



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC25-32  
YOTA (Palms Veterinary Subdivision)  
8/7/2025

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 15  
**ZONING:** B3  
**PARCEL ID #** 05-43-06-23-0-000-026.005 **PIN:** 92957  
  
**LOCATION:** South of County Rd 64 and East of State Hwy 181  
**CITIZENSERVE REF:** SC25-000032  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** YOTA (Palms Veterinary Subdivision)  
**Proposed # of Lots:** 3 Lots  
**Linear feet of streets:** N/A , no new streets / roads proposed  
**Total acreage:** 4.04 acres  
**Smallest lot size:** 57,922 SF  
**Owner/Developer:** Yota Properties LLC, 28607 CO RD 65, Loxley AL. 36551  
**Surveyor:** David Diehl / Larry Smith – SE Civil

### 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 subdivision will create three (3) commercial lots. Lots 1 and 2 are developed with county approved drainage infrastructure. Lot 3 is undeveloped and will be required at the time of Commission or Commercial Site Plan approval to demonstrate that they comply with the county drainage regulations."

**Wetlands / Flood Zone :** Yes , X -9999.0 **Streets / Roads:** N/A

### Staff Analysis and Comments

The request is a 3-lot commercial subdivision. Parcels 1 and 2 are developed and will show the existing common drive from State Highway 181 with recorded easements. Parcel 3 is undeveloped; however, any future development will require all applicable local, state, and federal permits. No new infrastructure is proposed.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-32, **YOTA (Palms Veterinary Subdivision)** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

#### Specific conditions:

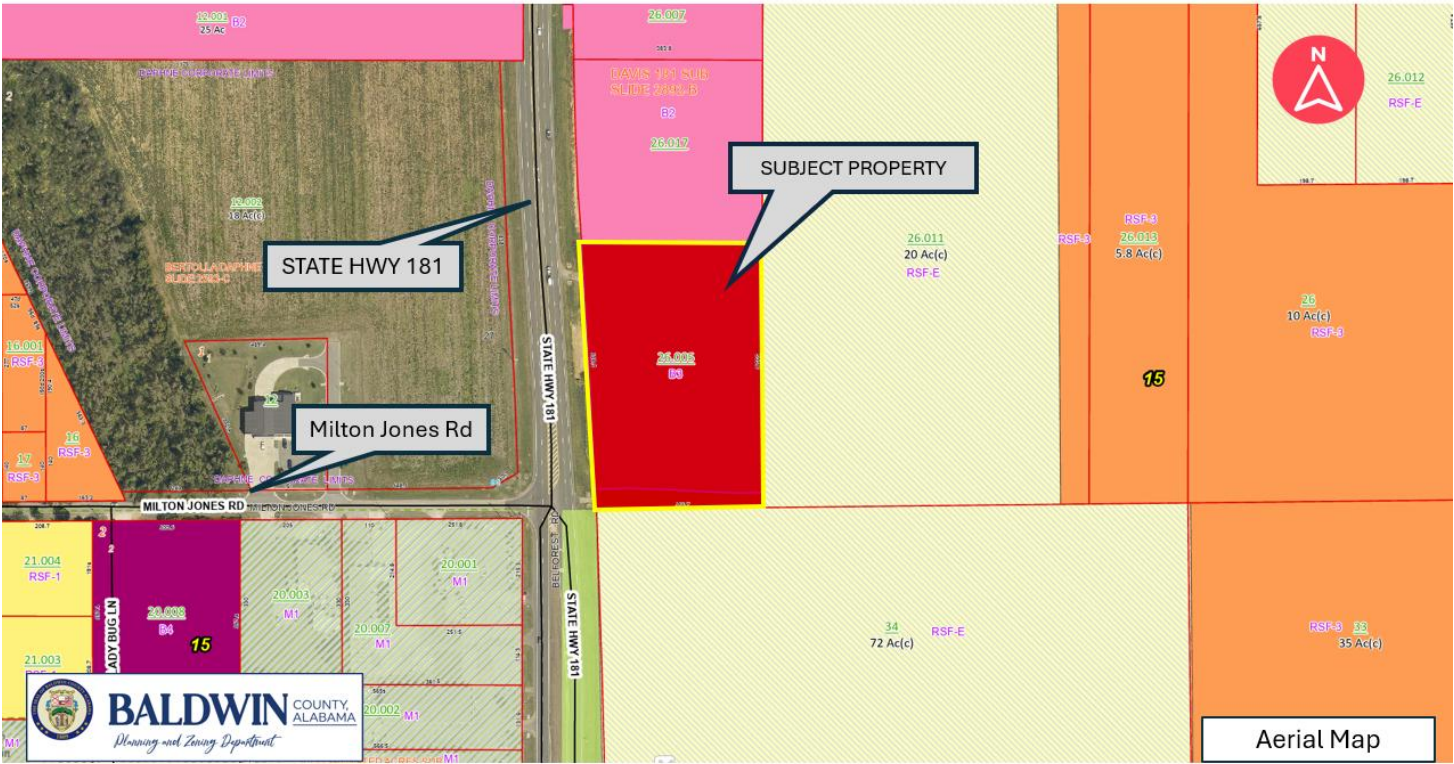
Any future development will require approval of applicable local, state, and federal permits.

