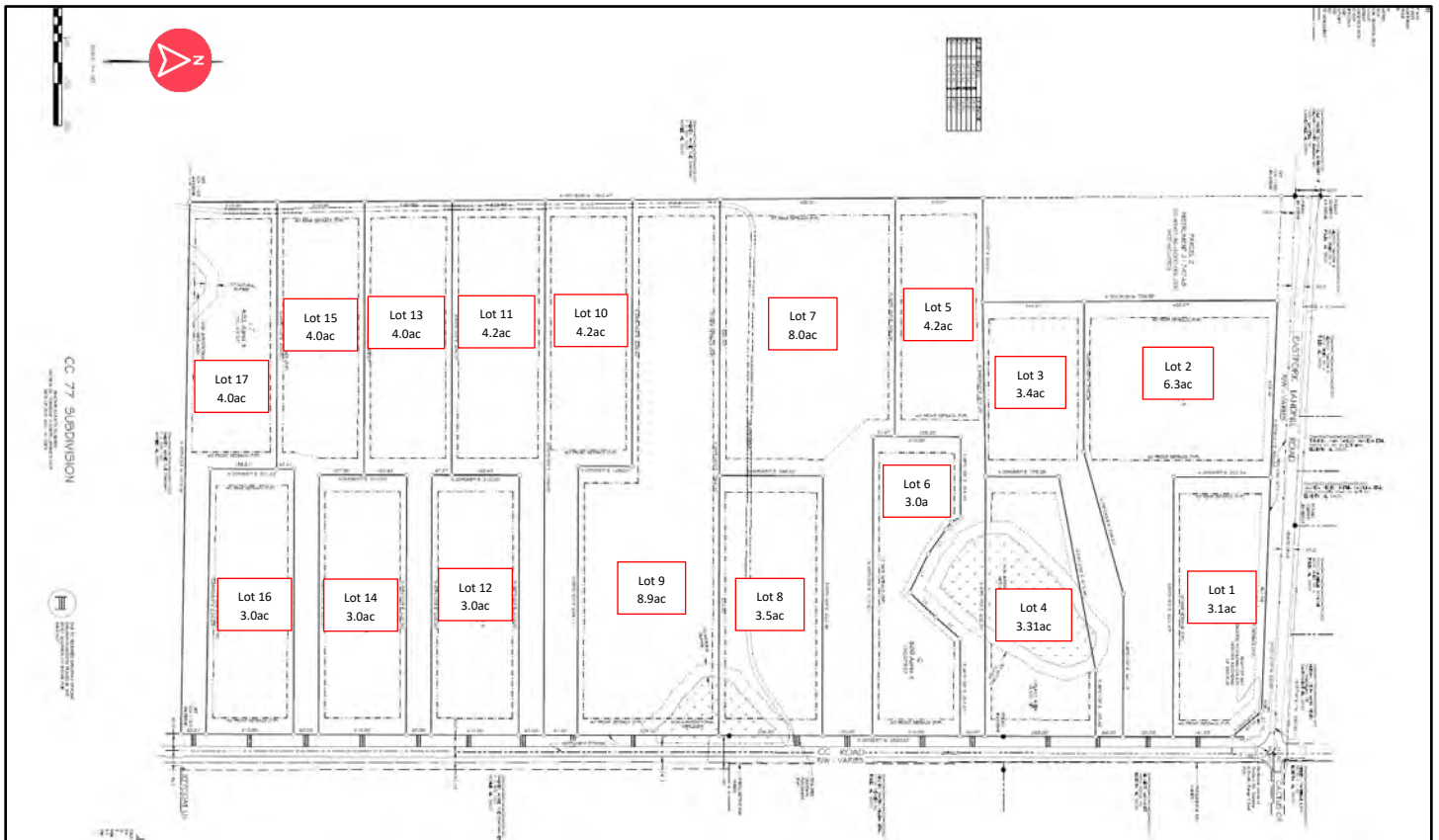
1. Effective period is 2 years from approval of the Preliminary Plat.

