

Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-24
Serenity Acres Subdivision
August 7, 2025

Subject Property Information

Planning District: 15 Zoning: RA

Location: The subject property is located Southwest of County Road 49, Southeast of Gabriella

Lane, Gabriella Lane ending at the Northeast corner of Lot 1 of the proposed 4 Lot

Subdivision.

Parcel Numbers: 05-42-08-28-0-000-001.000 PIN: 23289

Lead Staff: Jenny Mosley, Planning Tech I

Applicant/Owner: AJD Family Limited Partnership PO Box 1472, Daphne AL 36526

Engineer/Surveyor: Smith Clark & Associates, LLC / Hunter Smith 30941 Mill Lane, Ste G Box 258, Spanish

Fort, AL 36527

Online Case # When searching online CitizenServe database, please use SPP25-000024

Attachments: Within Report

Subdivision Proposal

Request: Preliminary plat approval for residential 4 Lot subdivision

Proposed # of Lots: 4 Lots

Linear feet of streets: 4 Lots accessed by a private drive (ingress & egress easement)

Total acreage: 81.244 acres **Smallest lot size:** 20.311 acres

Lot Setbacks: 40 ft front and rear, 15 ft sides

Density: 0.01 Units per acres

Public Utilities and Site Considerations

Public Utilities: Water: Well

Electrical: Baldwin EMC. Letter dated: June 18, 2025

Sewer: Septic

Broadband: N/A 20 +/- acres lot sizes

Fire Flow: N/A 20 +/- acres lot sizes

Traffic study: N/A, 4 Lot Subdivision.

Flood zone: Zone X, no special requirements.

Drainage improve.: Drainage study was prepared by Dwayne Smith, P.E., Anchor Engineering. Reviewed and

accepted by the Permit Engineer. Improvements and drainage structures are reflected in

the preliminary plat.

Wetlands: Yes, Wetland Assessment Report completed by Wetland Sciences Inc. Craig D. Martin,

Environmental Scientist

Staff Analysis and Comments

SPP25-000024, Serenity Acres is a large residential 4 Lot subdivision located in planning district 15. All 4 residential lots will be accessed through a private shared drive, ingress and egress easement.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-24 Serenity Acres Subdivision be **Approved** with conditions subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

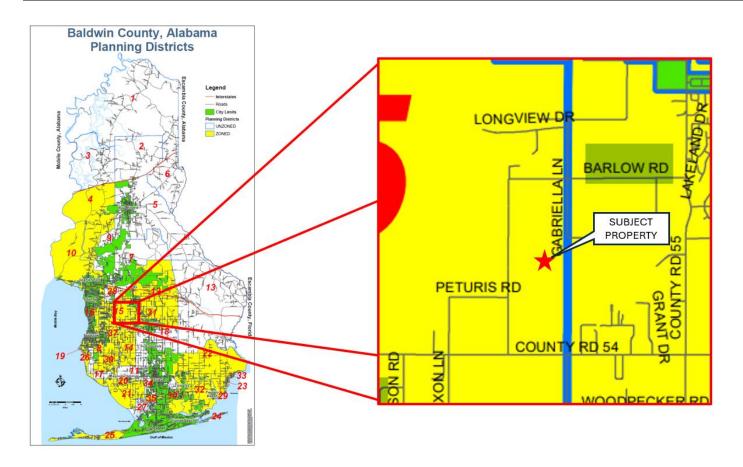
- 1. Apply for a DPM (Driveway Permit Major Residential) and construct the drive to county specifications.
- 2. Major Residential Drive must be installed and inspected prior to Final Plat application for Staff review.

General Conditions:

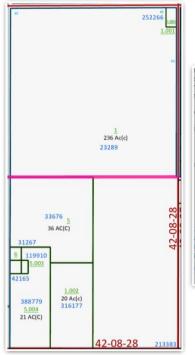
- 1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review to the Baldwin County Planning and Zoning Department for any applicable improvements and system upgrades (including, but not limited to, water main, sewer, and traffic 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



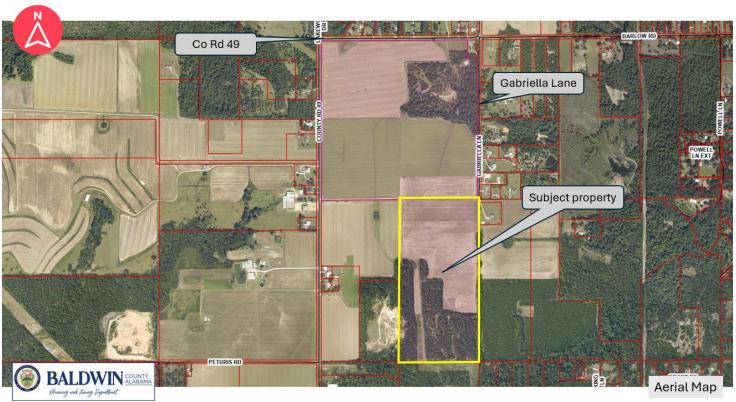
Explanation & Confirmation of Updated Lot Line: splitting \$1acres from Parent Parcel. Referencing IN#1022932

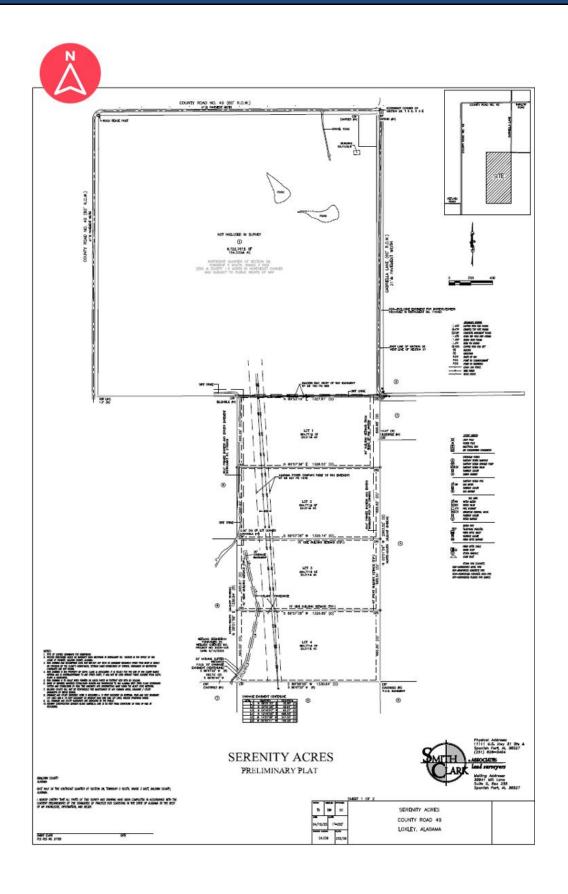












SERENITY ACRES

PRELIMINARY PLAT

SITE_DATA

TAX PARCEL NO: 05-42-09-28-0-000-001.000
PK 22839

AD FAMIL LIMITED PARTICISHIP PO BOX 1472
DE BOX 1472

