



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-17
Tealwood Estates Ph 3 & 4
September 4, 2025

Subject Property Information

Planning District: 14
Zoning: BCZ, At time of initial approval, citizens of Planning District 14 had recently voted for zoning
Location: Subject property is located on the north side of Underwood Rd. (County Rd 24), east of County Road 9 and Fish River, and west of County Road 49.
Parcel Numbers: 05-55-03-08-0-001-133.000 PIN: 68568
05-55-03-08-0-001-133.001 PIN: 213298
05-55-04-17-0-001-002.000 PIN: 68569
05-55-04-17-0-001-002.001 PIN: 113710
05-55-04-17-0-001-002.002 PIN: 213316
05-55-04-17-0-001-002.003 PIN: 219435
05-55-03-08-0-001-149.000 PIN: 13436
05-55-04-17-0-001-001.000 PIN: 13437
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Forestar Real Estate Group Inc. 1 St. Louis Street Suite 2500 Mobile, Alabama 36602
Engineer/Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd., Fairhope, AL 36532
Online Case #: When searching online CitizenServe database, please use SPP25-000017
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: Ph3: 69 & Ph4: 79
Linear ft of streets: Ph3: 3,637LF & Ph4: 2,789LF
Lot setbacks: 30' Front, 11' Side, 30' Rear & 20' Side Street
Total acreage: Ph3: 21.20ac & Ph4: 68.41ac
Smallest lot size: 8,060LF
Density: Ph3: 3.25ac & Ph4: 1.15ac

Public Utilities and Site Considerations

Public Utilities: Water: Riviera Utilities Letter dated April 29, 2025
Electrical: Baldwin EMC. Letter dated April 30, 2025
Sewer: BCSS, Summerdale treatment plant. Letter dated May 12, 2025
Broadband: AT&T . Letter dated September 16, 2024

Fire flow:	To fulfill Section 5.2.5(a)(3) of the Subdivision Regulations regarding fire protection Flow test results have been submitted. Spacing between houses has been increased to 22 feet. The ISO approval of installed improvements will be verified at the time of final plat submission
Traffic study:	David Anderson, PE, <i>HSA Columbia Consulting Group</i> , prepared a traffic impact study (TIS) for the subject property. A revised study was submitted on May 3, 2023. Original recommendation: Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases. Revised recommendation: Original + Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55 (east of the development), triggered by Phase 6.
Flood zone:	x zone, no special requirements
Drainage improve.:	Drainage narrative prepared by David Lavery, P.E., S.E. Civil, it was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	Wetland report prepared by Wetland Science, areas of jurisdictional and non-jurisdictional wetlands were identified on the subject property. Jurisdictional wetlands will be protected by a 15-foot natural buffer inside a 30-foot wetland building setback.

Staff Analysis and Comments

The PUD Final Site Plan (Overall Plan) PUD23-11 and the Preliminary Plat for Phases 1–2 (SPP23-02) was approved at the August 3, 2023, meeting. Per Section 9.5.3 of the Subdivision Regulations, the Preliminary Plat for each subsequent phase must be submitted within two years of the approval of the previous phase.

PER25-29 for a one-year extension request for ph 1 & 2 was approved at the July 10, 2025, meeting.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-17 TEALWOOD ESTATES PH 3 & 4 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The turn lanes recommended in the revised TIS shall be installed at the specified locations for the recommended phases.
 - Eastbound left and westbound right turn lanes at both subdivision entrances on Underwood, triggered at different phases.
 - Eastbound and westbound right turn lanes at the intersection of Underwood Rd and CR 55, triggered by Phase 6.
2. Per 5.2.5(a)(3), the water system shall meet all requirements of the ISO Fire Suppression Rating Schedule Paragraph 340, 614 and 620 A for obtaining full credit. The ISO approval of installed improvements will be verified at the time of final plat submission.

