



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SPP25-01  
Wellsbury Subdivision  
May 1, 2025

### Subject Property Information

**Planning District:** 39  
**Zoning:** RSF-3 & RSF-4  
**Location:** The subject property is located south of County Road 32 and west of State Hwy 181  
**Parcel Numbers:** 05-56-02-03-0-000-009.026 PIN#: 35679  
**Lead Staff:** Associate Planner, Fabia Waters  
**Applicant/Owner:** Creekwood LLC  
**Engineer/Surveyor:** Dewberry Engineers LLC  
**Online Case #:** When searching online CitizenServe database, please use SPP25-000001  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary plat approval for a residential subdivision  
**Number of Lots:** 98 lots  
**Linear ft of streets:** 4,921 LF  
**Lot setbacks:** 30' Front and Rear, 10' side and 20' Street Side  
**Total acreage:** 40.41AC  
**Smallest lot size:** 7,800 S.F.  
**Density:** 2.43 Units/Acres  
  
**Open space:** N/A- This subdivision is not subject to the current subdivision regulations, as it was accepted for review prior to the adoption of the new regulations.

### Public Utilities and Site Considerations

**Public Utilities:** Water: Fairhope Utilities, Letter dated: October 29, 2024  
Electrical: Baldwin EMC, Letter dated: November 1, 2024  
Sewer: BCSS, Summerdale treatment plant. Letter dated: September 18, 2024  
Broadband: AT&T. Letter dated Feb. 14, 2025

**Fire flow:** Fire flow is 1534 gpm at 20 psi, adequate for the proposed setbacks.

**Traffic study:** Study was conducted by David Anderson, P.E. with *HSA Columbia* It was reviewed by the P&Z Permit Engineer and the Highway Department Engineers. An updated traffic study has been requested to verify if additional traffic improvements at the intersection of State Hwy 181 and County Rd 32 may be required, as well as additional improvements at the entrance.

**Flood zone:** Zone X, no special requirements

**Drainage improve.:** Drainage narrative prepared by Jason Estes, P.E. It was reviewed and accepted by the P&Z Permit Engineer.

**Wetlands** A wetland report was prepared by Cathy Barnett, Dewberry Engineers. The wetlands as shown have been identified as non-jurisdictional and are proposed to be filled. A Jurisdictional Determination from the U.S. Army Corps of Engineers is required to confirm the same before the applicant may submit a Construction Plans Review application. If the Jurisdictional Determination concludes that the proposed Stormwater Management Area (SWMA) is, in fact, jurisdictional, the applicant will be required to remove all proposed lots and common areas from within the wetland boundaries and the required 30-foot natural buffer.

### Staff Analysis and Comments

Case Z24-16 was approved by the County Commission during the July 16, 2024 regular meeting to approved the request for a partial zoning change from RSF3 to RSF4.

The development will be constructed in two phases. One entrance will be located on County Road 32, and the second will be accessed via Dempsey Drive, a connecting right-of-way between Gaineswood Phase 2 and the Wellsbury Subdivision. The first phase of the development will be limited to 50 lots until Dempsey Drive has been constructed and accepted for maintenance by Baldwin County.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-01, Wellsbury Subdivision be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### Specific conditions:

1. The applicant shall provide staff with a revised traffic study that includes a right-turn analysis. The County Engineer will have the discretion to require additional traffic improvements at the development entrance and/or at the intersection of State Highway 181 and County Road 32
2. Before apply for a Construction Plans Review (CRP) application, the applicant shall provide staff with a Jurisdictional Determination from the U.S. Army Corps of Engineers regarding the proposed fill within the Stormwater Management Area (SWMA). If the Corps determines that the area is jurisdictional, the applicant will be required to remove all lots from the jurisdictional wetlands and the required 30-foot natural buffer.
3. Provide staff an updated drainage study reflecting the Phases of the development with the submittal of the Construction Plans Review application (CPR).

