



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SPP25-45**  
**Point Clear Golf Club Ph1 C**  
**February 5, 2026**

### Subject Property Information

**Planning District:** 26  
**Zoning:** RA- Rural Agricultural & RSF-1 Single Family District  
**Location:** Located west of County Rd 3 and north of County Rd 24  
**Parcel Numbers:**

Parcel ID No.	Current Zoning	Proposed Zoning
05-56-03-07-0-000-001.000 - 5815	RA	RSF-1
05-56-03-07-0-000-003.000 - 33951	RA	RA and RSF-1
05-56-03-07-0-000-003.001 - 26931	RA	RA
05-56-03-07-0-000-004.000 - 39776	RA	RA
05-56-03-08-0-000-011.000 - 62994	RA	RA and RSF-1
05-56-03-08-0-000-012.000 - 28753	RA	RA and RSF-1
05-56-03-08-0-000-013.000 - 58800	RA	RA
05-56-03-08-0-000-013.001 - 59610	RA	RA
05-56-03-08-0-000-015.000 - 63316 (PORTION 39.331 AC)	RA	RSF-1

**Lead Staff:** Fabia Waters, Associate Planner  
**Applicant/Owner:** Point Clear Club Land  
**Engineer/Surveyor:** Jade Consulting LLC, Trey Jinright  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000045  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 57  
**Linear ft of streets:** 5,515 LF  
**Lot setbacks:** Reduced and approved by the PRD site plan  
**Total acreage:** 36.52 ac  
**Smallest lot size:** 7,475 SF  
**Wetland Setback:** 15' Natural Buffers and 30' Natural Buffers, were approved with the PRD Site Plan  
**TOTAL COMMON AREA:** 9.56 ACRES  
**USABLE OPEN SPACE:** 1.25 ACRES  
**GROSS DENSITY:** 1.56 LOTS/ACRE

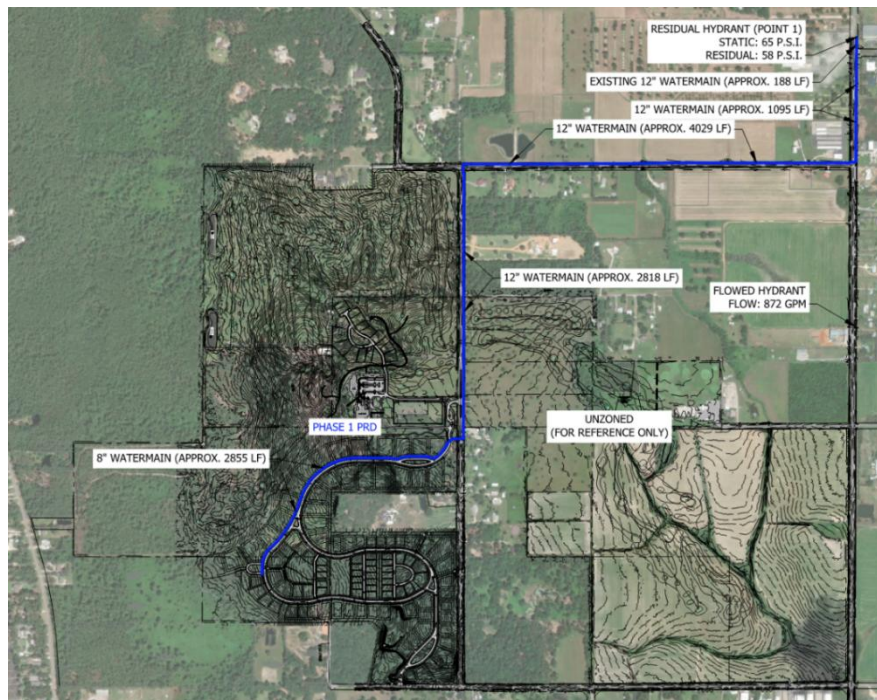
## Public Utilities and Site Considerations

<b>Public Utilities:</b>	<u>Water &amp; Sewer:</u> City of Fairhope, Letter dated January 13, 2026 <u>Electrical:</u> Riviera Utilities, Letter dated January 15, 2025 <u>Broadband:</u> AT&T, Letter dated March 14, 2025
<b>Fire flow:</b>	currently rated fire flow at 20 psi is 2,381 GPM, this is adequate for the proposed setback.
<b>Traffic study:</b>	Study was conducted by Jay Bockisch, Gresham Smith it is being reviewed by Baldwin County Planning and Zoning, BC Highway Dept. and a third-party consultant with conditions of approval by the P&Z Permit Engineer.
<b>Flood zone:</b>	Flood Zone X, No special requirements
<b>Drainage improve.:</b>	Drainage narrative prepared by Perry Jinright, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.
<b>Wetlands</b>	Wetland report prepared by Lewis Cassidey, EcoSolutions, Inc. buffers are reflected as approved by the PRD Final Site Plan

