



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-05  
Turner Thompson Road Subdivision  
May 1, 2025

### Subject Property Information

**Planning District:** 3  
**Zoning:** Unzoned  
**Location:** Subject property is located north of Thompson Rd and east of State Highway 59, in the Stockton community area.  
**Parcel Numbers:** 05-13-07-26-0-000-010.000 PIN: 13338  
**Lead Staff:** Associate Planner, Fabia Waters  
**Applicant/Owner:** Albert Tuner, II  
**Engineer/Surveyor:** Jason Linder PLS, Linder Surveying- 370 1<sup>st</sup> Street, Silas, AL 36919  
**Online Case #:** When searching online CitizenServe database, please use SC25-000005  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Total acreage:** 11.74 ac  
**Smallest lot size:** 2.0 ac  
**Density:** N/A  
**Open Space:** N/A  
**Setbacks:** 30' Front & Rear, 10' Side.  
**Wetland Setback:** 30' Natural Buffer

### Public Utilities and Site Considerations

**Public Utilities:** Water: North Baldwin Utilities, Letter dated: January 17, 2025.  
Electrical: Baldwin EMC, Letter dated: February 6, 2025  
Sewer: On- Site Septic  
Broadband: n/a  
**Fire Protection:** N/A, all lots are larger 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 Jason Sturdivant, PE. Reviewed and approved by P&Z Permit Engineer. "Due to the heavily wooded areas throughout the property and size of the proposed lots, the current drainage pattern will remain the same after the subdivision is created. The home builders will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision Regulations."

**Wetlands** Potential wetlands were identified on the subject property as per the Baldwin County Generalized Wetland Map. A wetland delineation report from Thompson Engineering was provided to staff for review and accepted by the Natural Resources planner. Applicable buffers are shown on the final plat.

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

### Staff Analysis and Comments

All lots will be accessed from Thompson Rd.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-05, TURNER -THOMPSON ROAD SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

1. Provide a clean copy of the proposed final plat without te clouded revision.

### General Conditions:

1. All conditions shall be meet 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>

