



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-06

Lanterna Ph 1A

July 9, 2026

Subject Property Information

Planning District: 15
Zoning: RMF-6, Multiple Family District
Location: The subject property is located west of State Highway 181 and north of Pleasant Rd
Parcel Numbers: 05-43-02-10-0-000-008.000
05-43-02-10-0-000-009.000
Lead Staff: Fabia Waters, Associate Planner
Owner: Volovecky Farms, Inc. & Jerry Sr. Volovecky
Developer: Maronda Homes
Engineer/Surveyor: JADE Consulting LLC
Online Case #: When searching online CitizenServe database, please use SPP26-000006
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 54
Linear ft of streets: 2,482 Public roads to be dedicated to Baldwin County for maintenance.
Lot setbacks: Reduced as allowed per the PRD Site Plan
Total acreage: 22.11 acres
Smallest lot size: 2,200 SF
Density: TOTAL COMMON AREA: 13.17 ACRES
Open space: USABLE OPEN SPACE: 5.36 ACRES
GROSS DENSITY: 2.44 UNIT/ACRE
JURISDICTIONAL WETLANDS "NATURAL BUFFER" 30 FEET

Public Utilities and Site Considerations

Public Utilities: Water: Belforest Water System, Letter dated April 13, 2026
Electrical: Riviera Utilities, Letter dated April 14, 2026
Sewer: BCSS, Malbis treatment plant. Letter dated March 25, 2026
Broadband: ATT&T. Letter dated May 12, 2026

Fire flow: Adequate fire flow results were submitted for review and reflected a 2,370 gpm 20psi which are appropriate for the proposed setbacks.

Traffic study: Study was conducted by George F. Young, PE., it is being reviewed by the P&Z Permit Engineer and Baldwin County Highway Dept.

Flood zone: X zone, no special requirements

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

Wetlands A wetland delineation report prepared by Craig Martin of Wetland Sciences, Inc. identified jurisdictional wetlands on the northeastern portion of the subject property. These wetlands have been protected by a 30-foot natural wetland buffer, as shown on the site plan. Wetland buffer signage shall be installed and maintained in the field to clearly identify and protect the buffer area from disturbance.

Staff Analysis and Comments

The Lanterna development consists of approximately 89± acres and contains multiple zoning districts, including RSF-2 (Single Family Residential) and RMF-6 (Multi-Family Residential). The property also includes areas zoned B-2 (Local Business District); however, the commercially zoned portion of the property is not included within the approved PRD site plan.

The development is proposed in multiple phases, identified as Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, and Phase 3B.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP26-06 Lanterna Ph 1A be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

