



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-10
Barnwell Subdivision
May 1, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 17
ZONING: Unzoned
PARCEL ID # 05-56-05-21-0-000-025.000 PIN: 7322
05-56-05-21-0-000-025.007 PIN: 376092
05-56-05-21-0-000-025.004 PIN: 208402
LOCATION: South of Hwy 98 and east of Greeno Rd. near the City of Fairhope
CITIZENSERVE REF: SC25-000010
Lead Staff: Shawn Mitchell, Senior Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a commercial subdivision
Proposed # of Lots: 5
Linear feet of streets: 0
Total acreage: 22.28 ac
Smallest lot size: 1.65 ac

Owner/Developer: Hwy 98 II LLC
Engineer/Surveyor: Trey Jinwright, JADE Consulting, LLC

Public Utilities and Site Considerations

Public Utilities: **Water:** City of Fairhope. Letter dated Feb. 24, 2025
Sewer: City of Fairhope. Letter dated Feb. 24, 2025
Electricity: Baldwin EMC. Letter dated Feb. 12, 2025

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

Drainage improve: Drainage letter prepared and stamped by Paul Marcinko, PE. "At this time, there are no plans for additional improvements. The pre-development runoff flow patterns will proceed the same as they have historically."

Wetlands Delineation was not required. The Baldwin Co. Parcel Viewer shows the subject property to be entirely uplands.

Streets / Roads: N/A

Staff Analysis and Comments

Lots 1-4 will be accessed from Hwy 98 and all permits will be issued by ALDOT. Lot 5 will be accessed by County Rd. 11.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-10, BARNWELL SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

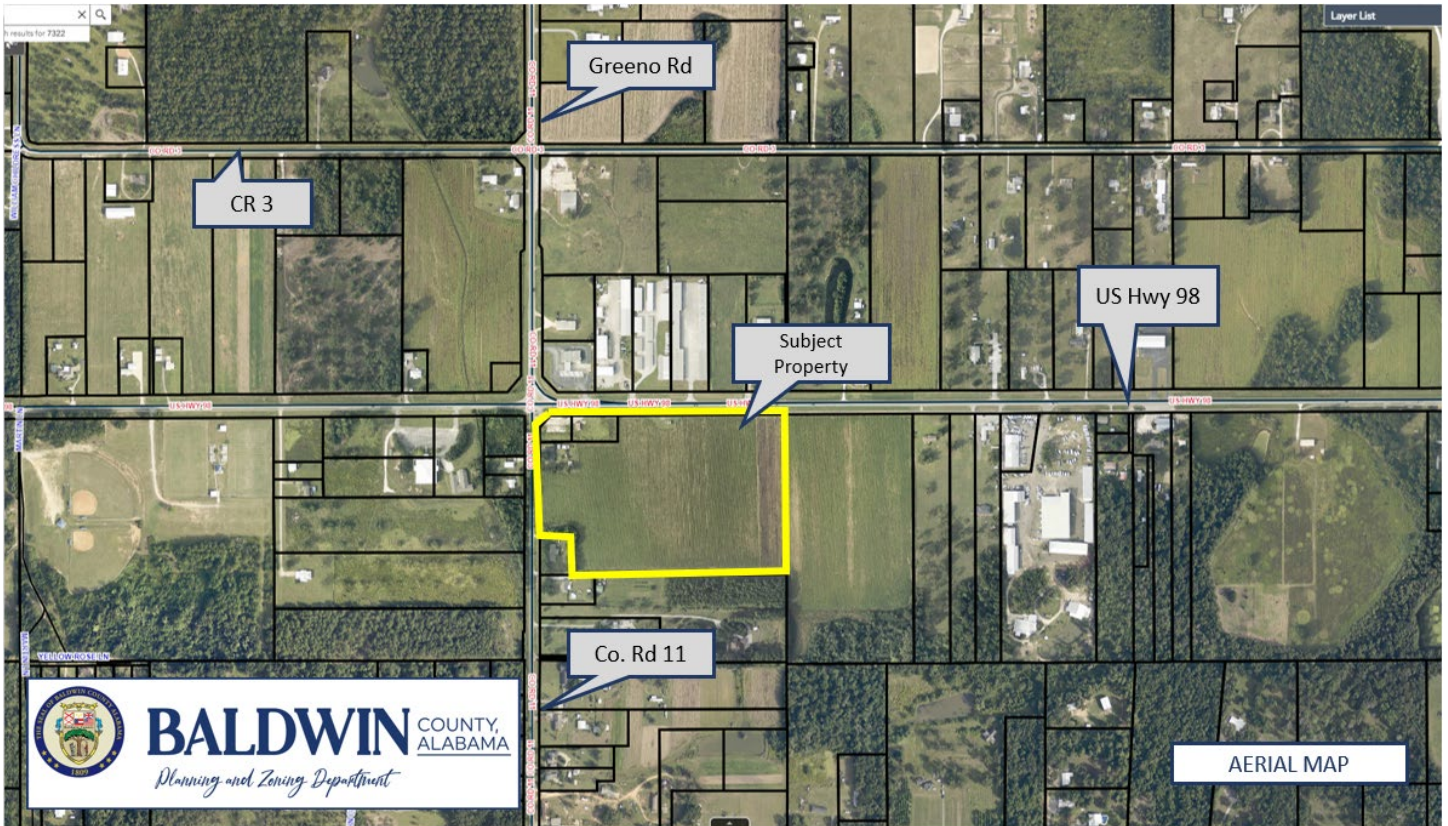
1. Apply to ALDOT for the necessary access permits for Lots 1-4. Lot 5 will be accessed from County Rd. 11 (Greeno Rd).

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.

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

