



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SRP25- 21**

**Brown Duck Place**

**February 5th, 2026**

### Subject Property Information

**Planning District:** 8  
**Zoning:** B1 – Professional Business District  
**Location:** Subject properties are located North of Twin Beech Rd and West of US Hwy 98 (Greeno Rd.)  
**Parcel#:** 05-46-04-20-4-000-043.002 **PIN#:** 202839  
**Parcel#:** 05-46-04-20-4-000-043.005 **PIN#:** 254482  
**Lead Staff:** Jenny M. Mosley, Planning Tech I  
**Applicant/Owner:** BROWN DUCK ENTERPRISES L L C  
**Engineer/Surveyor:** Seth Moore, Moore Surveying Inc  
**Online Case #:** When searching online CitizenServe database, please use SRP25-000021  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Relocate the lot line between two existing lots of record located within two separate subdivisions.

**Number of Lots:** 2 Lots ( largest lot 1.737 acres & smallest lot 1.045 acres )

**Linear ft of streets:** N/A

**Lot setbacks:** 60' Front from ROW , 25' Rear, 15' Side

**Total acreage:** 2.782 acres

## Staff Analysis and Comments

The applicant is requesting to relocate a lot line between two lots of record located within two separate subdivisions. The proposed Lot 1-A is part of the **VERA HERMAN Subdivision**, while Lot 3-A is part of the existing Re-subdivision of **ENVIROPLEX SUBDIVISION**. An updated wetland delineation has been provided by the applicant, reflecting a revised wetland boundary. Staff have reviewed the updated delineation report and have no objection to the revisions.

City of Fairhope and ALDOT were contacted for Comments / Recommendation and did not provide any Comments / Recommendation.

### **Section 4.8(a) – Major Changes to an Approved Plat.**

(a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of major streets, or similar substantial changes. These major changes shall require resubmittal in accordance with Section 4.5 or 4.6 and require approval by the Baldwin County Planning Commission.

Major changes include, but are not limited to, the following:

- Overall, external boundary change
- Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved.

## Staff Recommendation:

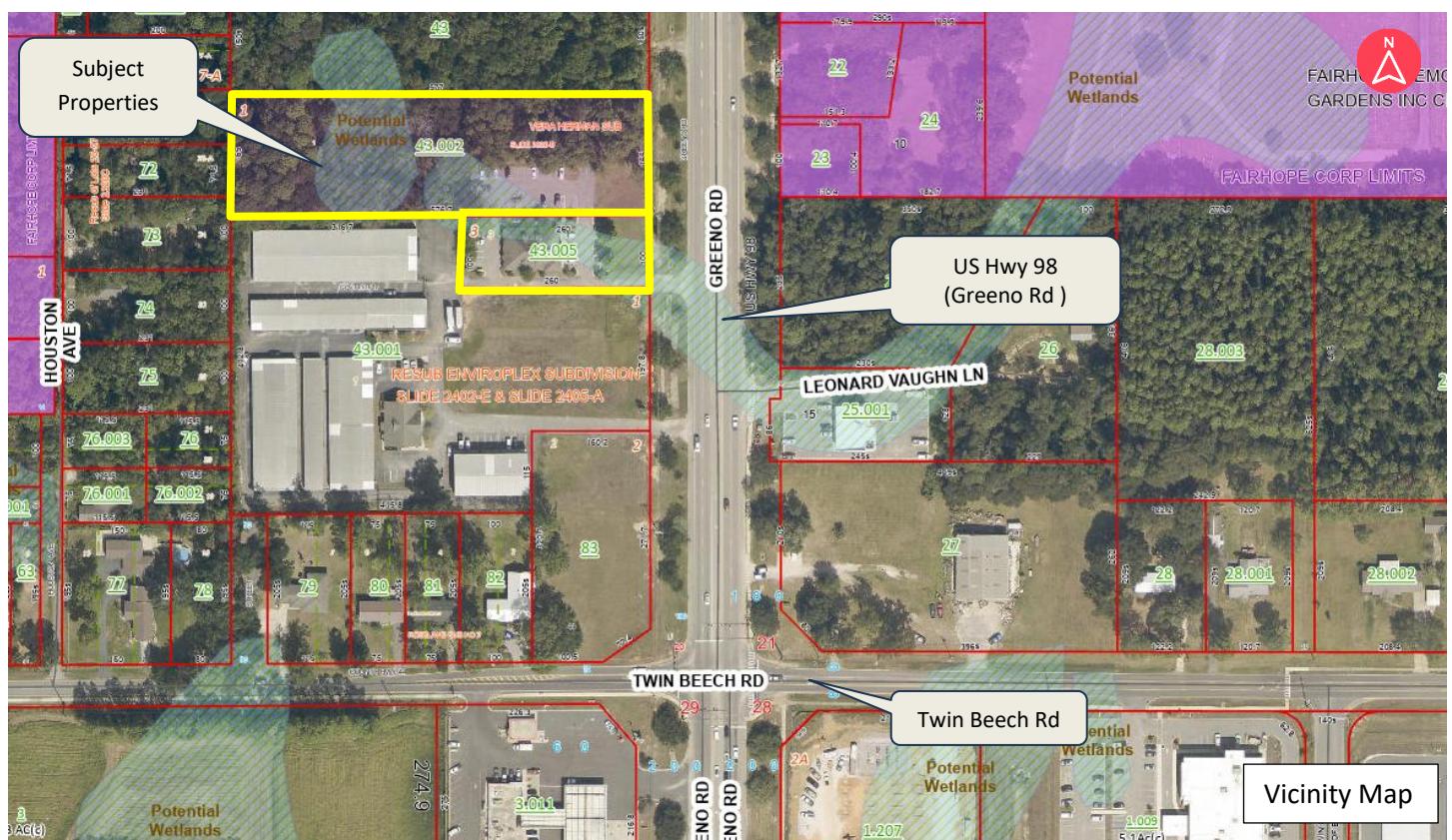
Staff recommends that the REVISED PRELIMINARY PLAT for Case No. **SRP25-21 Brown Duck Place** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### **Specific conditions:**