## Staff Analysis and Comments

The PRD Final Site Plan was approved by the Baldwin County Commission at the January 20, 2026, regular meeting. The properties for Ph1A are zoned RA, Rural Agricultural and 16 residential lots are proposed. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density established by the proposed RSF-1.

Public water improvement is proposed to be brought to the current site.



## **Staff Recommendation:**

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

### **Specific conditions:**

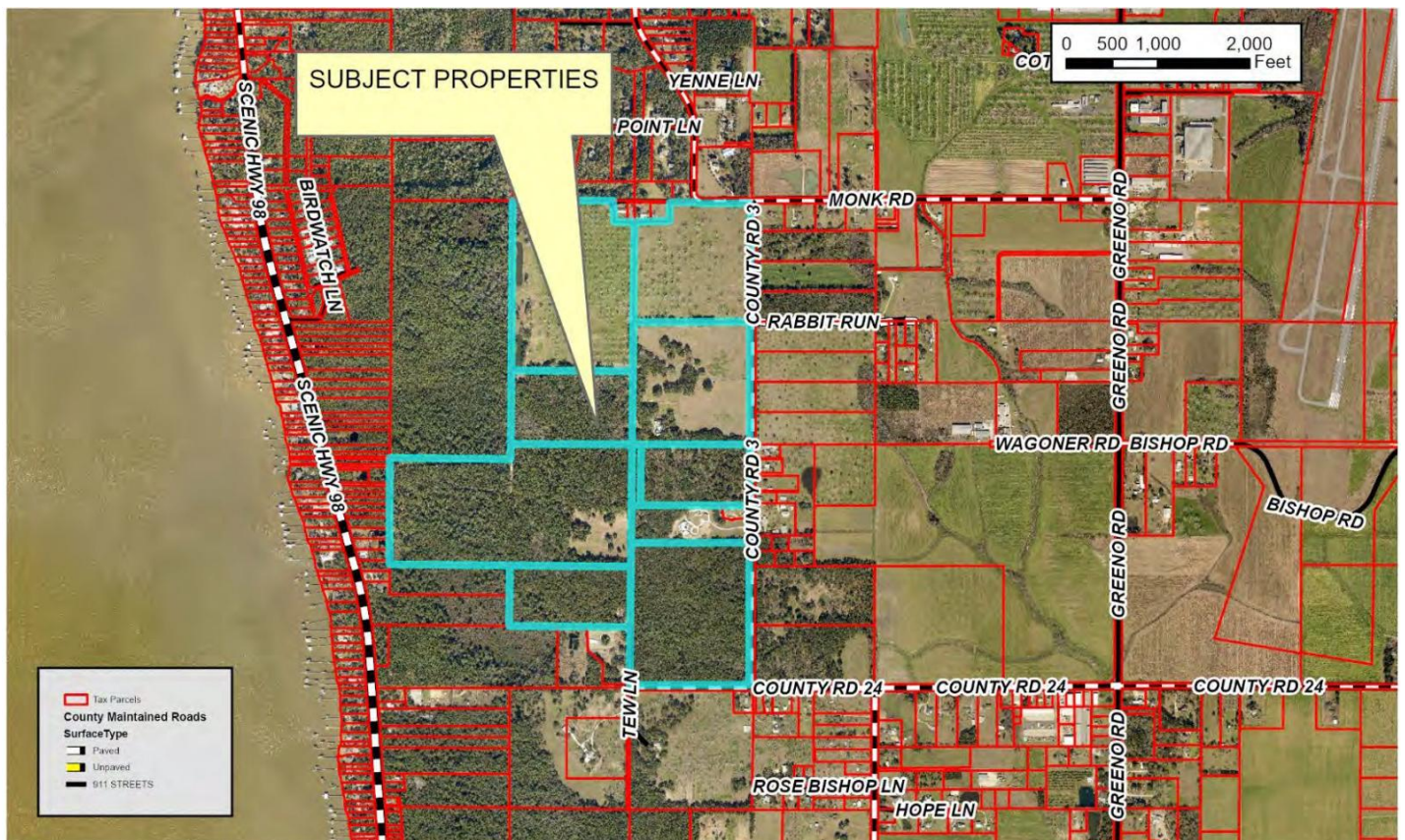
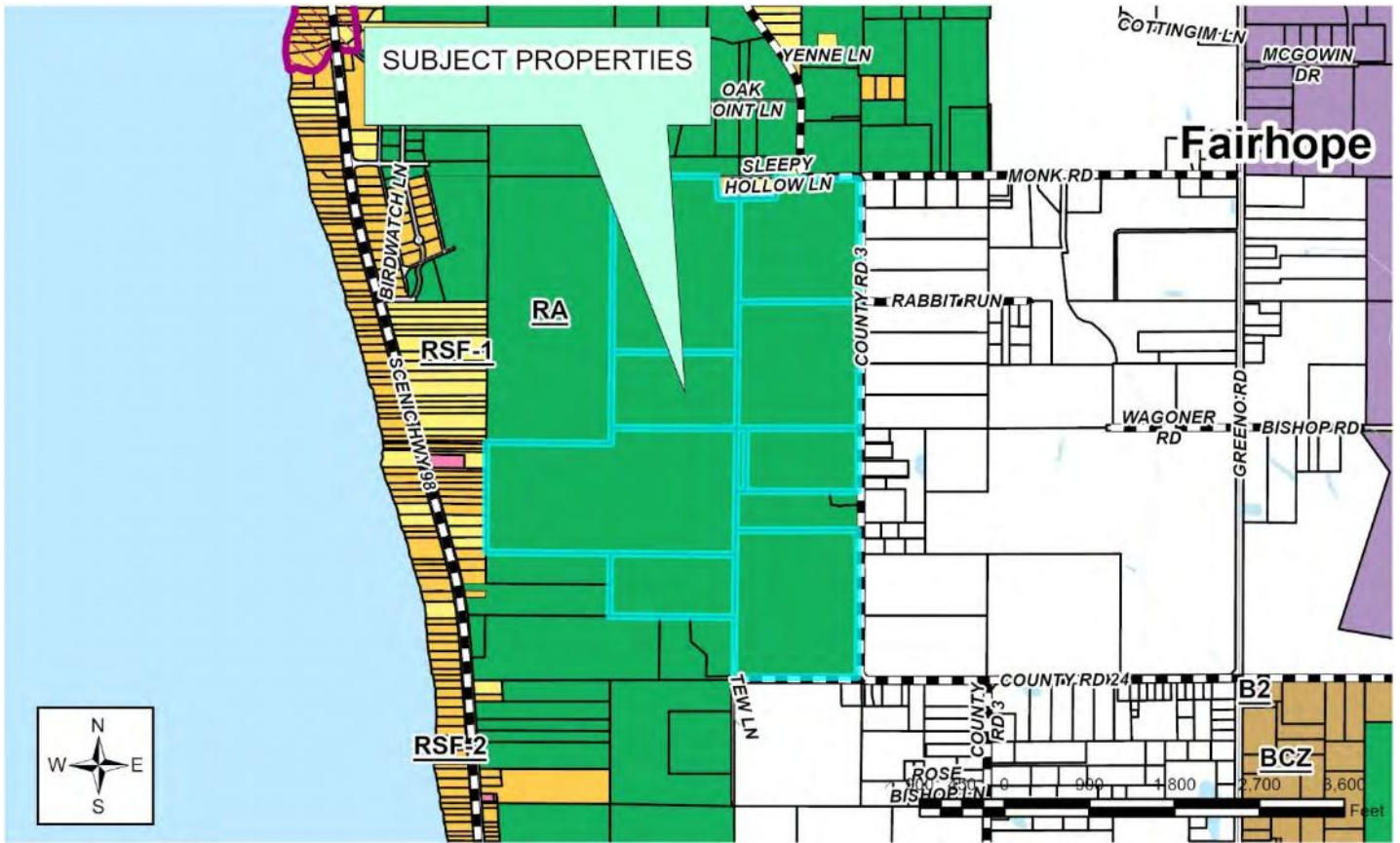
1. Provide a E-911 Adress Verification letter for the proposed streets.
2. Provide a revised Operation & Maintnance Plan (O&M)
3. Revise the landscaping Plan to reflect the required stormwater ponds as per section 6.2.2(b) 2 of the Subdivision Regulations.
4. The applicant shall coordinate with the Baldwin County Planning and Zoning and Highway Department as the traffic study is being reviewed by a third party consultant to determing the requirement of traffic improvements.
5. The applicant shall record with the Judge of Probate's office the approved exemption (PF25-327) for the common movement of property lines to reflect the boudanry of each proposed phase.
6. The four phases shown on Preliminary Plat (1A, 1B, 1C and golf course/clubhouse) will be required to obtain CPR (Construction Plan Review) prior to commencing construction.

