



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-28
Summer Grove South
November 6, 2025

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: The subject property is located north of Larry Street Road, and west of County Road 54 and east of Rigsby Road.
Parcel Numbers: See next page
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Multiple Owners- See next page
Engineer/Surveyor: Dwayne Smith, PE. Anchor Engineering
Online Case #: When searching online CitizenServe database, please use SPP25-000028
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 6
Linear ft of streets: 1,860LF
Lot setbacks: 30' Front, 30' Rear, 10' Side and 20' Side Street
Wetland Setbacks: 30 Natural Buffer
Total acreage: 36.7 ac
Smallest lot size: 2.16ac

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water System. Letter dated August 21, 2025
Electrical: Riviera Utilities . Letter dated September 9, 2025
Sewer: BCSS, Malbis treatment plant. Letter dated September 16, 2025
Broadband: Stream MediaCom Letter dated October 9, 2025

Fire flow: N/A Lots are larger than 40,000sf

Traffic study: A traffic study was conducted by Burch transportation.... It was reviewed and accepted by the P&Z Permit Engineer.

Flood zone: X zone, no special requirements.

Drainage improve.: Drainage narrative prepared by Dwayne Smith, PE It was reviewed and accepted by the P&Z Permit Engineer.

OWNERS:

HOLLAWAY, BELL DAVIS
11375 HOLLWAY LN
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-008.000

YELDON, TIMOTHY JR
607 BEAUJOLAIS CT
MCDONOUGH, GA 30253
PARCEL #43-01-11-0-000-010.000

ATLAS BOLAR ESTATE MANAGER
18352 TWIN BEECH RD S
FAIRHOPE, AL 36532
PARCEL #43-01-11-0-000-013.004

BOLAR, ESTELLE
5216 NOBLEMAN TRL
KNIGHTDALE, NC 27545
PARCEL #43-01-11-0-000-020.000

CARMICHAEL, HENRY
5216 NOBLEMAN TRL
KNIGHTDALE, NC 27545
PARCEL #43-01-11-0-000-020.001

BOLAR, ATLAS ETAL BEATRICE
27335 CO RD 54 W
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-013.014

MURPHY, MOSE
18352 TWIN BEECH RD
FAIRHOPE, AL 36532
PARCEL #43-01-11-0-000-013.001
PARCEL #43-01-11-0-000-013.016

HENDERSON, MARQUETTA
27335 CO RD 54 W
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-012.001

LOMAX, WAYNE JR ETUX KARA
195 PANOLA RD
ELLENWOOD, GA 30294
PARCEL #43-01-11-0-000-013.018

JOHNSON, VASHTI B
PO BOX 3
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-013.012

ATLAS BOLAR ESTATE MANAGERS ALLEN, GAYLE
AND T ETAL CARMICHAEL, HENRY
18352 TWIN BEECH RD S
FAIRHOPE, AL 36532
PARCEL #43-01-11-0-000-013.019

JONES, SABRINA L W
100 OAK MEADOW TER
WARNER ROBINS, GA 31088
PARCEL #43-01-11-0-000-013.011

POTTS FAMILY TRUST DATED FEBRUARY 27 2024
CHARLES A POTTS AND KARLA D VALRIE-POTTS
TRUSTEES, THE
1419 HOLT DR
PORTSMOUTH, VA 23701
PARCEL #43-01-11-0-000-013.020

OWNERS:

VALRIE-POTTS, KARLA D
3924 LAKEVIEW DR
CHESAPEAKE, VA 23323
PARCEL #43-01-11-0-000-013.000

BOLAR BRENT AND SIMPSON FLORENCE AND
PEACOCK ANDREA AND BOLAR KARY LANCE
23723 RIVER RD N
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-013.017

