



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:

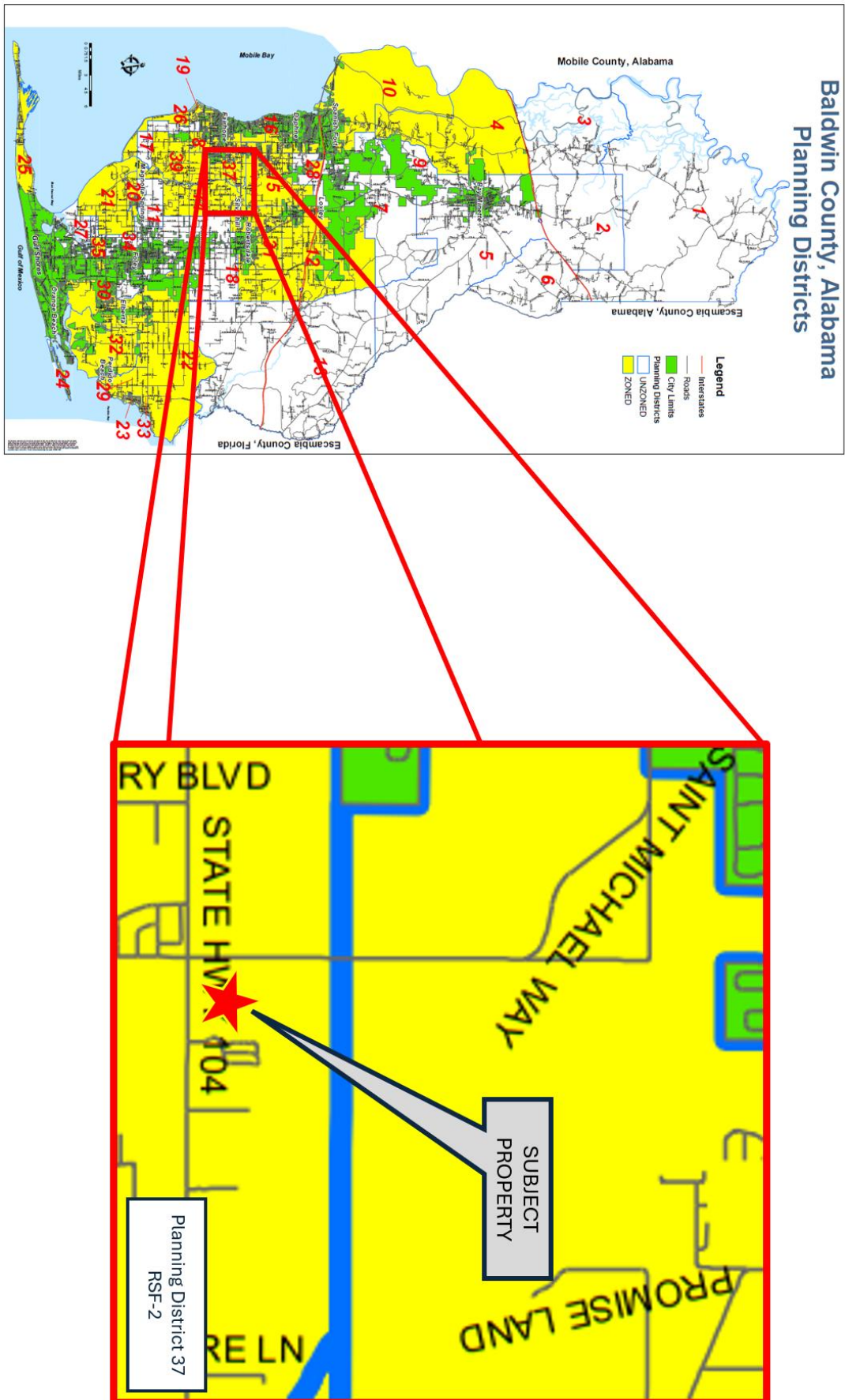
1. The broadband letter is not a commitment but states that it will work with the Developer. A commitment letter will be required for Final Plat approval.
2. BCSS is under construction to expand the operating capacity at the Malbis treatment facility to 2 million gal/day and should be complete within 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:

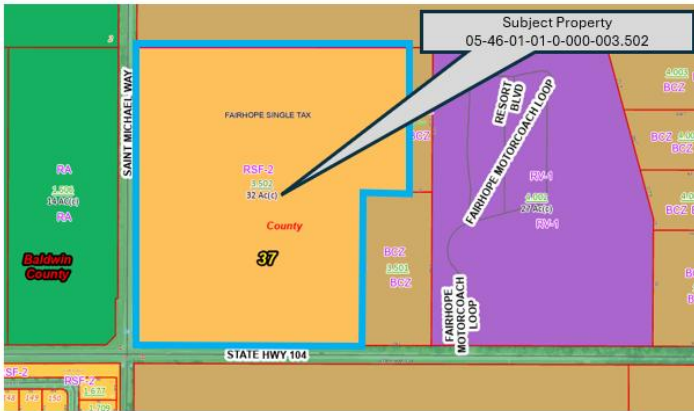
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

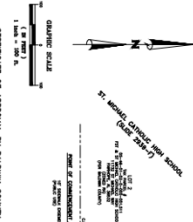


	Adjacent Zoning	Adjacent Land Use
North	BCZ	Agricultural
South	BCZ	Agricultural
East	BCZ, BCZ	Residential
West	RA, Rural Agricultural District	Agricultural



[illegible]

CERTIFICATE OF LEASEHOLD OWNER



THESE RESULTS WERE OBTAINED FROM A STUDY OF THE EFFECTS OF A 12-WEEK TRAINING PROGRAM ON THE PHYSICAL FITNESS OF 100 MALE COLLEGE STUDENTS. THE STUDENTS WERE DIVIDED INTO TWO GROUPS: A CONTROL GROUP AND A TRAINING GROUP. THE TRAINING GROUP PARTICIPATED IN A 12-WEEK TRAINING PROGRAM, WHILE THE CONTROL GROUP DID NOT. THE PHYSICAL FITNESS OF THE STUDENTS WAS MEASURED USING A STANDARDIZED TEST. THE RESULTS SHOWED THAT THE TRAINING GROUP HAD SIGNIFICANTLY HIGHER PHYSICAL FITNESS SCORES THAN THE CONTROL GROUP AT THE END OF THE 12-WEEK PERIOD.

SITE DATA:

TAXPARCEL # 05-46-01-01-0-000-003,502
TOTAL ACREAGE = 31.89 ACRES±
TOTAL LOTS = 40
SMALLEST LOT SIZE = 0.46 ACRES±
TOTAL LINEAR FOOTAGE OF STREETS = 3,065 L.F.±
(CENTERLINE MEASURED TO BACK OF CUR-DE-SAC)
TOTAL COMMON AREAS = 8.60 ACRES±
TOTAL OPEN SPACE REQUIRED = 40,000 S.F.
TOTAL OPEN SPACE PROVIDED = 120,000 S.F.
TOTAL USABLE OPEN SPACE REQUIRED = 16,000 S.F.
TOTAL USABLE OPEN SPACE PROVIDED = 36,419 S.F.

BUILDING SETBACKS:

FRONT=30'
REAR=30'
SIDE=15'
SIDE STREET=20'

Objective: Assessment of the Utilization of the Health Care System

PLANNING AND ZONING COMMISSION HEARINGS ARE OPEN TO THE PUBLIC AND ANY PERSON MAY ATTEND AND SPEAK AT THE MEETING. THE PLANNING AND ZONING COMMISSION APPROVED THE MAP FOR THE RECORDING OF THE SAME IN THE PLANNING OFFICE OF MALDEN COUNTY, ALABAMA, THIS 1st DAY OF _____, 2023.

MALDEN COUNTY PLANNING AND ZONING COMMISSION

BY: _____

**SCHOOLBOY OF APPROVAL, IN BOONHILL
COUNTY PLANNING DIRECTOR**

[illegible]

CRITICAL OF THE BALTIMORE COUNTY ENGINEER

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAN FOR THE RECONSTRUCTION OF SAID IN THE RESIDENT OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS _____ DAY OF _____ 2025.

ADDRESSING

THE UNDERSIGNED, AS COUNTY ENGINEER FOR BALTIMOR COUNTY, ALABAMA, HEREBY APPROVES THE WRITING PLAN AND HEREBY APPROVES THE RECORDING OF SAID IN THE PUBLIC OFFICE OF BALTIMOR COUNTY, ALABAMA.

SIGNED THIS _____ DAY OF _____ 2005.

