



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. Z25-01

Southern Storage Solutions LLC Property

Rezone RA, Rural Agriculture District to RSF-2, Residential Single Family District

March 6, 2025

### Subject Property Information

**Planning District:** 39  
**General Location:** East Side of State Hwy 181 and South of County Rd 32  
**Physical Address:** 16210 St Hwy 181, Fairhope, AL  
**Parcel Numbers:** 05-56-01-02-0-001.028-501  
**Existing Zoning:** RA, Rural Agriculture District  
**Proposed Zoning:** RSF-2, Residential Single Family District  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Acreage:** 34.59 ± acres  
**Applicant:** Jay Broughton P.E.  
20460 Bishop Rd. Fairhope, AL 36532  
Fairhope, AL 36532  
**Owner:** FST and Southern Storage Solutions LLC  
20040 Hwy 181  
Fairhope, AL 36532  
**Lead Staff:** Celena Boykin, Senior Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Commercial	RA, Rural Agriculture District
South	Agriculture	RA, Rural Agriculture District
East	Agriculture	RA, Rural Agriculture District
West	Residential	BCZ, Base Community Zoning

### Summary

The subject property encompasses approximately 34.59 acres and is currently zoned as RA, Rural Agriculture District. A request has been made to change the designation to RSF-2, Residential Single Family District, to facilitate future residential use.

## Section 3.2 RA, Rural Agricultural District

**3.2.1 Generally.** This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

**3.2.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

**3.2.3 Special exceptions.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

**3.2.4 Conditional Use Commission Site Plan Approval.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Institutional uses not permitted by right.

(c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).

(d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

**3.2.5 Area and dimensional ordinances.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

**3.2.6 Area and dimensional modifications.** Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

## Proposed Zoning Requirements

### Section 4.3 RSF-2, Single Family District

**4.3.1 Generally.** This zoning district is provided to afford the opportunity for the choice a moderate density residential environment consisting of single family homes.

**4.3.2 Permitted uses.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.

- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

**4.3.2 Conditional Use Commission Site Plan Approval.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

**4.3.3 Special exception.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

**4.3.4 Area and dimensional ordinances.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.4 *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

## Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out but received no comments.

Subdivisions, Shawn Mitchell: A subdivision isn't requested at this time. If the applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.

Civil Engineer, Tyler Austin: Dirt road that serves as an easement and access to other parcels to remain as such. Any further future development will require drainage studies and construction plan review along with any access improvements will have to be permitted through ALDOT.

## Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The subject property is situated in Planning District 39, which recently adopted a zoning map in July 2023. Following this adoption, there have been minimal changes in local conditions. There have been three recent rezonings in the immediate area, two rezoned to commercial and one to a moderate single family density (RSF-4). The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area. The proposed RSF-2 zoning is to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes. Furthermore, the subject property is located just south of a neighborhood center on the Future Land Use Map.

## Staff Comments and Recommendation

As previously mentioned, the subject property encompasses approximately 34.59 acres and is currently zoned as RA, Rural Agriculture District. A request has been submitted for the designation of RSf-2, Residential Single Family District. The subject property is located on State Hwy 181, less than 0.25 miles between two subdivisions already zoned RSF-2 and just south of a neighborhood center. Staff has carefully evaluated all relevant factors concerning this application and recommends that the rezoning application be approved.

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

*Planning Commission recommended APPROVAL, 6-0, at their March 6, 2025 meeting.*

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



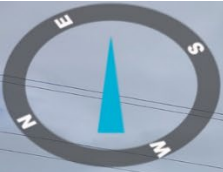
## Property Images



Subject Property  
PIN: 77784



Feb 11, 2025 2:37:27 PM  
30°27'33.18527"N 87°51'8.06108"W  
95° E  
Baldwin County Code Enforcement



