



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:

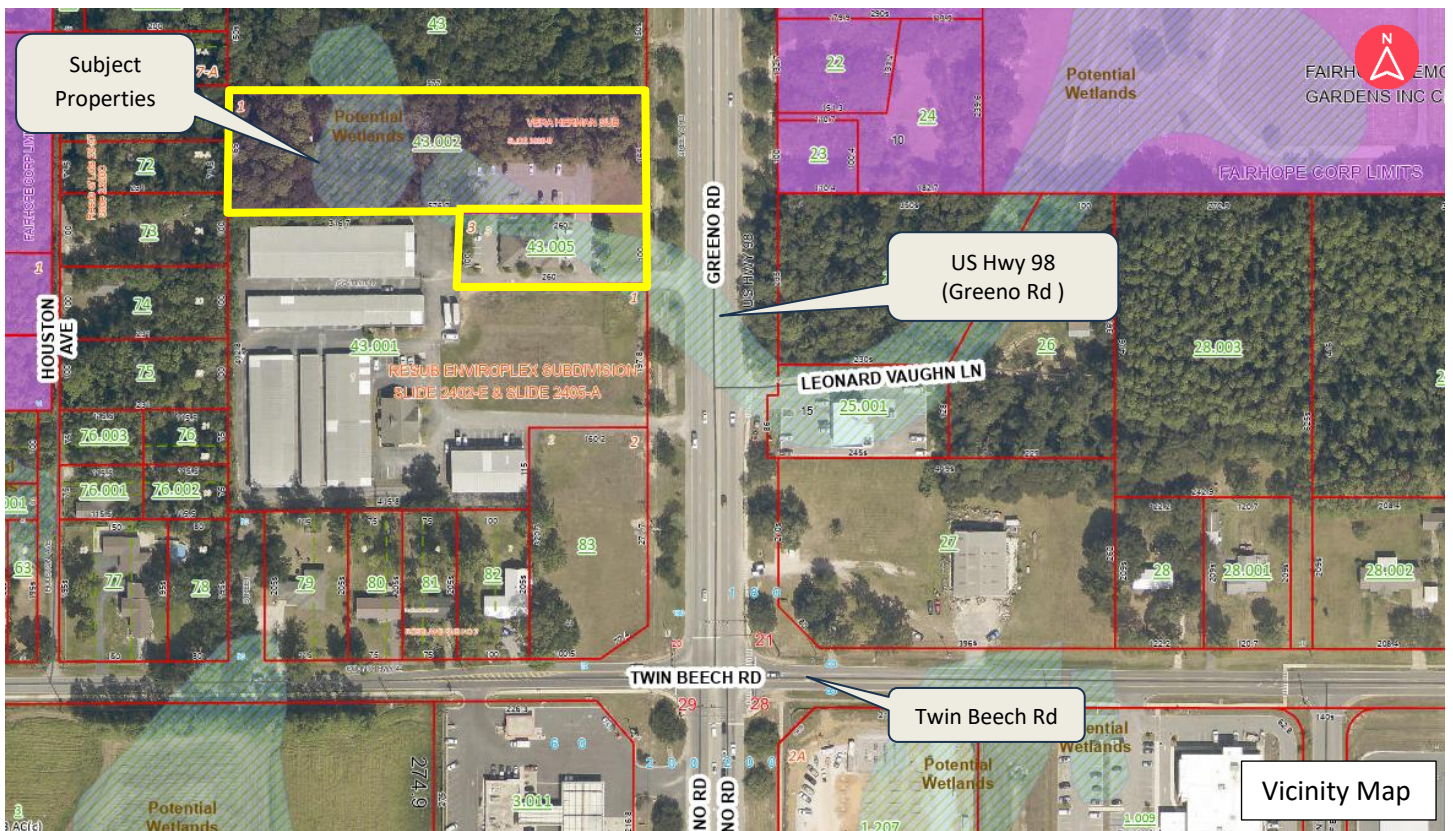
Staff recommends that the REVISED PRELIMINARY PLAT for Case No. **SRP25-21 Brown Duck Place** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

