



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-13
Replat of Lot 5 Cypress Hollow
June 5, 2025

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: The subject property is located west of Jimmy Faulkner Dr. approximately (0.15 miles or 2-3 blocks) from the City of Spanish Fort limits
Parcel Numbers: 05-32-02-10-0-000-009.007 PIN#: 37313
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: James & Chelsea Goodman
Engineer/Surveyor: David Lowery, PLS, Lowery Surveying
Online Case #: When searching online CitizenServe database, please use SC25-000013
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Number of Lots: 2
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear, 10' Side
Wetland Setback: 30' Natural Buffer
Total acreage: 8.42 ac
Smallest lot size: 3.91

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC, Letter dated- February 18, 2025
Sewer: On Site Septic

Fire flow: N/A- All lots are greater than 40,000 sf

Traffic study: N/A- Less than 50 Lots

Flood zone: x zone, no special requirements

Drainage improve.: Drainage narrative prepared by J.E. Hamlin, P.E. It was reviewed and accepted by the P&Z Permit Engineer. "It is my professional opinion that the division of this property will not cause any deleterious conditions to downstream property or County rights-of-way."

Wetlands

Wetland report prepared by Craig Martin, Wetland Science. Jurisdictional wetlands are identified on the subject property with appropriate buffers.

Staff Analysis and Comments

The original approval of the Cypress Hollow subdivision (Slide 2602-D) required the installation of common driveways between lots 4 & 5 and due to the highway functional classification of Jimmy Faulkner Dr. of a major collector, a minimum distance of 240 feet between driveways is required between Lots 5A and 5B.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-13 Replat of Lot 5 Cypress Hollow Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Correct smallest and largest lot sizes in data table.
2. Add wetland setback to site data table as 30' Natural Buffer
3. Add a note stating that any improvements to the existing culverts and access near the jurisdictional wetlands will require permitting from the U.S. Army Corps of Engineers.

Parcel Number:	05-32-02-10-0-000
SMALLEST LOT:	4.50 Acres
LARGEST LOT:	3.91 Acres

General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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>

