



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Case No. PRD25-07

Two Lakes

A modification to Planned Residential Development (PRD) for Phase 1 & 2

January 20, 2026

Subject Property Information

Planning District: 30
General Location: Subject property is located on the west side of Roscoe Road approximately 1,000 feet north of Bradford Road
Physical Address: No address provided
Parcel Numbers: 05-61-07-35-0-000-007.000 (Multiple #s)
Existing Zoning: RV-2, Recreation Vehicle Park District
Existing Land Uses: RV Park
Proposed Land Use: Residential
Acreage: 39.97 ± acres
Applicant: Lieb Engineering Company
1290 Main St Suite E,
Daphne, AL 36526
Owner: Two Lakes LLC,
7883 Delta Woods Dr.,
Bay Minette, AL 36570
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Vacant	RA, Rural Agricultural
South	Residential	RA, Rural Agricultural and RSF-1, Single Family
East	Vacant	RA, Rural Agricultural & City of Orange Beach
West	Vacant	RA, Rural Agricultural

Summary

The development comprises approximately 40 acres within Planning District 30. Currently, the subject properties are zoned RV-2, Recreation Vehicle Park District. The applicant is requesting an amendment to the previously approved 114-lot PRD Site Plan to allow 2-story casitas

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found at Article 9 in the Baldwin County Zoning Ordinance. According to Section 9.1, It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas. Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission, upon recommendation by the Planning Commission, and shall be shown on the approved Final Site Plan.

The development is known as Two Lakes, LLC Phase 1 & 2. The project narrative states that the general purpose of the proposed development is to build a recreational vehicle park community with a club house and a pool. The general character of the proposed development is recreational vehicle park with lots surrounding two lakes. There will be an option of cottages with a sleeping area, full bathroom and full kitchen on each lot. A vast majority of the wetlands on the property will be preserved in its natural condition. The lots will be clustered on the Northeast side of the development to leave over 1/3 of the property in its natural condition.

The subject property was rezoned from B-3 to RV-2 in August of 2021, at this time PRD approval was also granted for Phase 1. In September of 2021 the Final Site Plan was approved for Phase 1. In February 2025, PRD approval for Phase 2 was approved as well as approval of Phase 1 again because the applicant added the option of 1 story casitas on each site.

The development consist of 39.97 acres with 2 phases and a total of 114 sites. Phase 1 includes 45 lots and Phase 2, 69 lots. The smallest lot size being 3,200 Sq Ft and the largest lost being 4,596 Sq Ft. The future land use for the subject property is Ideal Conservation Preservation (for the approval of Phase 1 the Baldwin County Master Plan, 2013, provided a future land use designation of Commercial for the subject property).

Staff has reviewed the submittals and has found that the request meets the requirements of Article 9 of the Zoning Ordinance, Planned Development Districts. Please note that PRD site plan approval does not represent subdivision approval. Where a planned development involves the subdivision of land, a subdivision plat shall be approved in accordance with the procedures established in the Baldwin County Subdivision Regulations. Copies of the site plan and supporting documents are included as attachments to this staff report.

