



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-28
Resubdivision of Lot 26, Lost River Acre
9/3/2026

Subject Property Information

JURISDICTION: Baldwin County Unzoned
PLANNING DISTRICT: 13
ZONING: Un-zoned
PARCEL ID # 05-50-05-22-0-000-037.000 **PIN:** 73218
LOCATION: South of US Hwy 90 and West off Horseshoe Circle
CITIZENSERVE REF: SC26-000028
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Resubdivision of Lot 26, Lost River Acre, 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 2.27 +/- acres
Smallest lot size: 0.93 +/- acres
Setbacks: **Front & Back:** 30' **Side:** 10'
Owner/Developer: ROBERT E. WILLIAMS
Engineer/Surveyor: Thomas Granger / PLS Group, Inc.- Sarah Wicker

Public Utilities and Site Considerations

Public Utilities: **Water:** East Central Baldwin County Water
Sewer: Septic
Electricity: Baldwin EMC

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

Drainage Improvement: Drainage letter prepared and stamped by Thomas Granger 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**.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-28**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

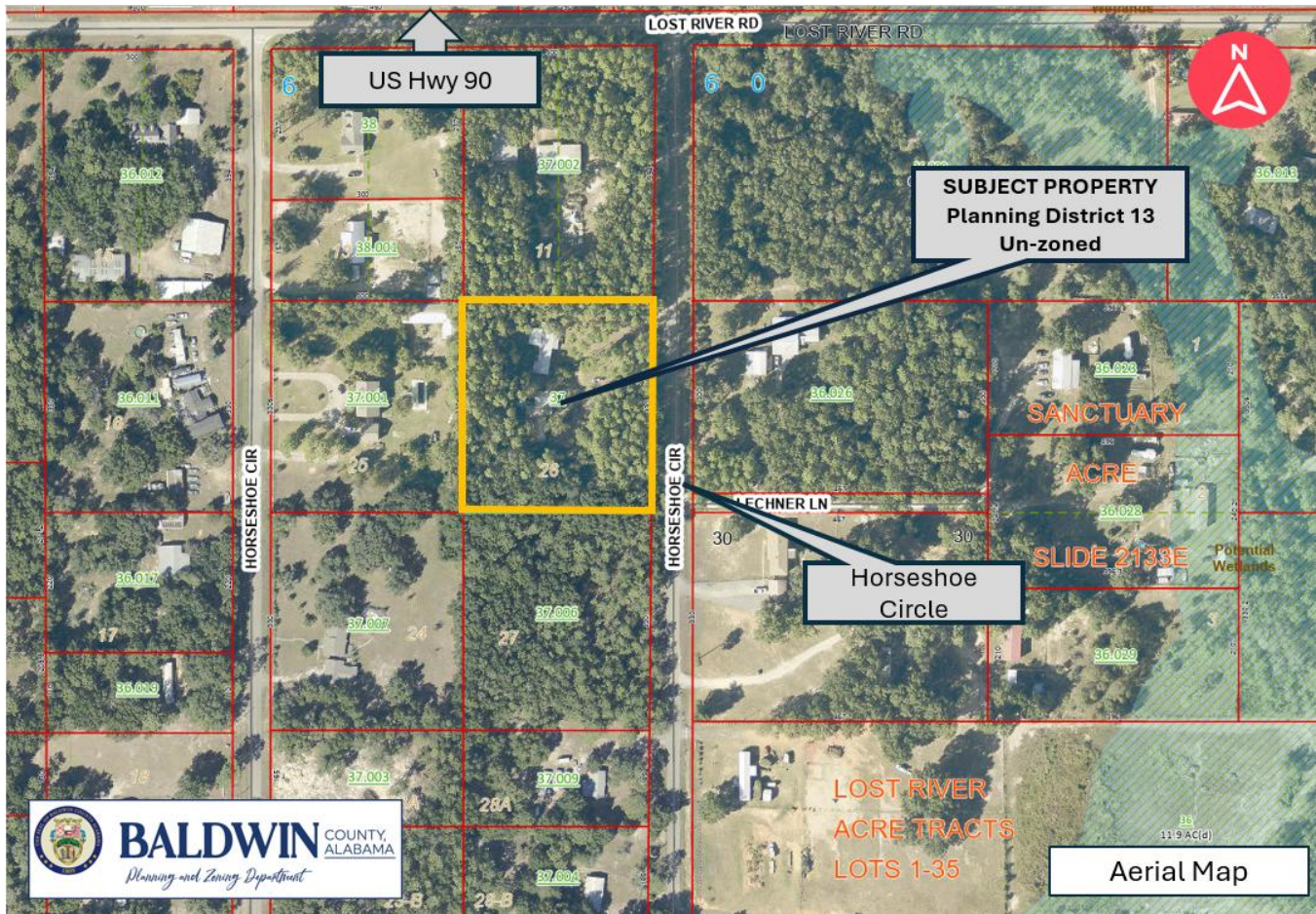
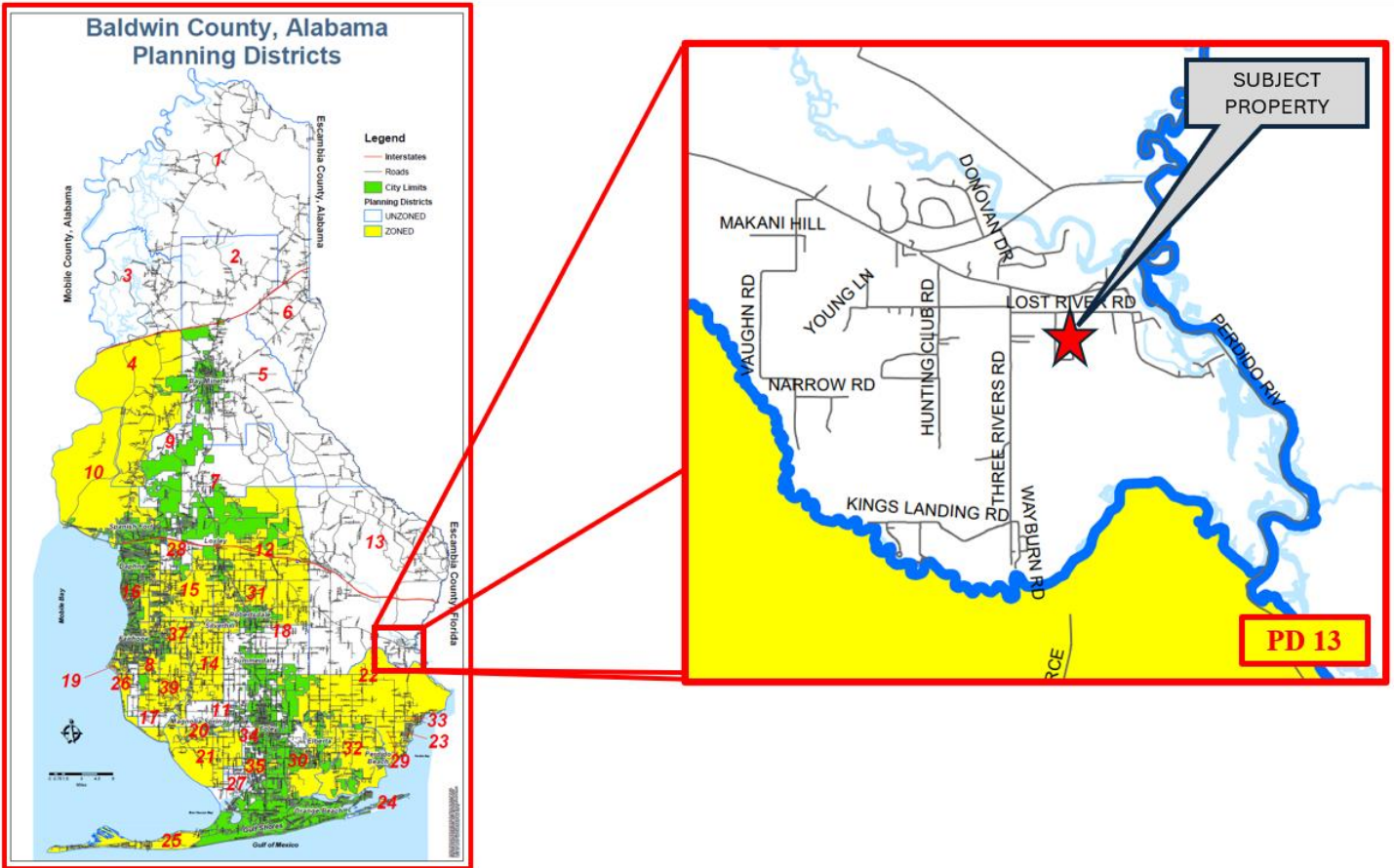
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Plan.

