



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP24-27
BFLC Rolling Hill Estates
November 6, 2025

Subject Property Information

Planning District: 13
Zoning: Unzoned
Location: The subject property is located east of County Rd 87 and north of Interstate Hwy 10
Parcel Numbers:
05-40-06-23-0-000-001.000 - PPIN 63776
05-40-07-26-0-000-001.000 - PPIN 4809
05-40-06-24-0-000-006.000 - PPIN 63781
05-40-07-25-0-000-001.000 - PPIN 63782
05-40-05-22-0-000-001.002 - PPIN 621006
05-40-05-22-0-000-001.001 - PPIN 621005
05-40-05-22-0-000-003.000 - PPIN 62157

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 SPP24-000027
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a Large Acre subdivision
Number of Lots: 36
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: 919.73 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, AE Flood zones, and Floodway with appropriate notes and buffers along the streams are to be 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.

Staff Analysis and Comments

The total site consists of approximately 919 acres currently utilized as a log timber operation/ Grand River Motorsports. The applicant is proposing to divide these parcels through a large-acre subdivision.

A wetland fill permit application (SAM-2023-001135) has been submitted to the U.S. Army Corps of Engineers for the proposed wetland crossings. The applicant is requesting approximately 1.72ac of impact for access to the proposed lots.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-27 BFLC Rolling Hill Estates be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