STATE OF ARIZONA, AND ALBERT SMO (LAST KNOWN) OF SAVER RECORD, INC., (D.B.A. RECORDS), CONTAINED 31.86 ACRES MORE OR LESS, AND LINED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 10 WEST, ARIZONA COUNTY, ARIZONA.

[illegible]

NUMBER	REVISION	DATE



PRELIMINARY PLAT
FAIRHOPE RESERVE
CORE DEVELOPMENT

SCALE:	1" = 100'
DATE:	JANUARY 8, 2006
DRAWN BY:	H.L.
CHECKED BY:	
SHEET:	1 OF 1



DEVELOPING CONSCIOUSNESS
1321 OCEANVIEW BLVD., STE. 201
DALLAS, TEXAS 75241

[illegible]

30673 101, LA "SCOTT" THOMAS DR,
SPRINGFIELD, AL 36027
(205)564-7000

[illegible]**UNITIES:**[illegible]

IF LAND PLANTED:

[illegible]

AND THAT THE PLAN OR MAP CONVEYED HEREIN IS A TRUE AND CORRECT AND ACCURATE REPRESENTATION INTO WHICH THE NECESSARY REVISIONS ARE MADE FROM TIME TO TIME TO REFLECT THE CHANGES IN THE LAYOUT AND DESIGN OF EACH LOT AND TRACT AND

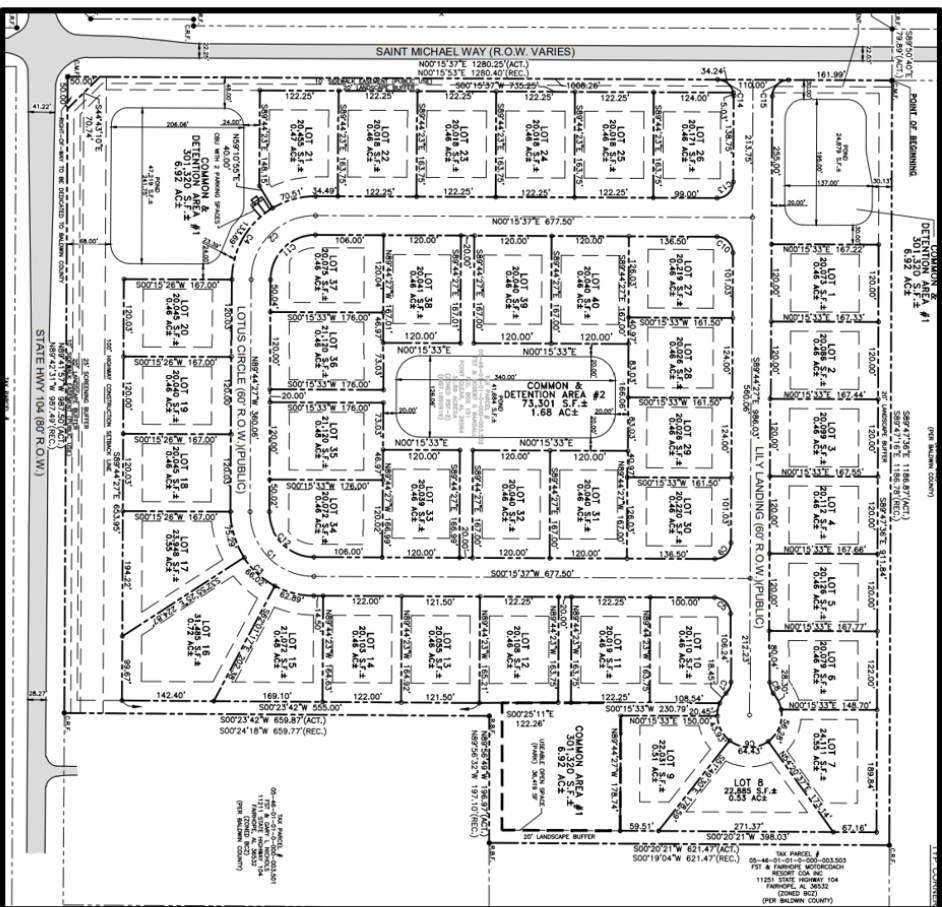
NAME: _____ DATE: _____

ADDRESS: _____

SCALE: _____ T" = 100'



Cropped Plat



Landscape Plan



= Landscape buffer

