



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-09
CW STABLESIDE ESTATES PHASE 1
July 9, 2026

Subject Property Information

Planning District: 18
Zoning: Unzoned
Location: East of Baldwin Beach Express and North on County Rd 38
Parcel Numbers: 05-48-05-15-0-000-004.000 PIN#: 9830
Lead Staff: Jenny M. Mosley , Planning Tech I
Applicant/Owner: Belle Fountain Land Company
Engineer/Surveyor: Lieb Engineering/Weygand Wilson Surveying
Online Case #: When searching online CitizenServe database, please use SPP26-000009
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Number of Lots: 16 lots
Linear ft of streets: N/A
Lot setbacks: 30' Front, 30' Rear, 10' Side, 30 ft Natural Wetland Buffer
Total acreage: 33.75 acres
Smallest lot size: 1.00 acres (43,621 sq ft)

Public Utilities and Site Considerations

Public Utilities: Water: East Central Baldwin Water
Electrical: Baldwin EMC
Sewer: Septic

Fire flow: N/A

Traffic study: N/A

Flood zone: X Zoned, no special requirements.

Drainage improve.: Drainage narrative prepared by Lieb Engineering /Chris Lieb, PE and reviewed and accepted by the P&Z Permit Engineer.

Wetlands Wetlands were identified on the subject property. Wetland delineation provided by Wetland Sciences.

Staff Analysis and Comments

SPP26-000009, CW Stableside Estates Phase I is a 16-lot residential subdivision. All residential lots will be accessed through single residential drives and must adhere to the Baldwin County Access Management Policy.

Staff Recommendation:

Staff recommend that the PRELIMINARY PLAT for Case No. **SPP26-09 CW STABLESIDE ESTATES PHASE 1** be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