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>

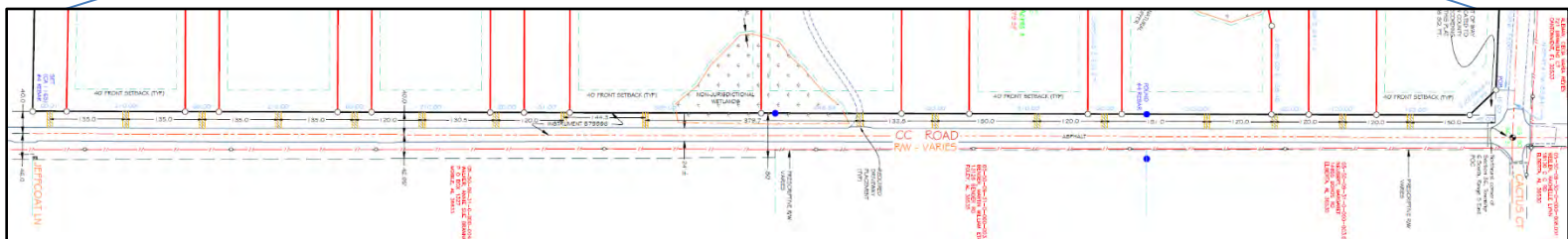
## Locator Maps



## Plat



Distance site plan for the proposed driveways







# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-15

Heritage Farms

June 5, 2025

### Subject Property Information

**Planning District:** 22  
**Zoning:** RA- Rural Agricultural  
**Location:** Subject property is located east of County Rd 83, south of County Rd 32 approximately two miles north of Town of Elberta  
**Parcel Numbers:** 05-53-03-05-0-000-012.000 PIN: 69453  
05-53-03-05-0-000-011.001 PIN: 630305  
**Lead Staff:** Associate Planner, Fabia Waters  
**Applicant/Owner:** C & R Farms LLC  
**Engineer/Surveyor:** Sawgrass Engineering  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000015  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 23  
**Linear ft of streets:** 3, 138 LF  
**Lot setbacks:** 40' Front, 40' Rear, 15' Side – The highway construction setback along County Rd 83 is 75' from centerline of the right-of-way at the time of recording.  
**Wetland setback:** 30' Natural Buffer from all jurisdictional wetlands and a 5' Natural Buffer for all non-jurisdictional wetlands  
**Total acreage:** 80.44 ac  
**Smallest lot size:** 3.01 ac

### Public Utilities and Site Considerations

**Public Utilities:** Water: East Central Baldwin . Letter dated- March 26, 2025  
Electrical: Baldwin EMC . Letter dated- February 19, 2025  
Sewer: On Site Septic  
**Fire flow:** N/A all lots are greater than 40,000sf  
**Traffic study:** N/A less than 50 lots  
**Flood zone:** X zone, no special requirements  
**Drainage improve.:** Drainage narrative prepared by James Robertson, P.E., It was reviewed and accepted by the P&Z Permit Engineer.

**Wetlands**

Wetland report prepared by Wetland Science and EcoSolutions, jurisdictional and non-jurisdictional wetlands were identified on the subject property and are reflected with the appropriate buffer.

**Staff Analysis and Comments**

N/A

**Staff Recommendation:**

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-15 Heritage Farms be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

**Specific conditions:**

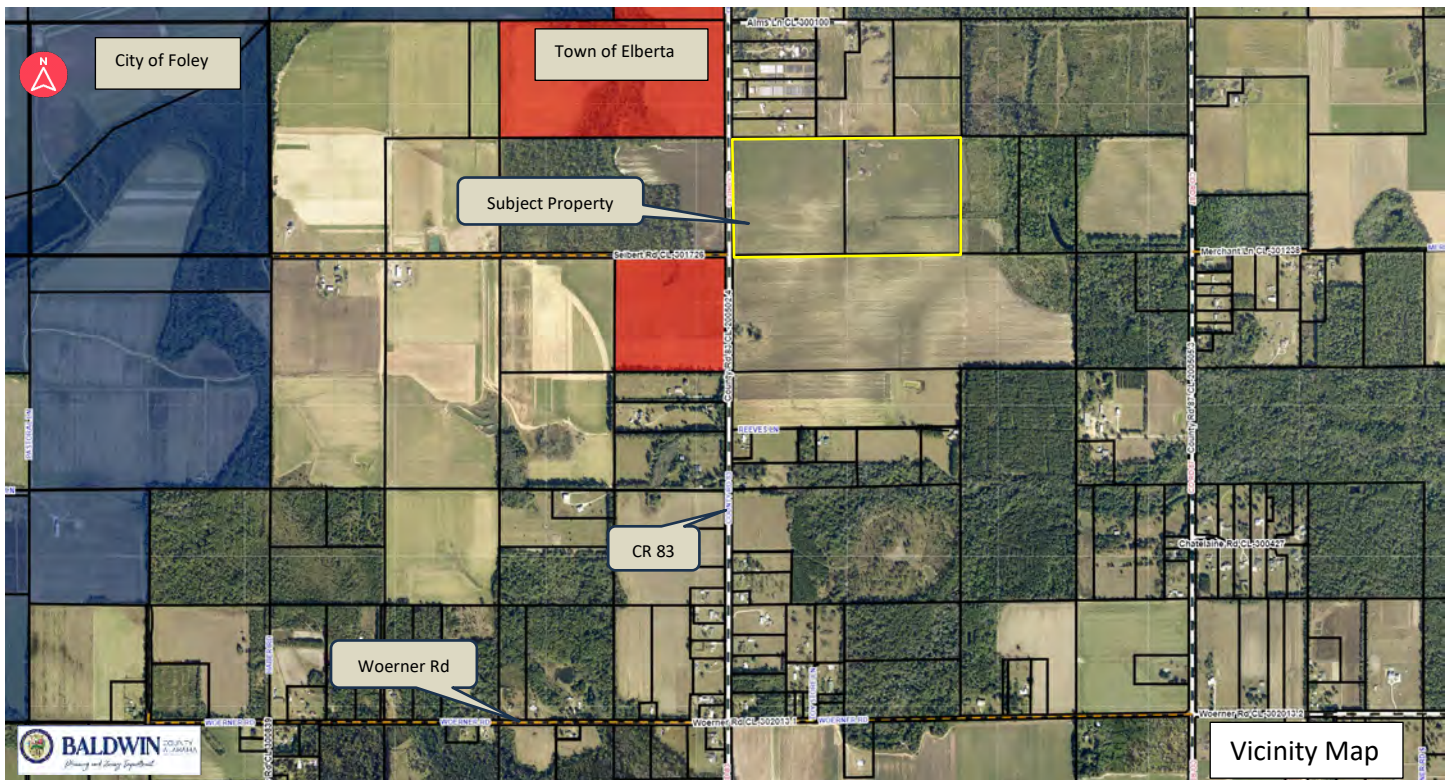
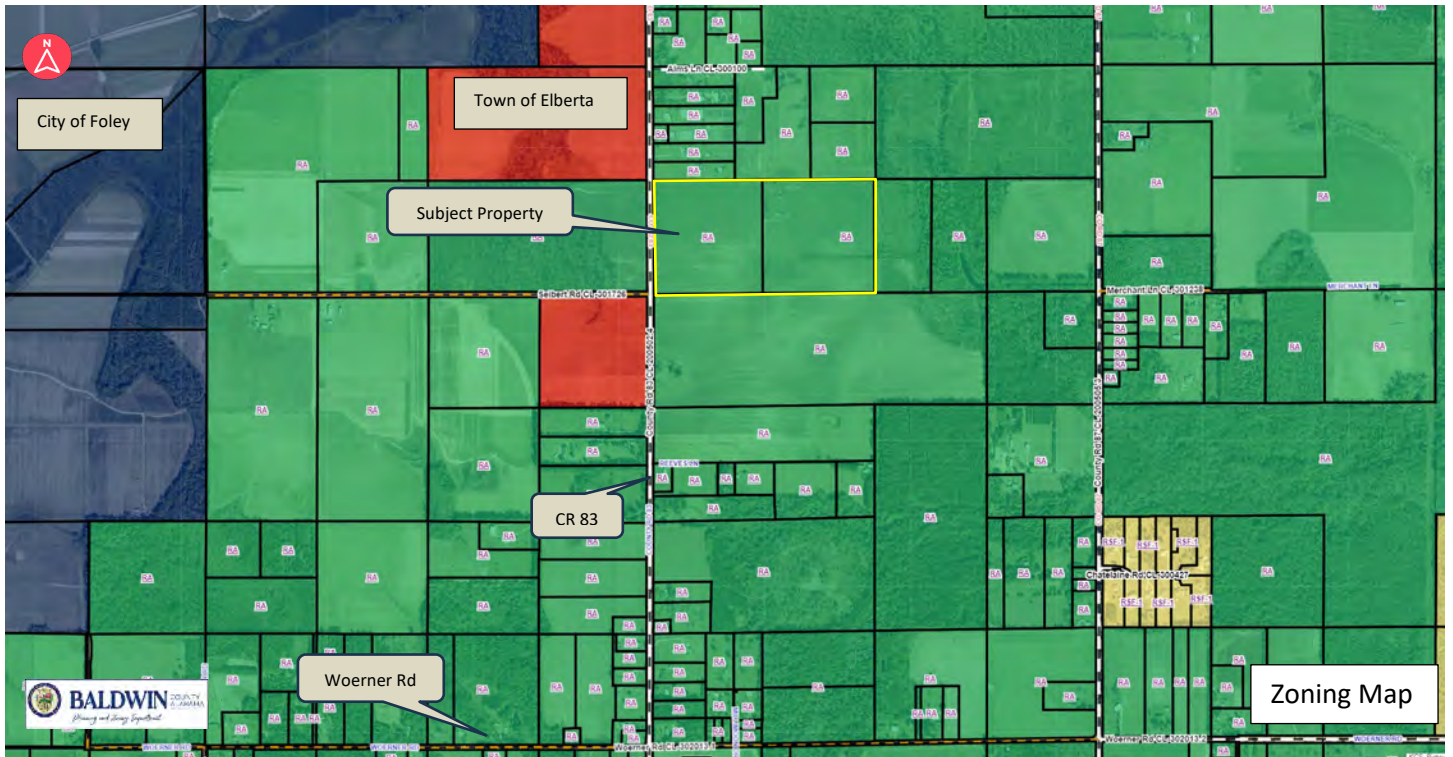
1. All permanent signage regarding the jurisdictional wetlands on the south east corner must be installed before any land disturbance begins, following the issuance of the subdivision permit.
2. Add note to the effect that the western non-jurisdictional SWMA wetland area must not be modified or filled.

**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.

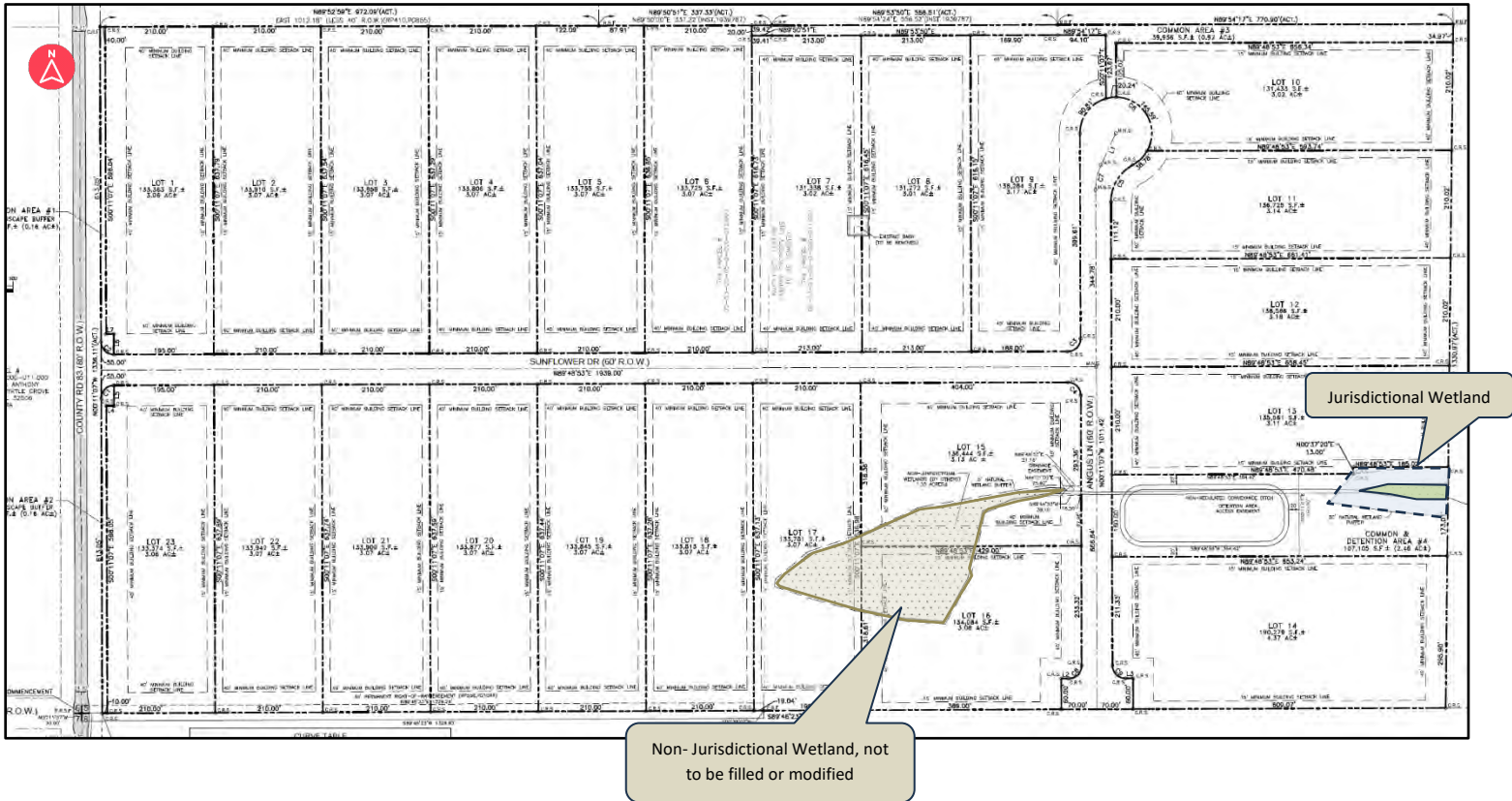
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

## Locator Maps





## Plat



### **SITE DATA:**

TOTAL ACREAGE = 80.44 ACRES±  
 TOTAL LOTS = 23  
 SMALLEST LOT SIZE = 3.01 ACRES±  
 TOTAL LINEAR FOOTAGE OF ROADWAY = 3,138 L.F.±  
 (CENTERLINE MEASURED TO BACK OF CUL-DE-SAC)  
 TOTAL COMMON AREAS = 3.64 ACRES±

### **CURRENT ZONING:**

RA  
 (PER BALDWIN COUNTY PLANNING DISTRICT 22)

### **UTILITIES:**

WATER – EAST CENTRAL BALDWIN COUNTY WATER  
 SEWER – SEPTIC  
 POWER – BALDWIN EMC

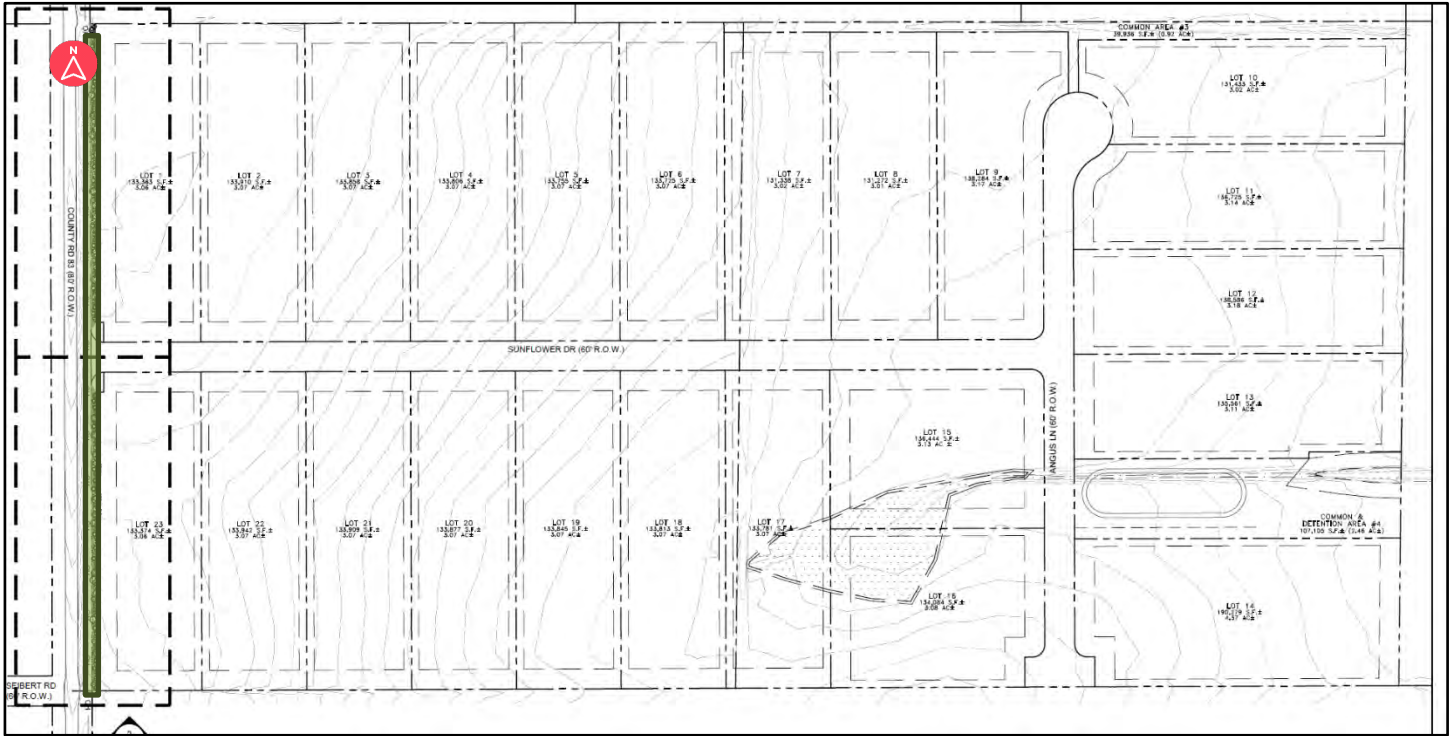
### **BUILDING SETBACKS:**

FRONT=40'  
 REAR=40'  
 SIDE=15'  
 SIDE STREET=40'  
 JURISDICTIONAL NATURAL WETLAND BUFFER=30'  
 NON-JURISDICTIONAL NATURAL WETLAND BUFFER=5'

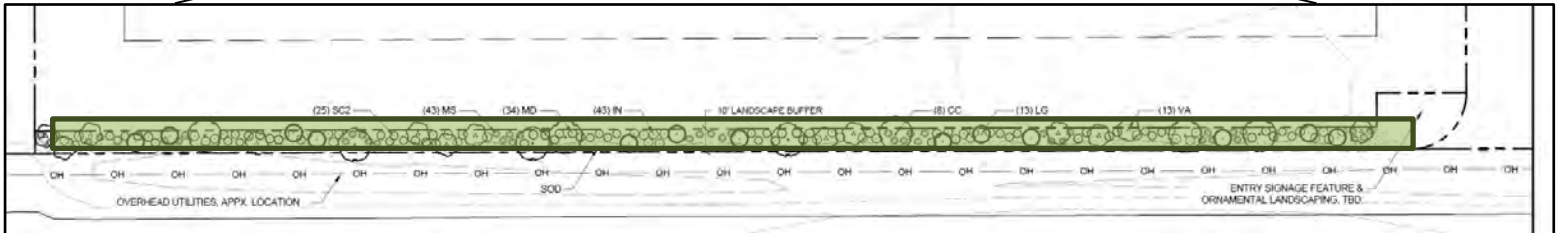
### **DRAINAGE & UTILITY EASEMENTS:**

EXTERNAL FRONT, REAR, AND SIDE = 15'  
 INTERIOR = 10' EACH SIDE OF LOT LINE  
 (UNLESS SHOWN OTHERWISE HEREON)

# Landscaping Plan



10' Landscape Buffer along County Rd 83



## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
<b>TREES</b>						
	CC	18	CERCIS CANADENSIS / EASTERN REDBUD	B&B OR CONT	1.0" CAL	4'
	LG	26	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA	B&B OR CONT	1.0" CAL	4'
	VA	26	VITEX AGNUS-CASTUS / CHASTE TREE TREE-FORM, MIN. 3 TRUNKS, SPECIMEN QUALITY	B&B OR CONT	1.0" CAL	4'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
<b>SHRUBS</b>						
	IN	88	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	24" MIN.	48" o.c.
	MS	88	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL	24" MIN.	48" o.c.
	MD	68	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL	24" MIN.	48" o.c.
	SC2	50	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	3 GAL	24" MIN.	48" o.c.

