



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

**Case No. SPP25-39
FAIRHOPE RESERVE
February 5th, 2026**

Subject Property Information

Planning District: 37
Zoning: RSF-2
Location: North of State Hwy 104 and East of Saint Michael Way
Parcel Numbers: 05-46-01-01-0-000-003.502 PIN: 77702
Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: FST AND RANDALL, ROBERT G / Core Development (Developer)
Engineer/Surveyor: Sawgrass Consulting- Tim Lawley
Online Case #: When searching online CitizenServe database, please use SPP25-000039.
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary Plat Approval for a Residential Subdivision
Number of Lots: 40
Linear ft of streets: 3,065 LF
Lot setbacks: 30 ft front and rear, 15 ft side, 20 ft side street
Total acreage: 31.89 acres
Smallest lot size: 0.46 acres (15,000 SF / 0.344 acres required by RSF-2)
Density: 1.26 lots per acre
Density allowed by RSF-2 zoning = 2.9 units/ac
Open space: Total required: 40 x 1000 = 40,000 SF
Total provided: 120,000 SF
Total usable: 40 x 400= 16,000 SF
Provided: 36,419 SF

Public Utilities and Site Considerations

Public Utilities:	Sewer: BCSS, Malbis Plant. Letter dated 9/19/ 2025. Water: Well Electricity: Riviera Utilities. Letter dated Nov. 12, 2025 Broadband: AT&T. Letter dated Nov. 11, 2025 (not a commitment)
Fire flow:	15 ft Side Setbacks (5.2.5(b)(1))
Traffic study:	A traffic study was prepared by Jennifer Larie Brownlie, PE, <i>Burch Transportation, LLC</i> on 12/11/2025 and reviewed by the Baldwin County Permit Engineer.
Flood zone:	Zone X, no special requirements.
Drainage improve.:	Drainage narrative prepared and stamped by Timothy D. Lawley, PE. It was reviewed and accepted by the P&Z Permit Engineer.
Wetlands:	N/A

Staff Analysis and Comments

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP25-39, FAIRHOPE RESERVE** Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

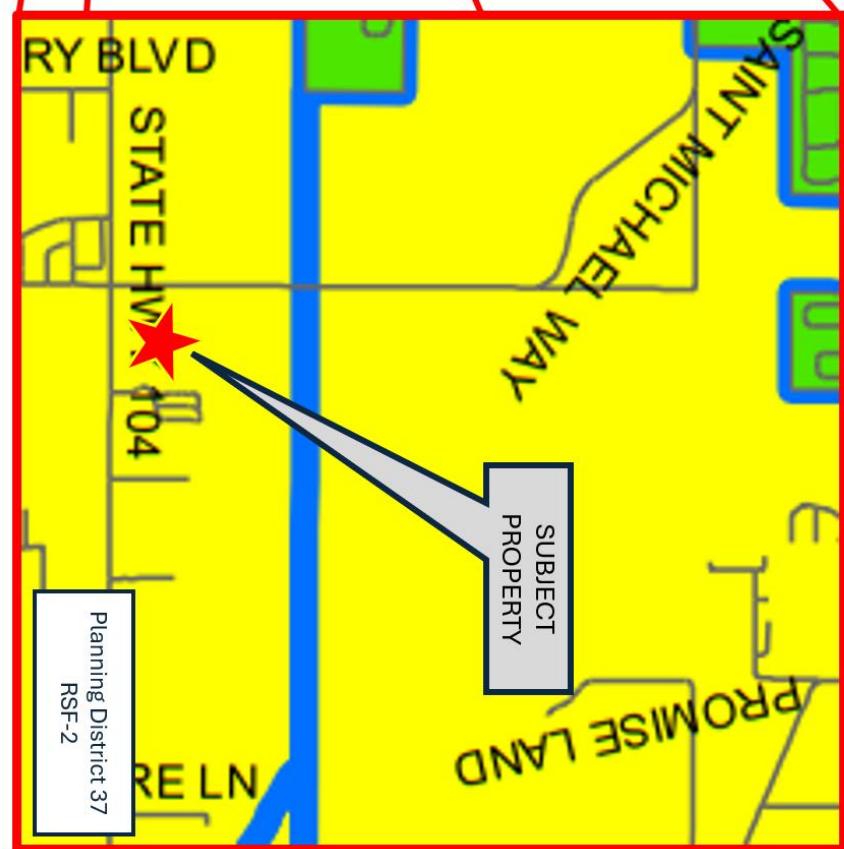
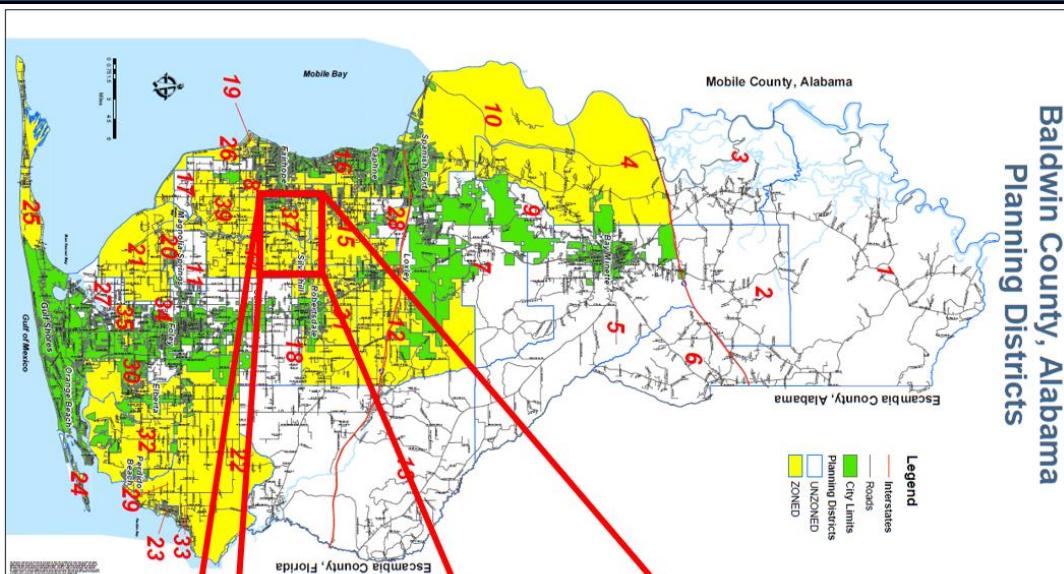
1. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
2. BCSS is under construction to expand the operating capacity at the Malbis treatment facility to 2 million gal/day and should be complete within the next 180 days. This expansion is required to be completed and accepted by ADEM prior to applying for final plat approval.
3. All amenities and landscaping shown on the Preliminary Plat and landscaping plan must be installed and inspected prior to Final Plat approval.

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



Locator Map

Site Map



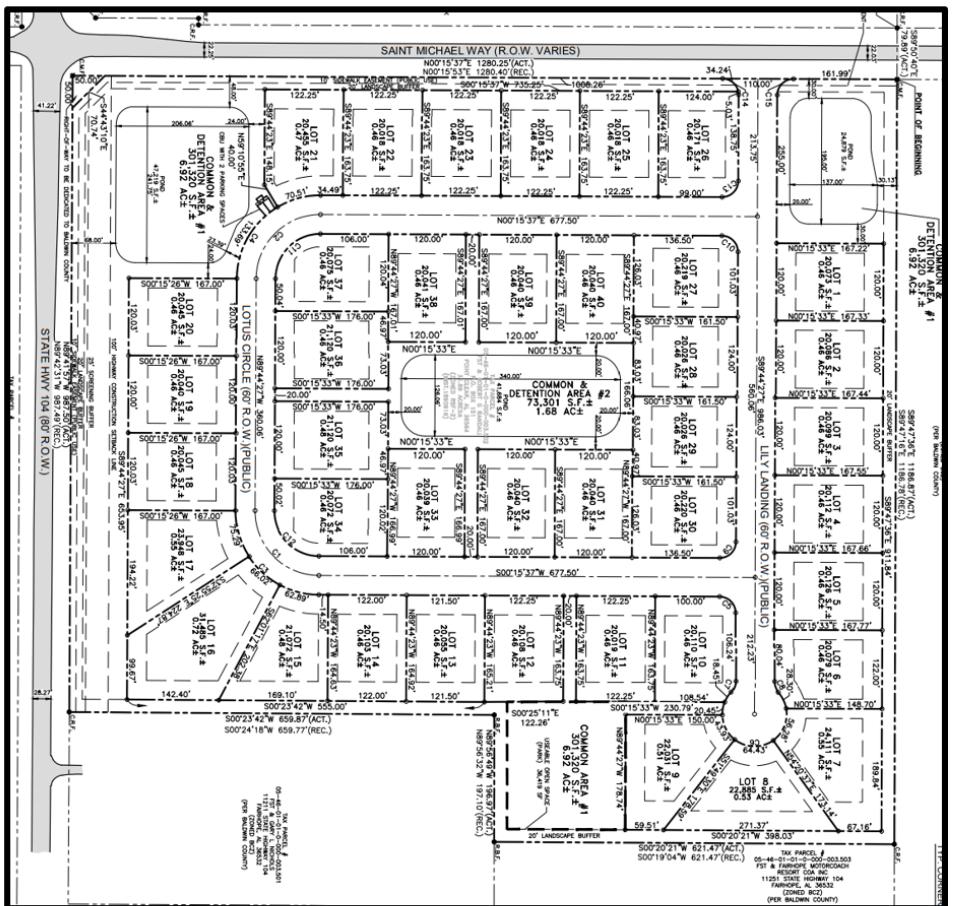
	Adjacent Zoning	Adjacent Land Use
North	BCZ	Agricultural
South	BCZ	Agricultural
East	BCZ, BCZ	Residential
West	RA, Rural Agricultural District	Agricultural



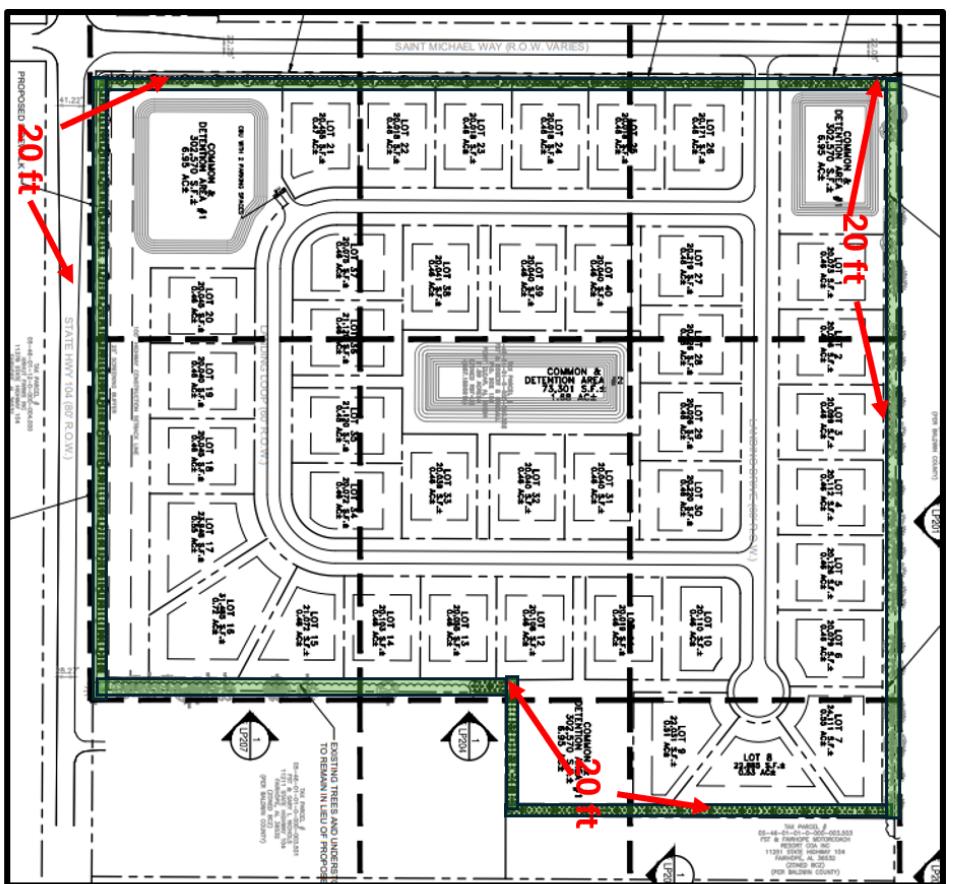
Plat



FAIRHOPE RESERVE



Cropped Plat



Landscape Plan

= Landscape buffer