



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-15

Heritage Farms

June 5, 2025

Subject Property Information

Planning District: 22
Zoning: RA- Rural Agricultural
Location: Subject property is located east of County Rd 83, south of County Rd 32 approximately two miles north of Town of Elberta
Parcel Numbers: 05-53-03-05-0-000-012.000 PIN: 69453
05-53-03-05-0-000-011.001 PIN: 630305
Lead Staff: Associate Planner, Fabia Waters
Applicant/Owner: C & R Farms LLC
Engineer/Surveyor: Sawgrass Engineering
Online Case #: When searching online CitizenServe database, please use SPP25-000015
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 23
Linear ft of streets: 3, 138 LF
Lot setbacks: 40' Front, 40' Rear, 15' Side – The highway construction setback along County Rd 83 is 75' from centerline of the right-of-way at the time of recording.
Wetland setback: 30' Natural Buffer from all jurisdictional wetlands and a 5' Natural Buffer for all non-jurisdictional wetlands
Total acreage: 80.44 ac
Smallest lot size: 3.01 ac

Public Utilities and Site Considerations

Public Utilities: Water: East Central Baldwin . Letter dated- March 26, 2025
Electrical: Baldwin EMC . Letter dated- February 19, 2025
Sewer: On Site Septic

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

Traffic study: N/A less than 50 lots

Flood zone: X zone, no special requirements

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

Wetlands

Wetland report prepared by Wetland Science and EcoSolutions, jurisdictional and non-jurisdictional wetlands were identified on the subject property and are reflected with the appropriate buffer.

Staff Analysis and Comments

N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-15 Heritage Farms be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

