



Baldwin County Planning & Zoning Commission Agenda

Thursday, December 5, 2024

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - November 7, 2024, Work Session Minutes
 - November 7, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

a.) PER24-42, Fairhope Falls Ph 8-9 Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for Fairhope Falls Ph 8-9.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill in Planning District 37.

b.) PER24-46, Glass Rd RV Park Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of the Final Site Plan for case PUD21-06, Glass Road RV Park, originally approved December 2, 2021.

Location: Subject property is located at the intersection of Patterson Rd and Glass Rd in the Wilcox community in Planning District 13.

c.) SFP24-18, Two Lakes PH 1

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting approval to grant the Chairman of the Baldwin County Planning and Zoning Commission the authority to sign the final plat in lieu of the signatories of the City of Gulf Shores.

Location: Subject property is located west of Roscoe Rd near the City of Orange Beach in Planning District 30.

d.) CSP24-31, Vertical Bridge

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for a 5,625-sf gated compound for the construction of a new 260-ft self-supporting telecommunication tower.

Location: Subject property is located north of I-10 and east of the Baldwin Beach Express in Planning District 12.

e.) SC24-53, Phillipsville Knoll Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 5-lot subdivision.

Location: Subject property is located east of Phillipsville Rd and north of Geaux Rd in Planning District 6.

f.) SC24-55, Resub Lot 1 T&K Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the west side of Glass and Spivey Road, south of County Road 62 S in the Elsanor community in Planning District 18.

g.) SPP24-29, Madalyn’s Way

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 3-lot subdivision.

Location: Subject property is located north of Sedona Drive, west of County Rd 54 E and east of the City of Daphne in Planning District 15.

h.) SPP24-30, Resub Parcel B Point Clear Tennis Club

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 3-lot subdivision.

Location: Subject property is located north of Marlow Rd (Co Rd 32) and west of Tennis Club Drive, south of the City of Fairhope in Planning District 19.

8. Consideration of Applications and Requests: Old Business

None.

**9. Consideration of Applications and Requests: Highway Construction
Setback Appeals**

None.

10. Consideration of Applications and Requests: Rezoning Cases

a.) Z24-47, Randall Property

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

Purpose: The applicant is requesting to rezone 21 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-2) and rezone 10 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business District (B-2).

Location: Subject property is located on the northeast corner of State Hwy 104 and Saint Michael Way in Planning District 37.

b.) Z24-49, Johnson Property & PRD24-07, Bear Creek Subdivision

*Disclosure of Prior Outside Communication –Pursuant to Article VI,
Section15(b), Planning Commission By-Laws*

Purpose: The applicant is requesting to rezone 58 +/- acres from Rural Agriculture (RA) to Residential Single Family (RSF-2) and approval for a 247-site, 116 +/- acre Planned Residential Development (PRD).

Location: Subject properties are located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane near the town of Elberta in Planning District 22.

11. Consideration of Applications and Requests: Subdivision Cases

None.

12. Consideration of Applications and Requests: Commission Site Plan Approval Cases

None.

13. New Business:

None.

14. Public Comments:

None.

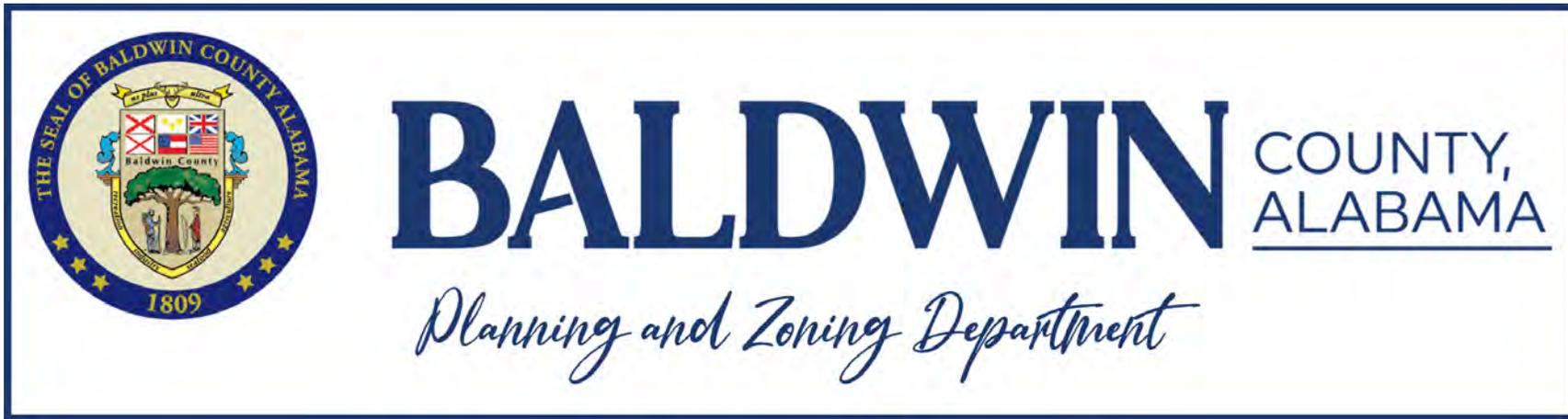
15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***January 9, 2025***

16. Adjournment.



PER24-42 PRELIMINARY PLAT EXTENSION REQUEST

(Agenda Item 7a.)

CASES S-21034 & S-21035
FAIRHOPE FALLS PHASE 8-9
DECEMBER 5, 2024

PREPARED AND PRESENTED BY:
SHAWN MITCHELL, SENIOR PLANNER

PER24-42 FAIRHOPE FALLS PHASE 8-9 EXTENSION

December 5, 2024

Request before the Planning Commission:

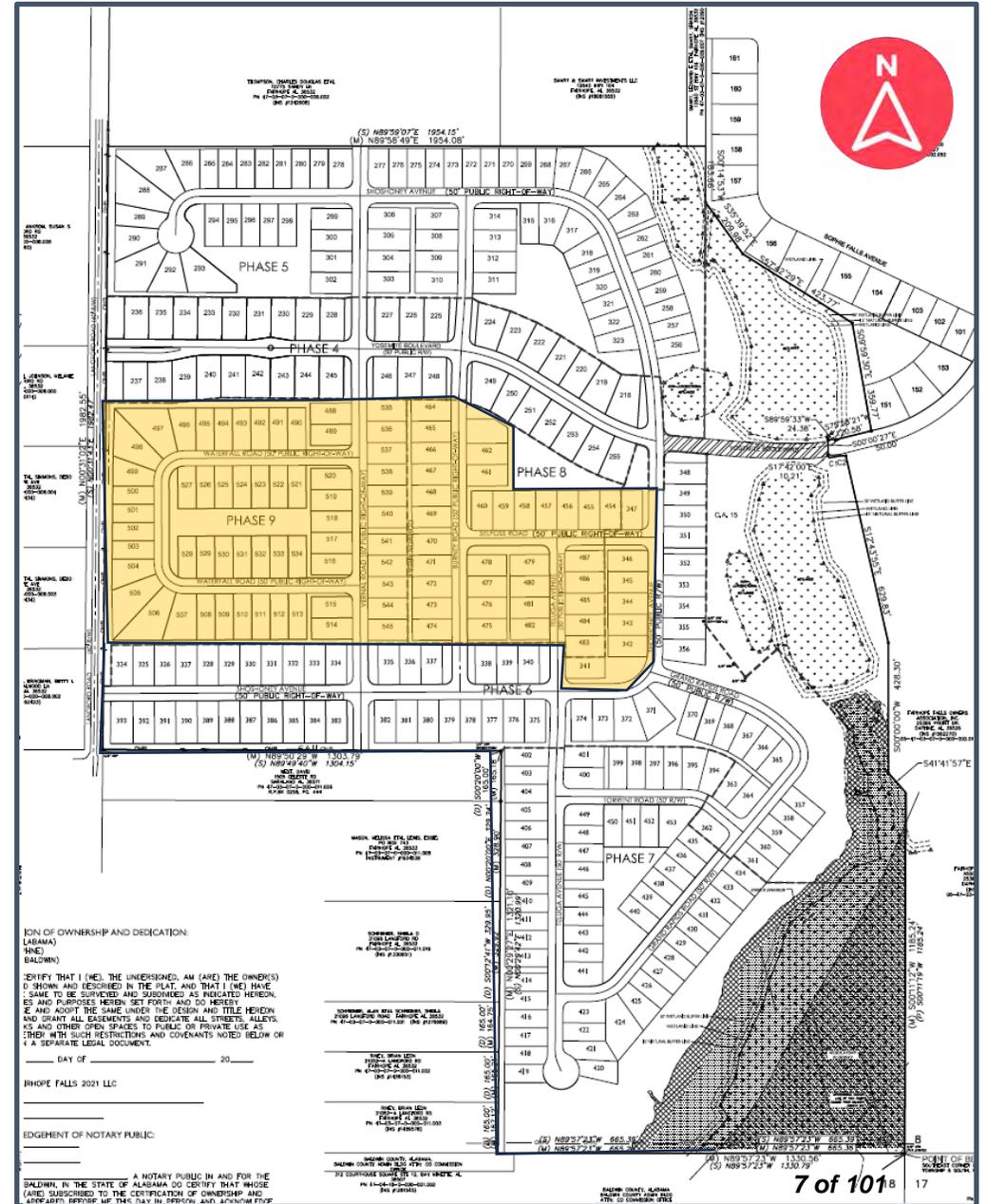
Preliminary Plat 1-year extension for Fairhope Falls Ph. 8-9 as allowed by section 4.5.3 and 7.2.2 of the *Baldwin County Subdivision Regulations*

Staff recommendation: **APPROVAL with conditions**

NOTE: The staff report from the Nov. 7 meeting had the incorrect Phase numbers (6-7 instead of 8-9). This report is a correction.

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](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)

Baldwin County Planning and Zoning Commission, December 5, 2024 Agenda



Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill.

Planning District: 37 (PD 14 at time of preliminary plat approval)

Zoning: Single Family Residential **RSF-3**
(Unzoned at time of preliminary plat approval)

Total Property Area: 29.14 acres +/-

Total # of Lots requested: **92 lots**

- Smallest lot: 7,900 SF +/-
- Largest lot: 16,455 SF +/-
- Building Setbacks: 30' Front, 30' Rear, 10' Side, 20' Street side

Streets / Roads: 4,073 LF

Owner/Developer: 68 V Fairhope Falls 2021 LLC, 707 Belrose Ave, Daphne, AL 36526

Engineer of Record: Victor Germain, PLS, Dewberry, 25353 Friendship Rd., Daphne, AL 36526

Online Case File Number: The official case number for this application is PER24-42, however, when searching the online CitizenServe database, please use PER24-000042.

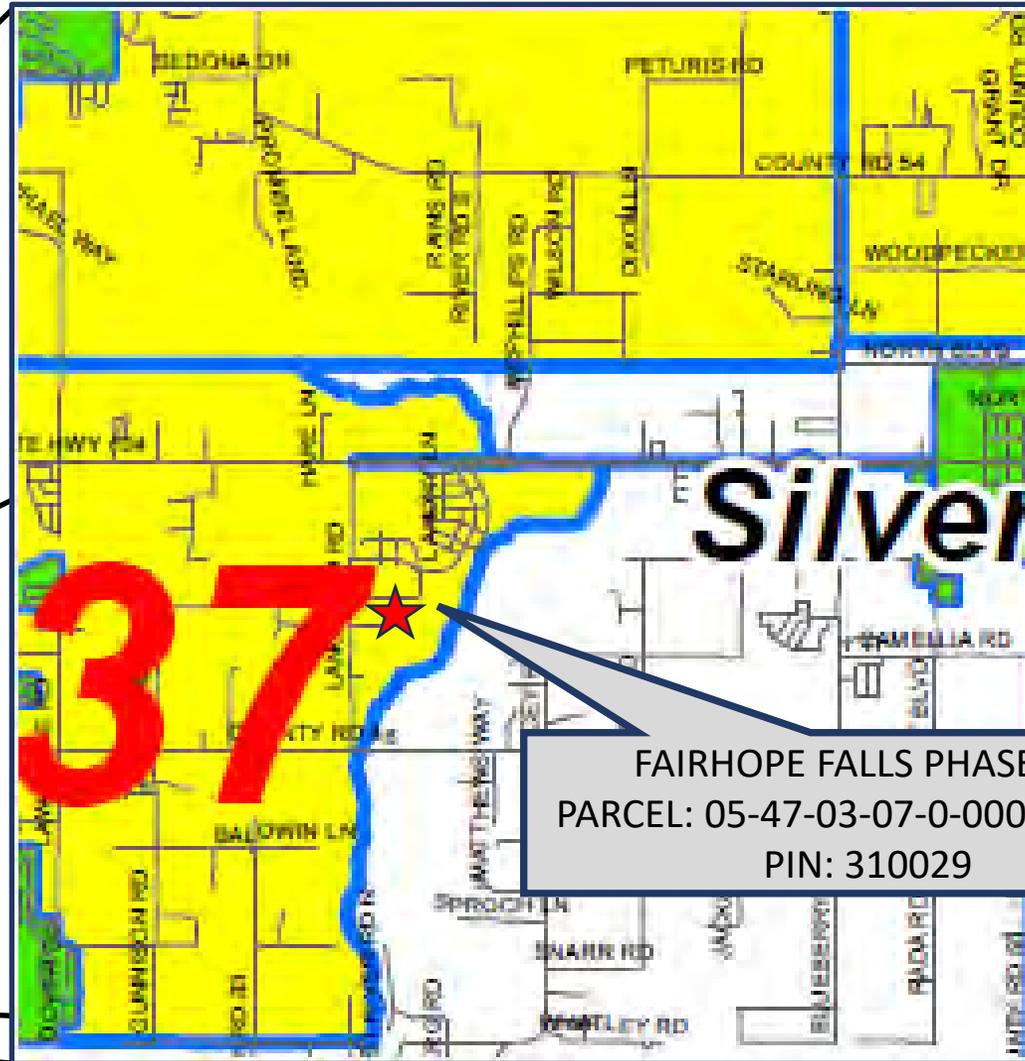
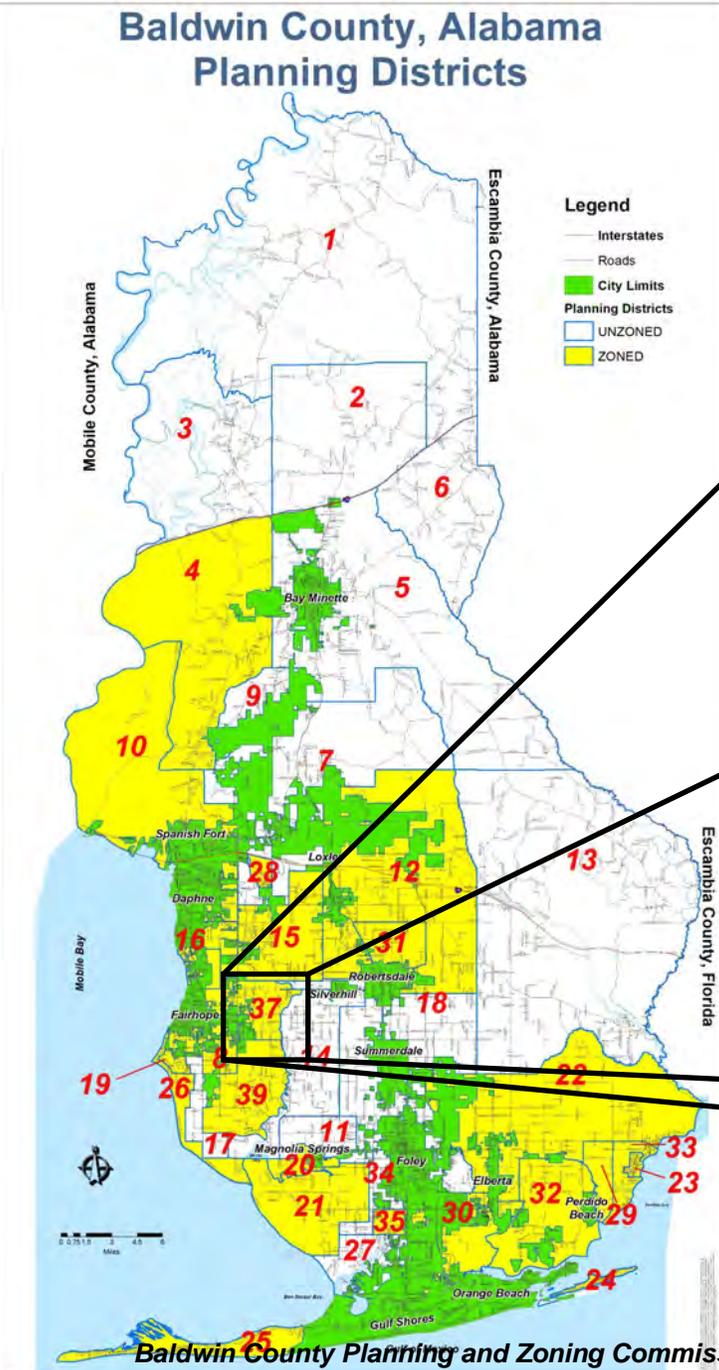
Parcels: 05-47-03-07-0-000-002.005
PIN: 310029

Utility Providers:

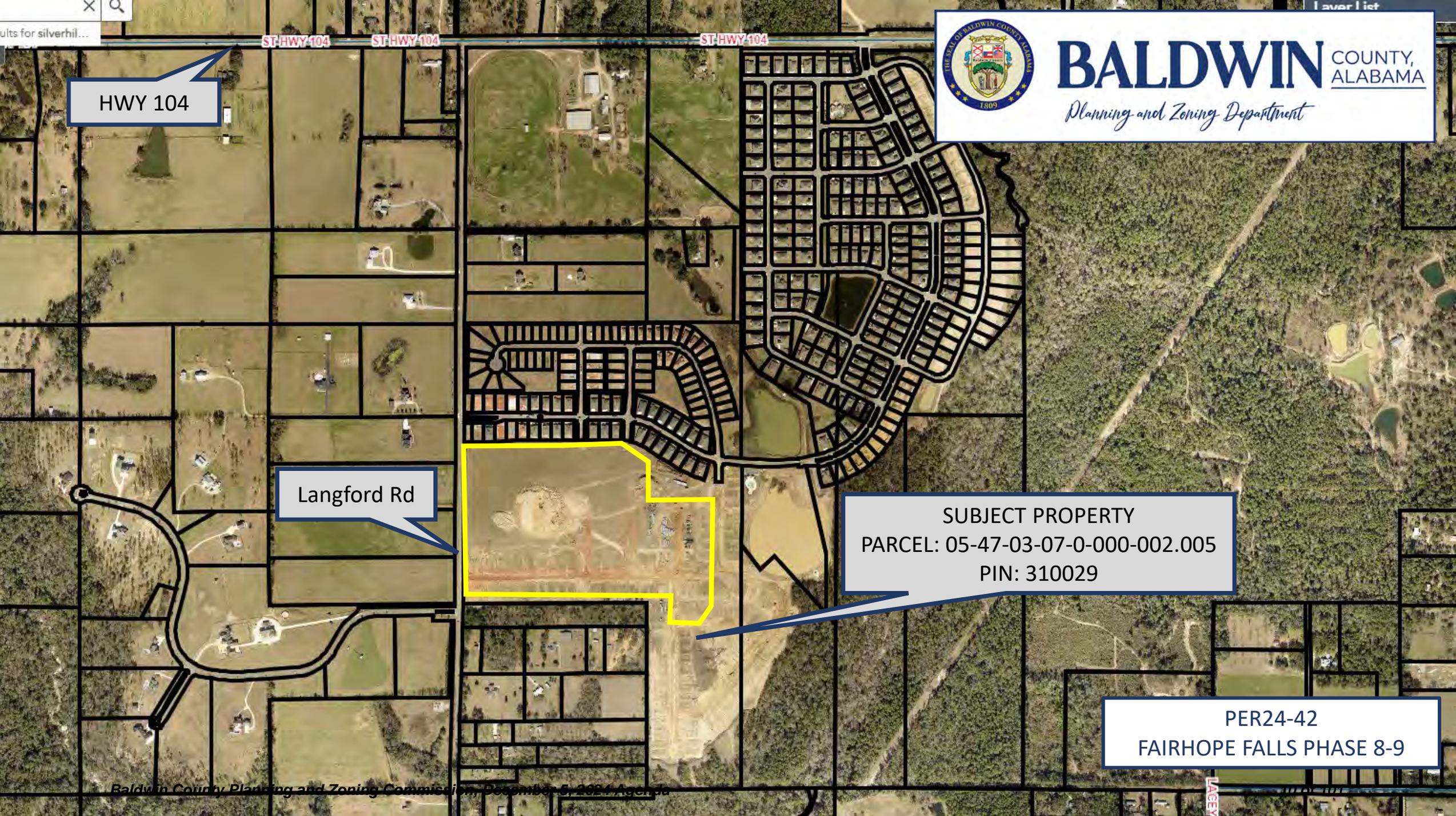
- Domestic Water: City of Fairhope
- Sewer: BCSS
- Electrical: Riviera Utilities

Initial approval:
SPP21-10, Jan. 6, 2022

Baldwin County, Alabama Planning Districts



FAIRHOPE FALLS PHASE 8-9
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

HWY 104

ST-HWY-104 ST-HWY-104 ST-HWY-104

Langford Rd

SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER24-42
FAIRHOPE FALLS PHASE 8-9