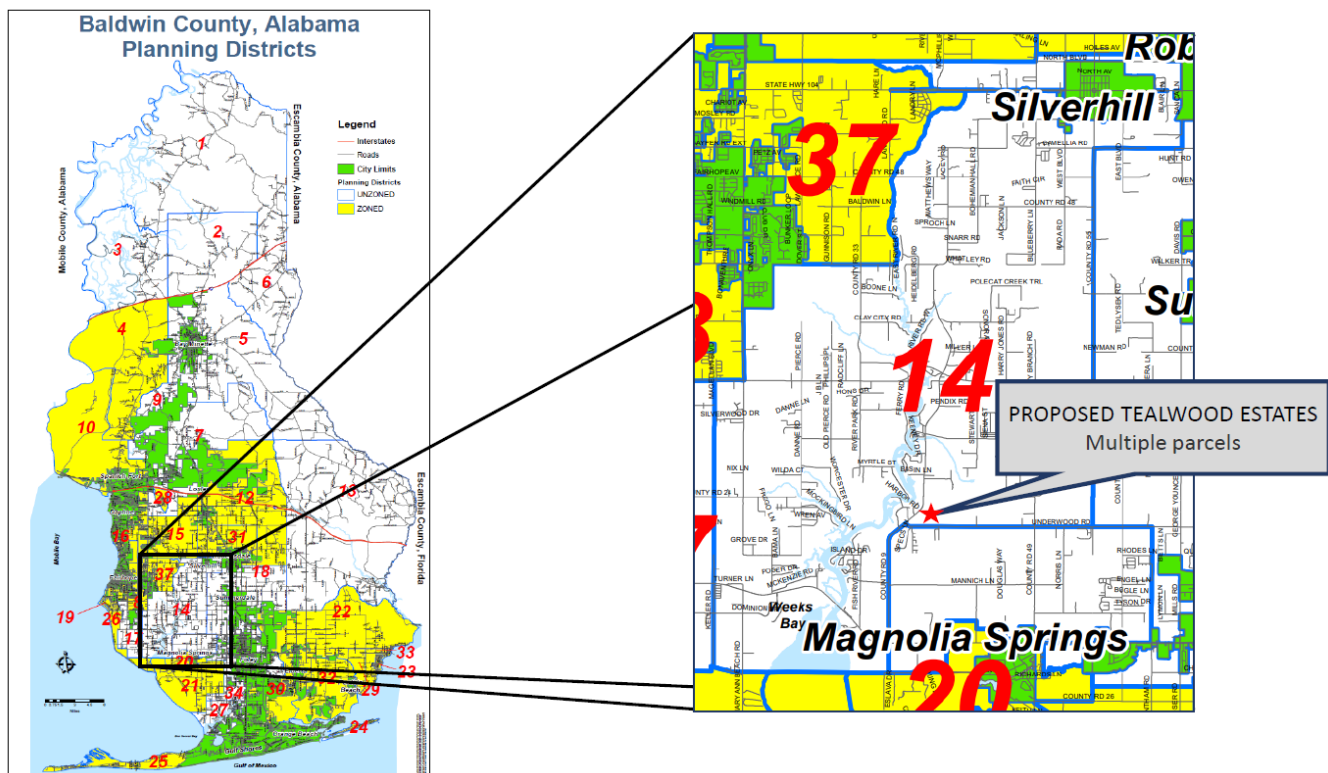
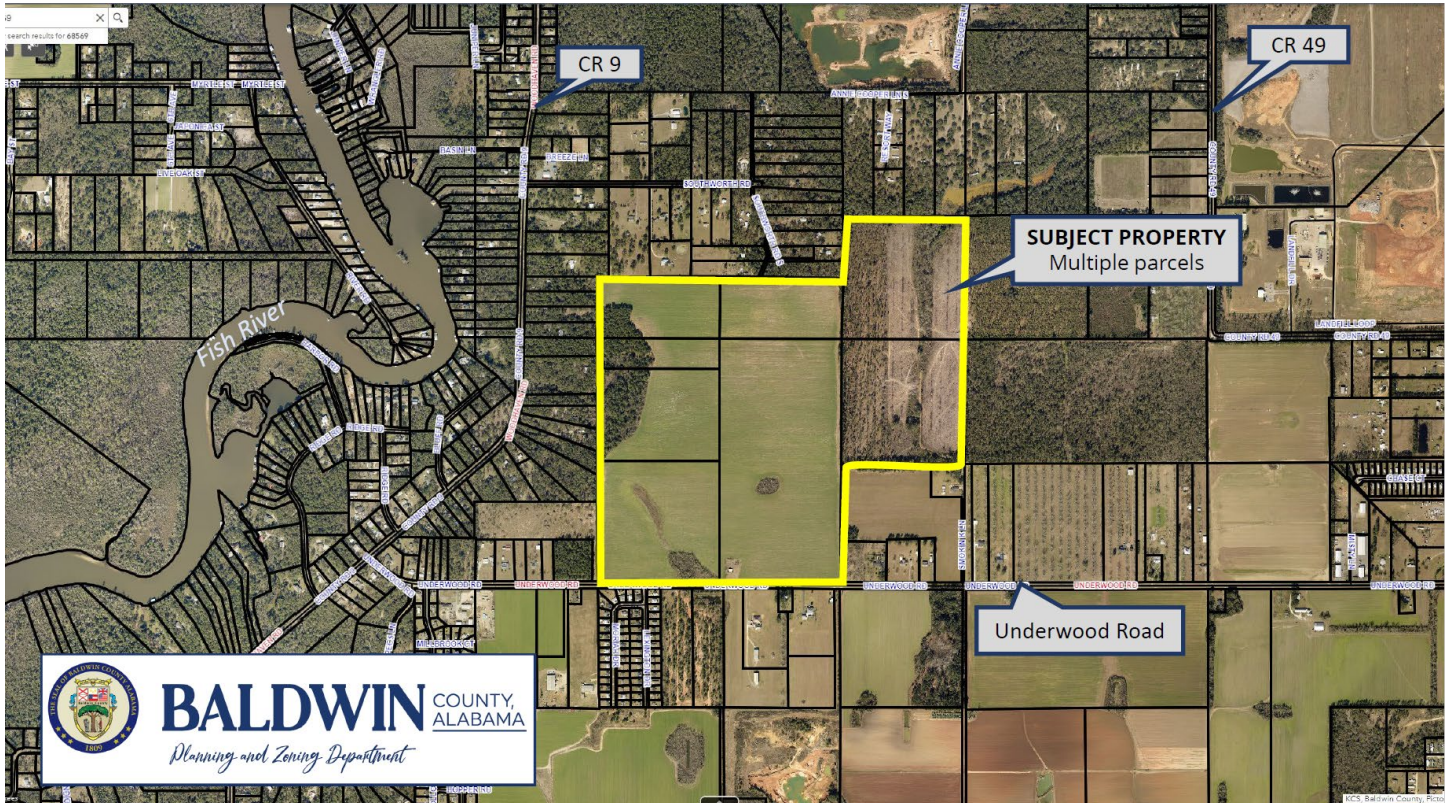
3. A preliminary plat will be submitted for each consecutive phase within 2 years of the approval of the previously approved phase(s).

