



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-20
Long Bayou Preserve
August 7, 2025

Subject Property Information

Planning District: 30
Zoning: PRD/RSF-2
Location: Located east of the Foley Beach Express and directly north of the City of Orange Beach
Parcel Numbers: 05-61-07-36-0-000-001.000 (part of)
05-61-07-36-4-001-002.000 PIN#: 228833
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Richard Cobb, Sunbelt Consulting, LLC
Engineer/Surveyor: Thomas Granger, PE
Online Case #: When searching online CitizenServe database, please use SPP25-000020
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 48
Linear ft of streets: 3,615 LF
Lot setbacks: 20' Front, 10' Side and 10' Rear
Total acreage: 36AC
Smallest lot size: 4500SF

Density:

Lot Density Calculation	
Total Parcel Acreage	36 acres
Total Wetland Acreage	25 acres
Acreage for Density Calculation	$(36-25) + (25/2) = 23.5$ acres
Project Density	48 Units/23.5 acres = 2.04 Units/Acre

Open space:

Total Open Space Req'd	36 acres X 0.20 = 7.2 acres
Total Open Space Prov.	25 acres (Wetlands) + 3.87 acres (Uplands) = 28.87 acres
Total Useable Open Space Req'd	7.2 acres x 0.50 = 3.6 acres
Total Useable Open Space Prov.	3.87 acres (Measured in AutoCadd)

Public Utilities and Site Considerations

Public Utilities: Water: Orange Beach Water Authority, Letter dated June 12, 2025
Electrical: Baldwin EMC. Letter dated May 6, 2025
Sewer: City of Orange Beach Sewer Department. Letter dated June 9, 2025
Broadband: Applicant is requesting a waiver from this section.

Fire flow: 3,100 GPM at 20PSI, setbacks are adequate for the existing fire flow.

Traffic study:	N/A less than 50 lots
Flood zone:	VE Flood Zone
Drainage improve.:	Drainage narrative prepared by Thomas Granger, PE It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands	Wetland delineation report performed by <i>Biome Consulting Group</i> . Wetland acreage is 25 acres.

Staff Analysis and Comments

The PRD site plan for Long Bayou Preserve with the master list of deviations from the Zoning Ordinance and Subdivision Regulations was approved by the County Commission at the June 24, 2025, regular meeting.

The project will encompass 48 lots, 36 will be waterfront and the remaining 12 will be interior cottage lots. Eleven 90' lots, thirteen 80' lots, twelve 60' lots, and twelve 50' interior cottages are planned to be developed within a single phase. The smallest lots include the cottage lots at 4,500 square feet. The largest lots measure 13,500 square feet. Setback variations of 20' in the front, with 10' rear and side setbacks are proposed. Approximately 28.87 acres of open space will be preserved, with 3.6 acres of this space usable for amenities including a sporting club, boat lift marina, and pier.

In total, approximately 3.57 acres of delineated wetlands will be impacted for development. The planned single-family homes located within wetland-designated areas will be pile-supported and wetland fill is proposed for parking and road access. The fill request has been approved by the U.S. Army Corps of Engineers (USACE). Similarly, a variance from the Alabama Department of Environmental Management (ADEM) has been approved to plot lots in wetlands. While a Public Notice from USACE has been provided, no approval letter or permit has been presented. Per the applicant, the purchase of wetland credits will occur if the PRD is approved.

Baldwin County will not take ownership/maintenance of any roads within this development.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-20 Long Bayou Preserve be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant shall provide staff a copy of the purchased mitigation credits for the proposed wetland areas that will be filled in accordance with the USACE approval prior to submitting an application for construction plans review (CPR)
2. Applicant shall record new deeds along with exemption PF25-74 for the public acquisition to divide the parent parcels of the proposed subdivision.
3. The applicant shall submit a written waiver request to staff for review, citing the infeasibility of broadband availability as confirmed by the respective utility companies
4. Applicant shall provide staff a "will serve letter" from the proposed waste collection.

