



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC26-03
GREEN PASTURES
Subdivision
3/5/2026

Subject Property Information

JURISDICTION: Baldwin County
PLANNING DISTRICT: 39
ZONING: RSF-2
PARCEL ID # 05-56-05-21-0-000-002.000 **PIN:** 43439
LOCATION: East of Greeno Rd and North of County Road 3
CITIZENSERVE REF: SC26-000003
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: GREEN PASTURES Subdivision, 2-lot Residential Subdivision
Proposed # of Lots: 2 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 1.89 +/- acres
Smallest lot size: 0.515 +/- acres (22,435 sq ft)
Owner/Developer: Toby Roach
Engineer/Surveyor: Smith Clark & Associates, LLC/Hunter Smith

Public Utilities and Site Considerations

Public Utilities: **Water:** Fairhope Utilities
Sewer: Septic
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 Geographic Consulting LLC/ Catherine Clark, PE and accepted by the Baldwin County Permit Engineer .

Wetlands / Flood Zone : No, X -9999.0

Streets / Roads: N/A

Staff Analysis and Comments

The request is a 2-lot Residential Subdivision. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC26-03, GREEN PASTURES Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

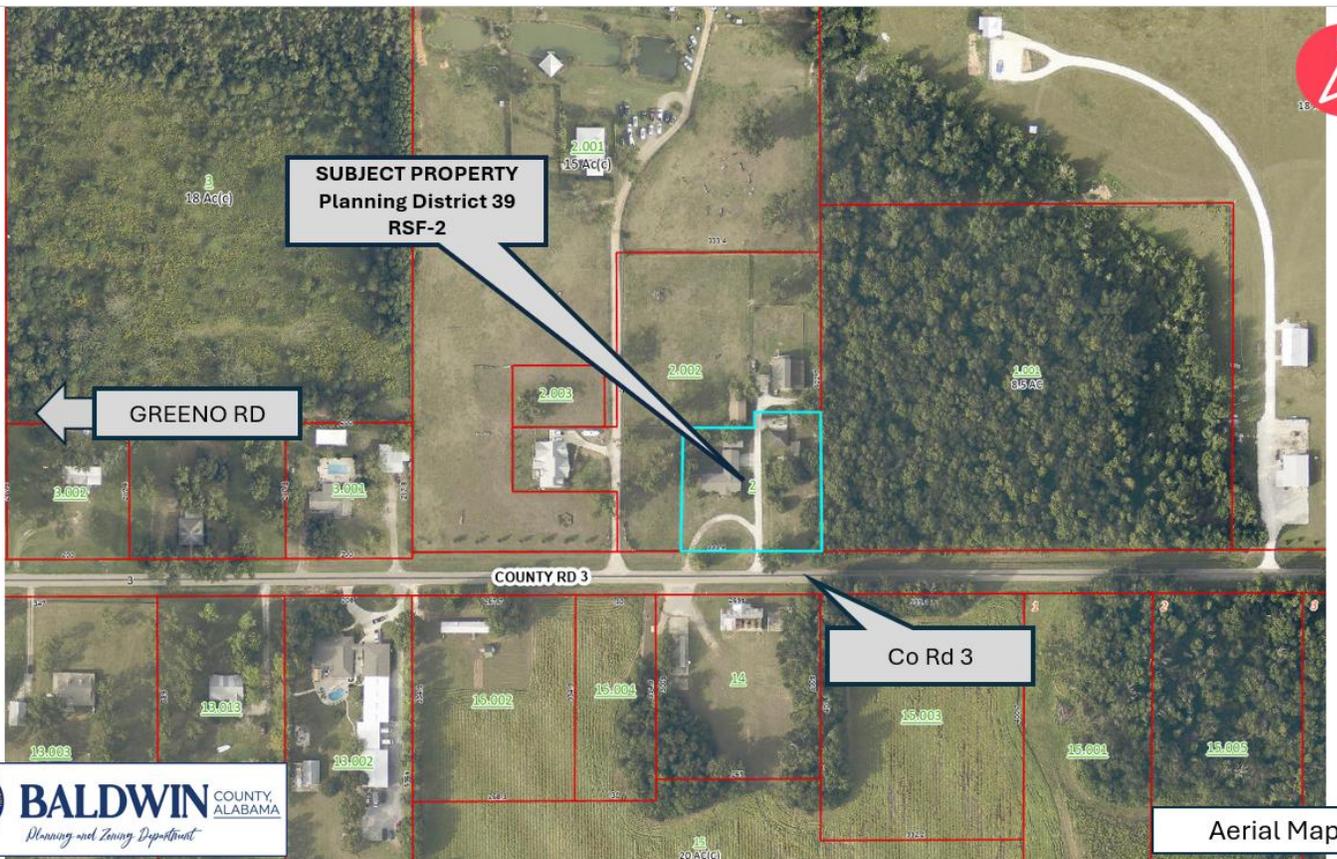
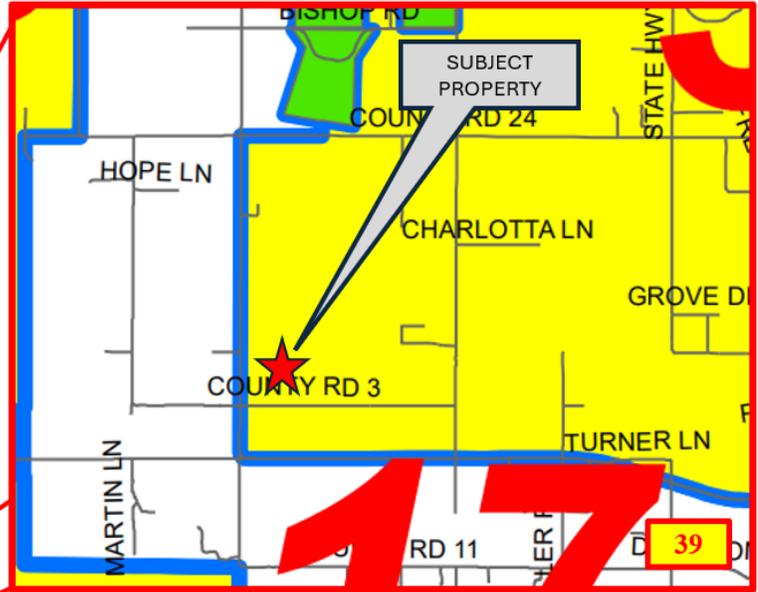
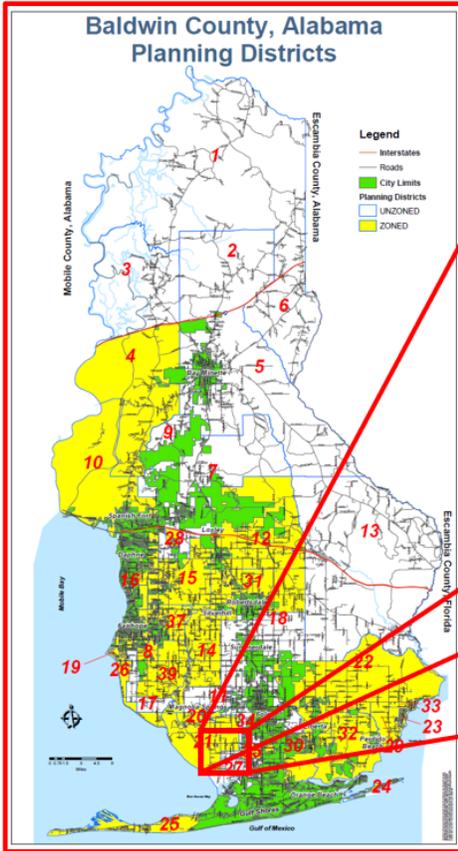
1. Any Future Improvements will require all applicable local, state, and federal permits and will need to adhere to the Baldwin County Access Management Policy.
2. Design Engineer shall submit a signed/stamped report that includes flow rate tests of the existing water system that verifies adequacy of fire protection being provided. If adequate fire flows don't exist and can't be provided, Building setbacks/spacing must be increased to comply with current ISO.

