

Case No./Name: Z24-47 Randall Property

Meeting Date: December 5, 2024

Request: Rezone from BCZ to B-2 & RSF-2

Recommendation: Approve Z24-47

Planning Commission voted to recommend APPROVAL, 4 to 2.

Staff Lead: Celena Boykin, Senior Planner

Owner / Developer: Robert Randall, P.O. Box 151, Point Clear, AL 36564

Applicant: Chason & Chason, P.C., P.O. Box 100, Bay Minette, AL 36507

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>

Baldwin County, Alabama Planning Districts

Legend

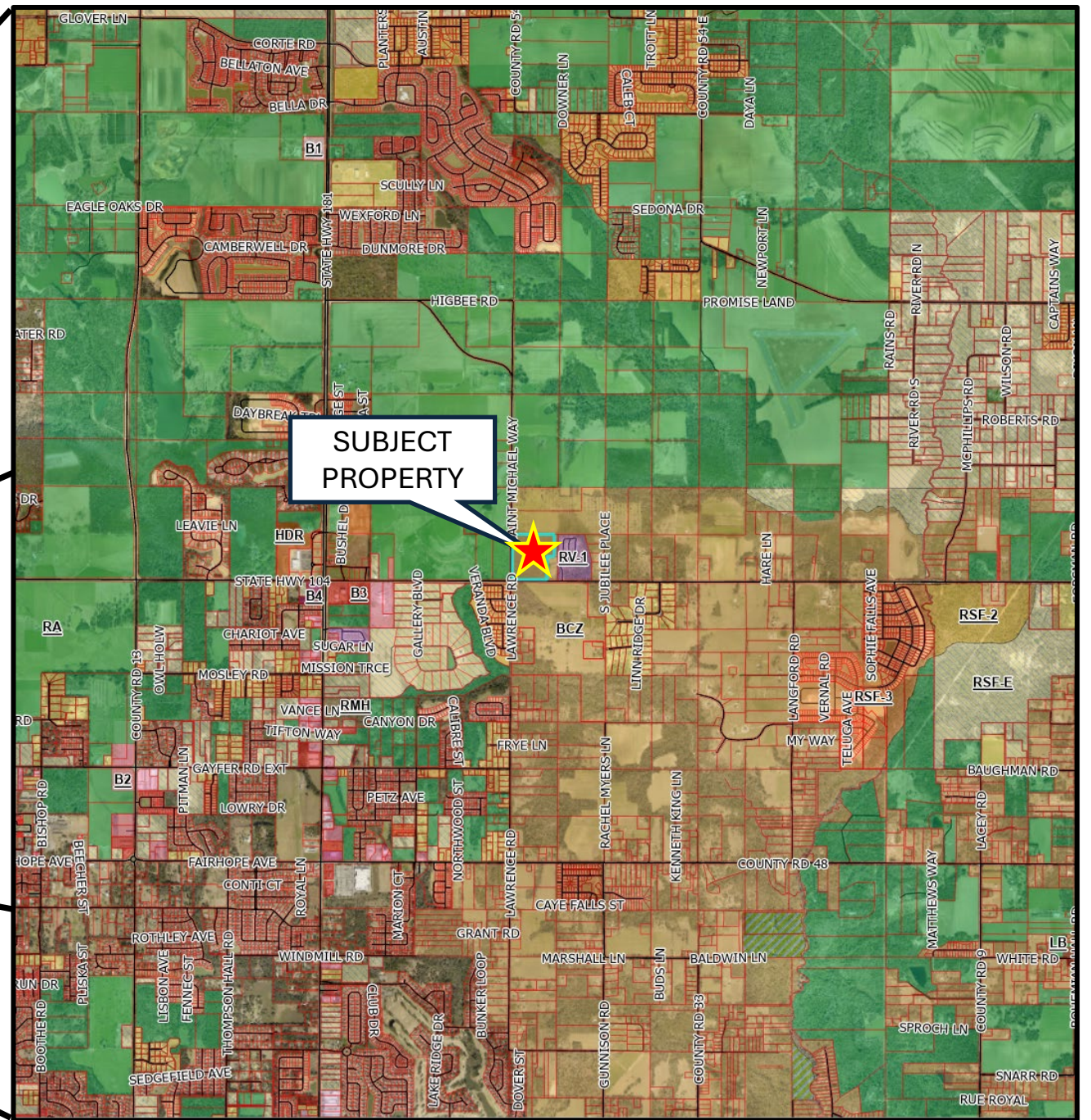
- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED

Planning Districts: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39.

