



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-30
BFLC Cowpen Creek Ph IV
August 7, 2025
(RECOMMENDATION: Approval)

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Unzoned
PARCEL ID #: 05-40-05-22-0-000-002.000
PIN: 63773
LOCATION: Subject property is on the eastern side of County Road 87 and south of I-10 in the Elsanor community.
CITIZENSERVE REF: SC25-000030
Lead Staff: Mary Booth, Associate Planner
Attachments: Within Report

Subdivision Proposal

REQUEST: Request for a residential subdivision
Proposed # Lots: 5
Linear feet of streets: N/A
Total acreage: +/- 113.82 acres
Smallest lot size: 40,438 square feet (0.93 acres)
Applicant/Owner: Weygand Wilson Surveying / Belle Fountain Land Company
Developer: Belle Fountain Land Company
Engineer/Surveyor: Chris Lieb, P.E., Lieb Engineering / Trent Wilson, PLS Weygand Wilson Surveying

Property History:

SC23-11 Preliminary plat approval granted on 6/1/23 and expired on 6/1/25 with conditions (conditions are later in the staff report).

SFP24-09, Final Plat application was submitted for administrative approval but was an incomplete application. Common drives were required and had not been installed prior to final plat application submittal. The letter of completion was issued on 5/9/25 for TO-23051, permit for the installation of common drives. This application was not cured during the review period and was not approved.

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC
Traffic study:	N/A
Drainage:	Drainage report prepared and stamped by Chris Lieb, P.E. This report has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows potential wetlands on the subject parcel. Wetlands are shown on the plat with a 50' non-disturbed buffer/building setback.

Staff Analysis and Comments

Original Recommendation

SC23-11 BFLC Cowpen Creek Phase IV

Staff Recommendation

Staff recommends that the PRELIMINARY PLAT for Case No. SC23-11 BFLC Cowpen Creek Phase IV, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, including but not limited to, the below conditions.

- Applicant shall submit a revised written drainage narrative to include pipe sizes for the common drives. This drainage narrative shall be reviewed and accepted by Baldwin County Highway Department.
- Applicant shall submit a Preliminary Plat (SPP) application due to installation of common drives. Applicant shall update the pipe sizes on the final plat prior to recording.
- Applicant shall submit a Commercial turn-out application to Baldwin County Highway Department for installation of common drives.
- Upon installation, inspection and approval of common drives, applicant shall submit a Final Plat (SFP) application for review and approval. Upon final plat approval, the final plat shall be circulated for signatures and recorded within 90 days of approval.

The applicant submitted SPP23-13 as per the conditions of the original recommendation and has complied with the common drives being installed, inspected and approved. Now that common drives have been installed, and since the original preliminary plat approval has expired, the applicant has submitted a concurrent application for review and approval.

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary / Final Plat approval for Case No. SC25-30. BFLC Cowpen Creek Ph IV, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

N/A

General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

Locator Maps



Plat/Site Plan

