



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP24-23
BFLC Estates at Elam Creek
August 7, 2025

Subject Property Information

Planning District: 13
Zoning: Unzoned
Location: Subject property is located south of Linholm Rd and west of County Rd 87
Parcel Numbers: 05-40-02-04-0-000-001.001 PIN#: 391598
05-40-02-04-0-000-001.000 PIN#: 63758
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: BFLC- Belle Fountain Landing Company
Engineer/Surveyor: Trent Wilson, PLS, Weyand Wilson Surveying
Online Case #: When searching online CitizenServe database, please use SPP24-000023
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a Large Acre residential subdivision
Number of Lots: 15
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear and 10' side
Wetland Setback: 30' Natural Buffer
Total acreage: 316.57ac
Smallest lot size: 20.00ac

Public Utilities and Site Considerations

Public Utilities: Water: . Letter dated
Electrical: . Letter dated
Sewer: plant. Letter dated
Broadband: . Letter dated Feb. 14, 2025

Fire flow: N/A Large acre subdivision, not a requirement per section 4.5.8 Large Acre Subdivision

Traffic study: N/A

Flood zone: X and AE Flood Zone reflected

Drainage improve.: N/A Large acre subdivision, not a requirement per section 4.5.8 Large Acre Subdivision

Wetlands Wetland report prepared by Wetland Science

Staff Analysis and Comments

As outlined in Section 4.5.8 – *Large Acre Subdivision*, lots within the subdivision may be accessed via a 60' easement. However, the **parent parcel** proposed for subdivision must have direct frontage on a County-paved and -maintained road

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-23 BFLC ESTATES AT ELAM CREEK be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