### **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.



## Locator Maps







## Traffic Study

### TRAFFIC STUDY For Proposed Point Clear Golf Club Fairhope, Alabama



Prepared For:  
Point Clear Investments, LLC

Prepared By:



2222 Arlington Ave S, Suite 202  
Birmingham, Alabama 35205  
205.298.9200

Updated November 2025

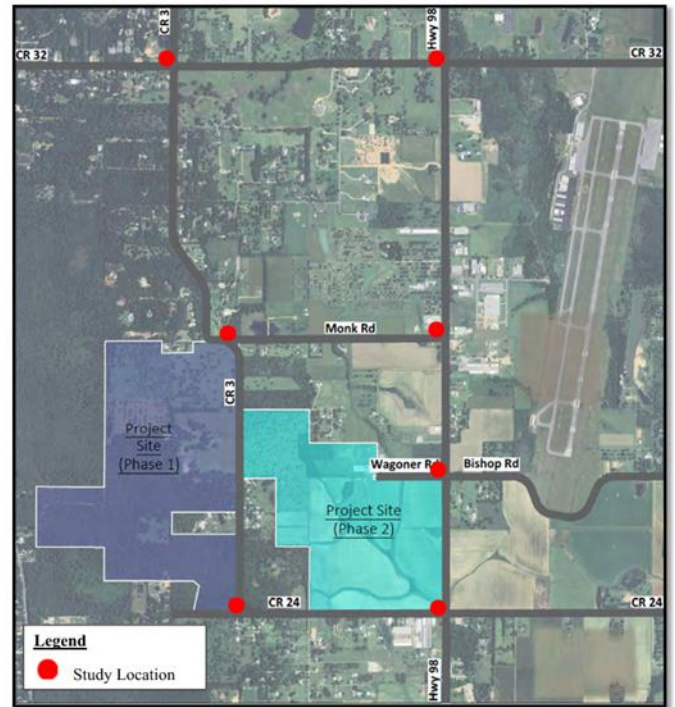


Figure 1. Site Location and Vicinity

In addition, the trip generation utilized in the original study assumed a golf course open to the public. The golf course and ancillary uses within the development will be for use by the residents of the community and will therefore generate a significant amount of *internal* trips, as opposed to new/additional external trips. Accordingly a 50 percent reduction in trip generation for the golf course was assumed to account for the restricted use of the golf course.

All other data (i.e. traffic counts, growth rates, phase buildout year) and trip distribution assumptions are same as the original study. Based on the updated trip generation, the following improvements are recommended:

- A southbound right turn lane is recommended for the intersection of US 98 and Monk Rd for Phase 1 of buildout.
- A southbound right turn lane is also recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- A northbound left turn lane is recommended for the intersection of US 98 and CR 24 for the full buildout phase.
- Based on the speed management techniques proposed along CR 3 at the main access, a reduction in the speed limit to 35 mph is appropriate.

#### EXISTING TRAFFIC VOLUMES

Existing AM and PM peak hour turning movement counts at the study area intersections were collected on Thursday, May 1<sup>st</sup>, 2025, by Marr Traffic Data Collection. It should be noted that Baldwin County schools were open and operating on the day the counts were taken. The resulting Year 2025 AM and PM peak hour turning movement volumes are shown in Figure 4. The traffic count worksheets are provided in Appendix A.



## Phasing Plan

### UTILITIES:

RIVIERA UTILITIES - POWER  
CITY OF FAIRHOPE - WATER  
CITY OF FAIRHOPE - SANITARY SEWER  
CITY OF FAIRHOPE - GAS  
ATT - COMMUNICATIONS