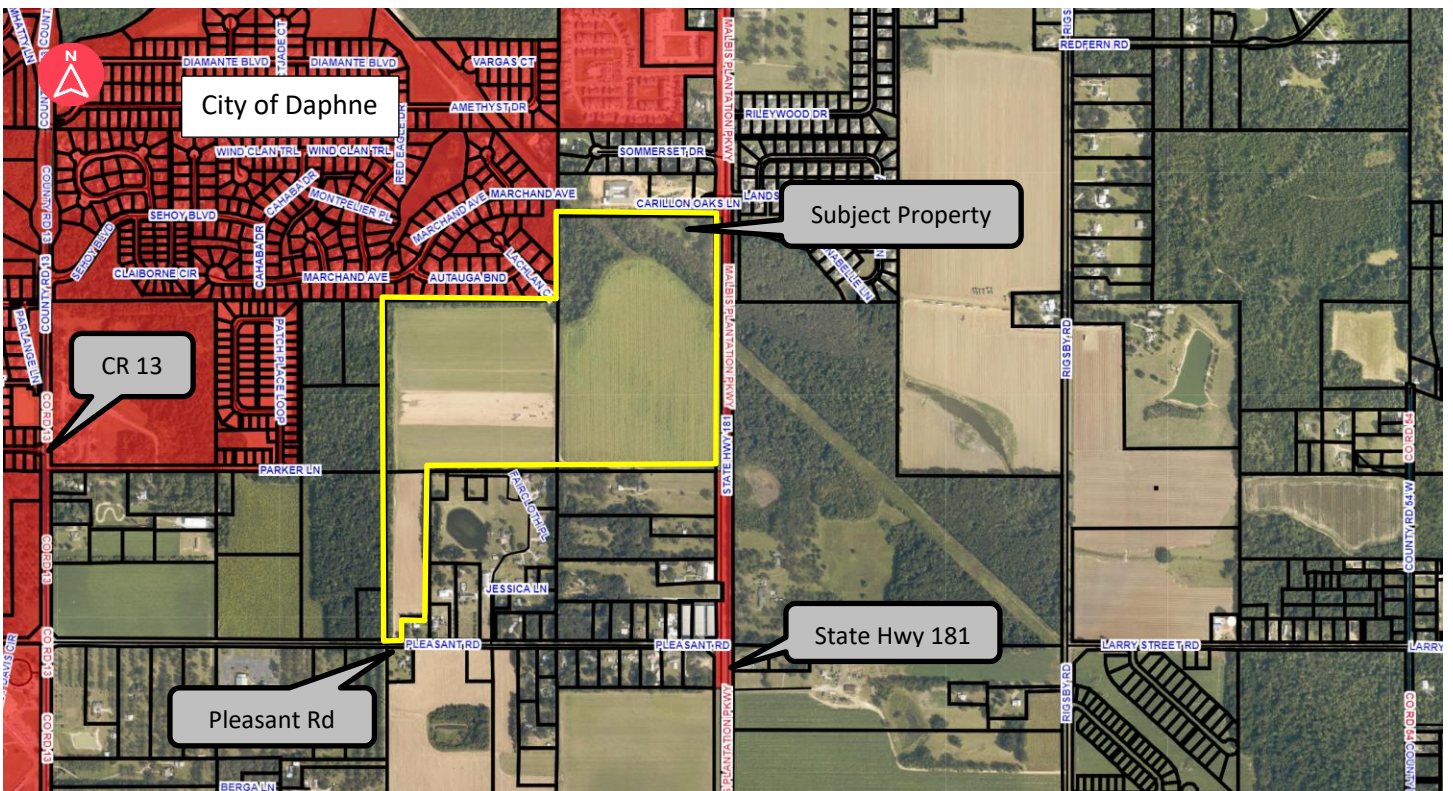
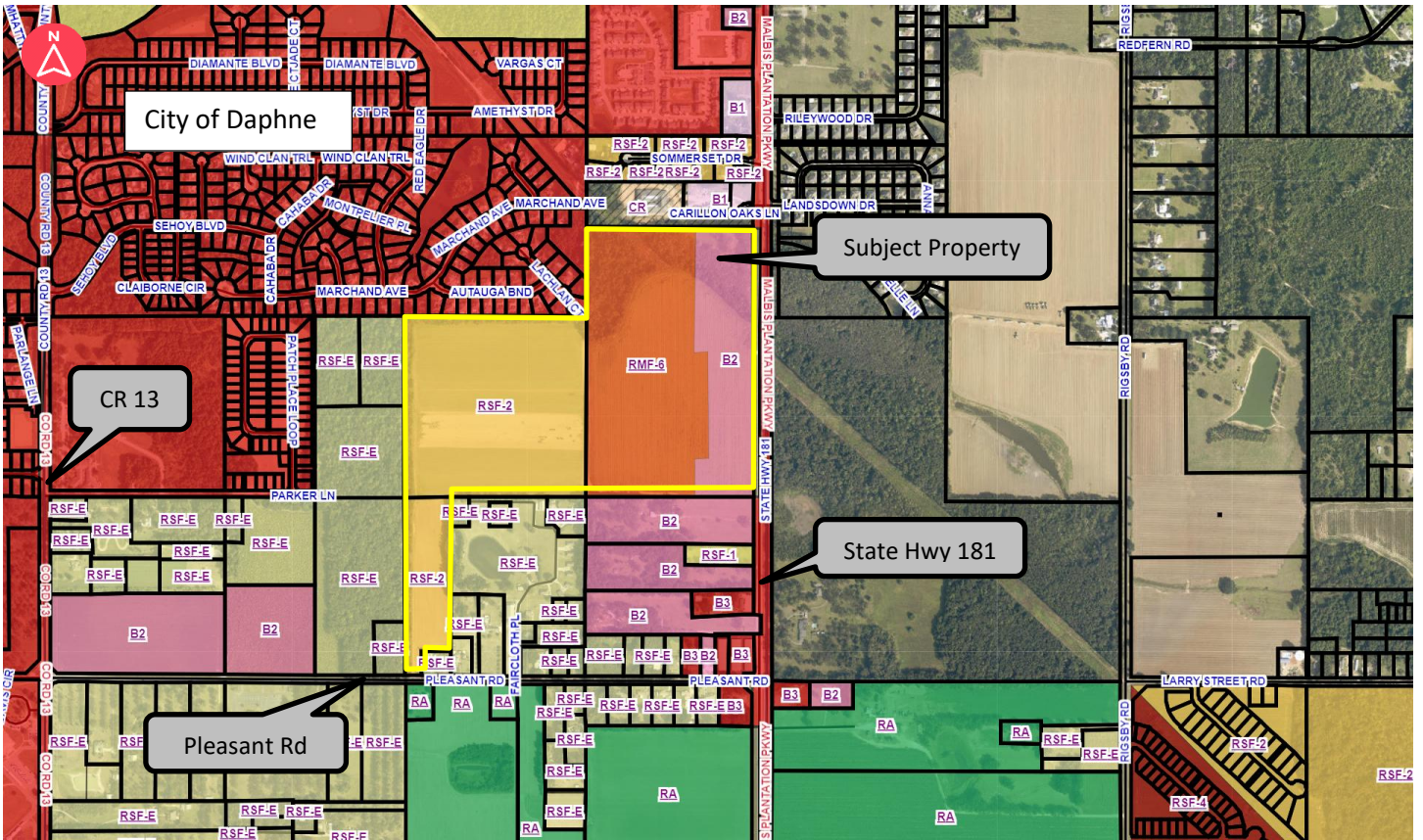
1. The applicant shall coordinate with the Baldwin County Highway Department and the Planning & Zoning Permit Engineer regarding the traffic study to ensure it meets the requirements necessary for review and consideration of future roadway improvements.
2. The applicant shall submit a Minor Subdivision application to separate the B-2 (Local Business District) portion of the property from the RMF-6 (Multi-Family Residential District) area, as the commercially zoned property is not included within the approved PRD site plan.

