



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-27
Kettelson Subdivision
June 5, 2025

Subject Property Information

Planning District: 22
Zoning: M1- Light Industrial
Location: Subject property is located south of US. Highway 98 and east of County Rd 87
Parcel Numbers: 05-53-08-28-0-000-004.002 PIN: 271308
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Kettelson Inc.
Engineer/Surveyor: Michael Johson, PLS, EDG, LLC
Online Case #: When searching online CitizenServe database, please use SC25-000027
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a commercial subdivision
Number of Lots: 5
Linear ft of streets: N/A
Total acreage: 38.60 ac
Smallest lot size: 2.98 ac
Lot setbacks: 25' Front, Rear and Side- No minimum except where abutting a residential district, in which case there shall be a minimum yard of 25-feet abutting the residential district.

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC, Letter dated March 11, 2025
Sewer: BCSS, Letter dated March 20, 2025 (Lillian treatment plat)

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

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Austin Lutz, P.E. reviewed and approved by P&Z Permit Engineer "No improvements are planned as part of this land subdivision application and therefore the drainage patterns are to remain as is with the existing conditions."

Wetlands No potential wetlands were identified on the subject property as per the Baldwin County Wetlands Generalized Map.

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC25-27 Kettelson Subdivision, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

N/A

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>

Locator Maps



