



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-08
BFLC Cowpen Creek Ph III
June 5, 2025

Subject Property Information

JURISDICTION: County
PLANNING DISTRICT: 13
ZONING: Un-zoned
PARCEL ID # 05-40-05-22-0-000-002.001
PIN: 391621
LOCATION: Subject property is located on the western side of County Road 87 south of the I-10 overpass in the Elsanor area.
CITIZENSERVE REF: SPP25-000008
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: 118.51 acres
Smallest lot size: 3.0 acres
Applicant/Owner: *Belle Fountain Land Company*
Developer: *Belle Fountain Land Company*
Engineer/Surveyor: **Chris Lieb, P.E. – Lieb Engineering /Trent Wilson, PLS – Weygand Wilson Surveying, LLC**

Property History:

- 04/6/20323 – SPP23-06, Received conditional preliminary plat *approval (conditions to install common drives prior to submitting the final plat application).*
- 12/29/2023 – SFP23-10, Submitted Final Plat application prior to conditions of the preliminary plat approval having been met but Staff reviewed the final plat application and provided comments.
- 08/07/2024 – PER24-04, Permit Extension Request for review and comment period for SFP23-10.
- 11/25/2024 – SFP23-10, application was denied due to incomplete submittal and failure to comply with conditions of preliminary plat approval
- 02/20/2025 – CTP24-21, Commercial Turnout Permit was issued to install common drives per the prior preliminary plat approval conditions.
- 03/27/25 – SPP25-08 – Preliminary Plat application submitted which is now before the PC for consideration of approval.
- 05/08/2025 – Final inspection was completed for the installation of the common drives with the Notice of Completion being issued on 05/09/2025.

Public Utilities and Site Considerations

Public Utilities:	Water: On-Site Well Sewer: On-Site Septic Electrical: Baldwin EMC (letter dated February 6, 2023)
Traffic study:	N/A
Drainage:	Drainage narrative prepared and stamped by Chris Lieb, P.E. This document has been reviewed and accepted by Permit Engineer.
Wetlands:	The Baldwin Co. Parcel Viewer shows a portion of potential wetlands . No wetland delineation was provided and the applicant has shown the wetlands on the plat with a 50' non-disturbed buffer/building setback.

Staff Analysis and Comments

The Applicant previously submitted a preliminary plat application which was approved by the Planning Commission, with a condition for approval to install common drives. The common drives were to be installed, inspected and accepted by Highway before submitting the final plat. However, the applicant submitted the final plat which had been circulated for signatures prior to Staff granting permission. Staff worked with the applicant to allow revisions to the final plat application, but they could not be achieved within the 60-day review and comment period. Therefore, Staff denied the final plat application, and since, the original preliminary plat approval has expired. The applicant has received a Commercial Turnout Permit and has installed the common drives, which have been inspected, and a completion letter has been provided by Planning & Zoning Staff.

SPP23-06 BFLC COWPEN CREEK PH III

Staff Recommendation

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-06 BFLC COWPEN CREEK PH III, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions.

Specific Condition:

1. The applicant shall submit a turnout permit for the required common drives. BC Highway Department will advise applicant once the construction of the common drives has been accepted.

General Condition:

1. Upon acceptance of installed common drives by Baldwin County Highway Department, the applicant shall submit a final plat application.

- P&Z Staff will issue administrative final plat approval. The final plat shall be circulated for signatures and recorded within 90 days of approval.

04/06/2023 PRELIMINARY PLAT APPROVAL

PUBLIC COMMENTS:

No comments received as of this Staff Report.

Staff Recommendation:

Staff recommends that the Preliminary Plat approval for Case No. SPP25-08, BFLC Cowpen Creek Phase III be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

