



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-35
WA Keller Subdivision
August 7, 2025

Subject Property Information

Planning District: 17
Zoning: Unzoned
Location: Subject property is located south of US Hwy 98 and west of Mary Ann Beach Road, in the Barnwell community area.
Parcel Numbers: 05-56-05-22-0-000-018.000 PIN: 66285
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: ESTATE OF WILLIAM A. KELLER c/o DIANE KELLER
Engineer/Surveyor: BAY AREA SURVEYING, INC. / Gulfwide Engineering, LLC-Joe Harper, III
Online Case #: When searching online CitizenServe database, please use SC25-000035
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a commercial subdivision
Number of Lots: 2
Linear ft of streets: N/A
Total acreage: 23 Acres
Smallest lot size: 2.00 Acres
Lot setbacks: 25' Front, 25' Rear and 10' Side

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: Individual Septic Tanks

Fire Protection: N/A All lots are greater than 40,000sf

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

Drainage improve.: Drainage narrative prepared and stamped by Joseph I. Harper III, P.E. reviewed and approved by P&Z Permit Engineer “The existing twenty four acre tract shown on the submitted parcel map will be divided into two parcels, parcel 1 (1.98 acres) and Parcel 2 (21.08 acres). The property which is un-zoned is being used for agriculture. The site drains in a southeasterly direction to the Maryann Beach Road County right-of way (ROW). A copy of the tax assessor's map showing contours is enclosed for your use. Future development envisioned is for parcel 2 to remain under cultivation and parcel 1 could be used for commercial purposes. Stormwater on either of the two parcels can be handled in accordance with any proposed development to comply with county requirements imposed. Post development flows would be no greater than pre-development flows, ensuring that there would be no impact on downstream properties or negative influence on the County ROW..”

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is located on the corner of US Hwy 98 and Mary Ann Beach Road. The proposed subdivision is a 2 lot non residential subdivision.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-35 WA Keller Subdivision**, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