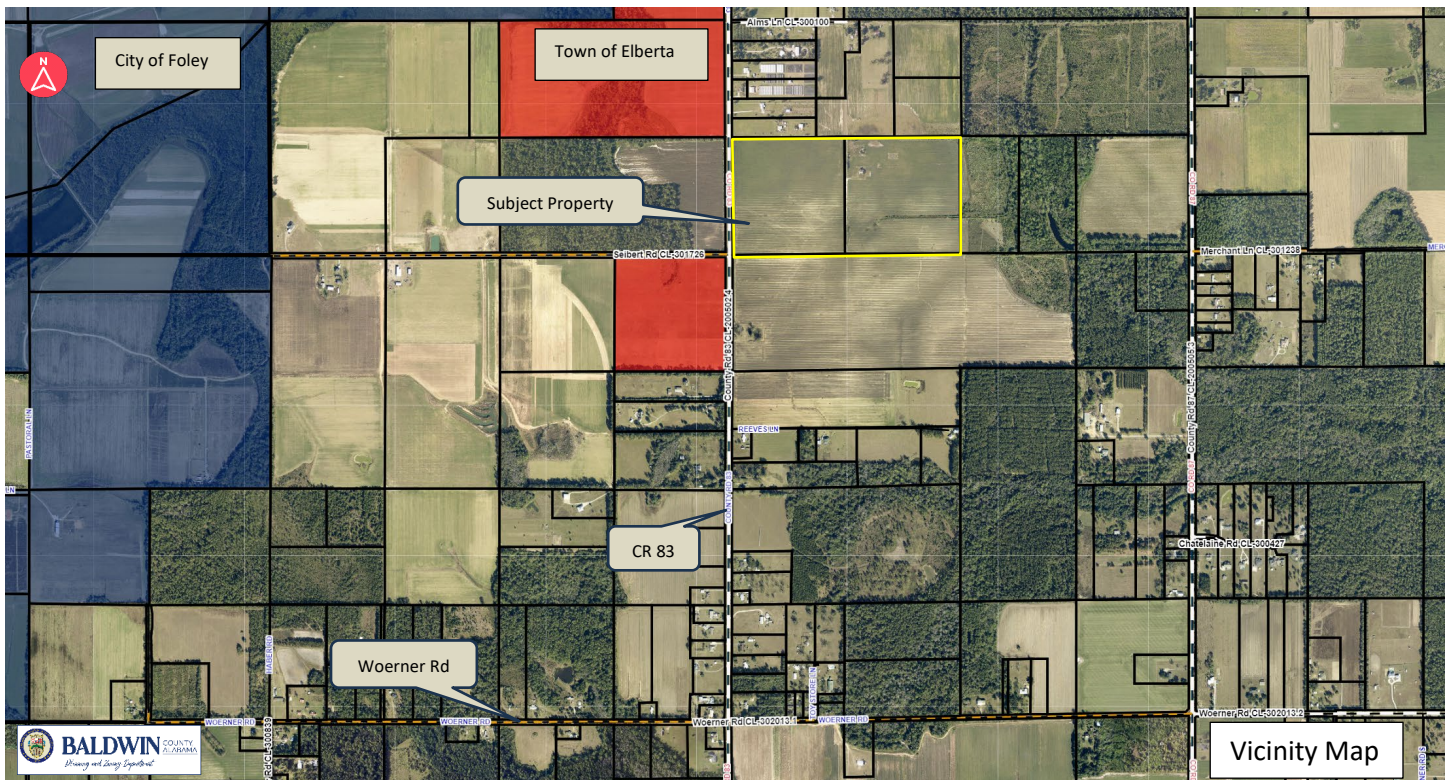
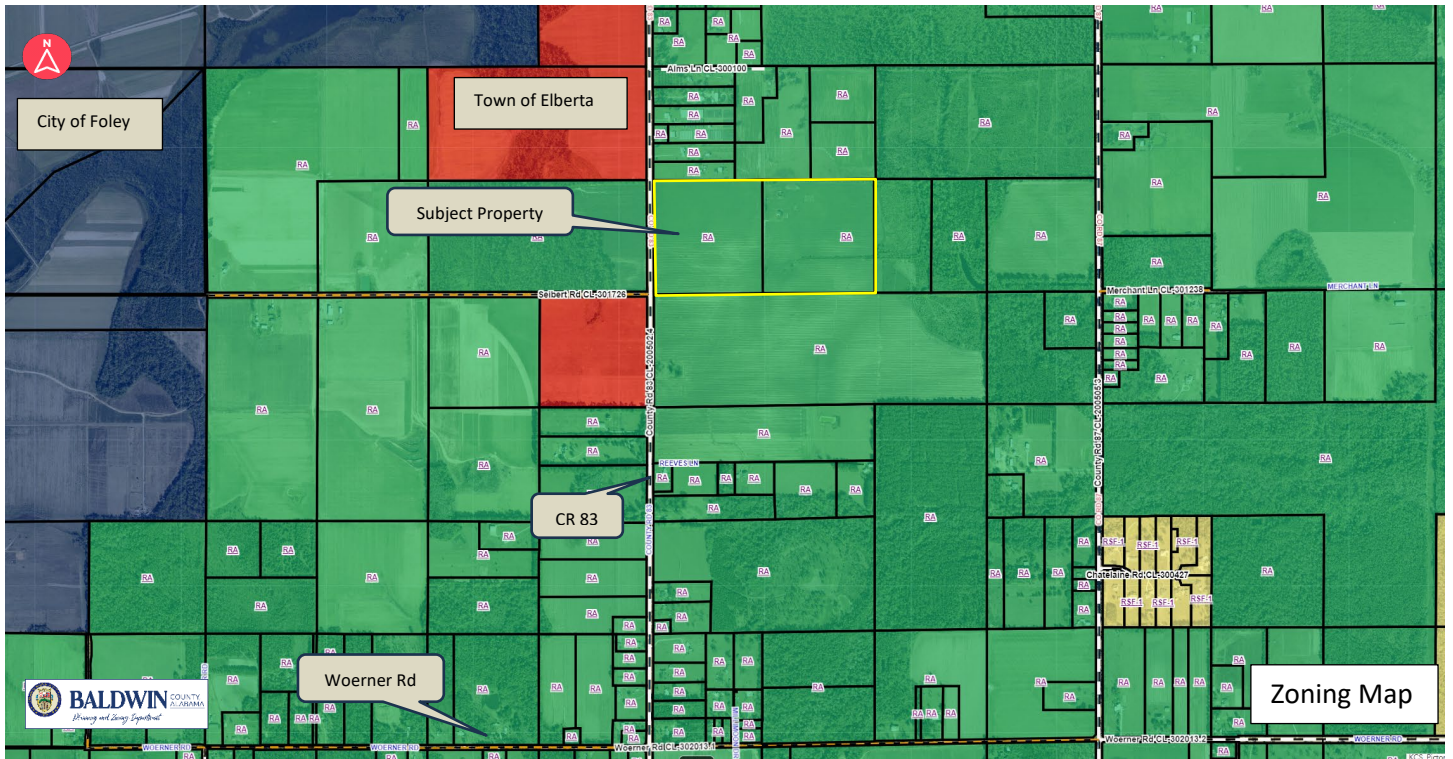
1. All permanent signage regarding the jurisdictional wetlands on the south east corner must be installed before any land disturbance begins, following the issuance of the subdivision permit.
2. Add note to the effect that the western non-jurisdictional SWMA wetland area must not be modified or filled.

