



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SV25-27

**Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D :
Variance for 30 ft Width at the West Bend of 60 ft Flag Lot**

Case No. SC25-62

**Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D
February 5th 2026**

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 SV25-000027 & SC25-000062
Attachments:	<i>Within Report</i>

Subdivision Proposal

Request:	Variance request for relief from Baldwin County Subdivision Regulations requirements to allow a reduction to 30 ft in the width of the 60 ft width of the flag lot at the bend (West) & 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 (**SC25-62**) 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 with a 60 ft wide flag lot with access to County Rd 91 and Lot 1 access from Baraco Rd.

The Variance (**SV25-27**) 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 **60 ft wide** flag lot that **reduces down to 30 ft at the West Bend** 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 Approval for the variance request follows Article 8, Section 8.1 (e) *"(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property."* of the Baldwin County Subdivision Regulations.

Staff Recommendation:

Staff recommends the Subdivision Variance Request for the **Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D : Variance for 30 ft Width at the West Bend of 60 ft Flag Lot** Case No. **SV25-27** 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 Approval for **Highland Ridge, A Resubdivision of Lot 1, Lillian Acres, Slide 2922-D** Case No. **SC25-62** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

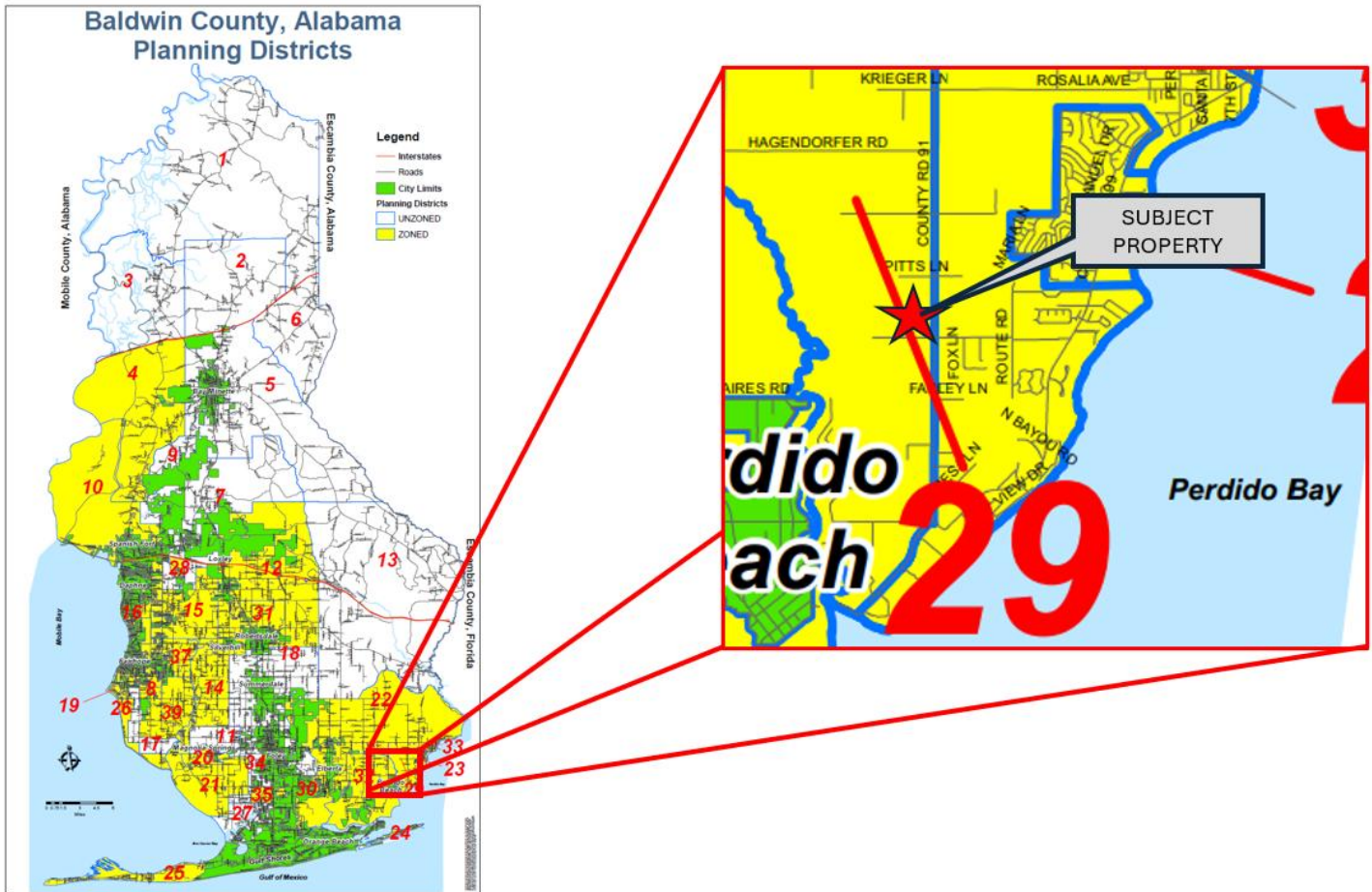
1. Approval of **SV25-27**
2. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

