



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-13
Hope Hills Subdivision
September 3, 2026

Subject Property Information

Planning District: 15
Zoning: RA
Location: East of State Hwy 181 and East off County Rd 64
Parcel Numbers: 05-42-04-18-0-000-001.007 **PIN#:** 377403
Lead Staff: Jenny M. Mosley , Planning Tech I
Applicant/Owner: Gerald Taylor
Engineer/Surveyor: Jay Broughton / Timothy Brandon Bailey
Online Case #: When searching online CitizenServe database, please use **SPP26-000013**
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for 3 lot residential subdivision
Number of Lots: 3 lots
Linear ft of streets: N/A
Lot setbacks: 40' Front, 40' Rear, 20' Side
Total acreage: 19.1 acres
Smallest lot size: 5.82 acres

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: Septic

Fire flow: N/A

Traffic study: N/A

Flood zone: X Zoned, no special requirements.

Drainage improve.: Drainage narrative prepared by Jay Broughton, PE and reviewed and accepted by the P&Z Permit Engineer.

Wetlands No wetlands found. Wetland delineation provided by Wetland Remedial, LLC.

Staff Analysis and Comments

SPP26-000013, Hope Hills Subdivision is a 3-lot residential subdivision. All lots will be accessed through Shared Private Access, Private Drive with a hammerhead located in the common area and must adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommend that the PRELIMINARY PLAT for Case No. **SPP26-13** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

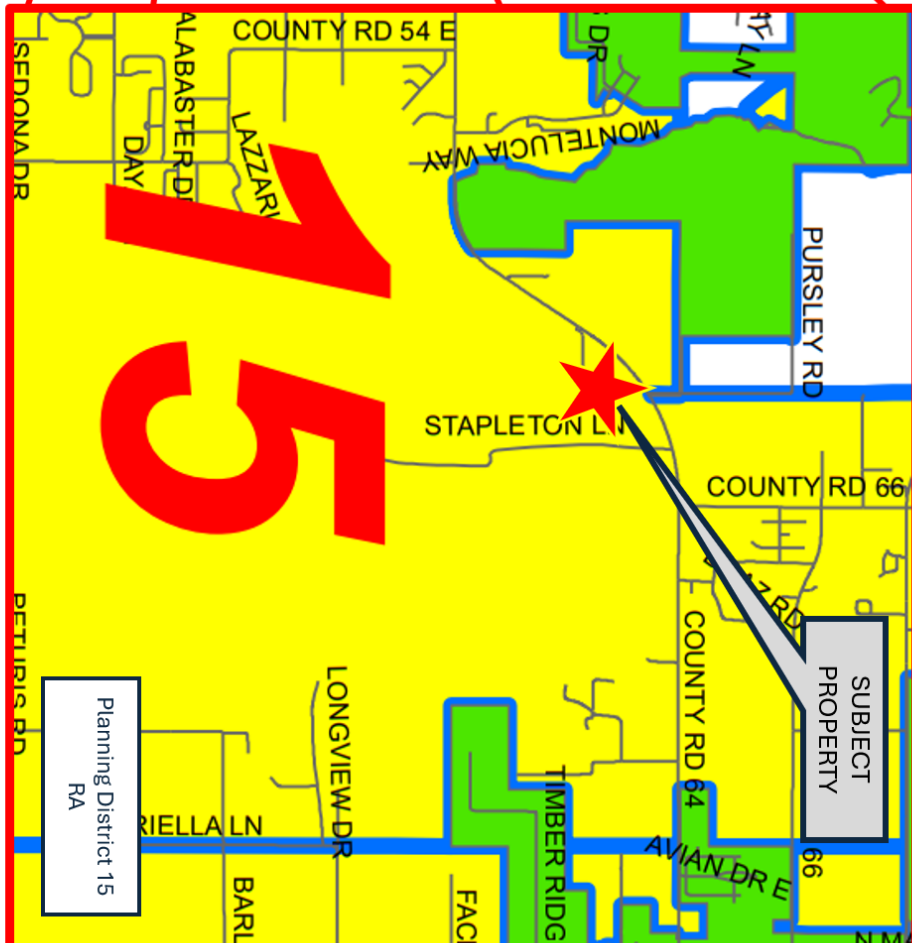
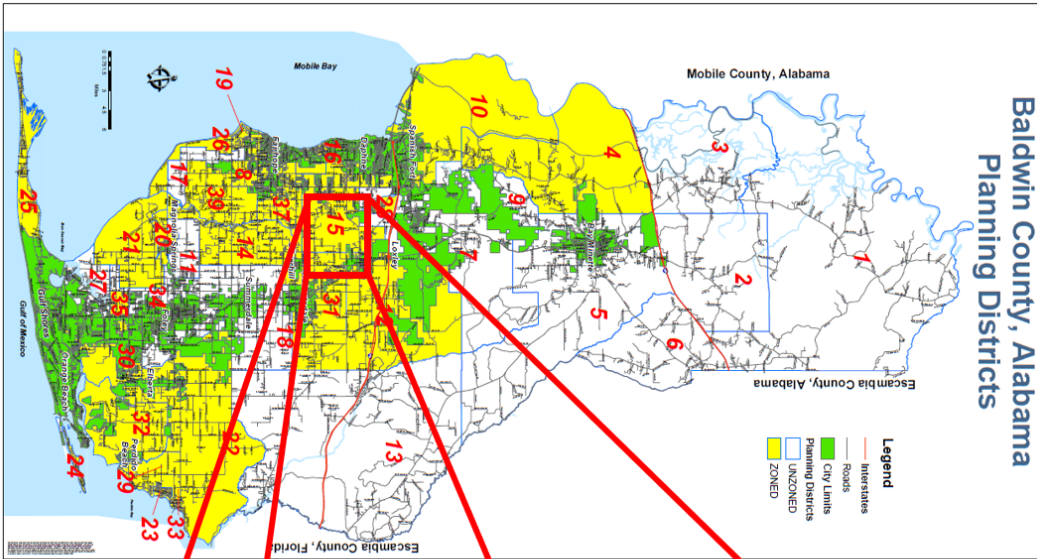
1. The proposed private drive, including the hammerhead turnaround, shall be constructed and completed in accordance with Baldwin County standards prior to Final Plat approval.
2. Provide a note on the Final Plat stating: “[911 Addressing-Approved Name] Private Drive shall be privately maintained. The private drive and associated private access shall be located within the common area.”
3. Submit draft HOA documents, including an Operation and Maintenance (O&M) Plan addressing the long-term maintenance of the private drive and associated improvements located within the common area.
4. The proposed 911-named private drive shall obtain Baldwin County Commission approval in accordance with Section 5.5.1(b), Privately Maintained Streets, of the Baldwin County Subdivision Regulations prior to Final Plat approval.