Geographic Labels: Mobile Bay, Spanish Fort, Daphne, Fairhope, Magnolia Springs, Foley, Elberta, Perdido Beach, Orange Beach, Gulf Shores, Bay Minette, Loxley, Robertsdale, Summerdale, Gulf of Mexico, Escambia County, Alabama, Escambia County, Florida, Mobile County, Alabama.

Scale: 0 0.75 1.5 3 4.5 6 Miles

North Arrow: N



Location: The subject property is located northeast corner of State Hwy 104 and Saint Michael Way.

Planning District: 37

Zoning: Current zoning: BCZ, Base Community Zoning
Requested zoning: B2, Neighborhood Business and RSF-2, Residential Single Family

Parcel#: 05-46-01-01-0-000-003.502 **PIN#:** 77702

Total Acres: 31.7 +/- acres

Current Use: Vacant

Applicant's Request: Rezoning is requested for future development.

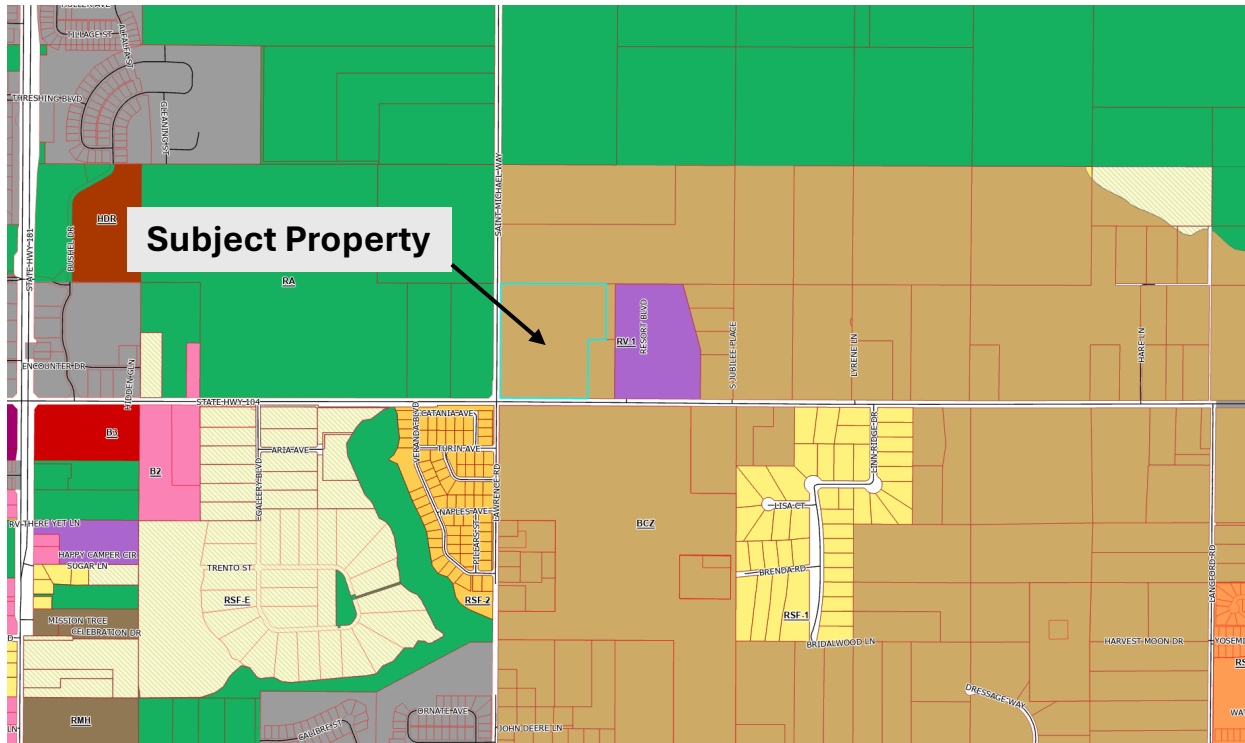
Online Case File Number: The case number is Z24-47. When searching online CitizenServe database, please use Z24-000047.



