



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-34
TBG – Old CR 95 – Plat 1
August 7, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 32
ZONING: M-1 Light Industrial
PARCEL ID #: 05-62-01-02-0-000-004.016
PIN: 209160
LOCATION: Subject property is on east side of County 95 and south side of Freshwater Lane in the Perdido Bay community
CITIZENSERVE REF: SC25-000034
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

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Property History:

No prior history

Public Utilities and Site Considerations

Public Utilities:	Water: Perdido Bay Water and Sewer Sewer: Baldwin County Sewer Service Electrical: Baldwin EMC
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Jeremy A. Cobb , P.E. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer does not indicate any wetlands on subject parcel.

Staff Analysis and Comments

Staff has no additional comments.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-34. TBG-Old CR95 – Plat 1, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

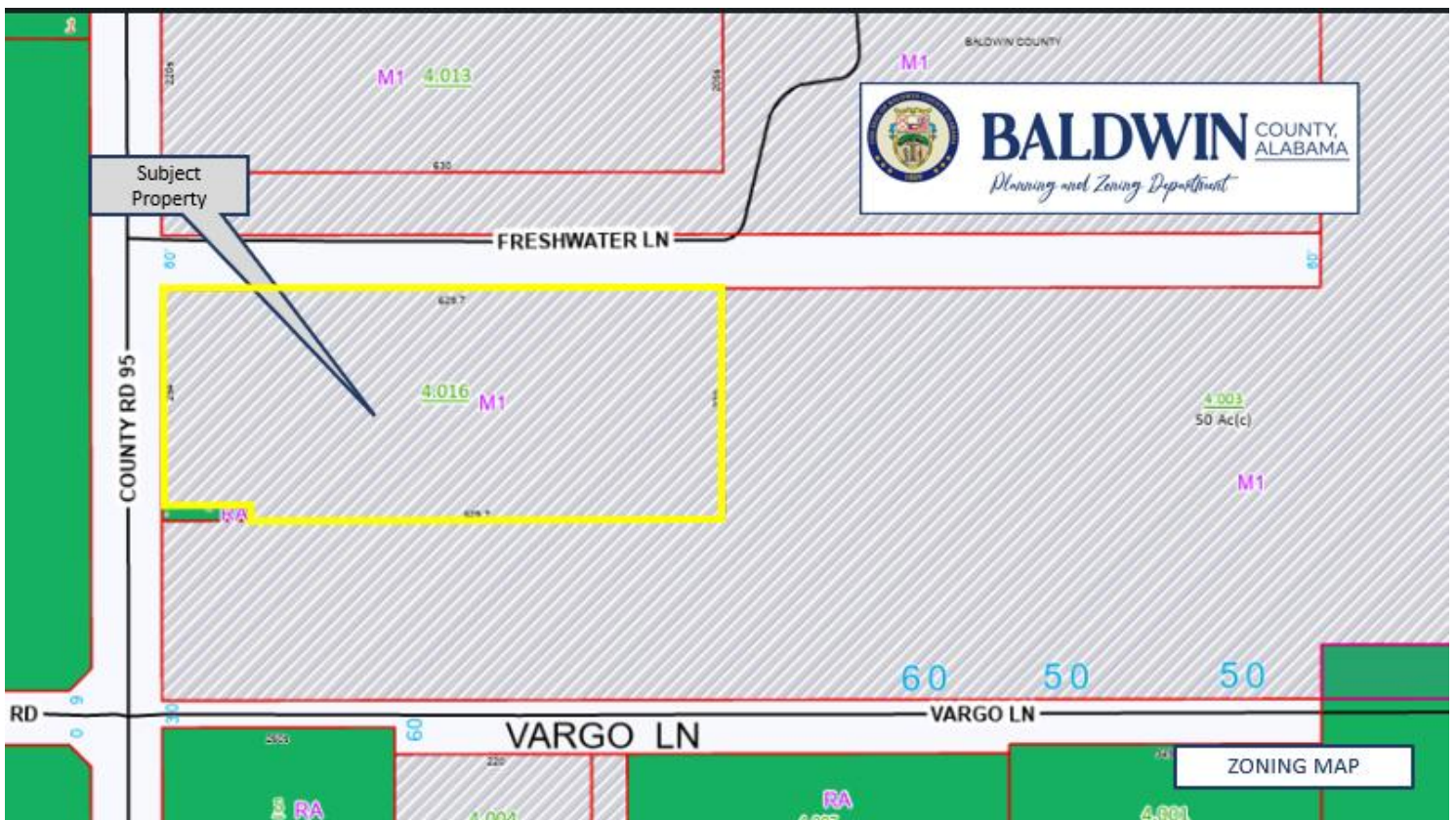
Specific conditions:

N/A

General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

Locator Maps



Plat/Site Plan