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

HWY 104

BCZ

Langford Rd

RSE-3

Moratorium

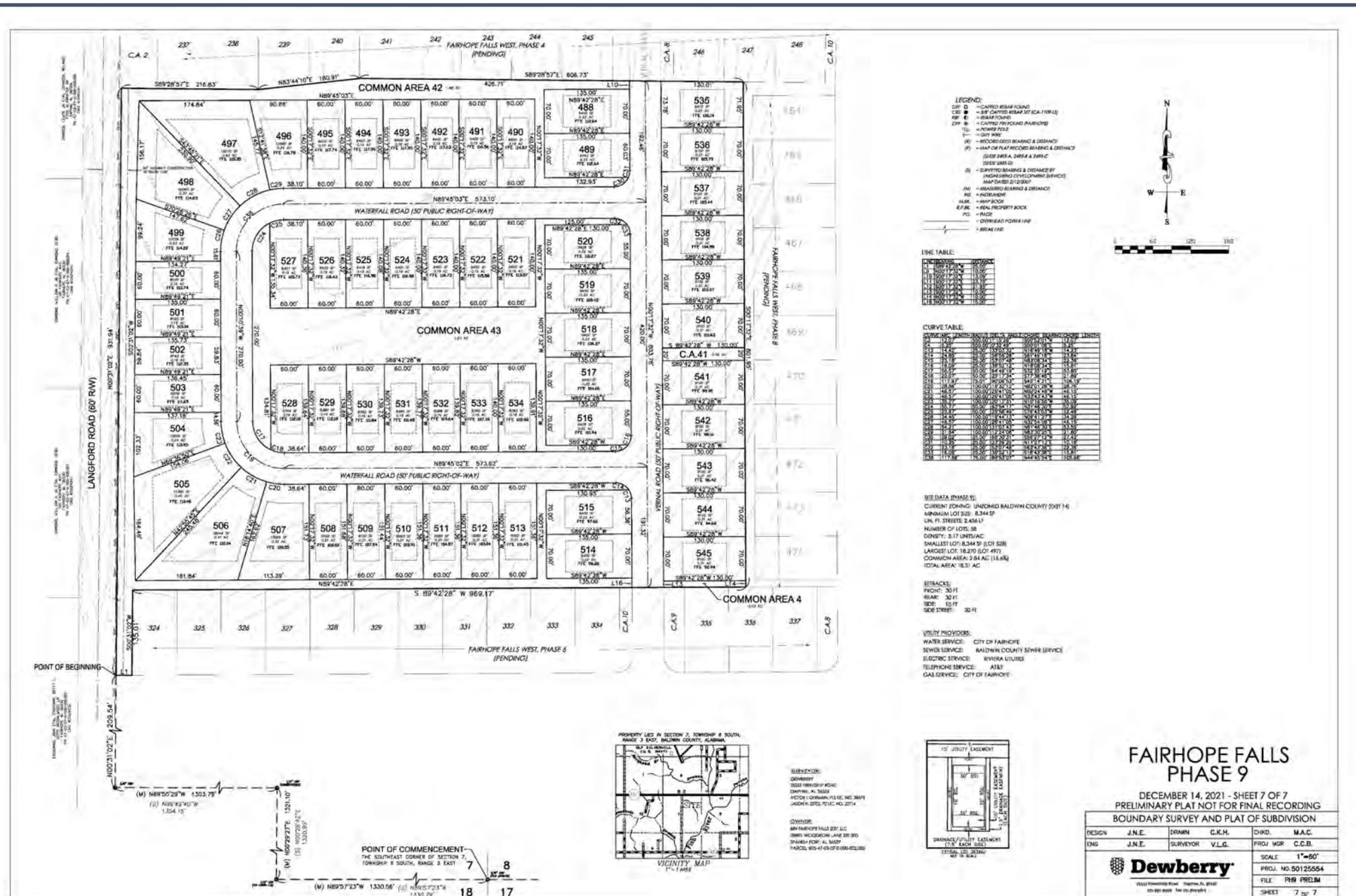
SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER24-42
FAIRHOPE FALLS PHASE 8-9



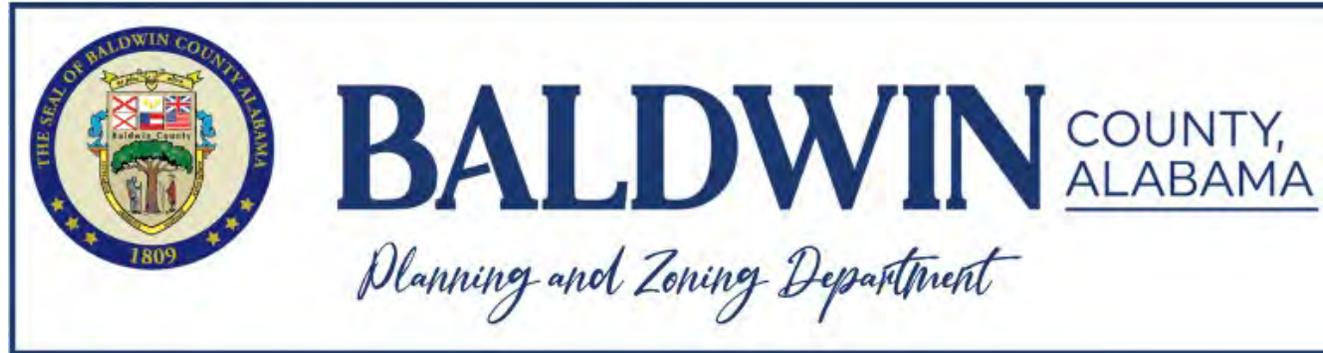
PHASE 9

58 lots



Staff recommends that a one (1) year extension of the Preliminary Plat approval related to cases S-21034 and S-21035 *FAIRHOPE FALLS PHASE 8-9* be **APPROVED** with the following conditions:

1. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on **Tuesday, January 6, 2026**.
 - a. No additional extensions are available. If the final plat is not submitted before the expiration date above, the Applicant must submit a new Preliminary Plat application.
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by section 4.8(a) shall necessitate additional review by the Planning Commission



Case No./Name: PER24-46 GLASS ROAD RV PARK (Agenda Item 7b.)

Meeting Date: December 5, 2024

Request: Permit Extension Request for PUD21-06

Recommendation: Approval

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Hamm Enterprises, LTD, 23445 State Hwy 59, Robertsdale, AL 36567

Surveyor: Hunter Smith, PLS, Smith Clark & Associates, 30941 Mill Lane, Suit G, Box 258, Spanish Fort, AL 36577

Engineer: Chris Lieb, P.E., Lieb Engineering, 1290 Main St., Suit E, Daphne, AL, 36526

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>

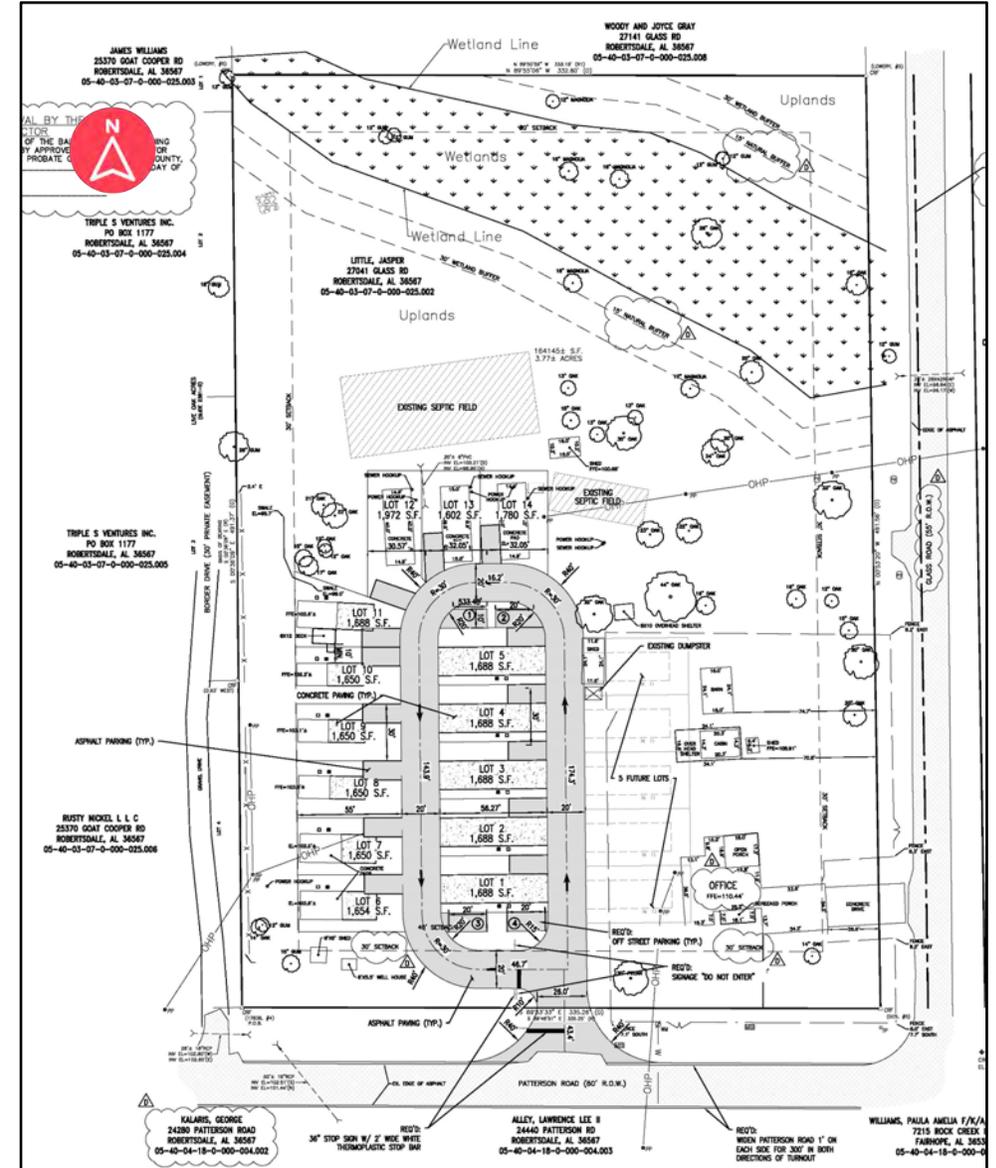
PER24-46 / PUD21-06 GLASS ROAD RV PARK

Request before the Planning Commission:

One (1) year Extension Request of final site plan approval of Case # PUD21-06 Glass Road RV Park originally approved December 2, 2021.

To view maps/plats in higher resolution as well as public comments and supporting documents, please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



Total Site Area: 3.78 acres

Total Number of RV Hookups: 14

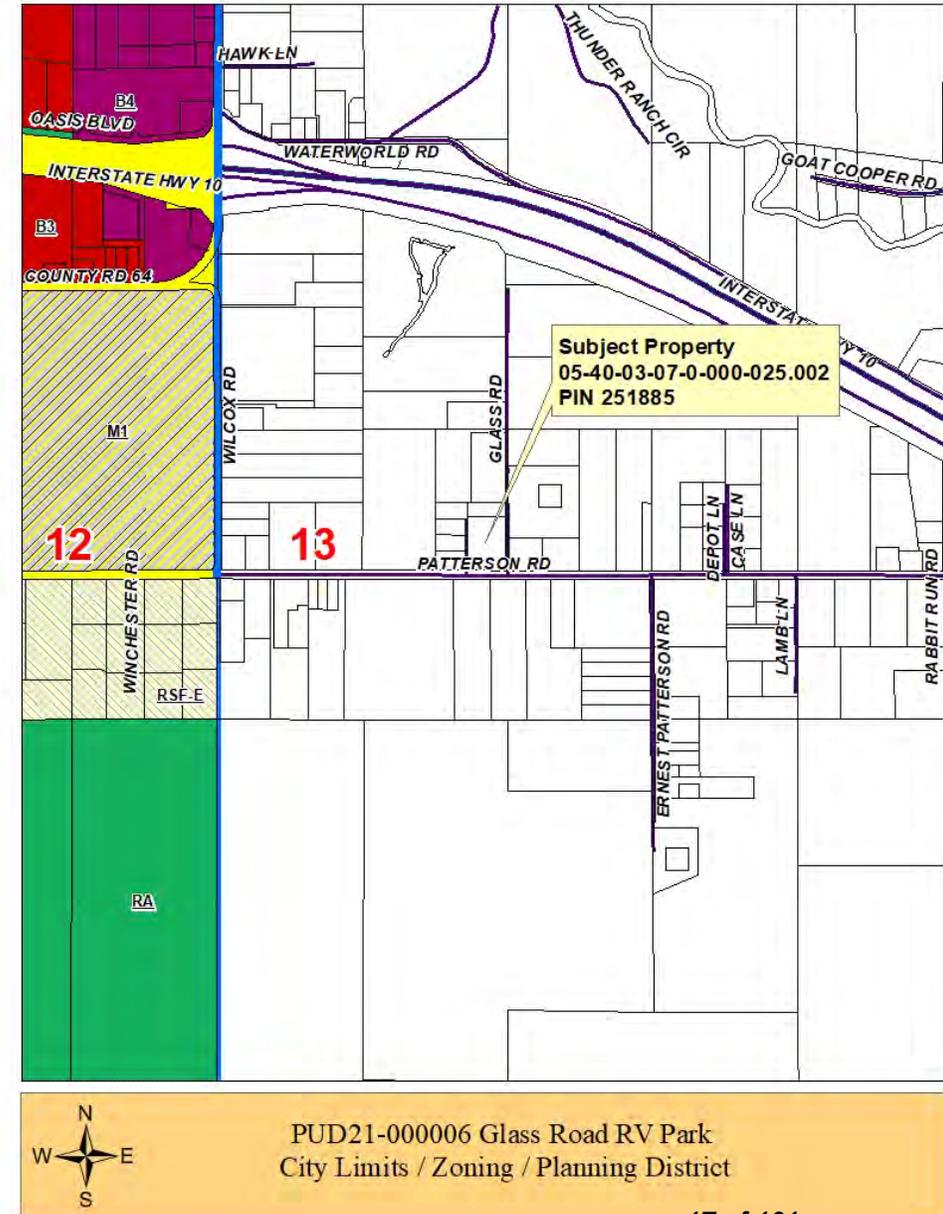
Smallest RV Site: 1,602 SF

Setbacks: 30' Front, 30' Rear 30' Side

Surveyor of Record: Daniel Clark, PLS
Smith Clark & Associates

Engineer of Record: Chris Lieb, P.E.
Lieb Engineering Company, LLC

Current Owner/Developer: Hamm
Enterprises, Ltd., PO Box 1608, 23445-A State
Highway 59, Robertsdale, AL



PUD21-000006 Glass Road RV Park
City Limits / Zoning / Planning District

Subject property is located at intersection of Patterson Road and Glass Road in the Wilcox Community

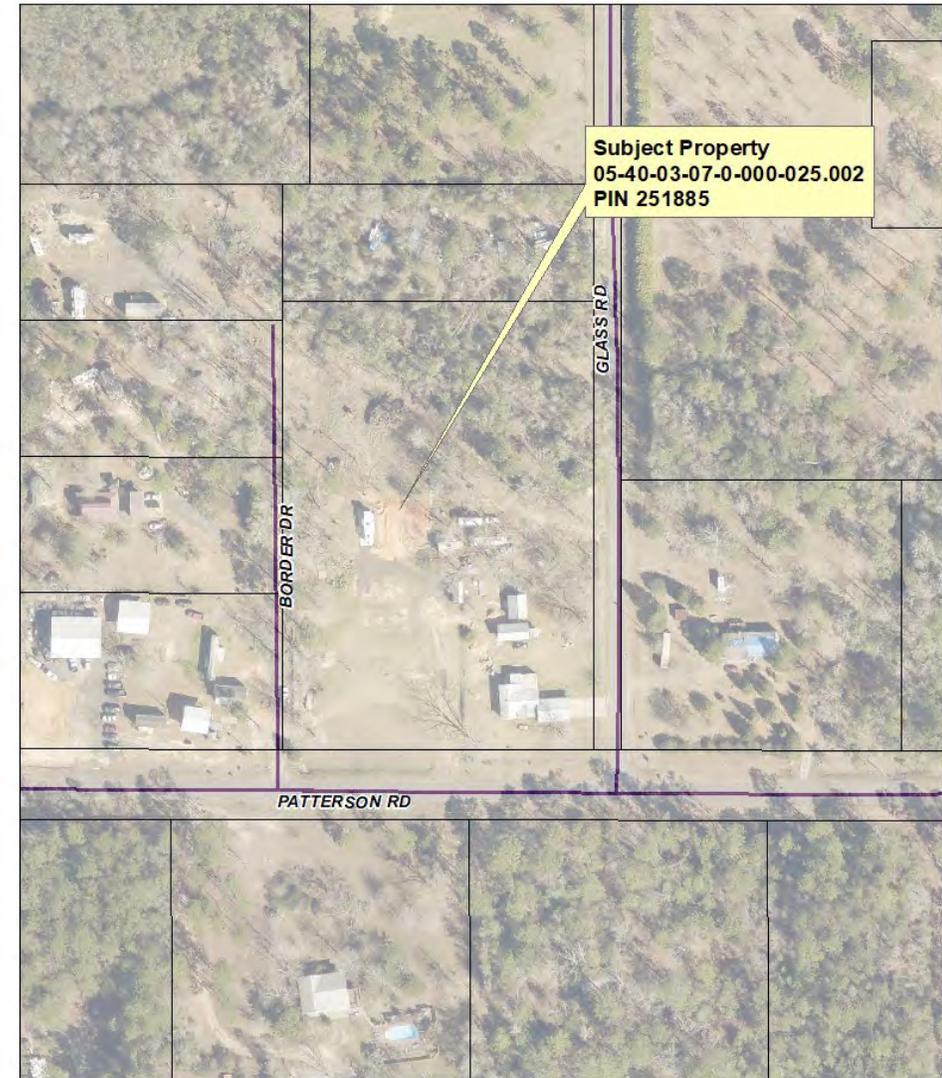
Parcel Number: 05-40-03-07-0-000-025.002
(PIN 251885)

The citizens of Planning District 13 have not implemented zoning

Development Density: 3.70 Hookups per acre
(14 sites / 3.78 acres)

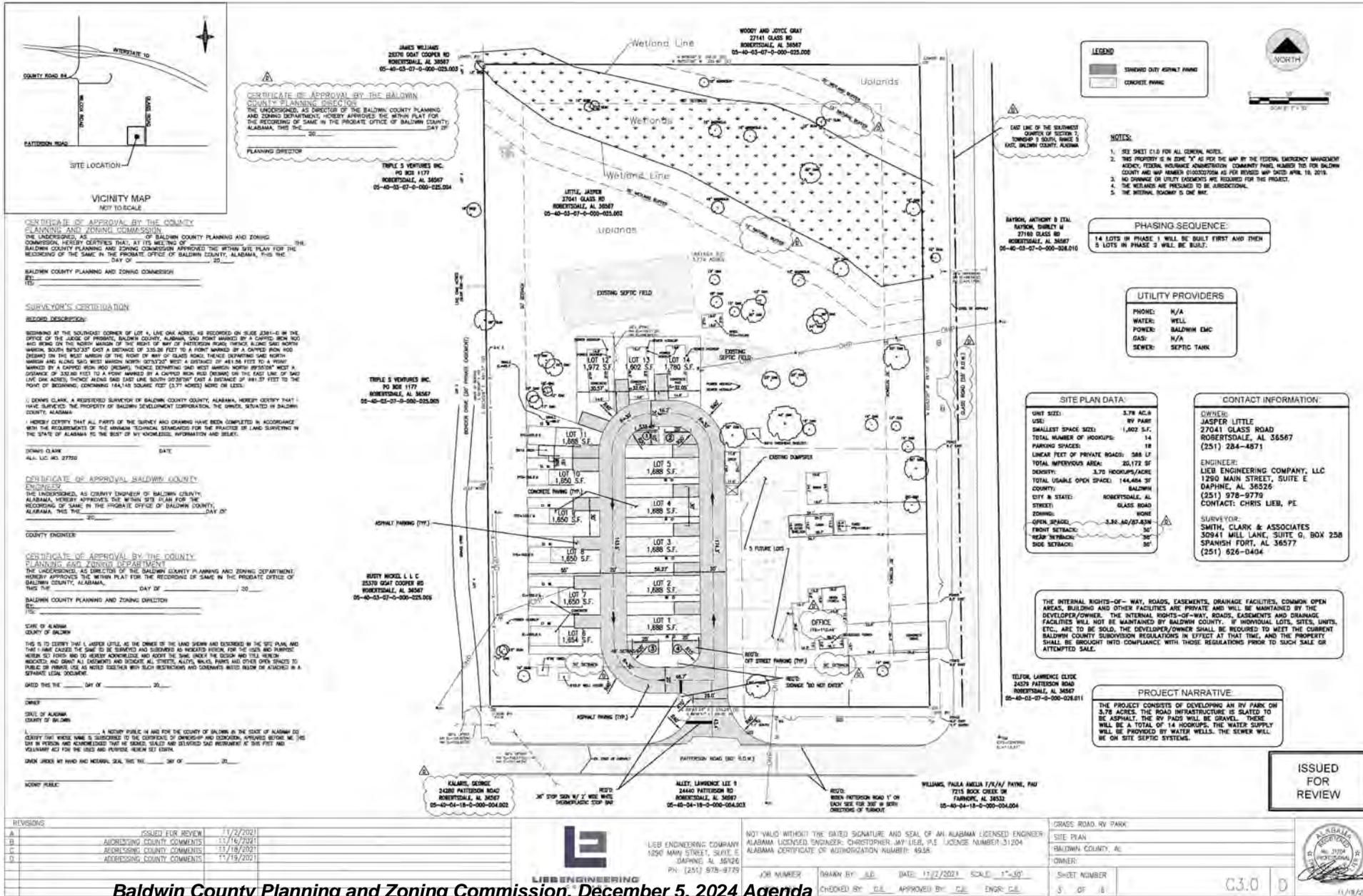
Total Street Length: 566LF private streets accessed from Patterson Road

Original Owner/Developer: Jasper Little,
27041 Glass Road, Robertsdale, AL



PER24-46 / PUD21-06 GLASS ROAD RV PARK EXTENSION

Original Site Plan approved 12/2/2021





I-10 WILCOX EXIT

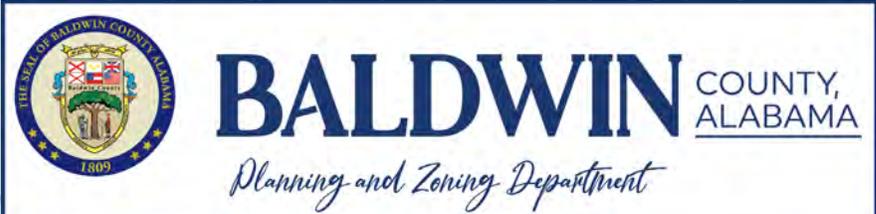
SUBJECT PROPERTY
05-40-03-07-0-000-025.002
PIN 251885



PATTERSON ROAD

COWPEN CREEK ROAD

PUD21-06 GLASS ROAD RV PARK
VICINITY MAP
20 of 101





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



GLASS RD

PATTERSON ROAD

PATTERSON RD

JR'S WILDERNESS

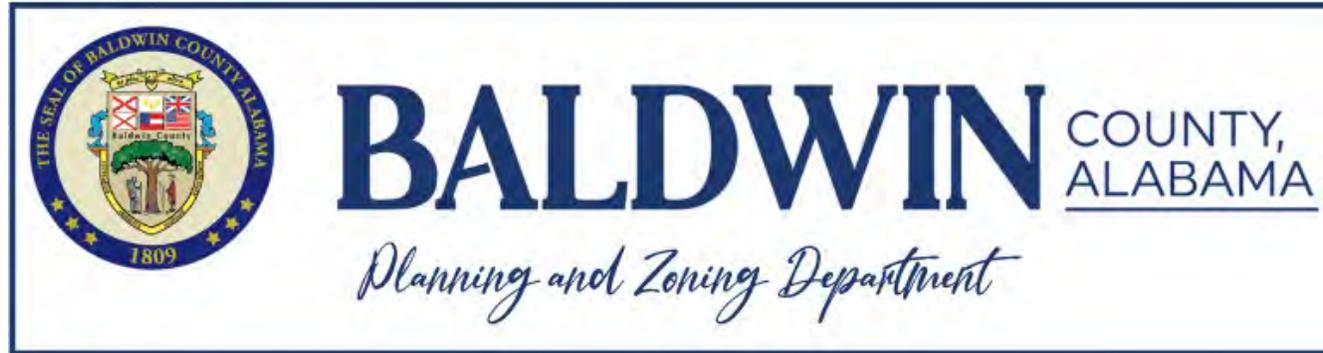
BLUEBERRY FARMS
SIDE 2169C

SUBJECT PROPERTY
05-40-03-07-0-000-025.002
PIN 251885

PUD21-06 GLASS ROAD RV PARK
AERIAL SITE MAP

Staff recommends that a one (1) year extension of the Final Site Plan approval related to case number PUD21-06 be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans and issuance of a Subdivision Permit from the BC Highway Department
2. Record a full plan set for the Final Site Plan
3. Submit application for Building Permit
4. The one-year extension terminates at 4:30PM CST on Tuesday, December 9, 2025
 - a. An additional one-year extension is **not available**, and a new application and fee will be applicable if project is not completed.