General Conditions:

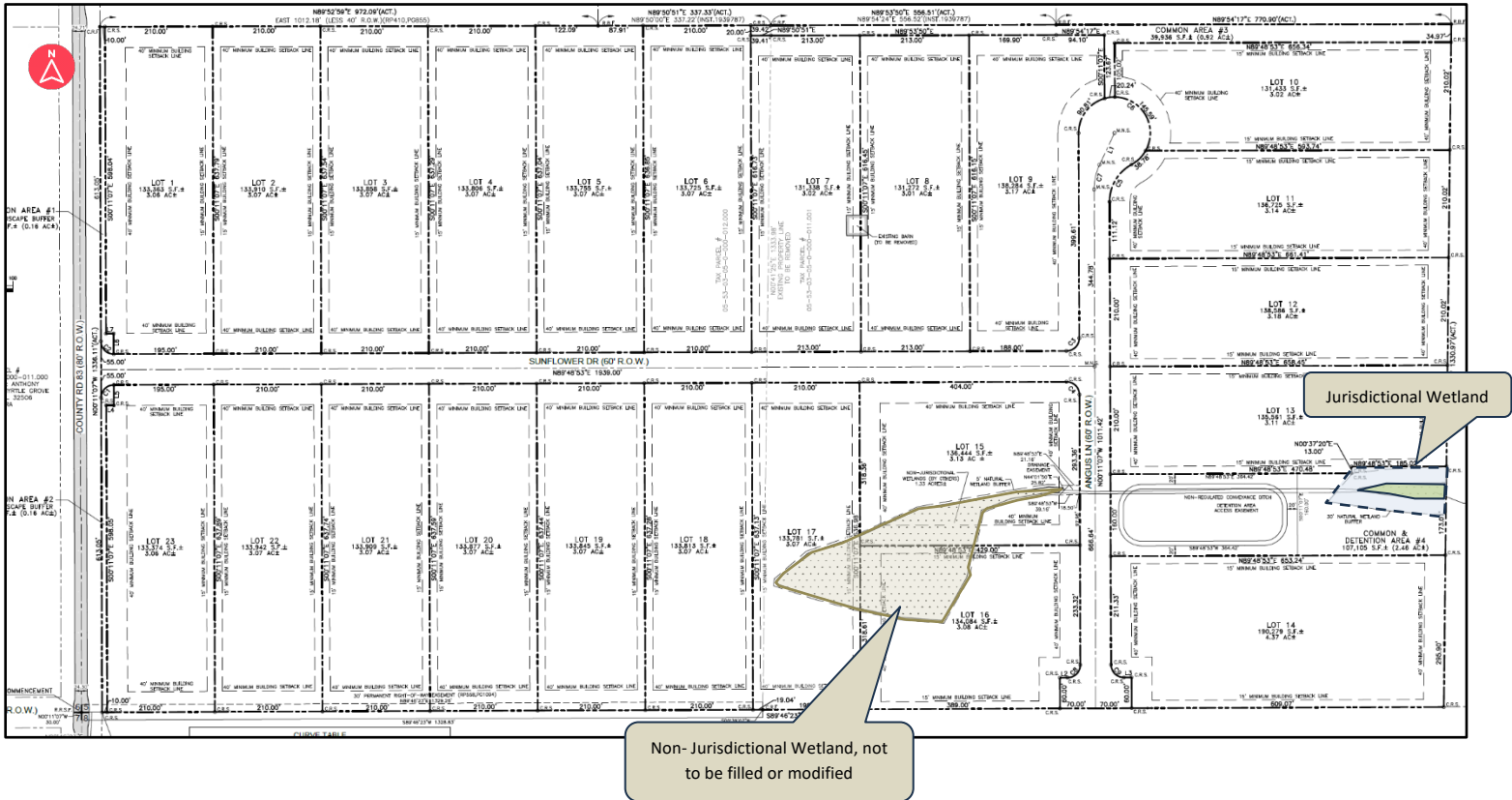
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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>

