



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-40
Reynolds Ready Mix
September 4, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: B-1, Professional Business District
PARCEL ID # 05-43-05-22-0-000-014.002
PIN: 103705
LOCATION: Subject property is on the eastern side of County Road 13 and north of Milton Jones Road in the Daphne area.
CITIZENSERVE REF: SC25-000040
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for a non-residential subdivision
Proposed # Lots: 2
Linear feet of streets: N/A
Total acreage: +/- 5.01 acres
Smallest lot size: 27,870 square feet (0.64 acres)
Applicant/Owner: James Linton, Sun Coast Builders / Reynolds Ready Mix
Developer: Reynolds Ready Mix
Engineer/Surveyor: Joseph Harper, III, P.E., Gulfwide Engineering, LLC / Ercil Godwin, PLS, Sawgrass Consulting

Property History:

N/A

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water, letter dated October 31, 2024
Sewer: Daphne Utilities, letter dated October 30, 2024
Electrical: Riviera Utilities, existing service

Traffic study: N/A

Drainage: Drainage report prepared and stamped by Chris Lieb, P.E. This report has been reviewed and accepted by Permit Engineer.

Wetlands: The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Wetlands are shown on the plat with a 50' non-disturbed buffer/building setback.

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. SC25-40 Reynolds Ready Mix 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