HERRION, EDOL
1208-B WHISPERING PINES RD
DAPHNE, AL 36526
PARCEL #43-01-11-0-000-013.008

ALLEN, GAYLE T
18352 TWIN BEECH RD S
FAIRHOPE, AL 36532
PARCEL #43-01-11-0-000-013.015

JOHNSON, IRIS D
778 INVERNESS RD
AKRON, OH 44313
PARCEL #43-01-11-0-000-013.010

BOLAR, WILLIE ETAL BOLAR, BARBARA ANN
1458 FREDERICK BLVD
AKRON, OH 44320
PARCEL #43-01-11-0-000-013.007

ALLEN, DOROTHY B
18352 TWIN BEECH RD S
FAIRHOPE, AL 36532
PARCEL #43-01-11-0-000-013.003

DOBSON, JACQUELINE MARIE
19009 LAUREL PARK RD SPC#404
DOMINGUEZ HILLS, CA 90220
PARCEL #43-01-11-0-000-013.009

WELLS, TIFFANY
378 PECAN WOOD CIR
FAIRBURN, GA 30213
PARCEL #43-01-11-0-000-013.006

CARMICHAEL, ESTELLE
5216 NOBLEMAN TRL
KNIGHTDALE, NC 27545
PARCEL #43-01-11-0-000-013.013

Wetlands

Wetland report prepared by Thompson Engineering & Wetland Science, both reports were reviewed and accepted by staff. Jurisdictional wetlands were identified and placed in common areas with appropriate buffers.

Staff Analysis and Comments

The proposed Summer Grove South Subdivision will connect to the existing Summer Grove Subdivision (SPP23-31 approved at the April 4, 2024 meeting) located north of the subject property.

The originally approved Summer Grove access onto Rigsby Road is being relocated to Larry Street, providing a connection between the two subdivisions.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-28 SUMMER GROVE SOUTH be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

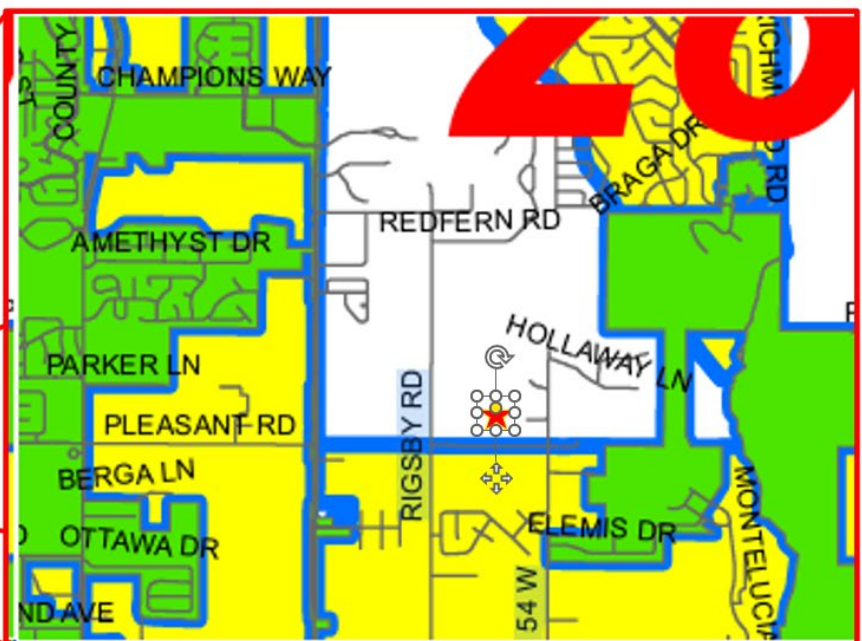
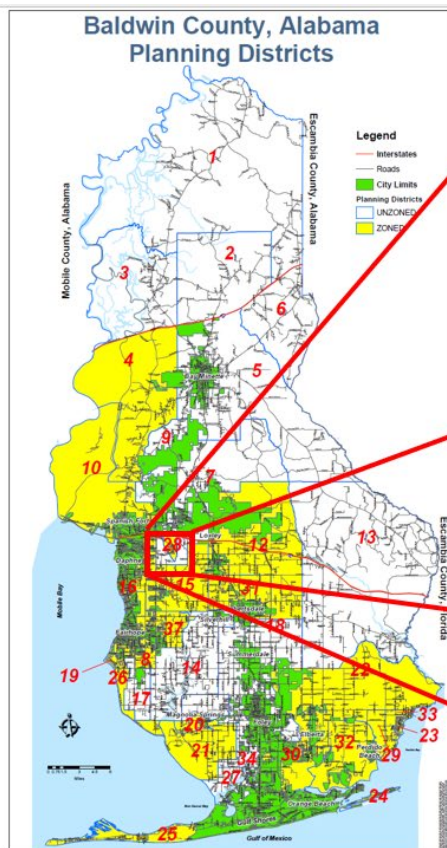
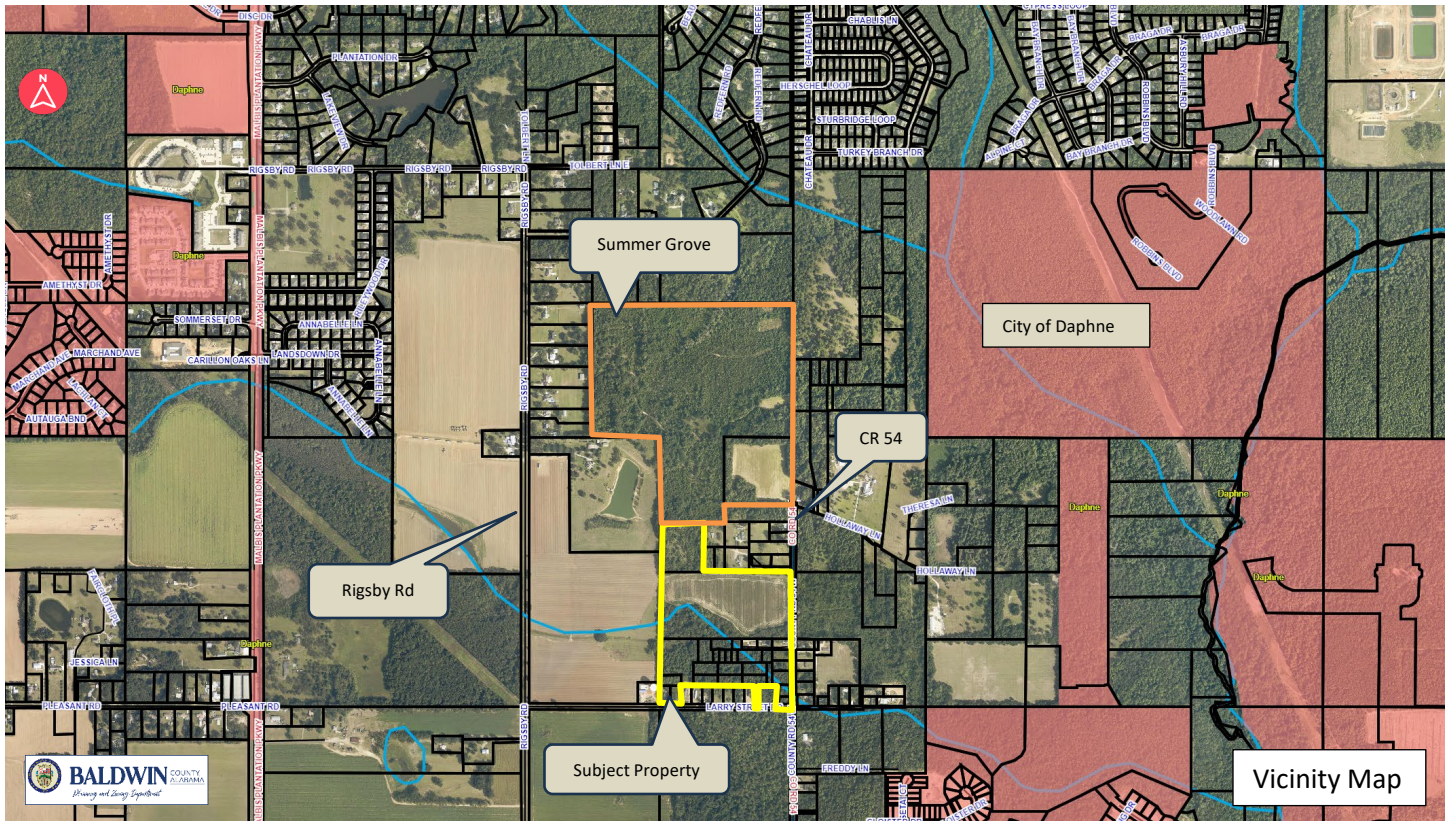
1. Coordinate with the Planning and Zoning Permit Engineer and Right of Way Dept. regarding a right of way dedication to accommodate the proposed regional detention pond that is proposed west of the subject property.
2. Provide a revised draft of the O & M plan with details required by staff during the technical review.

General Conditions:

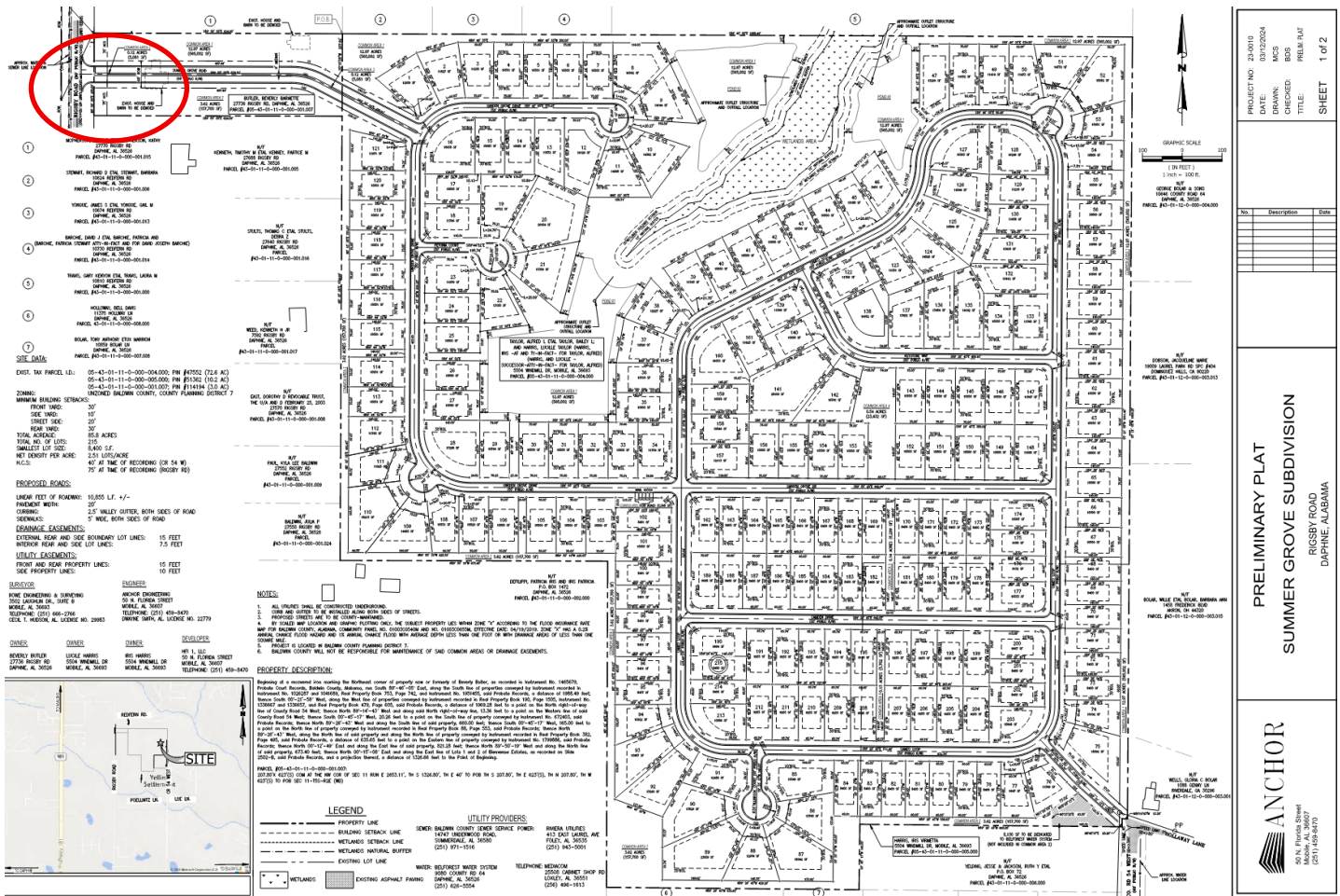
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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



Summer Grove Preliminary Plat



Summer Grove REVISDE Preliminary Plat

