



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-06  
Magnolia Glen Subdivision  
June 5, 2025

### Subject Property Information

**Planning District:** 21  
**Zoning:** RSF-2  
**Location:** South of CR 12 and west of Magnolia Springs Hwy (CR 49)  
**Parcel Numbers:** 05-60-05-16-0-000-001.000 **PIN:** 26010  
**Lead Staff:** Shawn Mitchell, Senior Planner  
**Applicant/Owner:** Michael Lipscomb  
**Engineer/Surveyor:** Dwayne Smith, *Anchor Engineering*  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000006.  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 61  
**Linear ft of streets:** 4,136 LF  
**Lot setbacks:** 30 ft front and rear, 10 ft side, 20 ft side street  
**Total acreage:** 36.2 ac  
**Smallest lot size:** 15,040 SF (15,000 SF required by RSF-2)  
**Density:** 1.71 units/ac  
Density allowed by RSF-2 zoning = 2.9 units/ac  
**Open space:** Total required: 61 x 1000 = 61,000 SF  
Total provided: 291,852 SF  
Total usable: 61 x 400 = 24,400 SF  
Provided: @103,000 SF

### Public Utilities and Site Considerations

**Public Utilities:** Sewer: BCSS, Ft. Morgan Plant. Letter dated Jan. 8, 2025. ***Plant does not currently have capacity***  
Water: Riviera. Letter dated Nov. 13, 2024. Capacity report dated Mar 17, 2025  
Electricity: Baldwin EMC. Letter dated Nov. 13, 2024  
Broadband: Gigapower. Letter dated Dec. 19, 2024 (not a commitment)

**Fire flow:** Fire flow is 920 @ 920 psi. The side setbacks have been increased to 10.5 ft to meet ISO requirements.

<b>Traffic study:</b>	A traffic study was prepared by Charles Cochran, PE, <i>Sain Associates, Inc.</i> Traffic data was collected on Wednesday, Aug. 21, 2024. An updated study has been requested and reviewed by the Permit Engineer for compliance that reflects the revised entrance locations.
<b>Flood zone:</b>	Zone X, no special requirements.
<b>Drainage improve.:</b>	Drainage narrative prepared and stamped by Dwayne Smith, PE. It was reviewed and accepted by the P&Z Permit Engineer.
<b>Wetlands</b>	Wetland report prepared by Craig Martin, <i>Wetlands Sciences, Inc.</i> A second report was done by Michelle Campbell, <i>ARC Environmental, Inc.</i> Wetlands are shown with the required 30 ft natural buffer. No filling of wetlands is proposed.

### Staff Analysis and Comments

The Developer has a “will-serve” letter from the BCSS Ft. Morgan Treatment Plant. That plant currently does **not** have the capacity to serve the proposed subdivision. Baldwin Co. P&Z will not approve a Final Plat until the plant capacity has been sufficiently expanded to serve the proposed subdivision or sewer lines have been installed to connect the subdivision to another treatment plant with adequate capacity. The Developer proceeds with construction at his/her own risk.

The original traffic study showed two entrances onto County Rd. 12. To meet the new Subdivision Regulations and Baldwin County Access Management Plan, the plat shows one entrance on CR 12 and a second entrance on CR 49. A new traffic study based on the plat in this staff report must be submitted and approved by the Permit Engineer before a Subdivision Permit will be issued. No turn lanes were recommended by the original study but the Permit Engineer and County Engineer will make the final determination based on the revised study.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-06, Magnolia Glen Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### Specific conditions:

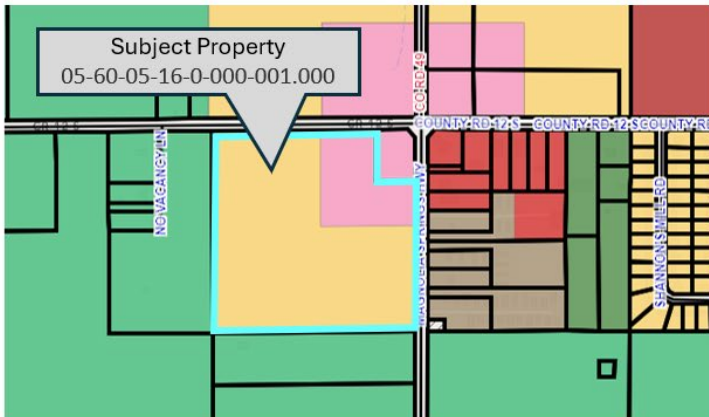
1. The Ft. Morgan BCSS Plant does not currently have capacity to serve this subdivision. The Final Plat will not be approved until the Ft. Morgan Plant has expanded its capacity. The Developer proceeds with construction at the risk of not being able to create the lots as proposed.
2. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
3. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.
4. Signs marking the boundary of the wetland buffer must be installed and inspected prior to issuance of a Subdivision Permit.

