



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-20
Quinley Farms Subdivision
June 5, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 1
ZONING: Un-zoned
PARCEL ID # 05-15-01-12-0-000-007.016
PIN: 397488
LOCATION: Subject property is located on the east side of Lottie Road, north of Stanton Field Rd and south of Luke Hadley Road in the Lottie area.
CITIZENSERVE REF: SC25-000020
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for a residential subdivision
Proposed # Lots: 2
Linear feet of streets: N/A
Total acreage: +/- 30.17 acres
Smallest lot size: 15.086 acres
Applicant/Owner: Reese Harpel, Beyond Measure Surveying / Katrina Schonemann, Owner
Developer: Katrina Schonemann
Surveyor: Reese Harpel, PLS – Beyond Measure Surveying

Property History:

N/A

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site well (letter dated March 24, 2025) Sewer: On-Site Septic Electrical: Southern Pine
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Chris Lieb, P.E., Lieb Engineering. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows wetlands on the parcel. A wetlands delineation has been prepared by Craig Martin, Wetland Sciences, Inc. that indicates jurisdictional wetlands. The Natural Resource Planner has reviewed the subject property and concurs with the findings.

Staff Analysis and Comments

No additional comments.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-20, Quinley Farms Subdivision be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

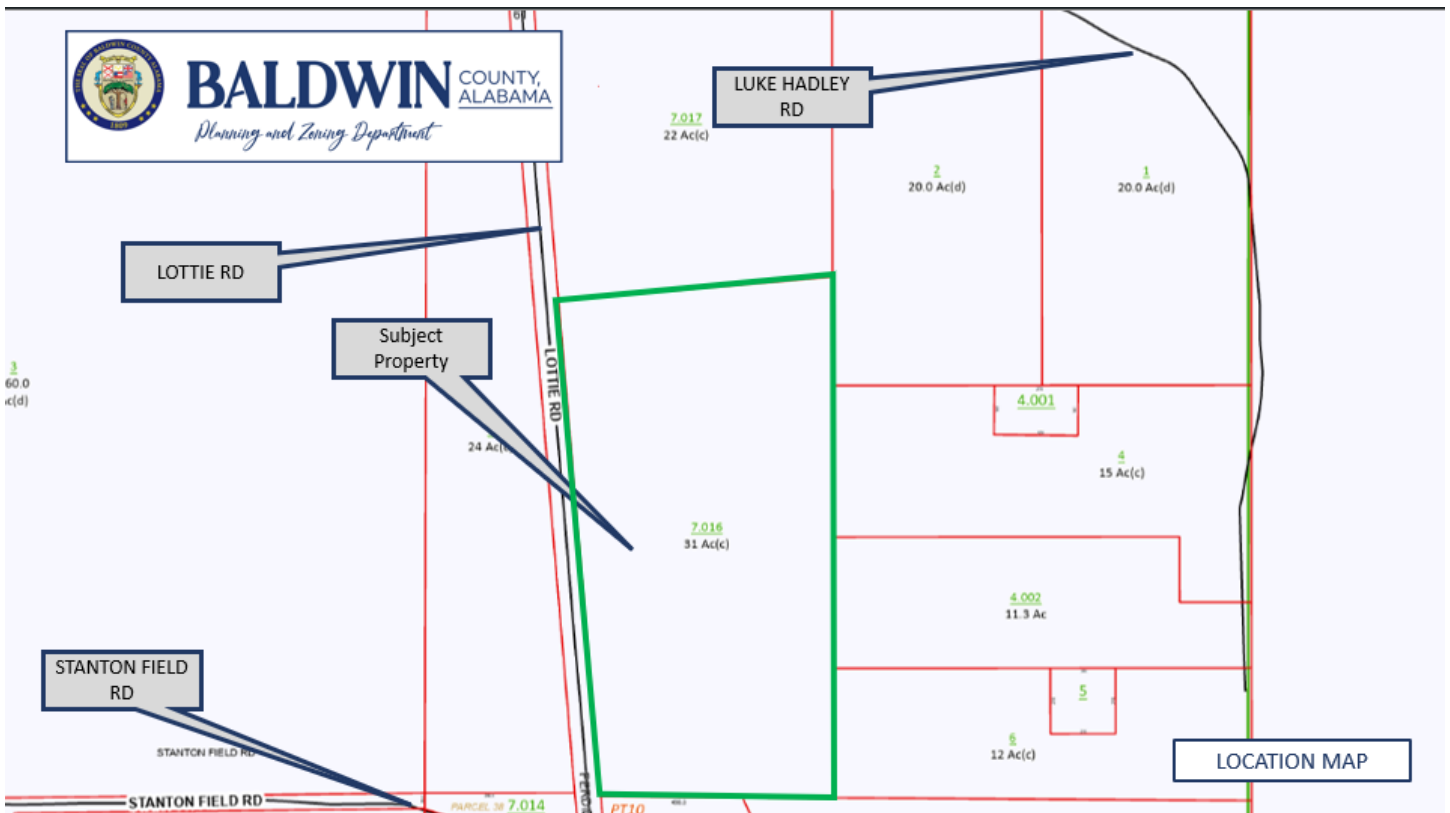
Specific conditions:

N/A

General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

Locator Maps



Plat/Site Plan

