



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PUD25-07
Gulf Country RV Park
July 10, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Un-zoned
PARCEL ID # 05-40-04-17-0-000-002.002
PIN: 14231
LOCATION: Subject property is located on the south side of Patterson Road and east of Rabbit Run Rd in the Wilcox community
CITIZENSERVE REF: PUD25-000007
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for an RV Park
Proposed # Lots: 13
Linear feet of streets: 662
Total acreage: +/- 3.0 acres
Smallest site size: 1,695 SF
Applicant/Owner: Chris Lieb, P.E., Lieb Engineering – Applicant / Ricky Rawlins, Owner/Developer
Surveyor: Danny Clark, PLS – Smith, Clark & Associates

Property History:

PUD23-10, 10/05/2023, PC Approved PUD with conditions. No Subdivision Permit has been issued. A final site plan was recorded on 04/23/2024 and will need to be amended per the approved PUD25-07 Gulf Country RV Park site plan.
CPR24-25, currently in review.

Public Utilities and Site Considerations

Public Utilities:	Water: East Central Water (letter dated June 18, 2025) Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated October 21, 2022) (<i>See Staff Analysis</i>)
Traffic study:	N/A
Drainage:	Updated drainage report dated June 19, 2025, prepared and stamped by Chris Lieb, P.E., Lieb Engineering has been submitted. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	No wetlands appear to be on the subject property per the GIS wetland map viewer.

Staff Analysis and Comments

This is an existing RV park that is being brought into compliance with the current subdivision regulations. All utilities are currently in place and have been serving this development. Only the water report was requested to be updated. The Baldwin EMC letter is dated October 21, 2022, from prior review of application submitted under PUD23-10.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Final Site Plan for Case No. PUD25-07, Gulf Country RV Park be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

- CPR24-25 has been submitted. No improvements and/or construction can commence until the plans have been reviewed, approved and a Subdivision Permit has been issued.
- Final Site Plan shall be recorded after the installation of all improvements and prior to application for Building Permits per Section 9.5.7.

General Conditions:

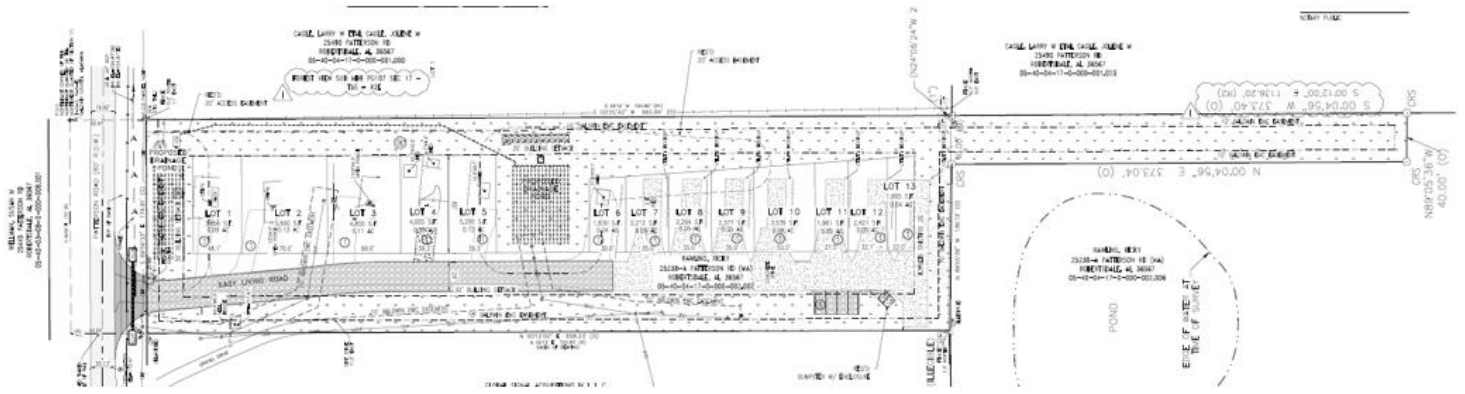
Construction plans required and approval in accordance with Sections 4.5.6 and 4.5.7, but subject to all applicable provisions with the Baldwin County Subdivision regulations. Approval of Final Site Plan is valid for two years from approval by Planning Commission. If construction has not been completed and final site plan recorded, the applicant will need to submit a request for extension of the PUD approval.

Locator Maps



Plat/Site Plan

Cropped Final Site Plan



Overall Preliminary Plat