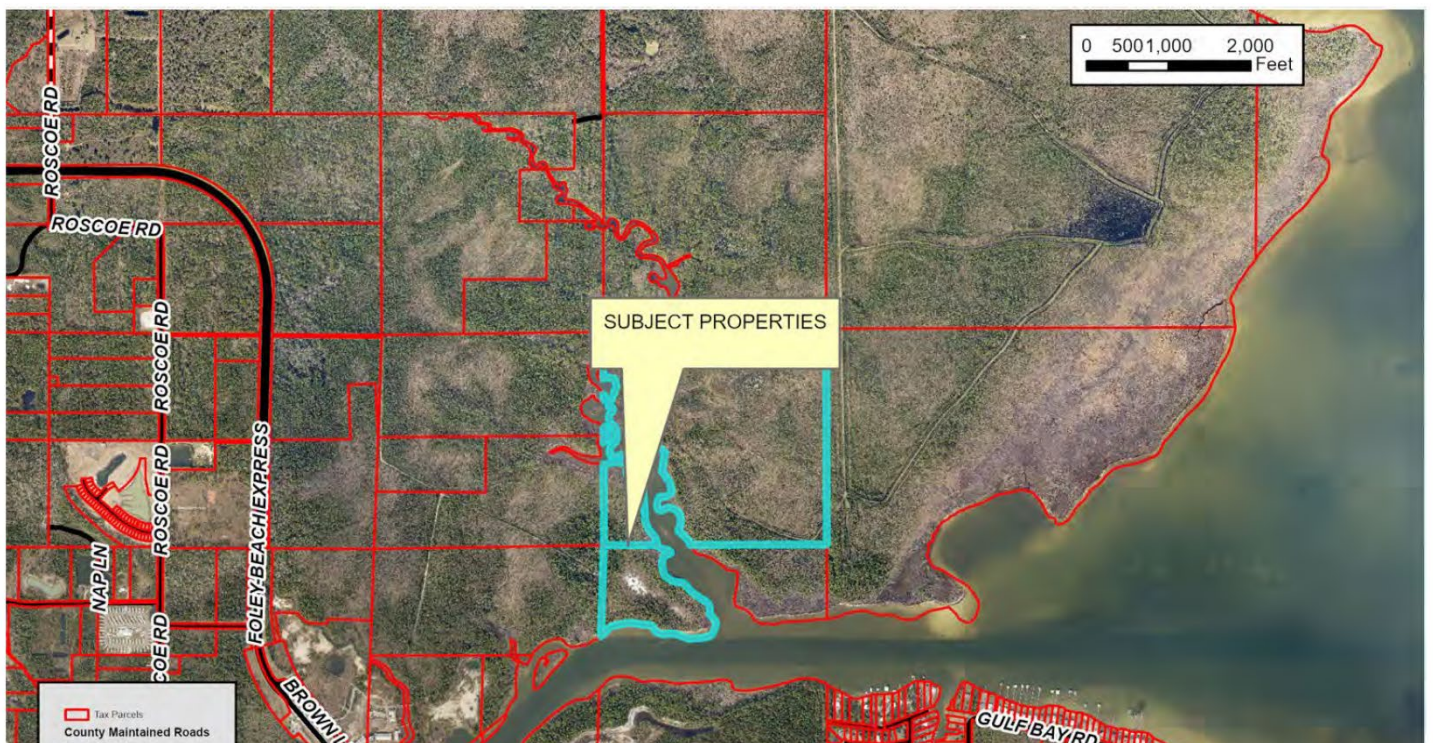
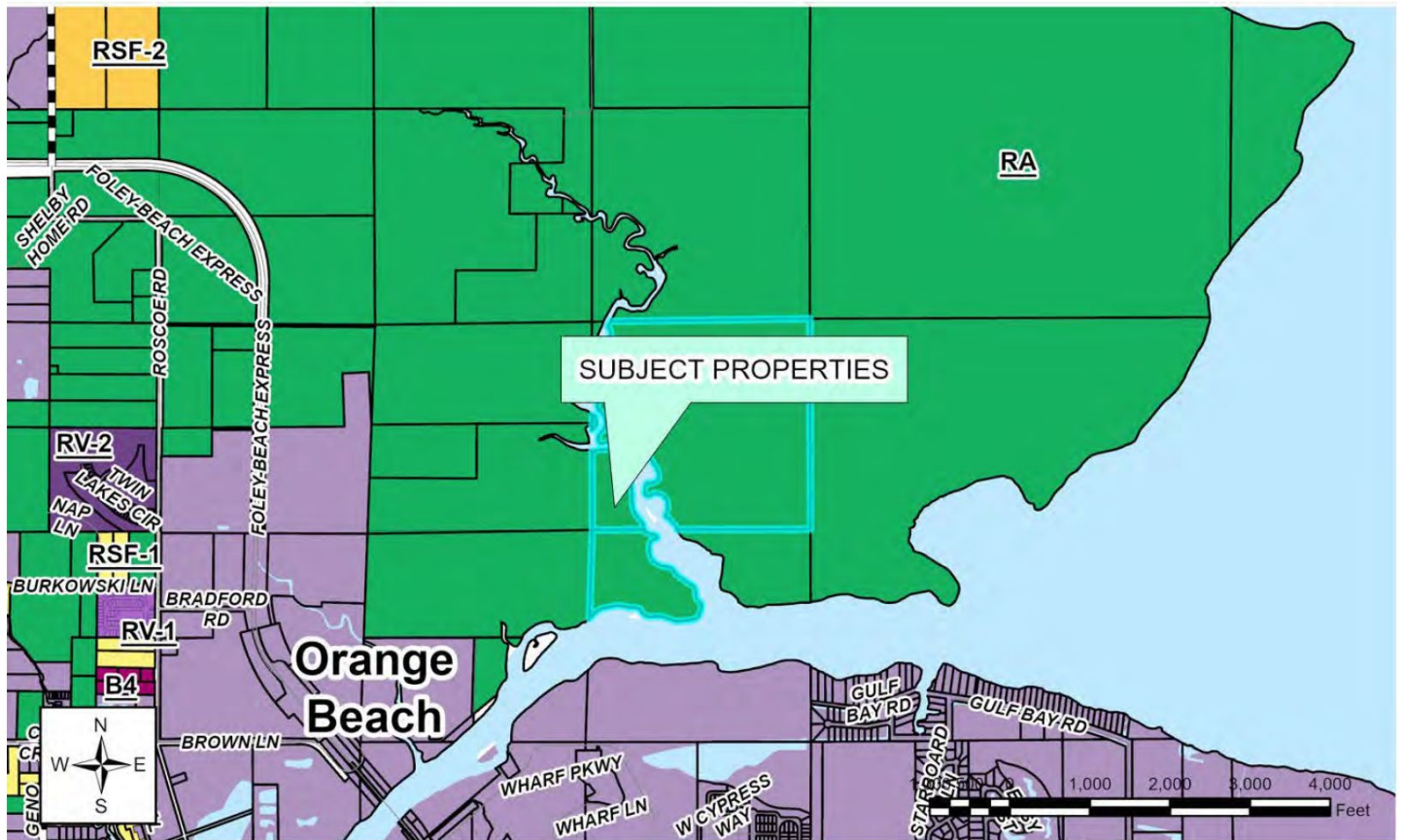
5. Applicant shall submit a private road request to the County Commission after receiving subdivision permit approval from the permit engineer, as the proposed roads will not be accepted by Baldwin County and are to be developed as privately maintained roads.