#### General Conditions:

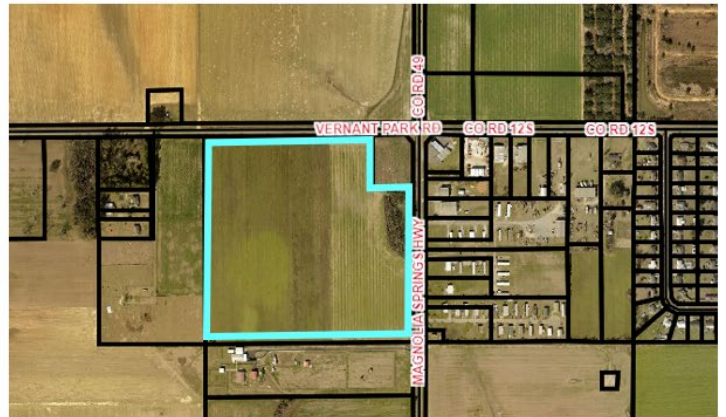
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat.

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>

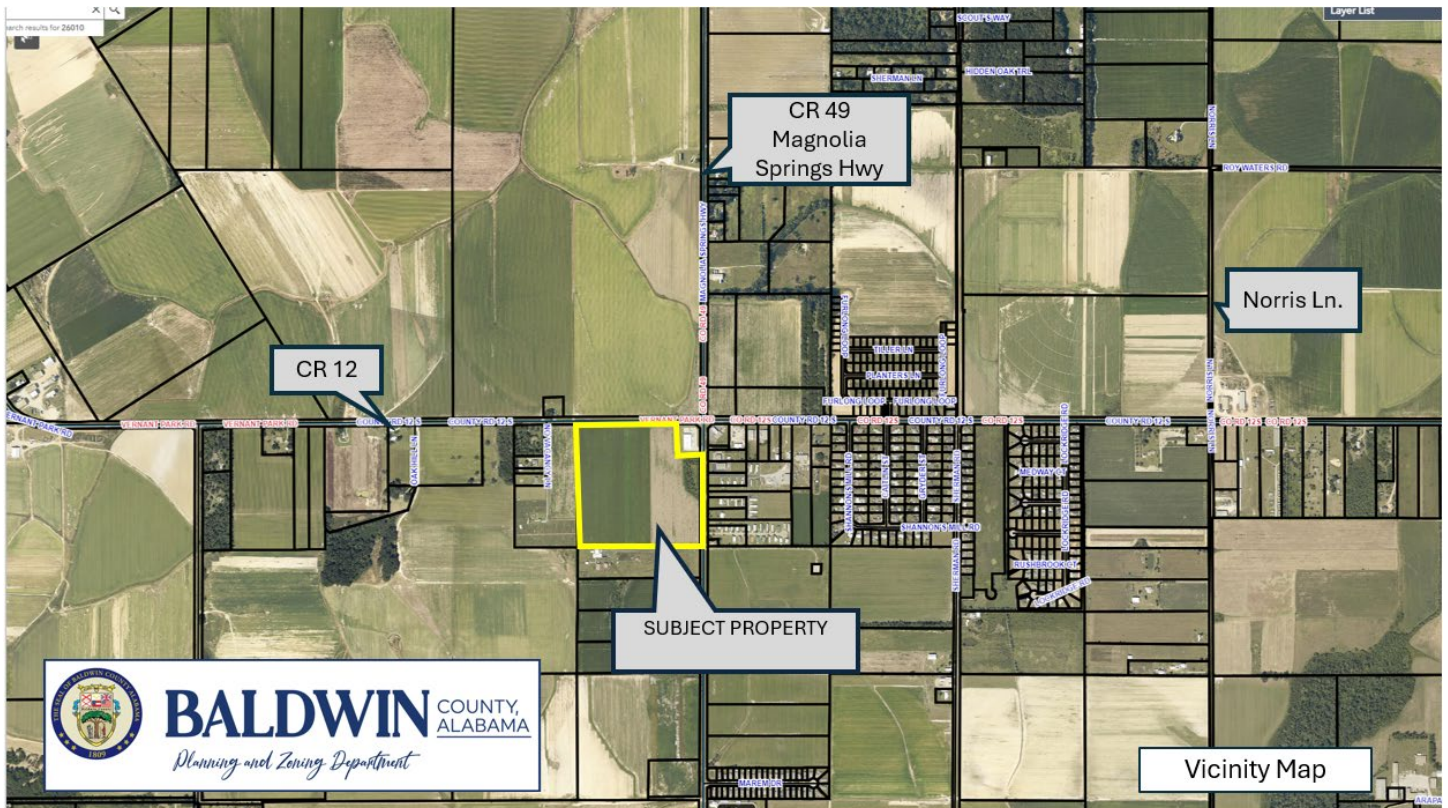
## Locator Map

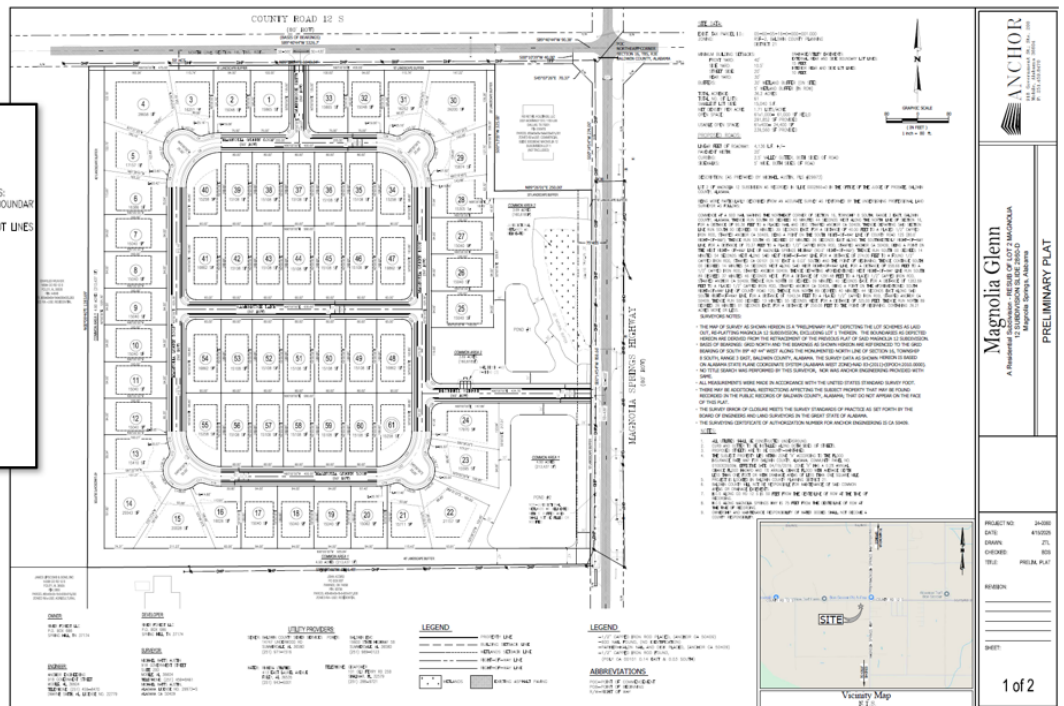


## Site Map

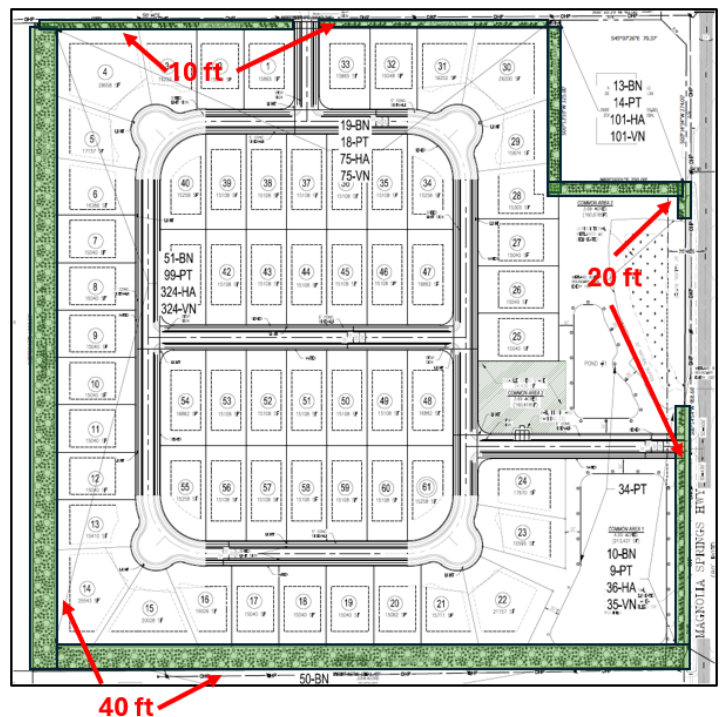
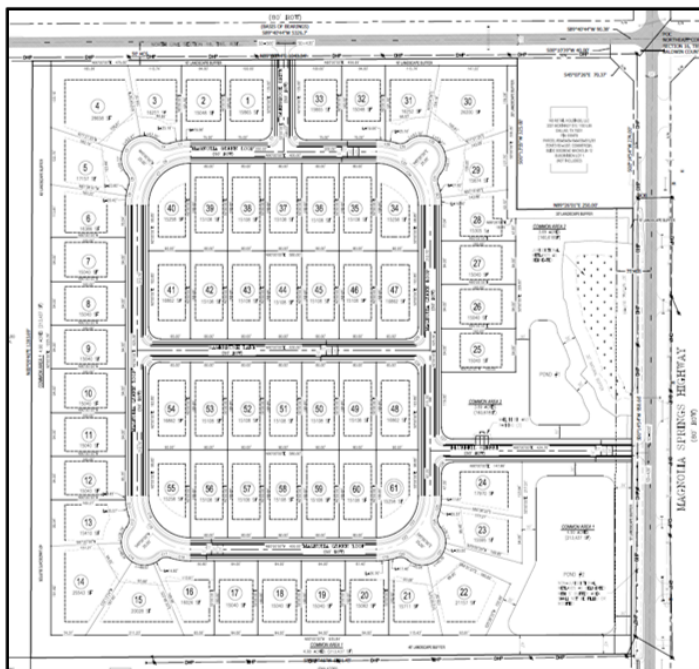