Adjoining Property  
to The South  
PIN: 9712



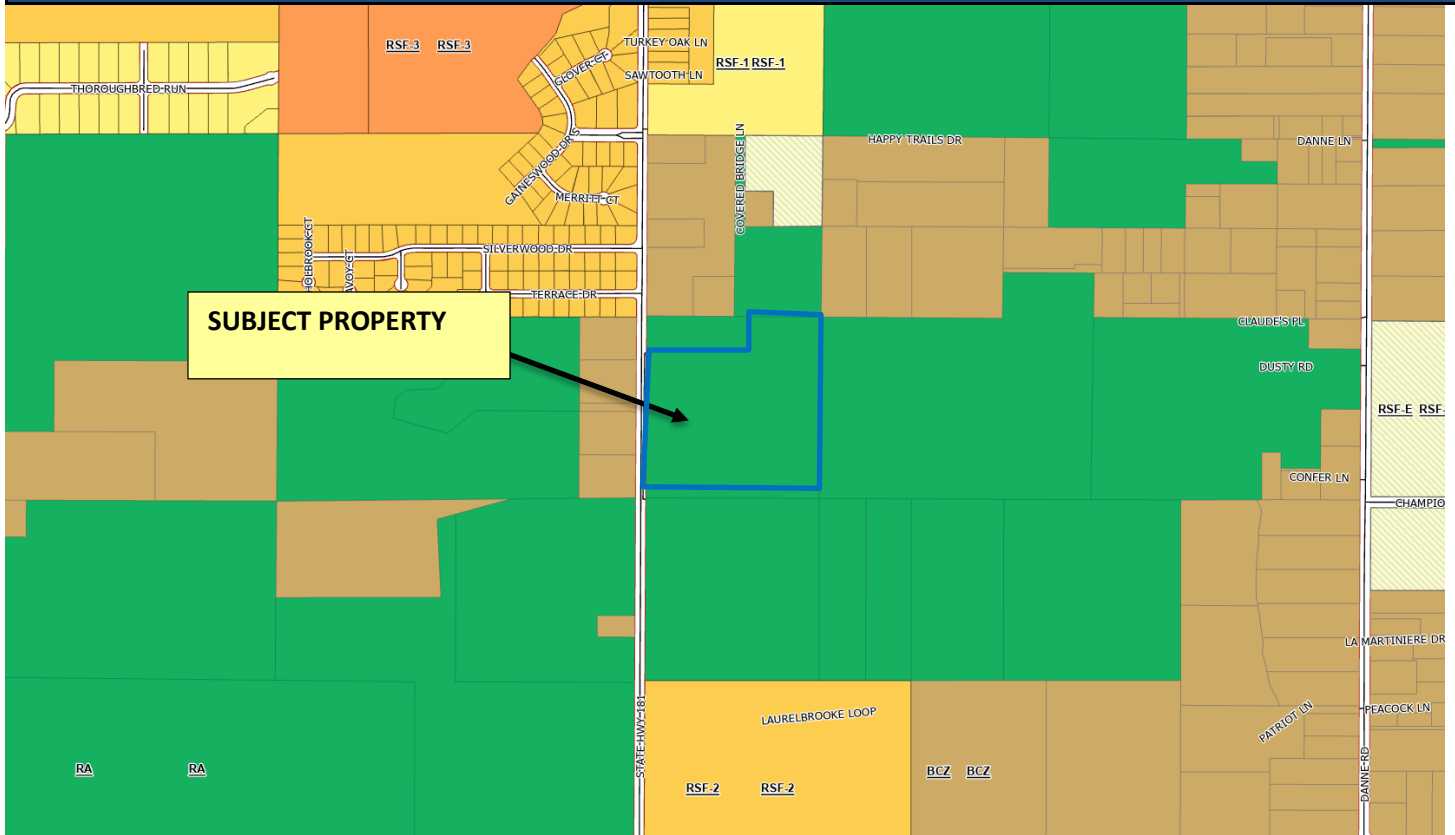
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120° SE  
Baldwin County Code Enforcement



