



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

**Case No. SRP26-01- Subdivision Revised Preliminary Plat
Summer Grove Subdivision
March 5, 2026**

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: Subject property is located east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.
Parcel Numbers: 05-43-01-11-0-000-001.007 **PIN:** 114194
05-43-01-11-0-000-004.000 47552
05-43-01-11-0-000-005.000 51362
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Beverly Butler, 27736 Rigsby Rd., Daphne, AL 36526
Lucile & Iris Harris, 5504 Windmill Dr., Mobile, AL 36693
Engineer/Surveyor: Dwayne Smith, *Anchor Engineering*
Online Case #: When searching online CitizenServe database, please use SRP26-000001
Attachments: *Within Report*

Subdivision Proposal

Request: The applicant is requesting approval to amend the approved preliminary plat (SPP23-31) to add a third access to the proposed subdivision.
Number of Lots: 215
Linear ft of streets: 10,218 L.F
Lot setbacks: 30' Front, 10' Side, 30' Rear and 20' Side
Total acreage: 85.8 Ac
Smallest lot size: 7,976 S.F.

Staff Analysis and Comments

The following is a timeline of application reviews and approvals for Summer Grove Subdivision.

December 14, 2023: The applicant applied for the preliminary plat application (SPP23-31)

April 5, 2024: The applicant received approval from the planning commission for Summer Grove Subdivision

August 28, 2025: The applicant applied for a Subdivision- Revised Preliminary Plat; Minor Changes- The request was to relocate the originally approved access from Rigsby Rd to Larry Street.

September 9, 2025: An updated traffic study was provided to reflect the proposed changes, no roadway improvements at the site were deemed required. Staff reviewed the request administratively and approved the Subdivision-Revised Preliminary Plat

January 22, 2026: The applicant has submitted a new Subdivision- Revised Preliminary Plat; Major Changes request to add the access onto Rigsby Rd back in but as a third full access to the development.

9.4.5 Modification of Conceptual Site Plan

Any Applicant wishing to revise, amend, alter, or otherwise change an approved Conceptual Site Plan shall first submit a request to the Baldwin County Planning Director detailing the proposed modification. The request for modification shall be supported by a written narrative and by revised Conceptual Site Plans. The Baldwin County Planning Director will determine if the proposed modification is a major change or a minor change.

- (a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of arterial streets, or similar substantial changes. These major changes shall require resubmittal in accordance with 9.4.1: *Conceptual Site Plan Application* and 9.4.2: *Conceptual Site Plan Review* and require approval by the Baldwin County Planning and Zoning Commission as well as the Baldwin County Commission.

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

- Overall boundary changes
- Relocation of major streets
- Overall density increase
- Building height increase
- 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 SUBDIVISION REVISED PRELIMINARY PLAT for Case No. SRP26-01- SUMMER GROVE SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The approval of the revised preliminary plat does not alter the original approval date of 04/05/2024, thus setting the **original preliminary plat approval to expire on 04/03/2026.**

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.

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