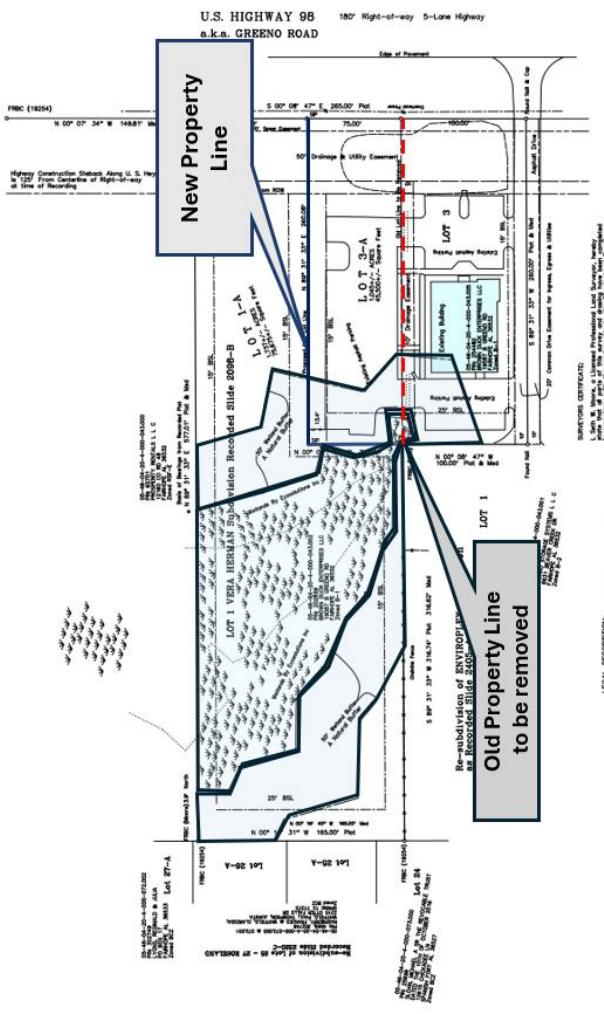
1. Submit the revised replat for signatures and record within 90 days of approval date as outlined in Section 4.2(a)(4).
2. Any future development / land disturbances will require ALL applicable local, state & federal permits.