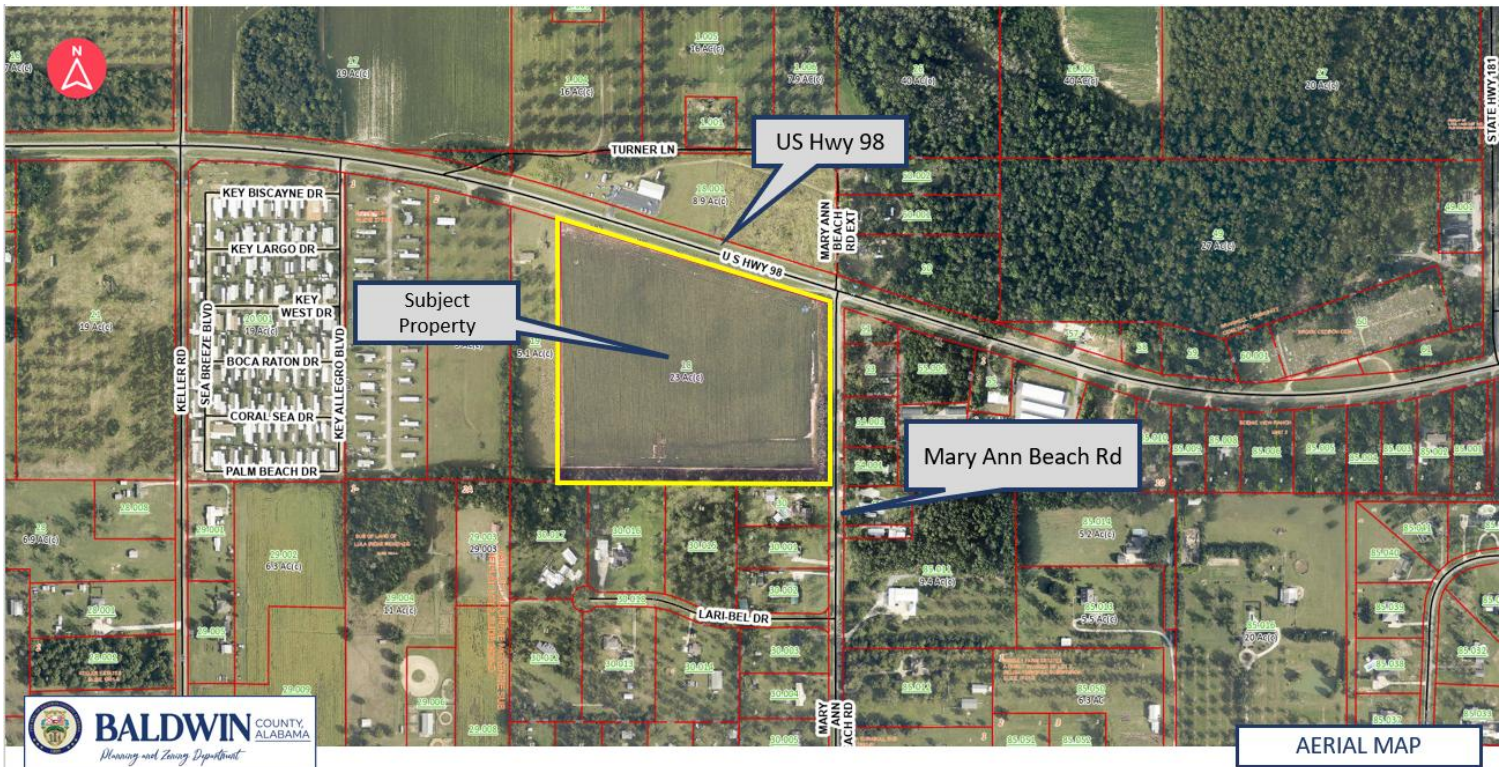
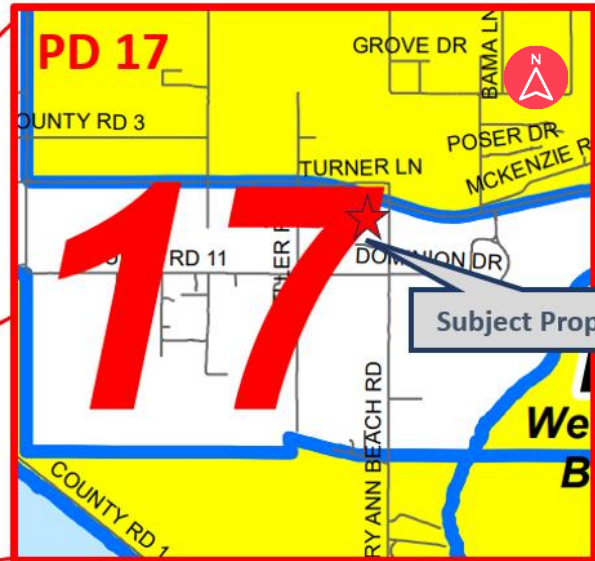
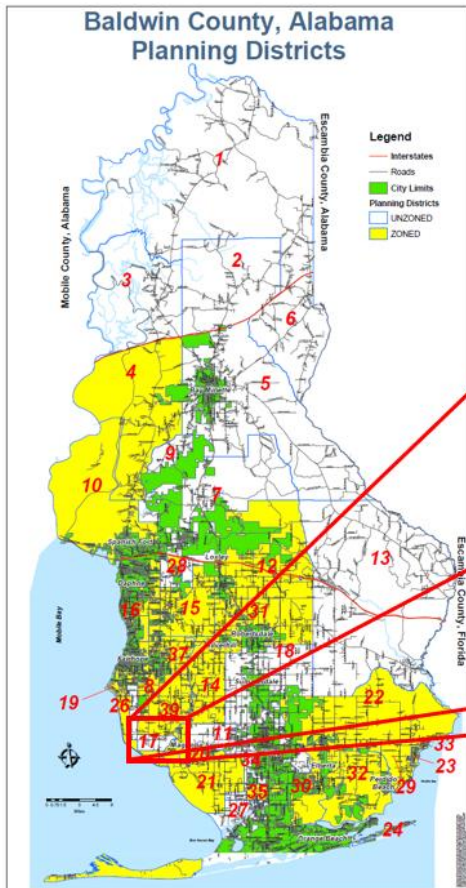
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and 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