General Conditions:

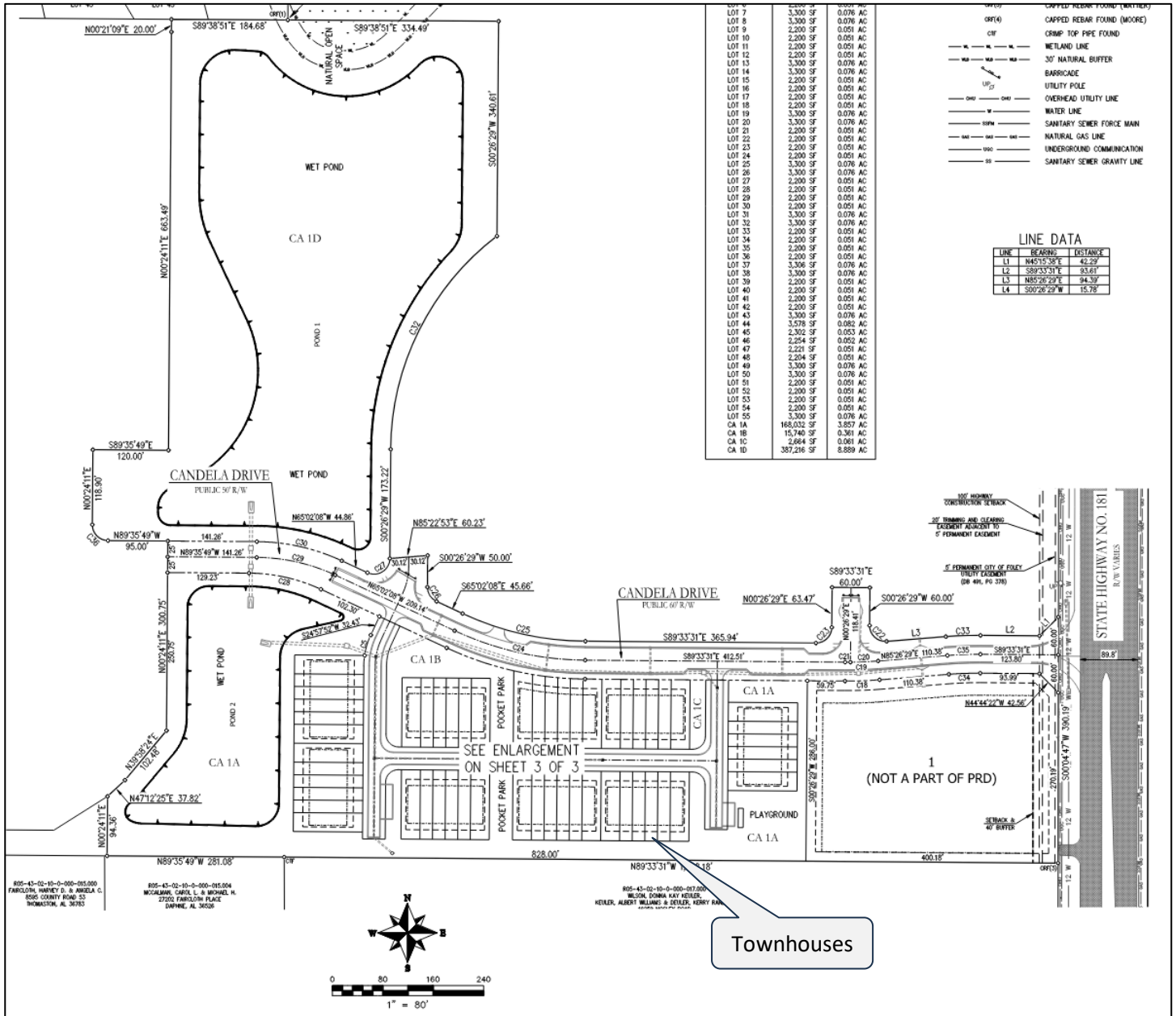
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main,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

LINEAR FEET OF 60' STREET (PUBLIC):	1,338 LF
LINEAR FEET OF 36' ALLEY (PRIVATE):	1,144 LF
NUMBER OF LOTS:	54 (PRD) - 1 (B2)
SMALLEST LOT SIZE:	2,200 SF
AVERAGE LOT SIZE:	2,575 SF
TOTAL AREA:	22.11 ACRES
ZONING CLASSIFICATION:	PRD & B2
UNDERLYING ZONING:	B2, RMF-6, & RSF-2
PLANNING DISTRICT:	15
TOTAL COMMON AREA:	13.17 ACRES
USABLE OPEN SPACE:	5.36 ACRES
GROSS DENSITY:	2.44 UNIT/ACRE
JURISDICTIONAL WETLANDS "NATURAL BUFFER"	30 FEET