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>

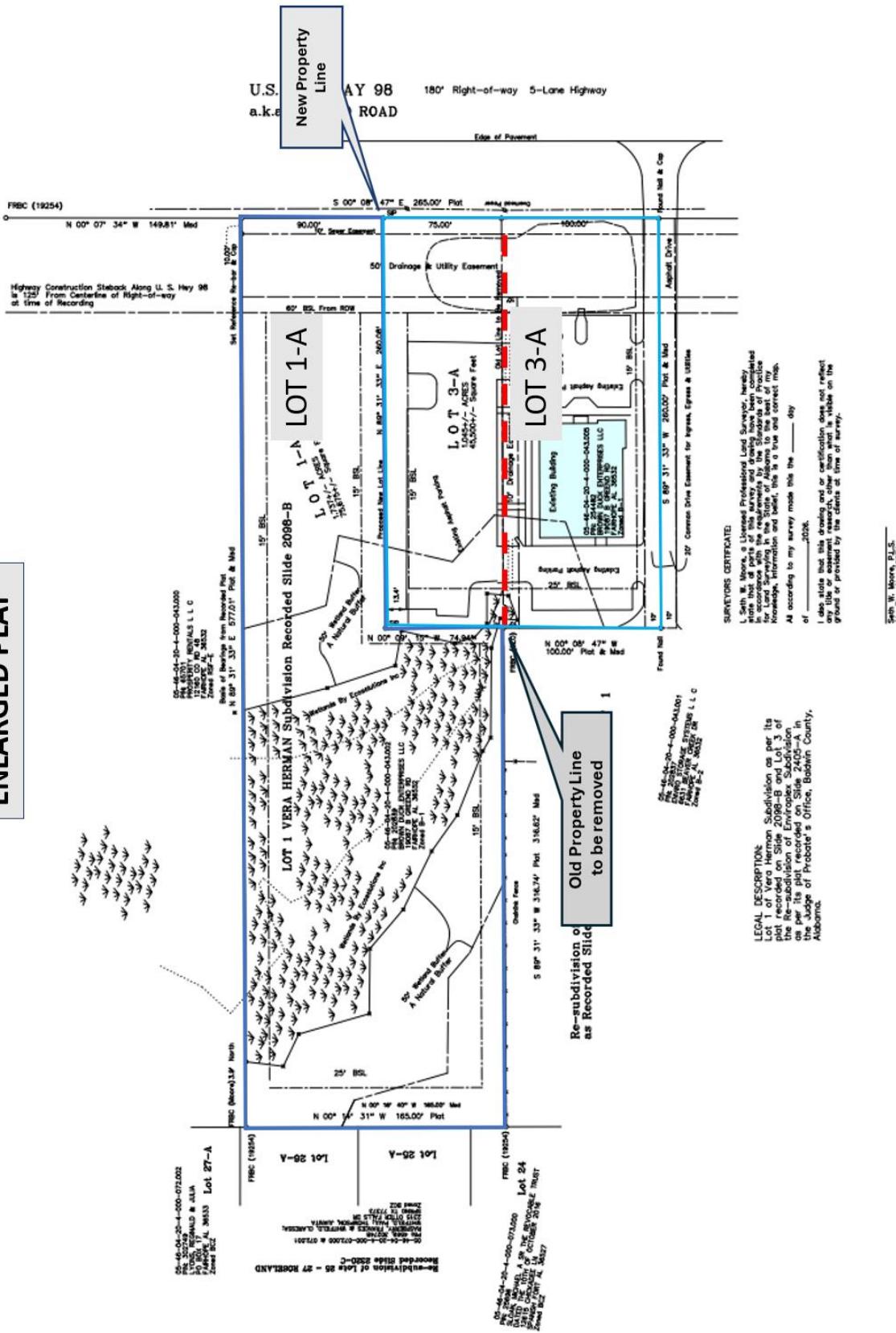
## Locator Maps



# Survey of the proposed Line Movement

<div style="text-align: center;">  </div> <div style="text-align: center;"> <b>CERTIFICATE OF OWNERSHIP AND INDICATION</b>  <b>OF THE PROPERTY</b>  <b>TO BE SURVEYED</b> <p>ST. BRIER, BROWN, SURVEYING, INC., L.L.C., the Surveyor, having been retained by the undersigned, the Owner, to survey the property described in the attached Surveyor's Report, do hereby certify that the property described in the Surveyor's Report is the property of the undersigned, and that the property is described in the Surveyor's Report as follows:</p> <p>Owner: <u>Mr. &amp; Mrs. VERA HARMAN</u>      Address: <u>5055 North Section Street, Fairhope, AL 36532</u>      Date this the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Surveyor: <u>ST. BRIER, BROWN, SURVEYING, INC., L.L.C.</u></p> <p>CERTIFICATE OF APPROVAL OF SURVEY  <b>BY THE CITY OF FAIRHOPE</b>  <b>FOR WATER UTILITIES</b>  <b>BY CITY OF FAIRHOPE FOR GAS, UTILITIES &amp; WATER:</b>  <p>The undersigned, an authorized representative of the City of Fairhope, in the name of the City of Fairhope, does hereby approve the survey of the property described in the Surveyor's Report, to be recorded in the records of the City of Fairhope, in the name of the undersigned, on the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Authorized Representative: <u>WATER</u>      Authorized Representative: <u>GAS</u></p> <p>CERTIFICATE OF APPROVAL OF SURVEY  <b>BY THE CITY OF FAIRHOPE</b>  <b>FOR WATER UTILITIES</b>  <b>BY CITY OF FAIRHOPE FOR GAS, UTILITIES &amp; WATER:</b>  <p>The undersigned, an authorized representative of the City of Fairhope, in the name of the City of Fairhope, does hereby approve the survey of the property described in the Surveyor's Report, to be recorded in the records of the City of Fairhope, in the name of the undersigned, on the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Authorized Representative: <u>WATER</u>      Authorized Representative: <u>GAS</u></p> <p>CERTIFICATE OF APPROVAL OF SURVEY  <b>BY THE CITY OF FAIRHOPE</b>  <b>FOR WATER UTILITIES</b>  <b>BY CITY OF FAIRHOPE FOR GAS, UTILITIES &amp; WATER:</b>  <p>The undersigned, an authorized representative of the City of Fairhope, in the name of the City of Fairhope, does hereby approve the survey of the property described in the Surveyor's Report, to be recorded in the records of the City of Fairhope, in the name of the undersigned, on the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Authorized