



Case No./Name: Z24-55 No Doubt Holdings, LLC Property

Meeting Date: February 6, 2025

Request: Rezone from BCZ to RR

Recommendation: Approve Z24-55 **Planning Commission voted to recommend Approval of the rezoning with a vote of 6-0.**

Staff Lead: Cory Rhodes, Planner

Owner / Developer: No Doubt Holdings, LLC, 3980 St. Elisabeth Square, Duluth, GA 30096

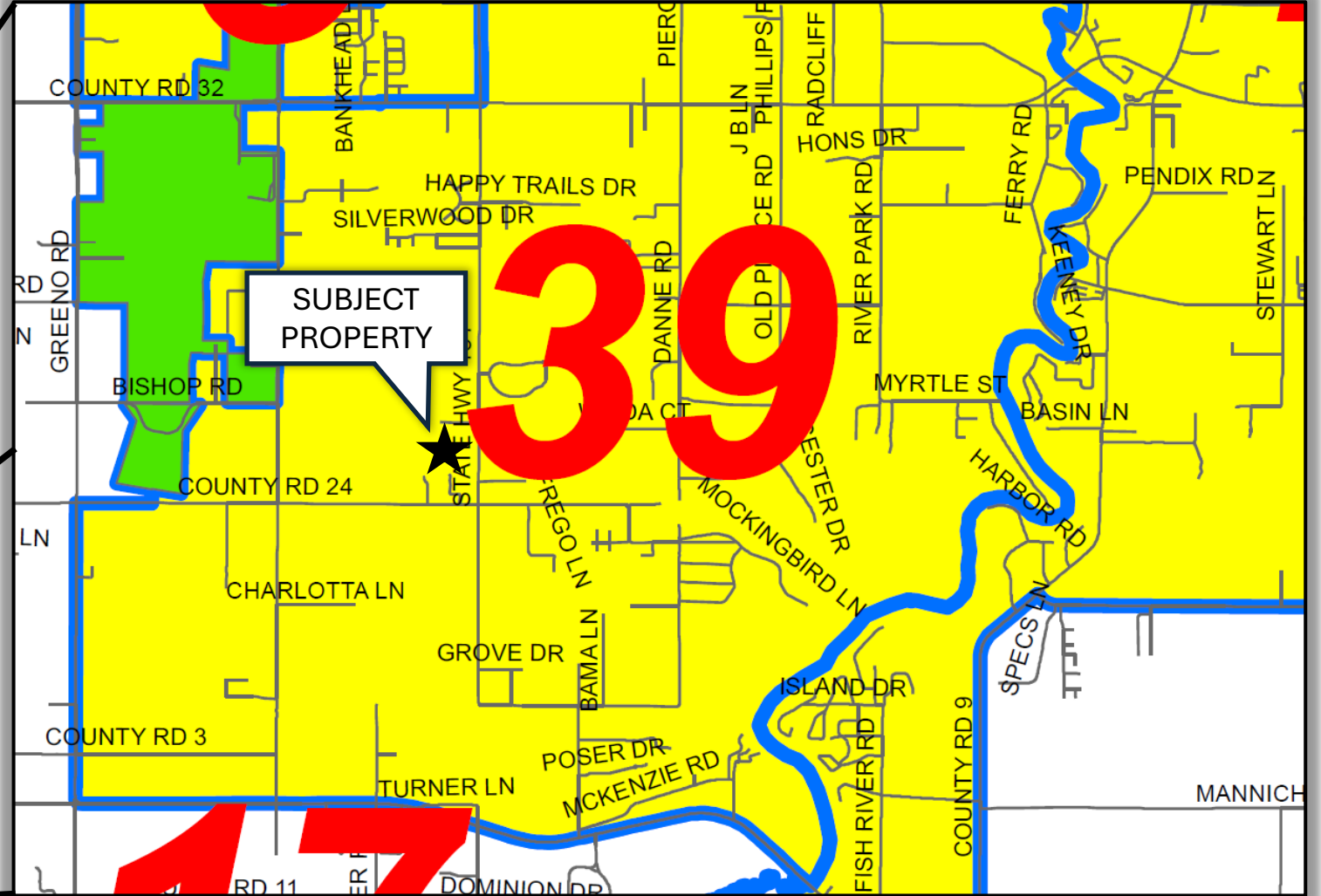
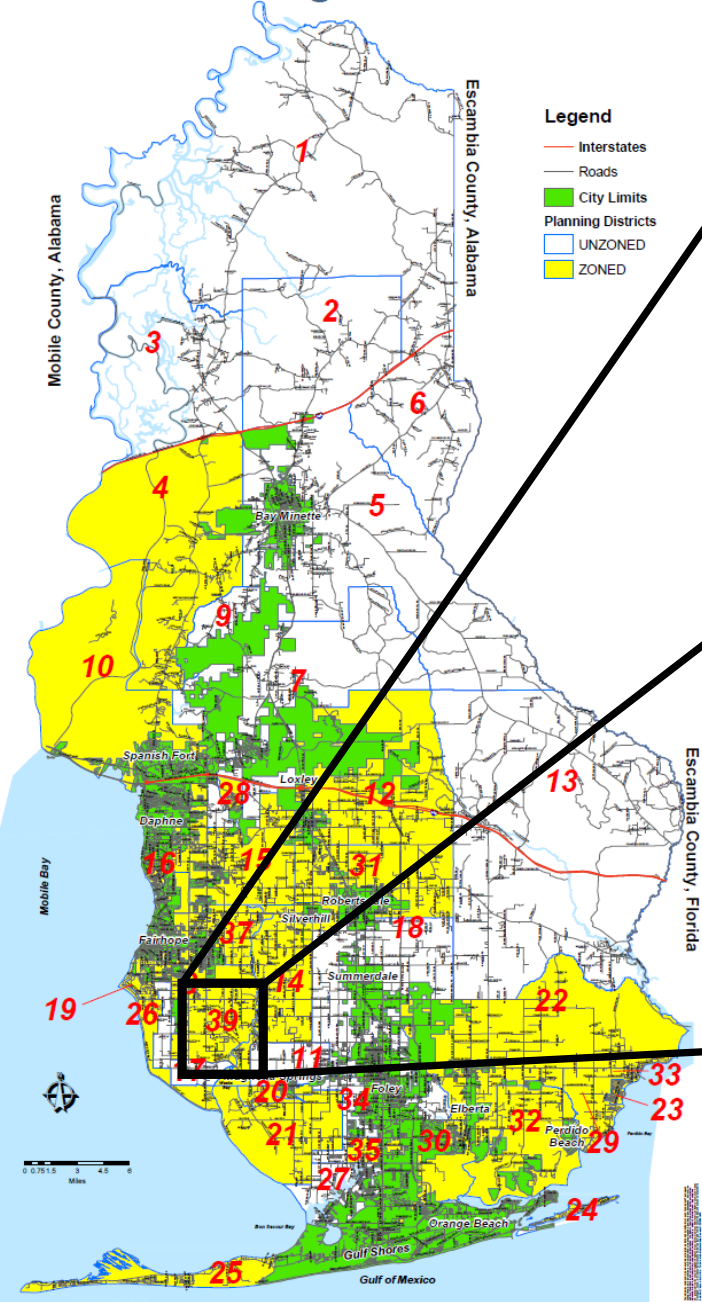
Applicant: Thomas Granger, Pillar, LLC, Fairhope, AL 36532

