



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-16
Resubdivision Parcel 1, Cason-Stringer Subdivision
6/4/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 6
ZONING: Unzoned
PARCEL ID # 05-17-01-11-0-000-009.003 **PIN:** 367462
05-17-06-14-0-000-002.000 **PIN:** 41142
LOCATION: West of Phillippsville Rd & East of US Hwy 31
CITIZENSERVE REF: SC26-000016
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Resubdivision Parcel 1, Cason-Stringer Subdivision, 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 21.99 +/- acres
Smallest lot size: 10.78 +/- acres
Owner/Developer: DUSTY DAYS LLC
Engineer/Surveyor: PLS Group, Inc. - Sarah Wicker

Public Utilities and Site Considerations

Public Utilities: **Water:** WELL
Sewer: Septic
Electricity: Alabama Power

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

Drainage Improvement: Drainage letter prepared and stamped by On Point Civil / David Harrell, PE and accepted by the Baldwin County Permit Engineer.

Wetlands / Flood Zone : No, X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The request is a 2-lot Residential Subdivision. ALDOT was contacted for comments and verified additional permits from ALDOT will not be required at this time.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-16, Resubdivision Parcel 1, Cason-Stringer Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

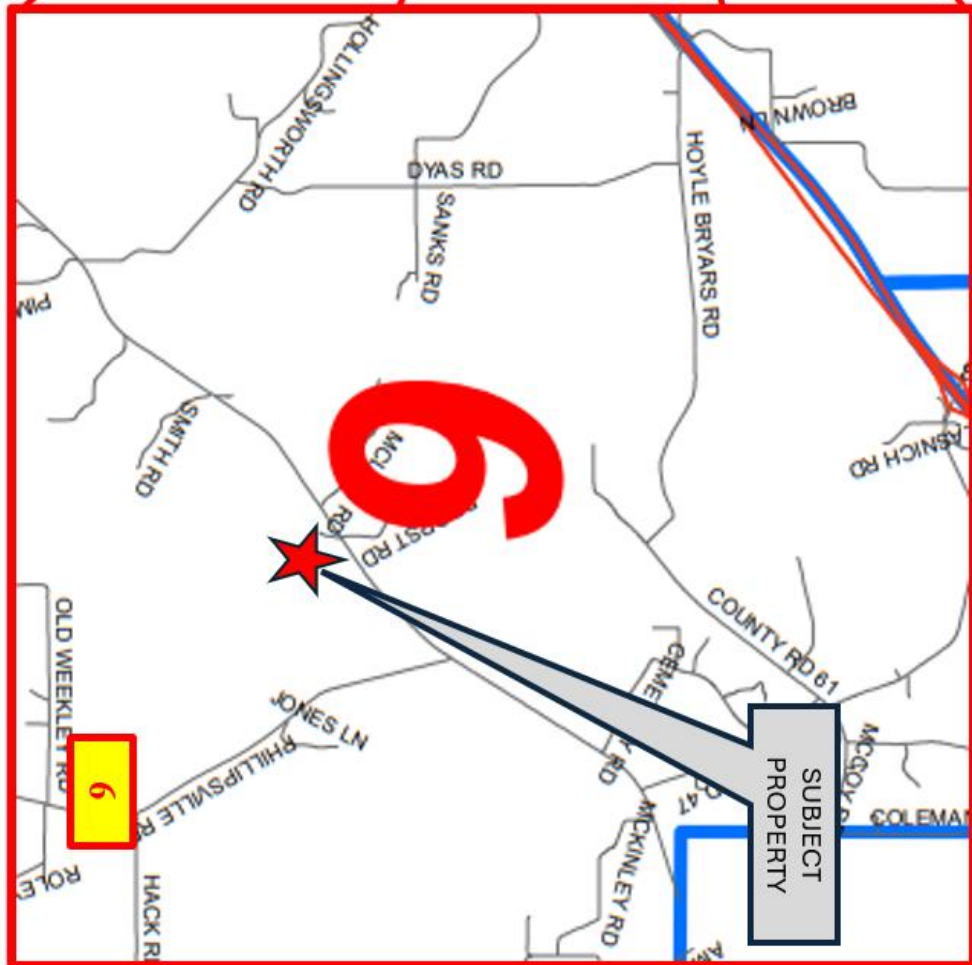
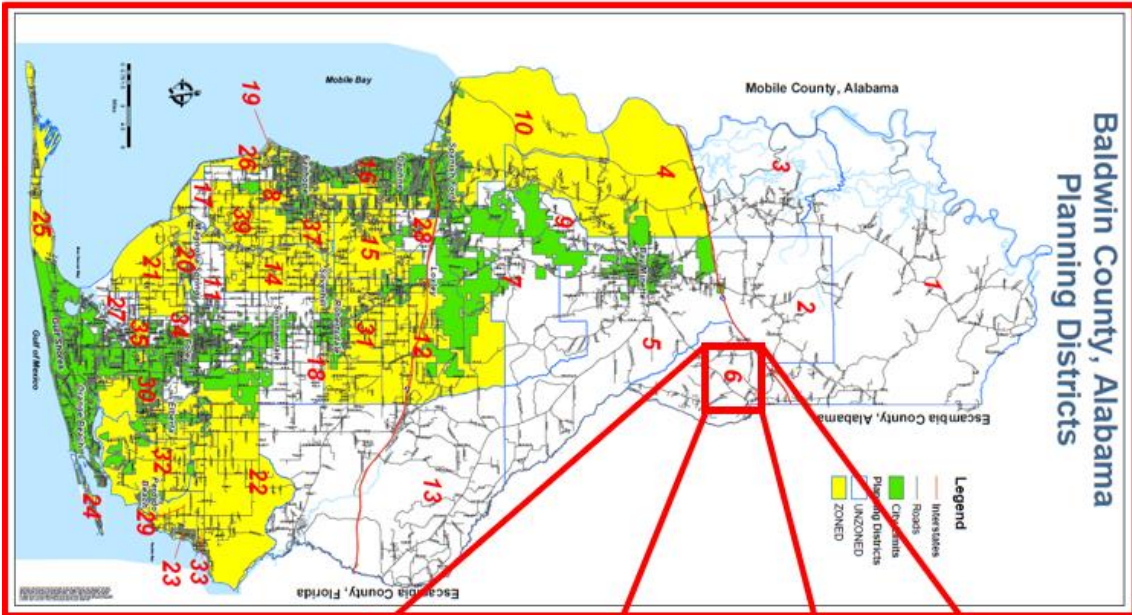
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

