



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-29
Dubose Road Subdivision
September 3, 2026

Subject Property Information

Planning District: 13
Zoning: N/A Unzoned
Location: Subject property is located north of Dubose Road and west of County Rd 73, approximately one mile west of Baldwin Beach Express.
Parcel Numbers: 05-48-04-20-0-000-003.000 PIN: 13479
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: R & P Development LLC
Engineer/Surveyor: David Diehl, S.E. Civil
Online Case #: When searching online CitizenServe database, please use SC26-000029
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a 2 lot subdivision
Number of Lots: 2
Linear ft of streets: N/A, no new streets are proposed
Total acreage: 40 ac
Smallest lot size: Lot 1: 12 ac & Lot 2: 26.8 ac

Public Utilities and Site Considerations

Public Utilities: Water: Wells
Electrical: Baldwin EMC
Sewer: Septic Tank
Fire Protection: N/A lots are greater than 40,000Sf
Traffic study: Less than 50 lots requested so not required per Section 5.5.14
Drainage improve.: Drainage narrative prepared and stamped by Larry Smith, P.E., it was reviewed and approved by P&Z Permit Engineer
Wetlands No jurisdictional wetlands were identified on the subject property.
Flood zones: X- Zone, no special requirements.

Staff Analysis and Comments

N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for **Dubose Road Subdivision** No. SC26-000029, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. No access is proposed from County Road 73. Both lots shall obtain access from County Road 36 and comply with the requirements of the Baldwin County Access Management Policy.

General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and 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