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



Location: The subject property is located south of Nix Lane and west of State Highway 181 in the Fairhope community

Planning District: 39

Zoning: Current zoning: BCZ, Base Community Zoning
Requested zoning: RR, Rural District

Parcel#: 05-56-02-10-0-000-006.000

PIN#: 4431

Total Acres: 4.2 +/- acres

Current Use: Vacant

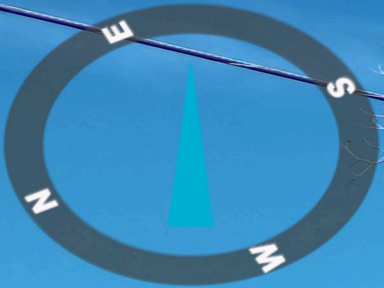
Applicant's Request: Rezoning is requested for a contractor's yard.

Online Case File Number: The case number is Z24-55. When searching online CitizenServe database, please use Z24-000055.

Agency Comments

- **USACE, James Buckelew:** Staff reached out 1/6/2025 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 1/6/2025 but received no comments.





Property to
the North
PIN: 24451



Jan 8, 2025 12:18:59 PM
30°26'56.67907"N 87°51'11.0507"W
39° NE

Baldwin County Code Enforcement



Property to
the East
PIN: 7263



Jan 8, 2025 12:17:03 PM
30°26'56.6853"N 87°51'8.96364"W
95° E

Baldwin County Code Enforcement



