



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SC26-01

HWY 90 Subdivision, Resubdivision of the East 115 Acres of lot 1, Orfner Subdivision  
3/5/2026

## Subject Property Information

**JURISDICTION:** Unzoned (Baldwin County)  
**PLANNING DISTRICT:** 7  
**ZONING:** Unzoned  
**PARCEL ID #** 05-42-03-06-0-000-014.000 **PIN:** 36248  
**LOCATION:** South of I-10 and West of HWY 90  
**CITIZENSERVE REF:** SC26-000001  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Attachments:** *Within Report*

## Subdivision Proposal

**Request:** HWY 90 Subdivision, 2-lot Non-Residential Subdivision  
**Proposed # of Lots:** 2 Lots  
**Linear feet of streets:** N/A , no new streets / roads proposed  
**Total acreage:** 115 +/- acres  
**Smallest lot size:** 3.00 acres (130,541 sq ft)  
**Owner/Developer:** Baldwin County Sewer Service  
**Engineer/Surveyor:** Victor Germain, Dewberry

## Public Utilities and Site Considerations

**Public Utilities:** **Water:** Well  
**Sewer:** Baldwin County Sewer System  
**Electricity:** Baldwin EMC

**Traffic study:** Less than 50 lots requested, not required per Section 5.5.14

**Drainage Improvement:** Drainage letter prepared and stamped by Jason N. Estes, PE and accepted by the Baldwin County Permit Engineer .

**Wetlands / Flood Zone :** Yes , AE-99 **Streets / Roads:** N/A

### Staff Analysis and Comments

The request is a **2-lot Non-Residential Subdivision**. The proposed 2 lots are Non-Residential and front US Hwy 90, a **ALDOT maintained road**. ALDOT submitted no comments regarding the proposed subdivision. Plat approval **does not** imply or grant access to U.S. Hwy 90. Any future development will need to obtain approval from ALDOT prior to any driveway construction & require all applicable local, state, and federal permits.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-01, HWY 90 Subdivision, Resubdivision of the East 115 Acres of lot 1, Orfner Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