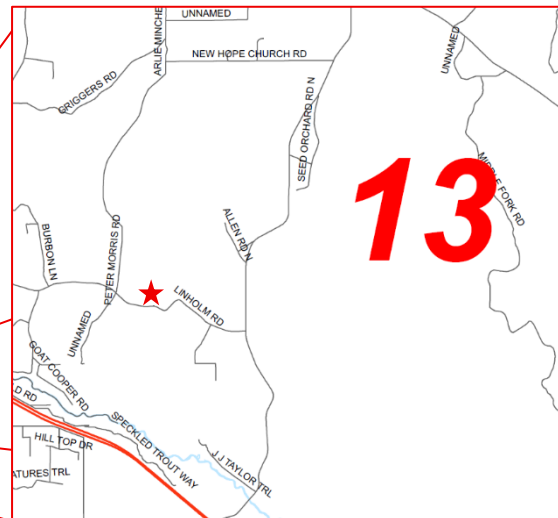
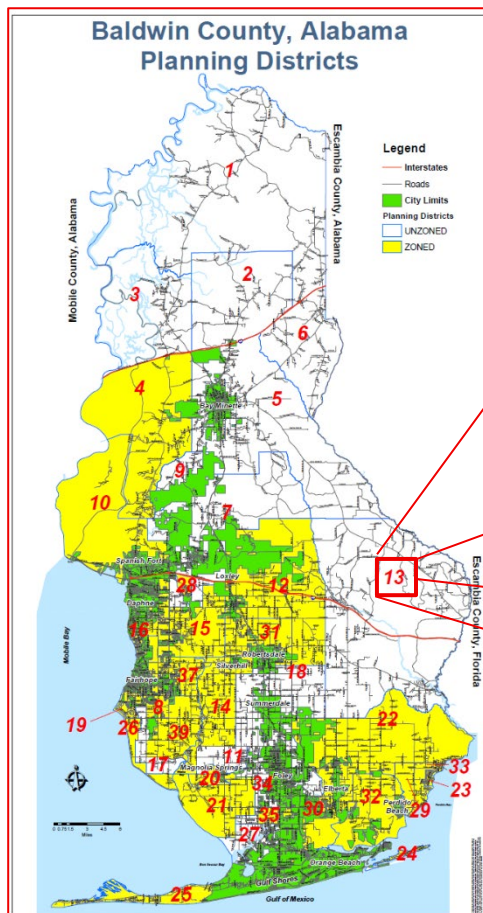
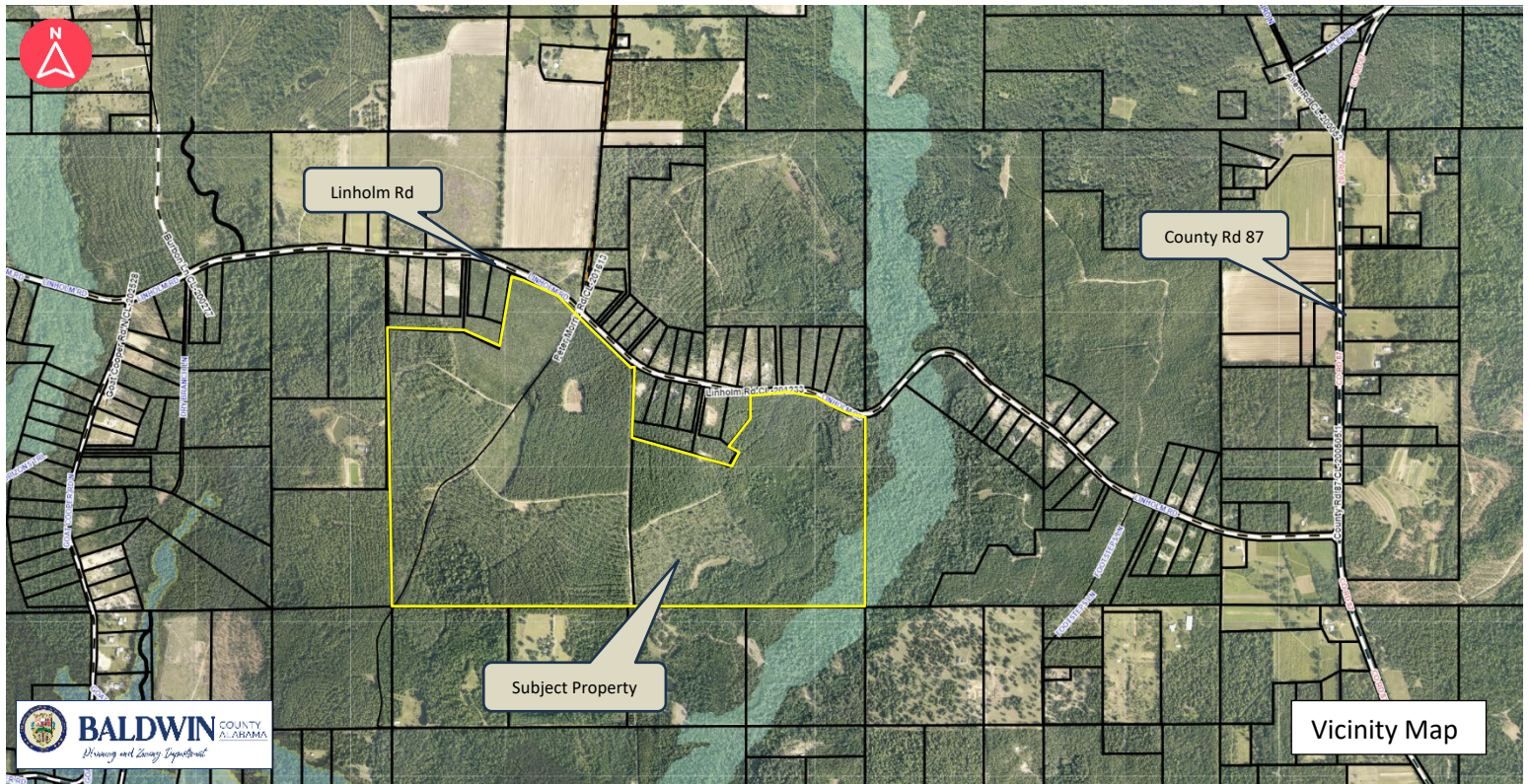
1. Applicant will coordinate with Planning and Zoning Permit Division and obtain approval of the installation for the proposed major residential driveways to be installed along Linholm Rd.
2. Applicant will submit a final plat application that will be reviewed and approved administratively by staff after the major residential driveways has been installed and inspected by Planning and Zoning staff.

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	
------	--