General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat.

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



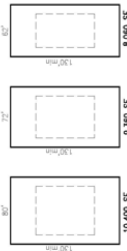
Development Summary

Total Area 284.43 Acres
 83.98 AC = 30% OF GROSS
 200.45 AC = 70% OF GROSS
 64.40 AC = 23% OF GROSS
 24.62 AC = 9% OF GROSS
 8.08 AC = 3% OF GROSS
 14 Name
 590
 2.07 / AC
 60'x125' (7,500 sf)
 8,060 SF (LOTS 63-71)
 17,759 SF (LOT 556)
 22'x12'x12'x12' LF
 22 feet
 2.5' Valley Gutter
 40' Setback At Time
 H.C.S.
 of Recording

*ALL STREETS TO BE PUBLIC/COUNTY MAINTAINED
 UPON COMPLETION OF CONSTRUCTION. FINAL
 INSPECTION AND ACCEPTANCE BY COUNTY
 ENGINEER*

Utility Providers:

Water: RIVERA UTILITIES
 Sewer: BALDWIN COUNTY SEWER
 Power: BALDWIN EMC
 Telephone: POINT BROADBAND



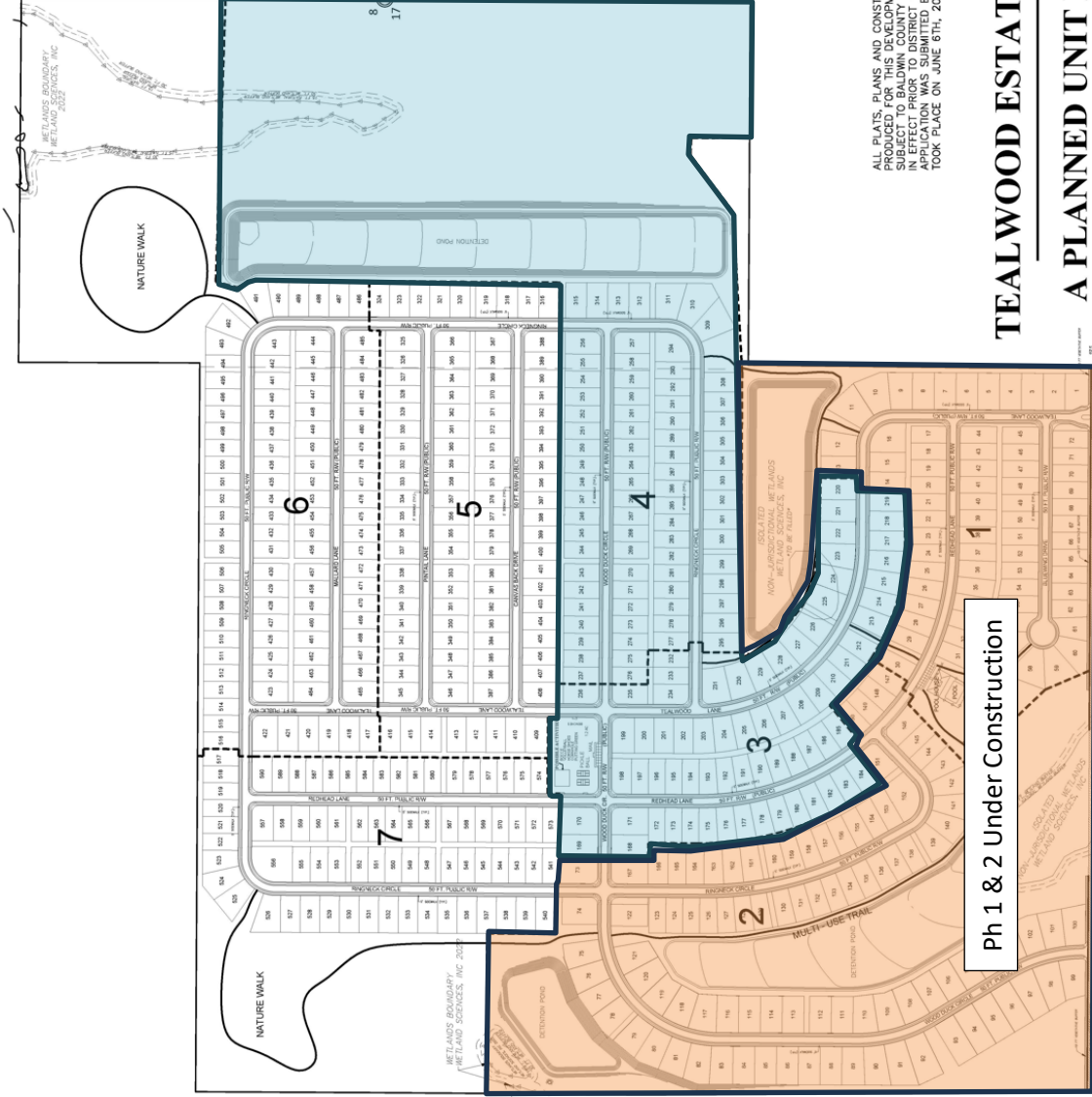
BUILDING SETBACKS
 FRONT: 30'
 SIDE: 10'
 REAR: 30'
 SIDE STREET: 20'

Lot Summary

PHASE	62'S	72'S	80'S	TOTAL
1	56	3	13	72
2	44	0	51	95
3	32	21	16	69
4	58	21	0	79
5	84	17	0	101
6	88	12	0	100
7	59	15	0	74
TOTAL	421	89	80	590



VICINITY MAP
 1" = 1 MILE



Ph 1 & 2 Under Construction

ALL PLATS, PLANS AND CONSTRUCTION DOCUMENTS
 PRODUCED FOR THIS DEVELOPMENT SHALL REMAIN
 SUBJECT TO BALDWIN COUNTY SUBDIVISION REGULATIONS
 AND THE PHASES OF CONSTRUCTION. COMPLETE
 APPLICATION WAS SUBMITTED BEFORE THE ZONING VOTE
 TOOK PLACE ON JUNE 6TH, 2023.

TEALWOOD ESTATES MASTER PLAN A PLANNED UNIT DEVELOPMENT

S&E Civil
 Engineering
 1000 W. 10th St.
 Baldwin, MS 38602
 Phone: 662-200-1234
 Fax: 662-200-1235

MASTER SITE PLAN

PAGE 1 OF 1