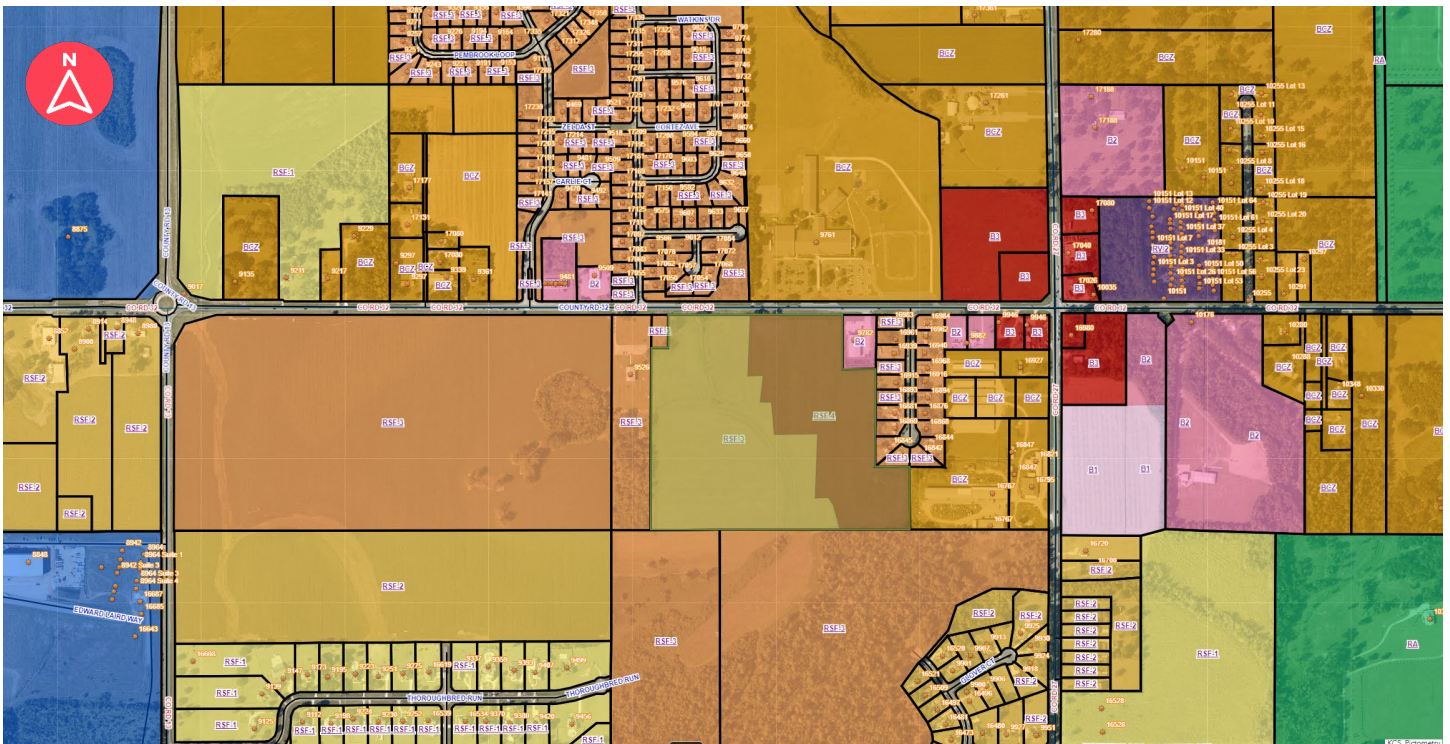
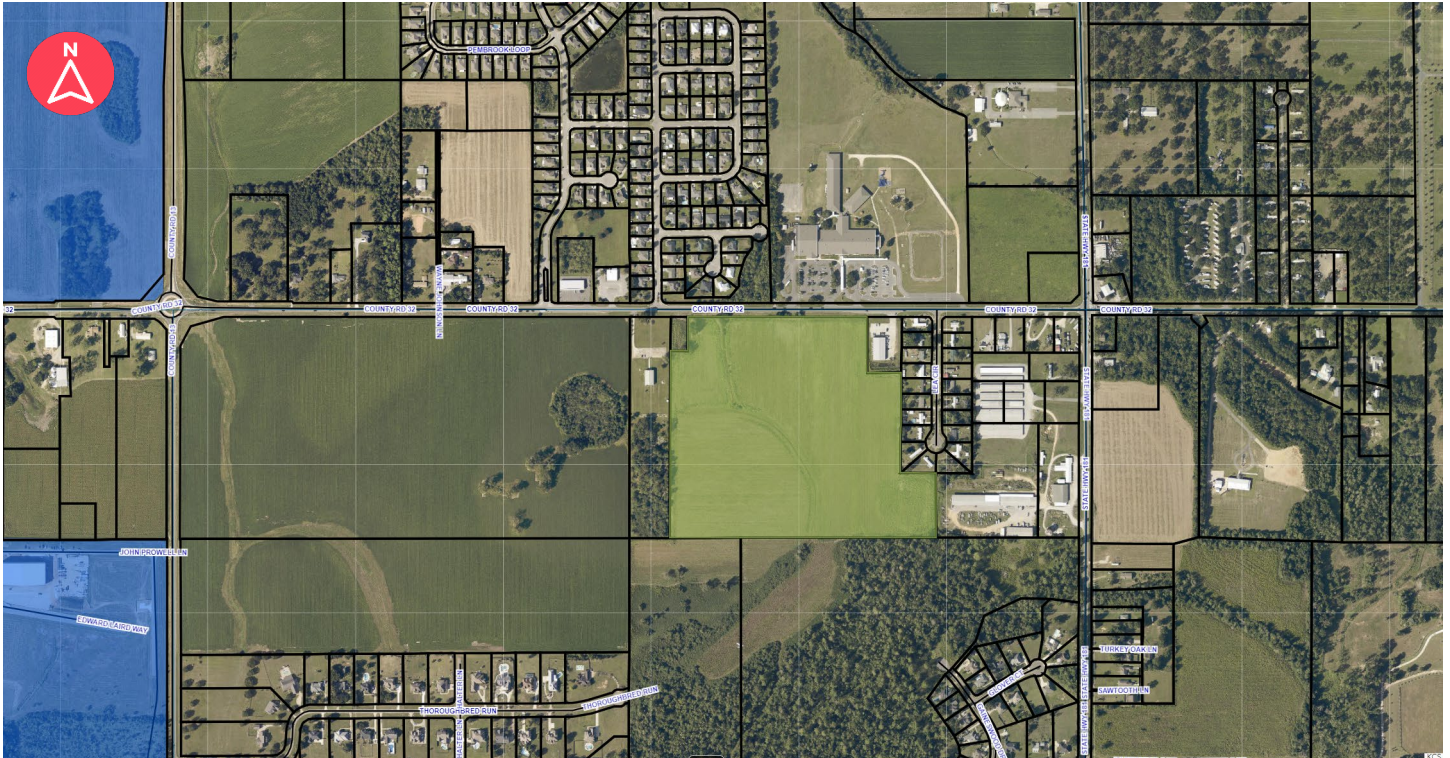
**General Conditions:**