General Conditions:

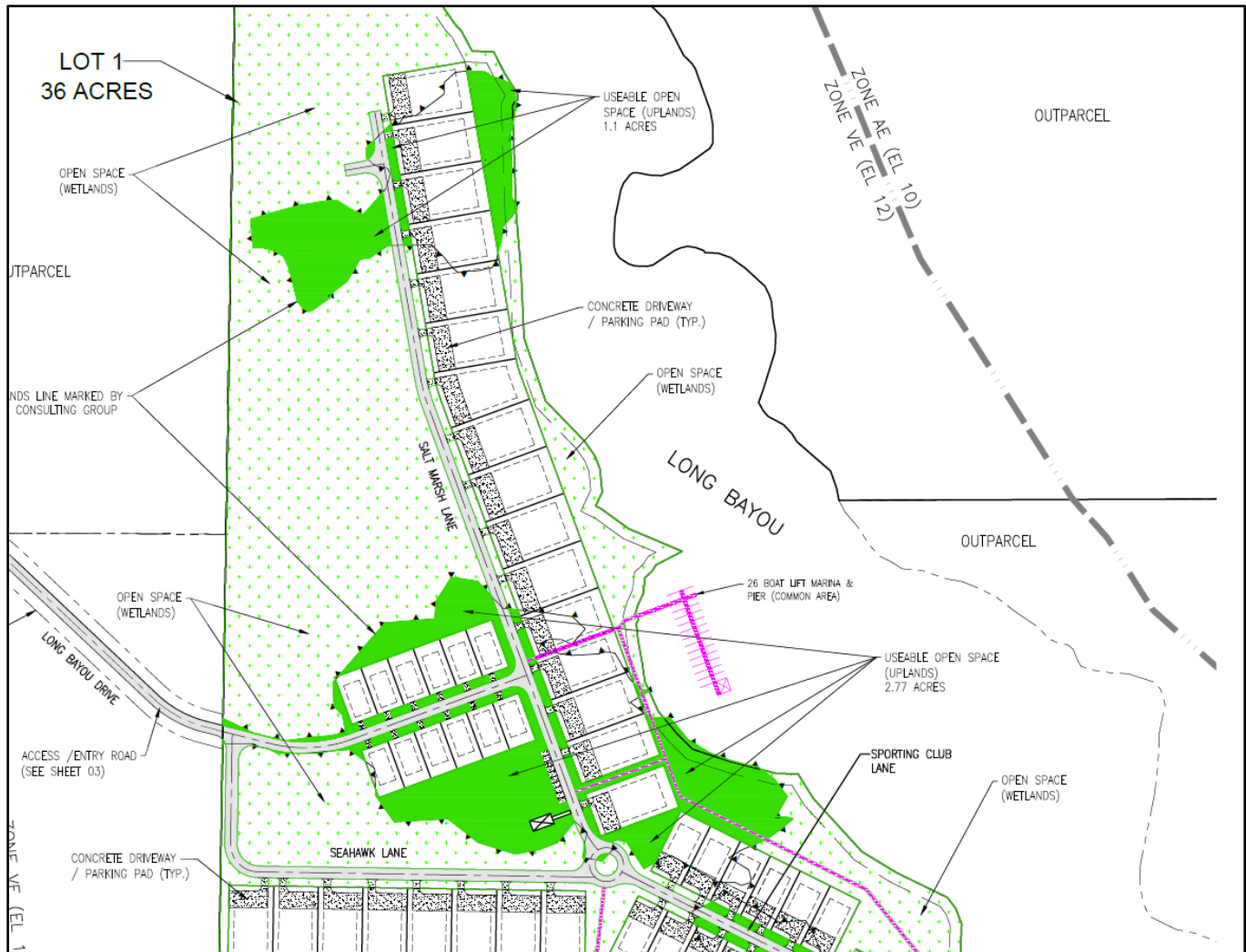
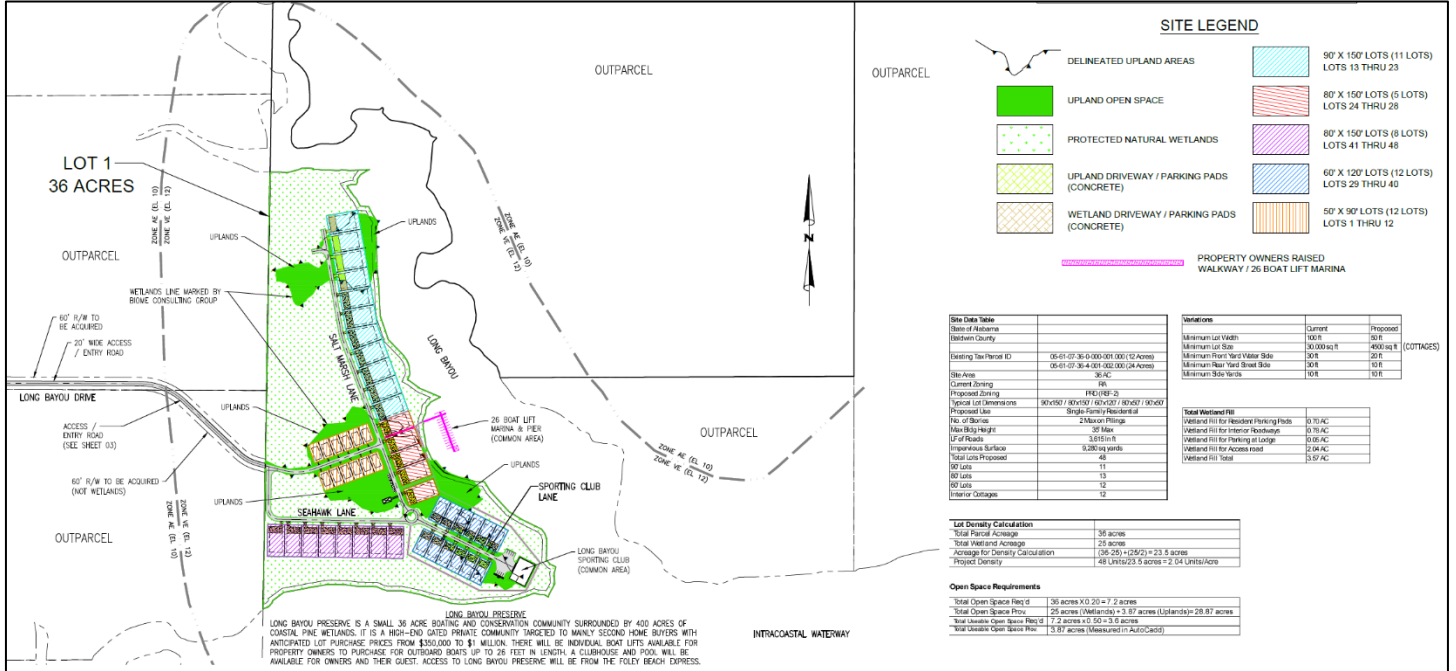
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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



