



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-63
Preliminary Plat Approval
Resub of Lot 2 Bryars Subdivision
February 5, 2026

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 22
ZONING: RSF-E, Residential Single Family Estate District
PARCEL ID # 05-53-01-01-0-000-012.003
PIN: 631339
LOCATION: Subject property is located west of CC Rd on the north side of Comstock Road in the Elberta area
Online Case #: SC25-000063
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 Comstock Rd
Total acreage: +/- 8.0 acres
Smallest lot size: 1.998 acres
Lot setbacks: 40'F/40'R/15'S
Owner/Developer: Darrell Anthony Danley, 195 McMahon Highlands, Calera, AL 35040
Surveyor: Reese Harpel, P.L.S, Beyond Measure Surveying, 1608 Burtonwood Dr., Foley, AL 36535

Property History:

Bryars Subdivision, Slide #2995-D, Recorded 4/21/2025, approved by BC Planning Commission, 2/6/2025

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated December 16, 2025)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by Chris Lieb, P.E., Lieb Engineering Company, dated November 12, 2024, states the subdivision of this property will not change the drainage pattern or flow rate. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A (Wetland Delineation prepared by Wetland Sciences, Inc. dated September 18, 2024, indicates the property contains no wetlands and is comprised entirely of uplands.)

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 SC25-63, Resub of Lot 2 Bryars Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following conditions.

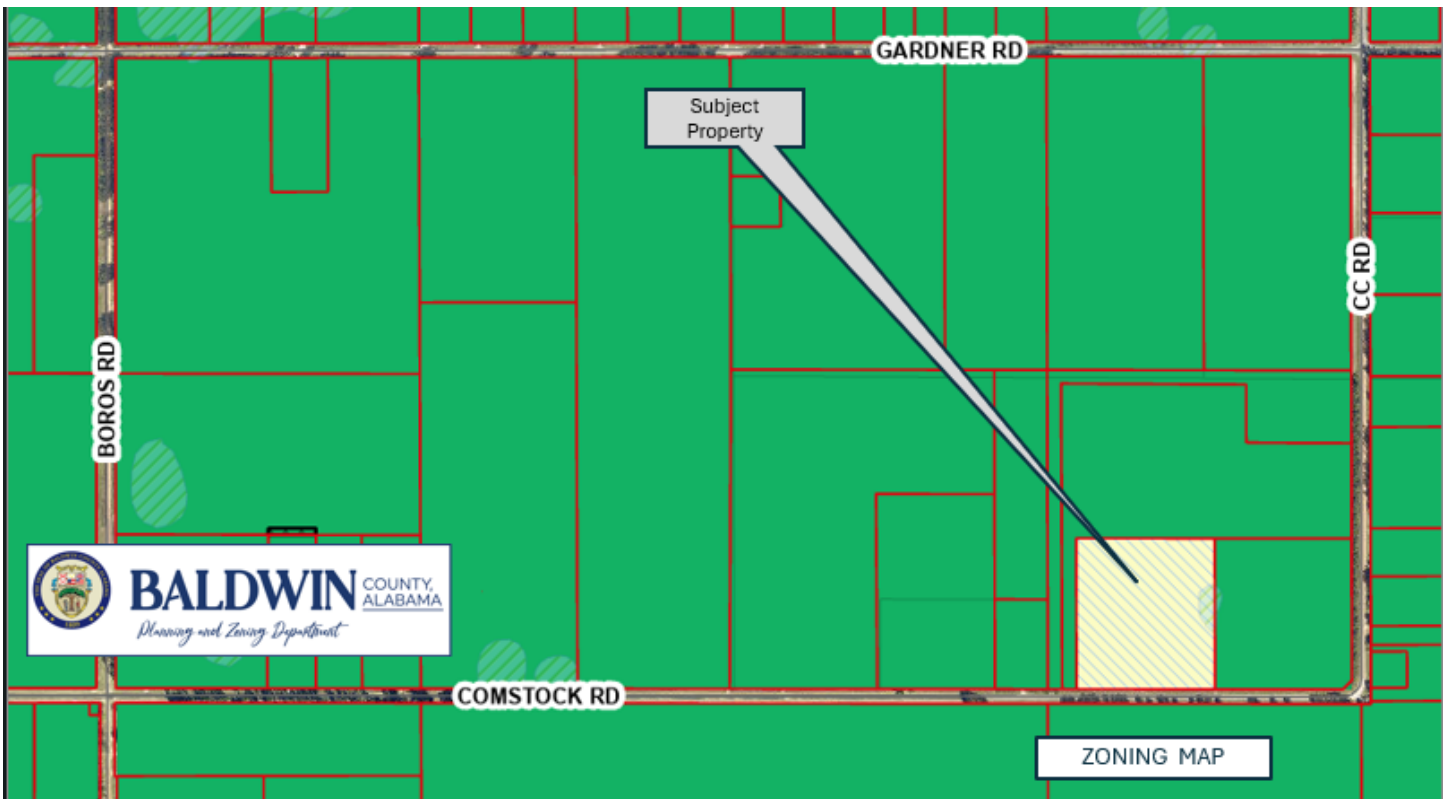
Specific Conditions:

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.

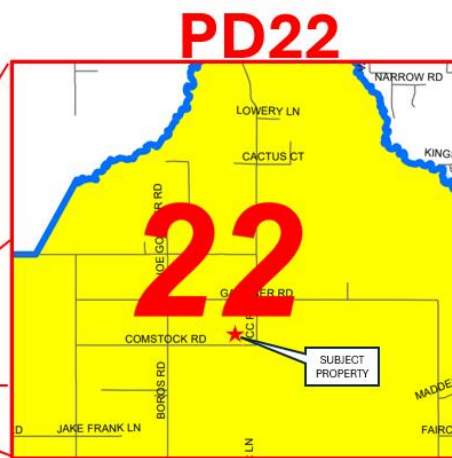
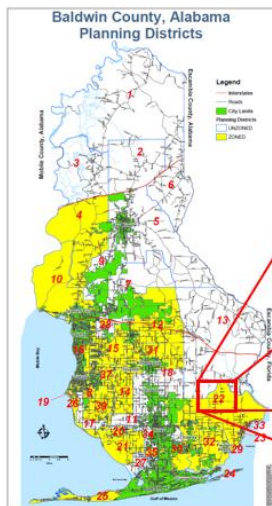
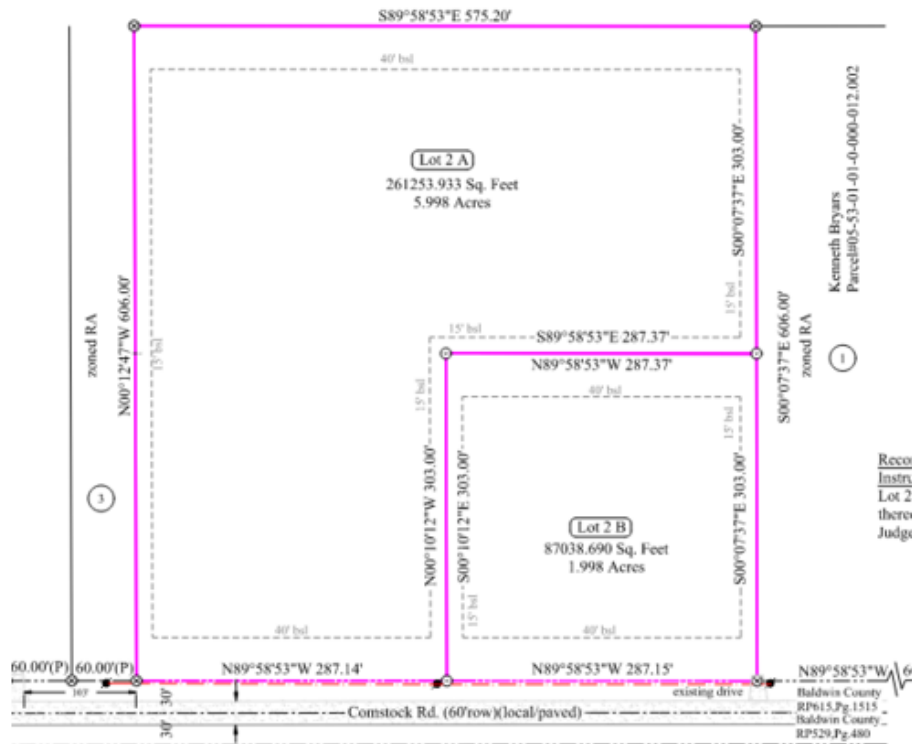
Locator Maps



Plat



Cropped Plat



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>