Adjoining
Property to
the South
PIN: 54157



Jan 10, 2025 1:51:02 PM
30°26'40.72636"N 87°51'12.90272"W
287° W

Baldwin County Code Enforcement



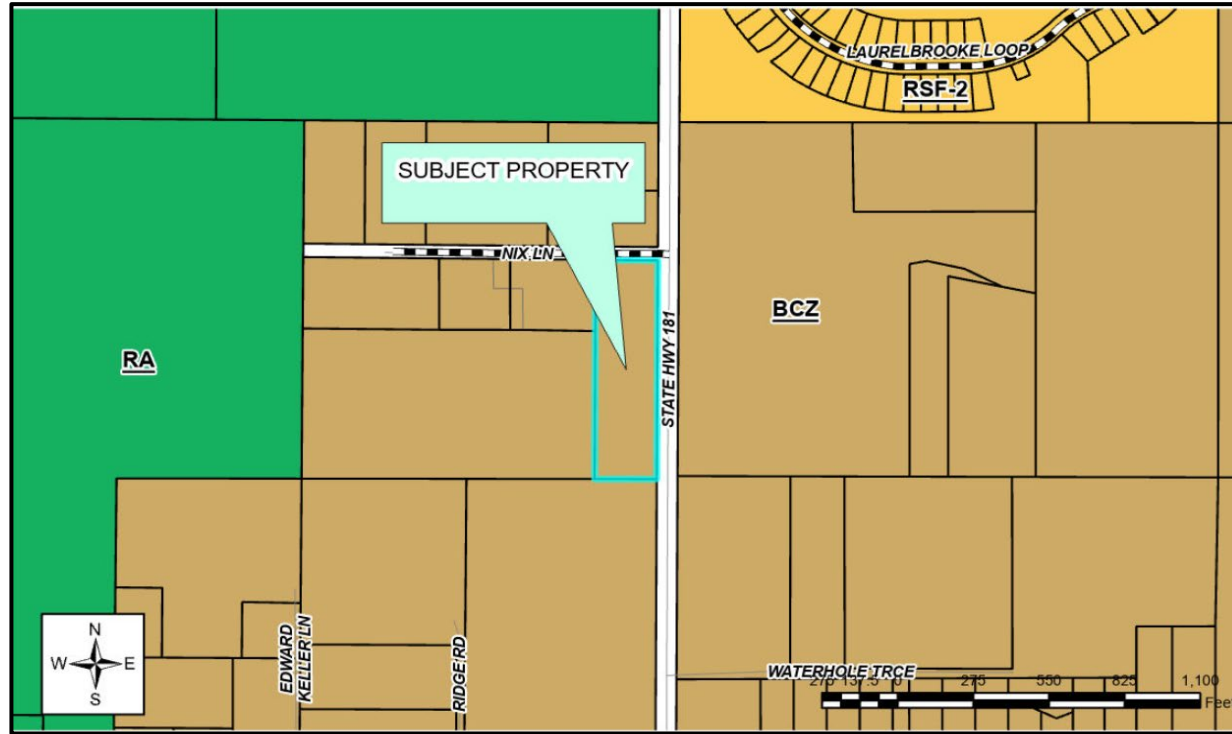
Property to
the East
PIN: 300330



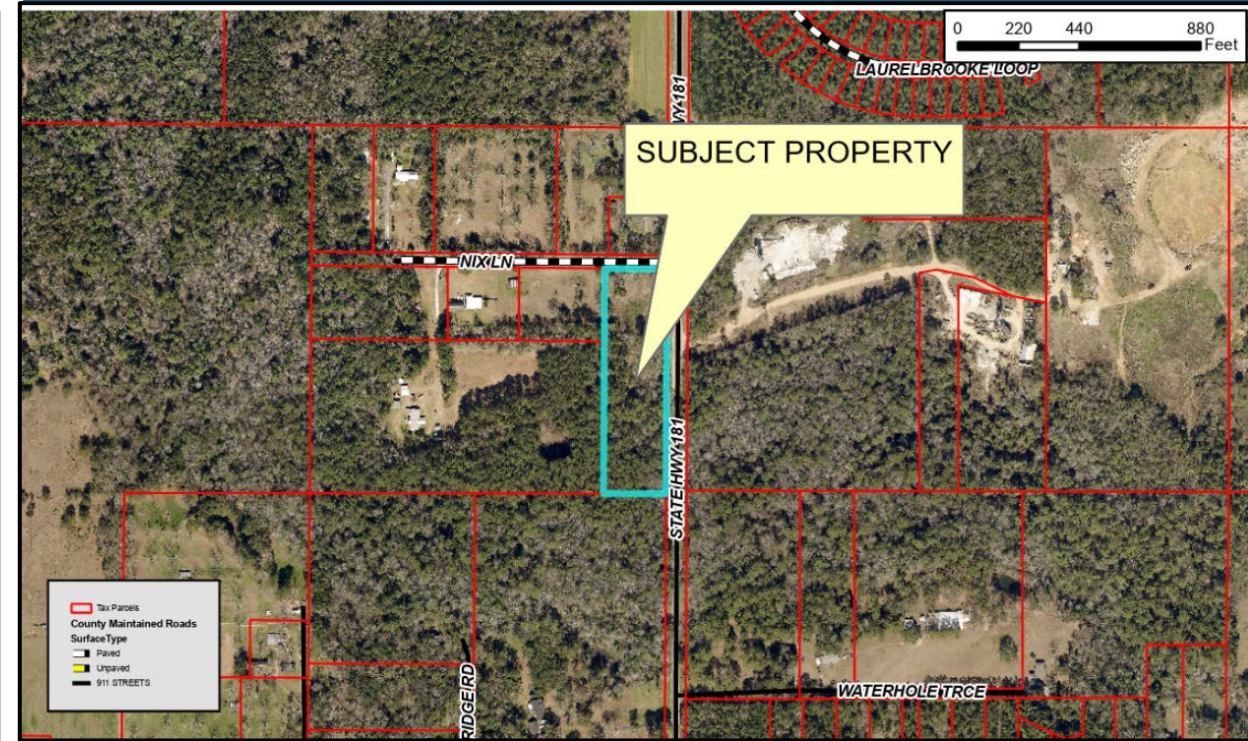
Jan 10, 2025 1:53:51
30°26'57.05707"N 87°51'14.45958
182

Baldwin County Code Enforcement

Locator Map














Site Map



	Adjacent Zoning	Adjacent Land Use
North	BCZ, Base Community Zoning	Commercial
South	BCZ, Base Community Zoning	Residential
East	BCZ, Base Community Zoning	Vacant
West	BCZ, Base Community Zoning	Residential

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. Nearby parcels are zoned BCZ. Adjacent uses include residential and commercial. The commercial parcel to the north is owned by the applicant. A rezone of the subject property to RR would allow for an extension of the existing business to the north, which is what is being proposed. As a result, there is compatibility with the existing development pattern of the surrounding area.

