

Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-22 Burmeister Subdivision June 5, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 8
ZONING: BCZ

PARCEL ID # 05-46-08-28-0-000-014.000

PIN: 5735

LOCATION: Subject property is located on the north side of County Road 34 west of County Road 13 in the

Fairhope area.

CITIZENSERVE REF: SC25-000022

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: +/- 29.795 acres **Smallest lot size:** 6.487 acres

Applicant/Owner: Reese Harpel, Beyond Measure Surveying / Katrina Schonemann, Owner

Developer: Katrina Schonemann

Surveyor: Reese Harpel, PLS – Beyond Measure Surveying

Property History:

Parcel ending 14.129 and 14.130 were recently approved by exempt family division, PF25-49 on 03/24.25.

Public Utilities and Site Considerations

Public Utilities: Water: On-Site well

Sewer: On-Site Septic

Electrical: Riviera Utilities (January 28, 2025)

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 indicate both

jurisdictional, and isolated, non-jurisdictional wetlands. The Natural Resource Planner

has reviewed the site 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. SC25-22, Burmeister Subdivision be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

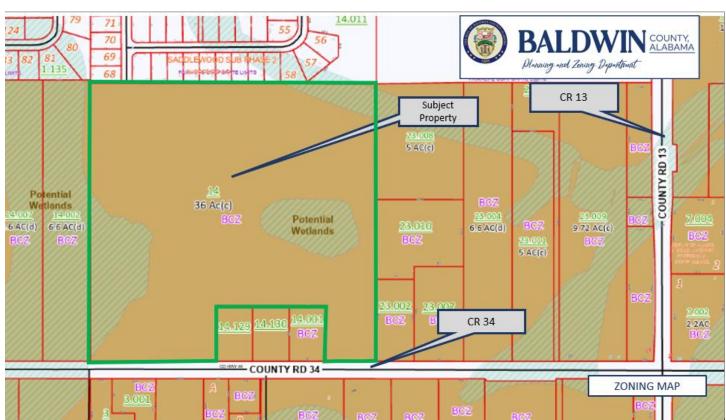
N/A

General Conditions:

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

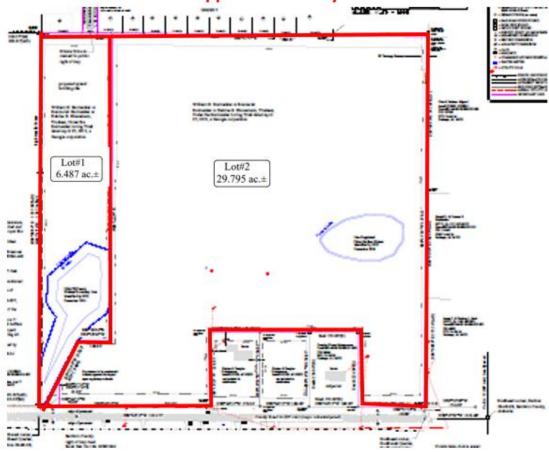
Locator Maps





Plat/Site Plan

Cropped Preliminary Plat



Overall Preliminary Plat

