



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-22
Price Grubbs Subdivision - Variance for remnant parcel
Case No. SC25-49
Price Grubbs Subdivision
November 6, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 12
ZONING: RSF-1, Single Family District
PARCEL ID # 05-41-07-35-0-000-002.000
PIN: 65729
LOCATION: Subject property is located south of Price Grubbs Road and east of County Road 85 in the Elsanor community.
Online Case #: SC25-000049 & SV25-000022
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

REQUEST: Request for a variance for remnant parcel and Preliminary plat approval of a 9-lot residential subdivision.

Proposed # Lots: 9
Linear feet of streets: N/A
Total acreage: +/- 9.21 acres
Smallest lot size: 43,570 SF
Lot setbacks: 30' front, 30' rear, 10' side, 20' side street, 50' wetland buffer
Owner/Developer: Wolf Creek Industries, Inc., PO Box 1629, Foley, AL 36536
Surveyor: David Diehl, PLS, S.E. Civil, 9969 Windmill Road, Fairhope, AL 36532

Property History:

July 16, 2025 – Property was rezoned from RA to RSF-1

Public Utilities and Site Considerations

Public Utilities:	Water: East Central Baldwin (June 5, 2025) Sewer: On-Site Septic Electrical: Baldwin EMC (August 6, 2025)
Traffic study:	N/A
Drainage:	Drainage report dated September 15, 2025, prepared and stamped by Larry Smith, P.E., S.E. Civil. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows wetlands on the parcel. A wetlands delineation was not provided and a 50' wetland buffer has been shown on the plat. The Natural Resource Planner has reviewed the final plat.

Staff Analysis and Comments

Subject parcel is +/- 40 acres. The Owner/Developer is requesting a variance request for a remnant parcel of the remaining acres. Staff has reviewed Section 8, Variances, and per Section 8.1.1, and concurs with the granting of the variance for a remnant parcel.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends the Subdivision Variance Request for Price Grubbs Subdivision- **Variance for remnant parcel** for Case No. **SV25-22** be **APPROVED**. Staff believes the approval of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends the Preliminary Plat request for SC25-49 be **APPROVED** with conditions subject to compliance with the Baldwin County Subdivision Regulations.

Specific conditions:

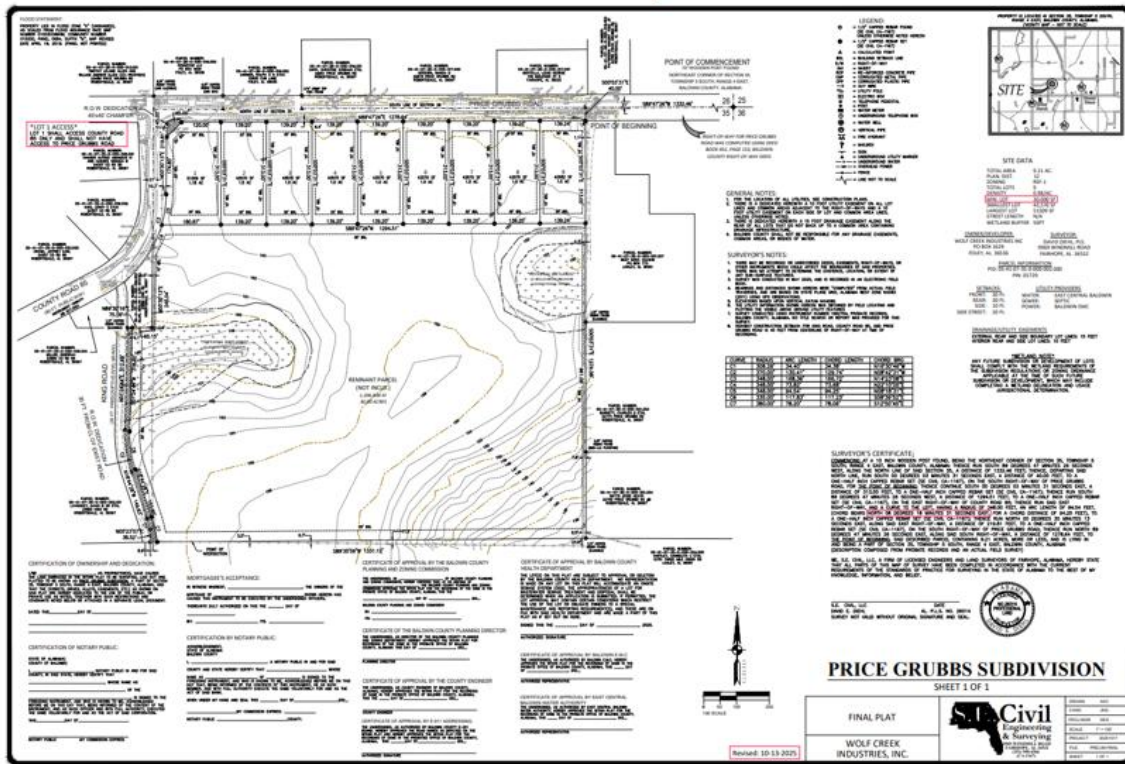
1. Approval of SV25-22
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

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.