SOD/SEED



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SRP25-08 & SV25-09

Nancy Hayden

June 5, 2025

### Subject Property Information

**Planning District:** 14  
**Zoning:** BCZ- Base Community Zoning & RA- Rural Agricultural  
**Location:** Subject property is north of County Rd 32 and west of County Rd 55. Approximately 3 miles west of the Town of Summerdale  
**Parcel#:** 05-47-08-34-0-000-014.002 **PIN#:** 115515 (Lot 9, 4 ac owned by Ms. Nancy Hayden)  
**Parcel#:** 05-47-08-34-0-000-013.000 **PIN#:** 24709 (35ac owned by Mr. Thomas Norton)  
**Lead Staff:** Fabia Waters , Associate Planner  
**Applicant/Owner:** Nancy Hayden & Thomas Norton  
**Engineer/Surveyor:** Justin Palmer PLS, The Woodlands Group  
**Online Case #:** When searching online CitizenServe database, please use SRP25-000008 & SV25-000009  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Extend the exterior boundary of the recorded Marlow Meadows Subdivision to allow Lot 9 to be increased by 3.0 acres.  
**Number of Lots:** 1  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side  
**Total acreage:** New proposed acreages without the remnant parcel is 7.1 +/- acres

### Staff Analysis and Comments

The Planning Commission approved the preliminary plat of Marlow Meadows in August 1994. Ms. Hayden, the owner of Lot 9, is interested in purchasing 3 acres from her adjoining neighbor, Mr. Norton. However, since Mr. Norton's 35-acre parcel is not part of the recorded Marlow Meadows Subdivision, Ms. Hayden on behalf of Mr. Norton is requesting a variance from the subdivision regulations to allow the remaining 33-acre portion to be considered a remnant parcel, excluded from incorporation into the Marlow Meadows Subdivision.

The incorporation of the proposed 3 acres into Lot 9 results in a change to the exterior boundary, thereby requiring a revised subdivision plat, as outlined in Section 4.8(a) – Major Changes to an Approved Plat.



### **8.1.1 Variance Requests for “Remnant” Parcels**

Remnant parcels do not exist under the *Subdivision Regulations*. Every resulting parcel of a subdivision is subject to these regulations. However, when a subdivision results in a large outparcel that is greater than 20-acres, the Applicant may submit a variance request which, if granted by the Planning Commission, would allow the outparcel to be excluded from some or all the requirements of the *Subdivision Regulations*.

### **Section 4.8(a) – Major Changes to an Approved Plat.**

(a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of major streets, or similar substantial changes. These major changes shall require resubmittal in accordance with Section 4.5 or 4.6 and require approval by the Baldwin County Planning Commission.

Major changes include, but are not limited to, the following:

- Overall, external boundary change
- Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved.

