



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-14**  
**Resub of Parcel 2 Grund Subdivision**  
**May 1, 2025**

### Subject Property Information

**Planning District:** 27  
**Zoning:** Unzoned  
**Location:** Subject property is located at the intersection west of State Highway 59 and north of County Rd 8.  
**Parcel Numbers:** 05-61-04-20-4-001-003.001 PIN: 618482  
05-61-09-29-1-001-003.000 PIN: 228861  
**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Riviera Plaza LLC  
**Engineer/Surveyor:** Trent Wilson, Weygand Wilson Surveying  
**Online Case #:** When searching online CitizenServe database, please use SC25-000014  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a 4-lot residential subdivision  
**Number of Lots:** 4  
**Linear ft of streets:** N/A  
**Total acreage:** 39.60ac  
**Smallest lot size:** 3.64ac

### Public Utilities and Site Considerations

**Public Utilities:** Water & Sewer: Gulf Shores Utilities, Letter dated- January 27, 2025  
Electrical: Baldwin EMC, Letter dated- January 15, 2025  
Broadband: N/A  
**Fire Protection:** N/A, all proposed 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 Chris Lieb, P.E. Lieb Engineering reviewed and approved by P&Z Permit Engineer. "The subdivision of the property will not change the drainage pattern or flow rate."  
**Wetlands** Jurisdictional wetlands were identified on the subject property. A wetlands delineation report prepared by Wetland Science Inc was provided to staff for review, the subdivision regulations

require a second wetland delineation report as part of the technical review process, which is listed as a condition of approval.

**Flood zones:** Flood zone X and AE Flood Zone

#### Staff Analysis and Comments

N/A

#### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-14 RESUBDIVISION OF PARCEL 2 GRUND SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

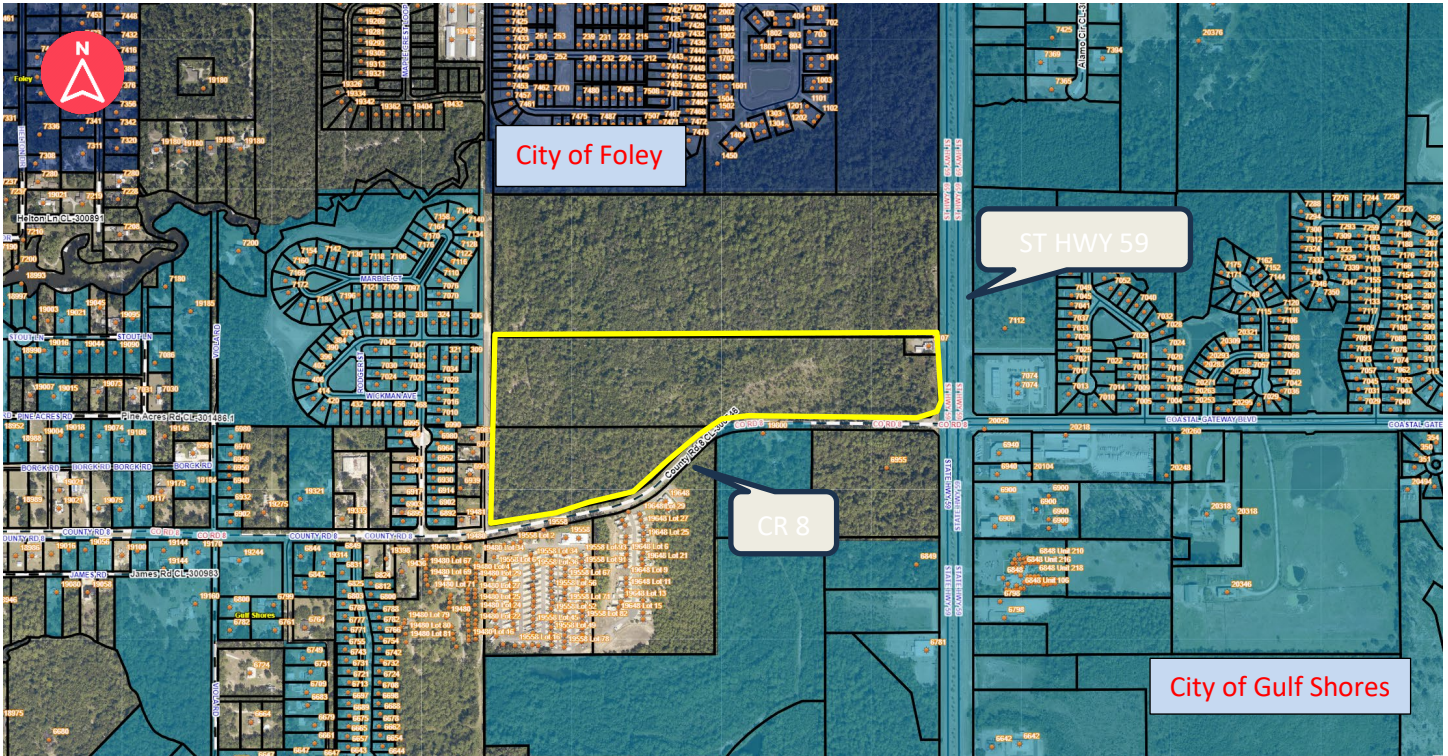
1. Provide a second wetland delineation from professional wetland delineator who is not affiliated with the specialist responsible for the original delineation
2. On the page 1 of the preliminary plat, show flood zone areas as well as 30' natural buffer inside the lots.

#### 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



## Plat