Case No./Name: SFP24-000018 TWO LAKES PH 1 (Agenda Item 7c.)

Meeting Date: December 5, 2024

Request: Final Plat Signature Approval Request

Recommendation: Approval

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Ray Lee, 7883 Delta Woods Dr., Bay Minette, AL 36570

Surveyor: Justin Palmer, PLS, The Woodlands Group, P.O. Box 11, Point Clear, AL 36564

Engineer: Chris Lieb, P.E., Lieb Engineering, 1290 Main St., Suit E, Daphne, AL, 36526

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>

SFP24-000019 TWO LAKES PH 1

May 2, 2024

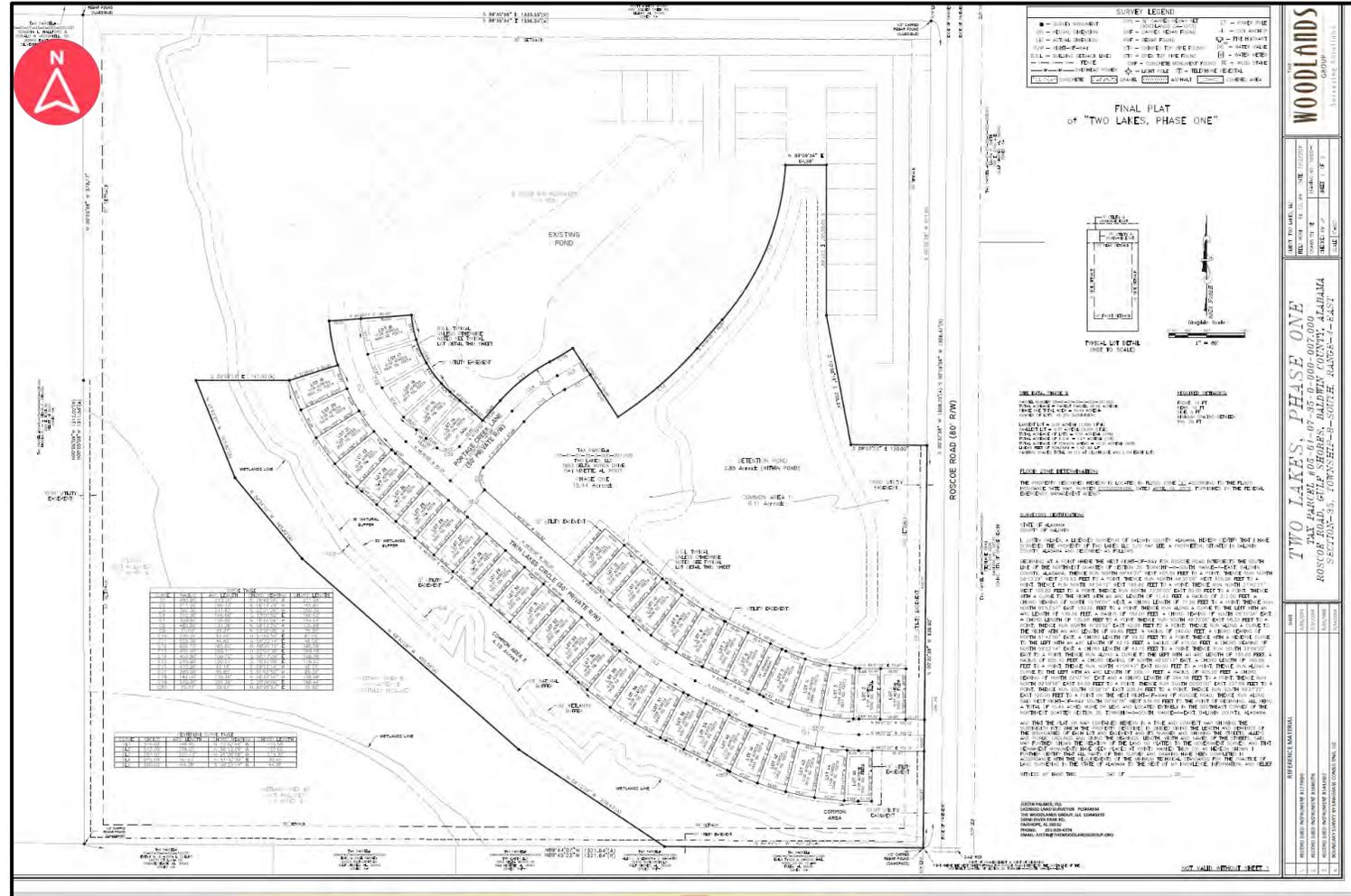
Request before the Planning Commission:

Applicant is requesting approval to grant the Chairman of the Baldwin County Planning and Zoning Commission the authority to sign the final plat in lieu of the signatories of the City of Gulf Shores.

Staff recommendation: **APPROVE**

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>



SFP24-000018 TWO LAKES PH 1

Location: Subject property is located west of Roscoe Rd. near the City of Orange Beach

Planning District: 30

Zoning: RV-2 Recreational Vehicle District

Total Property Area: 39.97 acres +/-

Total # of Lots requested: 96 lots

- Phase 1 – 45 lots

Lot Size Information:

- Smallest lot: 3200 sf +/-
- Largest lot: 3926 sf +/-
- Building Setbacks: 10' Front, 10' Rear, 5' Side, 15' Street side

Streets / Roads: 1,421 LF streets to be privately maintained

- Proposed lots will access internal streets only

Online Case File Number: The official case number for this application is SFP24-18 Two Lakes Ph 1, when searching the online CitizenServe database, please use SFP24-000018

Parcel/PIN: 05-61-07-35-0-000-007.000 / 16828

Traffic Impact Study (TIS): Not required for Phase 1, will be required when the Developer applies for Preliminary Plat for Phase 2.

Drainage Improvements: A drainage narrative was prepared by Chris Lieb, P.E. *Lieb Engineering* and accepted by the Baldwin County Highway Department.

Wetlands: A wetland delineation with accompanying report was included in the Preliminary Plat application, case number S-21057.

City of Gulf Shores

Foley Beach Express

Roscoe Road

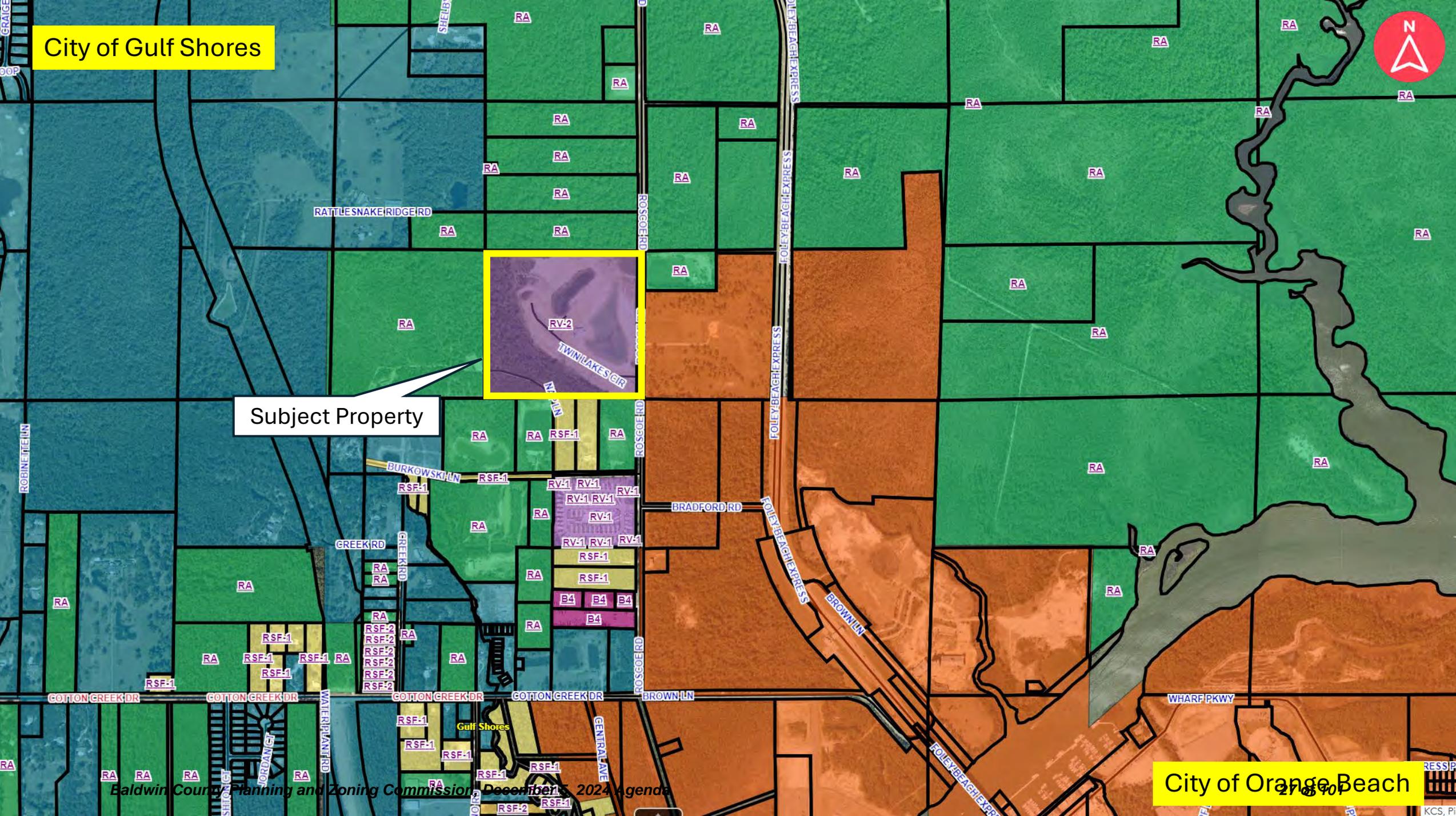
Subject Property



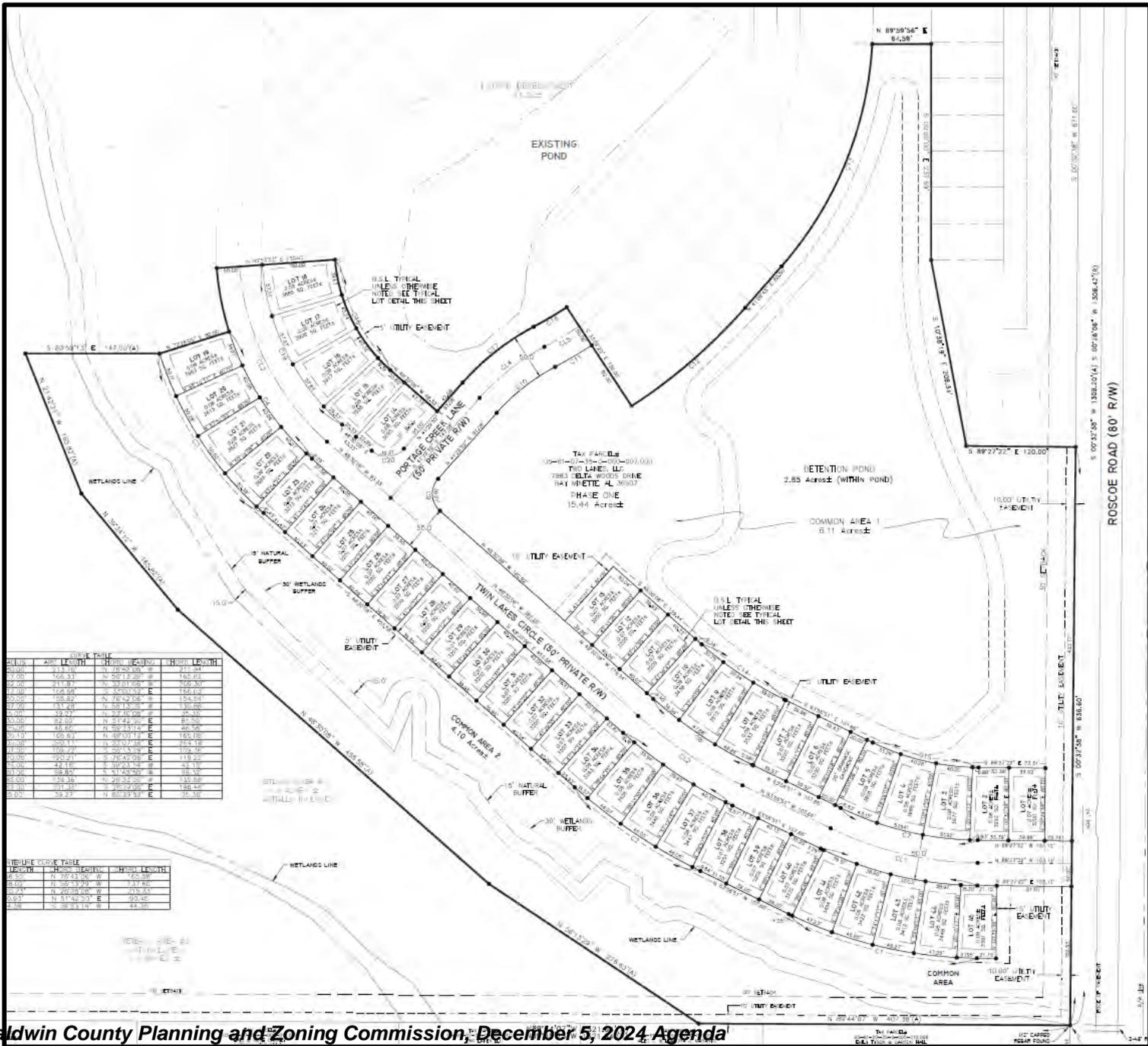
City of Orange Beach



Subject Property



SFP24-19 TWO LAKES PHASE I FINAL PLAT ZOOMED AND CROPPED TO SHOW DETAILS



CURVE TABLE

CHORD	ARC LENGTH	CHORD BEARING	HIGH POINT
111.81	166.33	N 50°13'22" W	211.87
211.87	311.67	N 33°01'05" E	322.20
112.09	166.94	N 45°01'24" E	184.62
159.82	239.74	N 78°42'59" E	154.81
33.24	50.86	N 58°43'25" E	130.25
32.00	48.75	N 51°42'20" E	87.50
48.26	72.39	N 39°31'14" E	49.50
105.82	158.73	N 89°09'12" E	105.00
105.71	158.57	N 89°09'12" E	105.00
120.21	180.32	S 78°43'06" E	118.23
42.16	63.24	N 39°31'14" E	49.50
58.85	88.28	S 41°43'00" W	58.50
139.36	208.92	N 20°52'25" E	135.00
211.87	311.67	N 33°01'05" E	184.62
59.87	89.80	N 89°09'12" E	59.50

WETLAND CURVE TABLE

CHORD	ARC LENGTH	CHORD BEARING	HIGH POINT
11.22	17.45	W	125.00
11.22	17.45	W	125.00
11.22	17.45	W	125.00
11.22	17.45	W	125.00

NOTE: - ONE (1) FOOT (1') TYPICAL EASEMENT

Non-exhaustive Summary of project history *(resolutions on next slide)*

- 8/17/2021 – Z-21023 rezoning of 39.97 from B-3 General Business District to RV-2 Recreational Vehicle Park District.
 - BCC agenda action: [Baldwin County Commission - File #: 21-1176 \(legistar.com\)](#)
- 8/17/21 – Z-21026 creation of a PRD on 05-61-07-35-0-00-007.000, that received zoning change approval on 8/17/2021. BCC agenda: [Baldwin County Commission - File #: 21-1187 \(legistar.com\)](#)
- Case S-21087 & S-21089 (PUD) Two Lakes RV Park was approved by the Gulf Shores Planning Commission at its September 9, 2021, meeting. Gulf Shores has since pulled back its jurisdiction to the city limits.

“Subject property is included within the Planning Jurisdiction of the City of Gulf Shores and the “traditional” subdivision shall be approved by the [Gulf Shores Planning Commission](#). The County-level approval of the “traditional” subdivision shall be administrative and will not be considered by the Baldwin County Planning Commission”.

As part of the technical review of SFP24-18 Two Lakes Ph 1, the applicant is requesting approval to grant the Chairman of the Baldwin County Planning and Zoning Commission the authority to sign the final plat in lieu of the signatories of the City of Gulf Shores.

Staff recommends **Approval** of the request for SFP24-18.

Good Morning Chris:

The City of Gulf Shores will not be signing the plat since we are no longer enforcing our Planning Jurisdiction.

Let me know if I can be of further assistance.

Andy Bauer, AICP

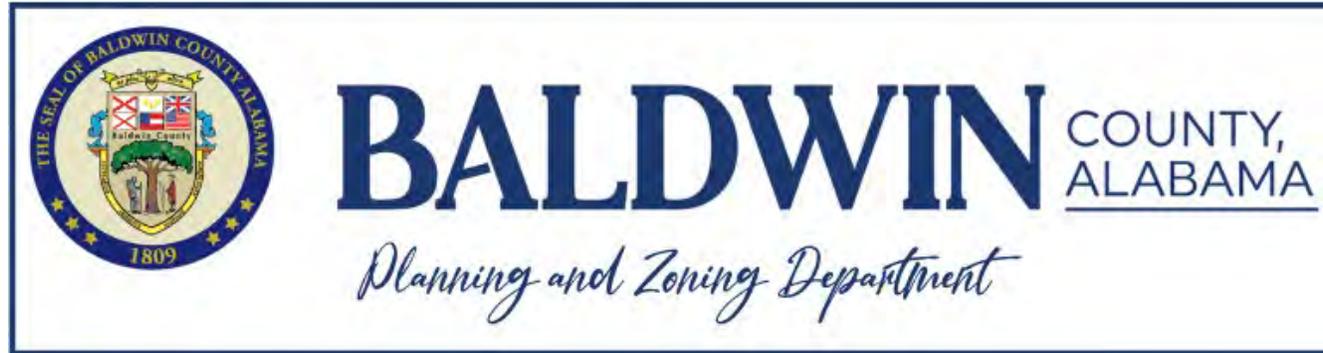
Zoning Administrator

P.O. Box 299

205 Clubhouse Drive Suite B

Gulf Shores, Alabama 36542

www.gulfshoresal.gov



Case No./Name: CSP24-31 Vertical Bridge Cell Tower – Commission Site Plan Approval (Agenda Item 7d.)

Meeting Date: December 5, 2024

Request: CSP Approval for a 5,625-sf gated compound for the construction of a new 260-foot self-supporting telecommunication tower.

Recommendation: Approval

Staff Lead: Brittany Epling, Planning Technician II

Owner / Developer: Vertical Bridge

Applicant: Telecad Wireless Site Design

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>

Location: The subject property is located north of I-10 and east of the Baldwin Beach Express.

Planning District: 12

Zoning: B-4 Major Commercial District

Parcel#: 05-41-02-04-0-000-005.001

PIN#: 222853

Total Acres: 19 +/- acres (10,000 SF lease area)

Current Use: Vacant

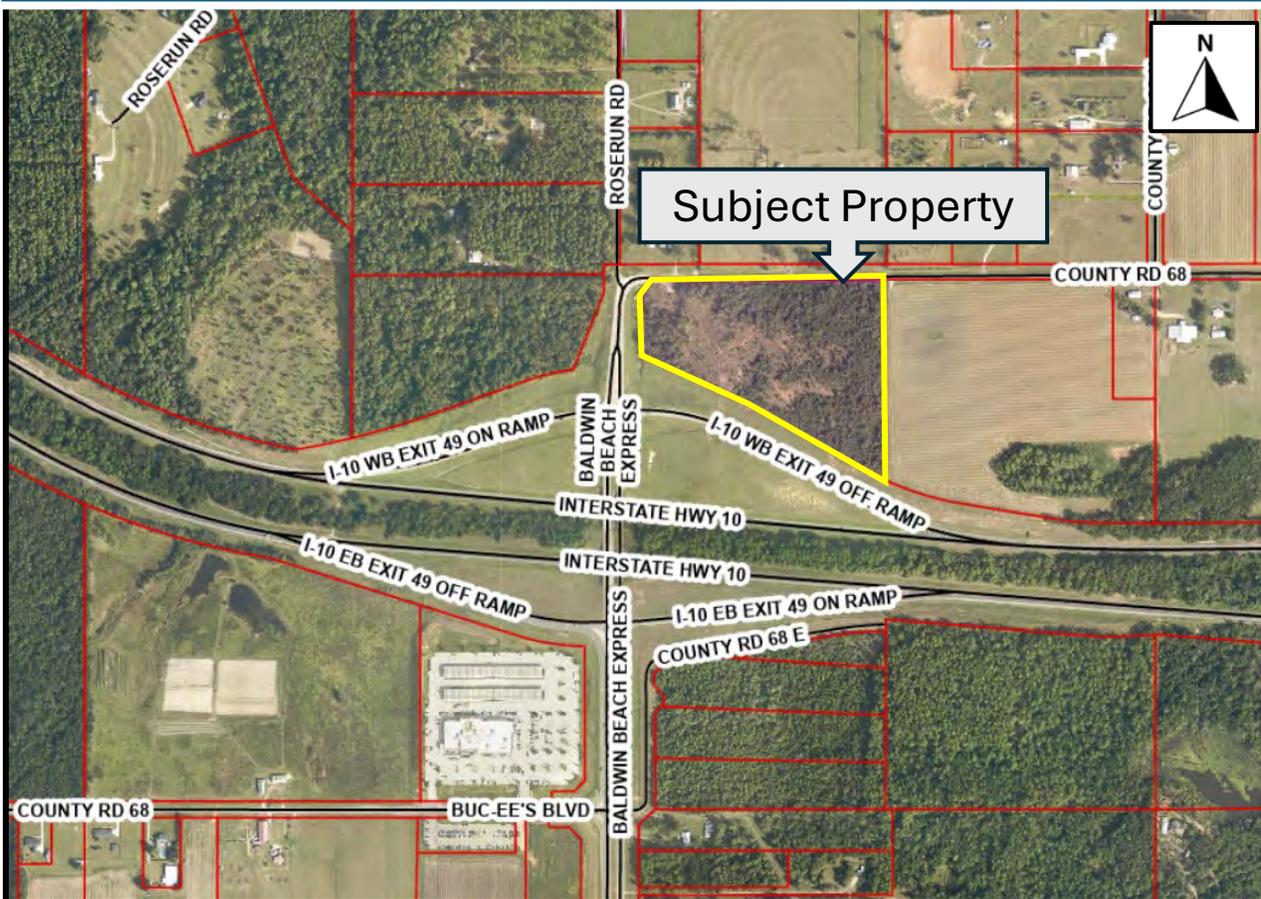
Applicant's Request: The applicant would like Commission Site Plan Approval for a 5,625-sf gated compound for the construction of a new 260-foot self-supporting telecommunication tower.