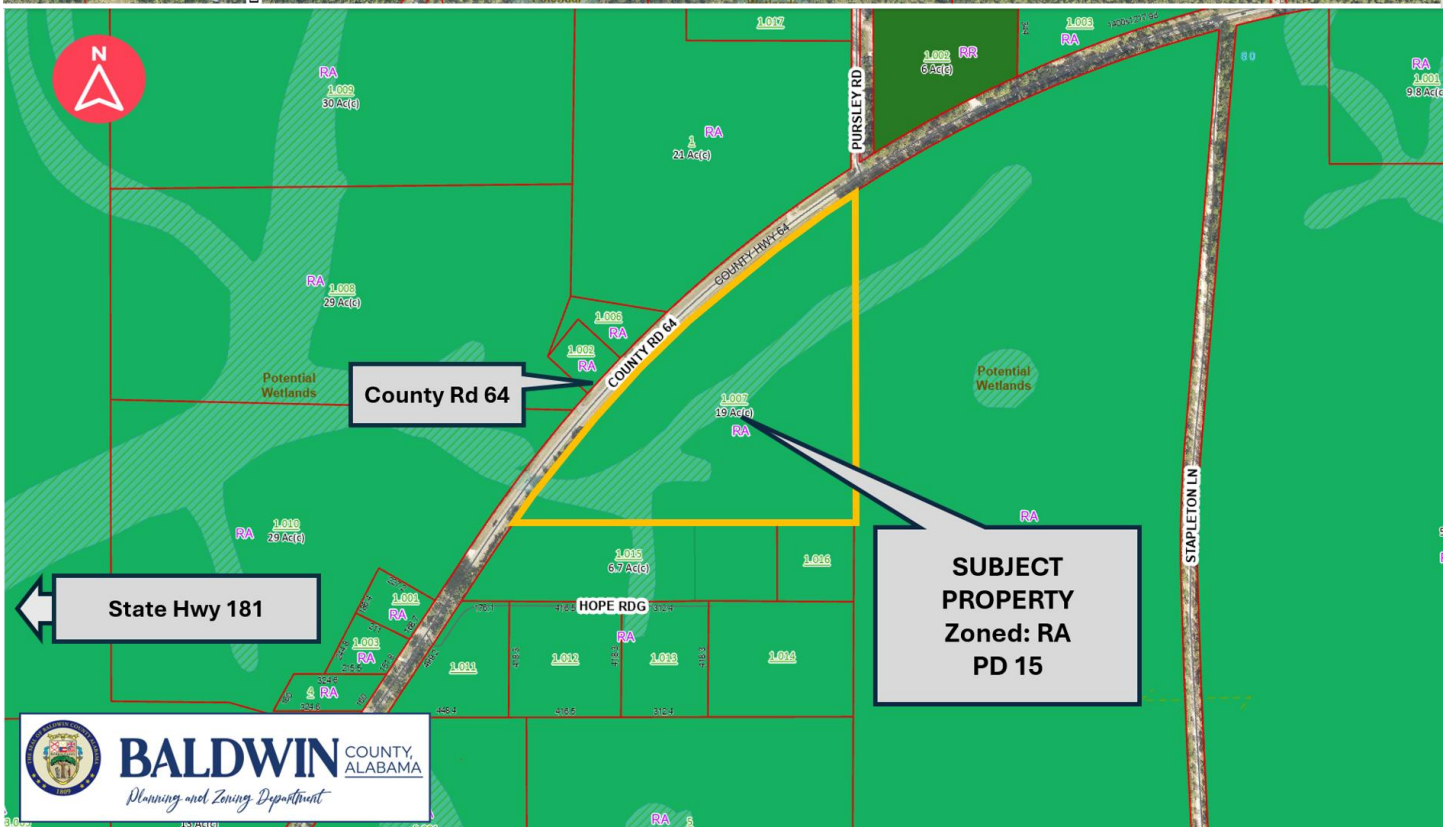