### DEVELOPER:

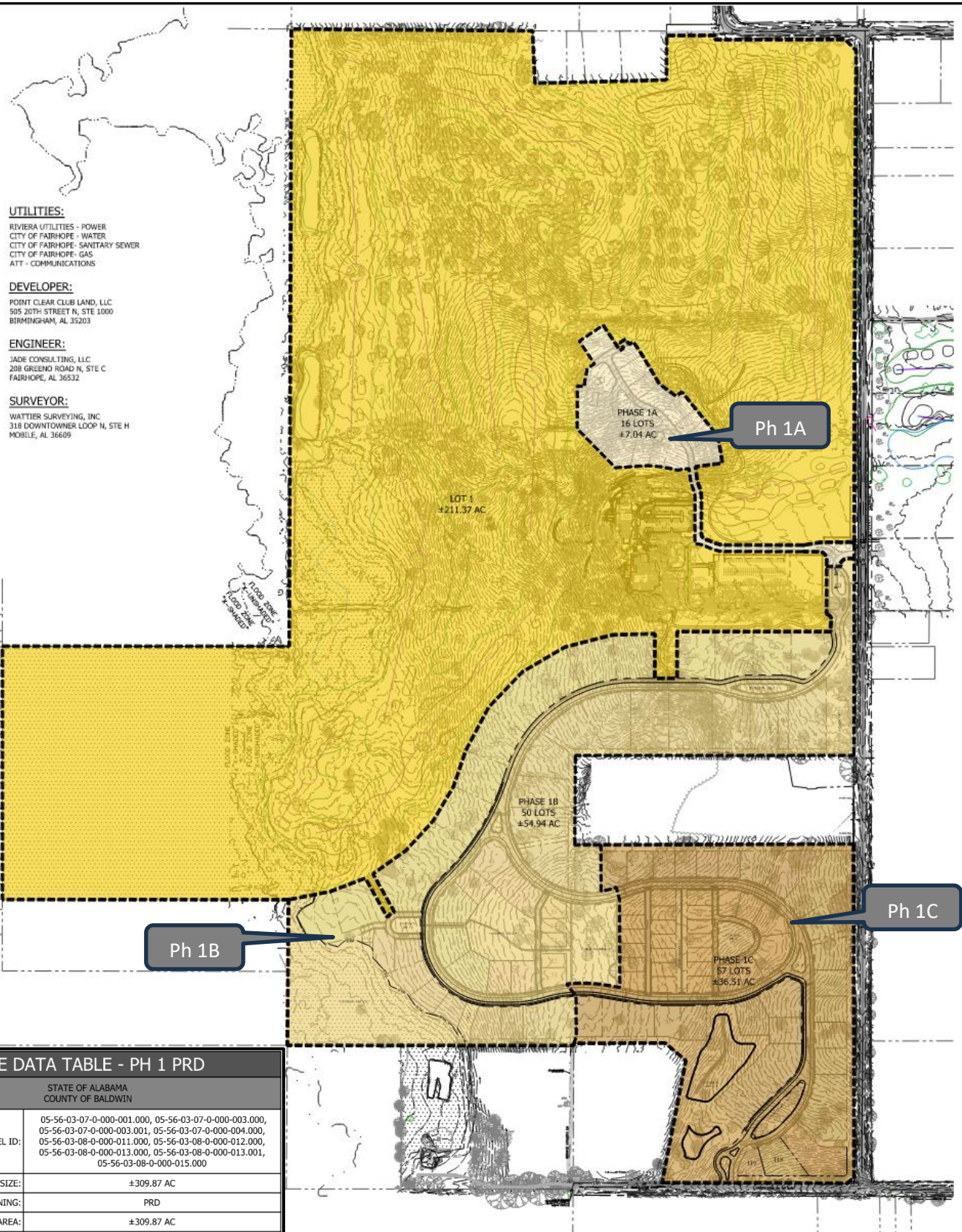
POINT CLEAR CLUB LAND, LLC  
505 20TH STREET N, STE 1000  
BIRMINGHAM, AL 35203

### ENGINEER:

JADE CONSULTING, LLC  
208 GREENO ROAD N, STE C  
FAIRHOPE, AL 36532

### SURVEYOR:

WATTEY SURVEYING, INC.  
318 DOWNTOWNER LOOP N, STE H  
MOBILE, AL 36609



SITE DATA TABLE - PH 1 PRD

STATE OF ALABAMA  
COUNTY OF BALDWIN

TAX PARCEL ID:	05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000, 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001, 05-56-03-08-0-000-015.000
PROPERTY SIZE:	±309.87 AC
EXISTING ZONING:	PRD
PH 1 PRD AREA:	±309.87 AC
LOT 1 AREA:	±211.37 AC
PH 1A AREA:	±7.04 AC
PH 1B AREA:	±54.94 AC
PH 1C AREA:	±36.51 AC
LOT DATA:	
PH 1A LOTS:	16 LOTS
PH 1B LOTS:	50 LOTS
PH 1C LOTS:	57 LOTS

