



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-17
Henry Vick Subdivision
9/3/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 5
ZONING: Un-zoned
PARCEL ID # 05-24-06-14-0-000-001.000 **PIN:** 40745
LOCATION: East of County Rd 112 and West of Phillipsville Rd
CITIZENSERVE REF: SC26-000017
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Henry Vick Subdivision, 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 187.12 +/- acres
Smallest lot size: 5.03 +/- acres
Setbacks: **Front & Back:** 30' **Side:** 10' **Side Street Setback:** 20'
Owner/Developer: Henry C Vick
Engineer/Surveyor: Vincent D. Lucido, Lucido Engineering

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 **Vincent D. Lucido, PE & PLS** and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : Yes , FEMA ZONE A , X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The request is a **2-lot Residential Subdivision**.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-17**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

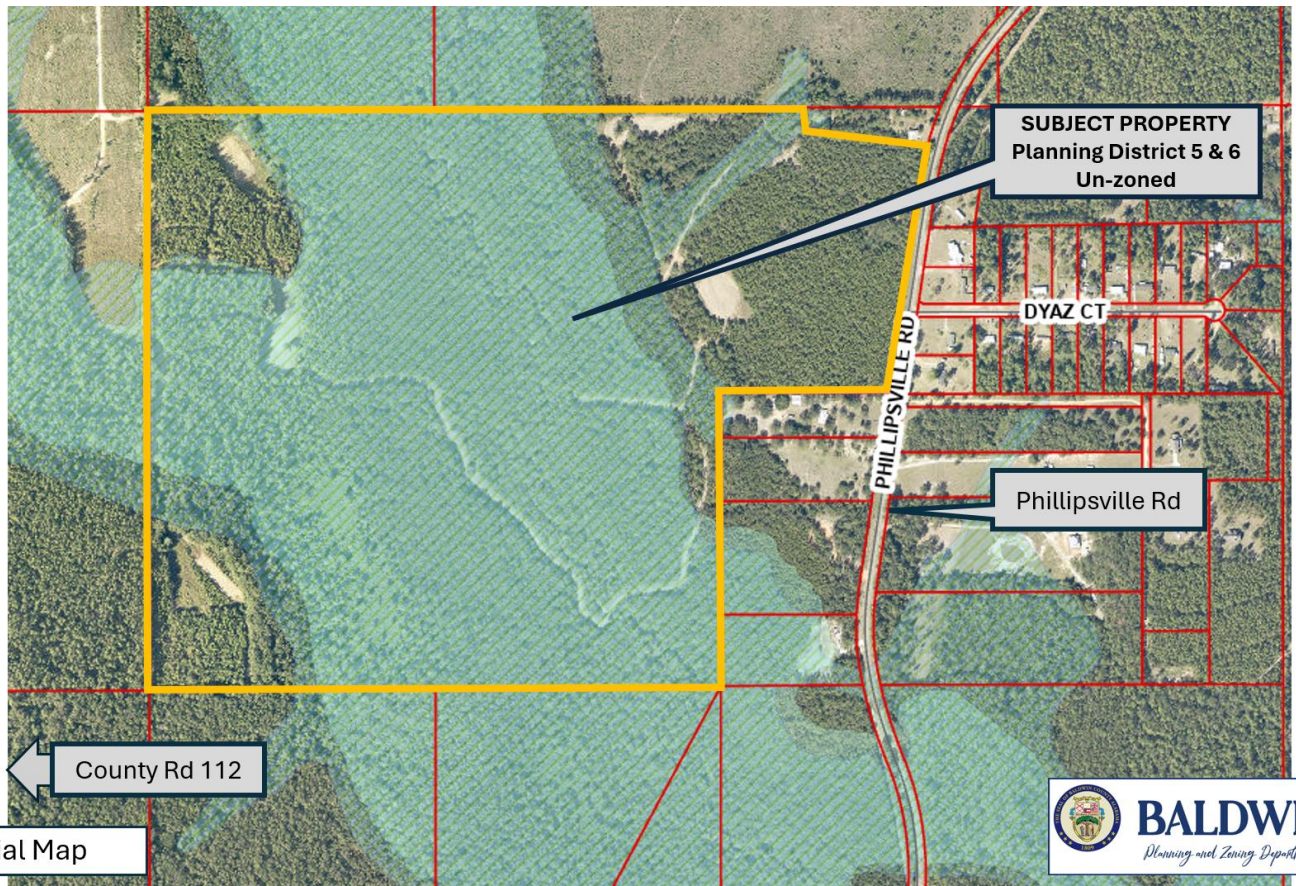
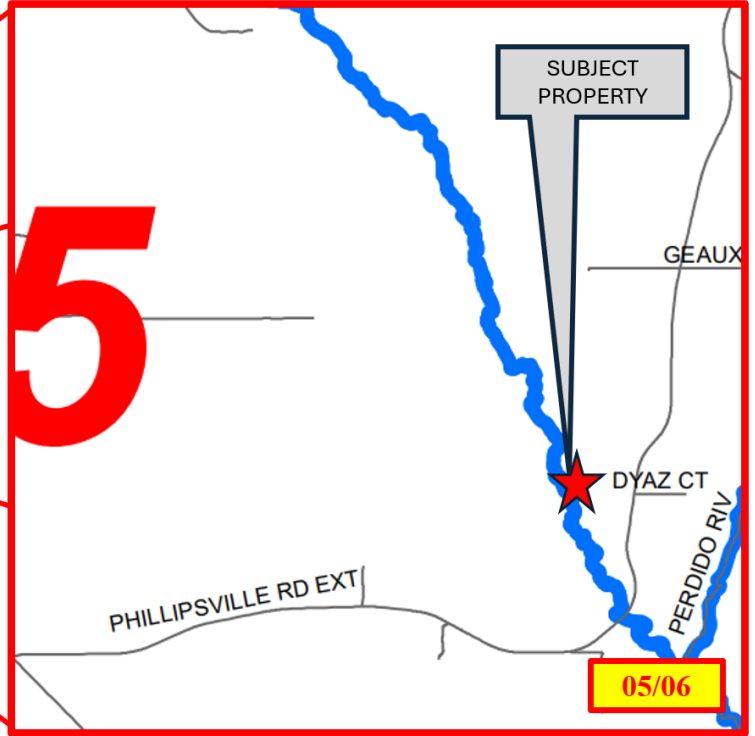
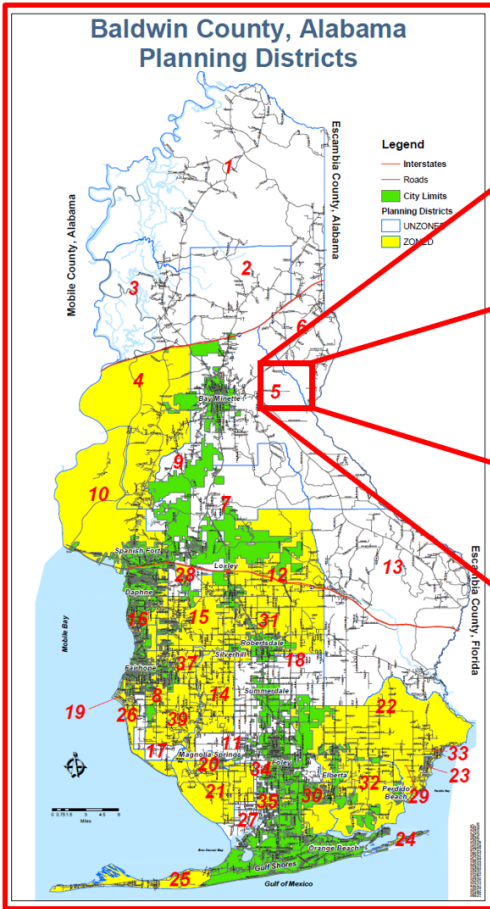
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Plan.

General Conditions:

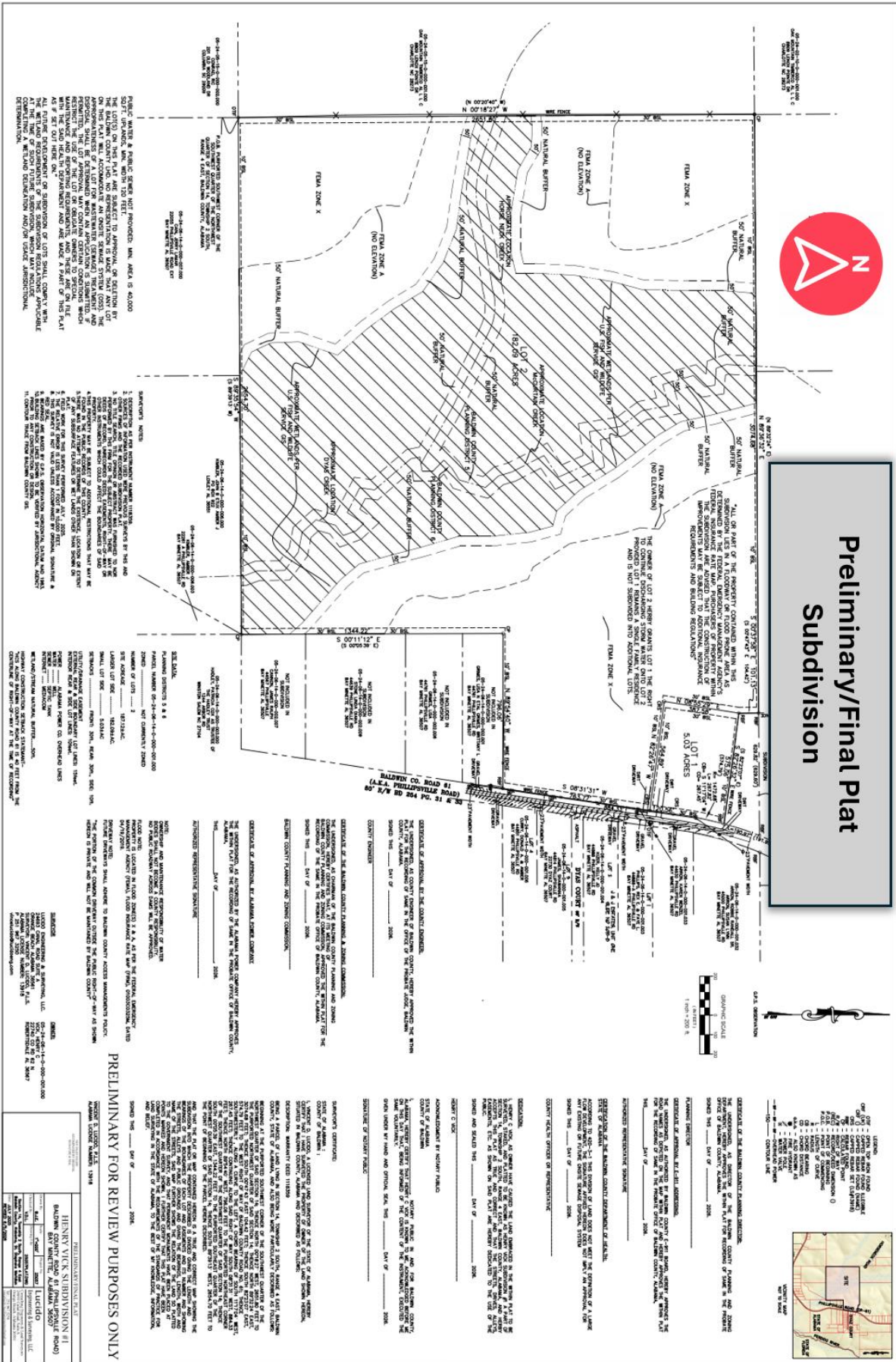
All conditions shall be met, and the final plat shall be recorded within 90 days of Planning Commission approval.