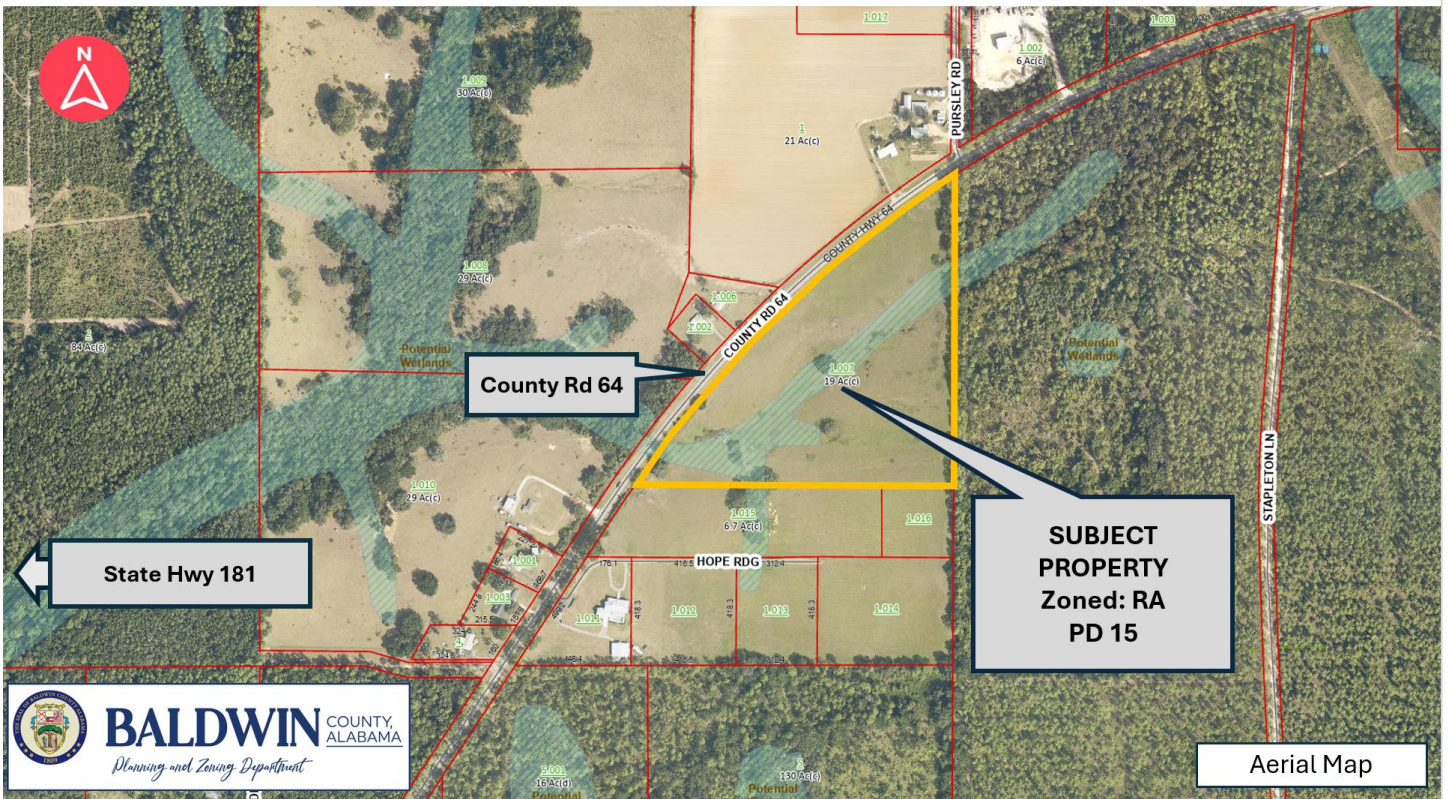
General Conditions:

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





Private Drive
In
Common Area

PARCEL NUMBER: 05-42-04-18-0-000-001.007

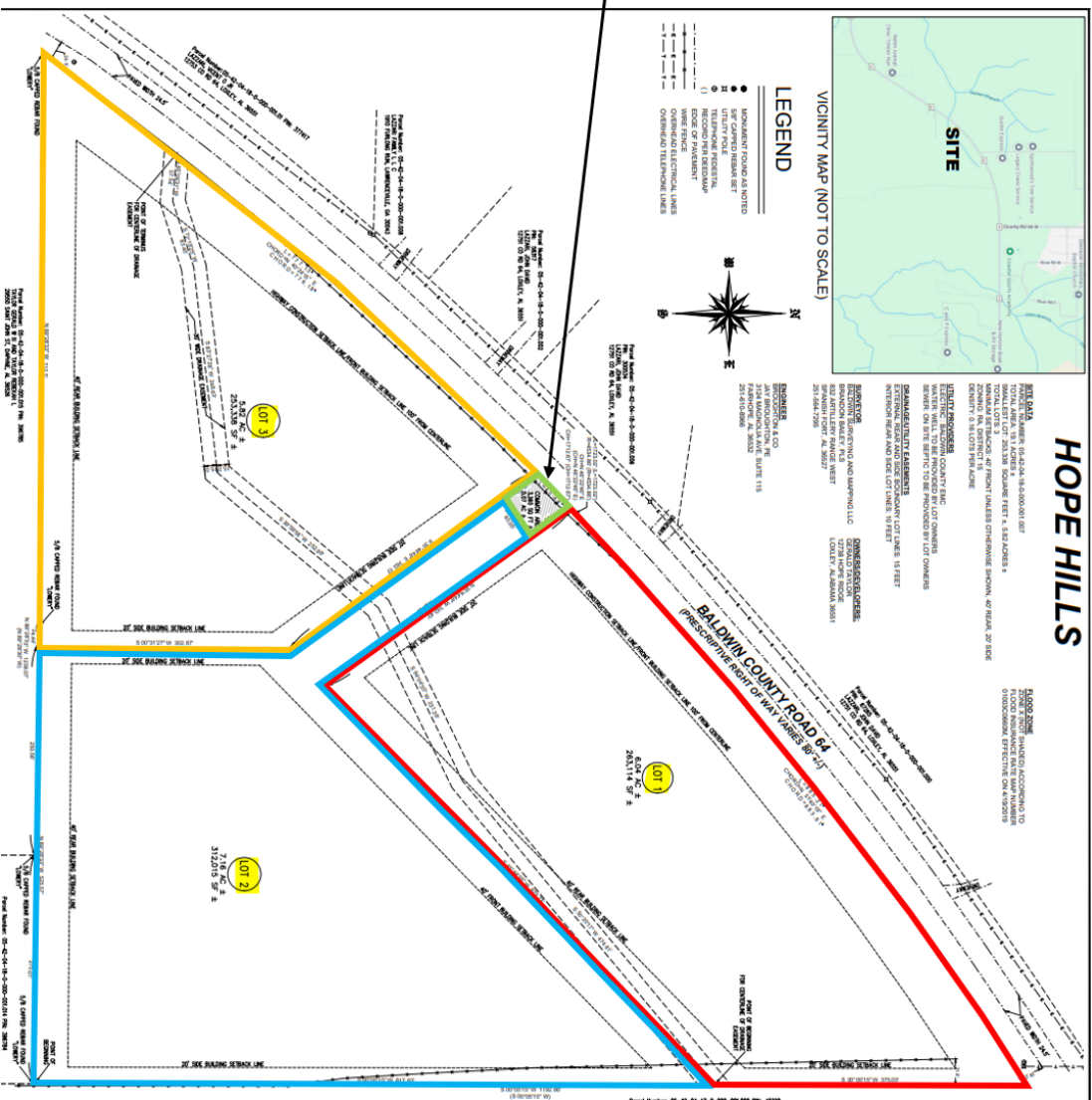
SMALLEST LOT: 253,338 SQUARE FEET ±, 5.82 ACRES ±

