



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-02
Preliminary Plat Approval for Phyliss Place
March 5, 2026

Subject Property Information

Planning District: 6
Zoning: Unzoned
Location: Subject property is located in the Perdido Community. South of Hwy 31, off Martin Hadley Lane and McKinley Road
Parcel Numbers: 05-16-03-06-0-000-017.003
PIN: 210623
Lead Staff: Elizabeth Wilson, Planning Technician
Online Case #: SC26-000002
Attachments: *Within Report*

Subdivision Proposal

Request: Request for Preliminary plat approval of a 4-lot residential subdivision.
Number of Lots: 4
Linear ft of streets: N/A, all lots front McKinley Road
Total acreage: 2.73 ac
Smallest lot size: 0.65 ac
Applicant/Owner: William Dobbins, Jr
Engineer/Surveyor: Sarah Wicker, PLS Group 34565 US Hwy 31, Suite C Stapleton, AL 36578

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities
Electrical: Alabama Power
Sewer: Septic Tank
Fire Protection: Perdido Fire – No ISO report available; side setbacks have been increased to 15ft to meet regulations.
Drainage Narrative: Drainage narrative prepared and stamped by Ben White P.E. 15 Hand Avenue, Suite 158 Bay Minette, AL 36507. This report has been reviewed and approved by the P&Z Permit Engineer.
Natural Resources: No wetlands present. Not within a flood zone.

Staff Analysis and Comments

The request is for a 4-lot subdivision with no infrastructure improvements required. The developer has shown a driveway layout that meets the access management plan. An Alabama Power distribution line intersects all 4 lots.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SC26-02 Phyliss Place, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

Specific conditions:

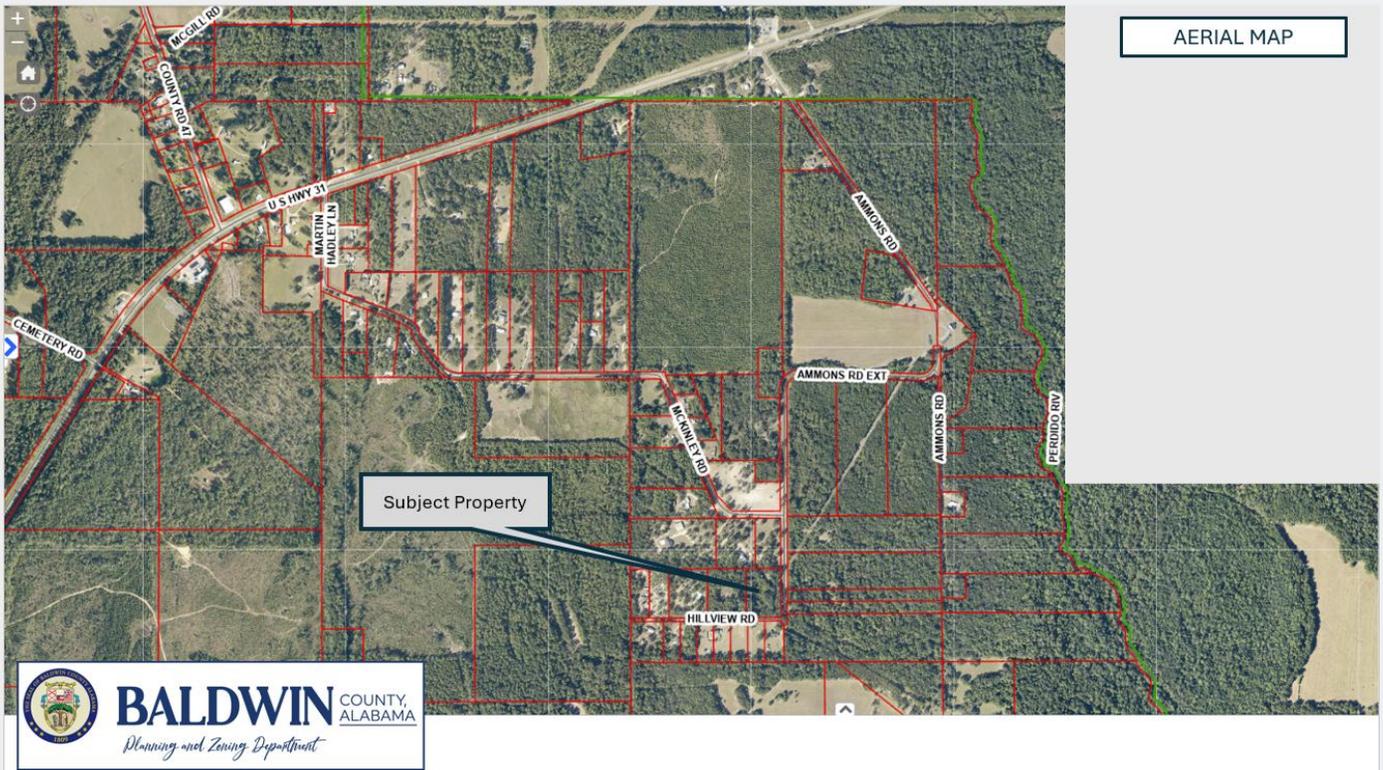
1. The proposed subdivision will require future driveways to be constructed to meet the access management policy.

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.

Locator Maps

AERIAL MAP



Detailed Aerial MAP



