



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-31
Replat of The Woodlands at Malbis Lots 24, 25, 26
8/7/2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 7
ZONING: Unzoned
PARCEL ID # 05-43-01-02-0-000-003.123 PIN: 627397
05-43-01-02-0-000-003.035 PIN: 263583
05-43-01-02-0-000-003.036 PIN: 263584
05-43-01-02-0-000-003.037 PIN: 263585
LOCATION: West of State Hwy 181, Located on Rosewood Ln in The Woodlands at Malbis Subdivision.
CITIZENSERVE REF: SC25-000031
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Replat of the Woodlands at Malbis Subdivision Lots 24,25,26
Proposed # of Lots: Replat of 3 lots
Linear feet of streets: N/A
Total acreage: 2.19 acres
Smallest lot size: 27,352 SF
Owner/Developer: Meagan G. McGinley Revocable Trust of 2021 / David S. Adams and Lori G. Adams / Arthur Madden Nickell and Eugenia Barnard Nickell Revocable Living Trust
Surveyor: *SE Civil , Larry Smith / David Diehl*

Public Utilities and Site Considerations

Public Utilities: **Water:** Belforest Water
 Sewer: Baldwin County Sewer System
 Electricity: Riviera Utilities

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

Drainage Improvement: Drainage letter prepared and stamped by Thomas Larry Smith, PE. “The proposed replat will take an existing parcel and add it to the rear of three existing developed residential lots. The lots are part of an existing subdivision where drainage has already been designed and accounted for, therefore additional drainage design is not warranted. There will not be any changes to the existing drainage patterns.”

Wetlands / Flood Zone : N/A , X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The Proposed Replat will divide the undeveloped parcel (Parcel ID: 627397) among Lots 24, 25, & 26 of the Woodlands at Malbis Subdivision . All 3 lots are accessed by Rosewood Ln, located west of State Hwy 181. No new infrastructure is proposed.

Staff Recommendation:

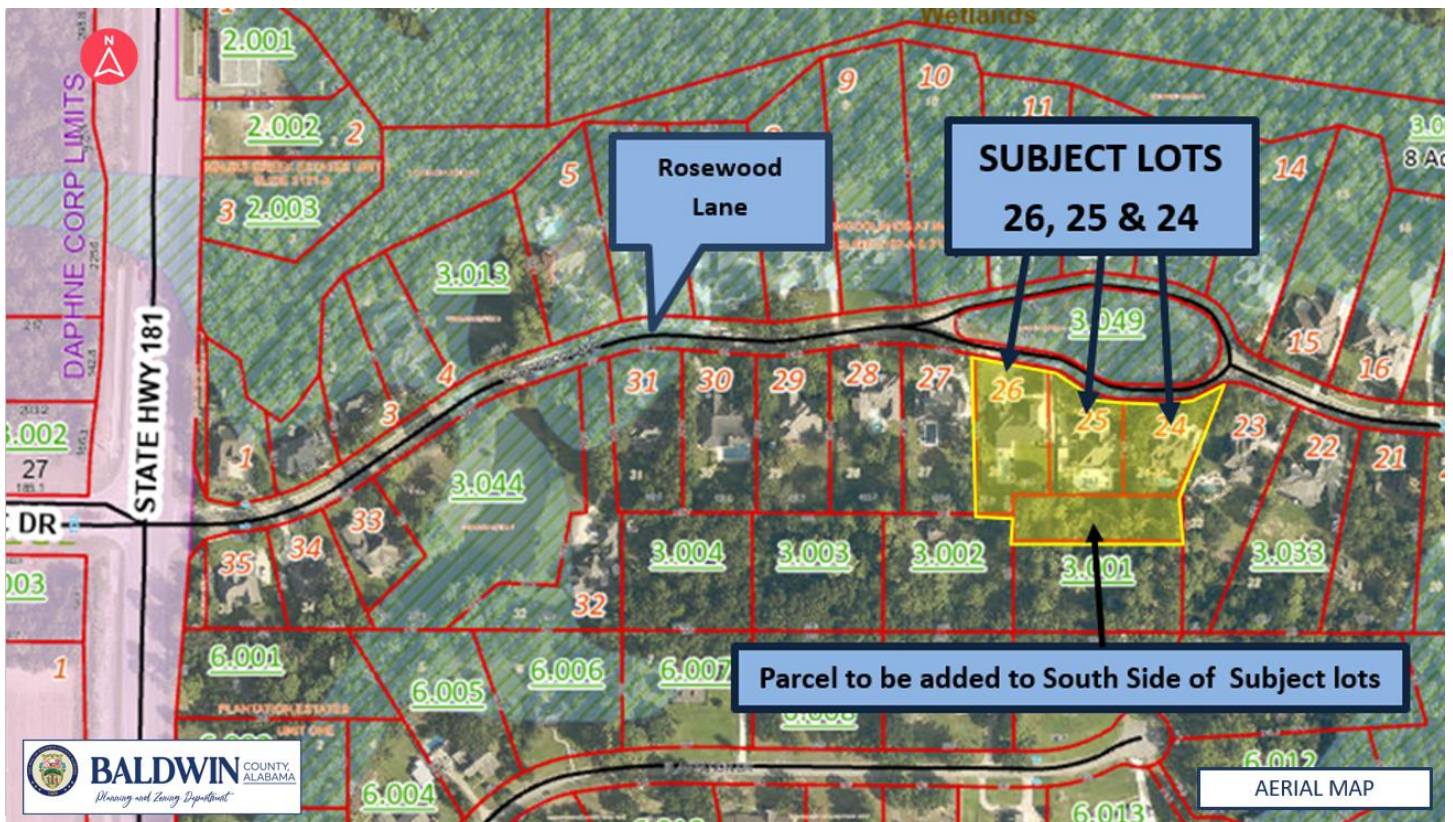
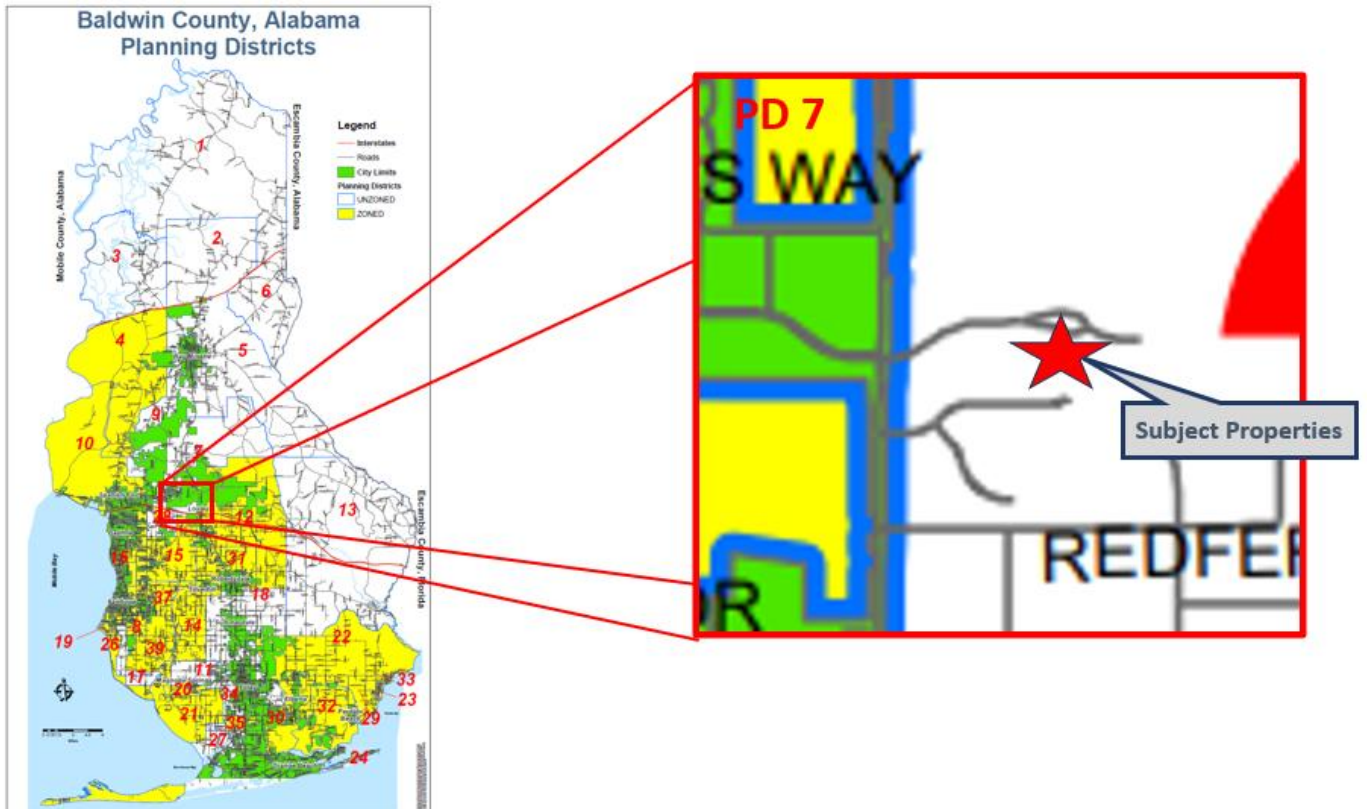
Staff recommends that the PRELIMINARY PLAT for Case No. SC25-31, **Replat of The Woodlands at Malbis Lots 24, 25, 26** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

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





Plat Enlarged to
Show Details