MINIMUM SETBACKS: 40' FRONT UNLESS OTHERWISE SHOWN, 40' REAR, 20' SIDE

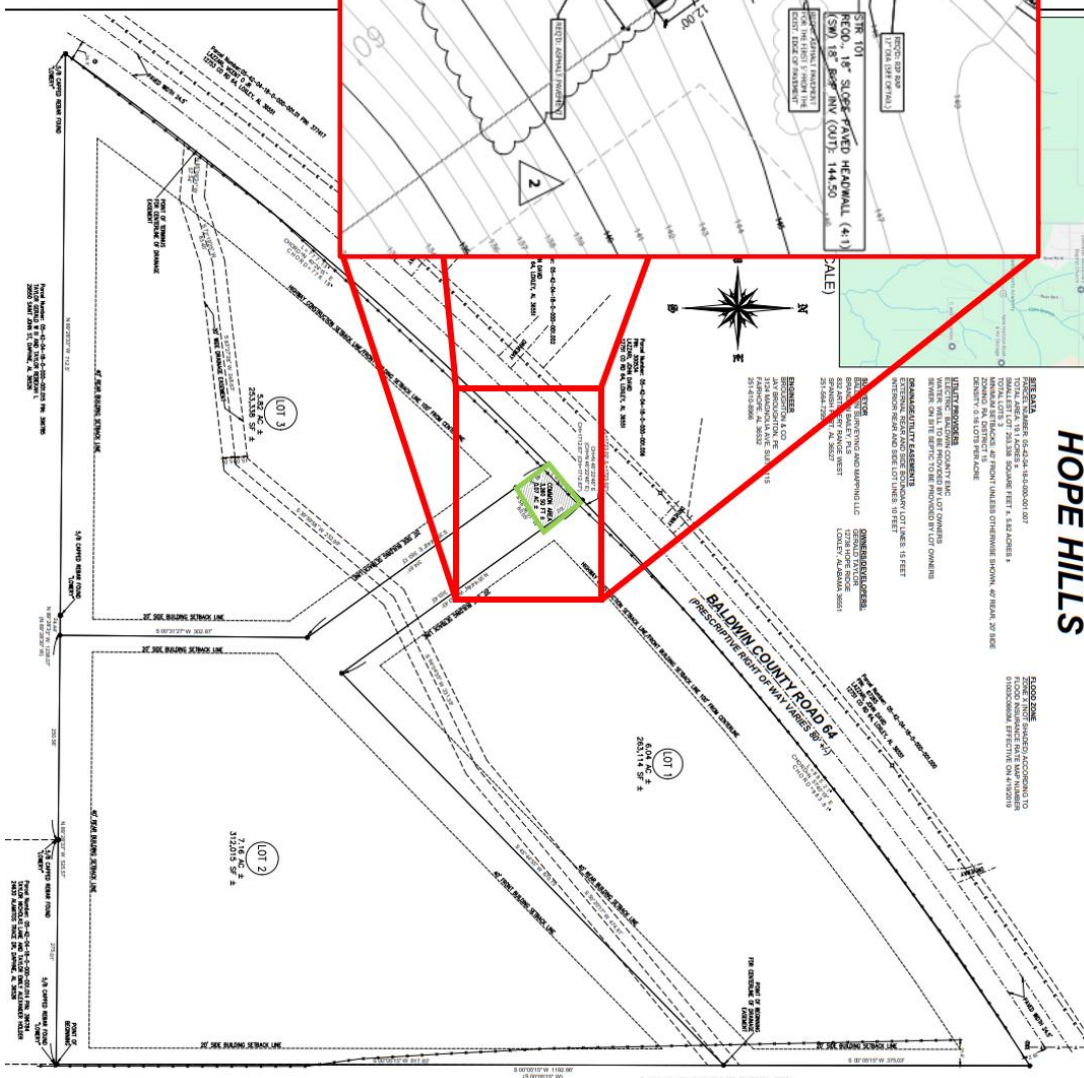
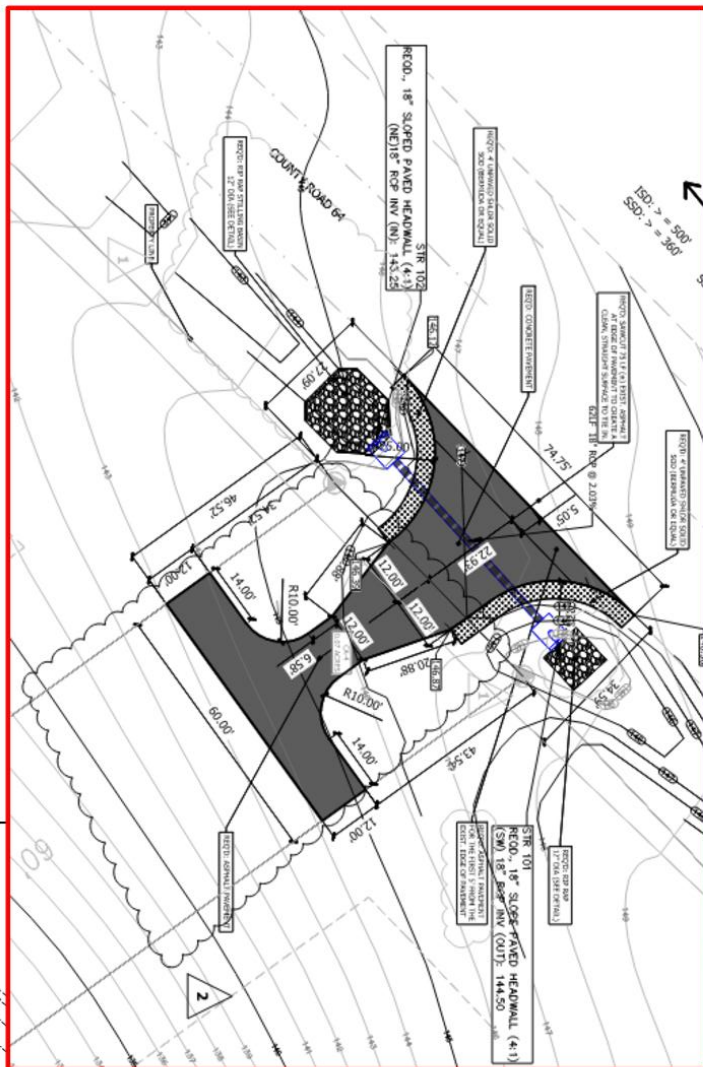
DENSITY: 0.16 LOTS PER ACRE

ELECTRIC : BALDWIN COUNTY EMC

EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET



Private Drive
In
Common Area Details



HOPE HILLS

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