#### Specific conditions:

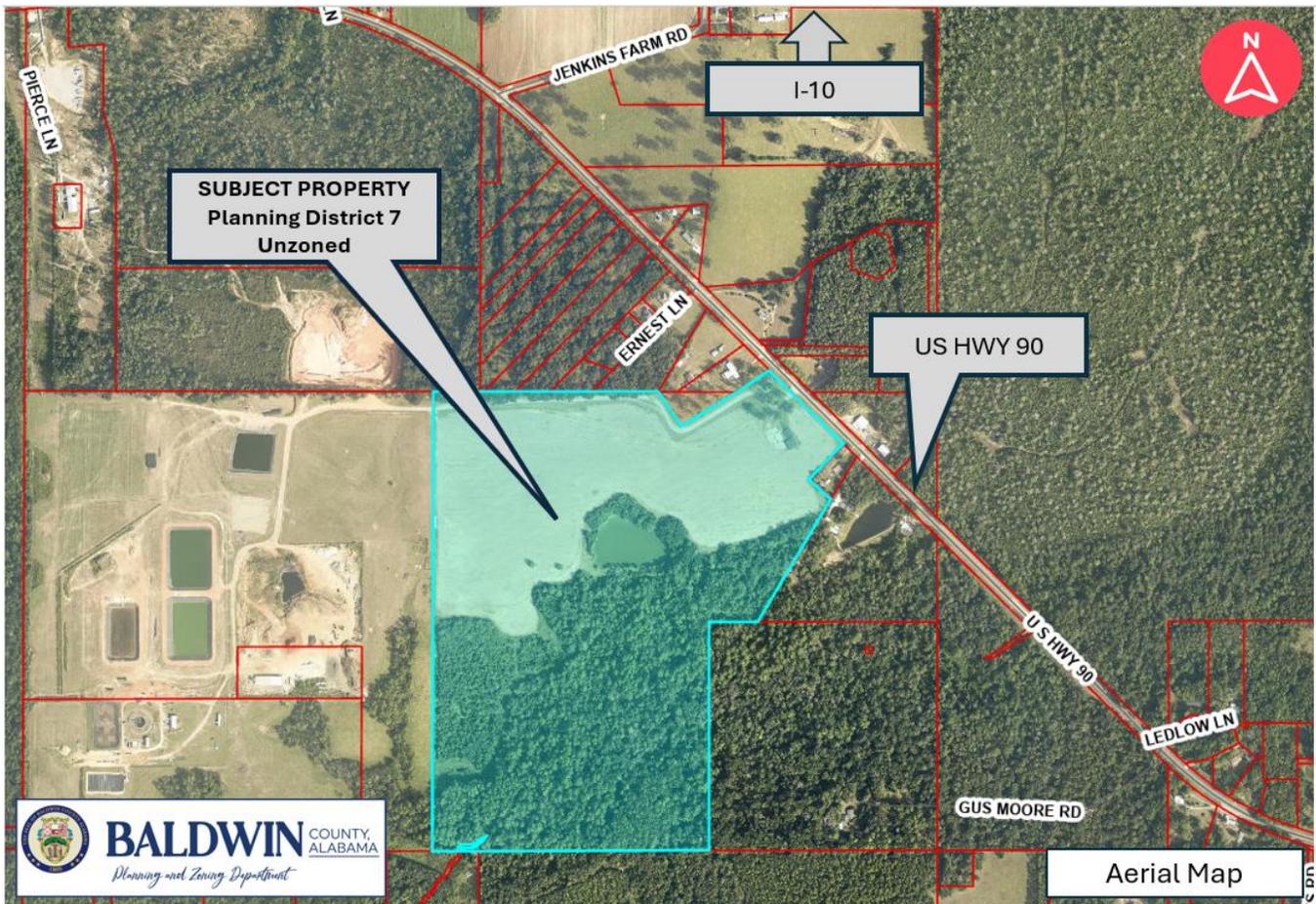
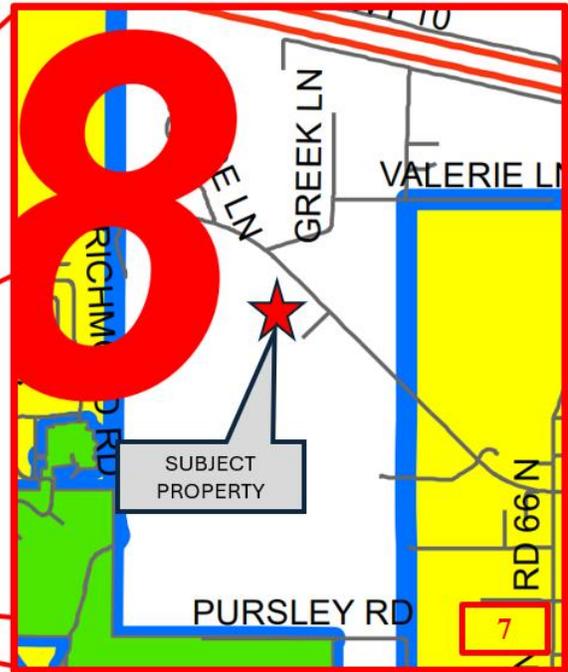
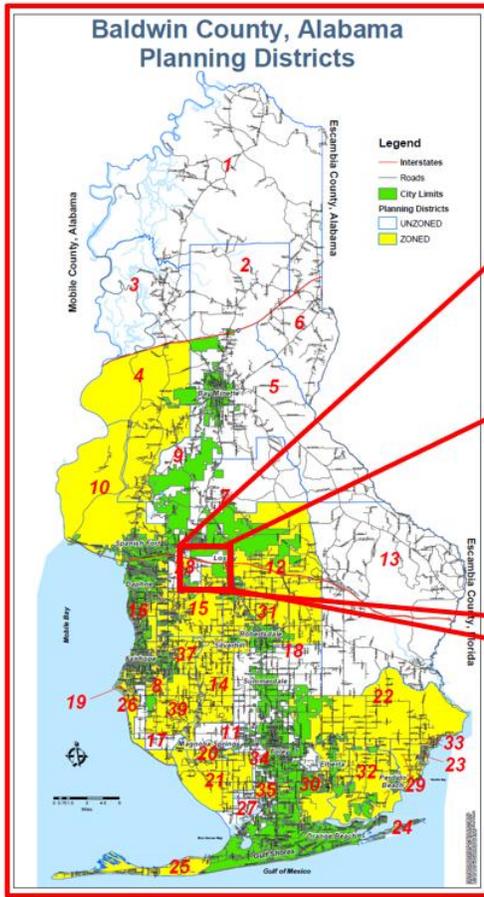
1. Any future development of the proposed 2 Lot Non-Residential Subdivision will need to obtain approval from ALDOT prior to any driveway construction & require all applicable local, state, and federal permits.

