



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-07
Venture 87 Subdivision
June 5, 2025

Subject Property Information

Planning District: 13
Zoning: Unzoned
Location: The subject property is located west of County Road 87, north of Linholm Rd.
Parcel Numbers: 05-40-02-03-0-000-004.001 PIN#: 34098
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Venture 87 LLC
Engineer/Surveyor: Weygand Wilson Surveying- Trent Wilson
Online Case #: When searching online CitizenServe database, please use SPP25-000007
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 4
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear, 10' Side & 20' Side Street
Total acreage: 23.16 ac
Smallest lot size: 2.31 ac

Public Utilities and Site Considerations

Public Utilities: Water: Well
Electrical: Baldwin EMC
Sewer: On Site Septic

Fire flow: N/A- All lots are greater than 40,000 sf

Traffic study: N/A- Less than 50 Lots

Flood zone: X zoned, no special requirements.

Drainage improve.: Drainage narrative prepared by Chris Lieb, P.E. Lieb Engineering It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands No wetlands were identified on the subject property according with the Baldwin County Generalized Wetland Map.

Staff Analysis and Comments

County Road 87 is classified as a Major Collector in accordance with the Access Management Policy, which requires a minimum of 240 feet of spacing between existing and proposed driveways. The applicant will be responsible for installing a major residential driveway, including an easement to provide access to all proposed lots.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-07 Venture 87 Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant shall apply and obtain approval for a Commercial Turnout Permit(CTP)
2. The applicant must submit a Final Plat application, which will be reviewed and administratively approved by staff following the installation, inspection, and approval of the major residential driveway. Once the Final Plat is approved, the applicant will have 90 days to circulate the plat for signatures and record it

General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary 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>

