



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-60  
Preliminary Plat Approval  
Resub of Lot 2 Gardner Trace  
February 5, 2026**

**Recommendation: Approval**

### Subject Property Information

**JURISDICTION:** County  
**PLANNING DISTRICT:** 22  
**ZONING:** RA, Rural Agricultural District  
**PARCEL ID #** 05-52-03-06-0-000-002.003  
**PIN:** 371280  
**LOCATION:** Subject property is located east of CC Rd on the north side of Gardner Road in the Elberta area  
**Online Case #:** SC25-000060  
**Lead Staff:** Mary Booth, Associate Planner  
**Attachments:** *Within Report*

### Subdivision Proposal

**REQUEST:** Request for Preliminary plat approval of a 2-lot residential subdivision.  
**Proposed # Lots:** 2  
**Linear feet of streets:** N/A, lots front Gardner Rd  
**Total acreage:** +/- 9.99 acres  
**Smallest lot size:** 4.12 acres  
**Lot setbacks:** 40'F/40'R/15'S  
**Owner/Developer:** Kristen M. and Bryan Schell, 18680-B CO RD 87, Elberta, AL 36530  
**Surveyor:** Ercil E. Godwin, P.L.S, Sawgrass Consulting, LLC, 30673 SGT. E.I. "BOOTS" Thomas Dr., Spanish Ft., AL 36527

### Property History:

Gardner Trace Subdivision, Slide #2589-D, Recorded 2/24/17, approved by Elberta Planning Commission, 2/24/17

## Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC (November 18, 2025)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by Stephen Delahunty, P.E., Sawgrass Consulting, LLC, dated November 21, 2025, states the creation of these two (2) lots does not deviate from the natural contours, flow patterns or runoff characteristics of this property. Therefore, there are no stormwater increases or impacts currently. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A

## Staff Analysis and Comments

The proposed subdivision will require future driveways to be constructed to meet the access management policy.

### PUBLIC COMMENTS:

No comments received as of this Staff Report.

## Staff Recommendation:

Staff recommends the Preliminary Plat request for SC25-60, Resub of Lot 2 Gardner Trace, be APPROVED subject to compliance with the Baldwin County Subdivision Regulations.

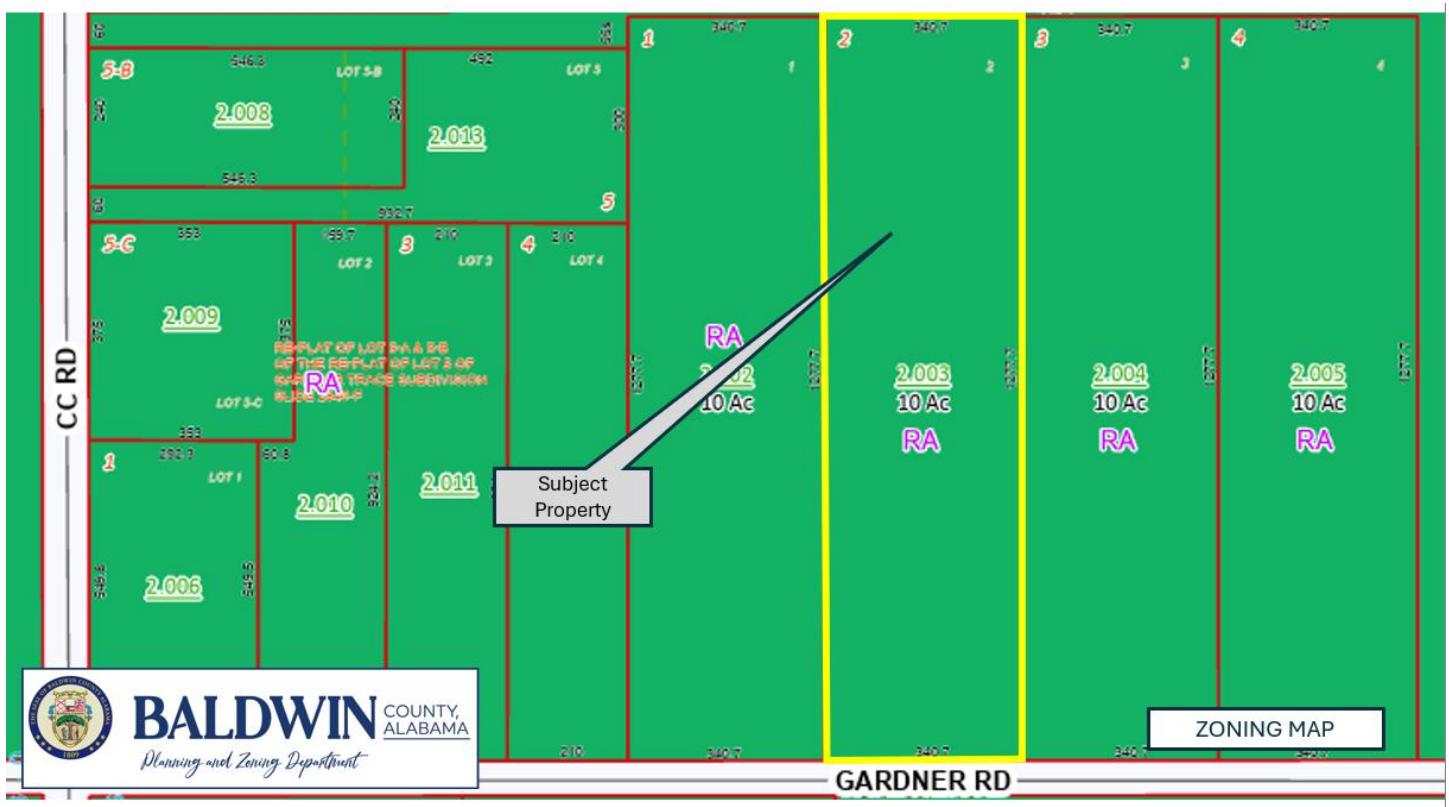
### Specific Conditions:

1. Authorization to circulate the plat for signatures will be granted administratively upon the PC approval of said preliminary plat.
2. The proposed subdivision will require future driveways to be constructed to meet the access management policy.

