



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-16

Bruer Subdivision

September 3, 2026

Subject Property Information

Planning District: 14
Zoning: RA
Location: South of State Hwy 104 and West of County Rd 9, South off County Rd 48
Parcel Numbers: 05-47-04-17-0-000-033.035 **PIN#:** 324929
Lead Staff: Jenny M. Mosley , Planning Tech I
Applicant/Owner: BRUER HOLDINGS LLC
Engineer/Surveyor: Lieb Engineering/Reese Harpel, Beyond Measure Surveying
Online Case #: When searching online CitizenServe database, please use SPP26-000016
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Number of Lots: 3 lots
Linear ft of streets: N/A
Lot setbacks: 40' Front, 40' Rear, 15' Side, 30 ft Natural Wetland Buffer
Total acreage: 14.72 acres
Smallest lot size: 4.707 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 Lieb Engineering /Chris Lieb, PE and reviewed and accepted by the P&Z Permit Engineer.

Wetlands Wetlands were identified on the subject property. Wetland delineation provided by Tidal Tech.

Staff Analysis and Comments

SPP26-000016, Bruer Subdivision is a 3-lot residential subdivision. Lot 3 will be accessed through a single residential drive. Lot 1 & 2 will be accessed through an existing drive to be converted to a common drive and must adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommend that the PRELIMINARY PLAT for Case No. **SPP26-16** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