Online Case File Number: The official case number for this application is CSP24-31, however, when searching the online CitizenServe database, please use CSP24-000031.

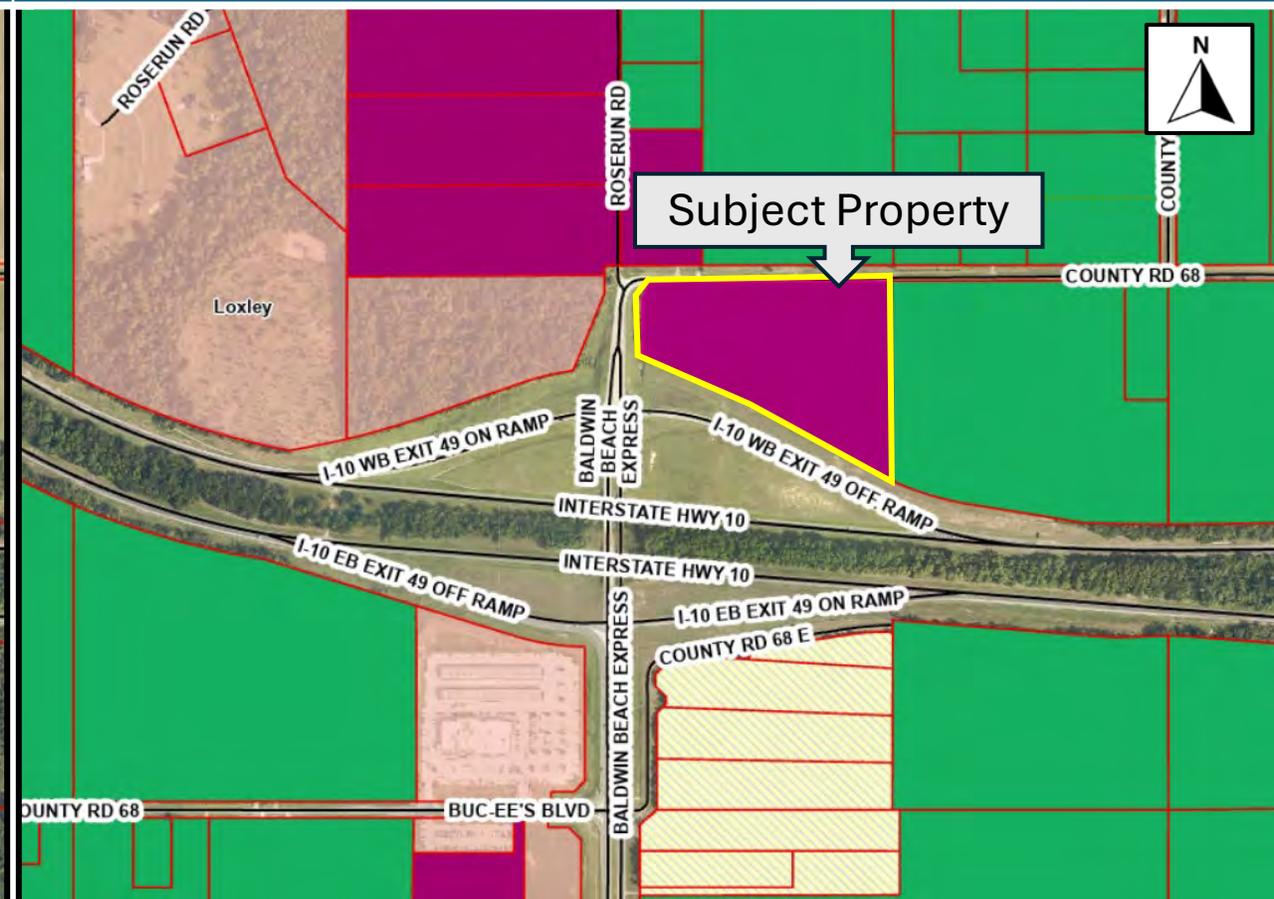
Agency Comments

- **USACE, James Buckelew:** Staff reached out on 9/11/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 9/11/2024 but received no comments.
- **City of Loxley:** Staff reached out on 9/11/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not being requested with this application.

Locator Map



Site Map



Adjacent Zoning

North	B-4, Major Commercial and RA, Rural Agricultural
South	ROW
East	RA, Rural Agricultural District

Adjacent Land Use

North	Agricultural
South	Interstate 10
East	Agricultural



Subject Property
PIN: 222853

Sep 9, 2024 12:17:01 PM
118° SE



Adjoining Property to The North
PIN: 6374

Sep 9, 2024 12:21:10 PM
15° N



Adjoining Property to The East
PIN: 65528

Baldwin County Planning and Zoning Commission, December 6, 2024 Agenda
Sep 9, 2024 12:20:00 PM
179° S



Property to The West
PIN: 62790

Sep 9, 2024 12:18:01 PM
270° W

ANALYSIS:

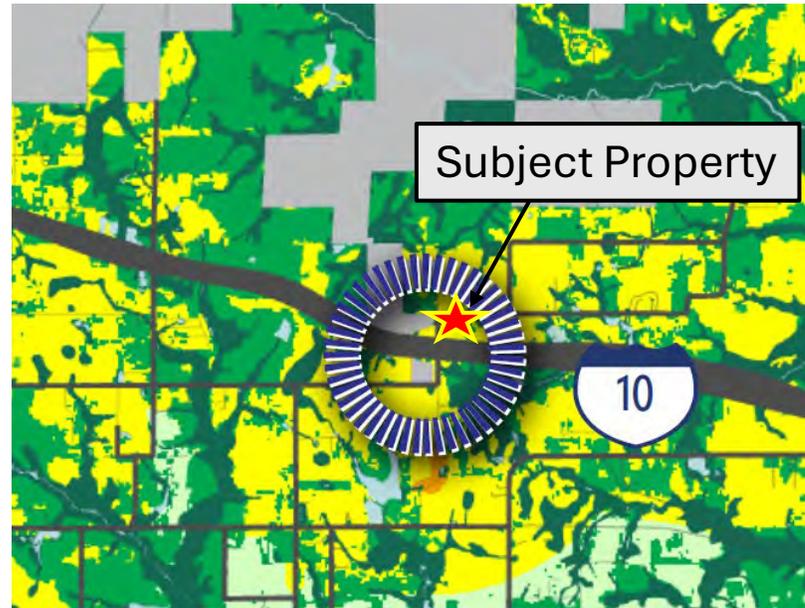
Section 18.9.5 Standards for approval. A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

Staff has reviewed the proposed 5,625 square foot compound for the wireless telecommunication facility and the plans do conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.

2) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.

The newly adopted 2023 Baldwin County Master Plan has this property located at Commercial/Industrial Center. This type of node supports intense development, such as major commercial or industrial uses. Staff believes this location is ideal for wireless telecommunication facility and should not disrupt the harmony of the public.



ANALYSIS:

3) The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.

The use should not detract from the public’s convenience at the planned location.

4) The proposed use shall not unduly decrease the value of neighboring property.

Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.

5) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

The adjacent uses are commercial, agricultural, and vacant. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

The applicant provided an aerial image showing the proposed location of the self-support tower, the existing vegetation, and nearby residences. The closest nearby residence is 712’ away and shielded by plenty of natural vegetation.



Zoning Use Table

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB <small>≤4000sf</small>	LB <small>>4000sf</small>	MR	OR	TR	M-1	M-2		
TRANSPORTATION, COMMUNICATION & UTILITY USES (CONTINUED)																														
Railroad facilities	C	C																C	C									P	P	
Sewage treatment plant	C	C																C	C									C	C	
Taxi dispatching station	C	C																C	C									P	P	
Taxi terminal	C	C																C	C									P		
Telephone exchange	C	C																C	C									P	P	
Water plant	C	C																C	C									P	P	
Water storage tank	C	C															C	C	C							C		P	P	
Water or sewage pumping station	C	C																C	C									P	P	
Water well (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless telecommunication facilities (see Section 13.9)	C	C															C	C	C										P	P

Overall Site Plan

ALL CONSTRUCTION ACTIVITIES ON A SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE SO THAT THE SMALLEST PRACTICAL AREA OF LAND WILL BE EXPOSED FOR THE SHORTEST PRACTICAL PERIOD OF TIME DURING DEVELOPMENT.

SODDING OR SEEDING OF DISTURBED AREAS IS REQUIRED DURING AND AFTER CONSTRUCTION.

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY POINT TO POINT LAND SURVEYORS, DATED 01/11/24. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET C-003.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.



1961 NORTHPOINT BLVD. SUITE 130
HIXSON, TN 37343
PH - 423-843-9500 / FAX - 423-843-9609

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DRAWN BY	PLS
CHECKED BY	SEH

REVISIONS		
#	DATE	DESCRIPTION
7	10/11/24	DWS UPDATED GRADING
6	10/01/24	DLB STORMWATER INFO ADDED
5	09/17/24	DLB FINAL CD's
4	09/04/24	DWS FINAL CD's
3	08/15/24	DLB FINAL CD's
2	07/25/24	JAE FINAL CD's



CARRIER:



SITE NAME: CAMPBELL - VERTICAL BRIDGE
SITE ID: 9MT3252A



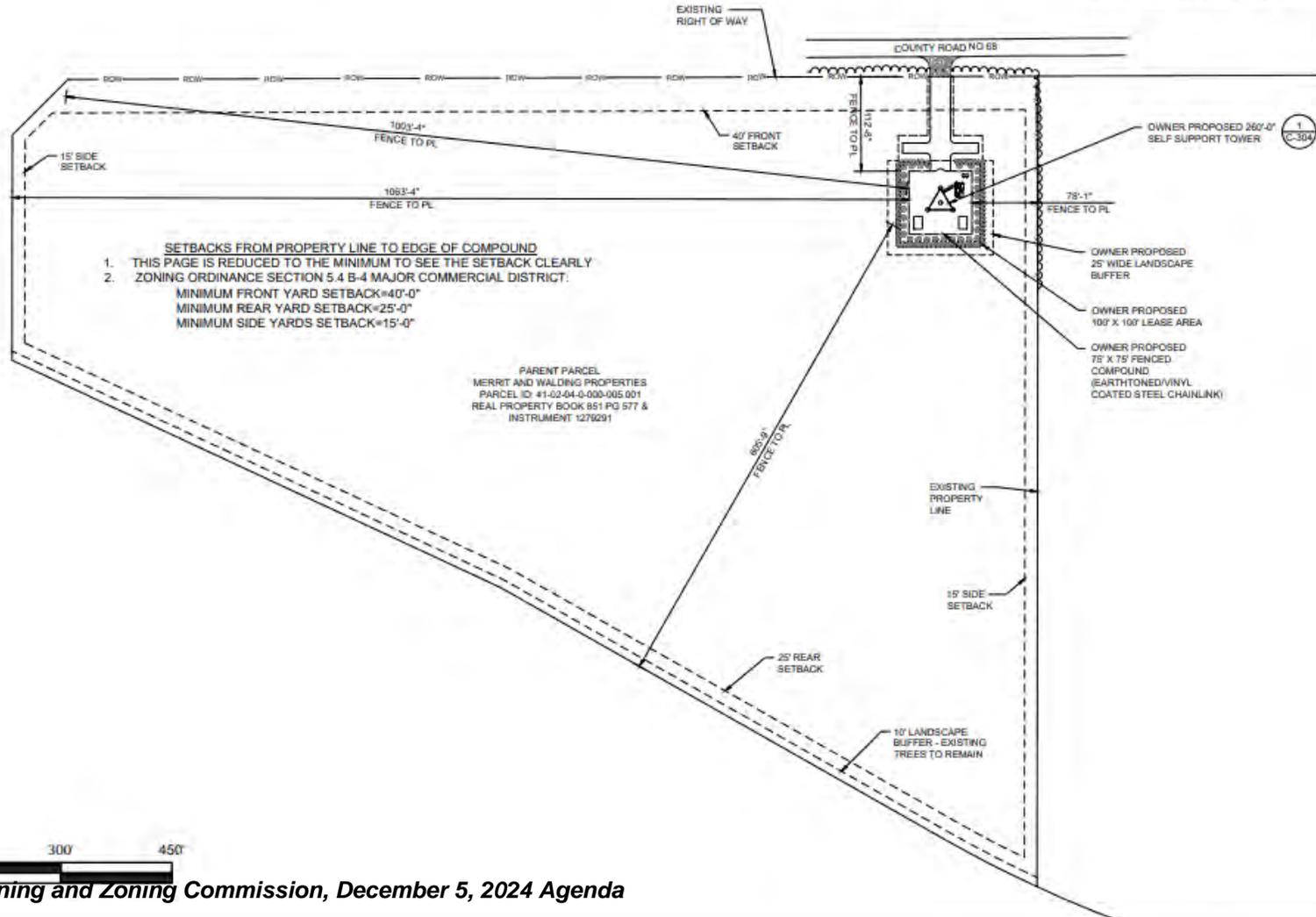
SITE NAME: PERSIMMON CREEK
SITE NUMBER: UB-AL-5323

SITE ADDRESS: 20740 CO RD 88
ROBERTSDALE, AL 36567

SITE TYPE: RAWLAND

SHEET TITLE: OVERALL SITE LAYOUT PLAN

DRAWING #:	REVISION
C-101	40 of 101

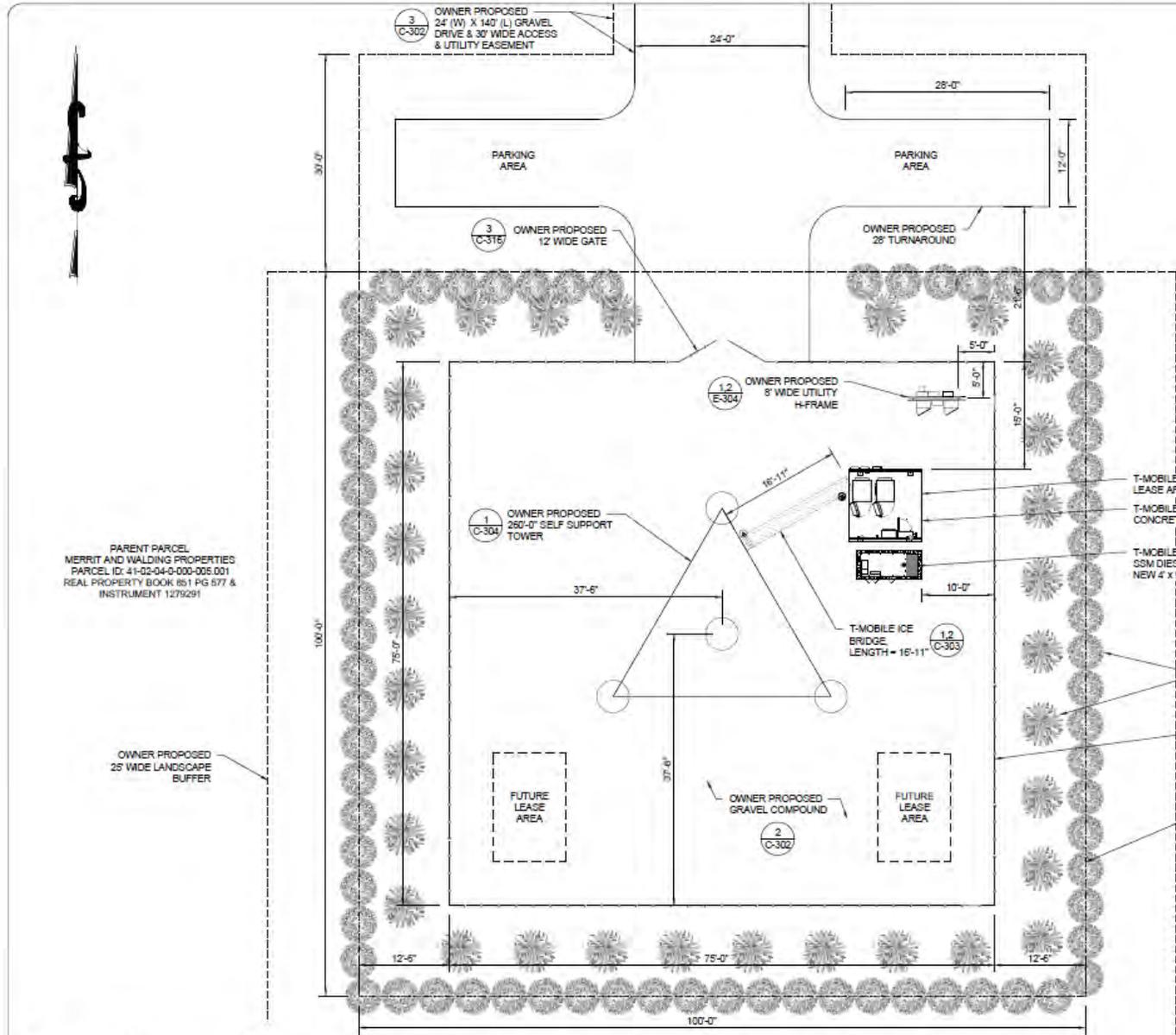


- SETBACKS FROM PROPERTY LINE TO EDGE OF COMPOUND
1. THIS PAGE IS REDUCED TO THE MINIMUM TO SEE THE SETBACK CLEARLY
 2. ZONING ORDINANCE SECTION 5.4 B-4 MAJOR COMMERCIAL DISTRICT:
MINIMUM FRONT YARD SETBACK=40'-0"
MINIMUM REAR YARD SETBACK=25'-0"
MINIMUM SIDE YARDS SETBACK=15'-0"

PARENT PARCEL
MERRIT AND WALDING PROPERTIES
PARCEL ID: 41-02-04-0-000-005.001
REAL PROPERTY BOOK 851 PG 577 &
INSTRUMENT 1276291

0' 150' 300' 450'

Site Plan



- NOTES:**
1. THIS DRAWING IS BASED ON A SITE SURVEY BY POINT TO POINT LAND SURVEYORS, DATED 01/11/24. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
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PARENT PARCEL
MERRIT AND WALDING PROPERTIES
PARCEL ID: 41-02-04-0-000-005 001
REAL PROPERTY BOOK RS1 PG 577 &
INSTRUMENT 1279291

OWNER PROPOSED
25' WIDE LANDSCAPE
BUFFER



PARKING INFO:

1. 150' FLOOR SPACE
2. TWO PARKING SPACES SHOWN WITH 12'X28'

PARKING REQUIREMENTS OF SECTION 15.3.2:

ANGLE OF PARKING	CURB LENGTH PER CAR	STALL DEPTH	ACCESS DRIVEWAY WIDTH
0	23'0"	9'0"	12'0"
20	20'4"	15'0"	11'0"
30	18'0"	17'4"	11'0"
40	14'0"	19'2"	12'0"

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500 / FAX: 423-843-9509

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DRAWN BY	PLS
CHECKED BY	SEH

REVISIONS

#	DATE	BY	DESCRIPTION
7	10/11/24	DWS	UPDATED GRADING
6	10/01/24	DLS	STORMWATER INFO ADDED
5	09/17/24	DLS	FINAL CD6
4	09/04/24	DWS	FINAL CD6
3	08/15/24	DLS	FINAL CD6
2	07/25/24	JAE	FINAL CD6



CARRIER:
T Mobile

SITE NAME:
CAMPBELL - VERTICAL BRIDGE

SITE ID:
SMT3252A

verticalbridge

SITE NAME:
PERSIMMON CREEK

SITE NUMBER:
UG-AL-5323

SITE ADDRESS:
20740 CO RD 66
ROBERTSDALE, AL 36657

SITE TYPE:
RAWLAND

SHEET TITLE:
SITE LAYOUT PLAN

DRAWING #:	REVISION:
C-102	41 of 101

Pre and Post Development Runoff Calculations



Pre and Post Development Runoff Calculation

November 08, 2024

Site Name: Persimmon Creek
Site Address: 20740 CO RD. 68, ROBERTSDALE, AL 36567
Site Coordinates: 30.639972° -87.670672°



Reviewed and Approved by:
Stephen E. Hunt P.E.

Peak Runoff Calculation Report

Subject: Calculation of pre and post development peak discharge.

1. Source Data

Document Type	Source	Reference	Date
Construction Drawings	TeleCad	US-AL-5323	August 15, 2024
Survey Drawings	Point to Point Land Surveyors	US-AL-5323	January 12, 2024

2. Analysis Criteria

Building Code / Local Code: 2018 IBC / Alabama Building Code
Code Standard: Code ACI 318

3. Conclusions and Recommendations

The total area of disturbance within the drainage area is 0.39 acres. The total drainage area of the parent property and waters received from upstream adjacent property are approximately 40.3 acres. The total disturbance and drainage area does not meet the 200-acre minimum requirement for using the SCS method in accordance with Baldwin County Alabama regulations section 5.11.3(e). The storm water runoff was calculated using the rational method within the 2024 Autodesk Civil 3D software. The total drainage area has eleven types of soil with surface runoff of 16.8 acres of loose gravel/bare soil before construction. Vertical Bridge will be installing approximately 0.32 acres of impervious surface. The total drainage is consistently sandy loam soil type. TeleCAD calculated pre and post construction peak discharge at 2-, 5-, 10-, 25-, 50- and 100-year storm events [Refer to sheets 13-25 for calcs]. At each event, the post construction peak discharge is less than the pre-construction peak discharge. Based on the information provided, our calculations conclude that the new impervious surface is less than 1% of the total drainage area. The designed trapezoidal drainage ditch diverts the existing sheet flow of water, that would otherwise naturally flow into the existing roadside ditch, into the existing roadside ditch. The riprap lined (4" to 6" diameter stone) trapezoidal ditch with check dams every twenty feet, is designed as such to slow down the flow of water before reaching the roadside ditch [Refer to sheets 39-41 for calcs]. Vertical Bridge will be installing an access driveway with two 18" RCPs, designed for 10-year storm event, in the existing roadside ditch [Refer to sheets 36-38 for calcs]. Most of the new impervious surface runoff will sheet flow overland through the wooded surface to naturally slow down the water before eventually converging in the existing roadside ditch naturally. The proposed new construction will not reroute or divert the existing drainage area of the subject property to an unnatural drainage basin. The hydrology calculations show the reduction in peak discharge for each event year. After evaluating the downstream piping within 1/4-mile radius of the construction area, it is determined that the existing piping is adequate to handle the post construction peak discharge. Please refer to the Drainage map, soil map, culvert calcs and hydrology calculations for further details.

