



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-22

Estates on 31

August 7, 2025

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: The subject property is located west of US Hwy 31
Parcel Numbers: 05-33-03-05-0-000-002.006 PIN#: 218860
Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Grant's Mill, LLC
Engineer/Surveyor: Victor Germaine, PLS, Dewberry Engineer
Online Case #: When searching online CitizenServe database, please use SPP25-000022
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for a residential subdivision
Number of Lots: 5
Linear ft of streets: N/A
Lot setbacks: 60' Front, 10' Side and 30' Rear
Total acreage: 3.65ac
Smallest lot size: 30,547sf

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities. Letter dated July 1, 2025
Electrical: Baldwin EMC . Letter dated May 13, 2025
Sewer: BCSS, Malbis treatment plant. Letter dated July 1, 2025

Fire flow: 1745gpm @20PSI- setbacks reflected are in compliance with this requirement.

Traffic study: N/A

Flood zone: X zone, no special requirements apply

Drainage improve.: Drainage narrative prepared by Jason Estes, P.E., Dewberry Engineers, It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands N/A No potential wetlands were identified on the subject property.

Staff Analysis and Comments

N/A

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-22 ESTATES ON 31 be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

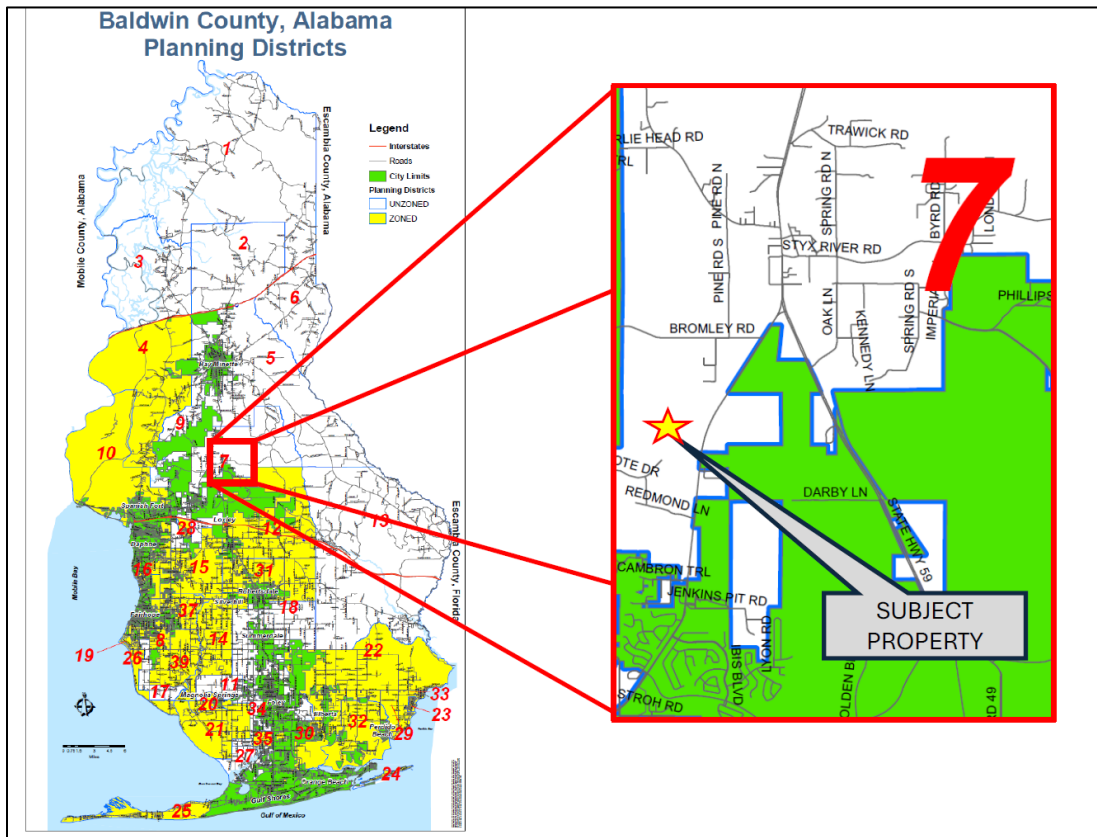
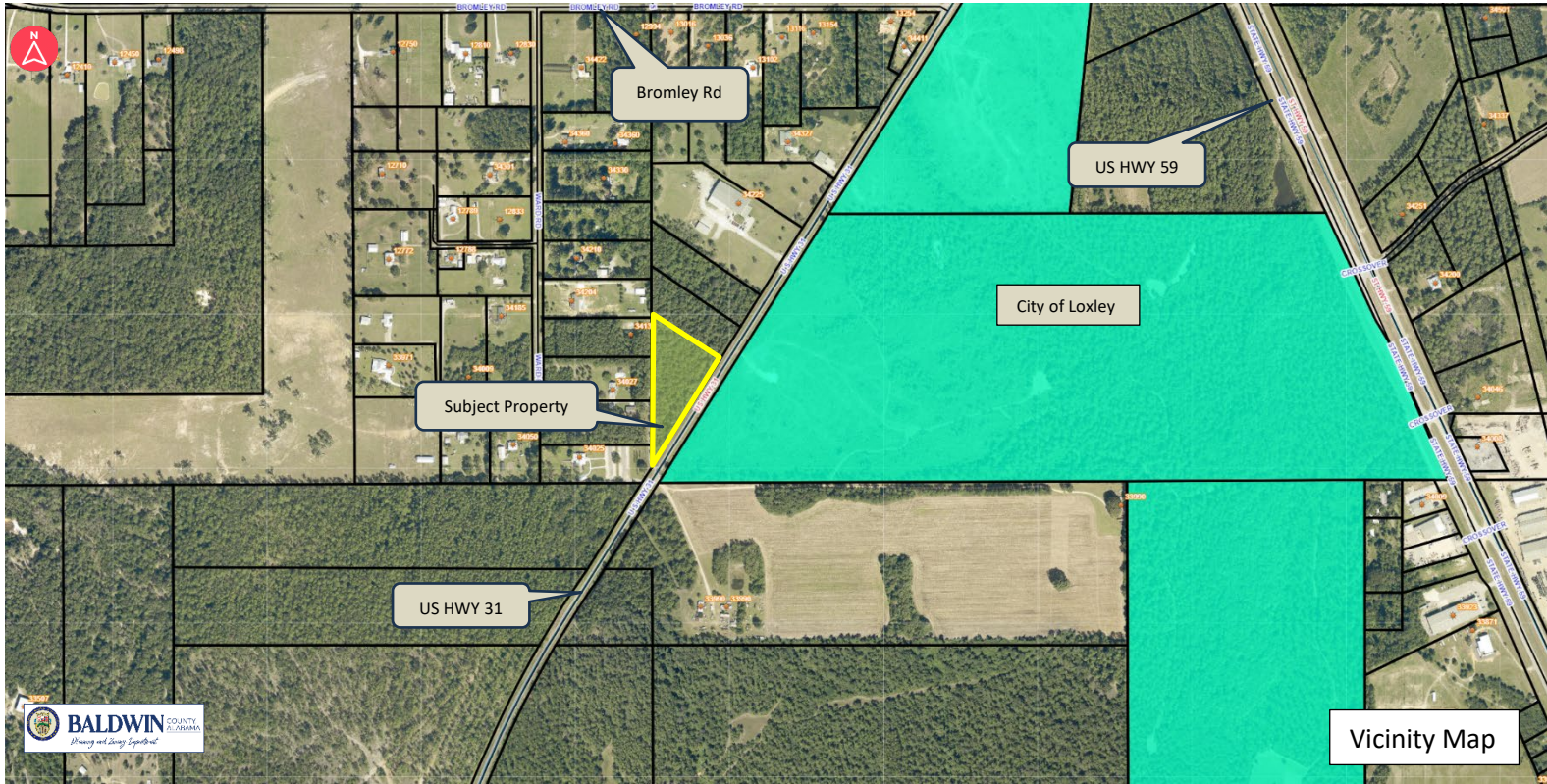
1. Applicant will coordinate with ALDOT and obtain approval of the installation for the proposed common driveways to be installed off State Hwy 31.
2. Applicant will submit a final plat application that will be reviewed administratively by staff after the common driveways has been installed and inspected by ALDOT.