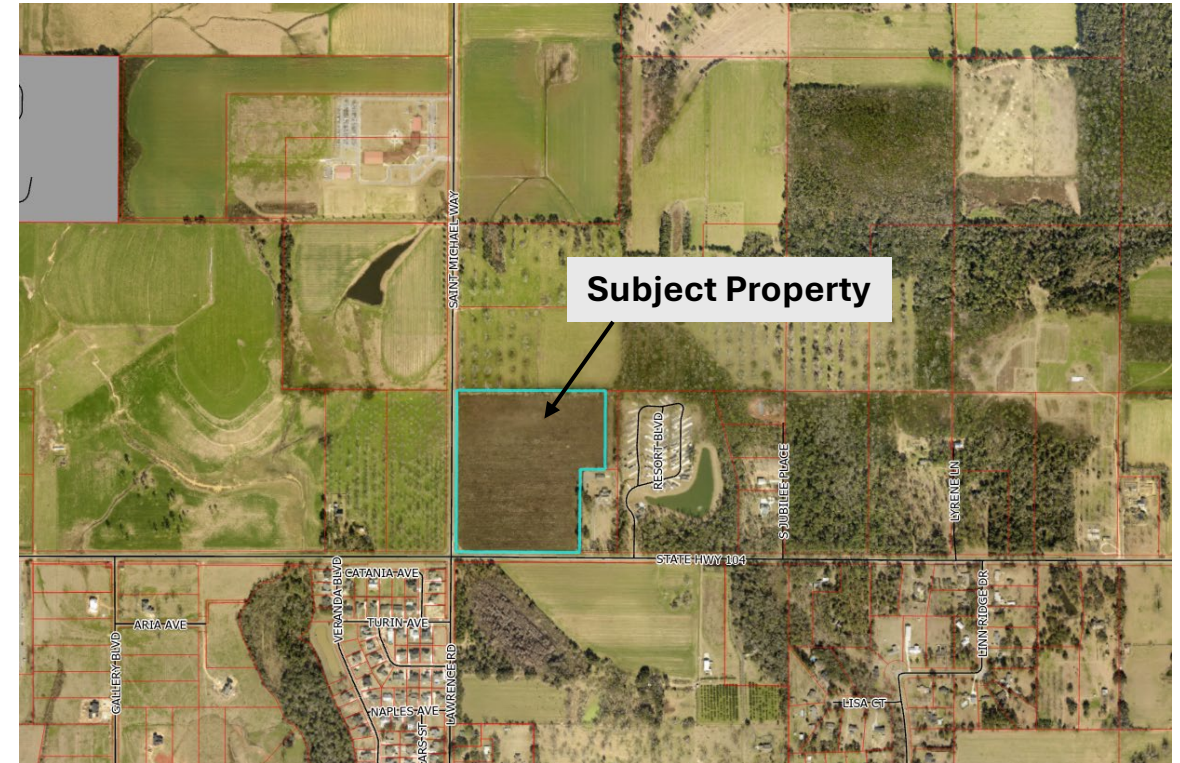
Agency Comments

- **USACE, James Buckelew**: Staff reached out but received no comments.
- **ADEM, Scott Brown**: Staff reached out but received no comments.
- **BCBE**: Staff reached out but received no comments.
- **Planning and Zoning Staff**: The property is subject to the Baldwin County Subdivision Regulations and the Baldwin County Zoning Ordinance. Any future development or subdivision of the property will be required to adhere to the adopted regulations that are current at the time of application for future development. A subdivision application may likely include, but not be limited to the following: a wetland delineation and/or wetland determination, a traffic study with the scope established by County staff, a subdivision preliminary plat to be considered by the Planning Commission, a subdivision permit depicting drainage and transportation improvements on subject property, a turnout or ROW permit depicting drainage improvements and transportation improvements in the public ROW, and any permits of other agencies such as the Alabama Department of Transportation (ALDOT), U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Locator Map

