



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP25- 18
Casa Marsh Replat of Lots 64-72
November 6, 2025

Subject Property Information

Planning District: 27
Zoning: Un-Zoned
Location: Subject property is located south of County Rd 10 and west of Cook Rd.
Parcel#: 05-61-09-30-0-000-002.000 **PIN#:** 72349
Parcel#: 05-61-09-30-0-000-021.001 **PIN#:** 632856
Parcel#: 05-61-09-30-0-000-017.000 **PIN#:** 21207
Parcel#: 05-61-09-30-0-000-017.003 **PIN#:** 83272
Lead Staff: Jenny M. Mosley, Planning Tech I
Applicant/Owner: MARCUS AND LORRIE KRUK
Engineer/Surveyor: Sarah E. Wicker, PLS Group Inc.
Online Case #: When searching online CitizenServe database, please use SRP25-000018
Attachments: *Within Report*

Subdivision Proposal

Request: Common Lot Line Moves to create 4 lots of records, Two of the subject parcels are in the EMMET WENZEL SUBDIVISION and could have reverted to 9 lots of record (Lots 64-72 of the Emmet Wenzel Sub), instead Applicant is requesting to create 4 larger lots of recorded.

Number of Lots: 4
Linear ft of streets: N/A
Lot setbacks: 30' front , 30' rear, 10' side setback
Total acreage: 19.33 acres

Staff Analysis and Comments

The applicant is requesting Common Lot Line Moves to create 4 lots of records. Two of the subject parcels are in the EMMET WENZEL SUBDIVISION and could revert to 9 lots of record (Lots 64-72 of the Emmet Wenzel Sub) . Staff is aware the requested lot line moves will create One Large 100% wetland lot and Three lots with majority wetlands. The request will reduce existing non-conformities and any future development / land disturbances of the lots created will require ALL Applicable Local, State & Federal Permitting. Staff have reviewed the updated delineation report and have no objection to the requested revisions.

Staff Recommendation:

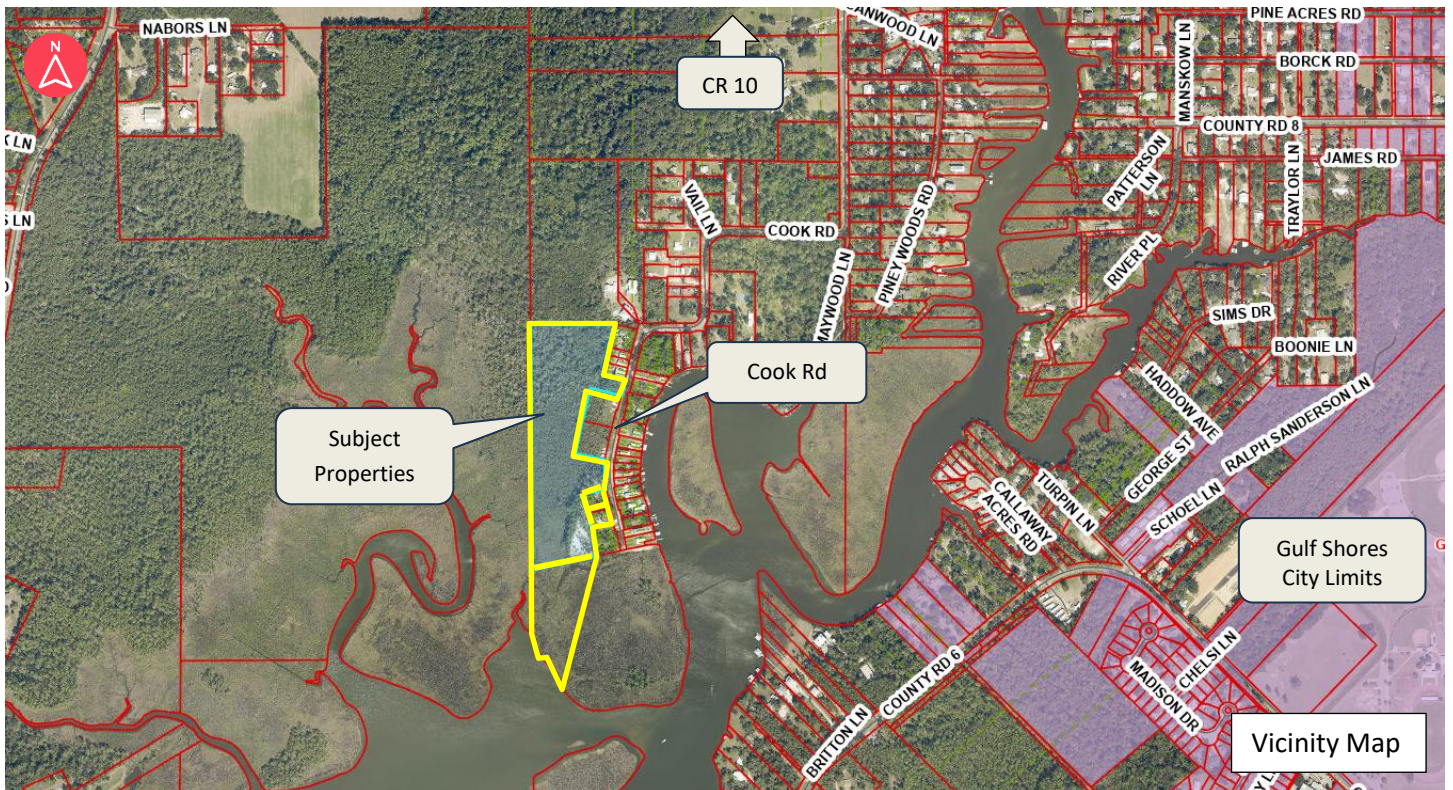
Staff recommends that the REVISED PRELIMINARY PLAT for **Case No. SRP25-18 Casa Marsh Replat of Lots 64-72** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Submit an application and obtain approval for an exemption for a common property line adjustment between PINs 632856, 72349, 83272 & 21207 and provide a replat for signatures as outlined in Section 4.2(a)(4).