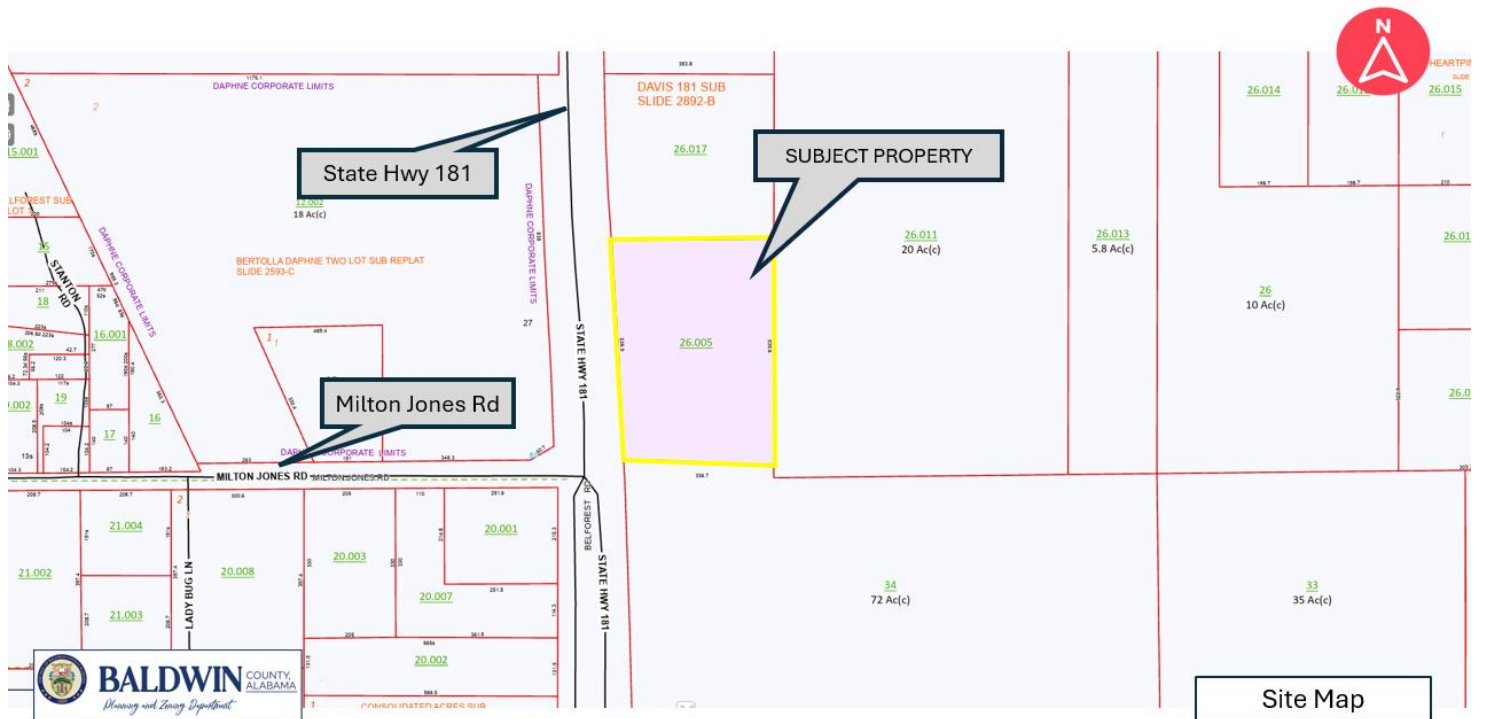
#### General Conditions:

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











DAVIS 181 SUBDIVISION  
SUDE 2892-B

05-43-08-23-0-000-026.017  
PIN: 620814  
CORTE STEPHANIE NELSON  
24001 STATE HIGHWAY 181  
DAWHE, AL 36526  
N89°44'03"E(90)  
NR9°43'29"E 168.33'

**Lot 3**

LOT 3  
63174 SF  
1.45 ACRES

**Lot 2**

LOT 2  
54864 SF  
1.26 ACRES

**Lot 1**

LOT 1  
57922 SF  
1.33 ACRES

STATE HIGHWAY 181  
(PUBLIC ROW VARIES)  
ASPHALT

POINT OF  
BEGINNING

S90°00'00"E 113.68'(C)

UTILITIES SHOWN ARE FROM  
APPROVED SITE PLAN FOR  
THE PALMS VET CLINIC

N00°00'00"W 2874.36'(C)

COMMENCEMENT

LOCATION OF  
MARKER AT  
CORNER OF SECTION 23,  
RANGE 2 EAST,  
TOWNSHIP 17N, ALABAMA

05-43-08-23-0-000-034.000  
PIN: 62449  
HEITILLA PROPERTIES LLC  
PO BOX 1527  
DAWHE, AL 36526

05-43-08-23-0-000-034.000  
PIN: 106577  
HEITILLA PROPERTIES  
PO BOX 1527  
DAWHE, AL 36526

PID

SIDE