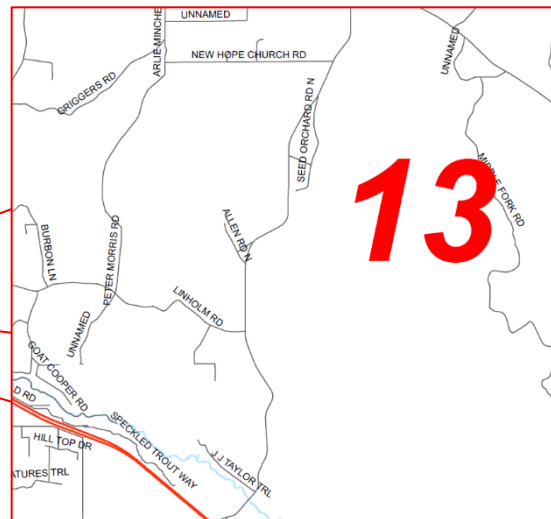
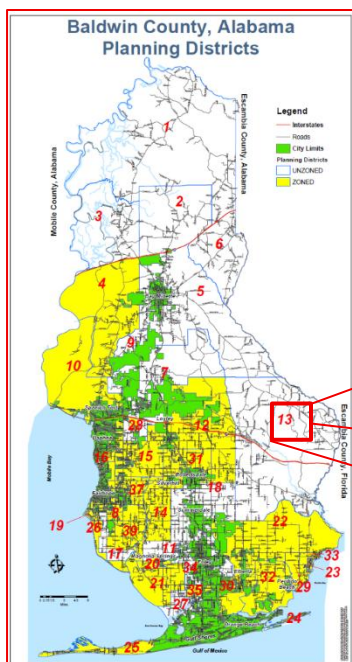
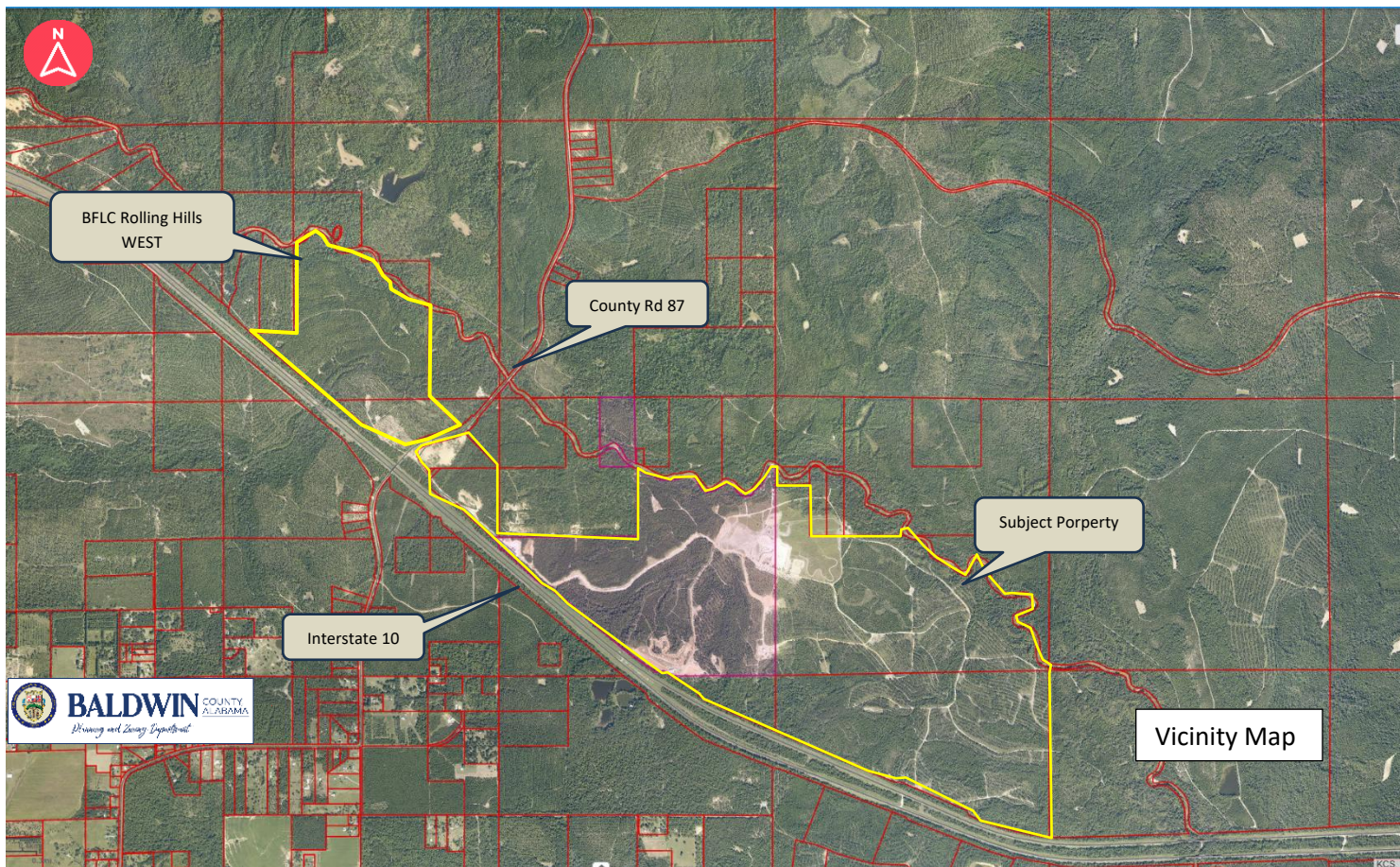
- 1- Provide staff a copy of the USACE permit approval for the proposed wetland crossing prior to applying for final plat approval.
- 2- Apply and obtain approval from the P&Z Dept. for a flood land disturbance once wetland crossing permits have been issued to address existing Code Case #22-00000109 for the unpermitted Land Disturbance.
- 3- 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.
- 4- Revise the stream setback on the data table to reflect a 30' natural buffer from the top of the bank on both sides.
- 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



Environmental Impact

Grand River Motor Sports Park SAM-2023-001135 NOV response 9.11.25

The applicant, Stacey Ryals (Belle Fountain Land Company, LLC), requests permitting for after the fact wetland fill for road crossings in Baldwin County, AL. This letter is a supplemental response to the USACE NOV dated 11/12/24. ADEM also issued a NOV for the site on 11/15/24. The sediment impacts to wetlands that are not part of the after the fact permitting were remediated in spring of 2025 and ADEM closed enforcement on 4/1/25. The work described below and shown in the attached plans should allow for after the fact permitting to resolve the USACE NOV.

Proposed Work: The proposed work includes the following:

- After the fact wetland fill for fifteen (15) impact areas on trails (4 culvert crossings, 1 intermittent stream crossing, 2 wetland crossings and 8 gravel fords). This will involve the placement of 1,574 cubic yards of clean sand, gravel, and riprap in a total of 0.573 acres of wetlands.
- The culvert crossings involve the installation of pipes, culvert collars, and fill (sand and riprap). The fords are located in areas where the wetlands were soft and/or had intermittent flow. These crossings include sand fill and a 6-inch gravel roadbed.
- The wetland impacts will be mitigated by the purchase of credits from an approved wetland mitigation bank.