Plat



Site Data Table

Site Data Table	
State of Alabama	
Baldwin County	
Existing Tax Parcel ID	05-61-07-36-0-000-001.000 (12 Acres)
	05-61-07-36-4-001-002.000 (24 Acres)
Site Area	36 AC
Current Zoning	RA
Proposed Zoning	PRD (RSF-2)
Typical Lot Dimensions	90'x150' / 80'x150' / 60'x120' / 80'x50' / 90'x50'
Proposed Use	Single-Family Residential
No. of Stories	2 Max on Fillings
Max Bldg Height	35' Max
LF of Roads	3,615 In ft
Impervious Surface	9,280 sq yards
Total Lots Proposed	48
90' Lots	11
80' Lots	13
60' Lots	12
Interior Cottages	12

Variations	Current	Proposed
Minimum Lot Width	100 ft	50 ft
Minimum Lot Size	30,000 sq ft	4500 sq ft
Minimum Front Yard Water Side	30 ft	20 ft
Minimum Rear Yard Street Side	30 ft	10 ft
Minimum Side Yards	10 ft	10 ft

(COTTAGES)

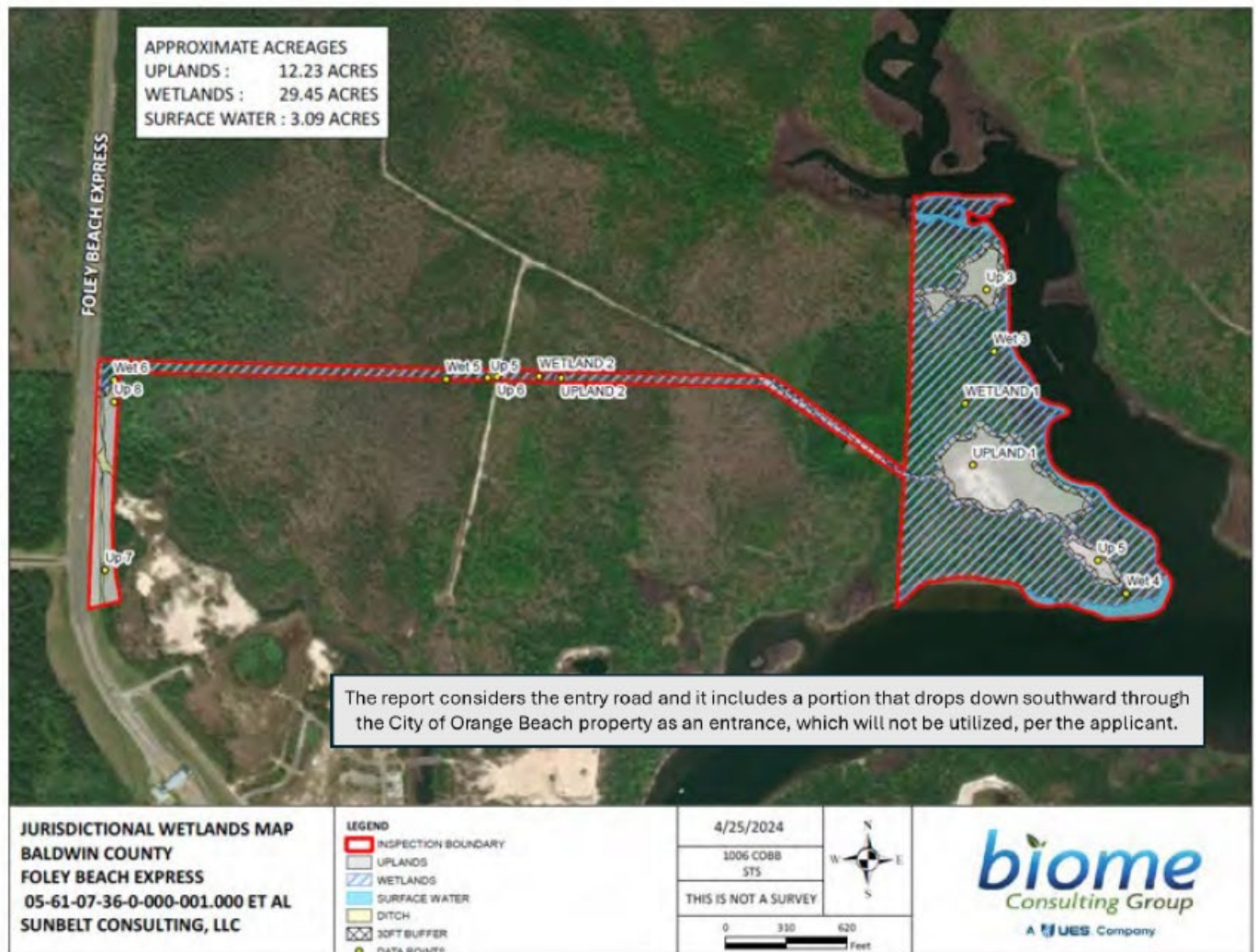
Total Wetland Fill	
Wetland Fill for Resident Parking Pads	0.70 AC
Wetland Fill for Interior Roadways	0.78 AC
Wetland Fill for Parking at Lodge	0.05 AC
Wetland Fill for Access road	2.04 AC
Wetland Fill Total	3.57 AC

