



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-41
Sanctuary Place
September 4, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: RA, Rural Agricultural District
PARCEL ID # 05-53-01-02-0-000-008.000
PIN: 14049
LOCATION: Subject property is located between Gardner Road and Comstock Road just west of Boros Rd
CITIZENSERVE REF: SC25-000041
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for a residential subdivision
Proposed # Lots: 8
Linear feet of streets: N/A
Total acreage: +/- 79.96 acres
Smallest lot size: 434,708 square feet (9.98 acres)
Applicant/Owner: Sawgrass Consulting, LLC/ The Green Side Up LLC
Developer: The Green Side Up LLC
Engineer/Surveyor: Ercil Godwin, PLS, Sawgrass Consulting, LLC

Property History:

- NA

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC, letter dated June 18, 2025
Traffic study:	N/A
Drainage:	Drainage has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Two wetland delineations were provided that the wetlands are non-jurisdictional and have been shown on the plat.

Staff Analysis and Comments

Staff does not have any 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. SC25-41. Sanctuary Place be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

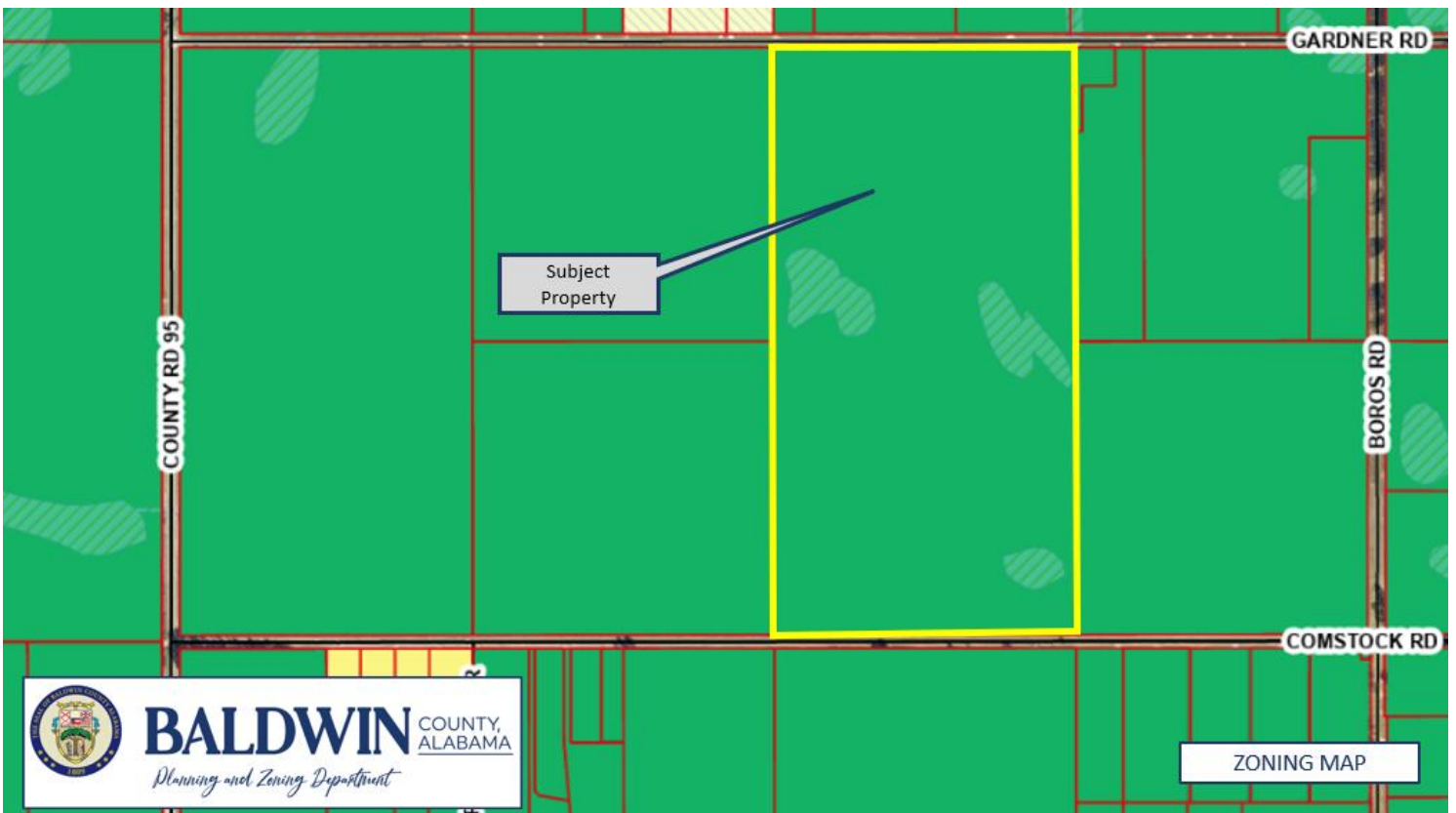
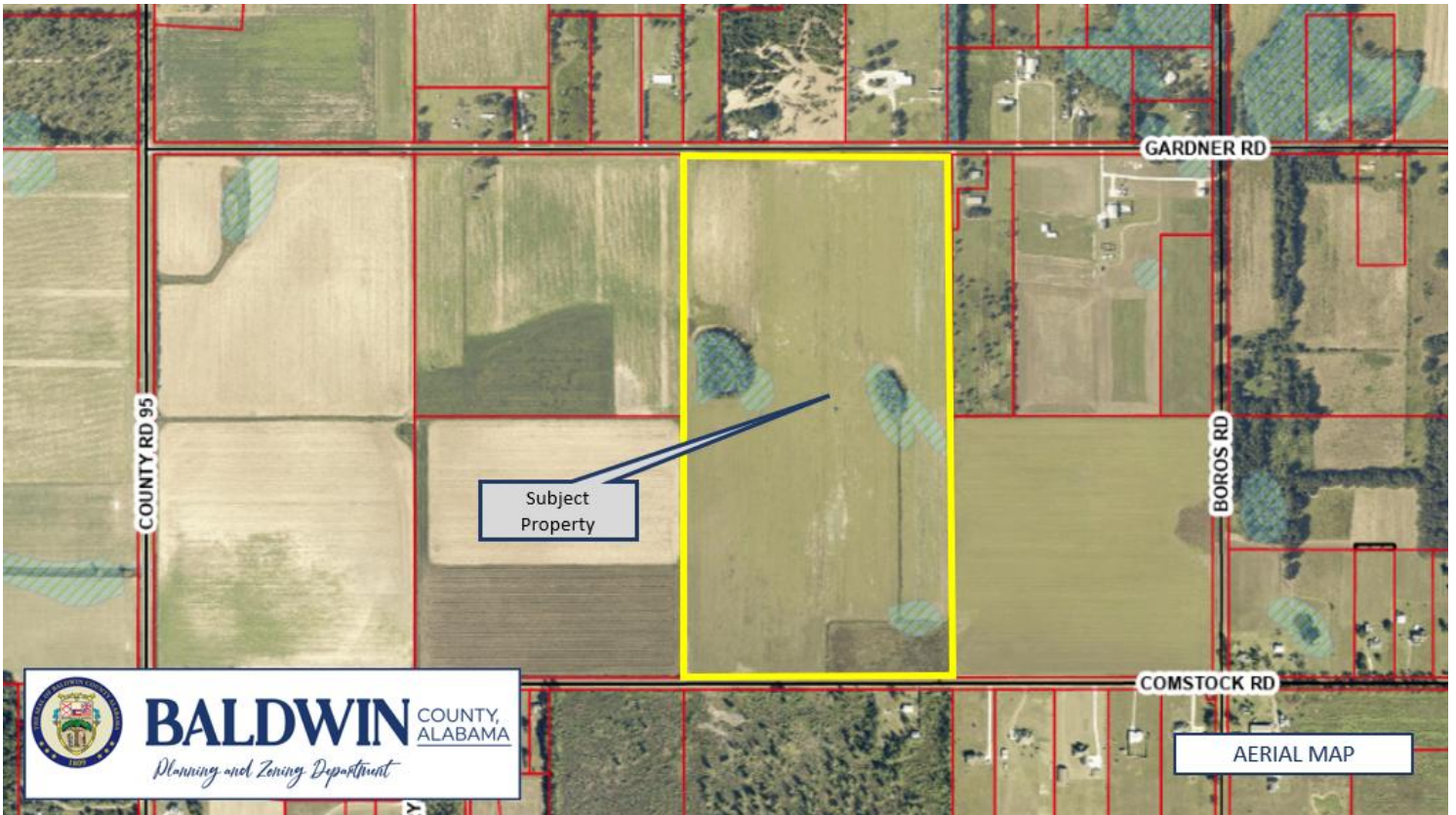
Specific conditions:

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

