

## **Baldwin County Planning Commission Staff Report**

Case No. SPP25-000014
Estates of Pine Grove
July 10, 2025

## **Subject Property Information**

**Planning District:** 5

**Zoning:** Unzoned

**Location:** The subject property is located east of US Hwy 31, north of Pine Grove Road Ext. and

west of Co Rd 57 (Pine Grove Road).

**Parcel Numbers:** 05-23-05-22-0-000-025.000 PIN: 26395

**Lead Staff:** Jenny Mosley, Planning Tech I

**Applicant/Owner:** T.R. Peed Properties, LLC 52350 Highway 225 Stockton, AL 36579

Engineer/Surveyor: Bluewater Design, LLC P.O. Box 217, Pell City, AL 35125

Online Case # When searching online CitizenServe database, please use SPP25-000014

**Attachments:** Within Report

#### **Subdivision Proposal**

**Request:** Preliminary plat approval for residential subdivision

Proposed # of Lots: 12

**Linear feet of streets:** NA- No new streets will be installed.

**Total acreage:** 48.92ac **Smallest lot size:** 115,489sf

**Lot Setbacks:** 30 ft front and rear, 10 ft sides, 20 ft side street setback

Wetland Setbacks: 30' Natural Buffer

## **Public Utilities and Site Considerations**

Public Utilities: Water: North Baldwin Utilities Letter dated: April 21, 2025

Electrical: Baldwin EMC. Letter dated:

Sewer: North Baldwin Utilities Letter dated: April 21, 2025

Broadband: Brightspeed Letter dated:

Fire Flow: N/A- All lots are greater than 40,000 sf

**Traffic study:** N/A- Less than 50 Lots

**Flood zone:** Zone X, no special requirements.

**Drainage improve.:** Drainage study was prepared by Michael A. Thomas, P.E., Bluewater Design. Reviewed

and accepted by the Permit Engineer. No roadway or other new infrastructure required to develop the property and drainage structures are reflected in the preliminary plat.

Wetlands: Two Wetland Reports provided: Report #1 - Wetland Associates Inc, Keith Johnson &

Report #2 Tidal Tech, Brett Hegler. Jurisdictional wetlands are identified on the subject property

with appropriate buffers.

## **Staff Analysis and Comments**

SPP25-14 Estates of Pine Grove is a 12 Lot Residential Subdivision with lot sizes from 115,489 sf to 350,159 sf. All proposed lots will have road frontage on a county-maintained road, **Pine Grove Extension** & **County Road 57** A.K.A. **Pine Grove Extension**. Due to the highway functional classification of Pine Grove Road as a major collector, a minimum distance of 240 feet between driveways is required per the Highway Access Management Policy. This resulted in the requirement of the installation of common driveways for Lots 1 through 10 that front **Pine Grove Road**.

#### **Staff Recommendation:**

Staff recommend that the PRELIMINARY PLAT for Case No. SPP25-14 Estates of Pine Grove be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

#### **Specific conditions:**

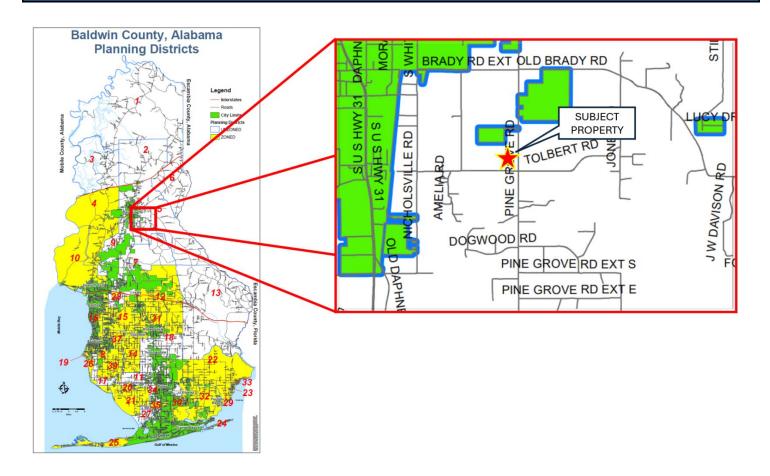
- 1. Co Rd 57 (Pine Grove Rd) is a major collector; Common drives are required & the easements of the common drives must be annotated.
- 2. Each lot fronts Pine Grove Ext and or Co Rd 57 ( Pine Grove Road ). Lot 10 shall only have access from Co Rd 57 (Pine Grove Rd).
- 3. If any future crossings in the wetlands areas are proposed, the applicant will need to apply for a FLD (Flood Land Disturbance) and provide all of the proper state and federal permits.
- 4. Any major changes to the Preliminary Plat, including a reduction in the amount of usable open space, will require Planning Commission approval.

### **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: <a href="https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda">https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda</a>

# **Locator Maps**





#### Plat