## Lot Size Deviations

### RA Zoned Lots

#### Lot Types

##### Golf Cottage Lot Wide:

Qty: 14 lots

Avg lot size: 10,458 SF

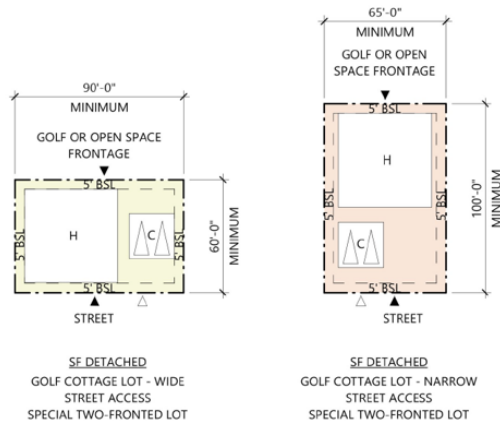
Smallest lot size: 7,785 SF

##### Golf Cottage Lot Narrow:

Qty: 4 lots

Avg lot size: 8,188 SF

Smallest lot size: 7,118 SF



#### RA Zoning Requirements

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Min. Lot Width at Building Line	210-Feet
Min. Lot Width at Street Line	210-Feet

#### Lot Types

##### Village Lot :

Qty: 20 lots

Avg lot size: 12,054 SF

Smallest lot size: 10,000 SF

##### Typical Lot:

Qty: 10 lots

Avg lot size: 20,481 SF

Smallest lot size: 13,778 SF

##### Estate Lot:

Qty: 24 lots

Avg lot size: 26,979 SF

Smallest lot size: 20,647 SF

##### Village Enclave Lot:

Qty: 16 lots

Avg lot size: 4,916 SF

Smallest lot size: 4,342 SF

##### Typical (Two-Fronted) Lot:

Qty: 3 lots

Avg lot size: 14,275 SF

Smallest lot size: 13,752 SF

##### Estate (Two-Fronted) Lot:

Qty: 15 lots

Avg lot size: 25,609 SF

Smallest lot size: 18,313 SF

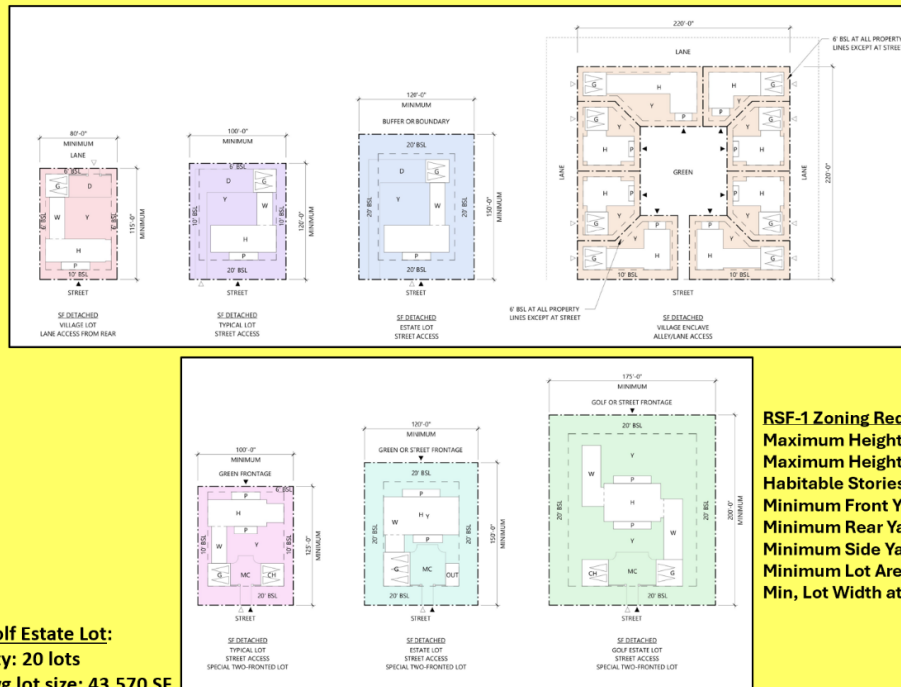
##### Golf Estate Lot:

Qty: 20 lots

Avg lot size: 43,570 SF

Smallest lot size: 40,071 SF

### RSF-1 Zoned Lots



#### RSF-1 Zoning Requirements

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 SF
Min. Lot Width at Building Line	100-Feet