Plat

Overall Preliminary Plat



Cropped Preliminary Plat

Lot 1
51,509 SF
1.18 AC

Lot 2
43,570 SF
1.0 AC

Lot 3
43,570 SF
1.0 AC

Lot 4
43,570 SF
1.0 AC

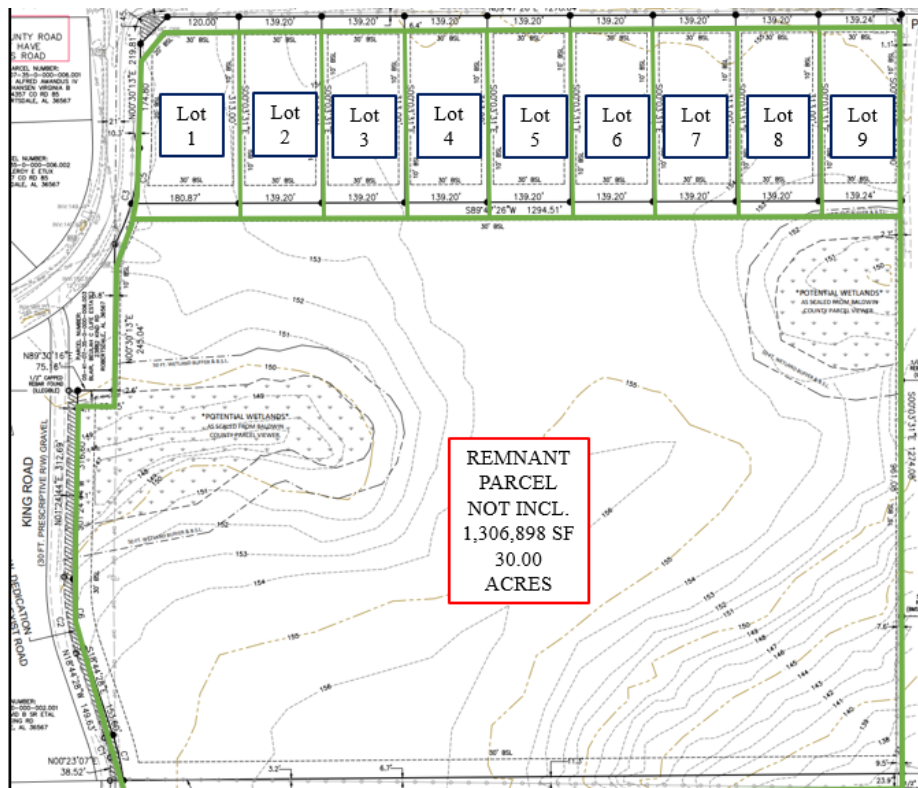
Lot 5
43,570 SF
1.0 AC

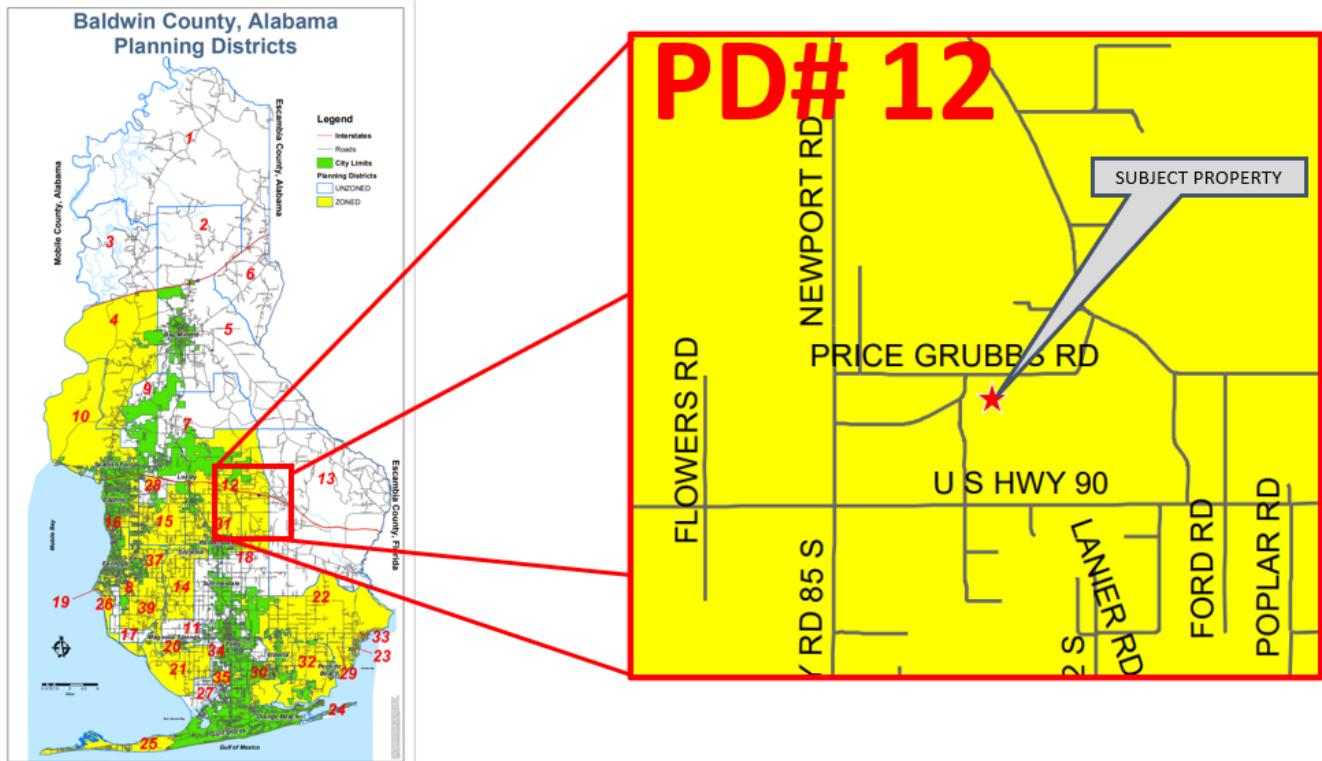
Lot 6
43,570 SF
1.0 AC

Lot 7
43,570 SF
1.0 AC

Lot 8
43,570 SF
1.0 AC

Lot 9
43,570 SF
1.0 AC





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>