



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP26-14
Replat of Lot 2 of Boros Estates
September 3, 2026

Subject Property Information

Planning District: 22
Zoning: RSF-1 , Residential Single Family
Location: In the Elberta community. On Boros Road. Off Cheryl Lane.
Parcel#: 05-53-01-11-0-000-009.008 **PIN#:** 273132
Parcel#: 05-53-01-11-0-000-009.007 **PIN#:** 257154
Lead Staff: Elizabeth Wilson, Planning Technician
Applicant/Owner: Dean and Tanya Harper 28850 Cheryl Lane Elberta, AL 36530
Engineer/Surveyor: David Lowery Surveying LLC, 9915 Bryants Landing Rd Stapleton, AL
Online Case #: SRP26-000014

Subdivision Proposal

Request: Relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.
Number of Lots: 1 Lot, 1 outparcel
Linear ft of streets: N/A
Lot setbacks: 40' Front, 40' Rear, 15' Side (as previously recorded)
Total acreage: 4.5 acres

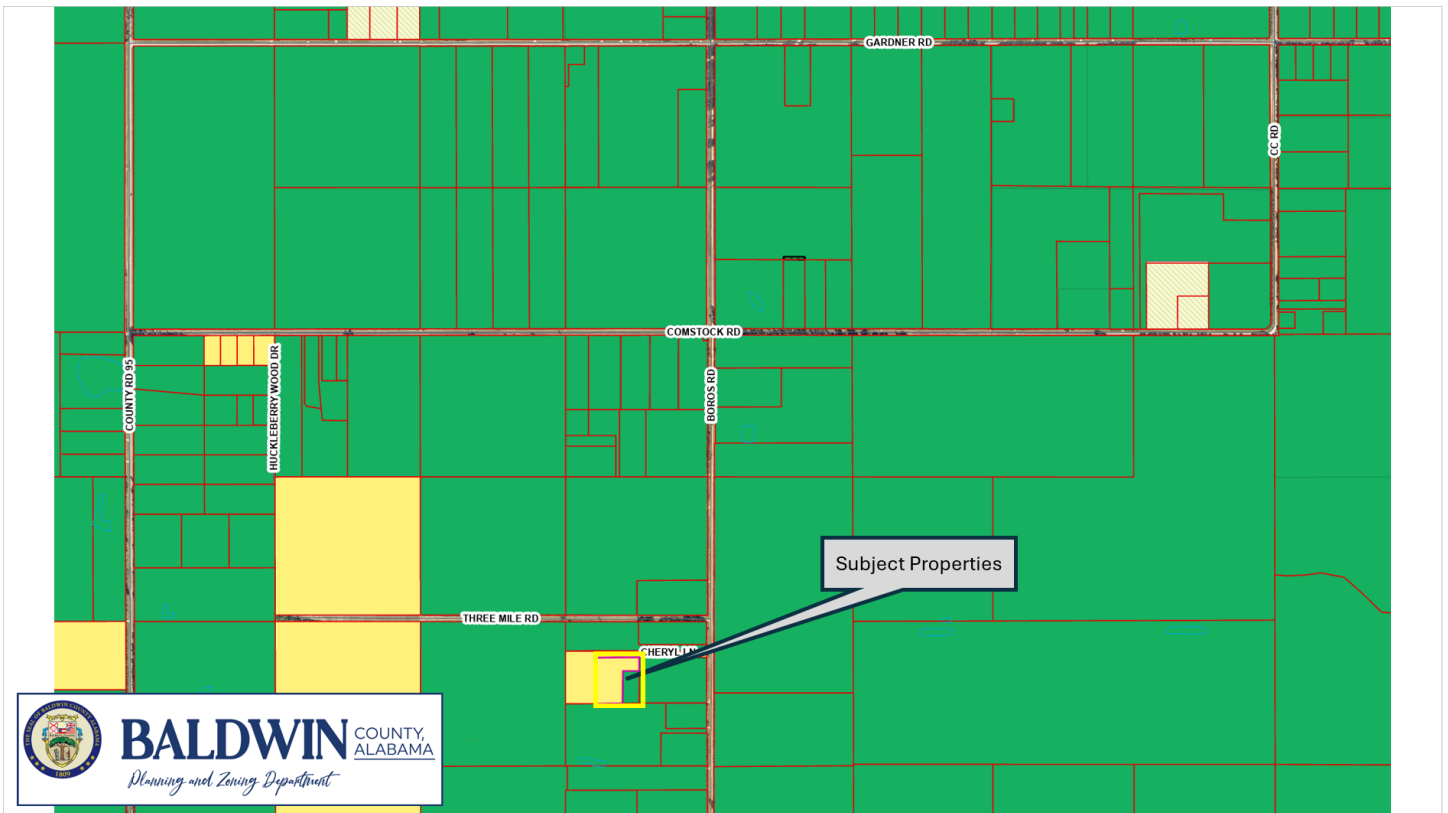
Staff Analysis and Comments

The applicant is requesting to relocate a lot line between two existing lots. One parcel is part of recorded subdivision Slide 2421-D. The other parcel is adjacent but not located within the recorded subdivision. This is a major change as defined in Section 4.8 of the Subdivision Regulations. The proposed lot line move meets all requirements of the Zoning Ordinance.

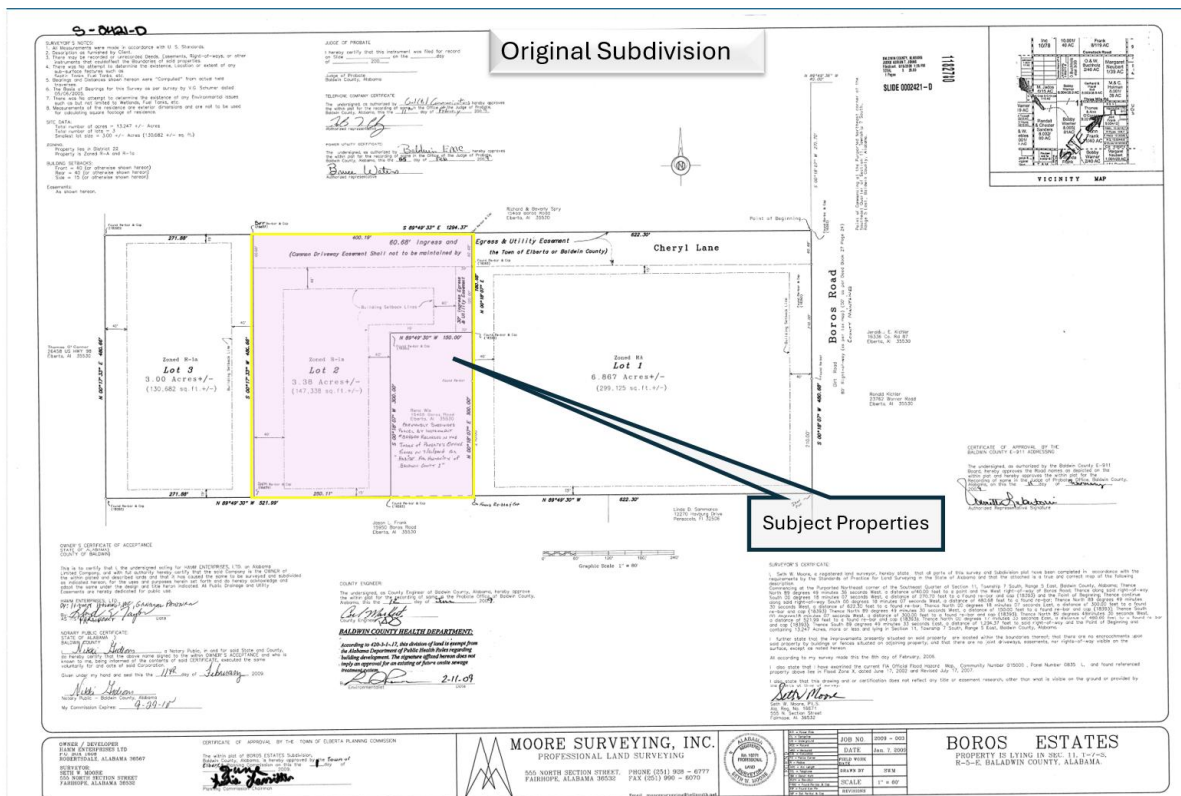
Staff Recommendation:

Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP26-14 Replat of Lot 2 Boros Estates Subdivision be **Approved**.

General Conditions: Record the approved Replat within 90 days of Planning Commission approval.



Original Plat

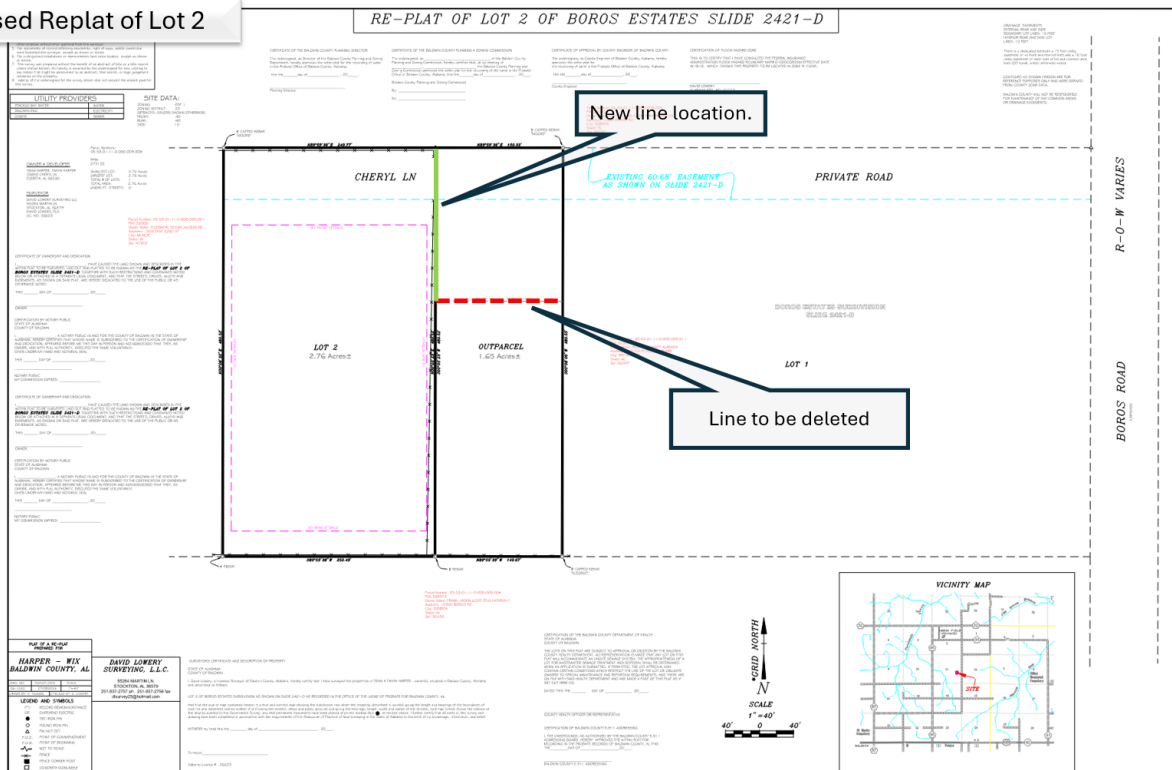


BOROS ESTATES
PROPERTY IS LYING IN SEC. 11, T-1-N-2-E,
8-5-E BALDWIN COUNTY, ALABAMA.