Drainage Calculations have been prepared and stamped by a licensed Professional Engineer and have been reviewed and approved by Baldwin County Planning and Zoning Permit Engineer to ensure no increase in post-development runoff.

Landscape Plan

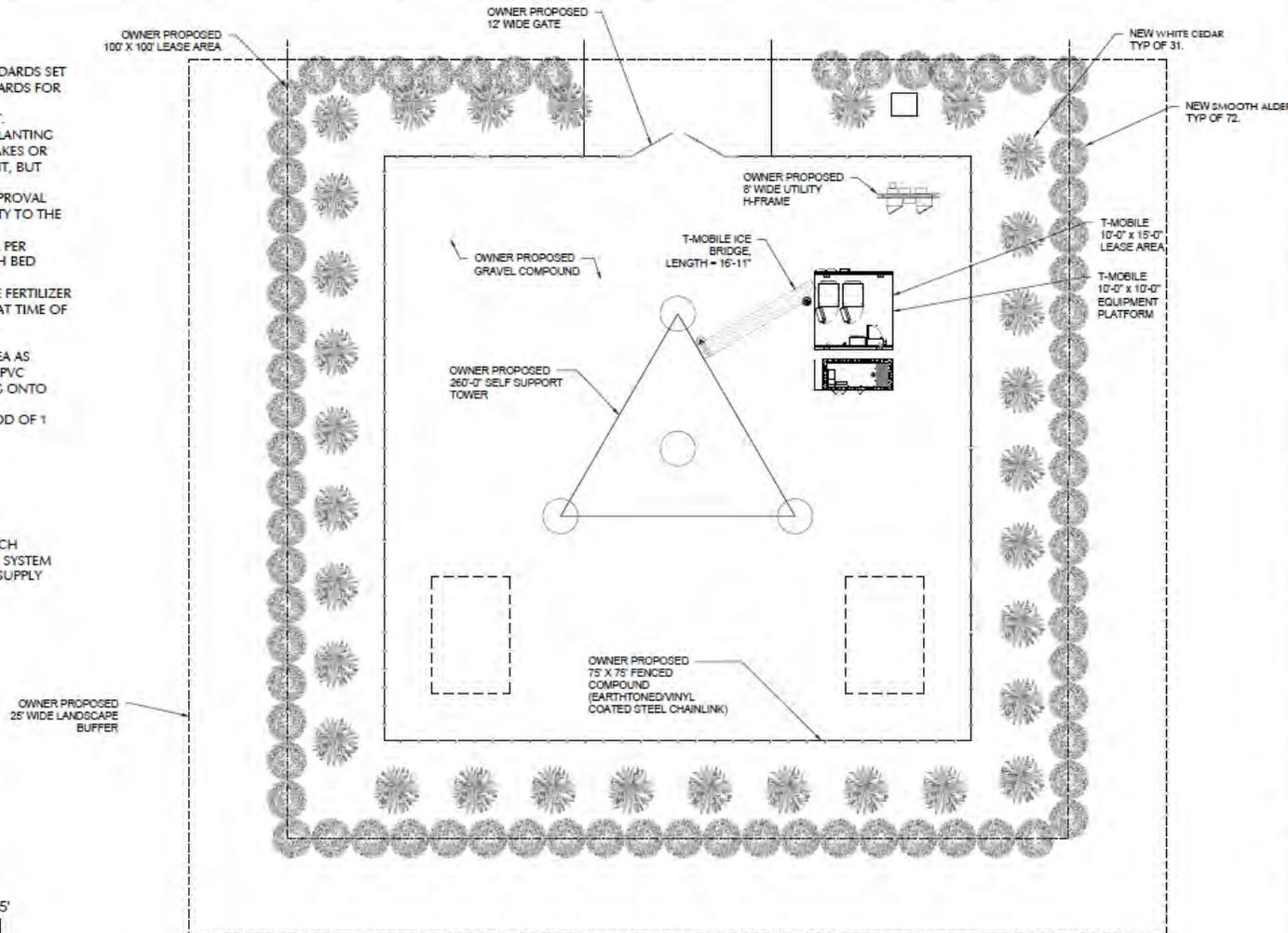
PLANTING SCHEDULE													
QTY	BOTANICAL NAME	COMMON NAME	CALIPER	TYPE	SPACING	PLANTING HEIGHT	PLANTING WIDTH	MATURE HEIGHT	MATURE SPREAD	SUNLIGHT	SOIL CONDITIONS	SYMBOL	REMARKS
31	ARBORVITAE	WHITE CEDAR	N/A	EVERGREEN	8'-0"	8 FT	8FT	40-60 FT	10-15 FT	FULL OR PARTIAL	ADAPTABLE		FULL TO BASE
72	ALNUS SERRULATA	SMOOTH ALDER	N/A	SHRUB EVERGREEN	5'-0"	SIZE TO BE 36" IN 18 MONTHS	5FT	10-20 FT	8-15 FT	FULL OR PARTIAL	ADAPTABLE		MUST BE 7 GAL. CONTAINER MIN.

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH THE CURRENT EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK OF NURSEYMEN.
- PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
- ALL TREES SHALL BE STAKED OR CUVED AT TIME OF PLANTING UNLESS NO STAKES IS PRE-APPROVED BY OWNER. STAKES OR CUYS SHALL NOT RESTRICT MOVEMENT OF THE PLANT, BUT SHALL HAVE 2'-3' OF SLACK IN EACH CUY WIRE.
- ALL PLANT MATERIAL IS SUBJECT TO THE OWNERS APPROVAL PRIOR TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS.
- APPLY GRANULAR PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION.
- APPLY 'LESCO' (OR EQUAL) GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMENDATIONS TO TREES AT TIME OF PLANTING.
- PLACE 3'-4" MIN. THICKNESS OF SHREDDED BROWN HARDWOOD MULCH 10' WIDE AROUND FENCED AREA AS SHOWN ON PLAN. IF NECESSARY, INSTALL METAL OR PVC EDGING STRIPS TO PREVENT MULCH FROM WASHING ONTO ROAD OR OTHERWISE CAUSING PROBLEMS.
- CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.

IRRIGATION NOTES:

- THERE WILL BE NO KIND OF IRRIGATION INSTALLED
- AVERAGE RAINFALL IN BALDWIN COUNTY IS 66" WHICH SHOULD PRECLUDE HAVING TO USE AN IRRIGATION SYSTEM AND WHICH SHOULD PROVIDE SUFFICIENT WATER SUPPLY



0' 15' 30' 45'



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500 / FAX: 423-843-9509

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DRAWN BY	PLS
CHECKED BY	SEH

REVISIONS		
7	10/11/24	DWS UPDATED GRADING
6	10/01/24	DLS STORMWATER INFO ADDED
5	09/17/24	DLS FINAL CD6
4	09/04/24	DWS FINAL CD6
3	08/15/24	DLS FINAL CD6
2	07/25/24	JAE FINAL CD6
#	DATE	BY DESCRIPTION



CARRIER:
T-Mobile

SITE NAME:
CAMPBELL - VERTICAL BRIDGE

SITE ID:
SMT3252A

verticalbridge

SITE NAME:
PERSIMMON CREEK

SITE NUMBER:
US-AL-5323

SITE ADDRESS:
20740 CO RD 66
ROBERTSDALE, AL 36567

SITE TYPE:
RAWLAND

SHEET TITLE:
LANDSCAPING PLAN

DRAWING #:	REVISION:
L-101	43 of 101

Landscape Plan



5	09/17/24	DLS	FINAL CDs
4	09/04/24	DWS	FINAL CDs
#	DATE	BY	DESCRIPTION



CARRIER:
T-Mobile

SITE NAME:
 CAMPBELL - VERTICAL BRIDGE

SITE ID:
 9MT3252A

verticalbridge

SITE NAME:
 PERSIMMON CREEK

SITE NUMBER:
 US-AL-5323

SITE ADDRESS:
 20740 CD RD 68
 ROBERTSDALE, AL 36567

SITE TYPE:
 RAWLAND

SHEET TITLE:
 OVERALL SITE LAYOUT PLAN

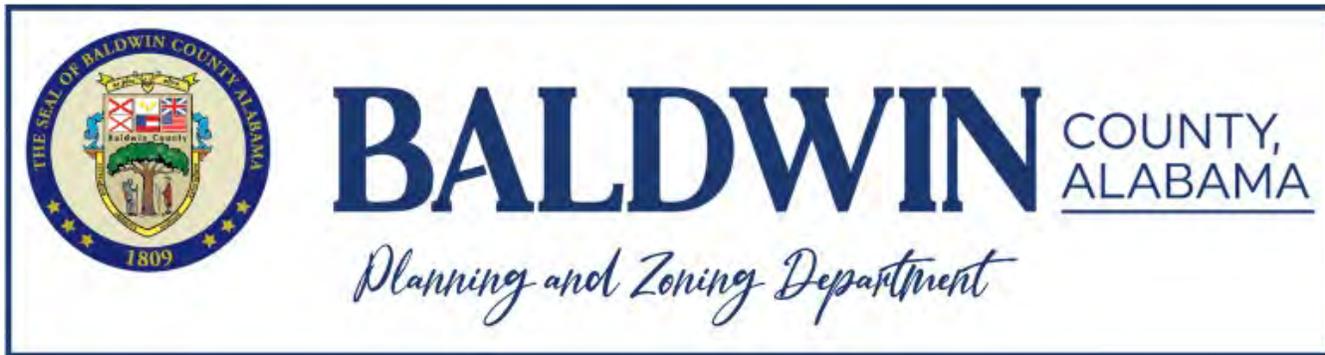
DRAWING #:	REVISION:
C-101A	10

Existing Vegetation to Remain

Staff Recommendation:

Staff recommends that case number CSP24-31, Vertical Bridge Cell Tower, be **APPROVED** with the following conditions and memorialized provisions:

1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant **prior** to approval of any building permits
2. The closeout requirements of section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
6. **A Commercial Turnout Permit (CTP) shall be approved prior to release of the CSP approval letter.**



Case No./Name: SC24-53 PHILLIPSVILLE KNOLL (Agenda Item 7e.)

Meeting Date: December 5, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 5-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

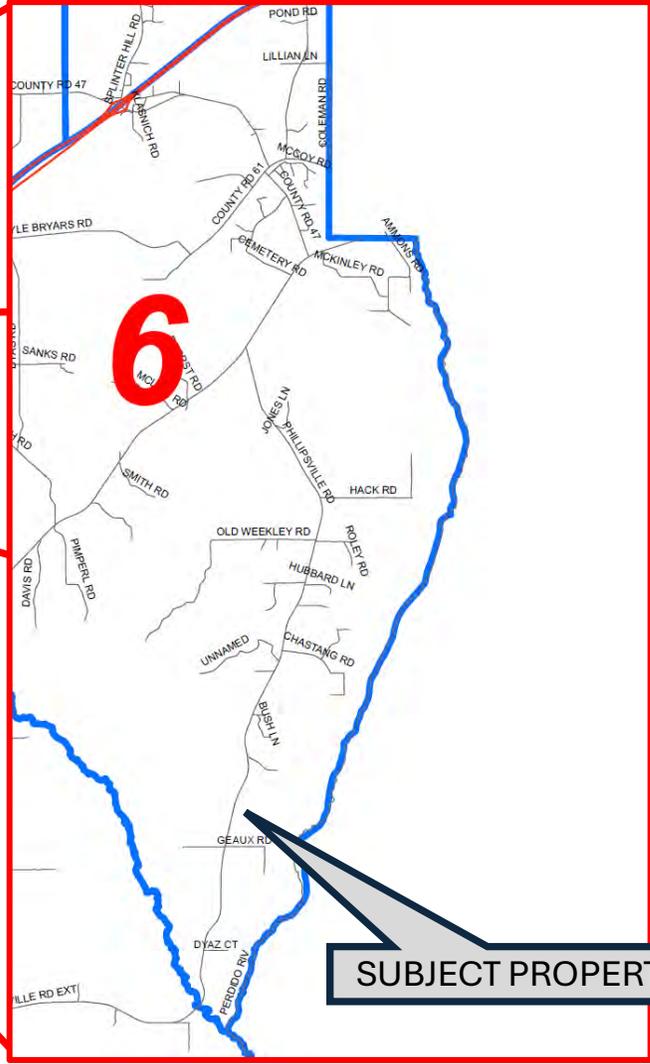
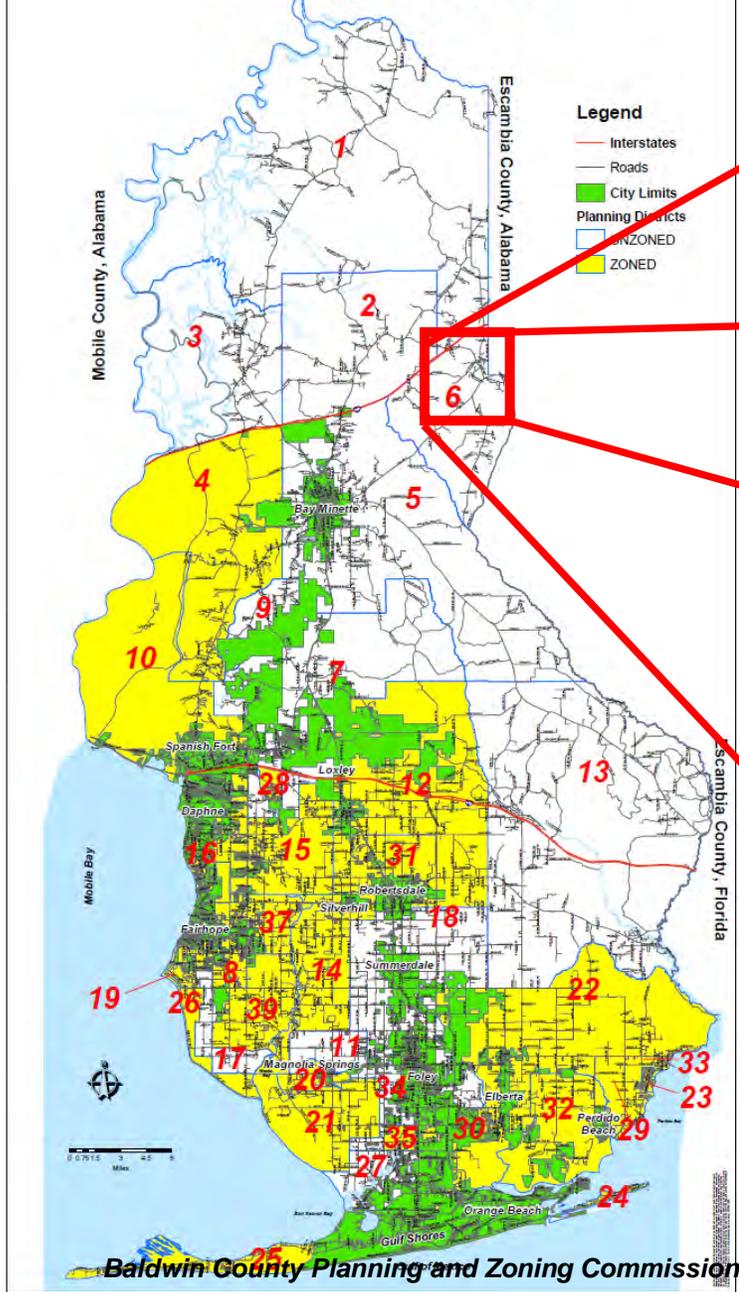
Owner / Developer: John Byrd Jr. & James Tindle- 20814 Phillipsville Rd Ext. Bay Minette, AL 365607

Surveyor: Smith Clark & Associates- 30942 Mill Lane, Spanish Fort, AL 36527

Engineer: N/A

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



SUBJECT PROPERTY

Location: Subject property is east of Phillipsville Rd and north of Geaux Rd.

Proposed use: Single-family residential subdivision

Planning District: 6

Zoning: RSFE- Residential Single-Family Estates

Parcel#: 05-24-01-01-0-000-006.000 **PIN:** 37452

Total Property Area to be divided: 37.00 +/- acres

Total # of Lots requested: 5 lots
Smallest lot: 6.0ac

Streets / Roads: N/A. All lots front on Phillipsville Rd, a County paved and maintained road with a roadway classification of local road.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: North Baldwin Utilities- Utility Letter dated September 25, 2024.

Sewer: On Site Septic

Electrical: Alabama Power. Letter dated September 23, 2024

Traffic Study (5.5.14, Append. 6): Not applicable, less than 50 lots.

Drainage Improvements (4.5.1e, 5.11.7): A drainage narrative was not provided. The smallest lot is 6 acres.

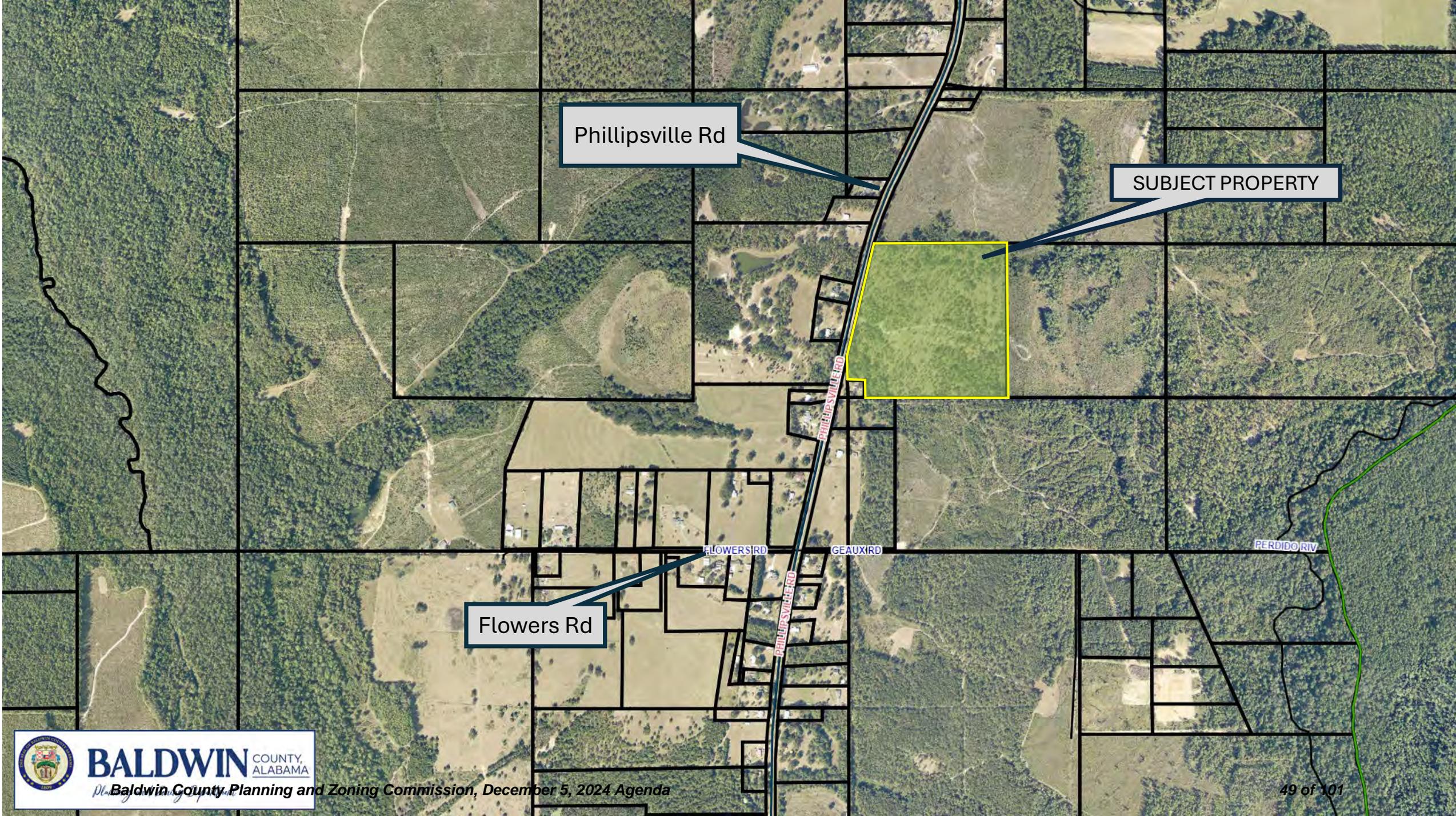
Wetlands (5.2.2): Potential wetlands were identified on the subject property as per the Baldwin County Parcel Viewer. Applicant has applied the 50' Wetland Building Setback.

Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): Not applicable due to the lot size.

BCBE Notification: Not applicable, less than 50 lots.

Online Case File Number: The case number is SC24-53. When searching the online CitizenServe database, please use SC24-000053.



Phillipville Rd

SUBJECT PROPERTY

Flowers Rd

FLOWERS RD

GEAUX RD

PERDIDO RIV

PHILLIPVILLE RD

Staff Recommendation:

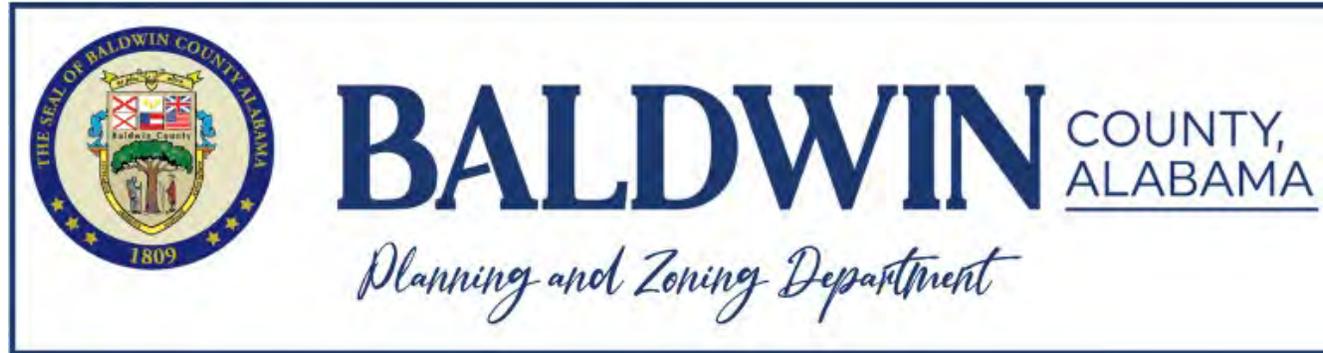
Staff recommends that the PRELIMINARY PLAT for Case No. SC24-53, PHILLIPSVILLE KNOLL, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Upload an updated final plat reflecting the potential wetlands on the southeastern side to match what is shown on the Baldwin County Parcel Viewer.
2. Correct the bearings and distance listed in the legal description as stated in Staff's technical review checklist.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision 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.
- As required by sections 4.5.6 and 4.5.7, 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.
- Effective period is 2 years from approval of preliminary plat.



Case No./Name: SC24-55 Resub Lot 1 T&K Subdivision (Agenda Item 7f.)