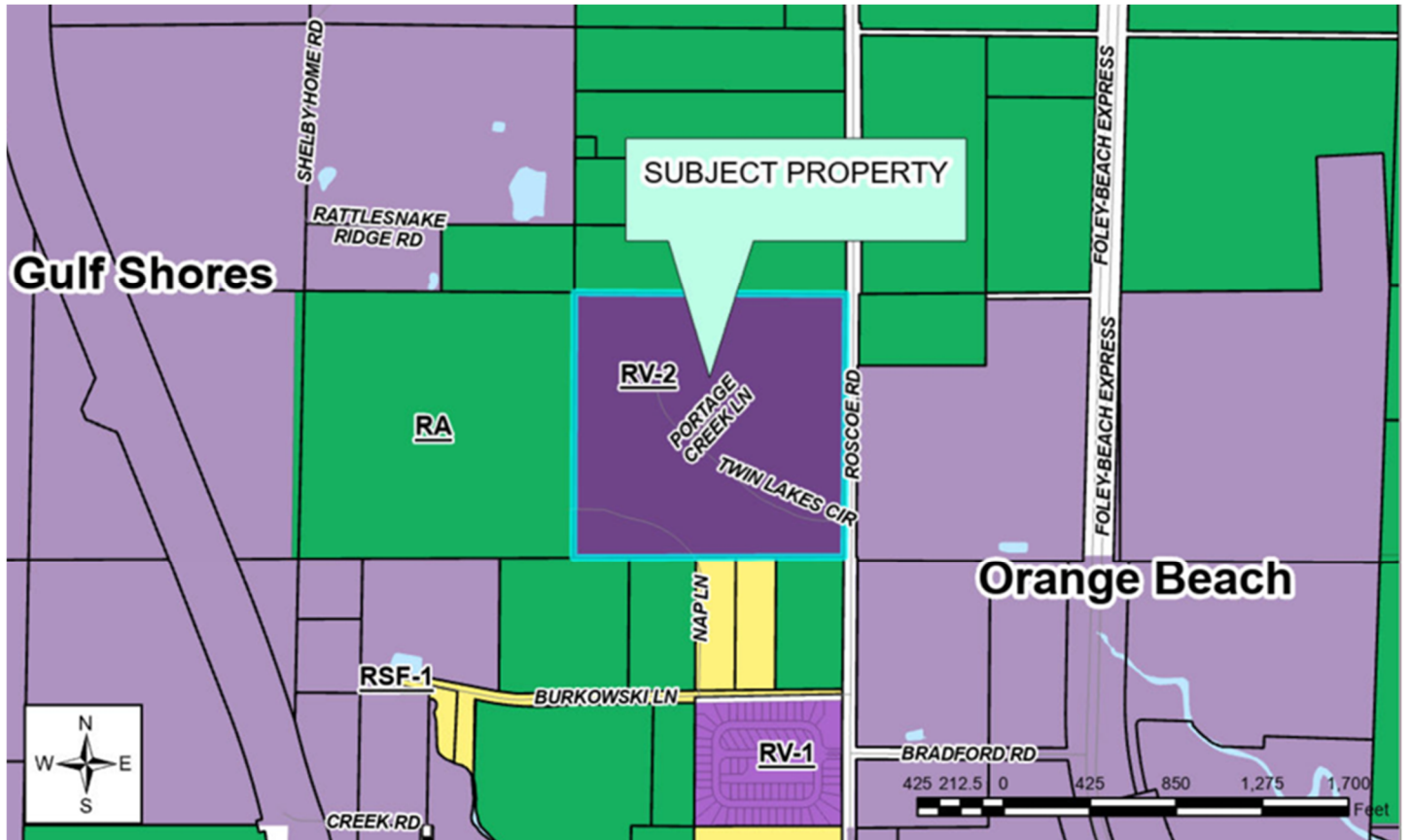
Staff Comments and Recommendation

Unless information to the contrary is revealed at the public hearing, staff feels that the PRD25-07 Two Lakes application should be recommended for APPROVAL*.

