



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-16 (SPP25-13)

Will's Place

May 1, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Unzoned
PARCEL ID # 05-40-08-27-0-000-009.001 **PIN:** 622835

LOCATION: East side of Day Road, South side of Channel 44 Road, and North side of Timber Company Road in the Elsanor area.
CITIZENSERVE REF: SPP25-000013
Lead Staff: Mary Booth, Associate Planner
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Proposed # of Lots: 9
Linear feet of streets: N/A
Total acreage: 48.01 ac
Smallest lot size: 0.45 ac / 20,023SF
Owner/Developer: *Belle Fountain Land Company LLC*
Surveyor: Trent Wilson, PLS, *Weygand Wilson Surveyors*

Public Utilities and Site Considerations

Public Utilities: **Water:** East Central Water. Letter dated Feb. 17, 2025
Sewer: On-Site. Health Department Letter dated Mar. 11, 2025
Electricity: Baldwin EMC. Letter dated Dec. 30, 2024

Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage Improvement:

Drainage letter prepared and stamped by Chris Lieb, P.E, Lieb Engineering. "The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations."

Wetlands

Two wetland delineations have been provided that indicate non-jurisdictional wetlands are present on Lot 9, at the northeastern section of the lot, as well as between Lots 7 and 8. The non-jurisdictional wetlands are shown on the plat with the applicable 5' non-disturbed buffer. There is sufficient uplands for Lot 9.

Streets / Roads: N/A

Staff Analysis and Comments

Due to improvements required before final plat approval, Staff requested the applicant to submit a Preliminary Plat application rather than a concurrent application for preliminary and final plat approval. The applicant's application was not uploaded until after the Public Notices were sent out. Please note, this request is to approve SC25-16, under the new application, SPP25-13.

Lots will access from Day Road, a locally classified road. Common drives will be required as the proposed lots do not allow sufficient width between drives per the approved Access Management Plan. Lots are proposed to have public water. An extension of the the existing water line is required prior to final plat approval. Engineered plans have been provided by the applicant for the proposed 10-inch water main extension, including meters to be set during the construction. The common drives will need to be established so as not to interfere with the proposed meter locations. The utility provider will be installing the water main extension and will coordinate with Baldwin County Highway Department for applicable permits.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-13, WILL's PLACE be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

1. Provide documentation the water main extension has been installed per Baldwin County Highway Department standards. An email from BC Highway Department will suffice.
2. Provide updated preliminary plat showing location of common drives.
3. Submit a Commercial Turn-Out permit (CTP) application for review and issuance of a CTP permit.
4. Submit final plat once all improvements have been completed and accepted.

General Conditions:

All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Final Plat approval.

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