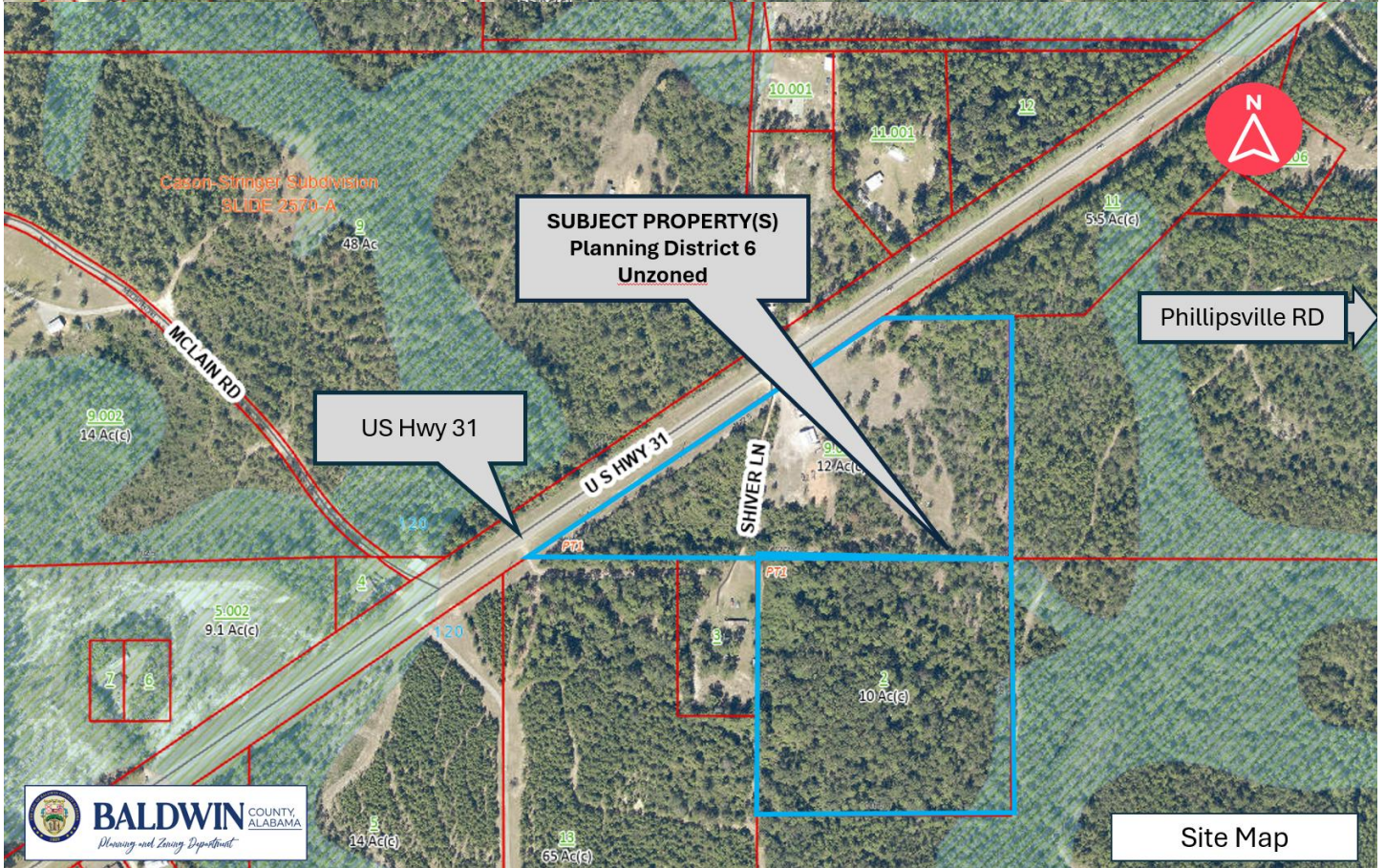