### General Conditions:

1. Once the final plat approval is granted, the final plat shall be circulated for signatures and recorded within 90 days of administrative approval.

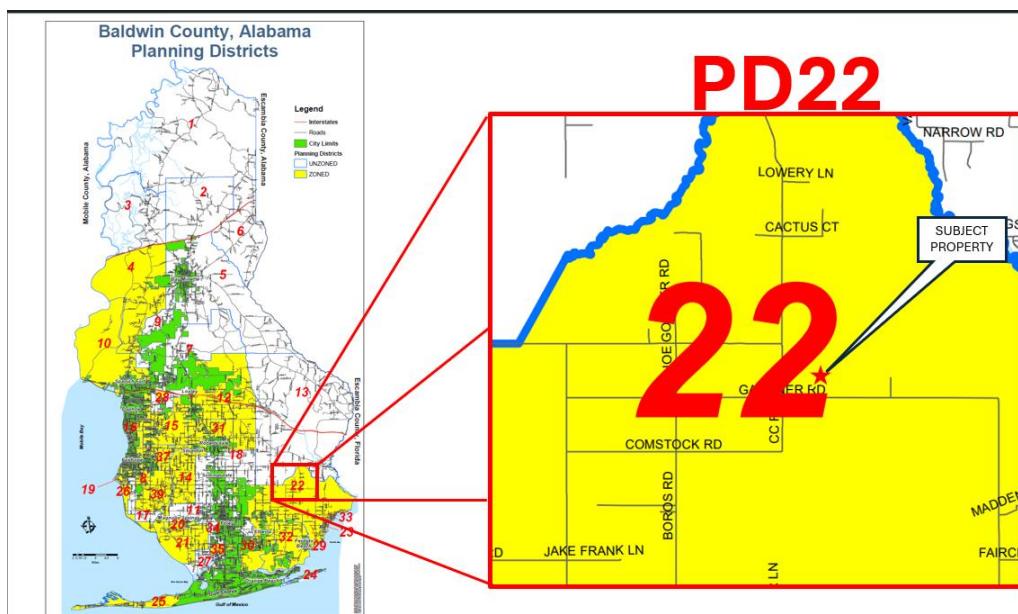
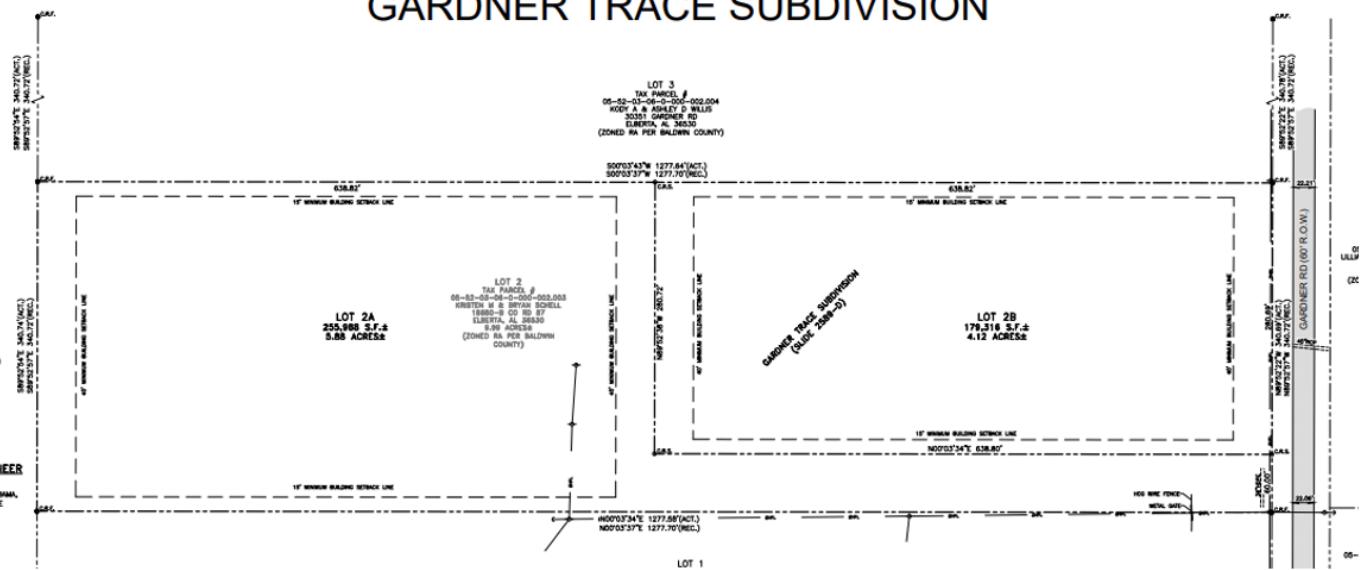
## Locator Maps





## Cropped Plat

RESUB OF LOT 2,  
GARDNER TRACE SUBDIVISION



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>