BUILDING SETBACKS

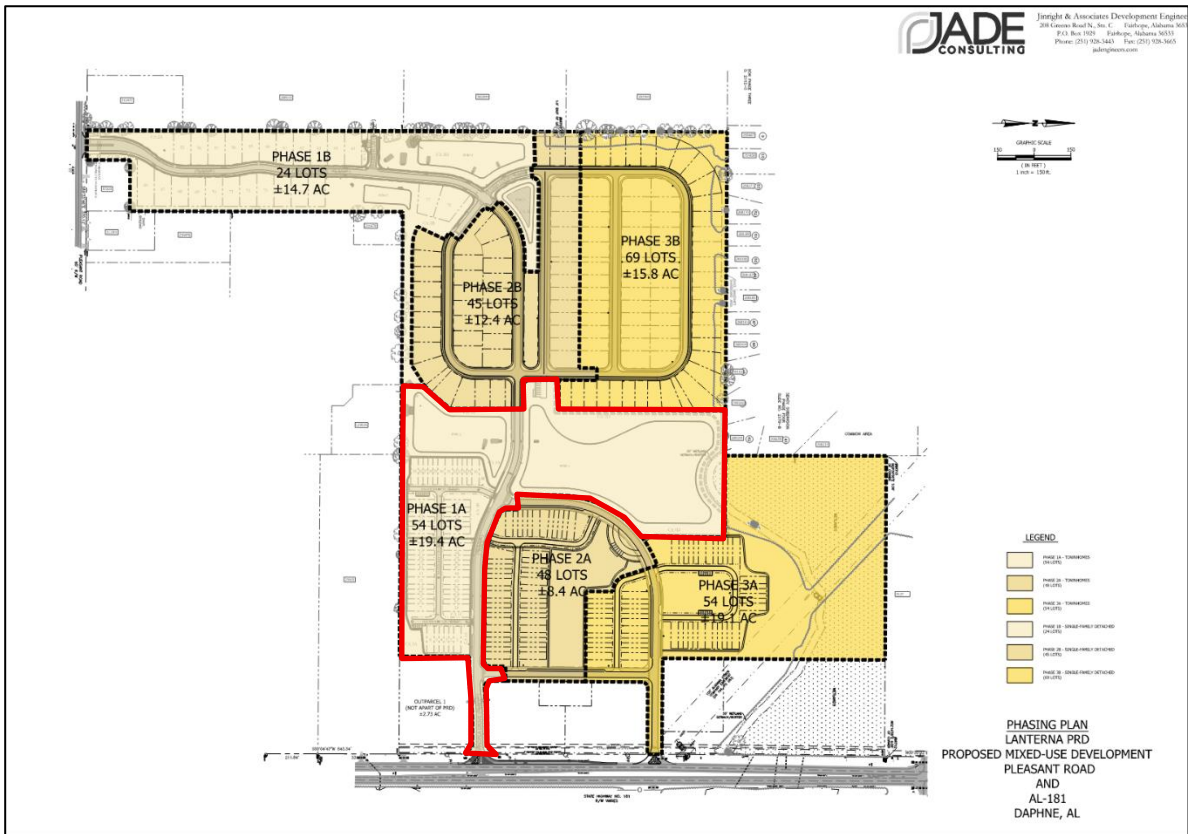
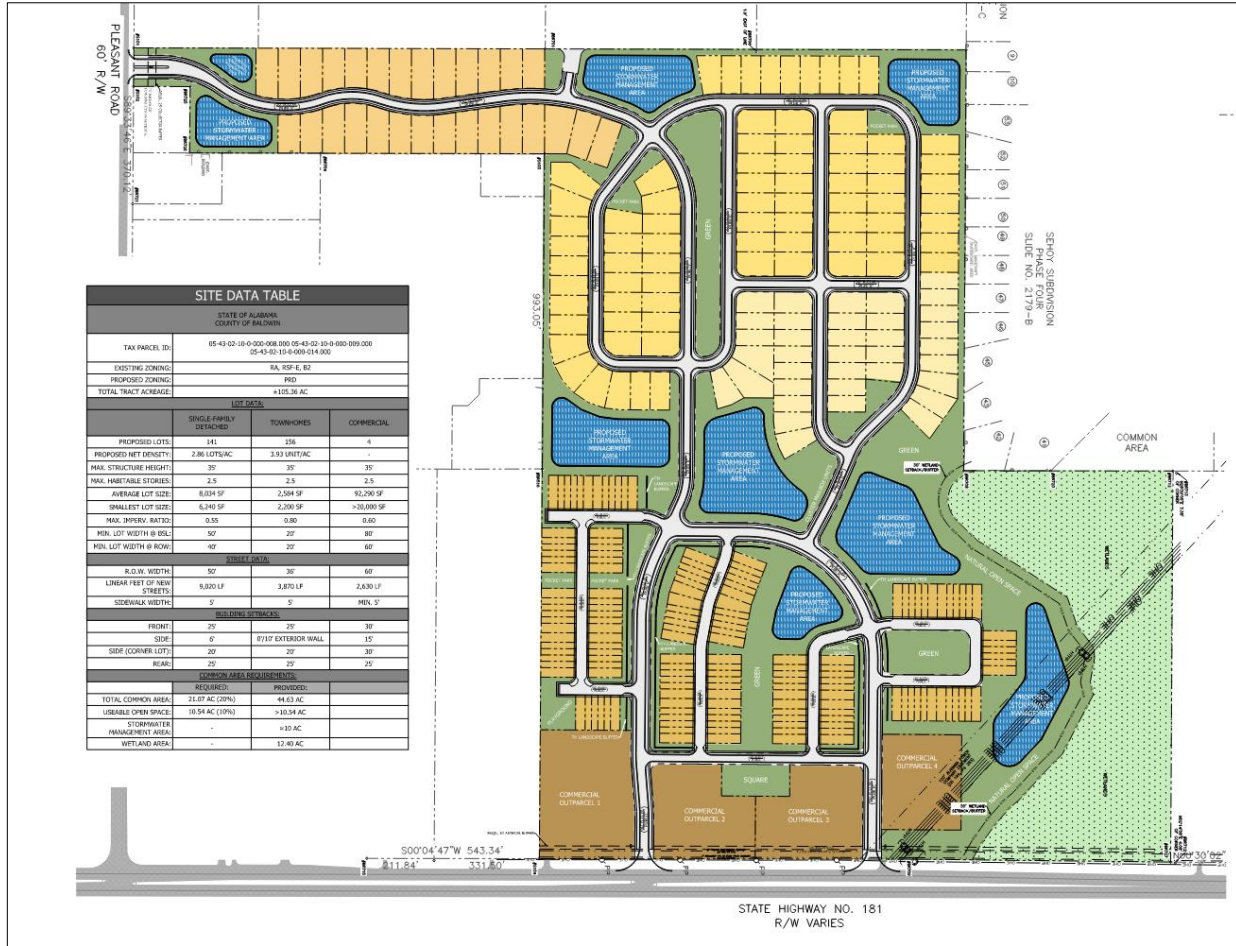
	PRD	B-2
FRONT	25'	35'
SIDE	0'/10' EXTERIOR WALL	15'
SIDE (CORNER LOT)	20'	15'
REAR	25'	25'