Lot Density Calculation	
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Open Space Requirements

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Wetland Delineation



CONCLUSION

Biome has completed a wetland delineation within an area identified as "Inspection Boundary" on the attached map. The Inspection Boundary was digitally sourced from local government Geographic Information System (GIS) servers and does not represent a boundary survey conducted by a licensed professional land surveyor. Our delineation data was collected in the field with handheld GPS equipment with sub-meter accuracy capability. We note that site conditions and other factors affect the accuracy of data collected with this technology. Areas and dimensions presented in this report are derived from spatial data generated by Biome's GIS.

Based on our thorough assessment, we have determined that approximately 12.23 acres of the

target inspection area is upland with 29.45 acres of wetlands, and 3.09 acres of other waters within federal jurisdiction. As such, any proposal to develop the wetland and other waters of the property, or to place structures below the mean high-water line (not located), will require a permit from the US Army Corps of Engineers and ADEM. We note that these calculations are based on an inspection boundary approximated from the county property appraiser depiction of the property boundary. An actual boundary survey (including location of the mean high-water line) may result in slightly different calculations. The mean high-water line is the legal boundary of sovereign submerged lands and must be located by a licensed professional land surveyor.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist who performed the work. Only regulatory agencies can establish a legal and binding jurisdictional boundary. Such can be obtained by submitting a permit application and waiting several months for processing. For local government permitting (e.g., building permit) this report should suffice. This report is intended for sole use by the above-listed addressee who retained Biome to provide specific guidance relating to jurisdictional wetlands. This work product is the property of Biome and may not be conveyed to or relied upon by another party, other than the recipient's design professionals, without the written consent of Biome Consulting Group.

This concludes our assessment of the above-referenced site. We look forward to being of assistance to you again in the future.

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that I possess sufficient skill and experience to accurately identify and delineate wetlands. I have conducted and/or reviewed this assessment and support the data and conclusions contained therein.



Scott Singletary
Ecological Consultant
Biome Consulting Group

04/25/2024

Date

Total Wetland Fill	
Wetland Fill for Resident Parking Pads	0.70 AC
Wetland Fill for Interior Roadways	0.78 AC
Wetland Fill for Parking at Lodge	0.05 AC

LONG BAYOU PRESERVE

April 21, 2025

Offices of Baldwin County
Planning and Zoning Staff
22251 Palmer Street
Robertsdale, AL 36567

RE: Long Bayou Preserve (Goodwyn Property) – PRD Application

Master List of Deviations from Baldwin County Zoning Ordinances and Subdivision Regulations

Dear Planning and Zoning Staff:

Below, please find a Master List of Deviations from Baldwin County Zoning Ordinances and Subdivision Regulations through the PRD Application. Each requested deviation will have a justification provided or point to a previously submitted explanation for the requested deviation from the regulations. We have also provided additional support with the uploaded document “Support for Wetland Fill and Setback Deviation.”