Meeting Date: December 5, 2024

Request: Preliminary and Final Plat (concurrent) approval for a 2-lot subdivision

Recommendation: Approval

Staff Lead: Mary Booth, Associate Planner

Owner / Developer: BJ Blanchard, 19653 A St Hwy 59, Summerdale, AL 36580

Surveyor: Daniel Clark, PLS – *Smith Clark & Associates*

Engineer: N/A

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>

Location: The subject property is located on the west side of Glass and Spivey Road, south of County Road 62 S in the Elsanor community.

Proposed use: Single-family residential subdivision.

Planning District: 18

Zoning: Unzoned

Online Case File Number: The case number is SC24-55. When searching the online CitizenServe database, please use SC24-000055.

Parcel#: 05-48-01-12-0-000-006.000 **PIN#:** 68263

Total Property Area to be divided: 19.78+/- acres

Total # of Lots requested: 2 lots
Smallest lot 9.88 AC

Streets / Roads: No new streets to be installed.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: On-Site Well

Electrical: Baldwin EMC, letter dated October 9, 2024

Sewer: On-site septic

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14).

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Shumer, P.E., *Barton & Shumer Engineering, LLC*. Narrative has been reviewed and accepted by Permit Engineer. Statement by the engineer- *"Glass & Spivey Road sits on a ridge at this location and the property slopes toward away from the road toward the west. Due to the large size of the lots and high infiltration rate there will be a negligible change of runoff as a result of this subdivision. A detention pond and additional drainage infrastructure to abate storm water runoff is not warranted for this subdivision."*

Wetlands (5.2.2): There are no wetlands indicated on subject property.

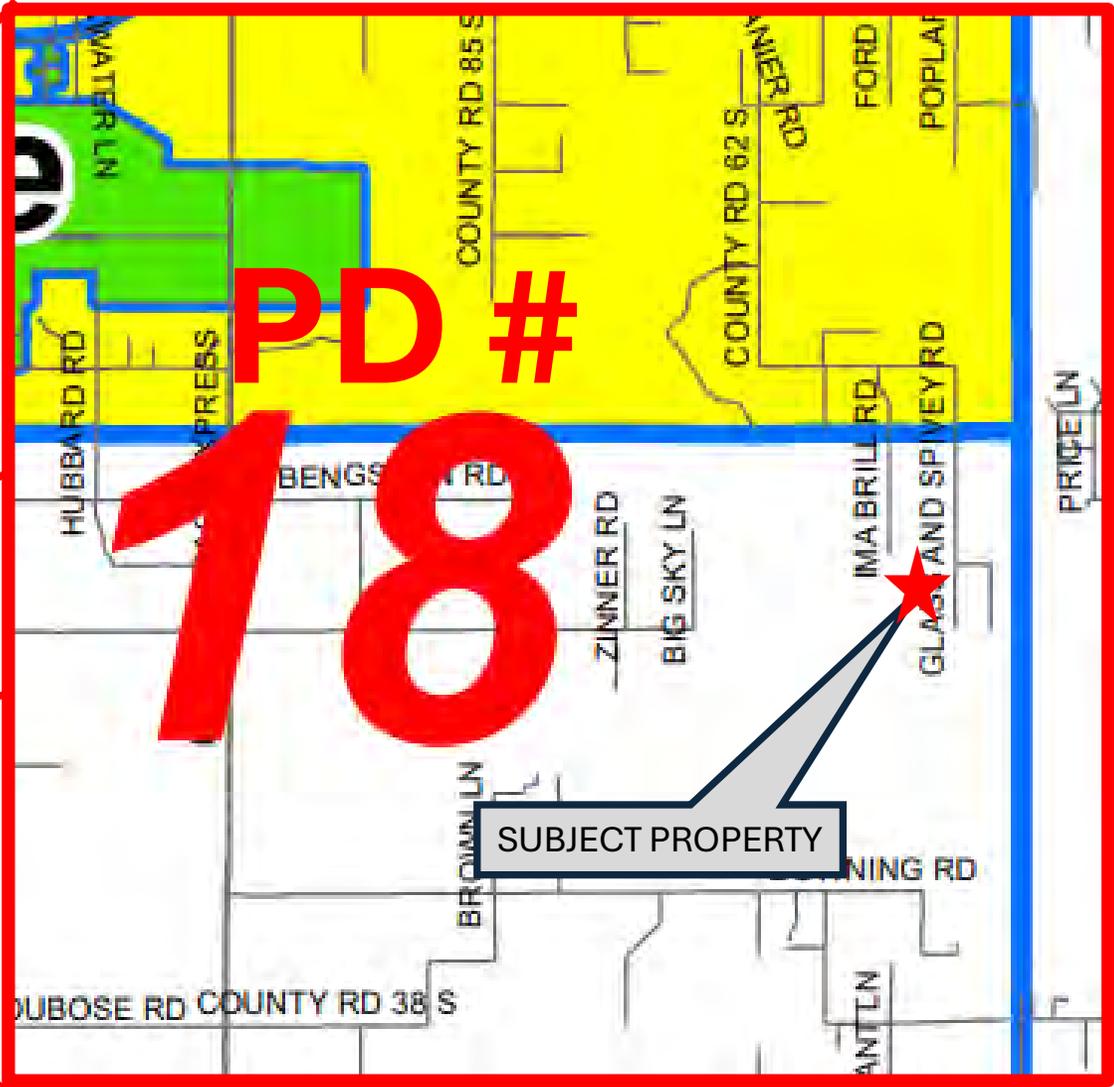
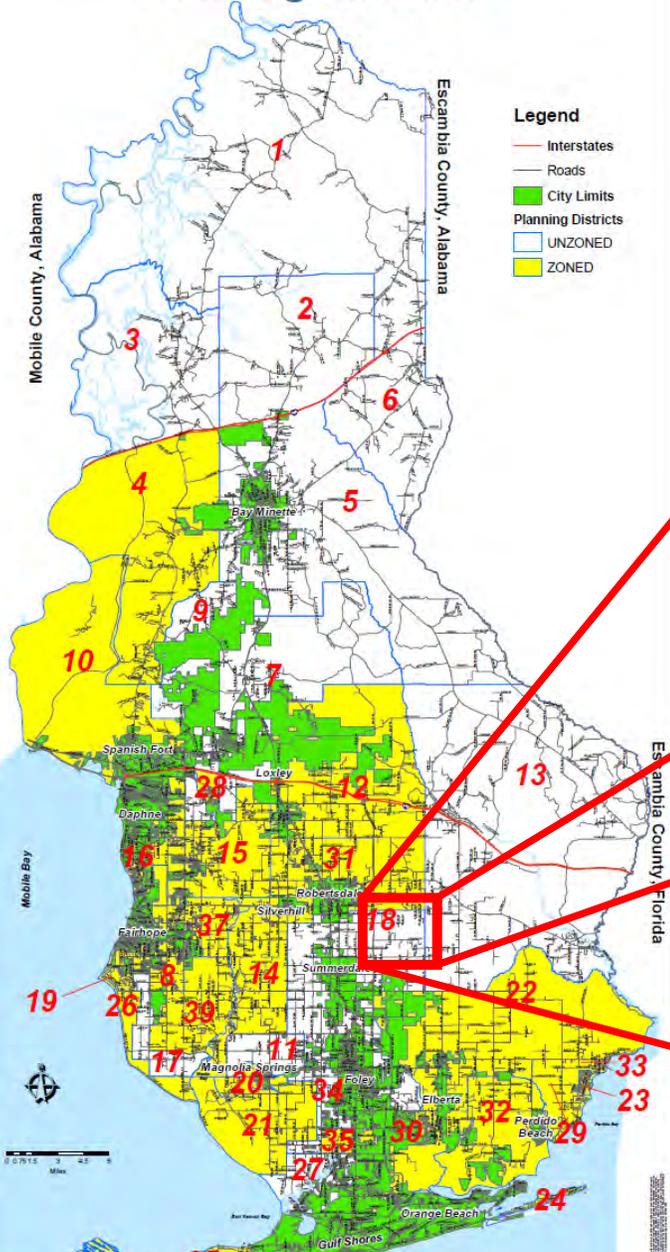
Flood zone (5.19): Zone X (UNSHADED), no special requirements.

Fire Protection (5.2.5a(3): Not required due to lot size.

BCBE Notification: Not required (less than 50 lots).

Baldwin County, Alabama Planning Districts

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

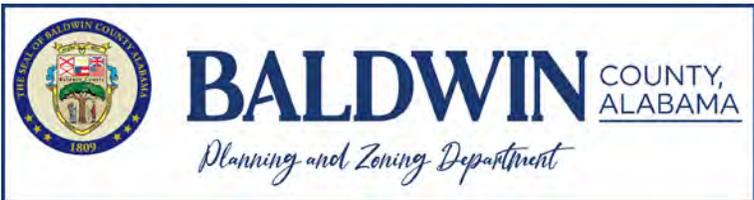




SUBJECT PROPERTY



SUBJECT PROPERTY



Staff comments:

N/A

Staff Recommendation:

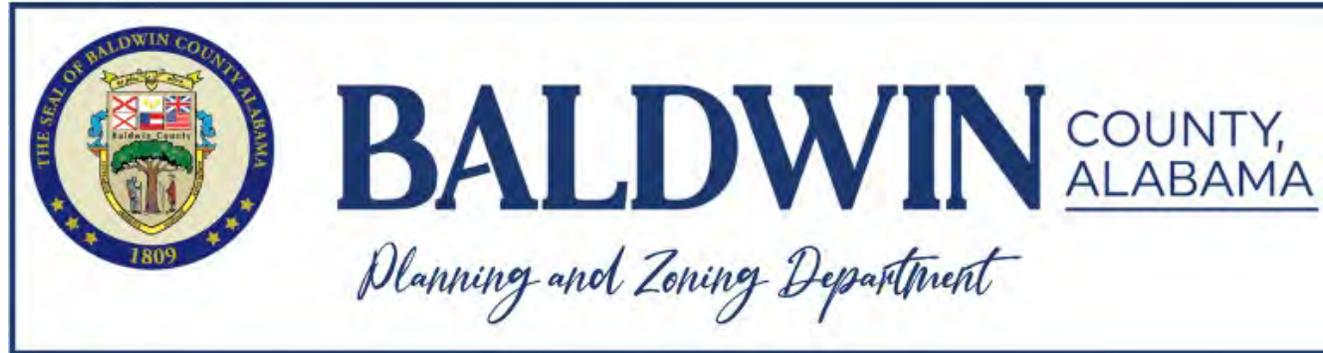
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-55, Resub Lot 1, T&K Subdivision, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

Conditions:

- N/A

General Conditions:

- The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SPP24-29 MADALYN'S WAY (Agenda Item 7g.)

Meeting Date: December 5, 2024

Request: Preliminary Plat approval for a 3-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

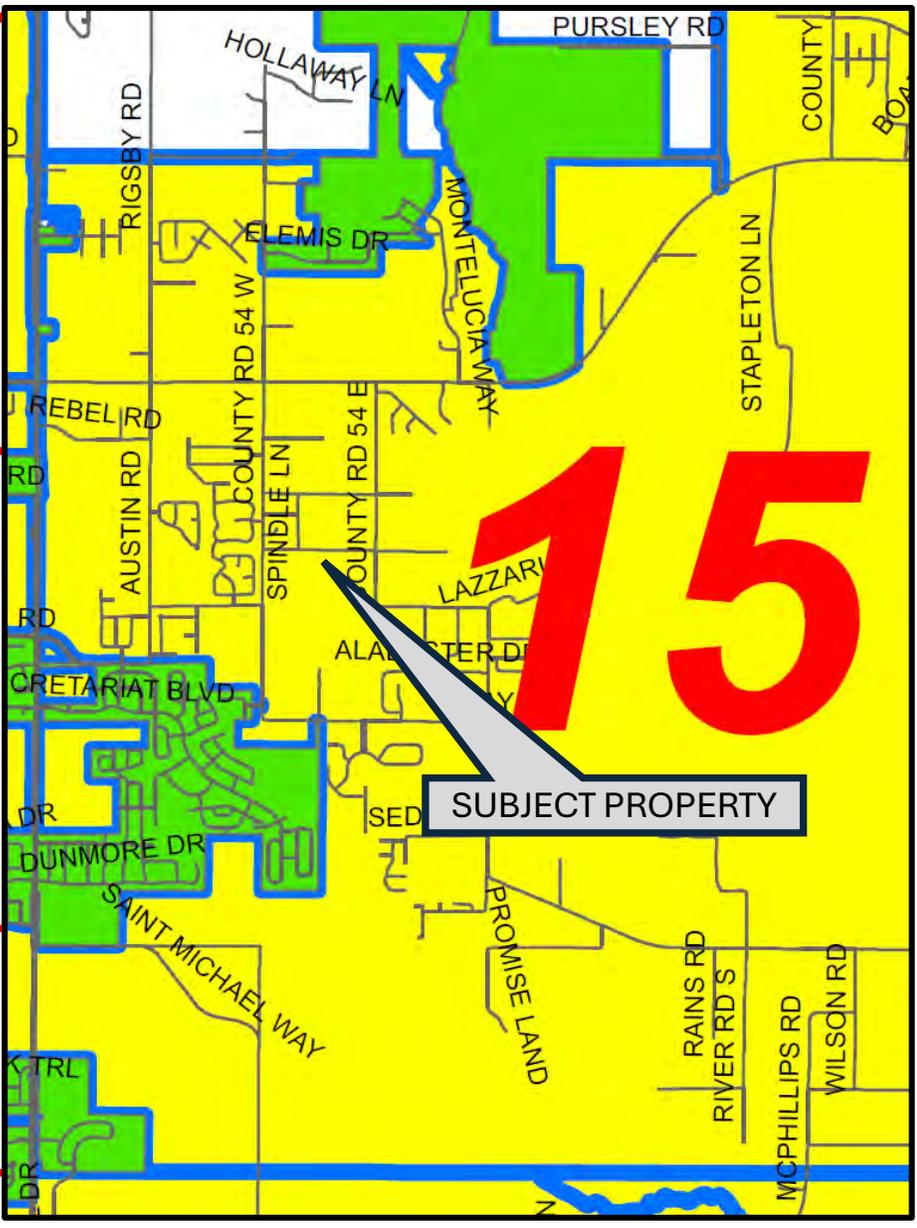
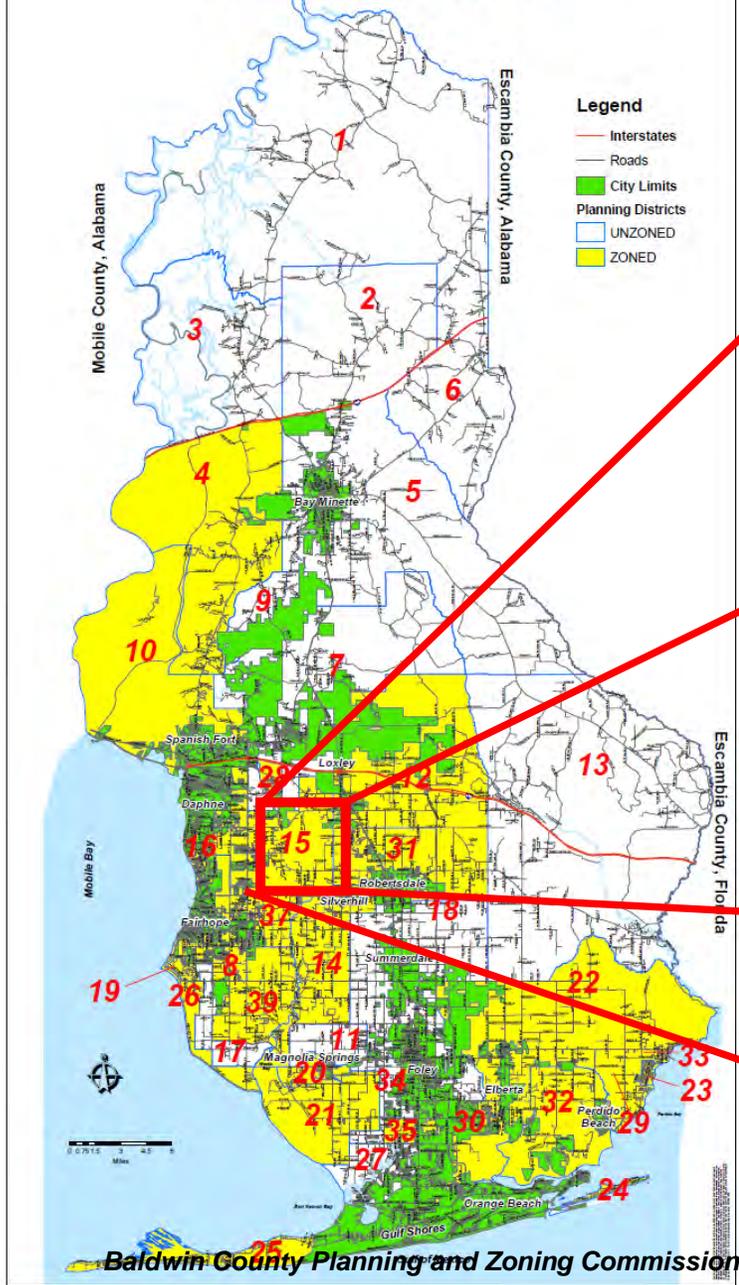
Owner / Developer: David & Kelli Gengo, 4685 Harvest Blvd E, Semmes, AL 36575

Surveyor: Daniel Clark, *PLS- Smith Clark & Associates* 11111 U.S. Hwy 31, Suite A, Spanish Fort, AL 36527

Engineer: N/A

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



Location: Subject property is north of Sedona Drive and west of County Rd 54 E. It is east of the City of Daphne.

Proposed use: Single-family residential subdivision

Planning District: 15

Zoning: RA-Rural Agricultural

Online Case File Number: The case number is SPP24-29. When searching the online CitizenServe database, please use SPP24-000029.

Parcel#: 05-43-07-25-0-000-006.008 **PIN:** 6625556

Total Property Area to be divided: 18.00 +/- acres

Total # of Lots requested: 3 lots
Smallest lot: 6.0ac

Streets / Roads: N/A. All lots front on Sedona Dr., a County paved and maintained road with a roadway classification of a local road.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Well

Sewer: On Site Septic

Electrical: Baldwin EMC, Utility Letter provided on November 5, 2024.

Property History: The Planning Commission at its March 7th, approved the 3-lot subdivision SC24-000002 Resub of Lot 1, J Cattle Subdivision.

Traffic Study (5.5.14, Append. 6): Not applicable, less than 50 lots.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Shumer, PE., It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

“Due to the large size of the lots (> 6 acres), gentle slope, high anticipated infiltration rate, and history with no drainage issues a detention pond or additional drainage infrastructure is not warranted for this subdivision..”

Wetlands (5.2.2): No potential wetlands were identified on the subject property as per the Baldwin County Parcel Viewer

Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): Not applicable due to the lot size.

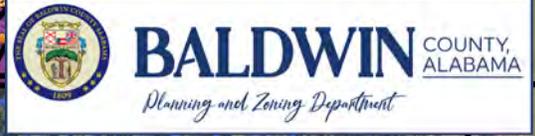
BCBE Notification: Not applicable, less than 50 lots.

City of Daphne

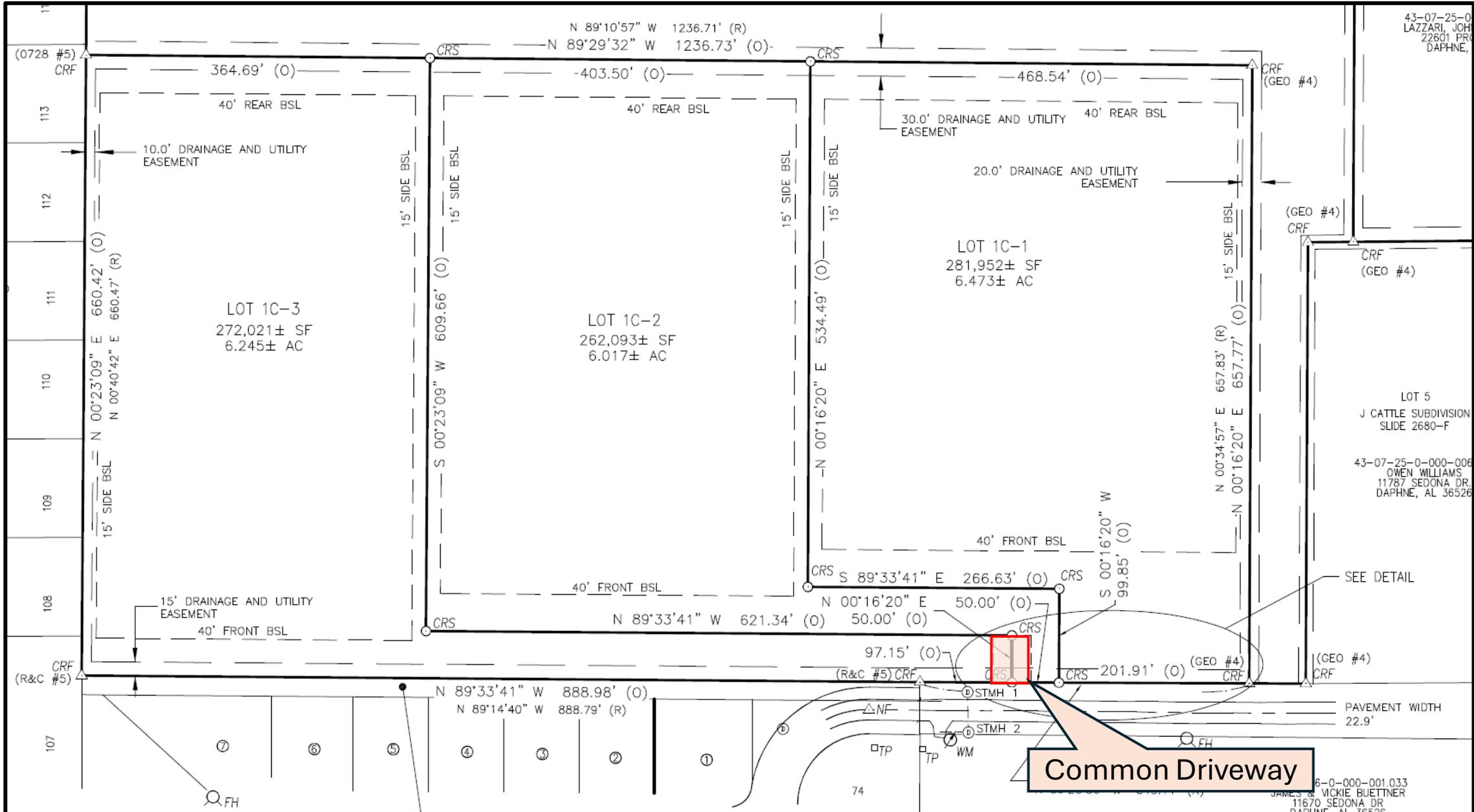
County Rd 54 East

SUBJECT PROPERTY

Sedona Dr.



