



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-20
Resub Lot 1 Lillian Acres - Variance for 30ft flag lot
Case No. SC25-44
Resub of Lot 1 of Lillian Acres
November 6th 2025

Subject Property Information

Planning District: 29

Zoning: RA

Location: Subject Property is west of County Rd 91 and south of Baraco Rd in the Lillian Community Area.

Parcel Numbers: 05-63-03-05-0-000-008.003 **PIN:** 624261

Lead Staff: Jenny Mosley, Planning Tech I

Applicant/Owner: Kathi Good

Engineer/Surveyor: Matthew Burkett at JPierce and Associates, LLC

Online Case #: When searching online CitizenServe database, please use **SV25-000020 & SC25-000044**

Attachments: *Within Report*

Subdivision Proposal

Request: Variance request for relief from Baldwin County Subdivision Regulations requirements to allow a 30ft flag lot & Preliminary Plat Approval for the Replat of lot 1 of Lillian Acres Subdivision creating two residential lots.

Number of Lots: 2 lots

Linear ft of streets: N/A

Total acreage: 22.14 +/- Acres

Smallest lot size: 5 +/- Acres

Lot setbacks: 40' Front, 40' Rear and 15' Side

Public Utilities and Site Considerations

Public Utilities:	Water: Well Electrical: Riviera Utilities Sewer: Septic Solid Waste: Baldwin County
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 Michael D Smith, ALCO Engineering reviewed and approved by P&Z Permit Engineer
Wetlands	No potential wetlands were identified on the subject property
Flood zones:	X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is west of County Rd 91 and south of Baraco Rd in the Lillian Community Area. The Lillian Acres Subdivision is a 3-lot sub recorded in November 2023. The Proposed (**SC25-44**) is 2 Residential Lots (Lot 1-17.14 acres & Lot 1A- 5 acres) Resub-division of Lot 1 of Lillian Acres Subdivision, with Lot 1A being a 30 feet wide flag lot with access to County Rd 91 and Lot 1 access from Baraco Rd.

The Variance (**SV25-20**) request relief from Baldwin County Subdivision Regulations Requirement for flag lots (*quoted from pg.15, Baldwin County Subdivision Regulations: Lot, flag- "The full length of the corridor must be a **minimum of 60 feet wide** and shall not be longer than 800 feet from the street to the bulk of the lot."*) to allow a **30 feet wide** flag lot due to the location of the septic field lines of the home currently under construction located on Lot 1.

Staff will base Staff Recommendation of the requested Variance on **Article 8 Variances, Section 8.1 General of the Baldwin County Subdivision Regulations.**

Subdivisions, Jenny Mosley: the recommendation of Denial for the variance request follows Article 8, Section 8.1 (e) *"Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance."* of the Baldwin County Subdivision Regulations.

Permit Engineer, Josh Newman: The applicant asked for relief from the 60' wide flag requirement. The hardship (the location of the septic field lines) does not appear to meet the requirements of a valid hardship since this is self-imposed according to section 8.2.2 of the subdivision regulations and the location of the new field lines shown on the plat does not appear to be accurate either when compared to the health department map.

Staff Recommendation:

Staff recommends the Subdivision Variance Request for the **Resub Lot 1 Lillian Acres - Variance for 30ft flag lot** for Case No. **SV25-20** be **Denied**. Staff believes the denial of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends the Preliminary Plat Approval for Resub of Lot 1 of Lillian Acres for Case No. **SC25-44** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

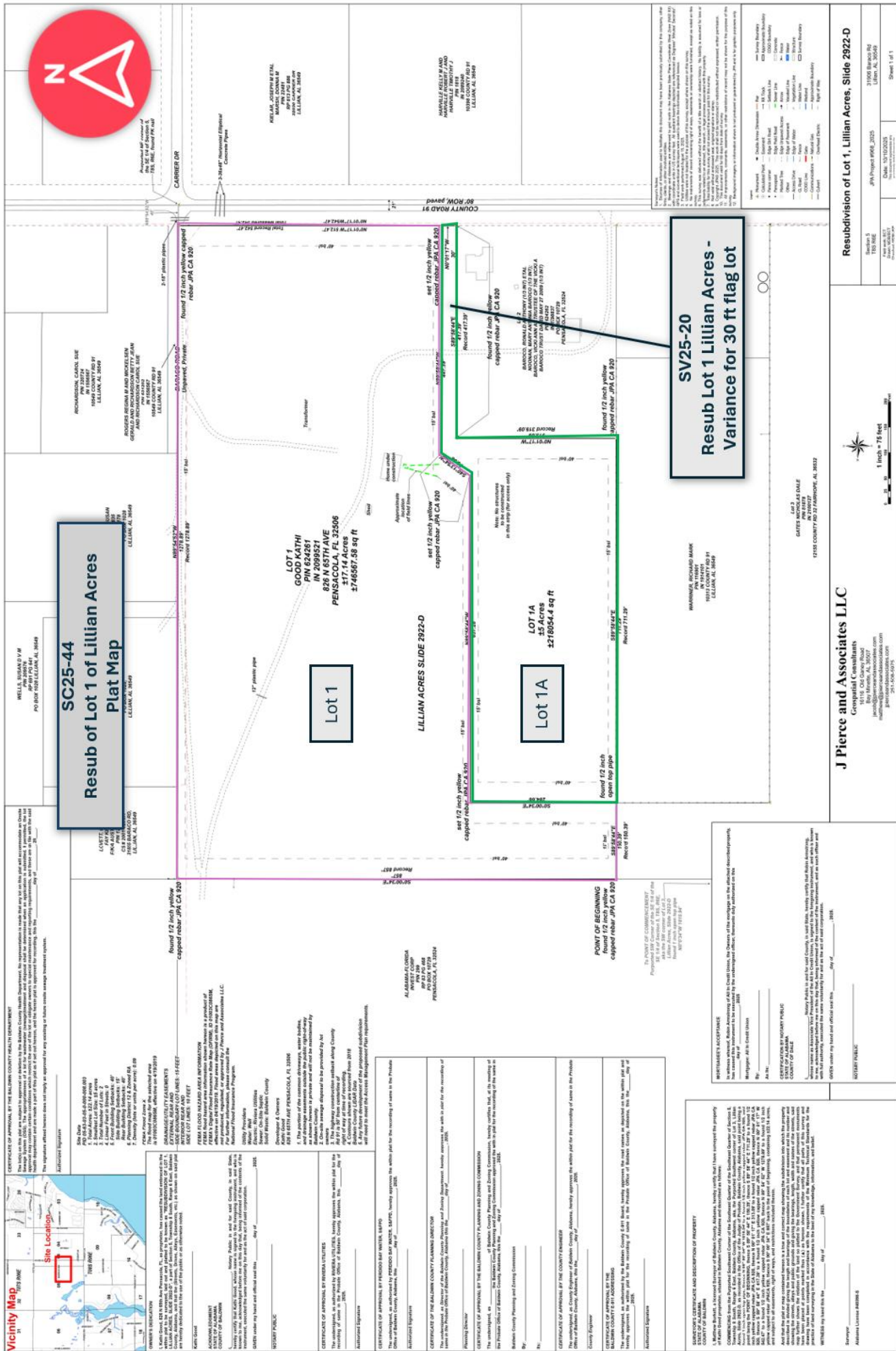
Specific conditions:

1. Approval of SV25-20
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

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.

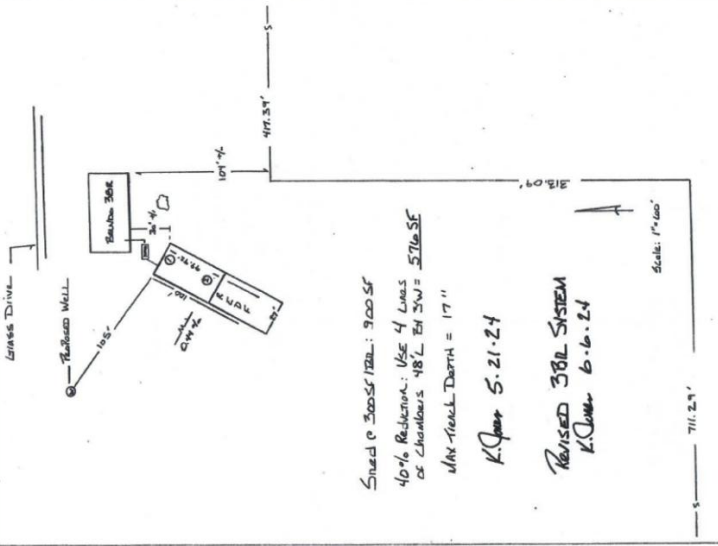
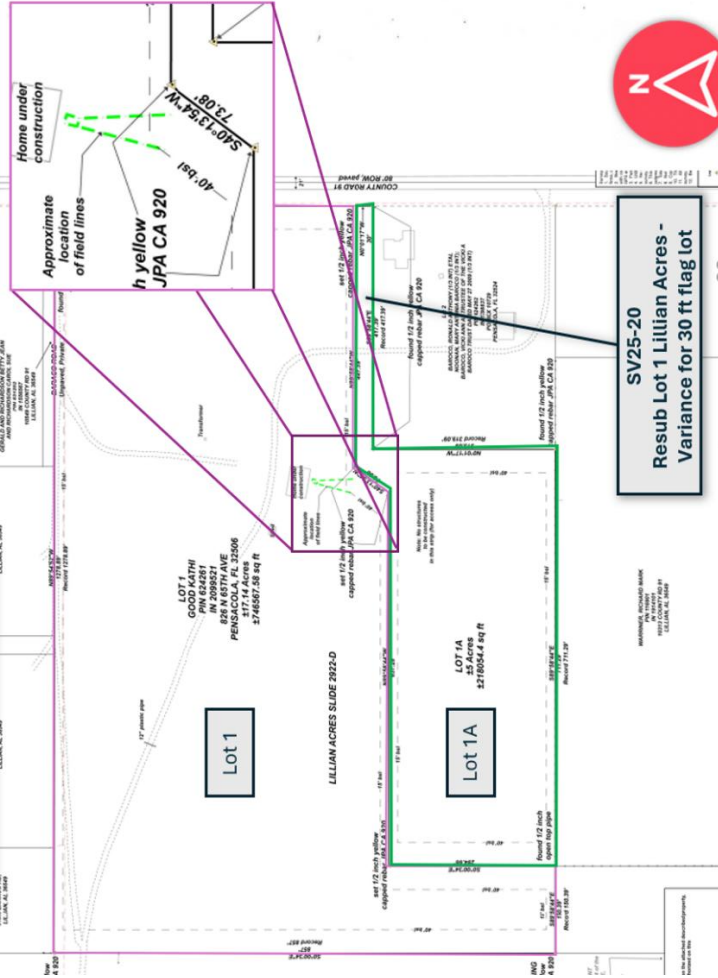
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



Kathi Good 31906 Bureau Rd Lillian, AL 36549

SC25-44
Resub of Lot 1 of Lillian Acres
Plat Map

Map of Septic System included in
Health Department Permit



Sited @ 3005' from: 900 SF
40% Retention: Use 4 Lines
at Chambers 48' L x 17' W = 5716 SF
MAX FIELD DRAIN = 17"
K. Jones 5.21.24
Revised 3800 SYSTEM
K. Jones 6.6.24



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