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



Enlarged to
Show Details

Lot 4
15.60 Acres

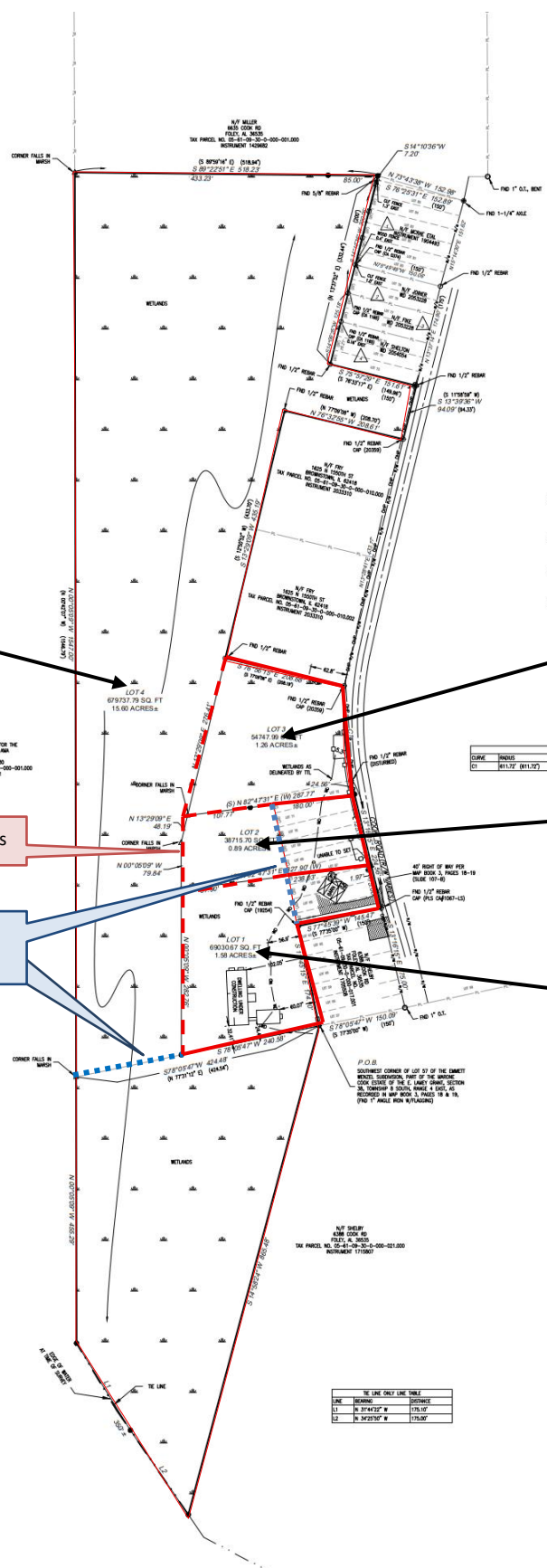
Lot 3
1.26 Acres

Lot 2
.89 Acres

Lot 1
1.58 Acres

New property lines

Deleted property
lines



Wetland Delineation