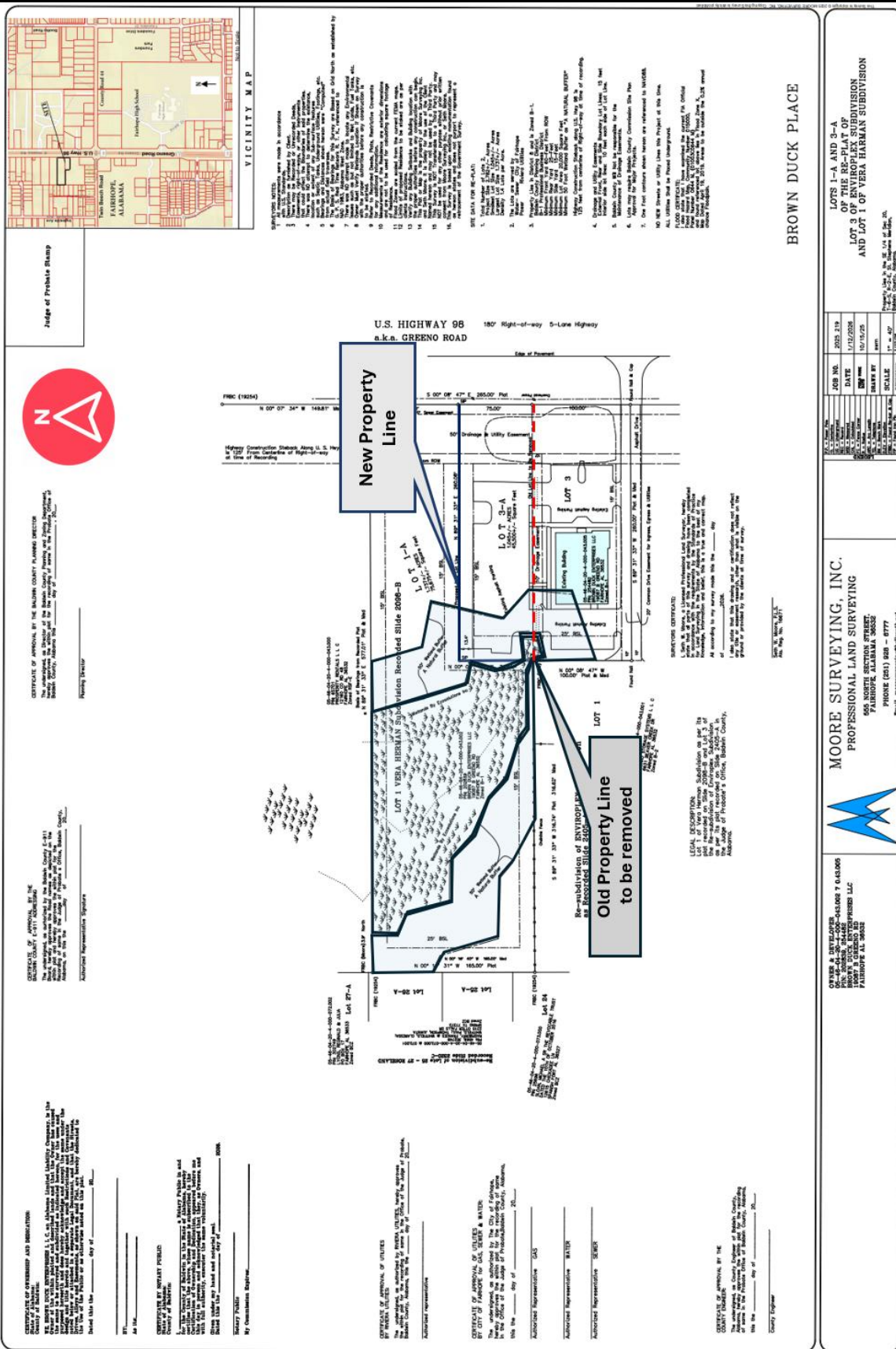
1. Submit the revised replat for signatures and record within 90 days of approval date as outlined in Section 4.2(a)(4).
2. Any future development / land disturbances will require ALL applicable local, state & federal permits.

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





LEGAL DESCRIPTION:
Lot 1 of Vera Herman Subdivision as per its plat recorded on Slide 2098-B and Lot 3 of the re-subdivision of Enviraphex Subdivision as per its plat recorded on Slide 2405-A in the Judge of Probate's Office, Baldwin County, Alabama.

of _____, 2026.

Seth W. Moore, P.L.S.
Attn: Rep. No. 16671

Wetland Delineation



EcoSolutions
Environmental Consulting & Technology

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

N