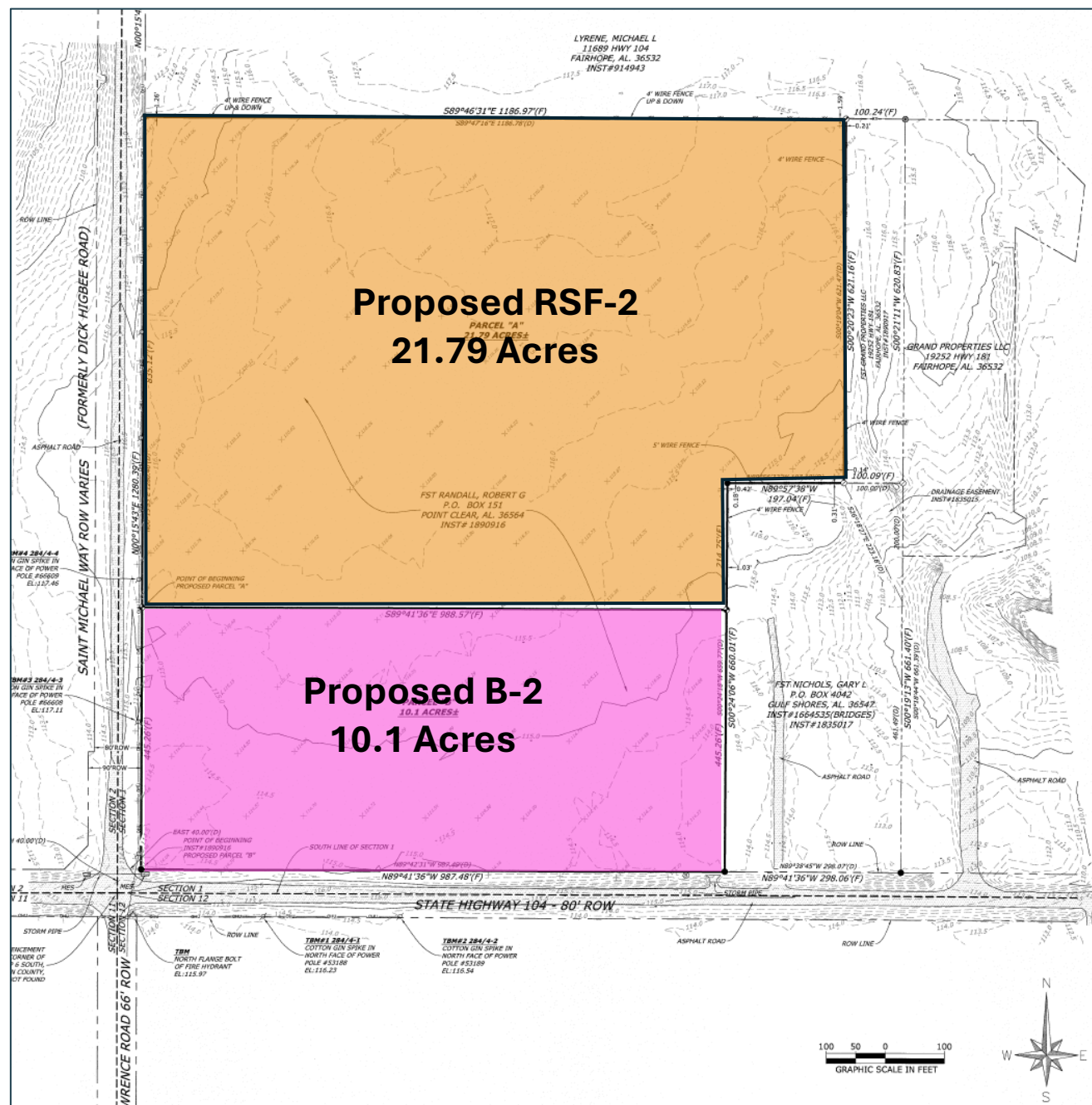


Site Map





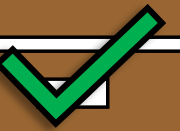






	Adjacent Zoning	Adjacent Land Use
North	BCZ- Base Community Zoning	Agriculture
South	BCZ- Base Community Zoning	Agriculture
East	BCZ- Base Community Zoning	Residential
West	RA- Rural Agriculture	Agriculture

Proposed Rezoning



Factor Summary:

- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	 #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

Only credible information impacting one of the factors above will be considered by the Planning Commission.

STAFF ANALYSIS

1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned BCZ, Base Community Zoning District. The nearby parcels are zoned RA, BCZ, RV-1, RSF-1, and RSF-

2. The uses near the subject property are residential, RV park, and agriculture. Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 37 adopted a zoning map on July 19, 2022. This recently zoned district has had continued growth near the intersection of State Hwy 104 and Hwy 181. Since this is a new district there have been few rezoning request.

3.) Does the proposed zoning better conform to the Master Plan?

The subject property falls within a Mid-Density Development Potential area and is within the vicinity of an Urban Mixed- Use Center. The Mid-Density Development Areas support the B-2 zoning and also single-family and two-family zoning from RSF-3 up to RTF-6. The Urban Mixed-Use Center's primary land uses include commercial center, office and other employment uses with the related zoning district of B-2.

MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.

PRIMARY LAND USES

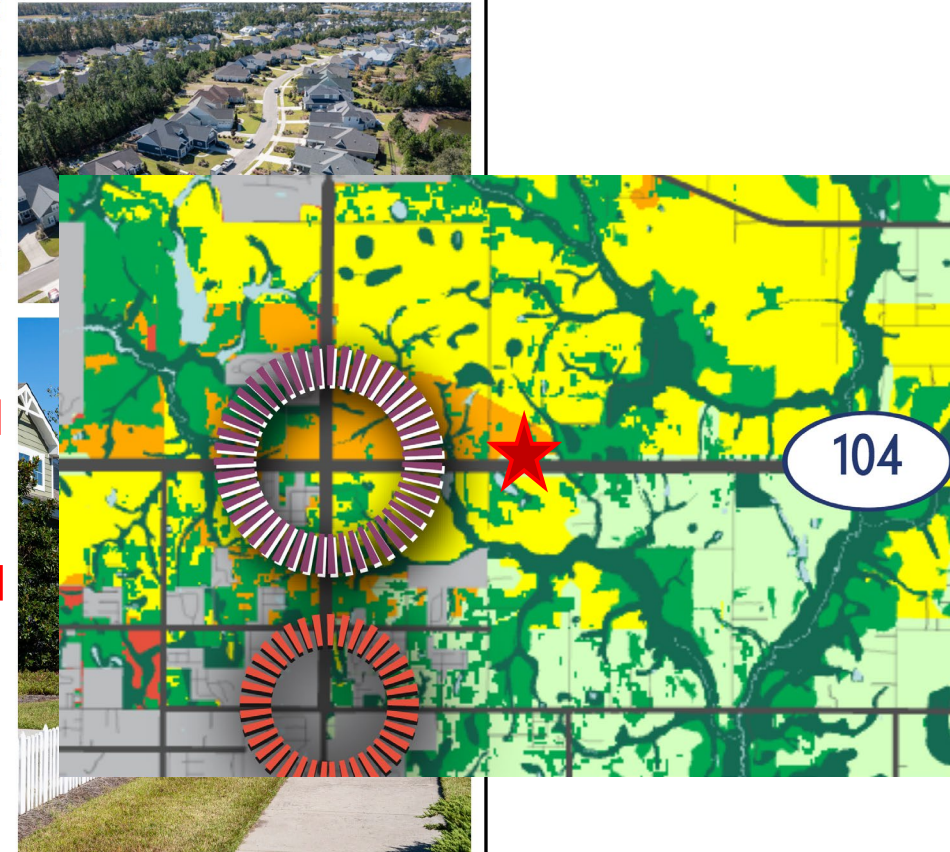
- Traditional neighborhood designs
- Village center/node

RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails



LEGEND

PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

■ MUNICIPAL JURISDICTIONS

NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

4.) Will the proposed change conflict with existing or planned public improvements?

Staff is unaware of any conflict with existing or planned public improvements.

5.) Will the proposed change adversely affect traffic patterns or congestion?

Per the Federal Highway Administration, the functional classification of State Hwy 104 is a minor arterial. Arterials provide a high level of mobility and a greater degree of access control. Saint Michael Way is a local road. See Planning and Zoning staff agency comments for additional information.

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?

The purpose of the requested B-2 is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit. The RSF-2 is to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

7.) Is the proposed amendment the logical expansion of adjacent zoning districts? The subject property is one mile east from the intersection of Highway 181 and 104, which is one of the major activity nodes identified in the local provisions for District 37. The local provisions state that higher intensity commercial, B-3 and greater, and that any residential zoning of RSF-3 or greater shall be clustered at major activity nodes to reduce the spread of traffic

congestion throughout the district and lessen the overall burden of commercial development and higher intensity residential development on infrastructure. The requested B-2 and RSF-2 is a good transition from this major activity node. Staff believes this is a logical expansion to adjacent zoning and land uses.

8.) Is the timing of the request appropriate given the development trends in the area?

Staff believes timing is not a factor for this request.

9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?

Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.

10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

11.) Other matters which may be appropriate. N/A

REZONING Staff's Recommendation:

Z24-47 RE-ZONING REQUEST FROM **BCZ** TO **B2** AND **RSF-2**.

Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **APPROVAL***

*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Planning Commission voted to recommend APPROVAL, 4 to 2.

**Current Zoning: Base
Community Zoning(BCZ)**