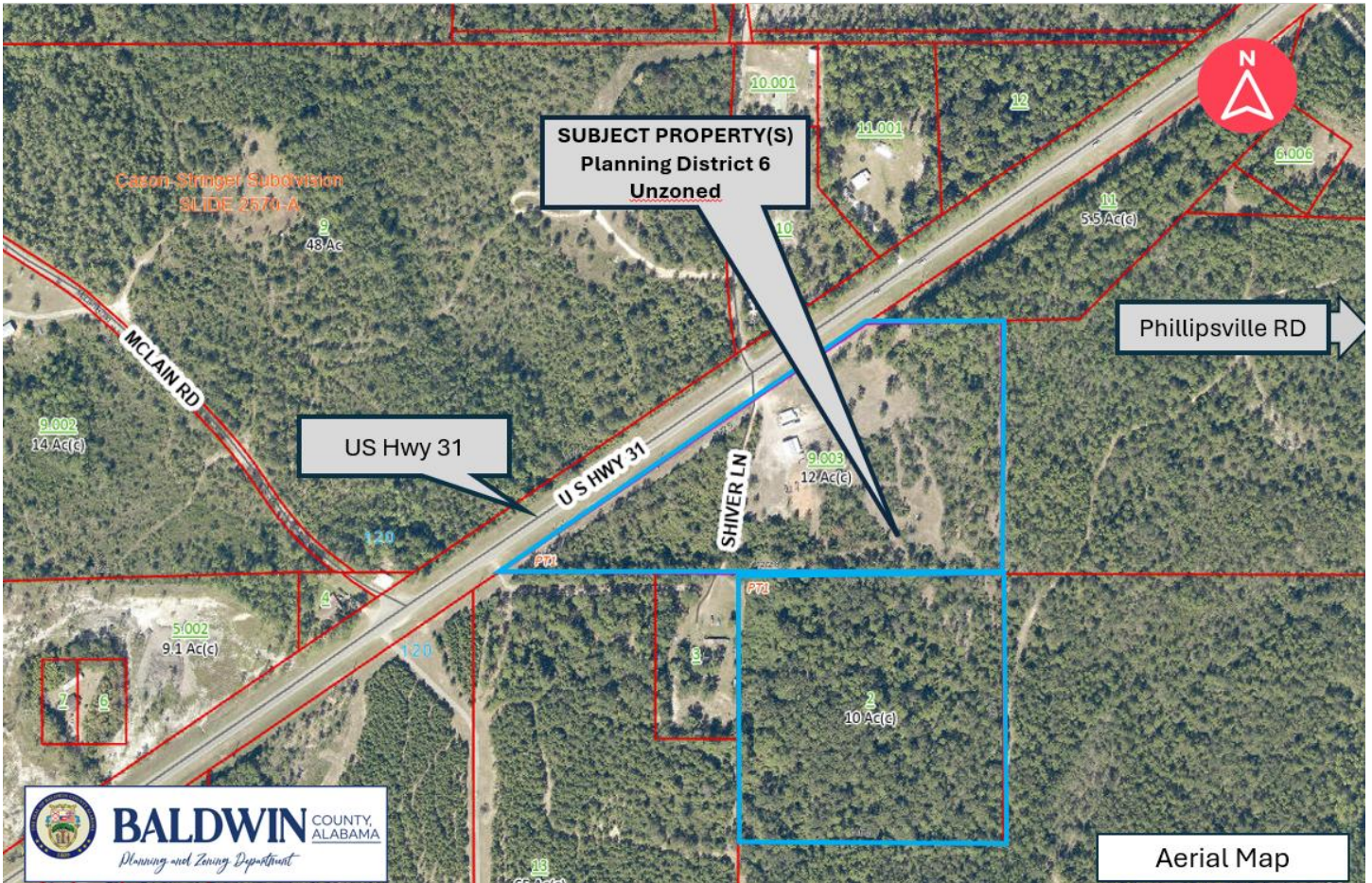
General Conditions:

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







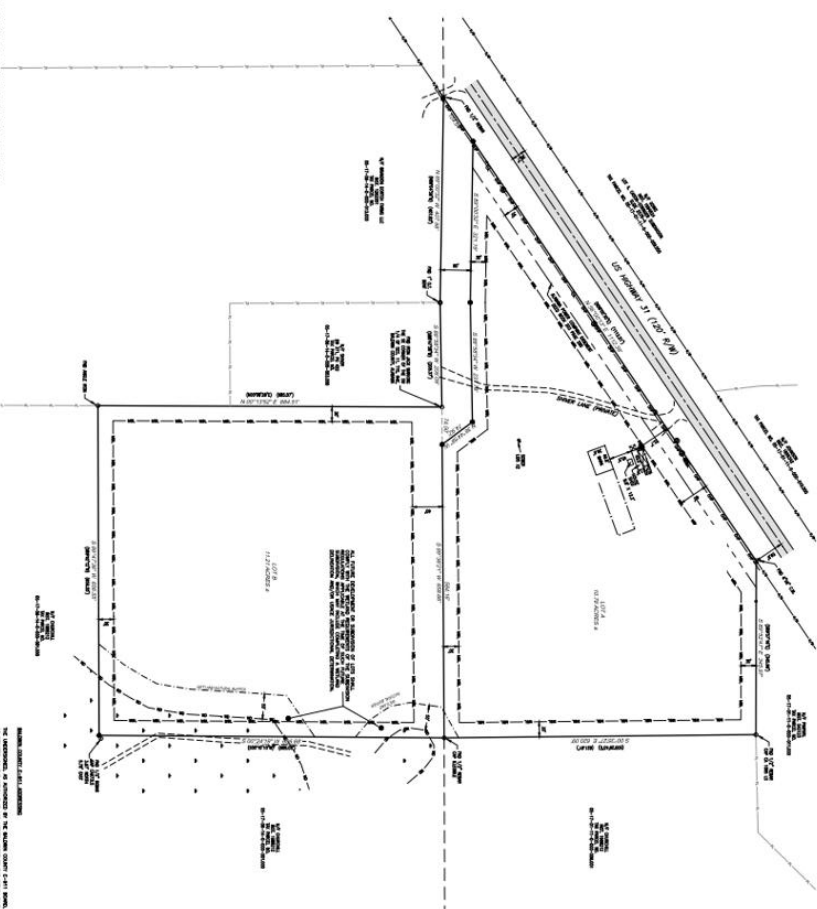
RESUBDIVISION OF PARCEL 1, CASON-STRINGER SUBDIVISION SECTIONS 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST BALDWIN COUNTY, ALABAMA MAY 2026

CADSWORKS CONSULTANTS
1200 W. WOODLAND BLVD.
MONTGOMERY, AL 36102

SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THIS PLAT IS A RESUBDIVISION OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THE TOTAL AREA OF THE PARCEL IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES.

SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THIS PLAT IS A RESUBDIVISION OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THE TOTAL AREA OF THE PARCEL IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES.

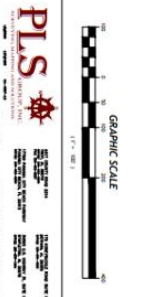
SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THIS PLAT IS A RESUBDIVISION OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. THE TOTAL AREA OF THE PARCEL IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES. THE TOTAL AREA OF THE RESUBDIVISION IS 120.00 ACRES.



Resubdivision Parcel 1, Cason-Stringer Subdivision



- ### LEGEND
- 1. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 2. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 3. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 4. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 5. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 6. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 7. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 8. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 9. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
 - 10. BOUNDARY OF PARCEL 1, CASON-STRINGER SUBDIVISION, SECTION 11 & 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



PLS
SHEET 1 OF 1

SITE DATA :
 TAX PARCEL NUMBERS : 06-17-01-11-0-000-009.003
 06-17-06-14-0-000-002.000
 NUMBER OF LOTS = 2
 SIZE OF SUBDIVISION = 21.99 AC. ±
 SMALLEST LOT SIZE = 10.78 AC. ±
 OPEN SPACE = 0
 THIS PROPERTY IS IN ZONE "X"
 SETBACKS PER FINAL PLAN OF COSON-STINGER SUBDIVISION:
 MINIMUM FRONT SETBACK = 60'
 MINIMUM SIDE SETBACK = 30'
 MINIMUM REAR SETBACK = 30'
 WETLAND NATURAL BUFFER = 50'
 UTILTY PROVIDERS :
 ELECTRIC - ALABAMA POWER
 WATER - WELL
 SEWER - SEPTIC TANK
 ZONED : UNZONED
 PLANNING DISTRICT : 6



**Plat is Enlarged to Show
 Details & Flag Width**