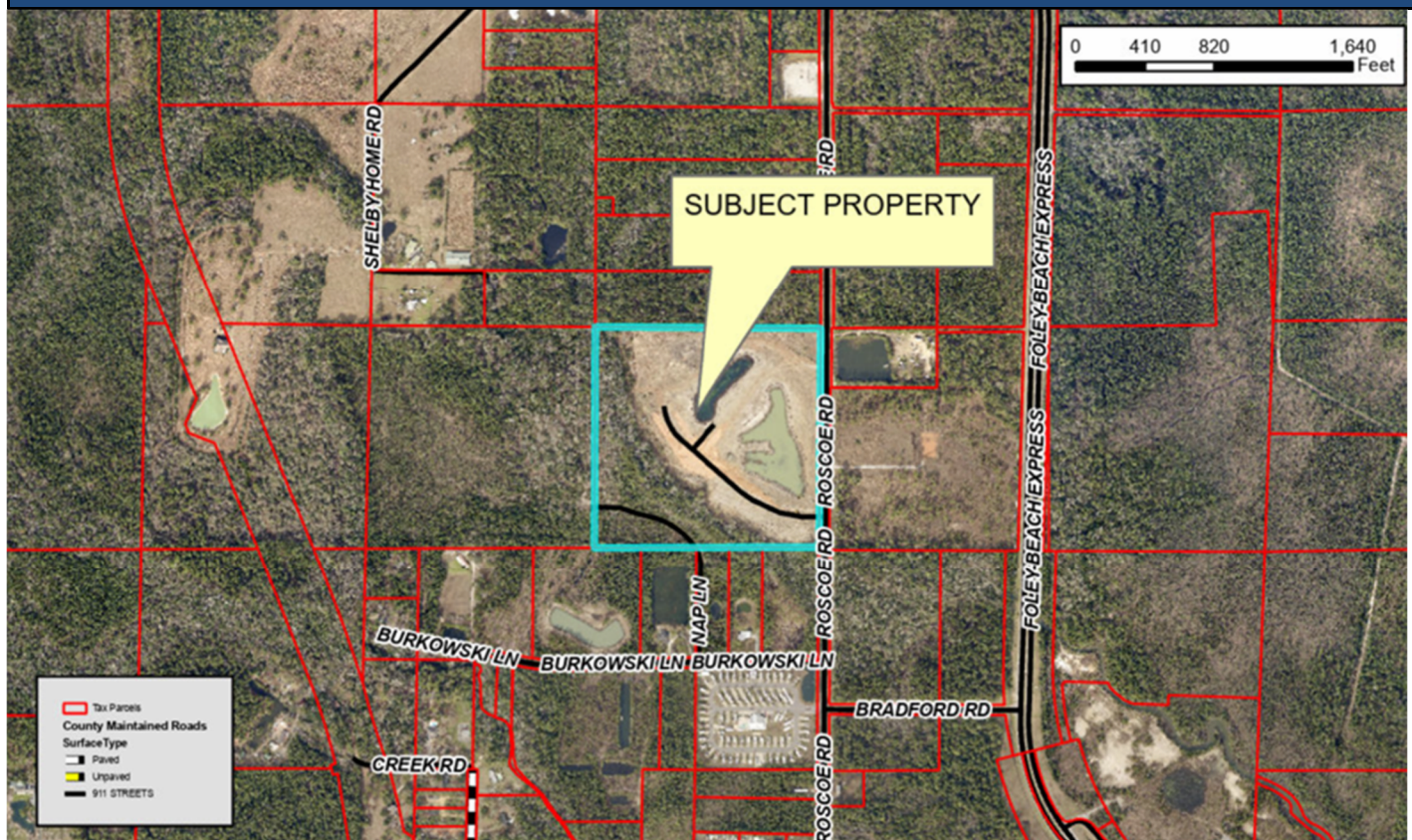
Property Images



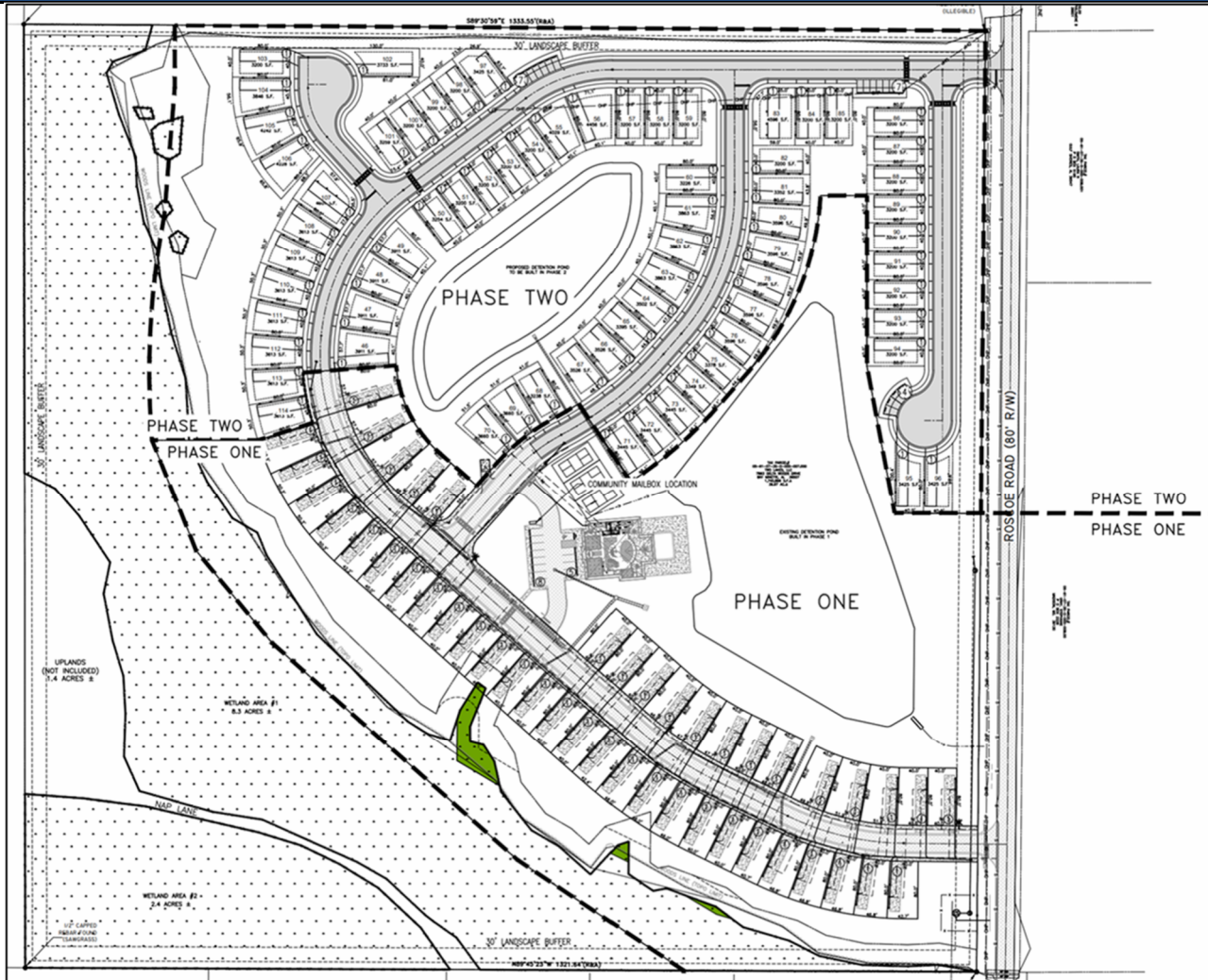
Locator Map



Site Map



Overall Site Plan



SITE DATA:

1. PROPOSED USE: RV SUBDIVISION
2. ZONING: RV-2 PRD - PLANNING DISTRICT 30
3. TOTAL AREA: PARENT LOT: 39.96± AC. (1,740,796 S.F.)
4. PHASE ONE TOTAL AREA: 15.43 AC. (672,512 S.F.)
5. PHASE TWO TOTAL AREA: 24.53 AC. (1,068,284 S.F.)
6. DISTURBED AREA: 13.00± AC. (566,500± S.F.)
7. SMALLEST UNIT SIZE: 3,200 S.F. (LOT 1)
8. LARGEST UNIT SIZE: 4,596 S.F. (LOT 83)
9. TOTAL UNITS: 114 LOTS (PHASE 2 - 69 LOTS)
10. LINEAR FEET IN STREETS: 4,039 L.F.
11. IMPERVIOUS SURFACE: 9.39± AC. (409,050 S.F.) (23.50%)
172,189 S.F. CONCRETE
122,530 S.F. BUILDING COVERAGE
114,331 S.F. ASPHALT
3.29 UNITS PER ACRE
12. DENSITY: 26.12± AC. (1,137,951 S.F.) (65.36%) (20% REQ'D)
13. OPEN SPACE: 15.58± AC. (678,665 S.F.) (38.99%) (10% REQ'D)
14. USEABLE OPEN SPACE: FRONT 30'-0" (PARENT LOT)
SIDE 30'-0" (PARENT LOT)
REAR 30'-0" (PARENT LOT)
FRONT 10'-0" (INDIVIDUAL LOT)
SIDE 5'-0" (INDIVIDUAL LOT)
REAR 10'-0" (INDIVIDUAL LOT)
15. SETBACKS: 145 (31 SCATTERED ON SITE; 1 ON EACH LOT)
16. PARKING SPACES: THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY
PANEL NUMBER 942 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0942M AS PER REVISED
MAP DATED APRIL 19, 2019.
17. FLOOD ZONE MAP: 18. WE WILL INSTALL THE REQUIRED WETLAND SIGNS AT THE 30' BUFFER.