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>

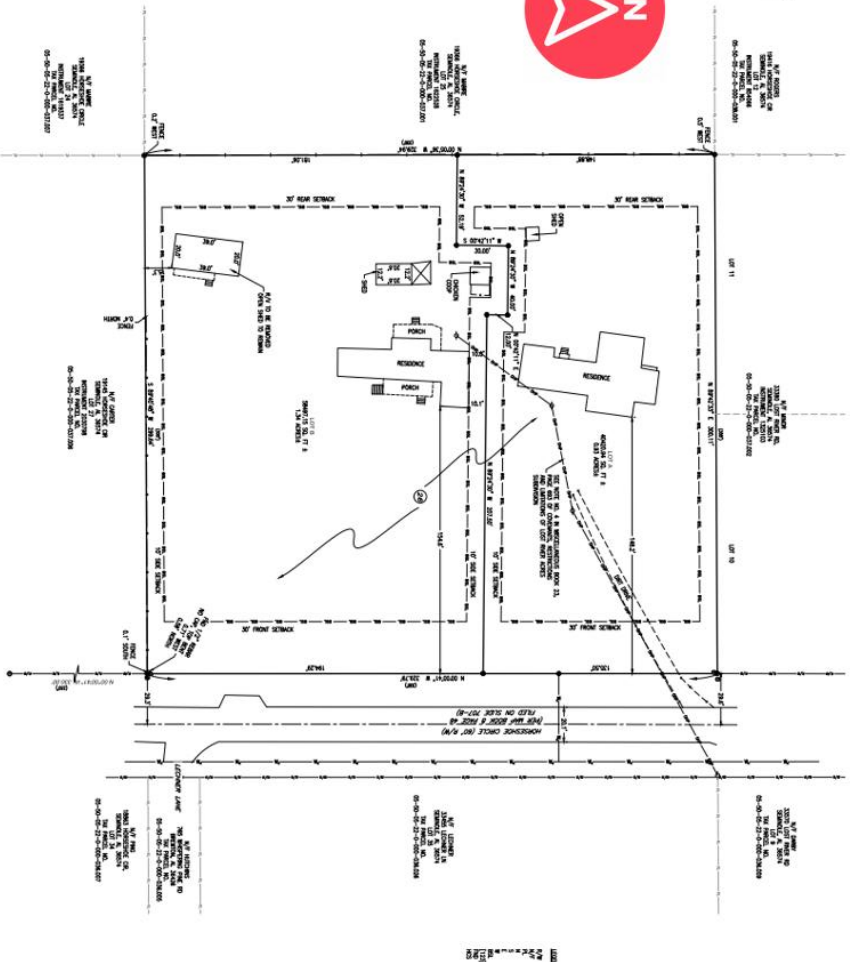
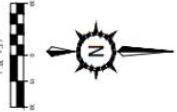
Locator Maps



RESUBDIVISION OF LOT 26, LOST RIVER ACRE

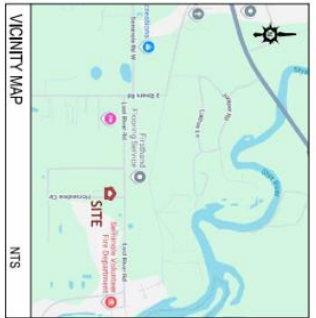
MAP BOOK 8, PAGE 146, FILED ON SLIDE 707-40
SECTION 22, TOWNSHIP 6 SOUTH, RANGE 6 EAST
BALDWIN COUNTY, ALABAMA
AUGUST, 2026

THESE PLATS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE ALABAMA PLAT ACT, CHAPTER 26, TITLE 35, ALABAMA CODE, 1975, AS AMENDED, AND I AM NOT PROVIDING ANY INFORMATION THAT WOULD CAUSE A REASONABLE PERSON TO BELIEVE THAT THEY DO NOT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA PLAT ACT, CHAPTER 26, TITLE 35, ALABAMA CODE, 1975, AS AMENDED.



Preliminary/Final Plat
Subdivision

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PLS

SHEET 1 OF 1

