

**Baldwin County Planning and Zoning Commission
Case No. S-21047 – Blackwater Farms Subdivision
Development Permit**

Staff Report for Planning and Zoning Commission Public Hearing

May 6, 2021

Agenda Item 8.d

This report is prepared by the Baldwin County Planning and Zoning Department Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: May 6, 2021 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 12 – Zoned RA/RSF-1

Location of Property: The subject property is located on the east side of County Road 85 approximately 0.25 miles south of US HWY 90 in the Elsanor Community near Robertsdale.

Parcel Number(s): 05-41-07-35-0-000-039.001

Report Prepared By: J. Buford King, MPA, LEED AP; Development Review Planner
Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 5

Linear Feet of Streets: N/A

Total Acreage: ± 19.06 acres

Smallest Lot Size: ± 1.6 acres

Owner/Developer: BJ Blanchard
BJ's Residential Properties, LLC
1299 Greystone Crest
Birmingham, AL 35242

Surveyor/Engineer: David Shumer, PE
Barton and Shumer Engineering
3213 Midtown Park S.
Mobile, AL 36606

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: East Central Baldwin Water Authority
Sewer: On-Site Septic
Electricity: Baldwin EMC

Transportation: The proposed lots will front on existing County Road 85, a paved and county-maintained road (80' ROW).

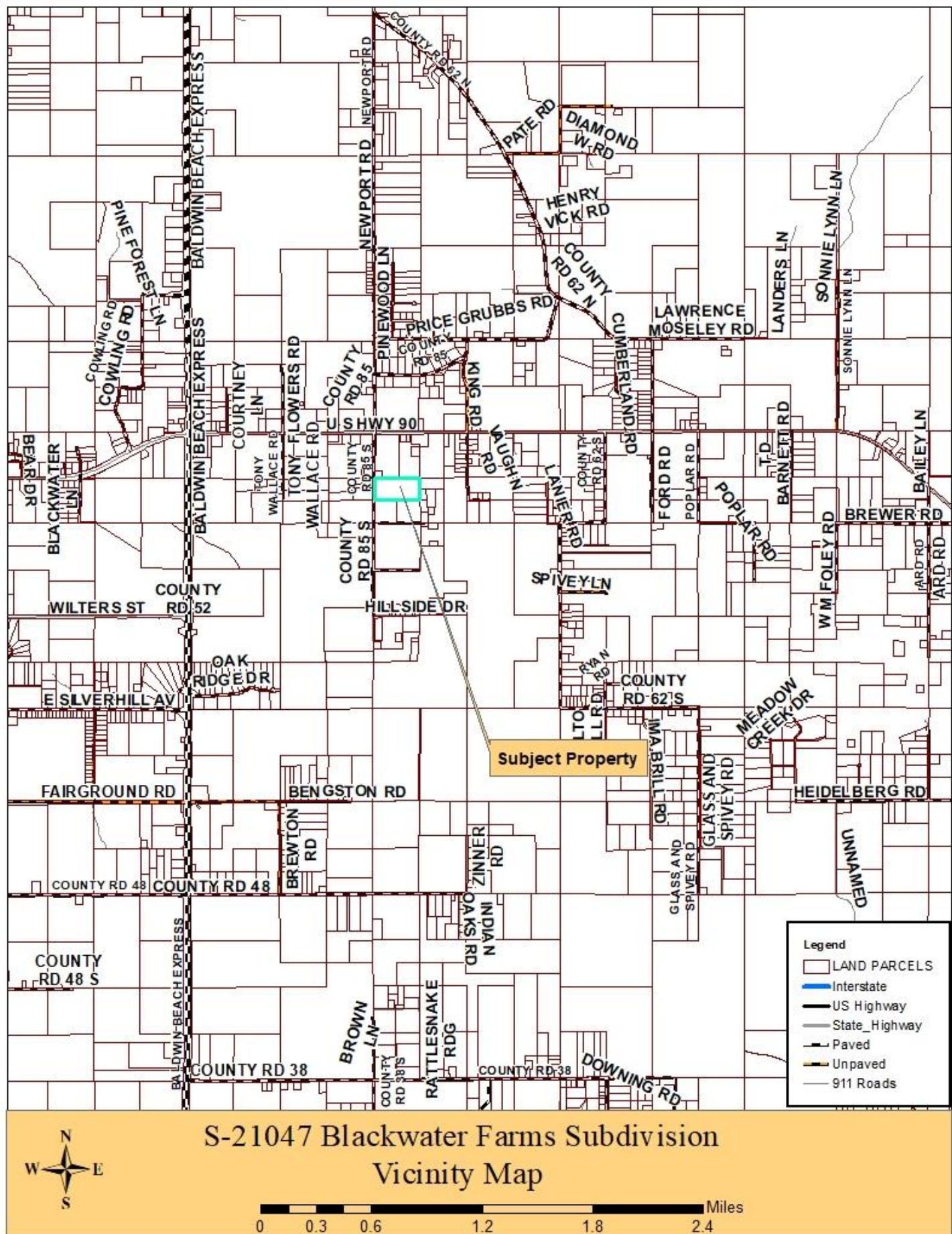
V. STAFF COMMENTS:

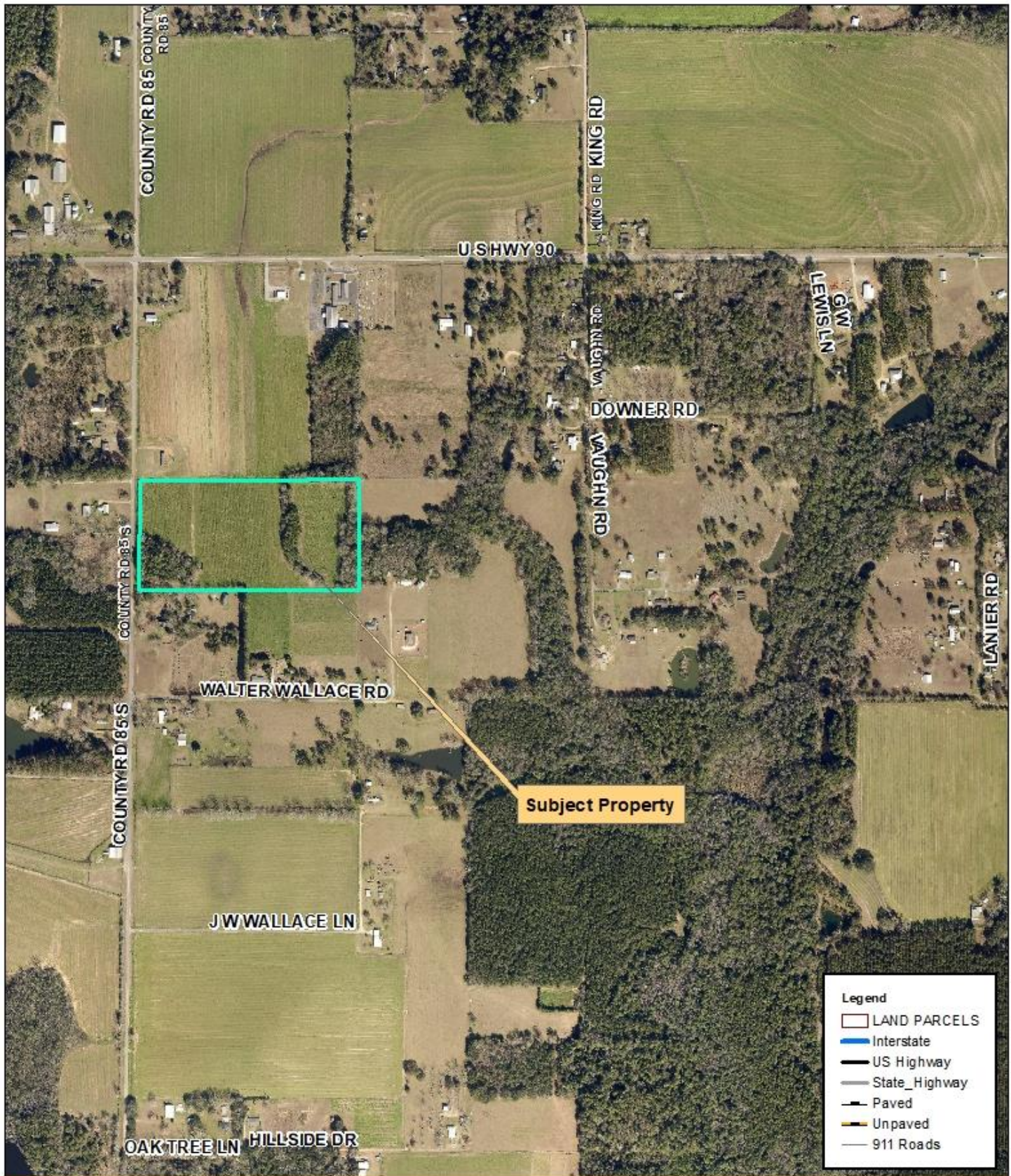
Items for consideration:

- Lots 1-4 are zoned RSF-1 and lot 5 is zoned RA, the proposed subdivision complies with these zoning classifications.
- The applicant included on the subdivision plat a certificate of approval for the Baldwin County Health Department for an on-site sewer treatment (septic) system. Additional permitting procedures may be required by the applicant to install the onsite septic systems.
- The Baldwin County Highway Department provides the following comments:
 - Application for residential driveway permits may be submitted on the new lots.
 - Any additional land use changes shall be reviewed for additional runoff at the time of land use certificate application.

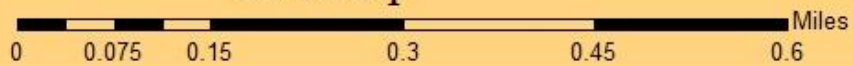
VI. RECOMMENDATIONS:

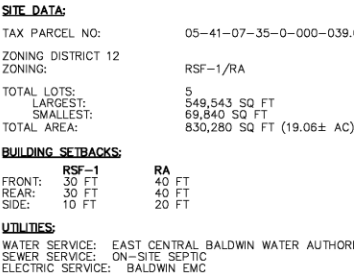
Staff recommends that the Development Permit application for Case No. S-21047, Blackwater Farms Subdivision be **APPROVED**.





S-21047 Blackwater Farms Subdivision Site Map





MATTHEW S. KOUNTZ, P.L.S.
ALABAMA REG. NO. 20359

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