



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-17

Rigsby Estates

May 1, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 12
ZONING: ZONED RA
PARCEL ID # 05-41-06-23-0-000-007.001 **PIN:** 21359

LOCATION: North side of County Rd 62 N east of Newport Road in the Elsanor area.
CITIZENSERVE REF: SC25-000017
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Proposed # of Lots: 7
Linear feet of streets: N/A
Total acreage: 27.342 ac
Smallest lot size: 3.084ac / 113,347 SF
Owner/Developer: BJ Blanchard
Surveyor: Daniel Clark, PLS, Smith Clark & Associates

Public Utilities and Site Considerations

Public Utilities: **Water:** East Central Water. Letter dated Mar. 26, 2025
Sewer: On-Site Septic
Electricity: Baldwin EMC. Letter dated Mar. 10, 2025

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

Drainage Improvement:

Drainage letter prepared and stamped by David Shumer, P.E, Shumer Consulting, LLC.
"Due to the large size of the lots, proposed use as residential, and anticipated negligible change of runoff, a detention pond and additional drainage infrastructure to abate storm water runoff is not warranted for this subdivision."

Wetlands

A wetland delineation was completed and the property is all uploads, no wetlands on site.

Streets / Roads: N/A

Staff Analysis and Comments

Lots will access County Rd 62 N. Proposed lot layout is compliant with current Access Management Plan and no common drives are required as per Baldwin County Highway Department's assesment.

Staff Recommendation:

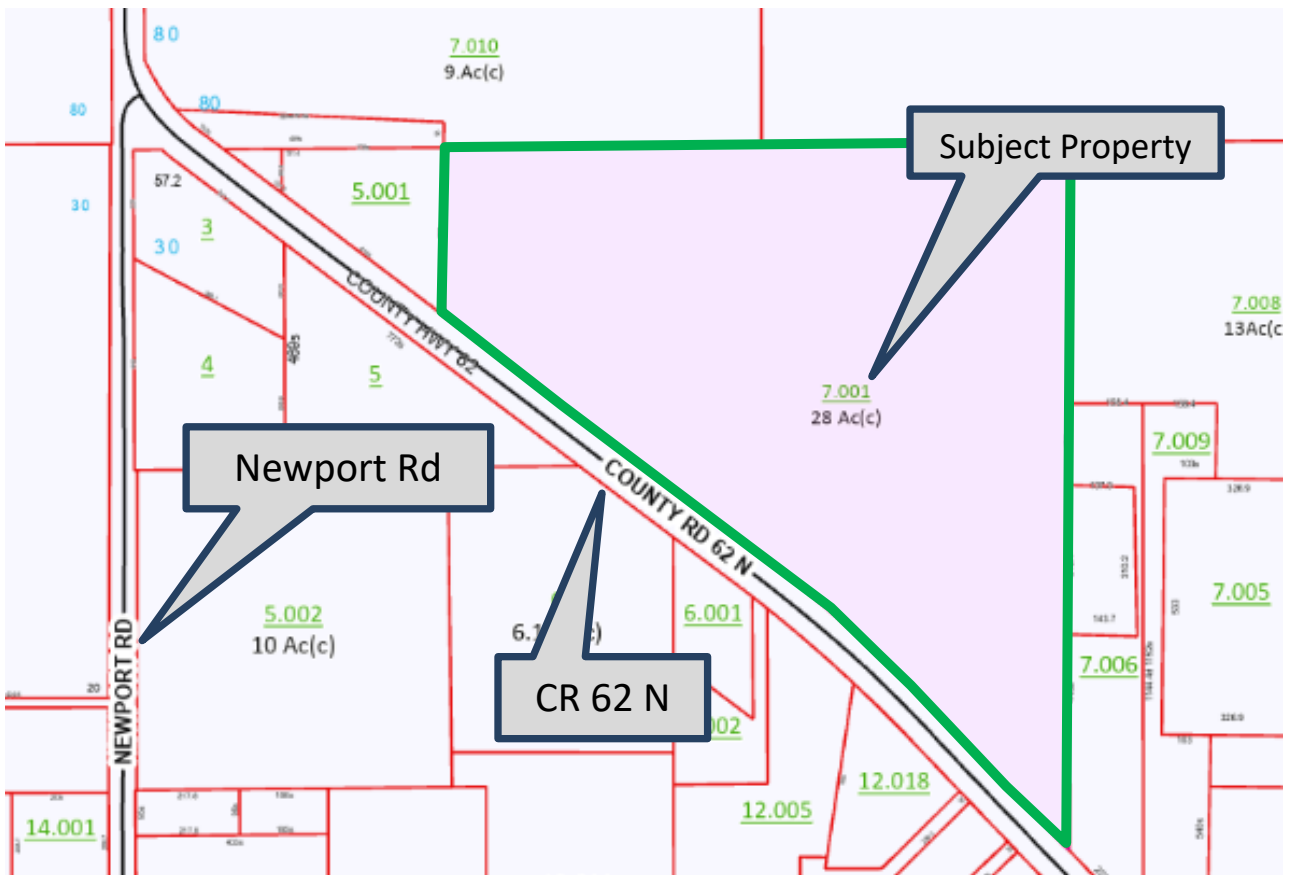
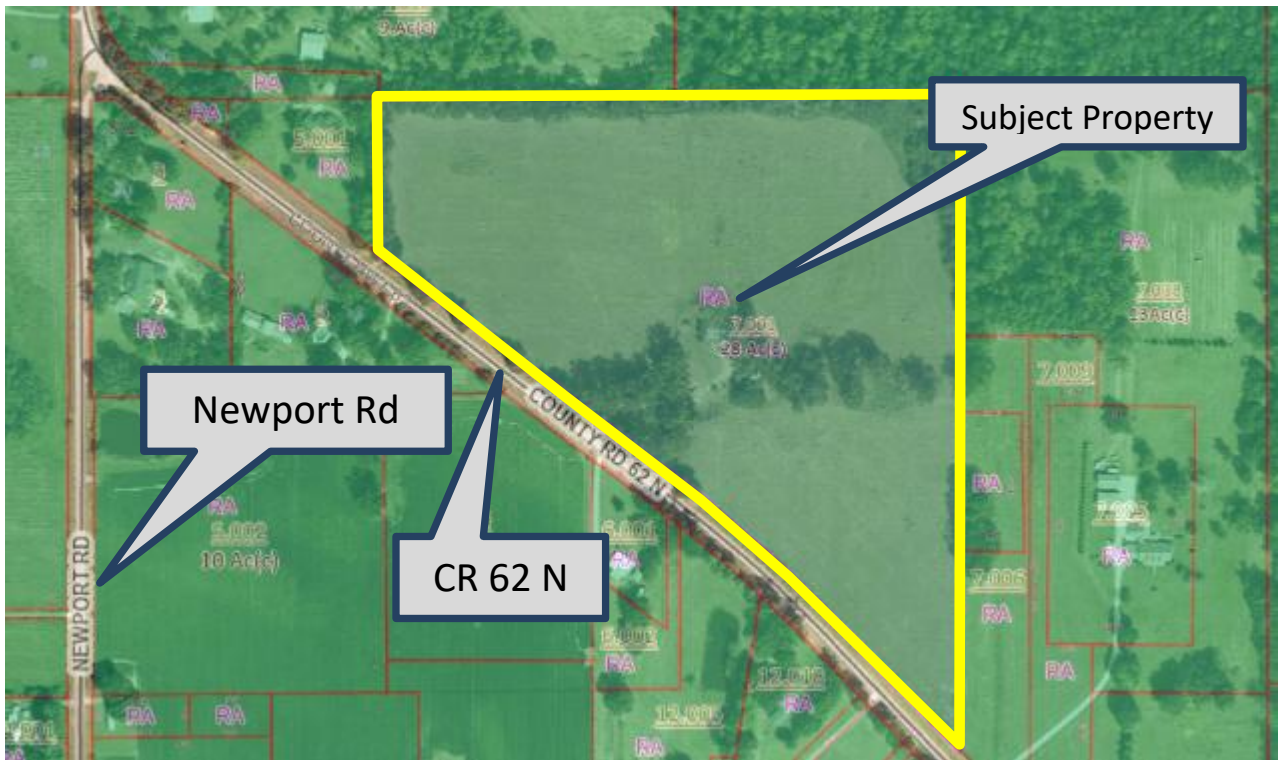
Staff recommends that the PRELIMINARY PLAT for Case No. SC25-17, RIGSBY ESTATES be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