	Adjacent Zoning	Adjacent Land Use
<b>North</b>	RSF-2: Single Family District & B2: Local Business	Agricultural
<b>South</b>	RA: Rural Agricultural District	Residential, agricultural
<b>East</b>	B3: General Business & RMH: Residential Manuf. Home	Manufactured homes
<b>West</b>	RA, Rural Agricultural District	Agricultural





 = Landscape buffer



Traffic Study Intersections

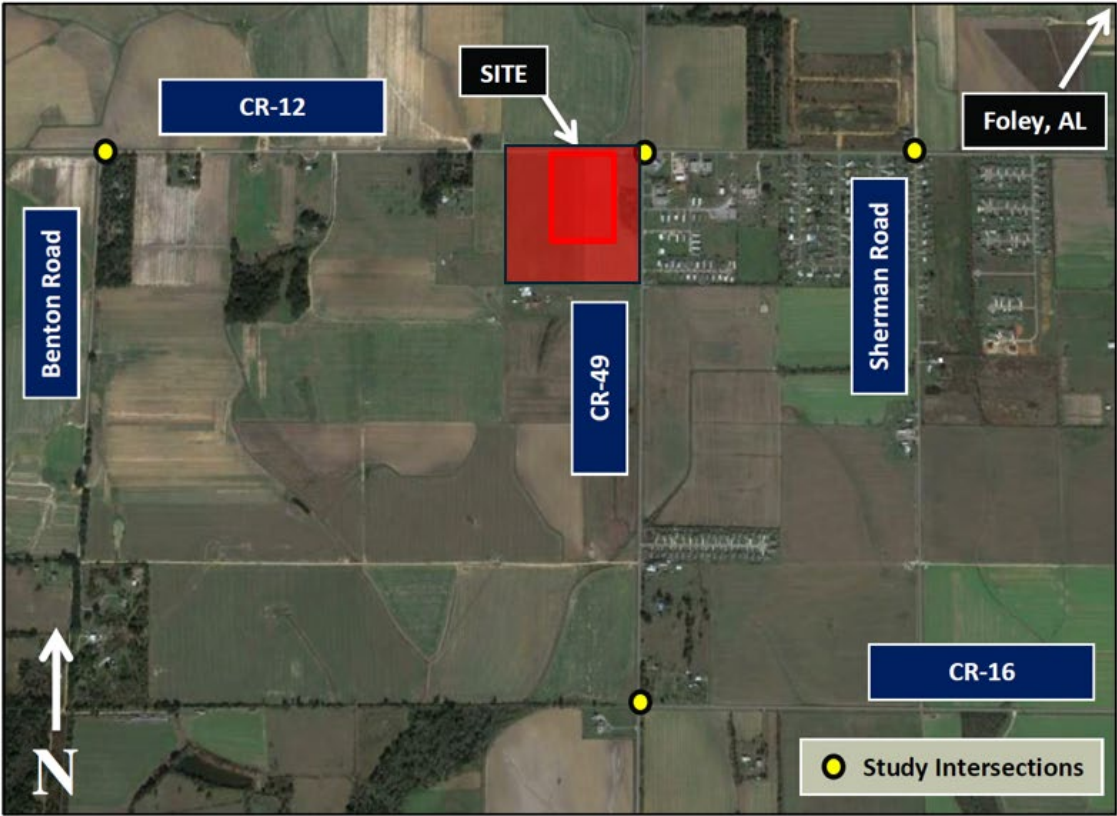


Figure 1: Site Location and Study Intersections