### **Staff Recommendation:**

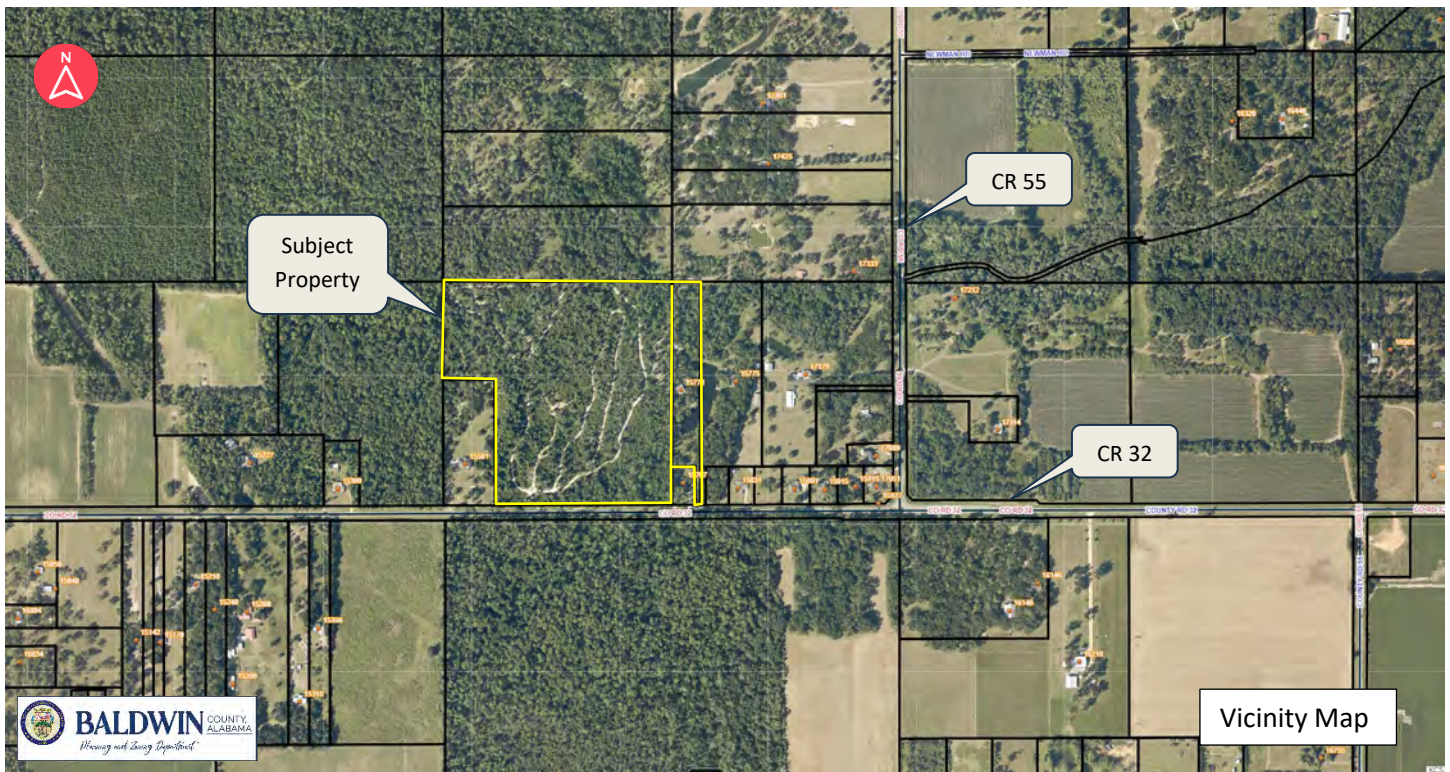
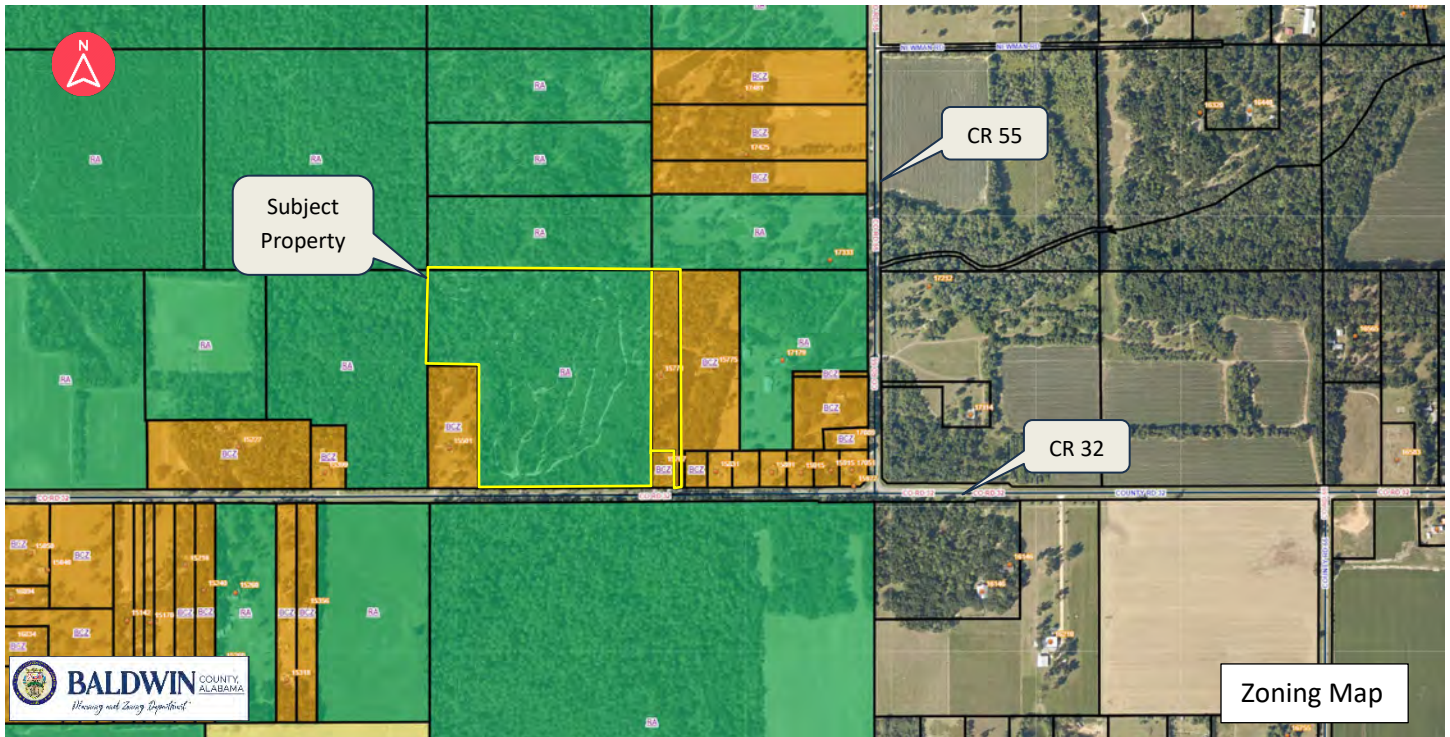
Staff recommends that the SUBDIVISION VARIANCE & REVISED PRELIMINARY PLAT for Case No. SRP25-08 & SV25-06 Nancy Hayden be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### **Specific conditions:**

1. Submit an application and obtain approval for an exemption for a common property line adjustment between PINs 11515 and 24709, and provide a replat for signatures as outlined in Section 4.2(a)(4).

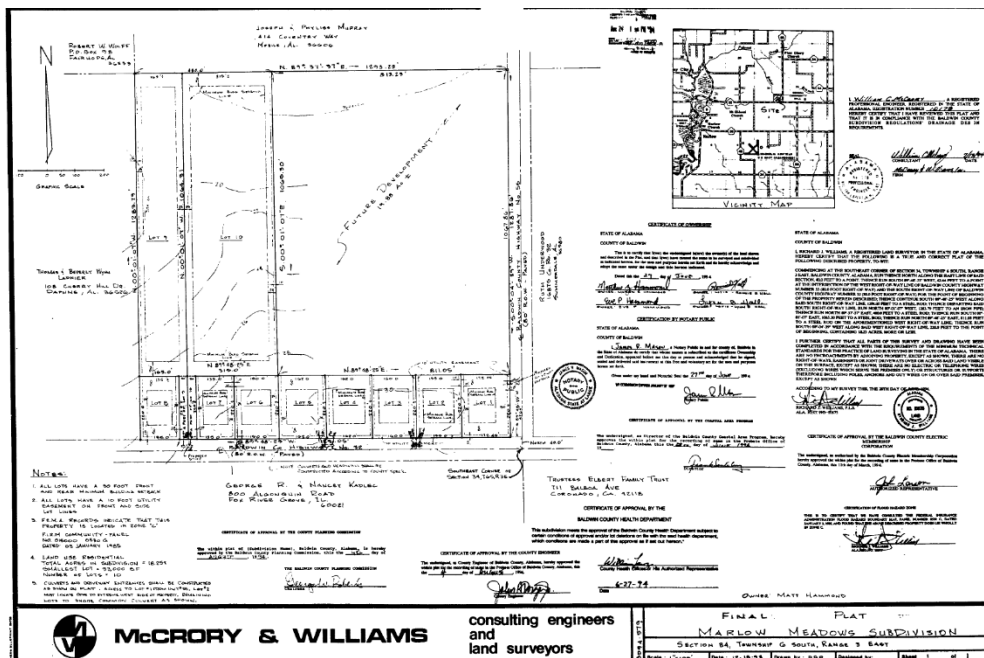
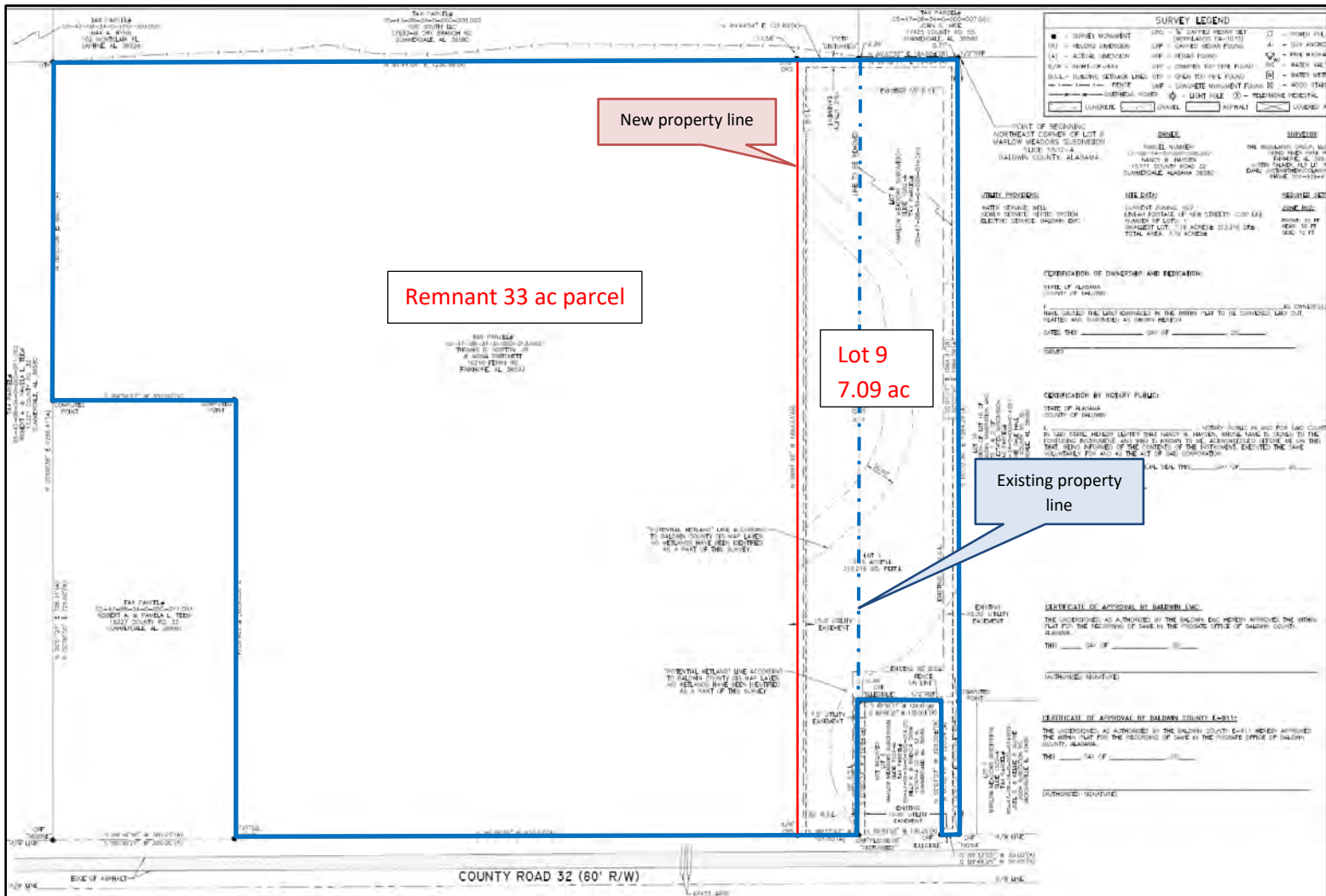
To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

## Locator Maps





# Survey of Lot 9 of Marlow Meadows



Marlow Meadows Subdivision





# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION July 10, 2025, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the Staff Report for each of the cases, visit the

“Upcoming Meeting Items” Planning and Zoning webpage:

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

Scan   
for meeting details  
and upcoming agenda  
(when available).