Locator Maps



Plat



SITE DATA:

TOTAL ACREAGE = 80.44 ACRES±
 TOTAL LOTS = 23
 SMALLEST LOT SIZE = 3.01 ACRES±
 TOTAL LINEAR FOOTAGE OF ROADWAY = 3,138 L.F.±
 (CENTERLINE MEASURED TO BACK OF CUL-DE-SAC)
 TOTAL COMMON AREAS = 3.64 ACRES±

CURRENT ZONING:

RA
 (PER BALDWIN COUNTY PLANNING DISTRICT 22)

UTILITIES:

WATER - EAST CENTRAL BALDWIN COUNTY WATER
 SEWER - SEPTIC
 POWER - BALDWIN EMC

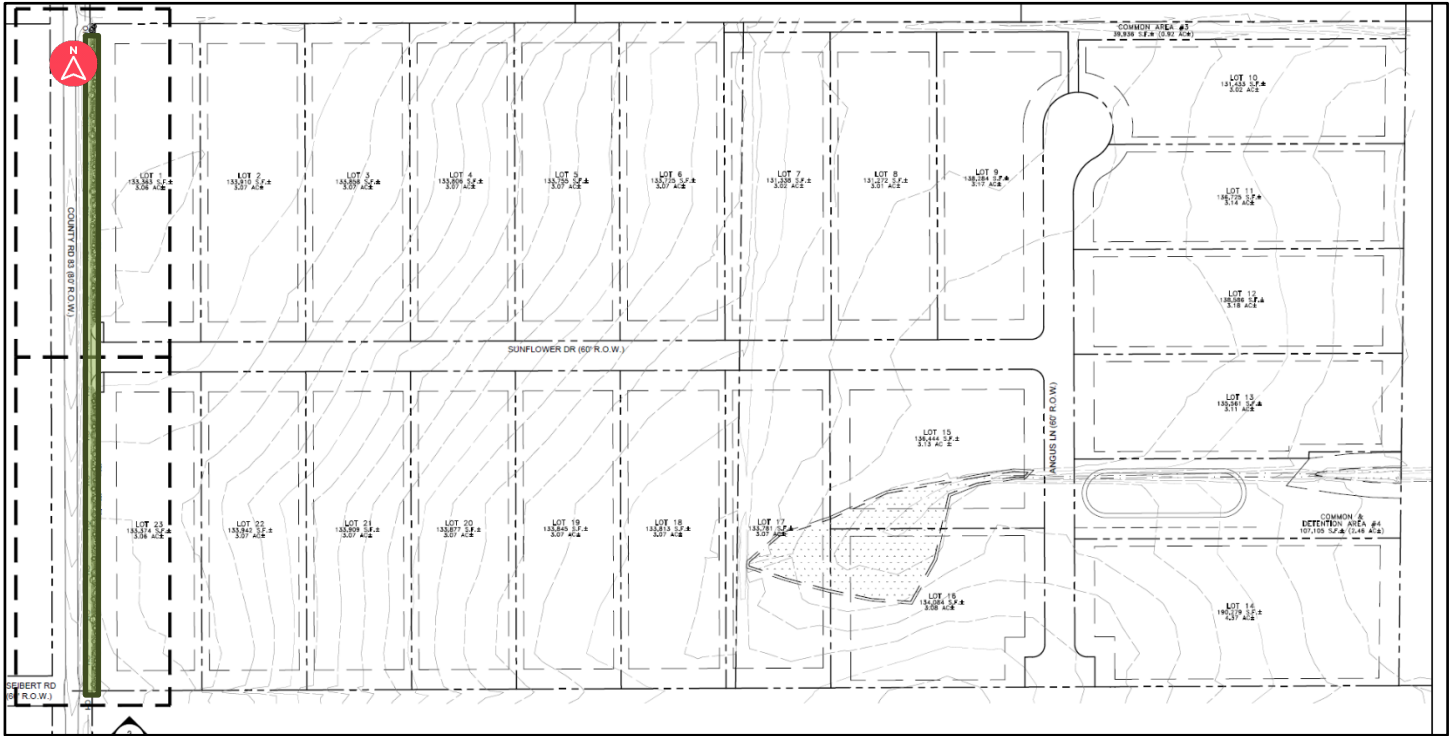
BUILDING SETBACKS:

FRONT=40'
 REAR=40'
 SIDE=15'
 SIDE STREET=40'
 JURISDICTIONAL NATURAL WETLAND BUFFER=30'
 NON-JURISDICTIONAL NATURAL WETLAND BUFFER=5'

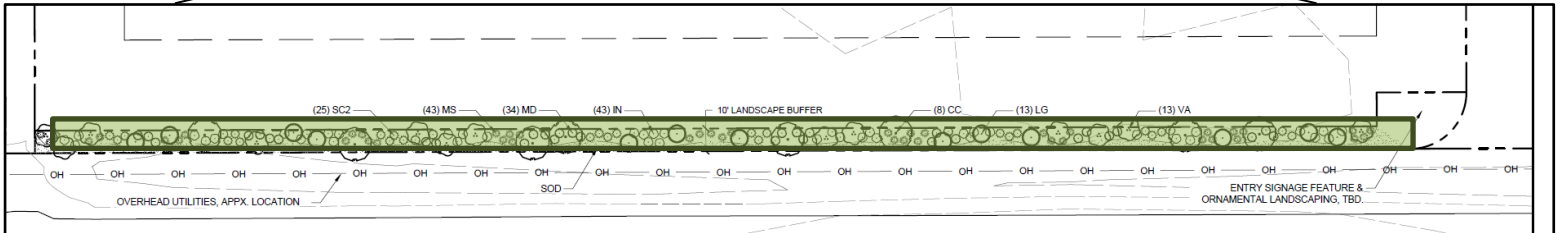
DRAINAGE & UTILITY EASEMENTS:

EXTERNAL FRONT, REAR, AND SIDE = 15'
 INTERIOR = 10' EACH SIDE OF LOT LINE
 (UNLESS SHOWN OTHERWISE HEREON)

Landscaping Plan



10' Landscape Buffer along County Rd 83



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	CC	16	CERCIS CANADENSIS / EASTERN REDBUD	B&B OR CONT	1.0" CAL	4'
	LG	26	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA	B&B OR CONT	1.0" CAL	4'
	VA	26	VITEX AGNUS-CASTUS / CHASTE TREE TREE-FORM, MIN. 3 TRUNKS, SPECIMEN QUALITY	B&B OR CONT	1.0" CAL	4'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	IN	86	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	24" MIN.	48" o.c.
	MS	86	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL	24" MIN.	48" o.c.
	MD	68	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL	24" MIN.	48" o.c.
	SC2	50	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	3 GAL	24" MIN.	48" o.c.
SOD/SEED						
	SOD	3,682 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD		