



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP24-26
BFLC Rolling Hill Estates West
November 6, 2025

Subject Property Information

Planning District: 13
Zoning: Unzoned
Location: The subject property is located west of County Rd 87 and north of Interstate Hwy 10
Parcel Numbers:
05-40-05-15-0-000-003.000 (PIN: 63767)
05-40-05-22-0-000-001.003 (PIN: 621011)
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Belle Fountain Land Company (BFLC)
Engineer/Surveyor: Trent Wilson, PSL, Weygand Wilson Surveying
Online Case #: When searching online CitizenServe database, please use SPP24-000026
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a Large Acre subdivision
Number of Lots: 9
Linear ft of streets: N/A, all lots will be accessed via a 60' egress/ingress easement
Lot setbacks: 30' Front, 30' Rear and 10' Side
Wetland Setback: 30' Wetland Building Setback & 5' Natural Buffer
Total acreage: 190.00 ac
Smallest lot size: 20.00 ac

Public Utilities and Site Considerations

Public Utilities: Water: Individual wells
Sewer: Septic Tank
Fire flow: N/A to Large Acre subdivisions.
Traffic study: N/A
Flood zone: X and AE Flood zones, appropriate notes and buffers along the streams are reflected.
Drainage improve.: N/A to Large Acre subdivisions.
Wetlands A wetland report prepared by Craig Martin, Wetland Sciences, INC. for the wetland impact has been submitted for staff to review. All other wetland areas the applicant has utilized the 50' Wetland Building Setback as Baldwin County Wetland Generalized map.

Staff Analysis and Comments

The total site consists of approximately 190 acres currently utilized as a log timber operation. The applicant is proposing to divide the property through a large-acre subdivision.

A wetland fill permit (No Impact) application (SAM-2025-00622) has been submitted to the U.S. Army Corps of Engineers for the proposed wetland crossings. The applicant is proposing to install a 160LF bridge over Cowpen Creek.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-26 BFLC Rolling Hill Estates West be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

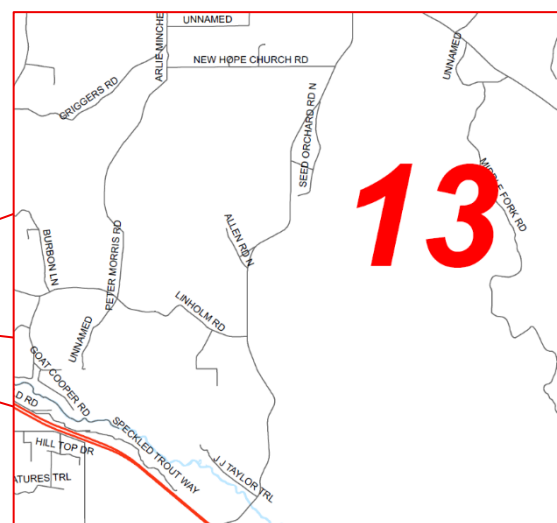
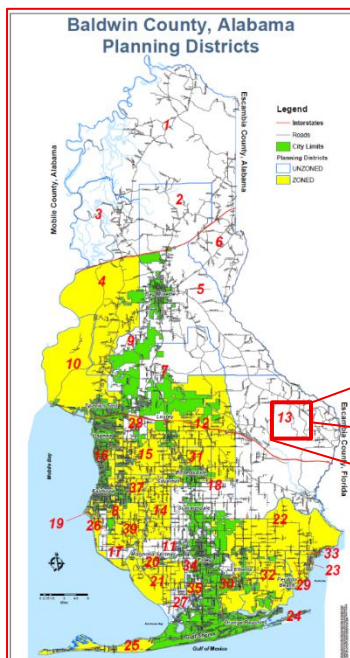
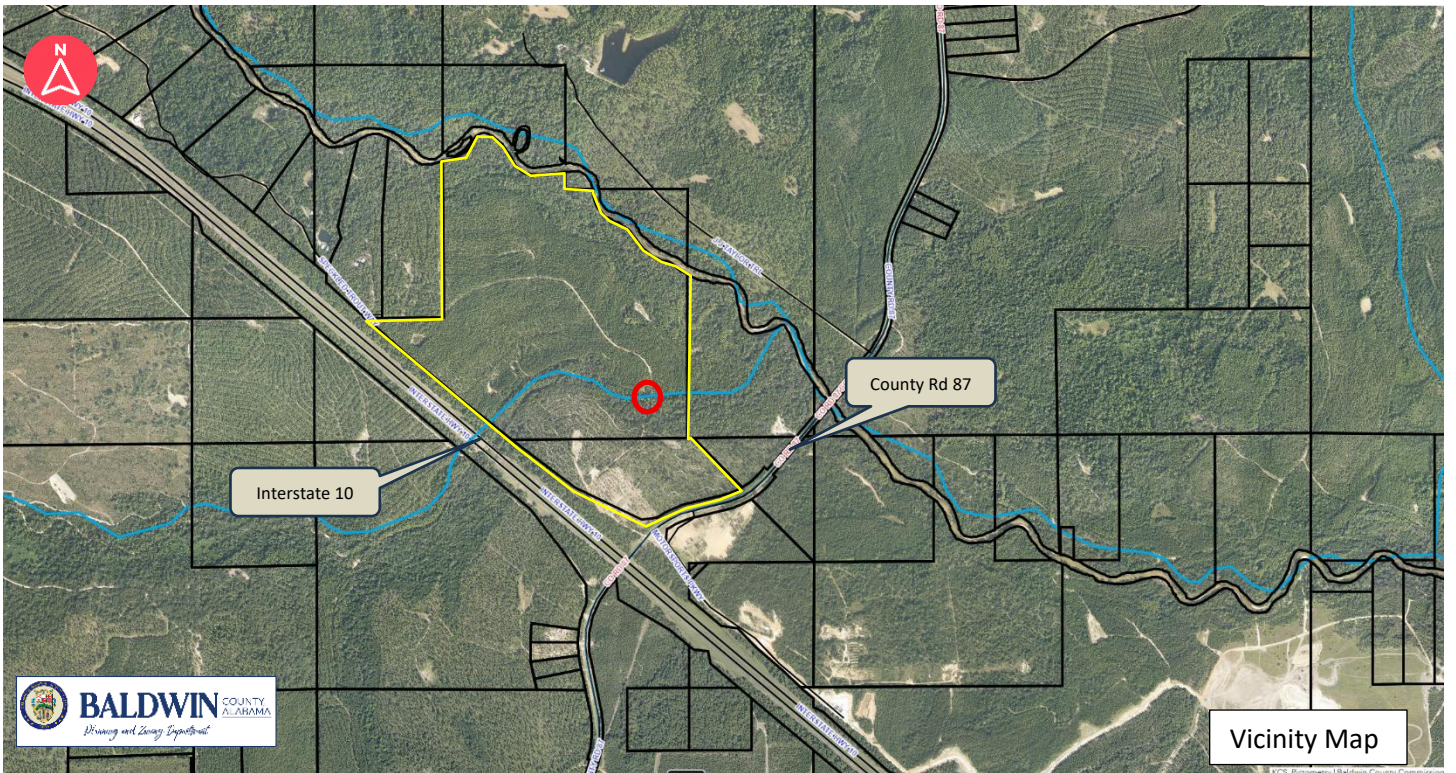
- 1- Provide staff a copy of the USACE permit approval for the proposed wetland crossing prior to applying for final plat approval.
- 2- An application for the major residential driveways shall be submitted for review where two or more lots will be accessed by the same ingress/egress easement. Shared driveways must be permitted and installed by the applicant prior to submitting an application for Final Plat approval.
- 3- Revise the stream setback on the data table to reflect a 30' natural buffer from the top of the bank on both sides.
- 4- Add note "The Highway Construction Setback along CR 87 is 75' from the centerline of the right of way at the time of recording."
- 5- Reflect all wetland buffers as a 15' Natural Buffer inside a 30' Wetland Setback in all pages including cover page., and show wetland bridge on the plat.
- 6- Show building setbacks in all the lots of the proposed subdivision.