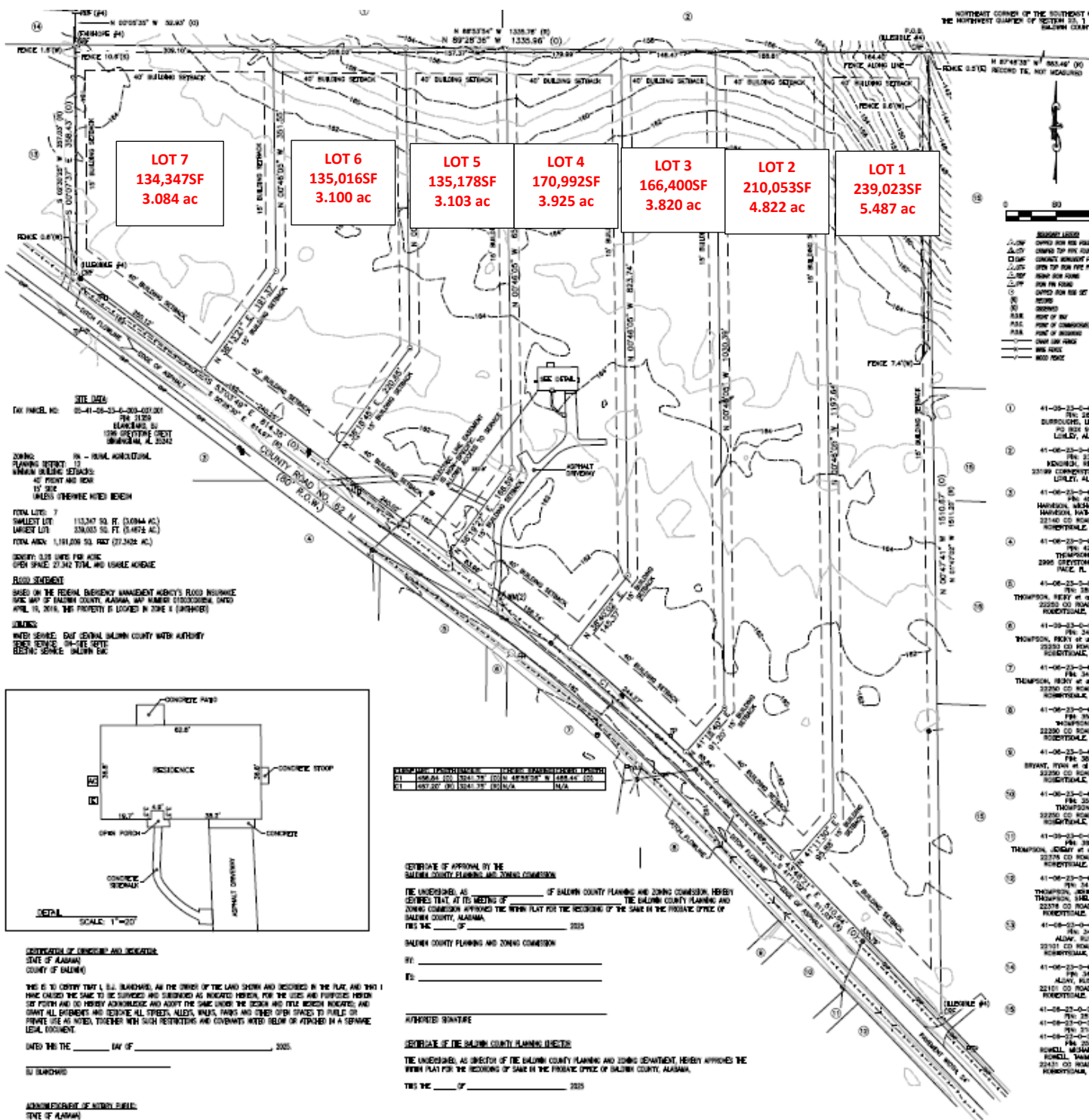
General Conditions:

All conditions shall be met and the final plat shall be 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





CERTIFICATE OF APPROVAL BY THE
RALEIGH COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY
CERTIFIES THAT, AT ITS MEETING OF _____ THE BALDWIN COUNTY PLANNING AND
ZONING COMMISSION APPROVED THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA.
THIS DAY OF _____ 2025

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

81 _____

12 _____

UNNOTED STAFF

CERTIFICATE OF THE RALPH COUNTY PLANNING COMMISSION

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE
 WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS DE _____ OF _____ 2025