



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-41
Belmont Estates Subdivision
February 5, 2026

Subject Property Information

Planning District: 15
Zoning: RSF2- Single Family District
Location: The subject property is located south of Larry Street and west of County Rd 54 W.
Parcel Numbers: 05-43-06-14-0-000-001.001 **PIN:** 111271
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: DYAS DREW C AND DYAS CHARLES L JR AND DYAS ARTHUR CORTE AND VAUTIER PAMELA
Engineer/Surveyor: Jason Estes, PE-Dewberry Engineers
Online Case #: When searching online CitizenServe database, please use SPP25-000041
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 46
Linear ft of streets: 3,784LF
Lot setbacks: 30' Front, 30' Rear, 10' Side & 20' Side Setback. The highway construction setback appeal along County Rd 54 W is 75' from the centerline of the right of way.
Total acreage: 38.36 AC
Smallest lot size: 20,160 SF

Public Utilities and Site Considerations

Public Utilities: Water: Wells
Sewer: BCSS, Malbis Treatment Plant, Letter dated October 31, 2025
Electrical: Riviera Utilities, Letter dated October 30, 2025
Broadband: AT&T, Letter dated November 11, 2025

Fire flow: Public water connections are not provided, all lots will be served by individual wells.

Traffic study: Study was conducted by Jennifer Brownlie-Carey it is being reviewed by Baldwin County Planning and Zoning and BC Highway Dept.

Flood zone: Flood Zone X, No special requirements

Drainage improve.: Drainage narrative prepared by Jason Estes, PE, It was reviewed and accepted with conditions of approval by the P&Z Permit Engineer.

Wetlands

No jurisdictional wetlands were identified on the property

Staff Analysis and Comments

The subject property is located at the intersection of Larry Street and County Road 54 West and consists of approximately 38.36 acres. The minimum density permitted within the RSF-2 (Single-Family Residential) zoning district is 2.9 units per acre. The proposed development reflects a density of approximately 1.2 units per acre, which is well below the maximum density allowed.

The applicant is proposing lots with a minimum width of 120 feet and a minimum lot area of 20,000 square feet. In accordance with the subdivision regulations, curb and gutter improvements are not required due to the proposed lot width and size.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SPP25-41 Belmont Estates Subdivision** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