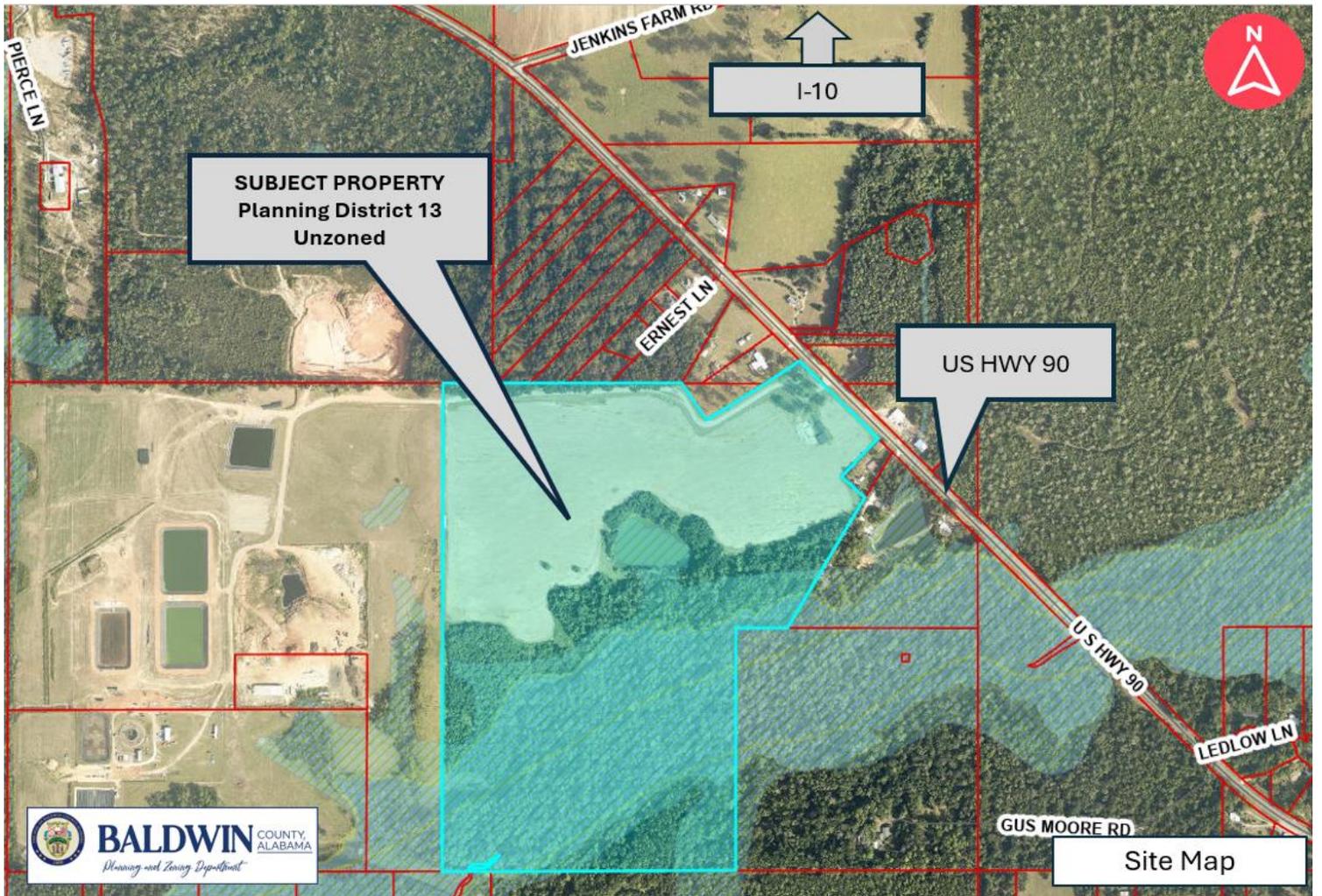
#### General Conditions:

All conditions shall be met, and the final plat shall be 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>

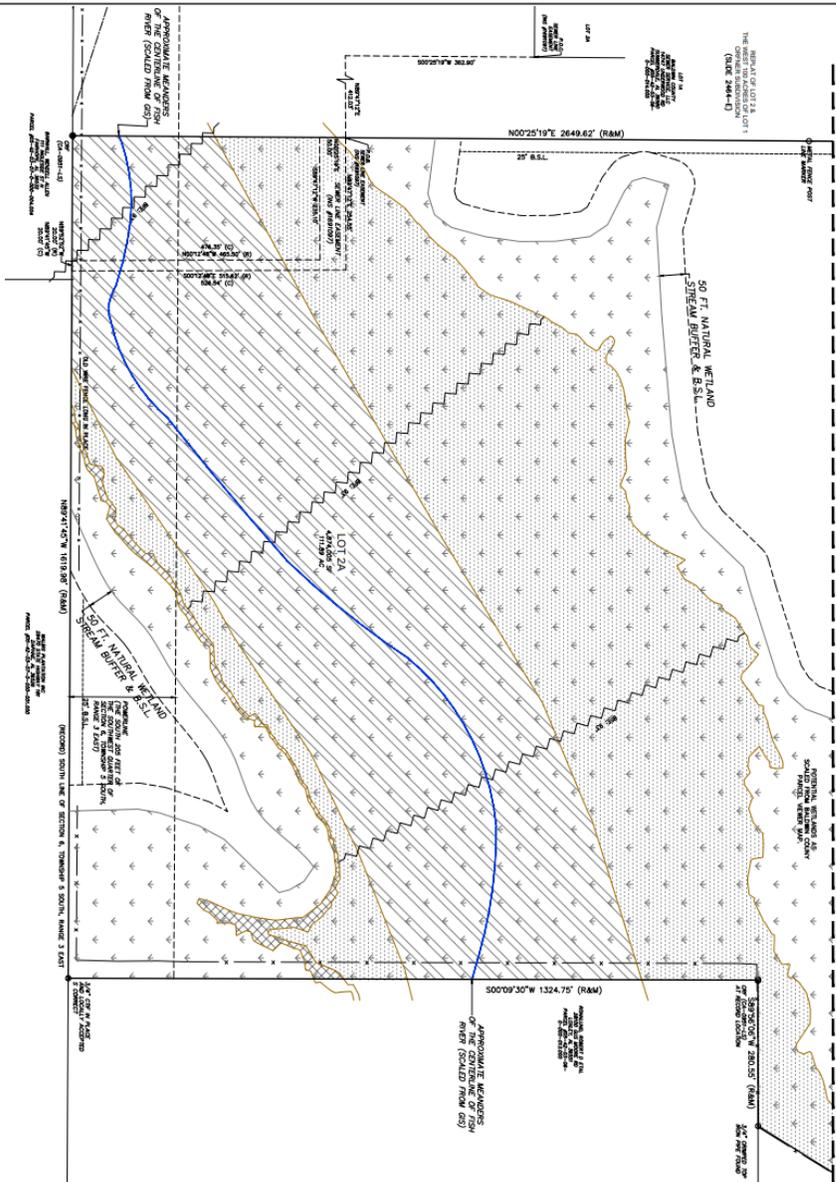
# Locator Maps





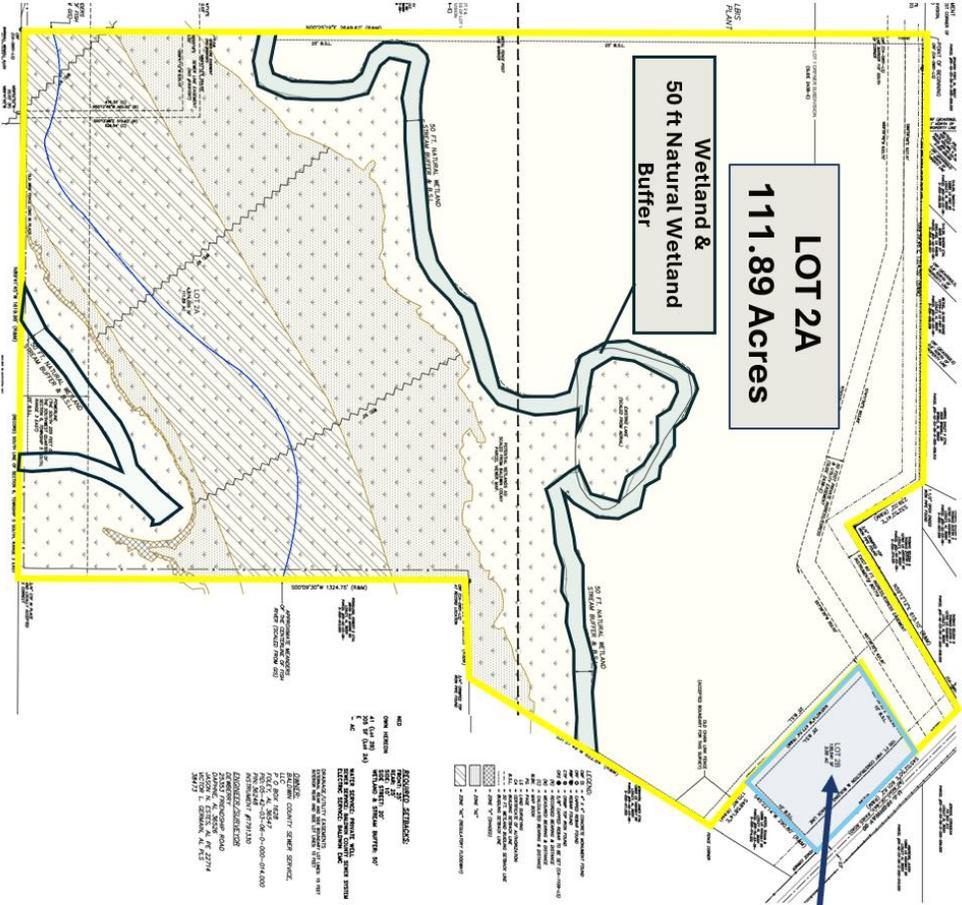


SEE SHEET 1 OF 2 FOR CONTINUATION NORTH



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Plat is Enlarged & 2 Pages  
 Combined to Show  
 Details



**LOT 2B**  
 3.00 Acres

**SITE DATA**  
 CURRENT ZONING: UNZONED  
 PLANNING DISTRICT 7  
 LN. FT. STREETS: SHOWN HERON  
 NUMBER OF LOTS: 2  
 SMALLEST LOT: 130,241 (Lot 2B)  
 LARGEST LOT: 4,874,005 SF (Lot 2A)  
 COMMON AREAS: NONE  
 TOTAL AREA: 115 +/- AC  
 DENSITY: 0.02 ACRE

**REQUIRED SETBACKS:**  
 FRONT: 25'  
 REAR: 25'  
 SIDE: 10'  
 SIDE STREET: 20'  
 WETLAND & STREAM BUFFER: 50'

**WATER SERVICE: PRIVATE WELL**  
**SEWER SERVICE: BALDWIN COUNTY SEWER SYSTEM**  
**ELECTRIC SERVICE: BALDWIN EMC**

**DRAINAGE/UTILITY EASEMENTS**  
 10 FT LANE: 15 FEET  
 15 FT LANE: 15 FEET  
 20 FT LANE: 15 FEET  
 30 FT LANE: 15 FEET  
 40 FT LANE: 15 FEET  
 50 FT LANE: 15 FEET  
 60 FT LANE: 15 FEET  
 70 FT LANE: 15 FEET  
 80 FT LANE: 15 FEET  
 90 FT LANE: 15 FEET  
 100 FT LANE: 15 FEET