General Conditions:

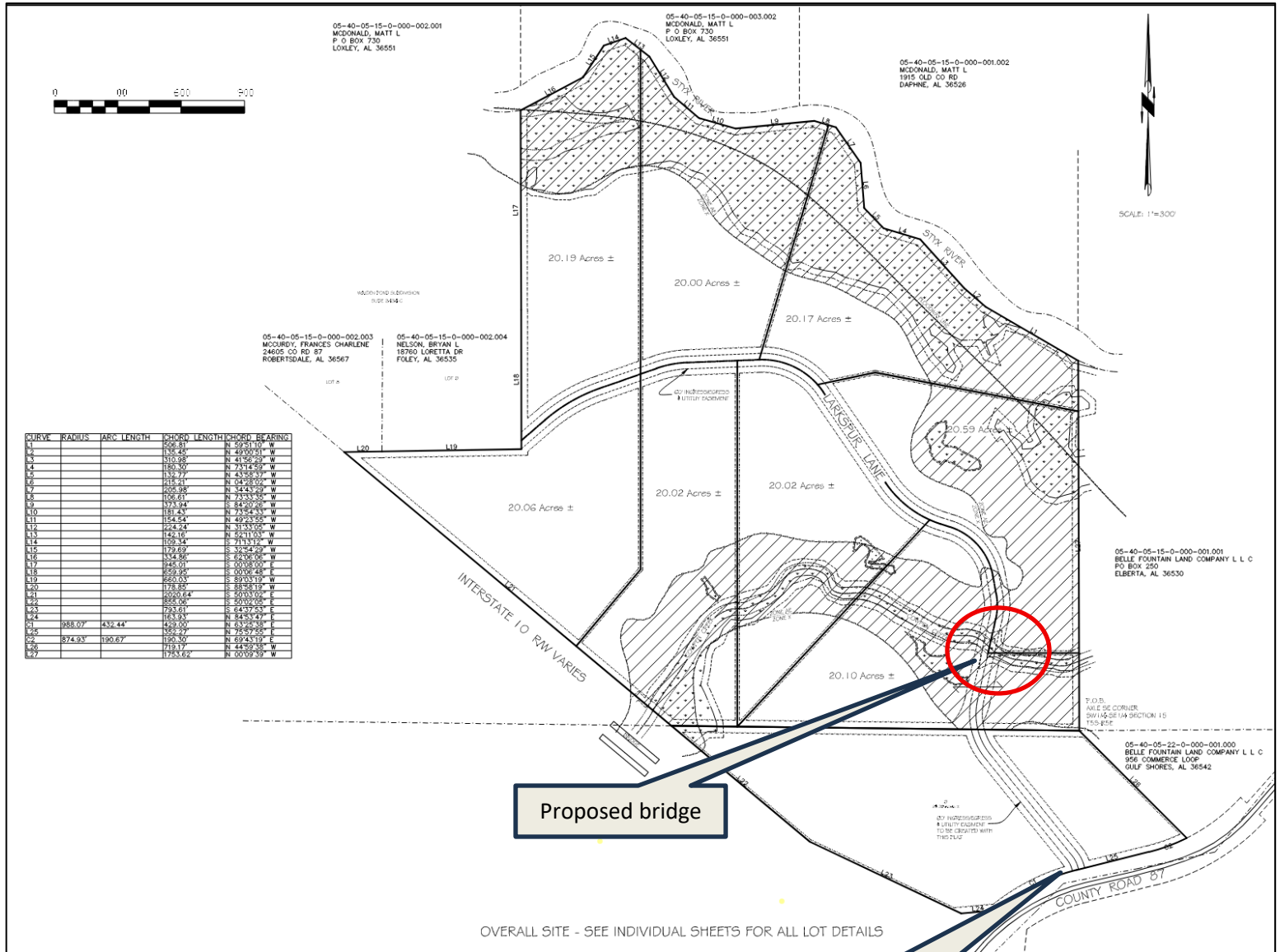
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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](#)

