



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