Deviation from Wetland Fill and Wetland Setback Regulations Zoning Ordinance 10.4 and 9.3.4

Subdivision Regulation 5.2

9.5.2.2(g, m, p and s) – These regulations all pertain to Wetland Setback buffers

15.1.1 and 15.2.1(a) – Parking in wetlands

(And any other regulation that may reference wetland fill or setbacks not mentioned in this list but discussed in our justification)

We have previously addressed all of these regulations and requested deviations from them with 2 documents submitted to the Staff. These documents were “Wetland Fill Request Letter” and “Wetland Fill Request – Purpose and Responses.” Both documents separately discuss the roads that are proposed in wetland areas, the platting of lots in partial or fully wetland areas and the parking pads proposed to be filled in partial or fully wetland areas. We have updated these two documents to specifically address the additional concerns from the Staff reviews and combined them into one document that has now been uploaded as “Support for Wetland Fill and Setback Deviation.”

We ask that this document be considered and referenced throughout the discussion of wetland fill on the development. We have provided justification and reason for the wetland fill request and deviation from the above regulations. We invite any questions specific to the reasons provided and are happy to go into further discussion regarding them.

LONG BAYOU PRESERVE

Deviations from the Landscape Plan – Regulations that are addressed

9.5.2.1

17.1

17.2.7(a-g)

17.2.5

As previously mentioned, we have chosen to eliminate any proposed landscaping along the entry road or other ROW throughout the property. Thus, no landscaping drawing is necessary showing proposed trees, shrubs, plantings, canopy trees, or other vegetation that is not already in place since none of this will occur. We will keep all existing vegetation in these areas and any other open space that is not useable space. We have no plans to destroy or impact any of the existing vegetation outside of the fill areas requested. The Architectural and Design Control Standards are in place to preserve the quality of the community while maintaining the natural beauty of the property. A range of operations of what type of construction can take place on the land, and specifically to wetlands areas, is laid out in the Design Standards. Also, the Restrictive Covenants address the restrictions that would be in place for the wetland areas, the enforcement of rules and the consequences that will take place if any restriction is violated.

9.5.2.1(m) – ROW, Road width, Alternative Section

9.5.2.2(i)

15.3.3 – LID techniques call for 28 ft pavement road

P&Z Permit Comment regarding request for privately maintained road

(And any other regulation not mentioned that may pertain to the required width of pavement and the requested deviation from this width)

As previously mentioned in the 1st Review Response, this PRD is trying to create a more desirable environment with smaller streets that would not be possible through the strict application of the regulations at 28-foot width. Thus, we are asking to deviate from the required width and construct a narrower street. Also, by allowing this request, it would reduce the wetland fill impact required to build roads of this width. The amount of street traffic for a development of this nature will be minimal as it is mainly 2nd homes.

Half of the lots will be 80 or 90 foot lots so the alternative section would not be appropriate for this area and a narrower width would be justified.

Most importantly, by allowing narrower streets, it will be a natural reduction in traffic speed. The narrower streets are a traffic calming device. Also, the narrow streets reduce the ability for on-street parking and any wider would possibly lead to more use of on-street parking, which we are trying to prevent. Thus, less than 28-foot pavement width for the roads is justified in this PRD.

The access road will remain private and maintained by the HOA of the development.

LONG BAYOU PRESERVE

Sub Regs 5.12.2e(4) – Stormwater runoff for roads

As it pertains to this regulation and to the Natural Resource Planner's comments regarding drainage, we have uploaded a Stormwater Management Plan from our engineer to support a deviation from the 1-inch stormwater retention and as to why there is no way to collect and convey stormwater from this site into a Retention Pond. This development will not have a concentration of stormwater in any one location. It will drain off the roadways and roof tops directly into wetlands where it will be filtered as it percolates. The wetlands are a great resource for filtering stormwater. Please see the uploaded Plan as to why no detention areas are proposed.

Please consider these deviation requests and the supportive comments when discussing the PRD application. We believe the PRD tool is not only appropriate for this development but also aligned with Baldwin County's goals for sustainable, thoughtful and flexible land use planning.

Sincerely,

Richard Cobb

Proposed Amenities

Long Bayou Sporting Club
Boat Lift Marina and Pier