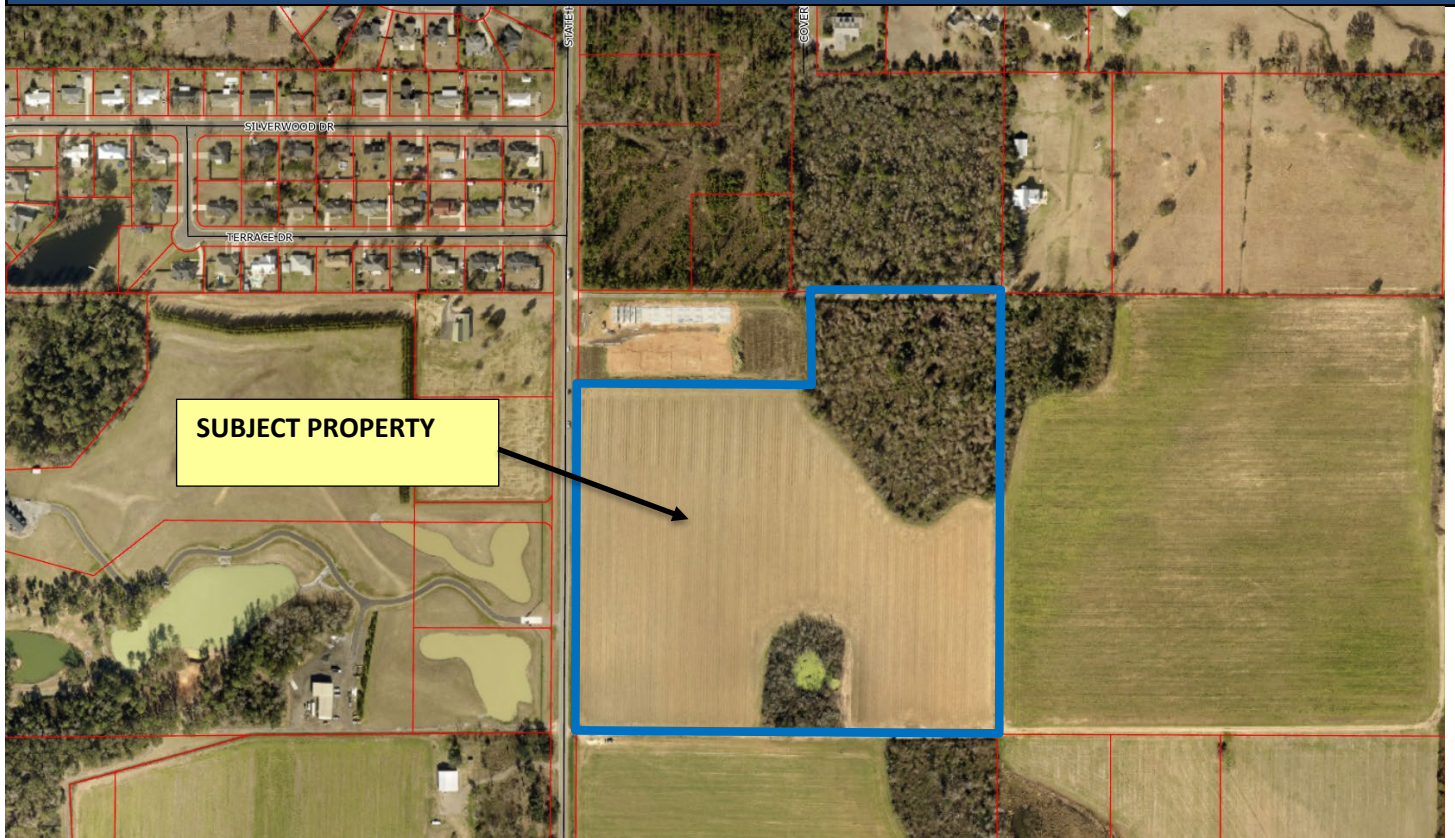




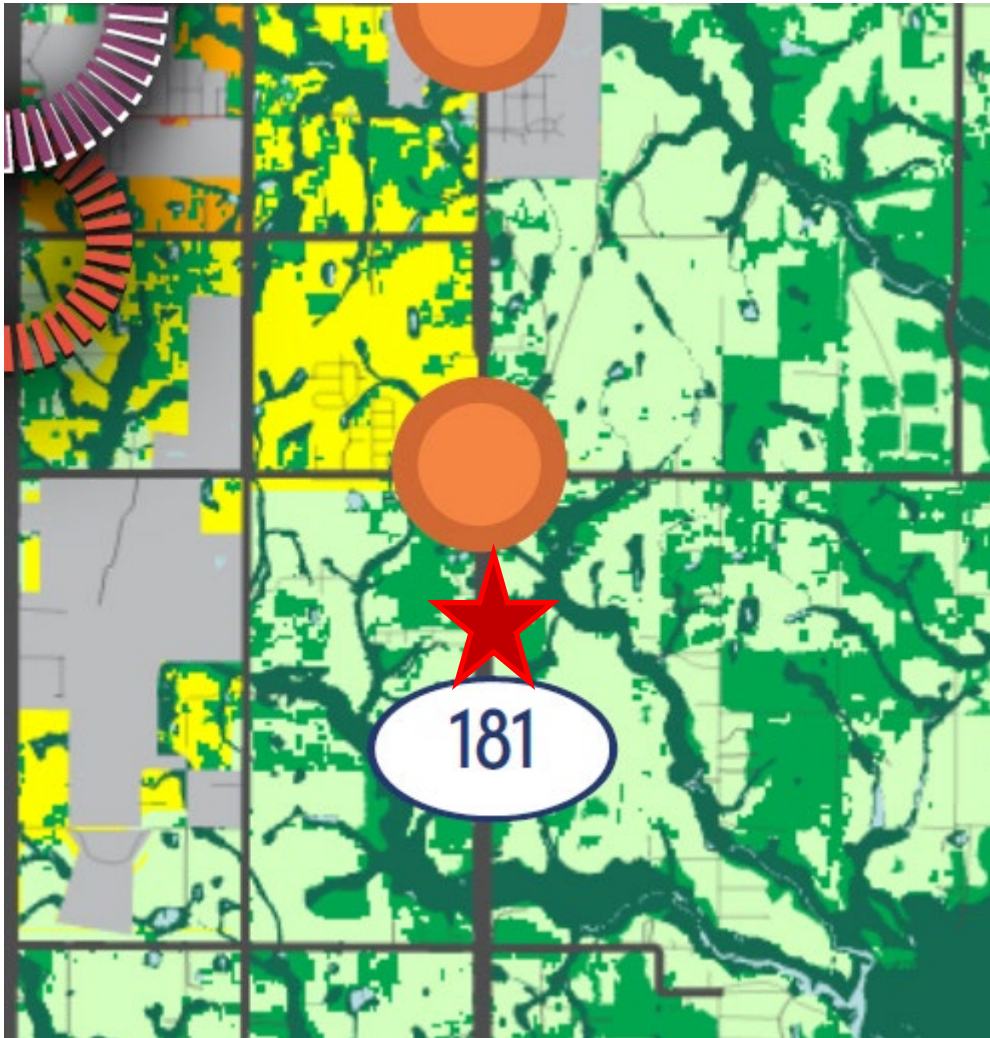
## Locator Map



## Site Map







## 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