Plat Detail

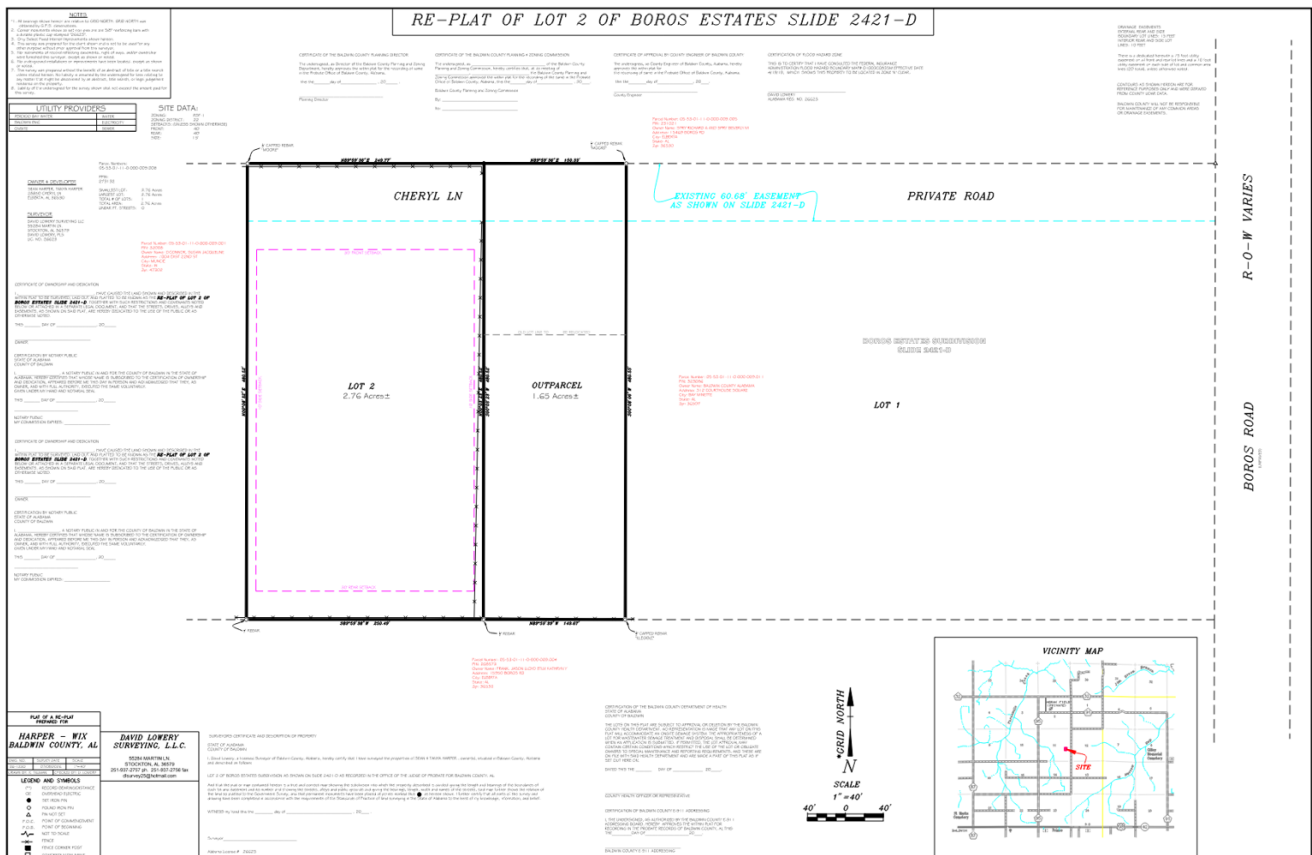
Proposed Replat of Lot 2

RE-PLAT OF LOT 2 OF BOROS ESTATES SLIDE 2421-D



R-O-W VARIES
BOROS ROAD

RE-PLAT OF LOT 2 OF BOROS ESTATES SLIDE 2421-D



R-O-W VARIES
BOROS ROAD