



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-68
Preliminary Plat Approval
Resub of 51-A of Riverside Farm Estates
March 5, 2026

Recommendation: Approval

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 15
ZONING: RSF-E, Residential Single Family Estate District
PARCEL ID # 05-47-03-05-0-000-040.000
PIN: 7256
LOCATION: Subject property is located south of Leatherbury Road and west of Patterson Road in the Silverhill area
Online Case #: SC25-000068
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 Leatherbury Road and Patterson Road
Total acreage: +/- 4.03 acres
Smallest lot size: 1.93 acres
Lot setbacks: 40'F/40'R/15'S/20'SS
Owner/Developer: Patricia Sweeney Childres & Beverly Ann Childres, 1382- Leatherbury Rd., Loxley, AL 36551
Surveyor: Justin Palmer, PLS, The Woodlands Group, LLC, 16960 River Park Rd., Fairhope, AL 36532

Property History:

N/A

Public Utilities and Site Considerations

Public Utilities:	Water: Belforest Water (<i>letter dated February 11, 2026</i>) Sewer: On-Site Septic Electrical: Baldwin EMC (<i>letter dated December 5, 2025</i>)
Traffic study:	N/A
Drainage:	Drainage narrative prepared by Thomas Granger, P.E., Pillar, states the subdivision of referenced parcel into two distinct parcels does not require any drainage improvements to either parcel. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	N/A

Staff Analysis and Comments

The proposed subdivision will require any 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 SC25-68, Resub of Lot 51-A of Riverside Farm Estates Subdivision, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following conditions.

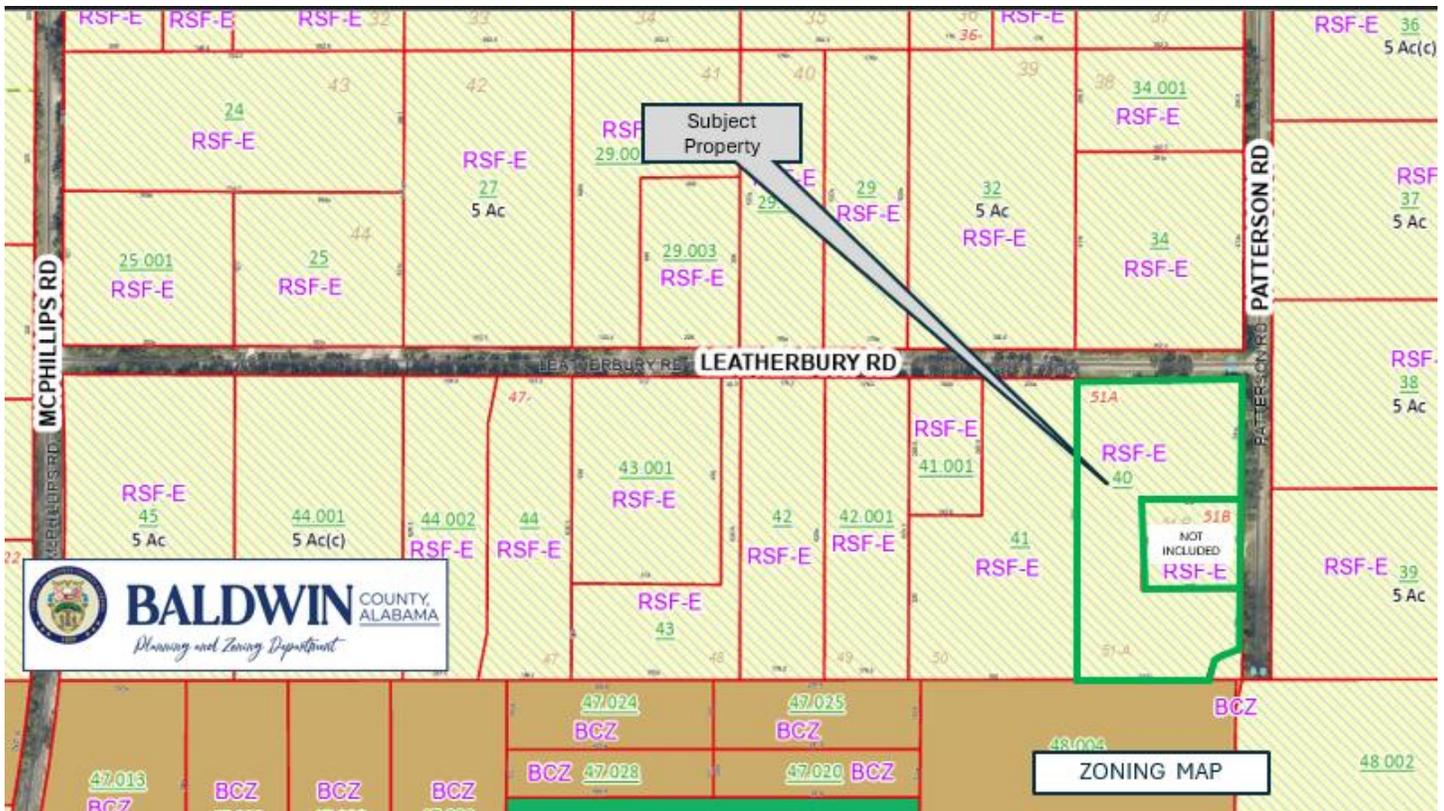
Specific Conditions:

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.

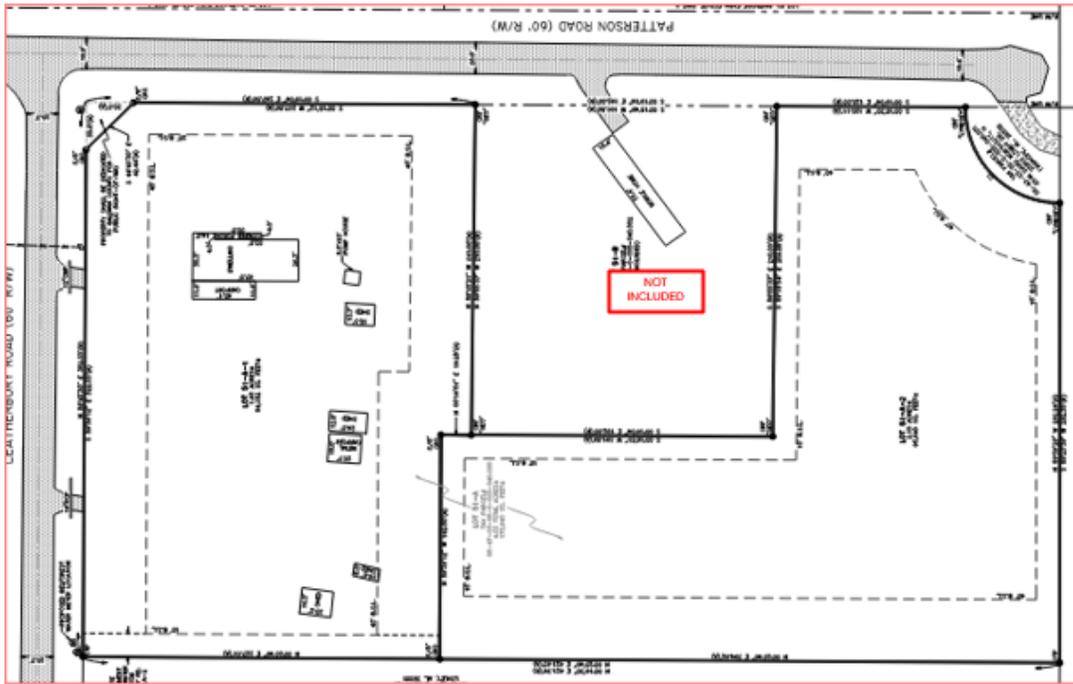
General Conditions:

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

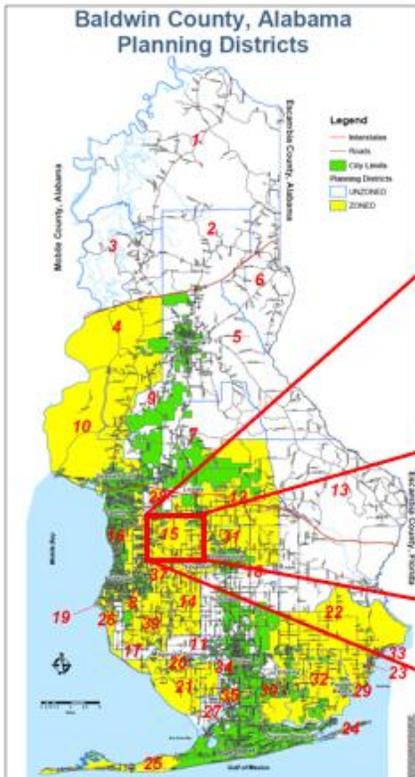


Plat



Cropped Plat

Baldwin County, Alabama
Planning Districts



PD15



SUBJECT PROPERTY

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>