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



Plat is Enlarged to Show Details

FLOOD STUDENT:

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD RESURGENCE RATE MAP OF BALTIMA COUNTY, MARYLAND, DATED APRIL 15, 2010.
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADDED).

UTILITIES:

WATER SERVICE: FAIRHOPE UTILITIES
SEWER SERVICE: SEWER DMC
ELECTRIC SERVICE: BALTIMA DMC

FRONT AND REAR YARD SETBACKS: 5 FEET
INTERNAL SET OF LINES: 10 FEET EACH SIDE

BALTIMA DMC DESIGN:
THERE IS A DEVIATED HERBERT A. TO FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO NORTH OF WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
THERE EXISTS A 20 FOOT BALTIMA DMC EASEMENT THAT IS 10 FEET ON EACH SIDE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES UPON AND ADJACENT TO THE FRONT, REAR AND SIDE LINES.

SUBJECT DATE:
96-06-21-0-000-002,000
P.N. 62059
P.O. BOX 1000
14116 FAIRHOPE DRIVE
FAIRHOPE, AL 36532

ZONING: R5-2 RESIDENTIAL SINGLE FAMILY
PLANNING DISTRICT 39

BUILDING SETBACKS:
FRONT 10 FT
SIDE 15 FT
REAR 30 FT

TOTAL LOTS: 2 (0.5154 AC.)
SMALLEST LOT: 22,435 SQ. FT. (0.5154 AC.)
TOTAL AREA: 47,669 SQ. FEET (1.0944 AC.)

- ① 56-06-21-0-000-002,002 P.N. 500300
WALTER, STEPHEN A. & WALTER, ANN STEVEN
13339 FAIRHOPE, AL 36532
FAIRHOPE, AL 36532
- ② 56-06-21-0-000-001,001 P.N. 619069
MCKENZIE, LAMARNE ELMOR 8275 US HWY NO. 98 (M) FAIRHOPE, AL 36532
- ③ 56-06-21-0-000-015,003 P.N. 619069
ANNEX ORGANIZATION 8177 COUNTY RD NO. 11 (M) FAIRHOPE, AL 36532
- ④ 56-06-21-0-000-014,000 P.N. 2122
BARNWELL COMMUNITY ORGANIZATION 8177 COUNTY RD NO. 11 (M) FAIRHOPE, AL 36532
- ⑤ 56-06-21-0-000-015,004 P.N. 621406
SAMPSON, JIM J (M) 13321 FAIRHOPE, AL 36532

LINE	BEARING	DISTANCE
1	S 89°46'24" E	105.14' (0)
2	N 01°17'29" E	193.39' (0) & (R)
3	N 07°13'56" E	254.47' (0) & (R)
4	N 89°46'24" W	105.14' (0)

