



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC26-27**

**Reynold Farm**

**September 3, 2026**

### Subject Property Information

**Planning District:** 12  
**Zoning:** RA  
**Location:** Subject property is located on County Road 62 North  
**Parcel Numbers:** 05-41-07-26-0-000-010.003 PIN: 364419  
**Lead Staff:** Elizabeth Wilson, Planning Technician  
**Applicant/Owner:** Shirley Property Holdings, LLC 848 N. Greeno Rd. Fairhope, AL 36532  
**Engineer/Surveyor:** Reese Harpel, 1608 Burtonwood Dr, Foley AL 36535  
**Online Case #:** When searching online CitizenServe database, please use SC26-000027  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary & Final plat approval for a 5-lot subdivision  
**Number of Lots:** 5  
**Linear ft of streets:** No new streets proposed  
**Total acreage:** 23 ac  
**Smallest lot size:** 4.3 ac  
**Building Setbacks** Front - 40' Rear - 40' Side -15' Wetlands - 30' natural buffer

### Public Utilities and Site Considerations

**Public Utilities:** Water: East Central Water  
Electrical: Baldwin EMC  
Sewer: Septic

**Traffic study:** Not required.

**Drainage improve.:** Drainage narrative prepared and stamped by Dave Lavery, PE with Centennial Civil Engineering. Reviewed and approved by P&Z Permit Engineer.

**Wetlands** Two wetland delineations were completed and prepared by UES and Wetland Sciences. The greater area of the two is shown on the plat with a 30ft natural undisturbed buffer.

## Staff Analysis and Comments

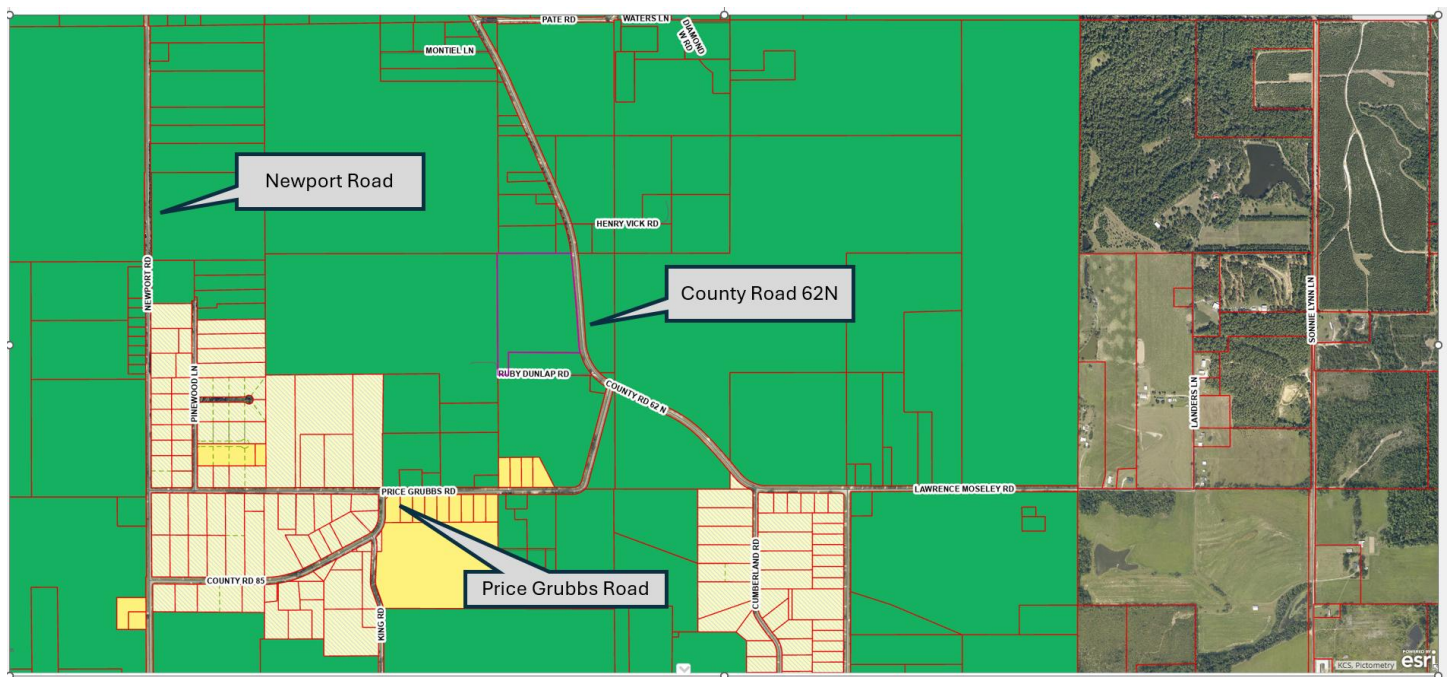
SC26-27 Reynold Farm Subdivision is a request for a 5-lot subdivision. Total acreage is 23 acres, with each lot averaging 4 acres.

### Staff Recommendation:

Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC26-27 be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

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





## the approved only



| Curve | Radius   | Tangent | Length  | Delta    | Degree   | Chord   | Chord Bear.  |
|-------|----------|---------|---------|----------|----------|---------|--------------|
| C1    | 2645.00' | 21.58'  | 102.68' | 2°17'29" | 2°06'33" | 102.68' | 506°18'70" E |
| C2    | 618.60'  | 22.91'  | 105.56' | 9°49'32" | 9°17'39" | 105.63' | 506°24'38" E |