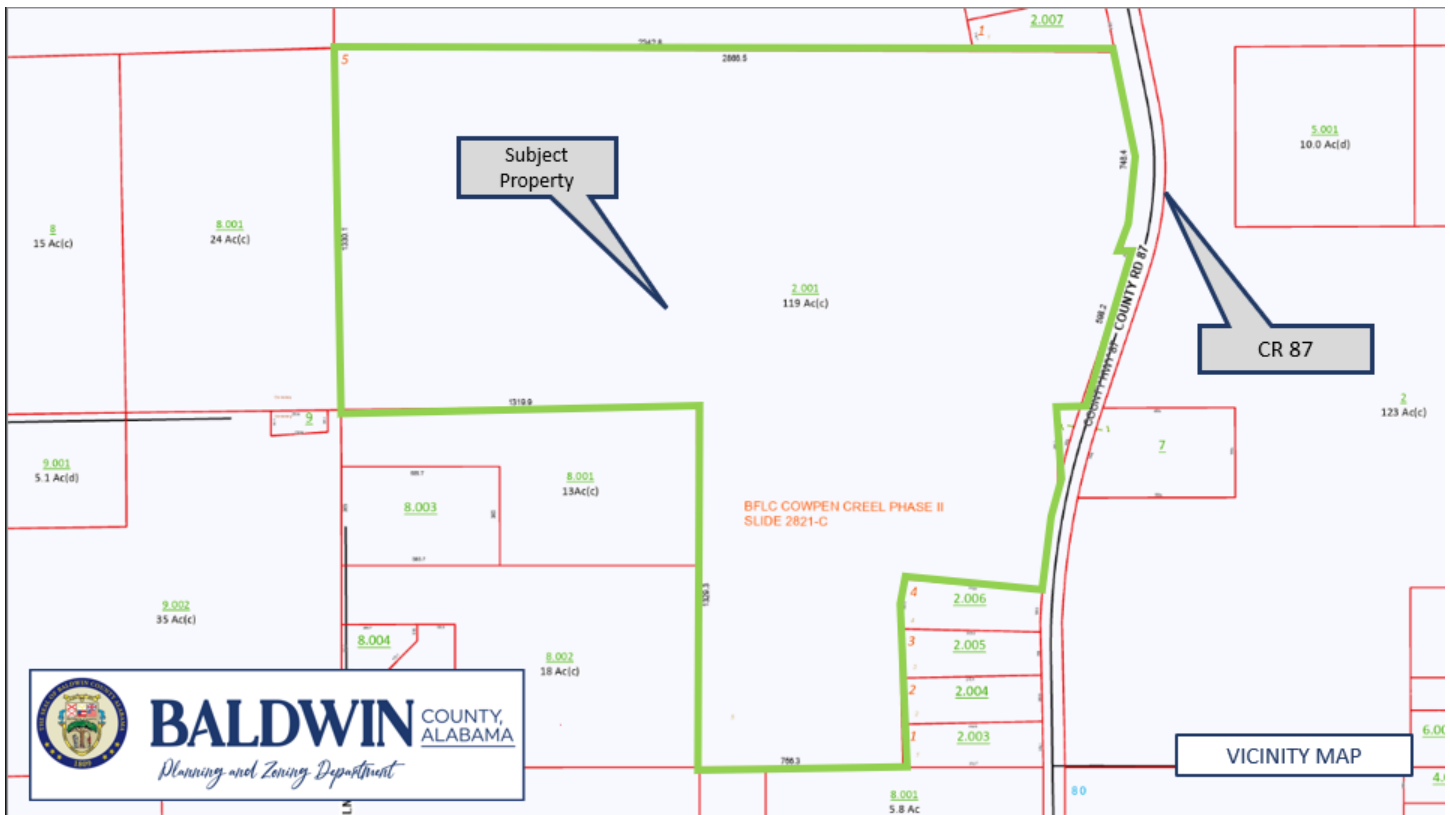
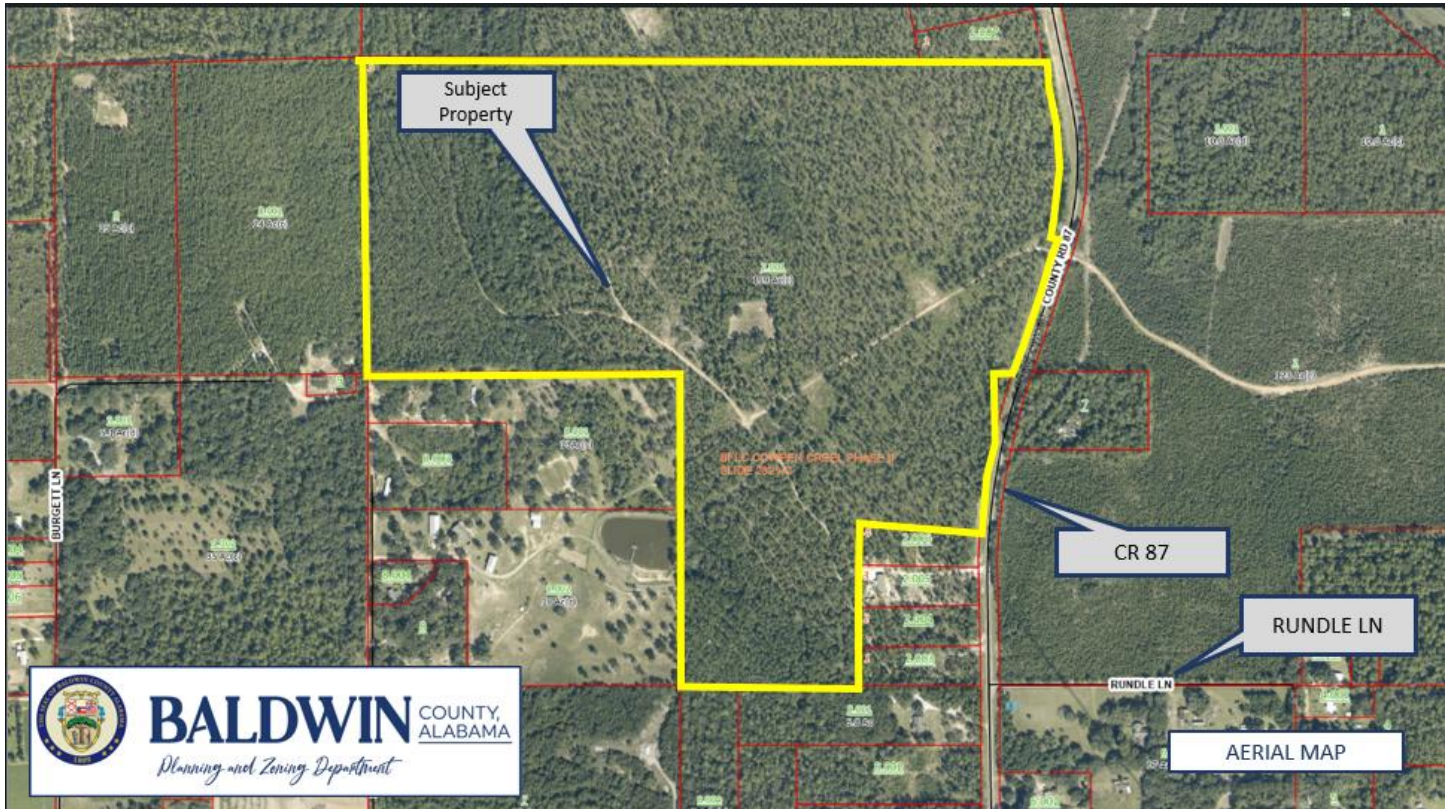
Specific conditions:

1. **Once the preliminary plat approval has been granted, the applicant shall submit the Final Plat application for review and approval to circulate the plat for signatures.**

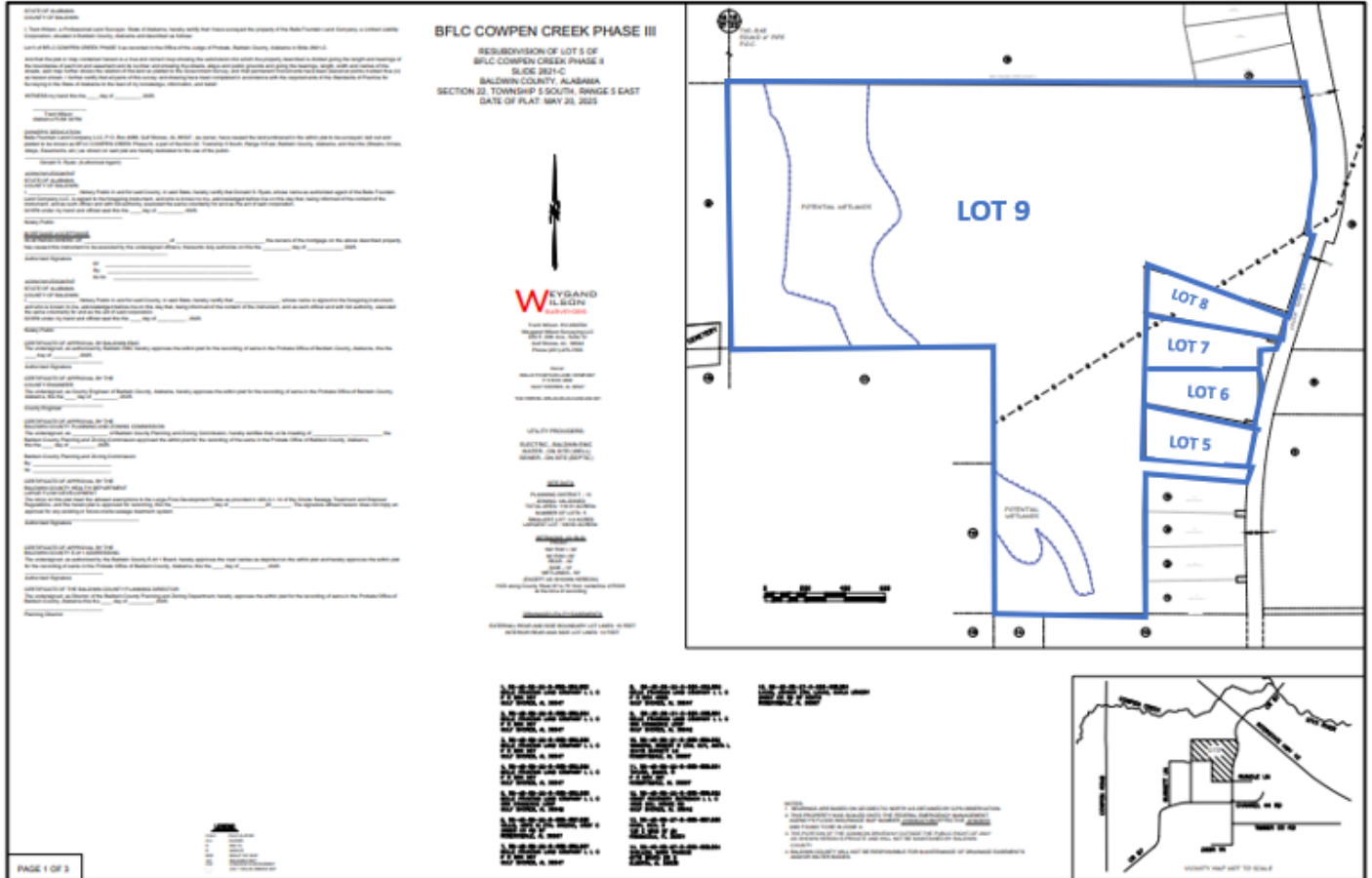
General Conditions:

The final plat shall be circulated for signatures and recorded within 90 days of receiving Authorization to circulate the plat for signatures.

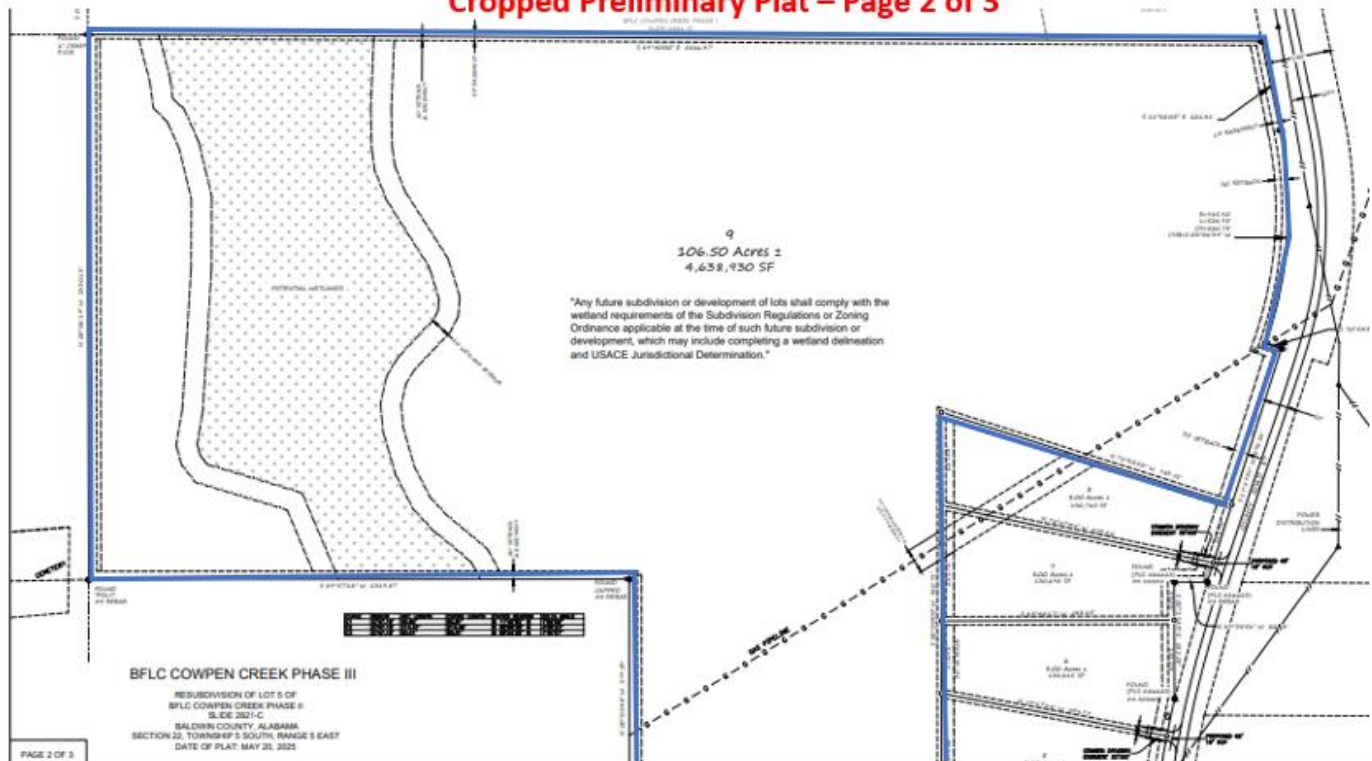
Locator Maps



Plat/Site Plan



Cropped Preliminary Plat – Page 2 of 3



Cropped Preliminary Plat – Page 3 of 3