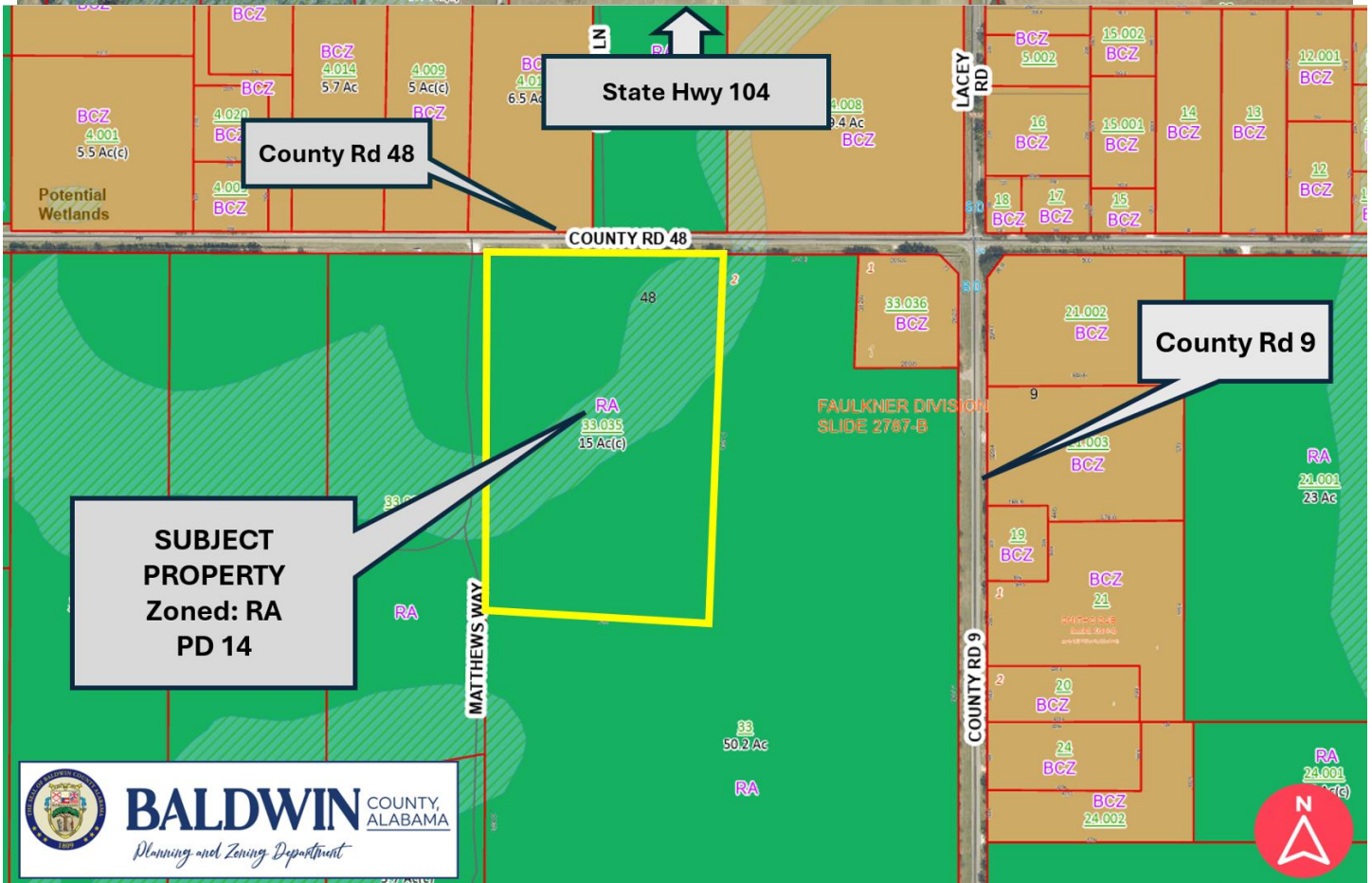
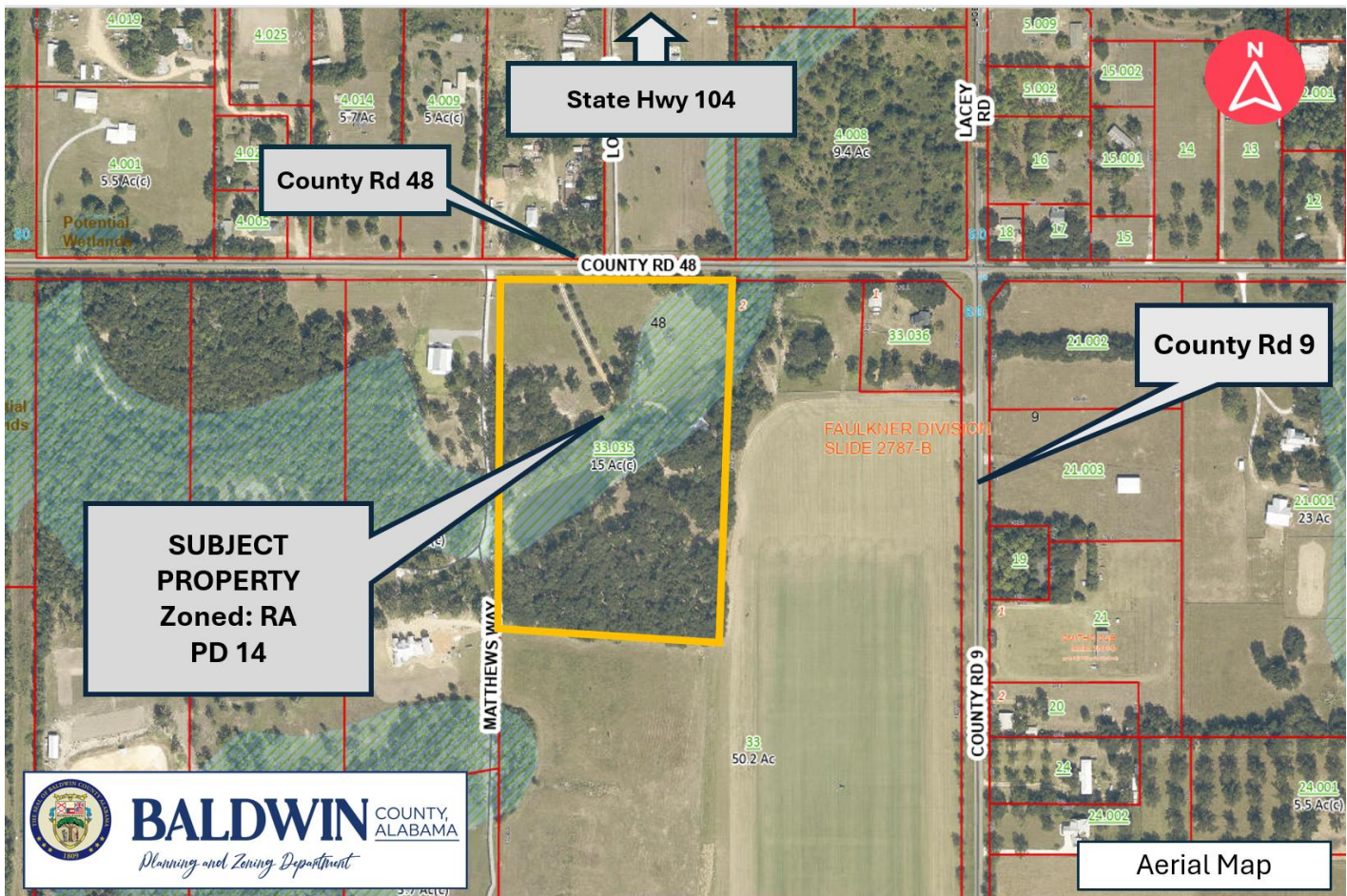
Specific conditions:

1. Common Drives must be installed, inspected and completed before 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>



Plat	
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Plat	
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Southwest Quarter,
Section 17-T6S-R3E,

Bader
AlbrechtSide
Lines: 1
or
cascamen

The Preliminary Plat of Bruer Subdivision