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.
3. Effective period is 2 years from approval of the Preliminary Plat.

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>

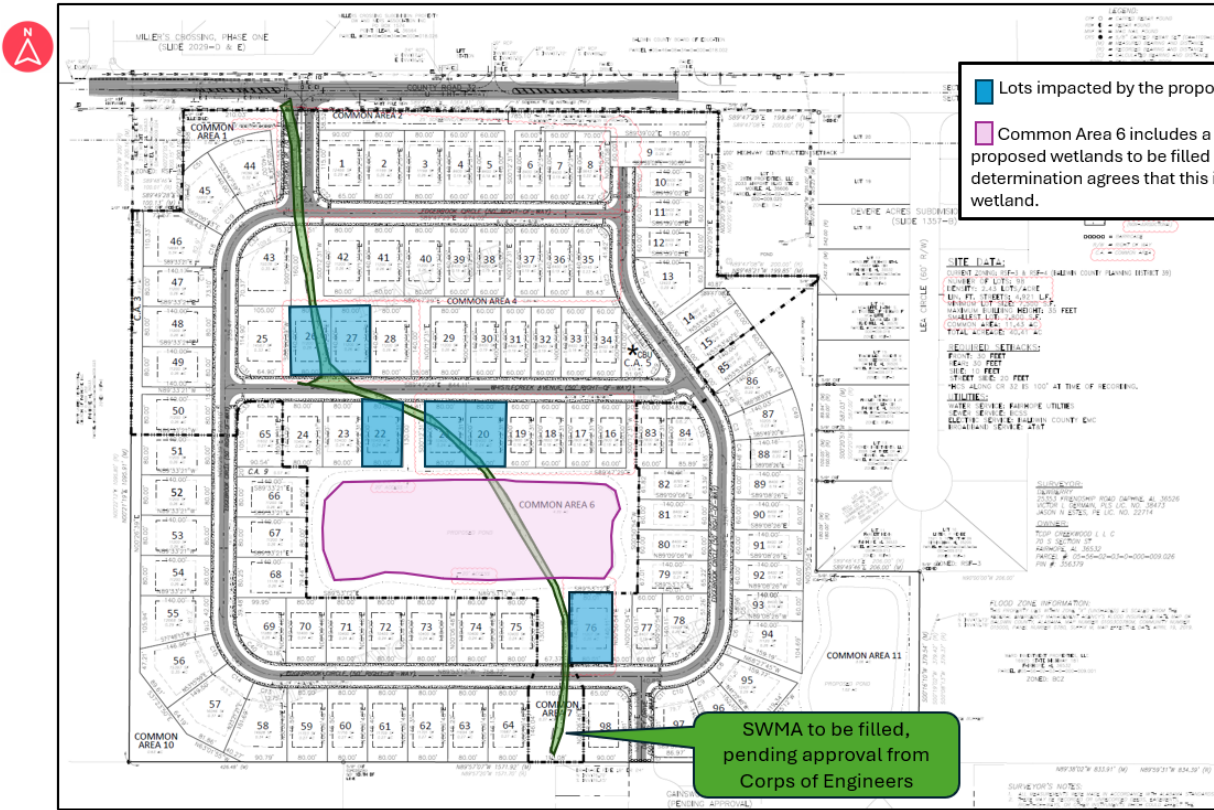


## Locator Maps





# Plat



■ Lots impacted by the proposed wetland fill

■ Common Area 6 includes a portion of the proposed wetlands to be filled if the jurisdictional determination agrees that this is a non-jurisdictional wetland.

SWMA to be filled,  
pending approval from  
Corps of Engineers