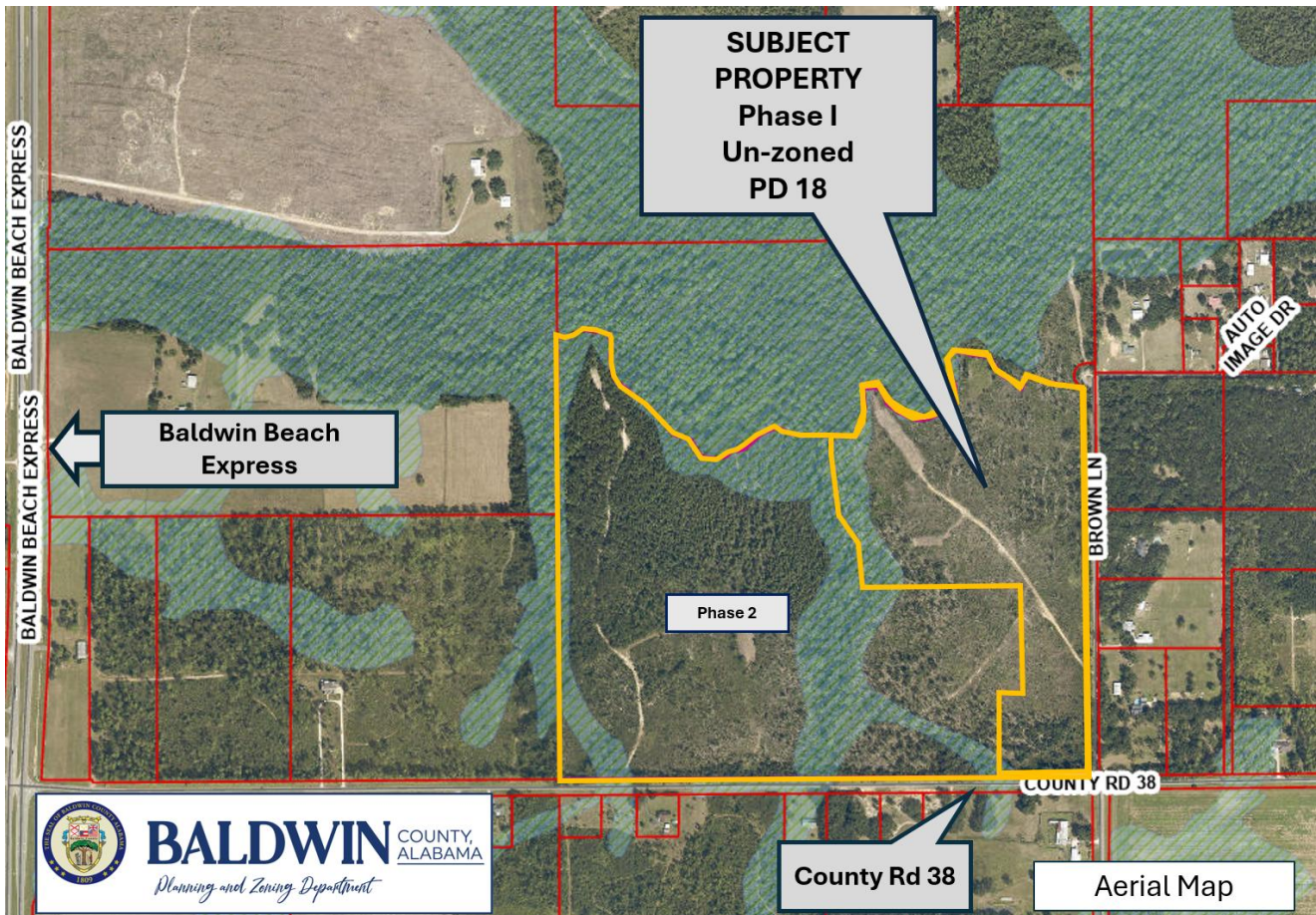
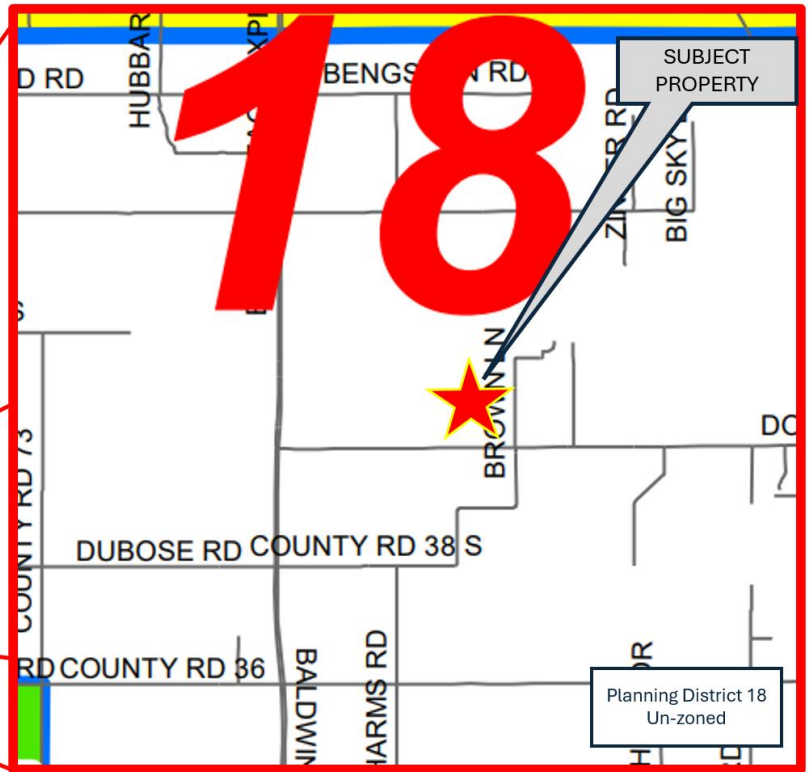
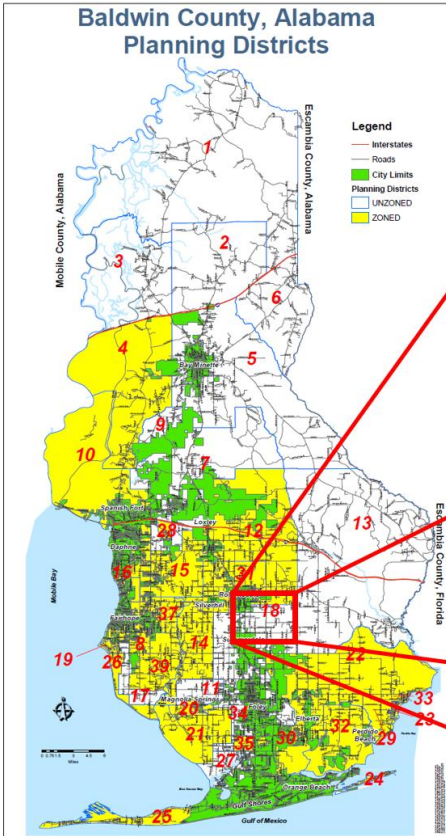
1. All required wetland buffers in common areas shall be marked with permanent signage. Signs must be installed and verified through staff field inspection with the Contractor prior to any land disturbance permit issuance or sitework activity. Placement is required every 100 feet. Signs must be permanent in nature using a steel post with concrete added to the footer.
2. A Quitclaim deed is required for 40' of existing CR 38 to Baldwin County along the property owned by BFLC.