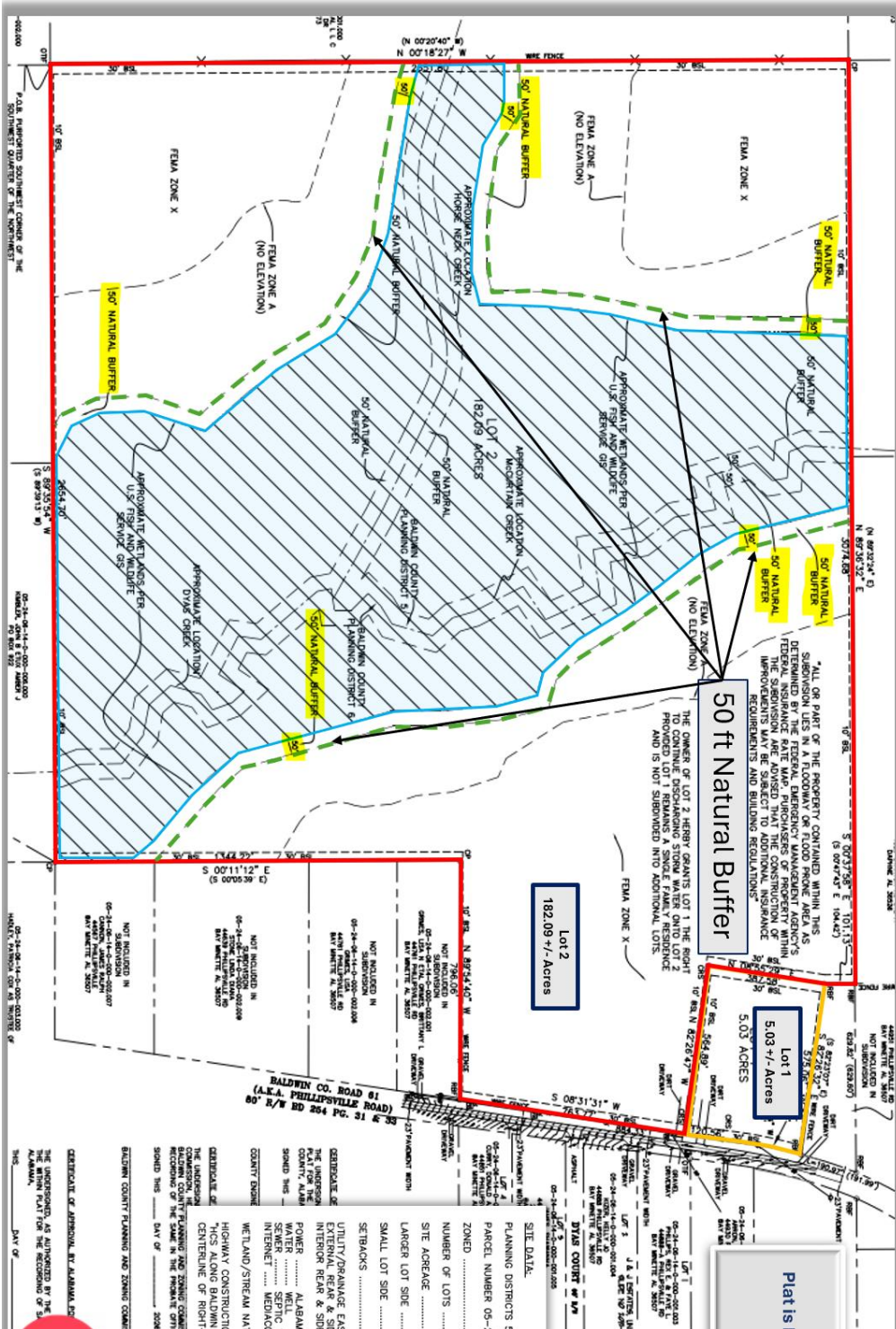
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



Preliminary/Final Plat Subdivision





Plat is Enlarged to Show Details

SITE DATA:
PLANNING DISTRICTS 5 & 6
PARCEL NUMBER 05-24-06-14-0-000-001,000
ZONED NOT CURRENTLY ZONED
NUMBER OF LOTS 2
SITE AREA 187,122 AC.
LARGER LOT SIDE 182,09 AC.
SMALL LOT SIDE 5,03 AC
SETBACKS FRONT: 30ft., REAR: 30ft., SIDE: 10ft.
UTILITY/DRAINAGE EASEMENT
EXTERNAL REAR & SIDE BOUNDARY LOT LINES: 15' WET.
INTERIOR REAR & SIDE LOT LINES: 10' WET.
POWER ALABAMA POWER CO. OVERHEAD LINES
WATER
SEWER
INTERNET MEDICAL
WETLAND/STREAM NATURAL BUFFER.....30ft.
HIGHWAY CONSTRUCTION SETBACK STATEMENT-
THIS ALONG BALDWIN COUNTY ROAD 61 IS 40 FEET FROM THE
CENTERLINE OF RIGHT-OF-WAY AT THE TIME OF RECORDING-
RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA
DATED THIS DAY OF 2004

CERTIFICATE OF APPROVAL BY ALABAMA DEPARTMENT OF REVENUE
THE UNDERSIGNED, AS ATTORNEY AT LAW, HAS REVIEWED THE RECORD OF THIS PLAT FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA
THIS DAY OF 2004

