



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP26-09
Replat of Lot 1 of Frolik Subdivision
July 9, 2026

Subject Property Information

Planning District: 12
Zoning: RSF-2- Single Family District
Location: Southwest corner of County Road 49 and Fackler Road
Parcel#: 05-42-05-22-0-000-008.002 **PIN#:** 218452
Parcel#: 05-42-05-22-0-000-008.001 **PIN#:** 14286
Lead Staff: Elizabeth Wilson, Planning Technician
Applicant/Owner: Jerry Frolik, 15430 Fackler Road, Loxley AL
Engineer/Surveyor: Hunter Smith, Smith Clark LLC, 30941 Mill Lane Suite G Spanish Fort AL, 36527
Online Case #: SRP26-000009

Subdivision Proposal

Request: Relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel not within the recorded subdivision.
Number of Lots: 2 Lot
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear (as previously recorded)
Total acreage: 2.14 acres, Lot B

Staff Analysis and Comments

The applicant is requesting to relocate a lot line between two existing lots. One parcel is part of recorded subdivision Slide 1783-A. The other parcel is adjacent but not located within the recorded subdivision. This is a major change as defined in Section 4.8 of the Subdivision Regulations. The parcel is within the City of Loxley ETJ, but the City has chosen to review the request administratively, so it must be heard by Baldwin County Planning Commission. The proposed lot line move meets all requirements of the Zoning Ordinance.

Staff Recommendation:

Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP26-09 Replat of Lot 1 of Sherry Frolik Subdivision be **Approved**.

General Conditions: Record the approved Replat within 90 days of Planning Commission approval.

Locator Maps