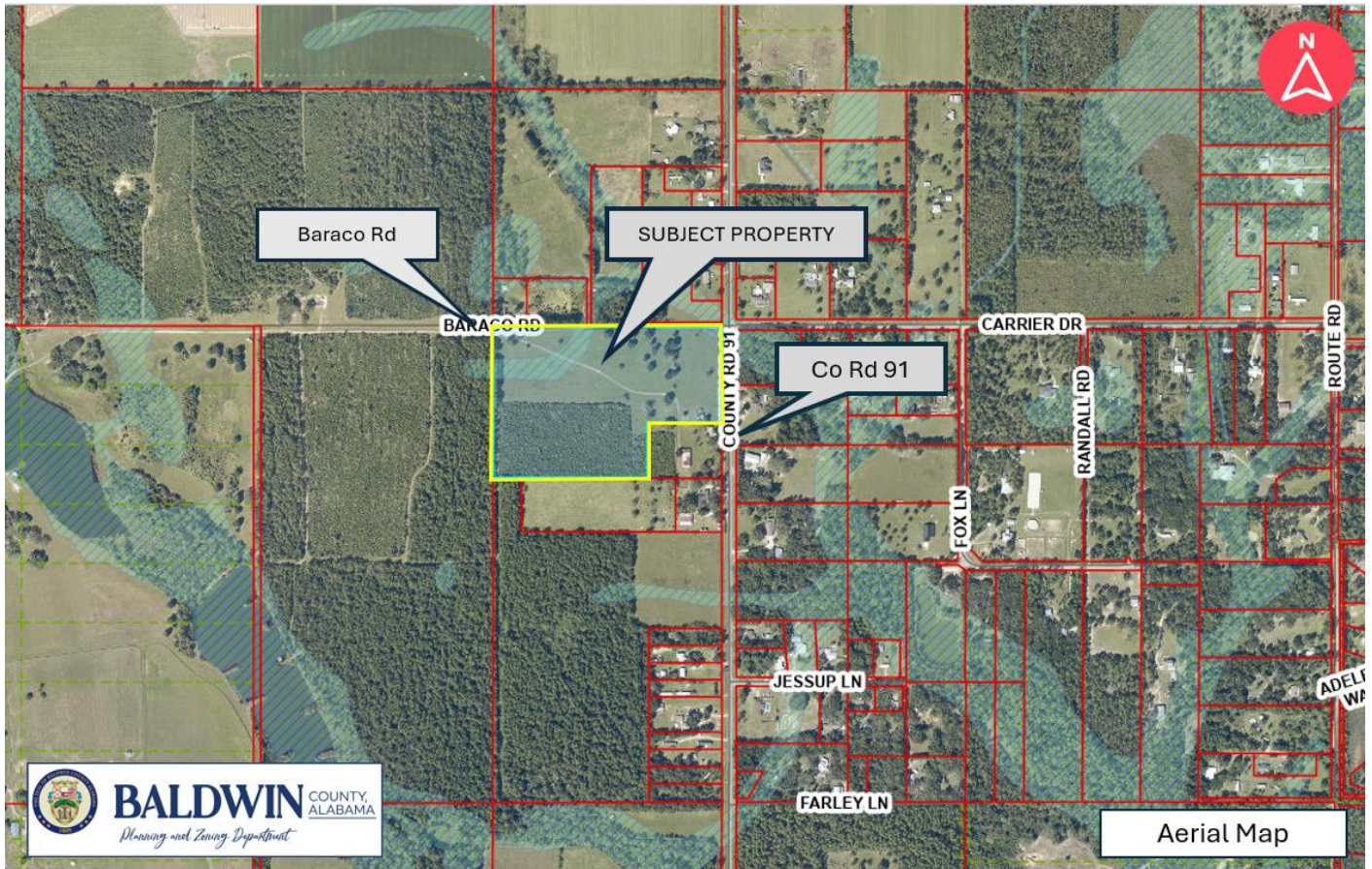
General Conditions:

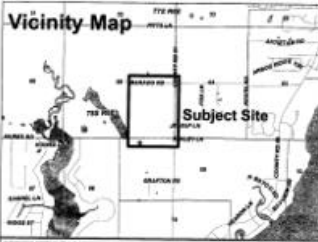
1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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>

LOCATOR MAP







1. PURPOSE AND SCOPE OF THE SURVEY
The purpose of this survey is to show the location and boundaries of the Subject Site, as shown on the plat of the Lillian Acres Subdivision, and to show the location and boundaries of the Subject Site, as shown on the plat of the Lillian Acres Subdivision.

2. DESCRIPTION OF THE SUBJECT SITE
The Subject Site is located in the Lillian Acres Subdivision, and is bounded by the following: to the north by the Lillian Acres Subdivision, to the south by the Lillian Acres Subdivision, to the east by the Lillian Acres Subdivision, and to the west by the Lillian Acres Subdivision.

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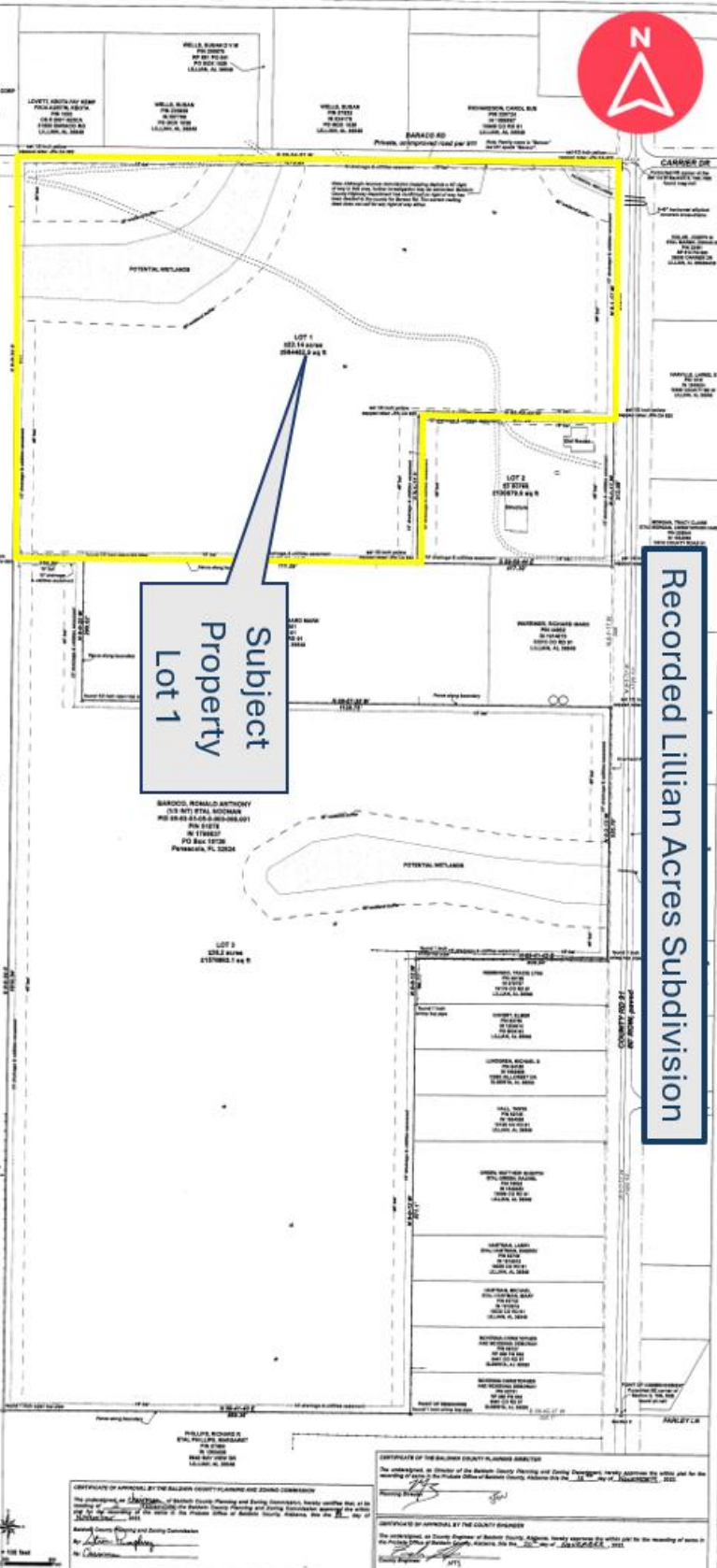
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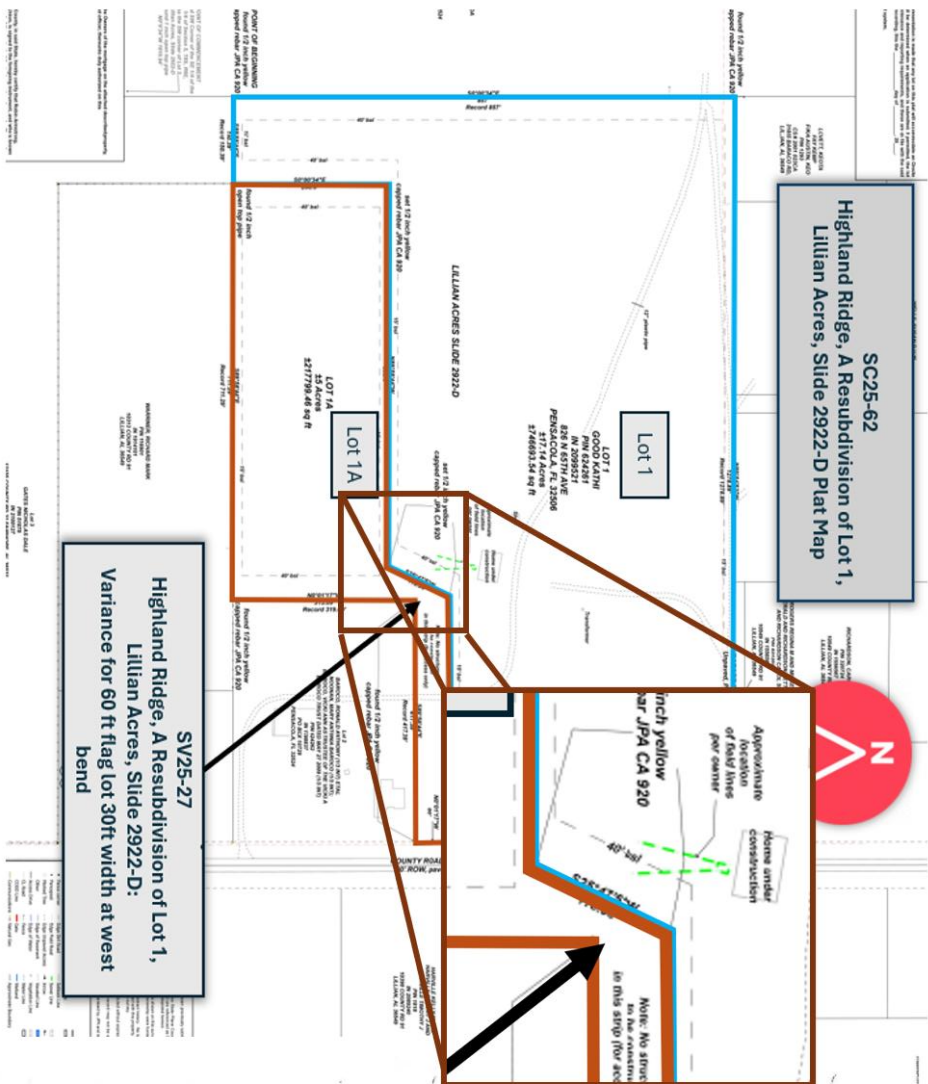
Subject Property Lot 1

Recorded Lillian Acres Subdivision

J Pierce and Associates LLC
Geospatial Consultants
16116 Old Gentry Road
Birmingham, AL 35207
jacob@jpiereandassociates.com
matthew@jpiereandassociates.com
jpiereandassociates.com
251-508-5975

Lillian Acres
Section 5 T8S R2E
JPA Project #630-2023 10045 COUNTY RD 91 LILLIAN, AL 35549
Date: 11/2/2023
This document supersedes any previously issued documents.

SC25-62
Highland Ridge, A Resubdivision of Lot 1,
Lillian Acres, Slide 2922-D Plat Map



Map of Septic System included in Health Department Permit