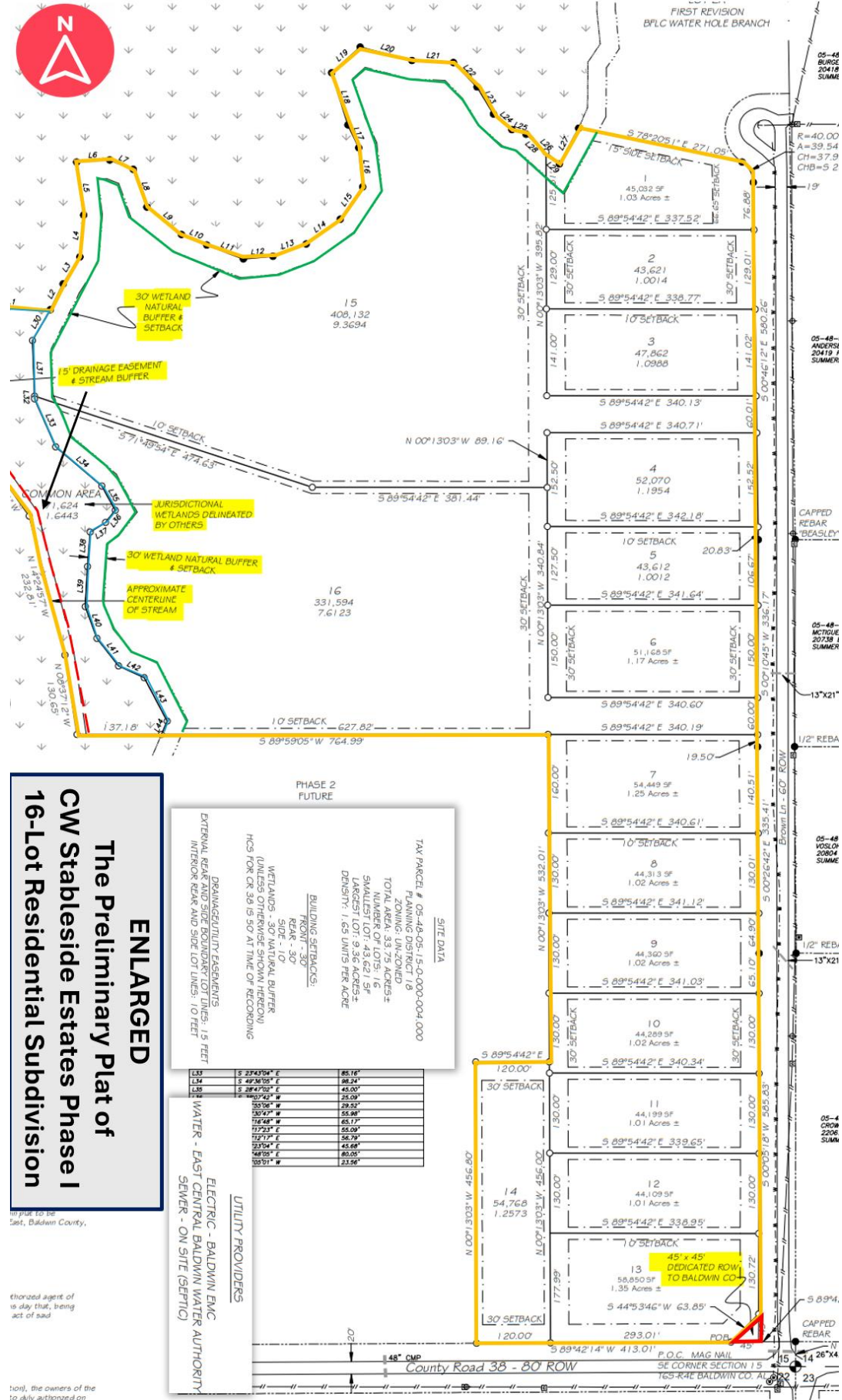
General Conditions:

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





ENLARGED
The Preliminary Plat of
CW Stables Estates Phase I
16-Lot Residential Subdivision

Map prepared by
 East, Baldwin County,
 authorized agent of
 is day that, being
 act of said
 heirs, the owners of the
 to duly authorized on

SITE DATA
 TAX PARCEL # 05-48-05-15-0-000-004.000
 PLANNING DISTRICT 0
 TOTAL AREA 33.75 ACRES ±
 NUMBER OF LOTS: 16
 SMALLEST LOT: 43,621 SF
 LARGEST LOT: 93,621 SF
 DENSITY: 1.65 UNITS PER ACRE

WETLANDS: - 30' NATURAL BUFFER (UNLESS OTHERWISE SHOWN HEREON)
 HCS FOR OR 30' IS 50' AT TIME OF RECORDING

DRAINAGE/FUTILITY EASEMENTS:
 EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
 INTERIOR REAR AND SIDE LOT LINES: 10 FEET

LOT	FRONT	REAR	SIDE	AREA
L13	S 23°43'04" E	85.16'		85.16'
L14	S 49°36'58" E	98.24'		98.24'
L15	S 29°24'51" E	45.00'		45.00'
L16	S 40°42'42" W	29.52'		29.52'
L17	S 50°58' W	55.88'		55.88'
L18	S 76°48' W	65.17'		65.17'
L19	S 77°23" E	55.09'		55.09'
L20	S 72°17" E	56.72'		56.72'
L21	S 73°54" E	43.68'		43.68'
L22	S 46°59" E	80.05'		80.05'
L23	S 59°11" W	23.95'		23.95'

UTILITY PROVIDERS
 ELECTRIC - BALDWIN EMC
 WATER - EAST CENTRAL BALDWIN WATER AUTHORITY
 SEWER - ON SITE (SEPTIC)

PHASE 2 FUTURE

TOTAL AREA 33.75 ACRES ±
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County Road 38 - 80' ROW
 48" CMP
 P.O.C. MAG NAIL
 SE CORNER SECTION 15
 165-R4E BALDWIN CO. AL

05-48-05-22-0-000-001.001
 ADAMS, BEVERLY C
 21991 CO RD 38 S
 SUMMERDALE, AL 36880