Plat has been cropped and enlarged to show details



Staff Recommendation:

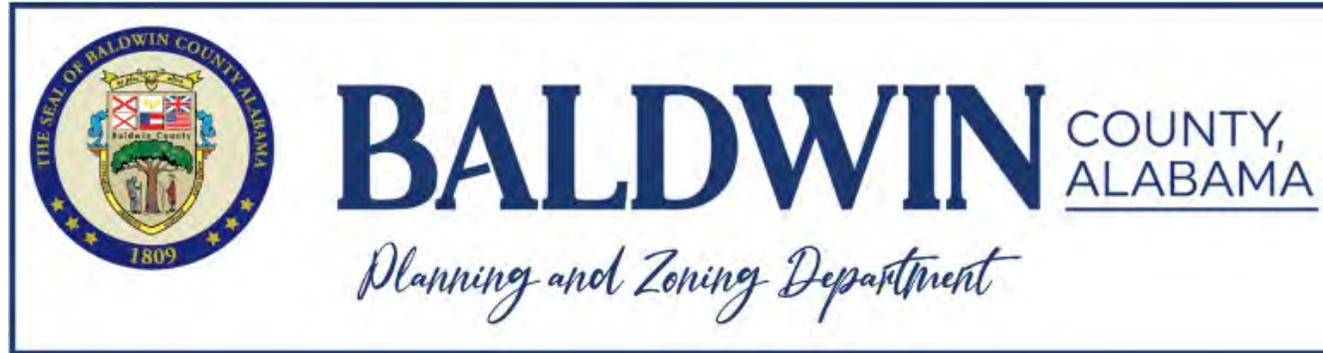
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-29, MADALYN'S WAY, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Add a signature block for Kelli Gengo to sign as property owner.
2. Applicant will coordinate with Baldwin County Planning and Zoning Permit Division and apply for a "CTP" Commercial Turnout Permit for the proposed common driveway to be installed on Sedona Drive.
3. After the driveway has been installed and inspected, the Applicant will submit a Final Plat application to be reviewed and approved administratively by Staff.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision 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.
- As required by sections 4.5.6 and 4.5.7, 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.
- Effective period is 2 years from approval of preliminary plat.



Case No./Name: SPP24-30 Resub. of Parcel B Point Clear Tennis Club (Agenda Item 7h.)

Meeting Date: December 5, 2024

Request: Preliminary Plat approval for a 3-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Shawn Mitchell

Owner / Developer: Stella Martin, 17598 Scenic 98, Fairhope, AL 36532

Surveyor: Daniel Clark, *Smith Clark & Assoc.*

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>

Location: Subject property is north of Marlow Rd (CR 32) and west of Tennis Club Drive, south of the City of Fairhope.

Planning District: 19

Zoning: RSF-2 (single family residential)

Total Property Area to be divided: 1.12 +/- acres

Total # of Lots requested: 3 lots

Largest lot: 18,927 SF
Smallest lot: 15,000 SF

Surveyor: Daniel Clark. *Smith Clark & Associates.*
11111 US Hwy 31, Ste A, Spanish Fort, AL 36527

Owner: Stella Martin, 17598 Scenic Highway 98,
Fairhope, AL 36531

Online Case File Number: The official case number for this application is SPP24-30, however, when searching online CitizenServe database, please use SPP24-000030.

Parcel: 05-46-09-38-0-000-058.005

PIN: 275459

Traffic Study: Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

Drainage Improvements: Drainage narrative prepared by Chris Lieb, PE, *Lieb Engineering*, was reviewed and accepted by the P&Z Permit Engineer.

Wetlands: Wetlands report prepared by Craig Martin, *Wetlands Sciences, Inc.*

Streets / Roads: No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision.

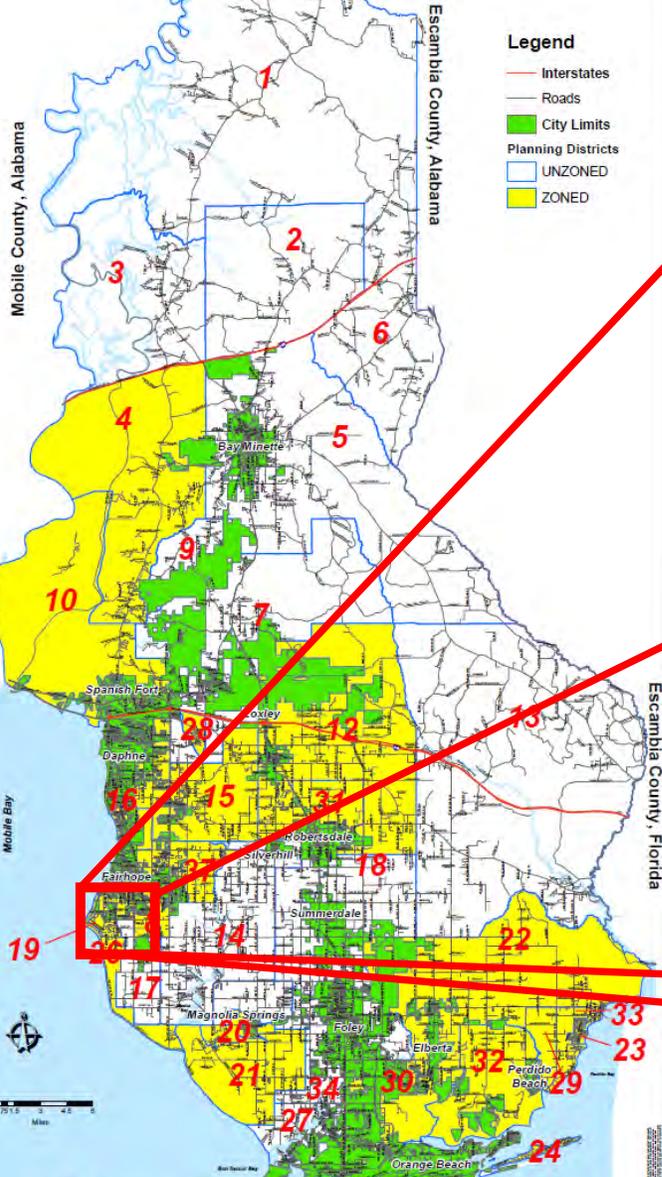
Utility Providers:

- Water: Fairhope Utilities, letter dated Oct. 17, 2024
- Electrical: Riviera, letter dated Oct. 10, 2024
- Sewer: Fairhope Utilities, capacity report and letter dated Oct. 17, 2024.
- Fire flow: 2405 GMP at 20 PSI

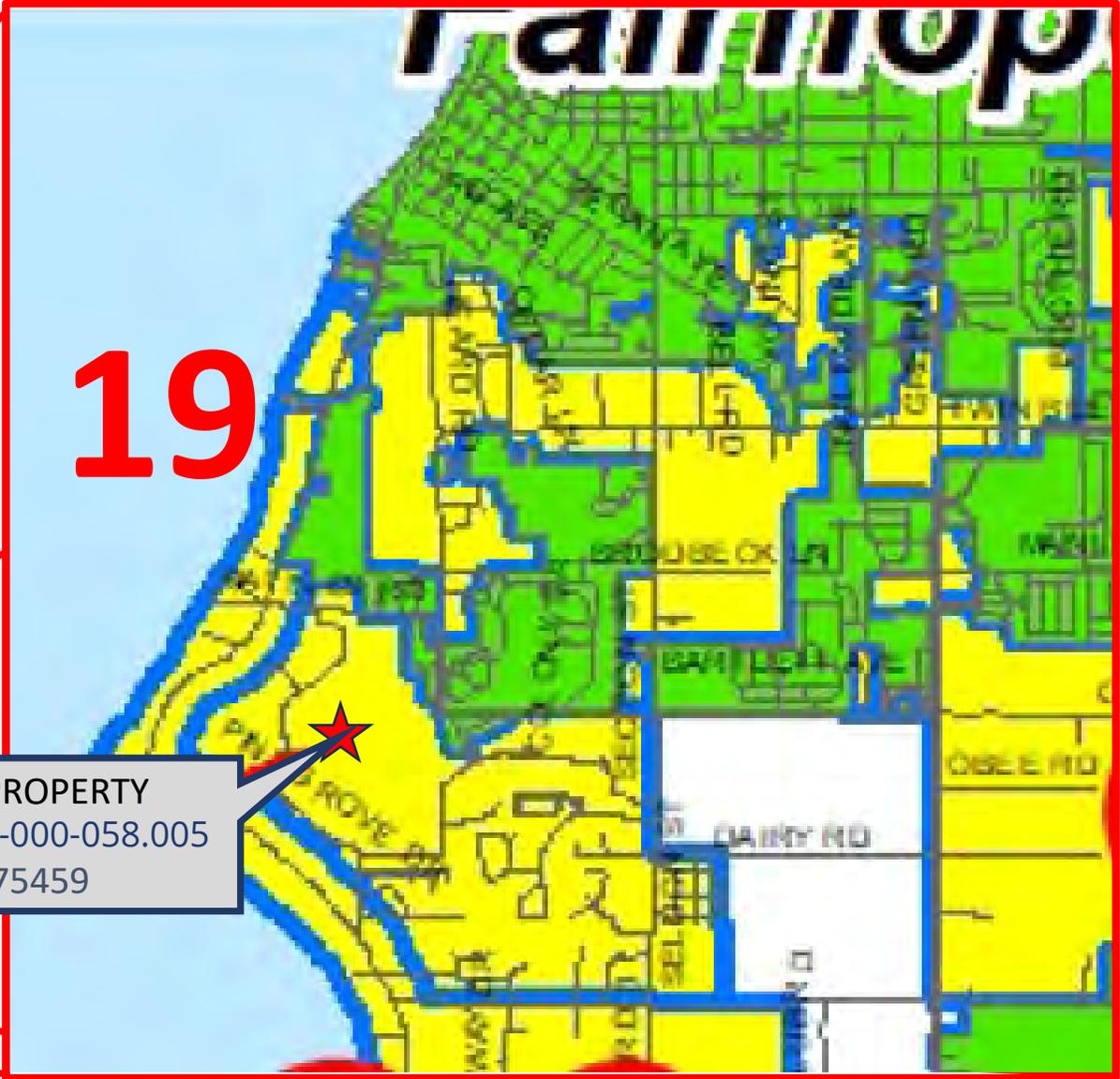
Property History:

- The parent parcel has been subdivided multiple times: See Slide 2870-F and 2734-F
- The Planning Commission approved the "Subdivision of Parcel C: (SC23-54) on Dec. 7, 2023

Baldwin County, Alabama Planning Districts

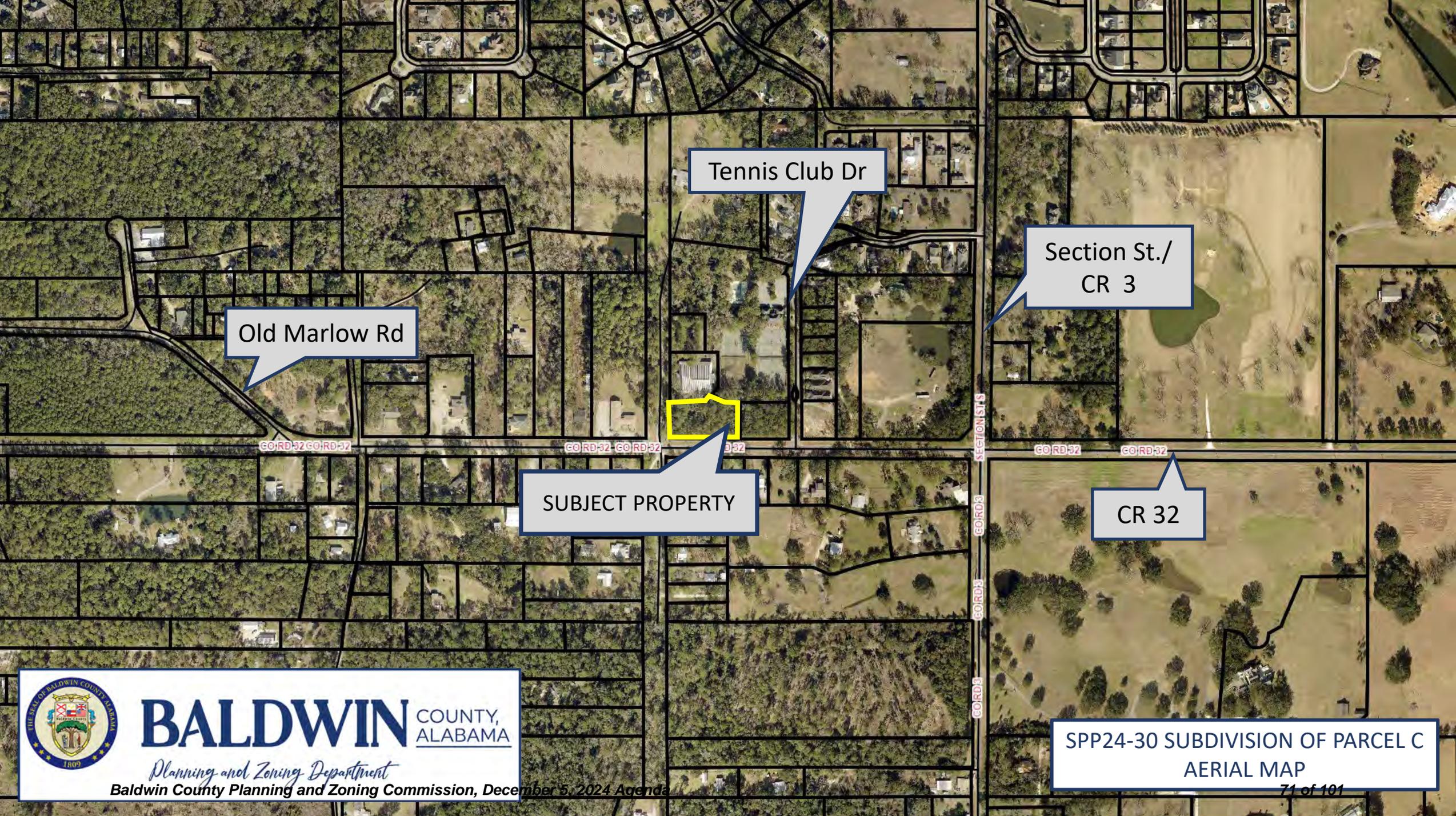


- Legend**
- Interstates
 - Roads
 - City Limits
 - Planning Districts
 - UNZONED
 - ZONED



19

SUBJECT PROPERTY
05-46-09-38-0-000-058.005
PIN: 275459



Old Marlow Rd

Tennis Club Dr

Section St./
CR 3

SUBJECT PROPERTY

CR 32

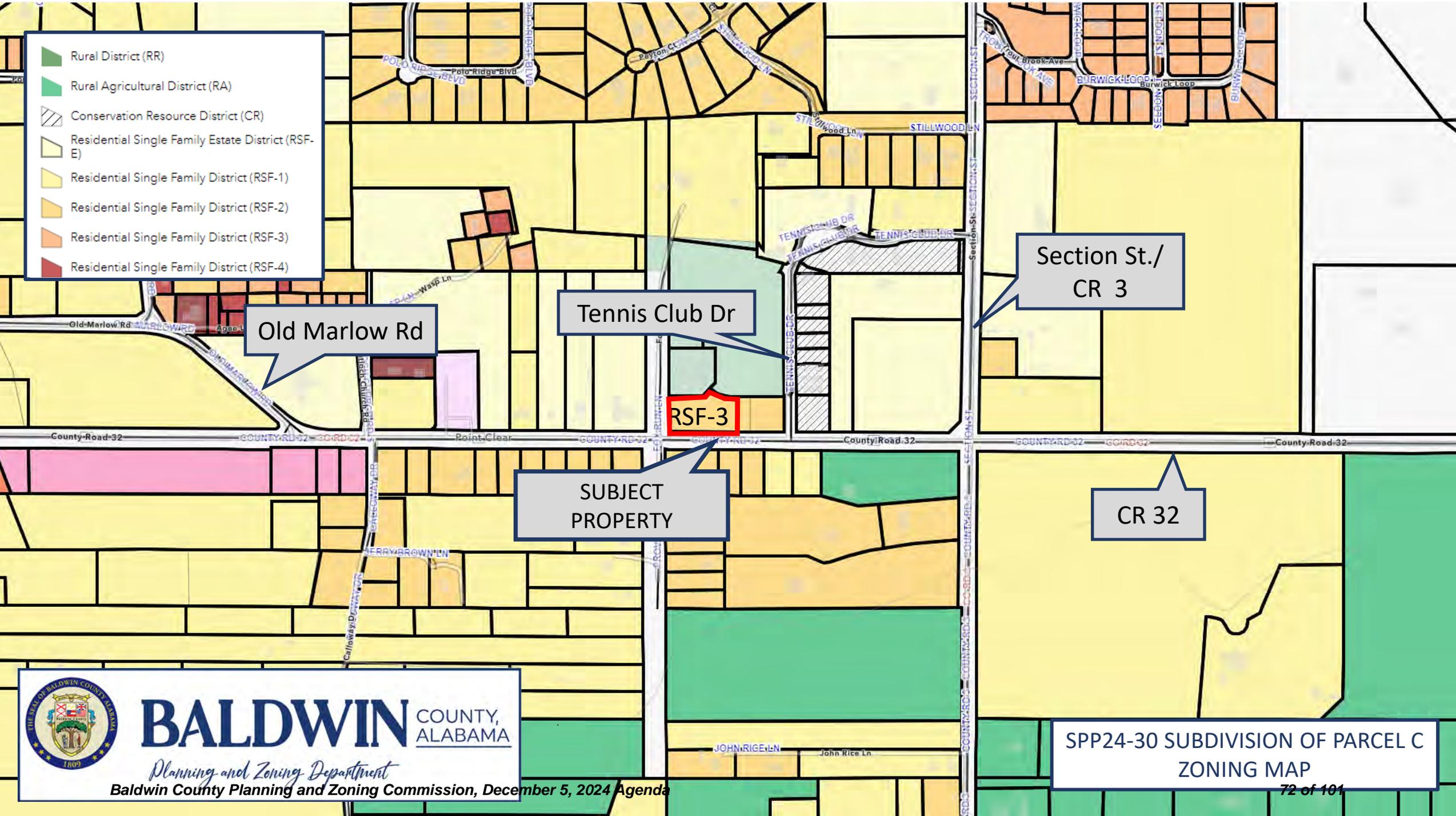


BALDWIN COUNTY, ALABAMA

Planning and Zoning Department
Baldwin County Planning and Zoning Commission, December 5, 2024 Agenda

SPP24-30 SUBDIVISION OF PARCEL C
AERIAL MAP

-  Rural District (RR)
-  Rural Agricultural District (RA)
-  Conservation Resource District (CR)
-  Residential Single Family Estate District (RSF-E)
-  Residential Single Family District (RSF-1)
-  Residential Single Family District (RSF-2)
-  Residential Single Family District (RSF-3)
-  Residential Single Family District (RSF-4)



Old Marlow Rd

Tennis Club Dr

RSF-3

SUBJECT
PROPERTY

Section St./
CR 3

CR 32



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department
Baldwin County Planning and Zoning Commission, December 5, 2024 Agenda

SPP24-30 SUBDIVISION OF PARCEL C
ZONING MAP

Staff Comments:

1. The drainage letter states, "The subdivision of the property will not change the drainage pattern or flow rate." To account for the subdivision of the parcel into multiple small lots, post-development stormwater runoff cannot exceed pre-development runoff. Each lot must address drainage with onsite measures when lot owners apply for CTP/ZSP/Building permits



Staff Recommendation:

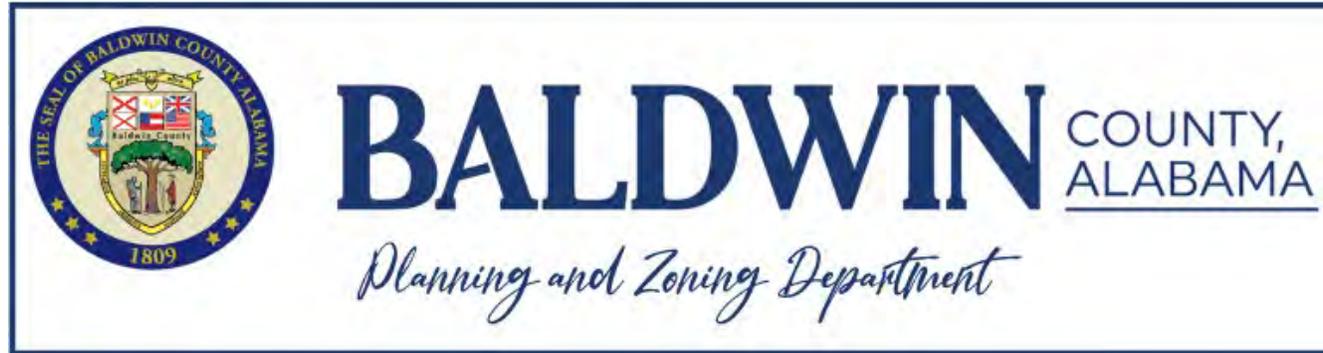
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-30, RESUB OF PARCEL B, POINT CLEAR TENNIS CLUB be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. A common drive must be installed between Lots 1 & 2.
2. After the common drive has been installed and inspected, the Applicant will submit a Final Plat application for administrative approval.
3. Post-development stormwater runoff cannot exceed pre-development stormwater runoff for each lot. Drainage must be addressed with onsite measures when lot owners apply for Zoning Site Plan (ZSP), Commercial Turnout (CTP), and Building permits for each lot.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision 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.
- 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.
- Effective period is 2 years from approval of preliminary plat.



Case No./Name: Z24-47 Randall Property (Agenda Item 10a.)