General Conditions:

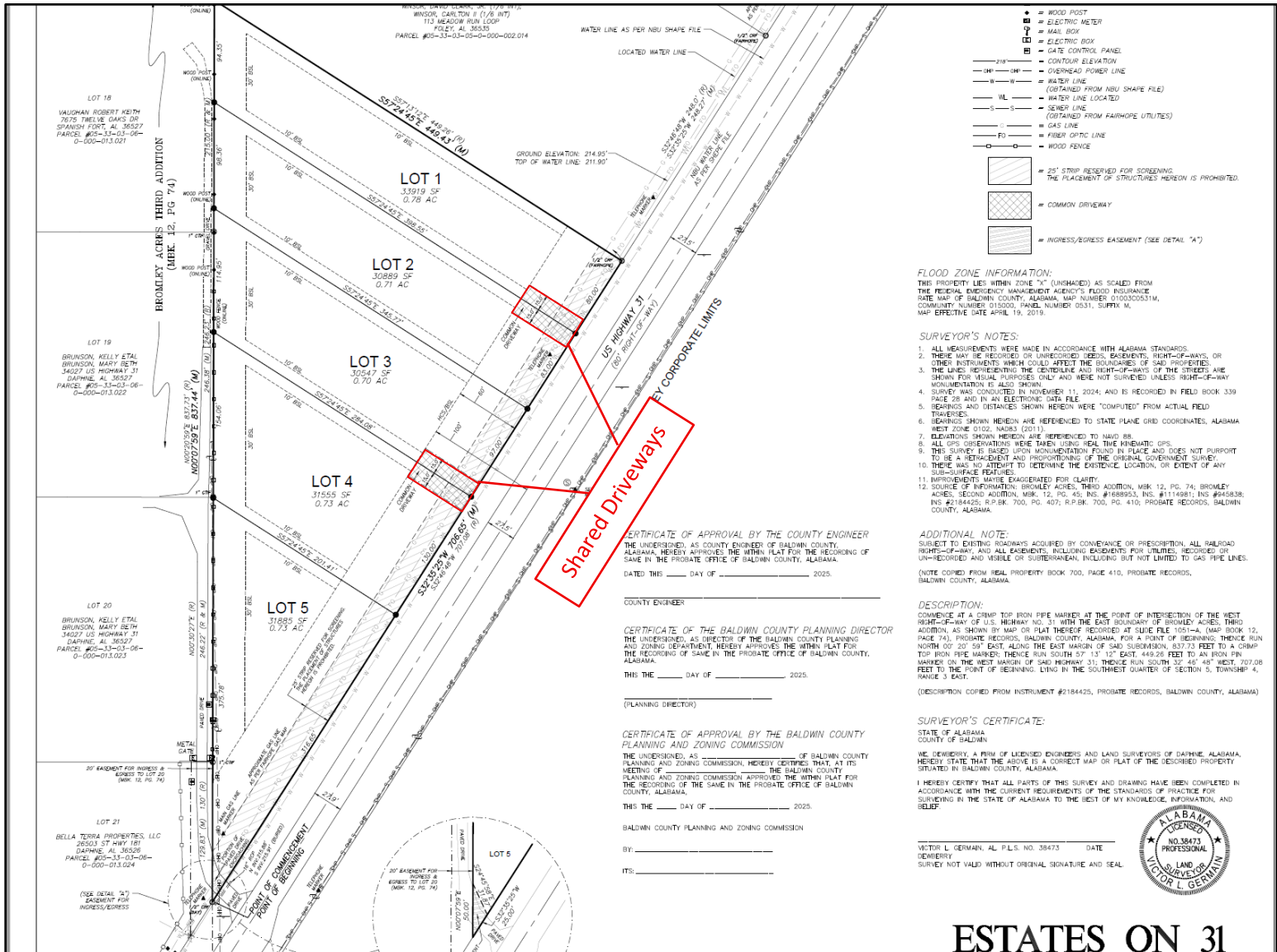
1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, 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



Plat



From: Miller, Jeremy L. <millerje@dot.state.al.us>

Sent: Friday, July 11, 2025 12:38 PM

To: Brannan, Cherice <cbrannan@Dewberry.com>

Cc: Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>; Chitwood, Chase E <chitwoodc@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Jackson, Thomas J. <jacksont@dot.state.al.us>

Subject: Re: Hwy 31

[CAUTION] External Email. DO NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Cherice,

We want Lots 1 & 2 to have a shared access, Lots 3 & 4 to have a shared access, and Lot 5 can have it's own access. All work will be the responsibility of the developer, of course.

Thanks,

Jeremy Miller
District 92 Permits
Southwest Region
47450 Rabun Road
Bay Minette, AL 36507
Phone (251)937-2086

ALDOT Correspondence
regarding driveways