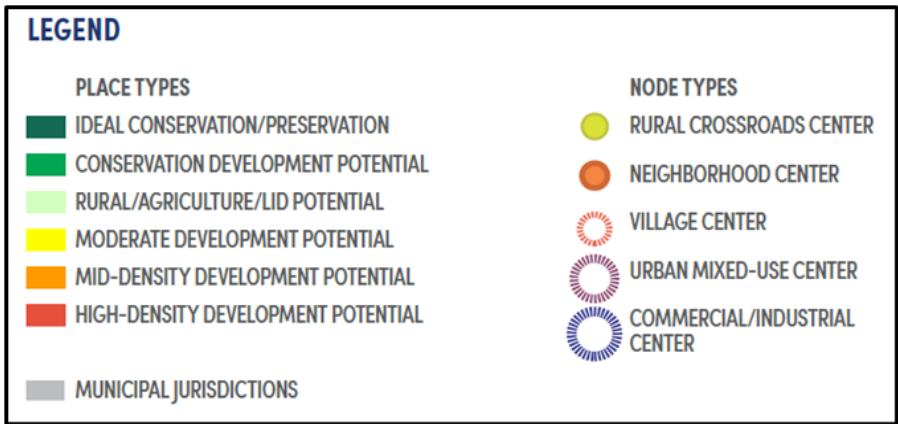
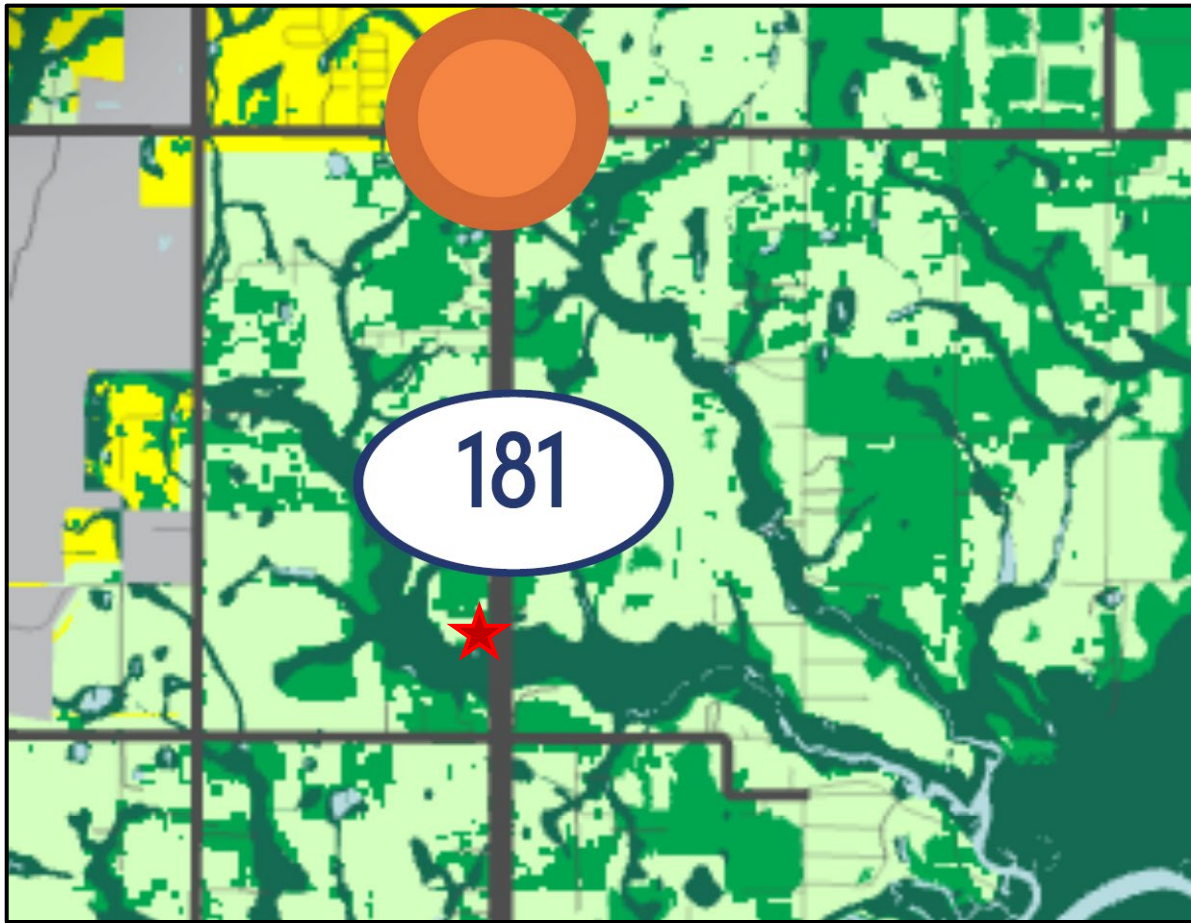
2) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 39 adopted a zoning map on July 18, 2023. Since then, there have been no rezonings in the area. It can be argued, however, that this is due to the recent adoption of zoning.

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

The majority of the future land use for the subject property includes Ideal Conservation/Preservation and Conservation Development Potential.

Ideal Conservation/Preservation Areas include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage. Conservation Development Areas would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.



IDEAL CONSERVATION/ PRESERVATION AREAS

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

PRIMARY LAND USES

- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

CONSERVATION DEVELOPMENT AREAS

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers

- 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 Nix Road is a Local Road. Local Roads provide access to adjacent land and include short-distance travel with connections to higher road systems. The proposed change will have little effect on traffic patterns or congestion in the area.
- 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 RR is provided to accommodate the rural areas of Baldwin County and designed to protect the rural character of the area. The current development pattern in the area consists of residential and commercial, with the northern part an extension of the proposed use. Therefore, it can be concluded that the existing development pattern is consistent with the area.
- 7) **Is the proposed amendment the logical expansion of adjacent zoning districts?** Many of the surrounding parcels are zoned BCZ, Base Community Zoning. While a Contractor's Yard is not allowed in the current zoning, the proposed zoning request is compatible when considering the adjacent land use to the north.

BCZ zoning allows for existing structures to remain pending no changes that trigger a rezoning. When taking into consideration the BCZ zoned property to the north where a Concrete Batch Plant is located, staff believes this is a logical expansion of adjacent zoning districts.

- 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:

Z24-55 RE-ZONING REQUEST FROM **BCZ** TO **RR**.

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 of the rezoning with a vote of 6-0.

