



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-24
TBG – CR 87 – Plat 1
June 5, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: B-2/RA (Note: Parcel currently zoned RA is being rezoned to B-2 at June 24, 2025 ,County Commission meeting)
PARCEL ID # 05-53-02-04-0-000-003.021(B-2)/ 05-53-02-04-0-000-003.001(RA)
PIN: 63027 / 32492
LOCATION: Subject property is at the southeast corner of County Road 32 and County Road 87 in the Elberta area.
CITIZENSERVE REF: SC25-000024
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for a non-residential subdivision
Proposed # Lots: 2
Linear feet of streets: N/A
Total acreage: +/- 5.06 acres
Smallest lot size: 2.51 acres
Applicant/Owner: *The Broadway Group LLC and SR Development LLC*
Developer: *The Broadway Group*
Engineer/Surveyor: Sarah Wicker, PLS - *PLS Group, Inc.*

Property History:

- This site is currently being developed and under construction for a Dollar General Store. Due to time constraints and ability to meet construction schedule and funding requirements, the applicant/developer had to construct the building prior to obtaining a two-lot subdivision. In doing so, a Quit Claim deed was recorded, resulting in creating the second parcel, currently vacant, currently being rezoned from RA to B-2.
 - 4/16/24 – Z24-03, rezoned parcel ending 003.021 from RA to B-2
 - 5/16/24 – SC24-24, Submitted Preliminary Plat, application was withdrawn due timeline for meeting construction approvals.
 - 10/3/24 – CTP24-27, issuance of a turnout permit for access to CR 87
 - 12/2/24 – CSP24-27, approval of commission site plan to construct building
 - 1/6/25 – BPC24-319, Building Permit Issued
 - 5/01/25 – Z25-16, Planning Commission made recommendation to County Commission to approve rezoning parcel ending 003.001 from RA to B-2
 - 6/24/25 – Z25-16, County Commission will consider request by Planning Commission for approval to rezone from RA to B-2. *(This will be a condition of approval for final plat for the 2-lot subdivision.)*

Public Utilities and Site Considerations

Public Utilities: Water: East Central Water Authority
Sewer: Baldwin County Sewer Service
Electrical: Baldwin EMC

Traffic study: N/A

Drainage: Drainage report prepared and stamped by Jeremy Cobb, P.E. This report has been reviewed and accepted by Permit Engineer.

Wetlands: The Baldwin Co. Parcel Viewer shows a portion of wetlands in the southeastern corner of parcel ending 003.021. Wetlands are shown on the plat with a 50’ non-disturbed buffer/building setback.

Staff Analysis and Comments

The Applicant previously submitted a preliminary / final plat application which had been previously reviewed by Staff and approved for submittal to the Planning Commission for consideration of approval pending plat revisions. However, due to applicant’s need to meet construction timeline and funding requirements, the application was withdrawn and construction approval for said development was granted.

Construction of the building is nearing completion, all utilities have been installed, and the turnout for access to County Road 87 has been completed.

The applicant is now requesting preliminary / final plat approval for the 2-lot, non-residential subdivision.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-24, TBG – CR 87 – Plat 1 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Provide documentation that CTP24-37 has been inspected, accepted and approved by Planning & Zoning Permit Engineer / Staff.
2. Z25-16 Rezoning Request shall be approved by County Commission prior to final plat approval.
3. Staff will issue Authorization to Circulate the plat for signatures when all conditions have been.

General Conditions:

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

Locator Maps