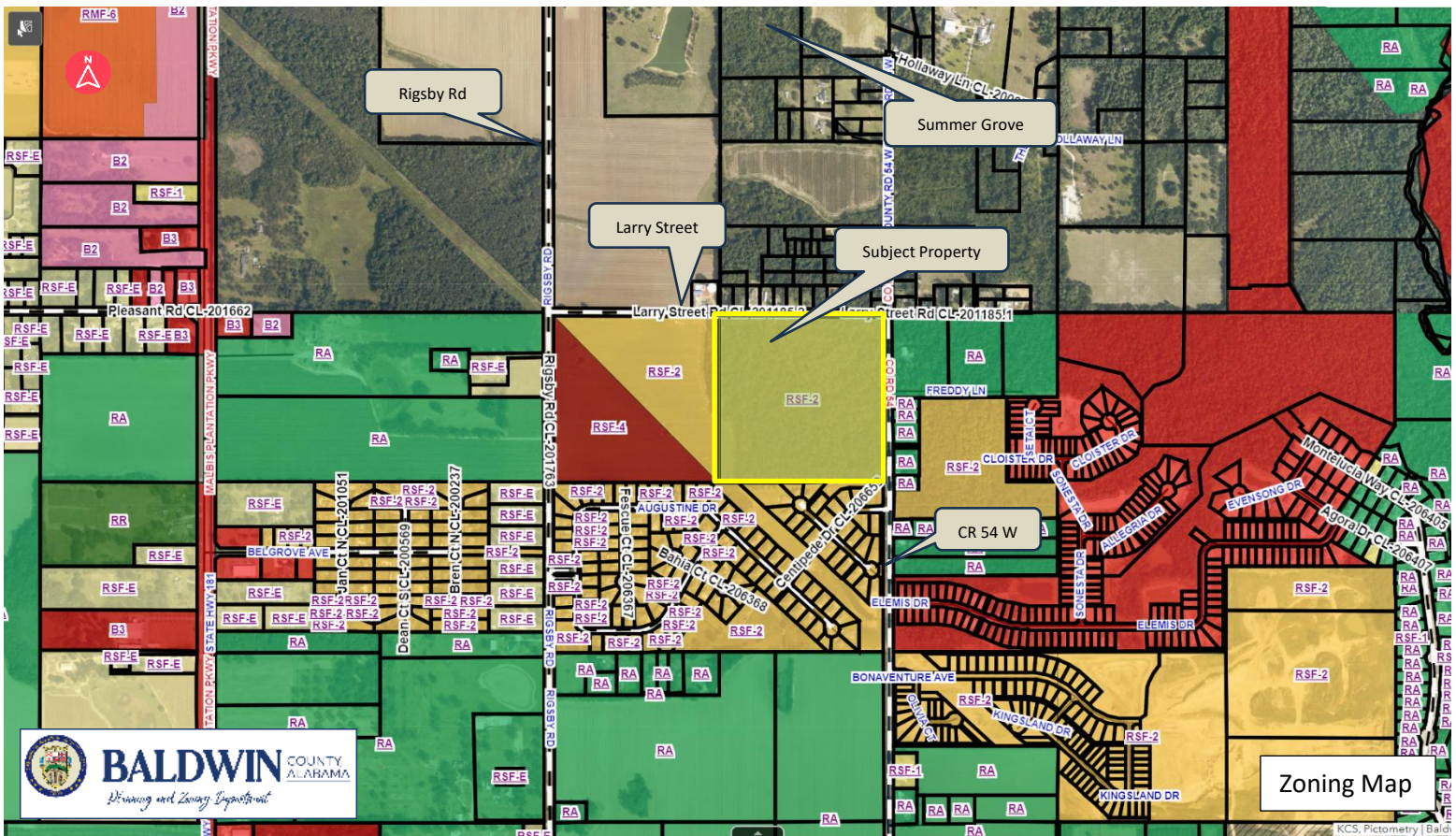
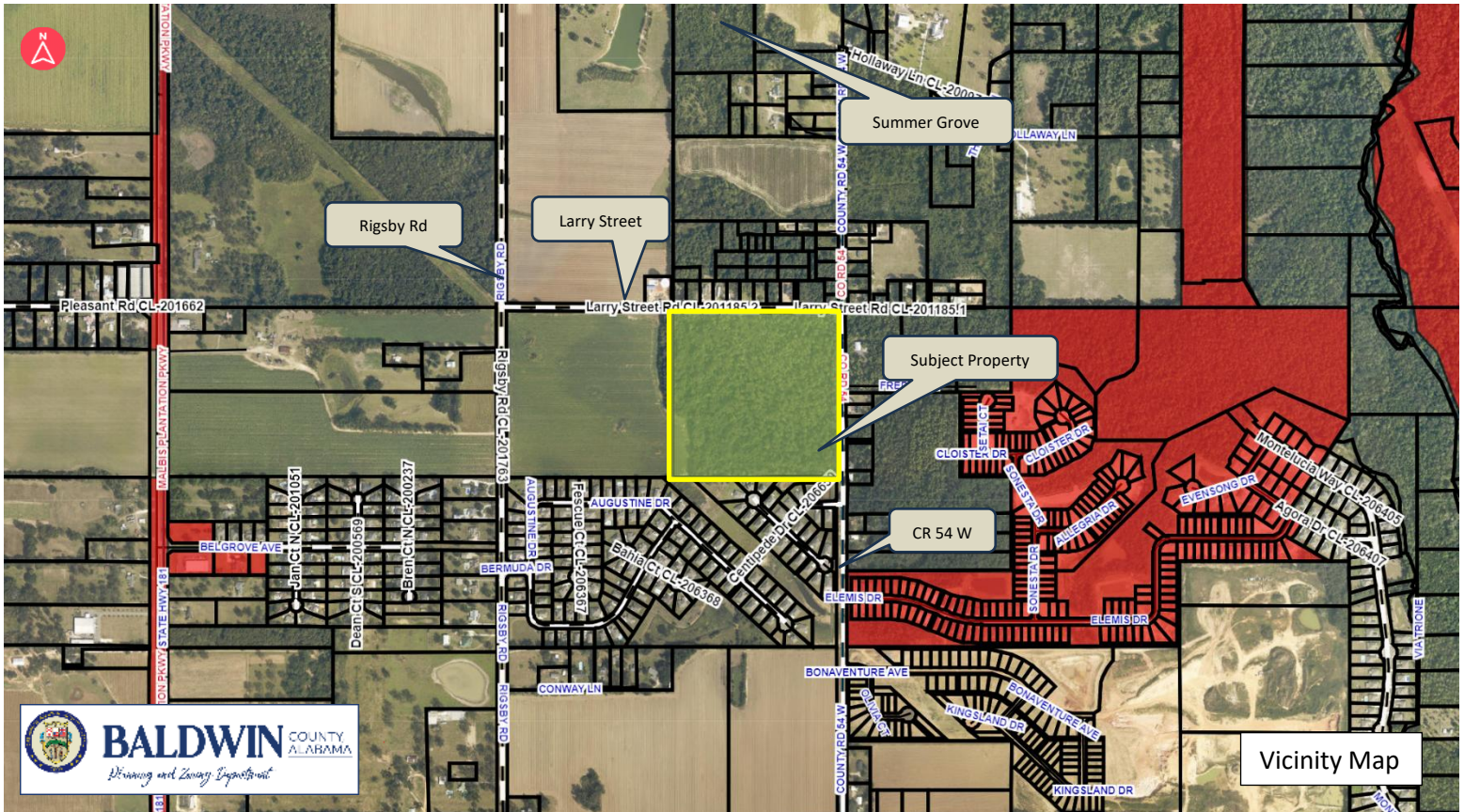
Specific conditions:

1. The expansion of the BCSS Malbis treatment plant is required to be completed and accepted by ADEM prior to applying for final plat approval.
2. The developer will coordinate with the Baldwin County Highway Dept. and Baldwin County P&Z regarding required transportation improvements/Aid to construction. Those improvements have not been finalized.

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.

Locator Maps



Plat