LOT DRAINAGE EASEMENT

	PRD	B-2
FRONT	15'	15'
SIDE	0'/7.5' EXTERIOR WALL	15'
SIDE (CORNER LOT)	15'	15'
REAR	15'	15'

Townhouses

Approved PRD Site Plan & List of Deviation



A	B	C	D	E
Ordinance Title	Section	Section Title Summary	Regulation Requirement	Deviation & Reason
Zoning Ordinance				
Article 3, 4 and 5		Building Setbacks		The approved PRD allows for a list of deviations to required setbacks within the development.
Subdivision Ordinance dated Jan 7, 2025				
Article 5 Design Standards	5.1.2, 5.4	Minimum Design Standards & Lots	Lot Size & Minimum Lot Width - Table 5.1 and Section 5.4 list minimum size standards for subdivisions	Section 9.3.2 list that planned unit developments have no minimum lots sizes and reduced setback requirements may be approved for better site design and otherwise meet the purpose of Section 9.1. Approved PRD site plan proposed townhome lot setbacks of front 25', rear 25', side 0/10' and detached single family lots having setbacks of front 25', rear 25', side 6', and side corner lots 20'.
	5.1.2, 5.4	Minimum Design Standards & Lots	Curb and Gutter - Table 5.1 list minimum standards for subdivisions	Application proposes the internal 36' alley ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 12" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 50' public ROW include a mixture of 30" valley gutter or 24" combination curb and gutter. Typical street sections are included in plan sets.
	5.1.2, 5.4	Minimum Design Standards & Lots	Sidewalk - Table 5.1 list minimum standards for subdivisions	Typical sections for the 36' alley, private ROWs do not include sidewalks. The majority of the lots along the alleys are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided.
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	5.2.5 (e)	Utilities - Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.
	5.5.13	Intersections	Property lines at street intersections shall be rounded with a minimum radius of 25 feet.	PRD Site Plan proposed for internal street intersections along the 36' private alley ROW intersections to intersect at 20' radius and the 36' private alley connection to 60' public ROW allowed to intersect without a rounded radius being provided.
	5.6	Street Design Standards	Section provides for typical residential street section figure 5.1 and 5.2	Application proposes the internal 36' alley ROWs to be private ROW. To meet the projects design aesthetic, the street sections propose an 12" wide concrete curb along the roadways. Typical street cross sections for the proposed 60' and 50' public ROW include a mixture of 30" valley gutter or 24" combination curb and gutter. Typical street sections are included in plan sets.
	5.7(a)	Sidewalks	Sidewalks shall be located within the right-of-way or within an easement of sufficient width adjacent to the right-of-way.	Typical sections for the 36' alley, private ROWs do not include sidewalks. The majority of the lots along the alleys are fronting on a 60' ROW street cross section with sidewalk or front on a common area with a sidewalk being provided.
	5.12.6 (c)	Dedication of Stormwater Management Easements	A minimum 15-foot (total width) drainage easement along all exterior side and rear lot lines, and a minimum 10-foot on each side along interior side and rear lot lines shall be provided to allow for the proper drainage of stormwater from both rear yards and off-site areas.	The proposed lot setbacks on some of the lot types are less than the easement widths required by this section. The PRD proposes lot drainage and utility easements that vary depending on the typical lot size and in no case will the provided drainage and utility easement be less than 5' wide.

Storm Water Management Analysis

FOR

Lanterna Subdivision
Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

25-1974.26
April 8, 2026

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 25748, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the Baldwin County Subdivision Regulations and to all other rules and regulations, laws, and ordinances applicable to my design.

Project Engineer No. 25748
4/8/26 PROFESSIONAL
Date

A property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

208 GREENO ROAD NORTH, SUITE C
POST OFFICE BOX 1929
FAIRHOPE, ALABAMA 36533
TELEPHONE: 251-928-3443 • FAX: 251-928.3665

Lanterna Subdivision
Phase 1A and 1B

Hwy 181 and Pleasant Road
Daphne, AL

INTRODUCTION NARRATIVE

April 8, 2026

I. OWNER/DEVELOPER: Maronda Homes
101 Fly Creek Ave, Suite 326
Fairhope, AL 36532

II. Civil Engineer: Trey Jinright, P.E.
JADE Consulting, LLC
P.O. Box 1929, Fairhope, AL
Phone: (251) 928-3443

III. STORMWATER NARRATIVE:

1.) Project Description

This report will cover the initial stormwater routing calculations for an approx. 24-acre phase of the 105-acre master planned development. This drainage report is being provided as part of the CPR review submittal package. This report will include the PRE verse POST drainage basin design information in addition to the stormwater pipe networks, water quality calculations and any other misc. drainage calculations.

This phase 1A and 1B will include the development of a 82-lot single family subdivision with its roadway improvements that will provide a common point of access to either Pleasant Road or Hwy 181. Since Phase 1A and Phase 1B share the same drainage basin and function as an interconnected system in this planned community, we have included their respective routing calculations into this single drainage report.

This is the two initial phases of a much larger project. The storm water pre verse post calculations indicate that the project will meet the required drainage standards and will illustrate how this phase of the project will work with the overall project's infrastructure network.

This project was given Residential Development Site Plan approval on December 17, 2024. It is the intent that this drainage report complies with the conditions the Baldwin County Planning Departments agreed to conditions.

2.) Project Location

This proposed community is located on 105 acres on the on the West side of Hwy 181 and to the North of Pleasant Road. This project is located outside the city limits of Daphne. Copies of the property's boundary survey and misc. project vicinity maps have been included in this report in an effort to help further clarify the project's location.

The approximate limits of this 105.36-acre project have been shown below.

Baldwin County GIS Map