Representative: <u>WATER</u>      Authorized Representative: <u>GAS</u></p> </p></p></p></div>	<div style="text-align: center;"> <b>CERTIFICATE OF APPROVAL BY THE BROWNS COUNTY PLANNING DIRECTOR</b>  <b>FOR THE SURVEY</b>  <p>The undersigned, as authorized by the Browns County Planning Director, does hereby approve the survey of the property described in the Surveyor's Report, to be recorded in the records of the Browns County Planning Director, on the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Authorized Representative: <u>ST. BRIER, BROWN, SURVEYING, INC., L.L.C.</u></p> </div>	<div style="text-align: center;"> <b>CERTIFICATE OF APPROVAL BY THE BROWNS COUNTY PLANNING DIRECTOR</b>  <b>FOR THE SURVEY</b>  <p>The undersigned, as authorized by the Browns County Planning Director, does hereby approve the survey of the property described in the Surveyor's Report, to be recorded in the records of the Browns County Planning Director, on the <u>12th</u> day of <u>May</u>, <u>2005</u>.</p> <p>Authorized Representative: <u>ST. BRIER, BROWN, SURVEYING, INC., L.L.C.</u></p> </div>															
<b>VICINITY MAP</b>																	
																	
<b>U.S. HIGHWAY 98 a.k.a. GREENO ROAD</b>																	
<b>180° Right-of-way 5-Lane Highway</b>																	
<b>New Property Line</b>																	
																	
<b>Old Property Line to be removed</b>																	
<b>BROWN DUCK PLACE</b>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">SHEET NO.</th> <th style="width: 10%;">JOB NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">SCALE</th> <th style="width: 10%;">REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2005-2-19</td> <td>5/12/2005</td> <td>1" = 40'</td> <td>1/2" = 20'</td> </tr> <tr> <td>2</td> <td>2005-2-25</td> <td>5/15/2005</td> <td>1" = 40'</td> <td>1/2" = 20'</td> </tr> </tbody> </table>			SHEET NO.	JOB NO.	DATE	SCALE	REMARKS	1	2005-2-19	5/12/2005	1" = 40'	1/2" = 20'	2	2005-2-25	5/15/2005	1" = 40'	1/2" = 20'
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<b>MOORE SURVEYING, INC.</b> <b>PROFESSIONAL LAND SURVEYING</b> <p>5055 NORTH SECTION STREET,      FAIRHOPE, AL 36532      PHONE (205) 928-0777      FAX (205) 928-0777      E-MAIL: <a href="mailto:info@mooresurveying.com">info@mooresurveying.com</a></p>																	

ENLARGED PLAT



## Wetland Delineation



**EcoSolutions**  
ENVIRONMENTAL, HAZARDOUS WASTE MANAGEMENT & PLANNING

P.O. Box 361 Montrose, AL 36559  
Phone: 251-621-5006 Fax: 251-621-5058

Skinner Highway 98  
Wetland Line

1 inch = 100 feet

0 50 100 200 300 400 Feet

T-6-S, R-2-E, Sect. 20  
Fairhope, AL