Locator Maps

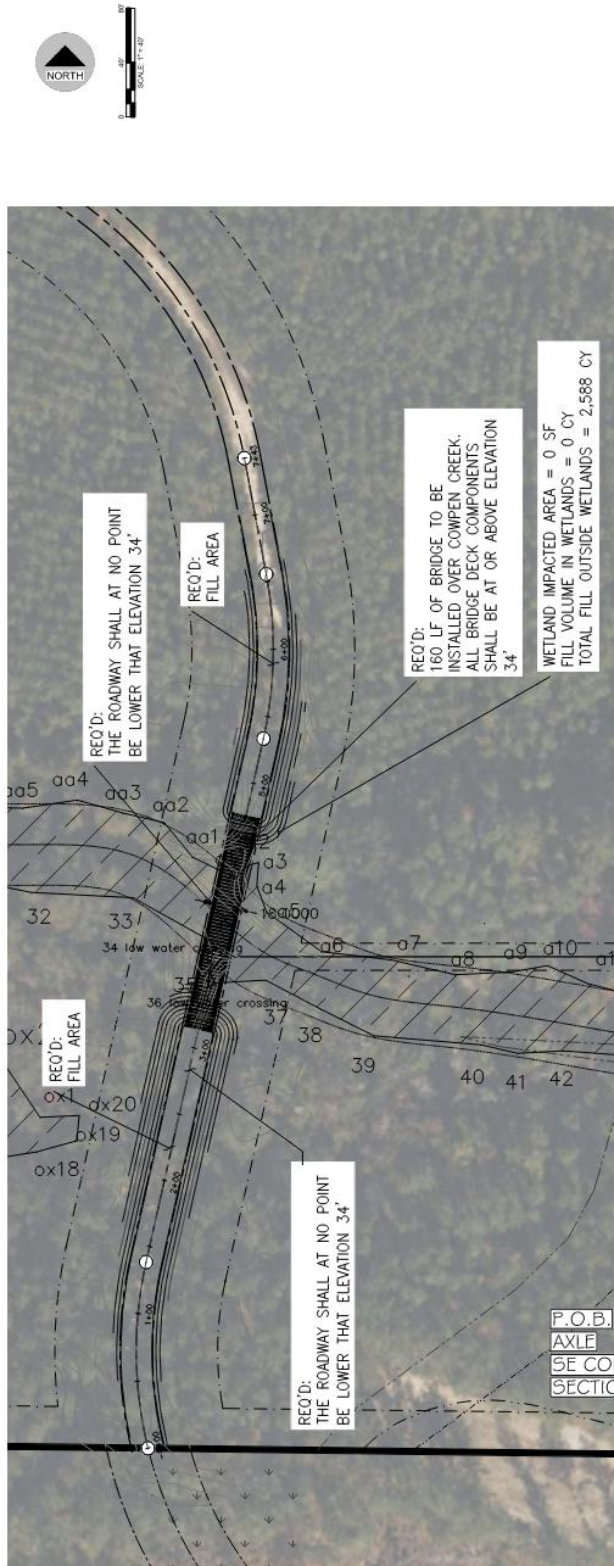


Plat



Proposed bridge

A commercial driveway to be installed



BRIDGE PROFILE