Meeting Date: December 5, 2024

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

Recommendation: Approve Z24-47

Staff Lead: Celena Boykin, Senior Planner

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

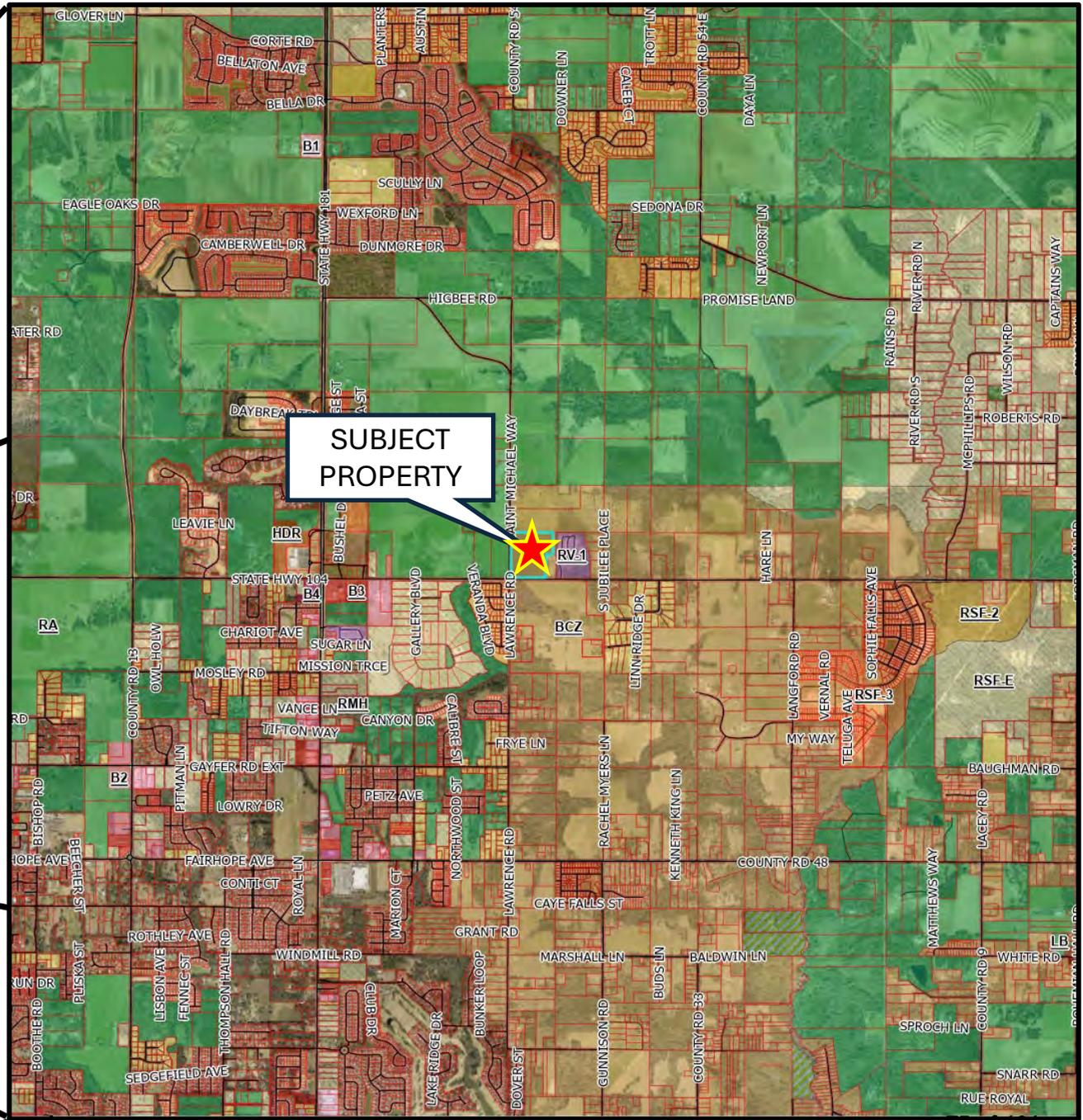
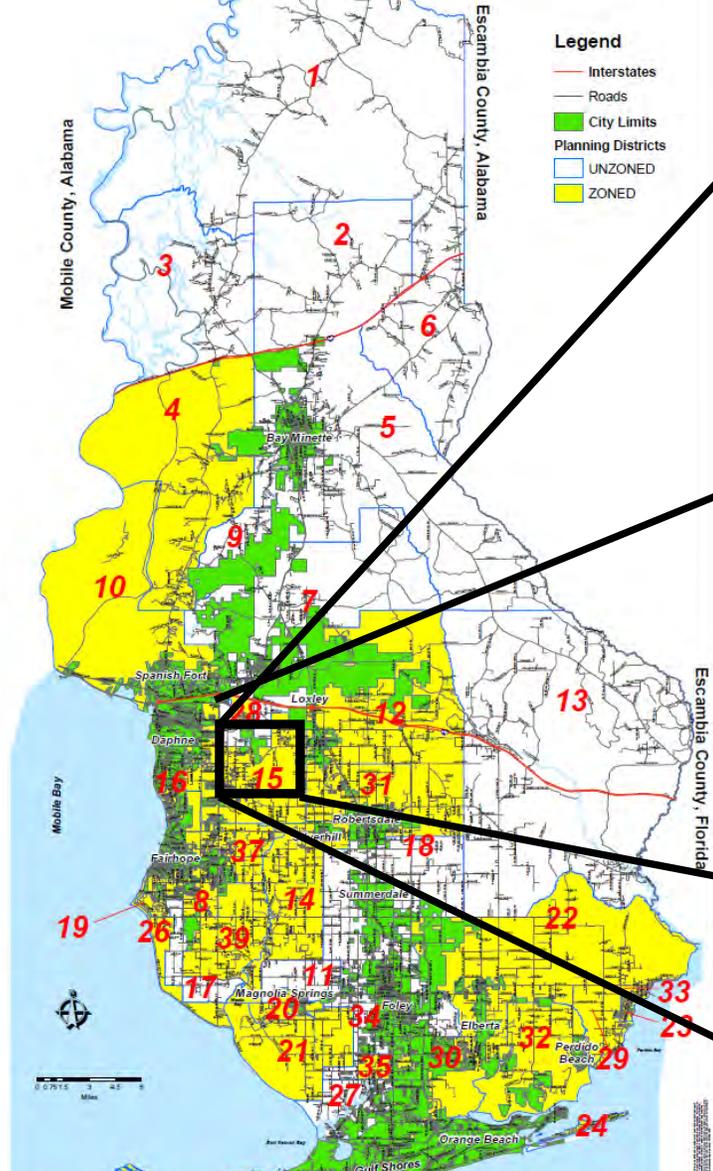
Applicant: Chason & Chason, P.C., P.O. Box 100, Bay Minette, AL 36507

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



**SUBJECT
PROPERTY**

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

Planning District: 37

Zoning: Current zoning: BCZ, Base Community District
Requested zoning: B2, Neighborhood Business and RSF-2, 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.

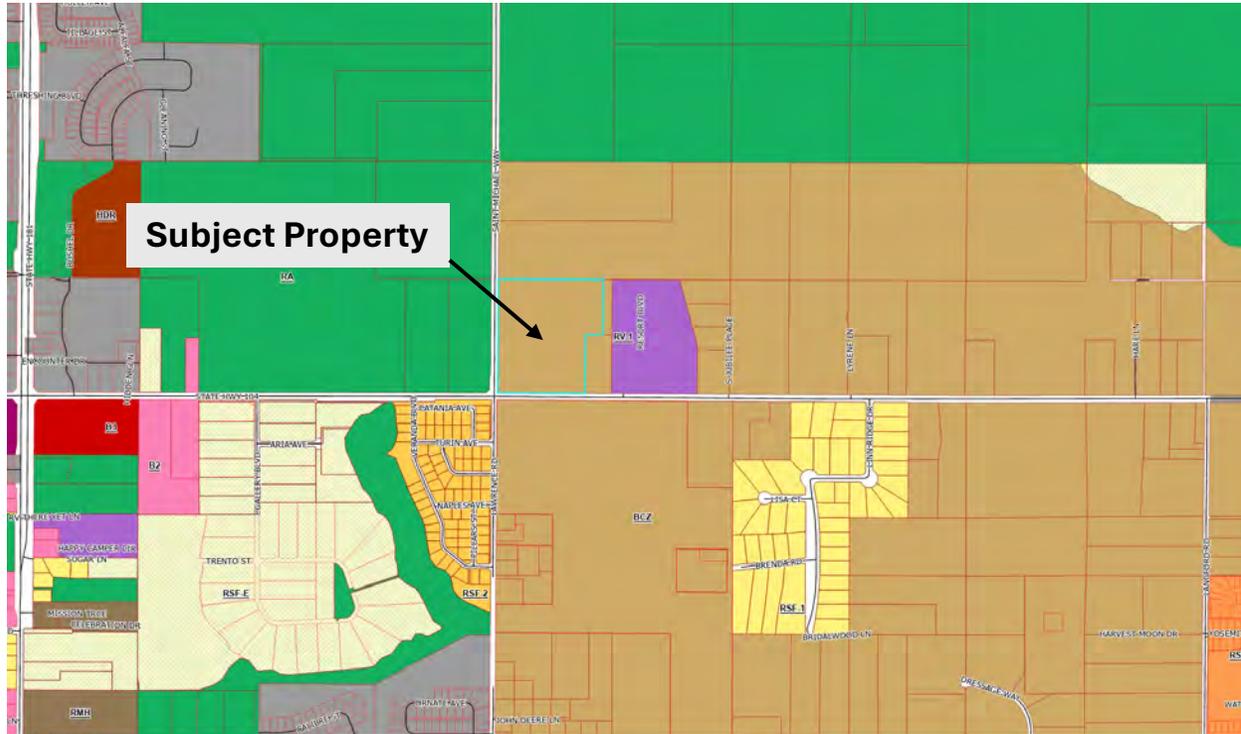
Online Case File Number: The case number is Z24-47. When searching online CitizenServe database, please use Z24-000047.



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.
- **Subdivisions, Shawn Mitchell:** A Subdivision Sketch Plan meeting and Preliminary Plat application will be required if the subject property will be subdivided in the future.
- **Josh Newman, Permit Engineer:** If the proposed zoning is approved then this property will likely trigger a traffic study and possibly transportation improvements to the intersection of St. Michael Way and SR 104, due to the property size creating 50 or more lots created.
- **Planning and Zoning Staff:** A future 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 ALDOT, USACE, USFWS, etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Locator Map

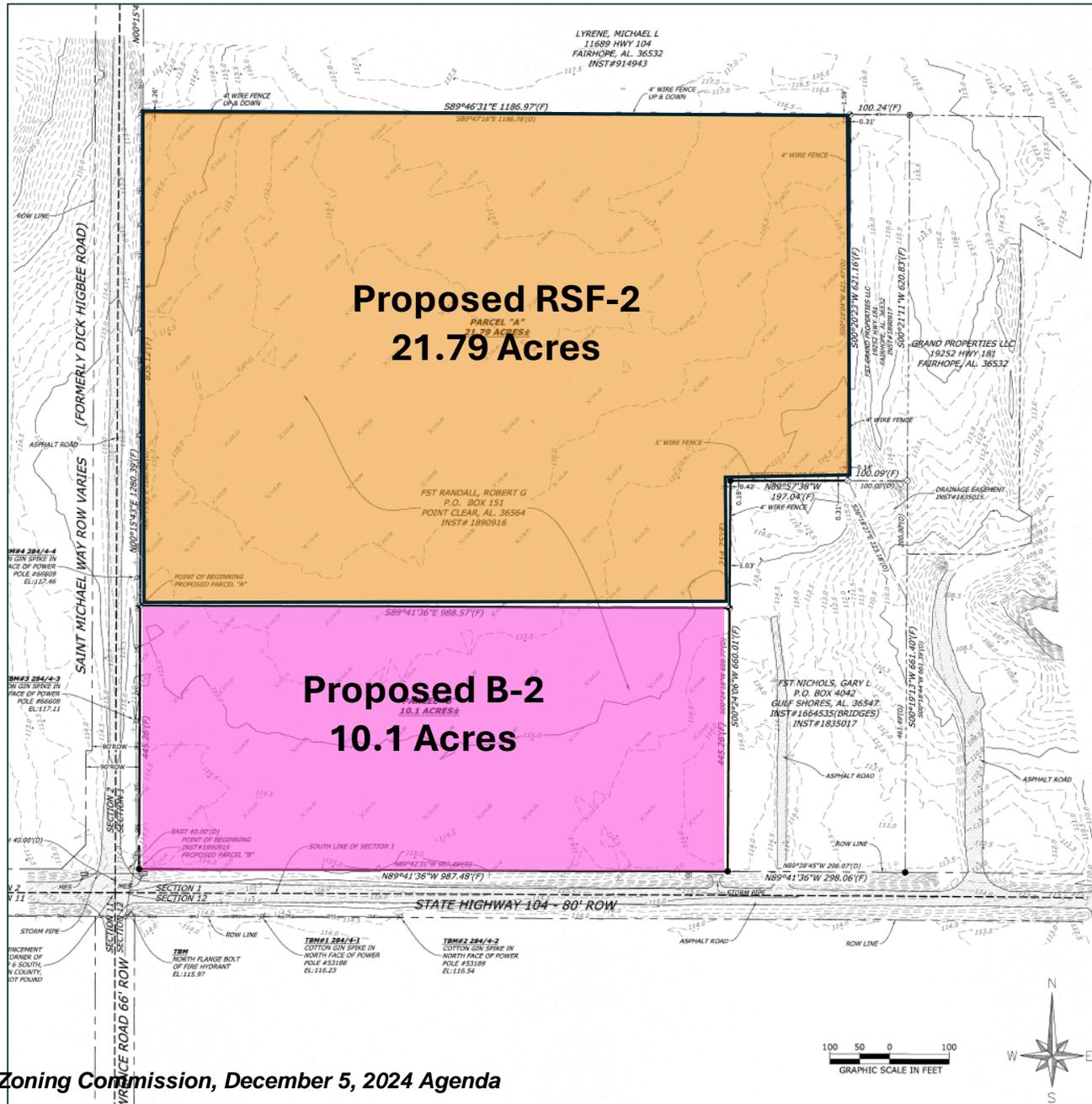


Site Map



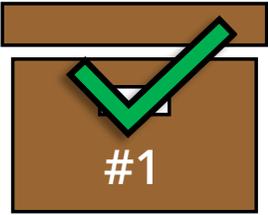
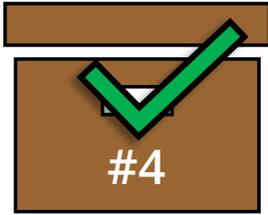
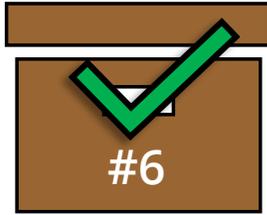
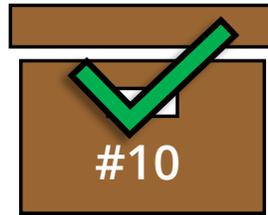
	Adjacent Zoning	Adjacent Land Use
North	BCZ- Base Community Zoning	Agriculture
South	BCZ- Base Community Zoning	Agriculture
East	BCZ- Base Community Zoning	Residential
West	RA- Rural Agriculture	Agriculture

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.

					
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?
					
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

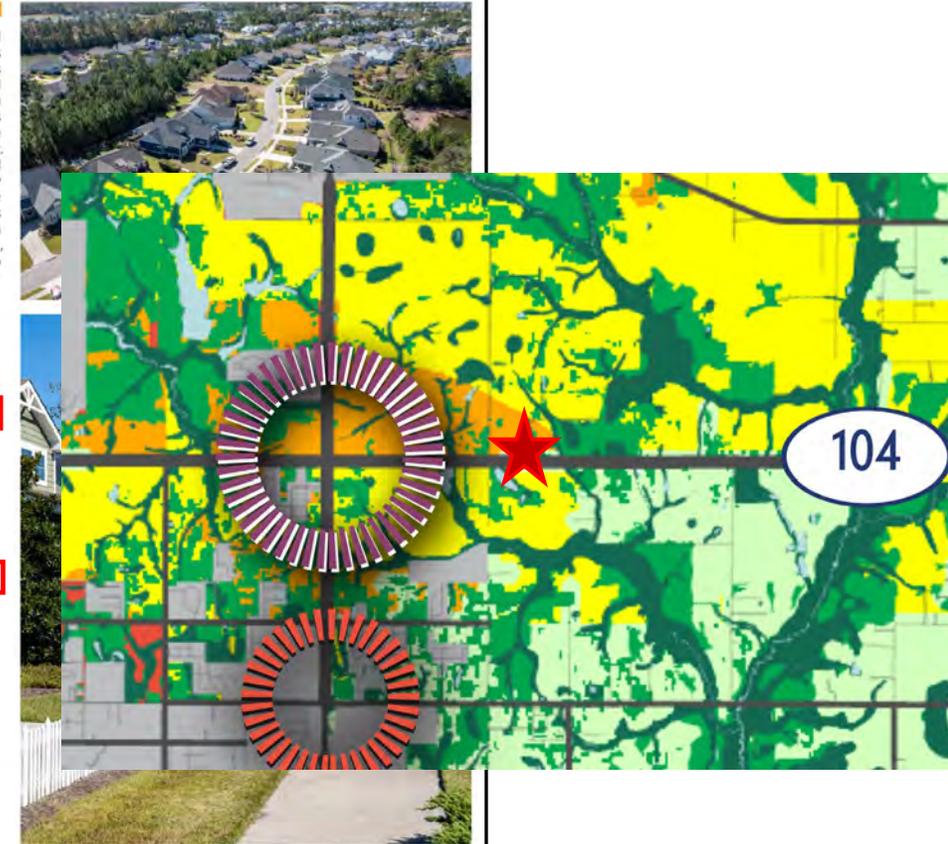
- Traditional neighborhood designs
- Village center/node

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.

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 up, 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

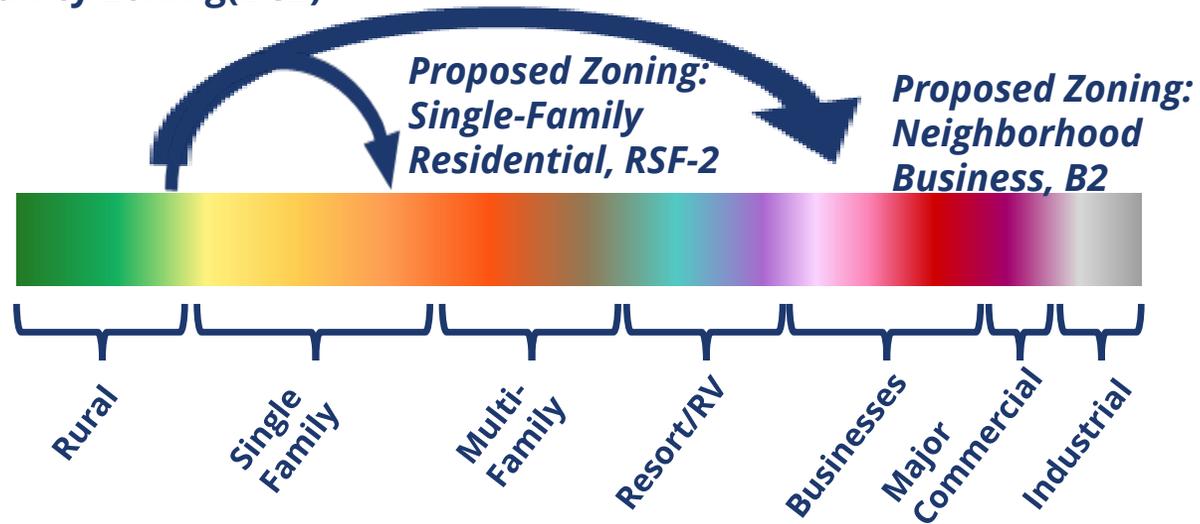
REZONING Staff's Recommendation:

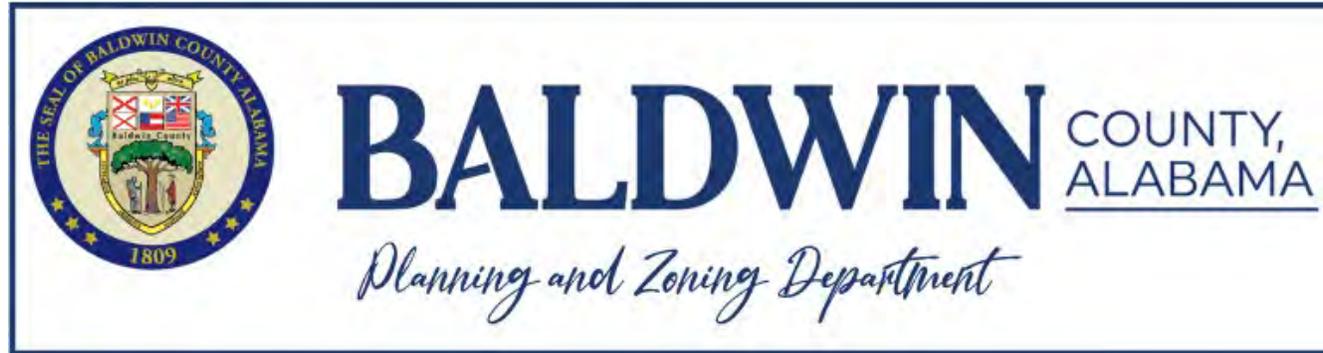
Z24-47 RE-ZONING REQUEST FROM BCZ TO B2 AND RSF-2.

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.

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





Case No./Name: Z24-49 JOHNSON PROPERTY & PRD24-07 BEAR CREEK (Agenda Item 10b.)
Meeting Date: December 5, 2024
Request: Rezoning request and Planned Residential Development approval for a 247-site residential development.
Recommendation: Approval for Z24-49 and Approval for PRD24-07

Staff Lead: Cory Rhodes

Developer: KAD Properties LLC, 50 N Florida St., Mobile, AL 36607

Surveyor: Rowe Engineering, 3502 Laughlin Dr, Suite B, Mobile, AL

Engineer: Dwayne Smith, Anchor Engineering, 50 N Florida St, Mobile, AL

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>

Location: The subject property is located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane near the town of Elberta.

Proposed use: A 247-unit planned residential development

Planning District: 22

Zoning: Current zoning: RA, Rural Agricultural
Requested zoning: RSF-2 Single Family Residential

Parcel#: 05-53-04-20-0-000-002.000 **PIN#:** 61731

Parcel#: 05-53-04-20-0-000-002.004 **PIN#:** 360531

Total Property Area to be divided: 116 +/- acres

Total # of Lots requested: 247 sites

RSF-2 Minimum required dimensions: 15,000 SF, width 80 ft
Smallest site: 8,370 SF

Density: 2.20 lots / acre

Total area 116 - (7.06/2 wetlands) = 112.47 acres
247 lots / 112.47 ac = 2.20 units/ac

A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-2 density of 2.9 units/acre.

Open Space: Required 116 x 20% = 23.2 ac

Provided (Site data table): 45.44 ac

Open space cannot include detention ponds or internal ROW.

"Useable" open space: Required 45.44 / 2 = 22.72 ac

Provided (Site data table): 38.38 ac

Streets / Roads: 10, 819 LF of street for public use

Proposed setbacks: 30 ft front and rear, 10 ft side, 20 ft street side

Utility Providers (4.5.1(i), 5.2.5a(1)): Capacity reports will be required for the preliminary plat

Water: East Central Water Authority (Letter dated November 4, 2024)

Electrical: Baldwin EMC. (Letter dated October 18, 2024).

Sewer: BCSS, Lillian Treatment Plant (Letter dated November 8, 2024)

Fiber: Brightspeed (Letter dated October 30, 2024)

Traffic Study (5.5.14, Append. 6): Not required for a PRD but will be required for a preliminary plat. The traffic study shall be conducted while school is in session.

Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

Wetlands (5.2.2): Wetland report by Keith Johnson, *Wetlands Sciences, Inc.* Wetland acreage is 7.06 acres, shown with the required 30 ft non-disturbed buffer.

Flood zone (5.19): Zone X, no special requirements

Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

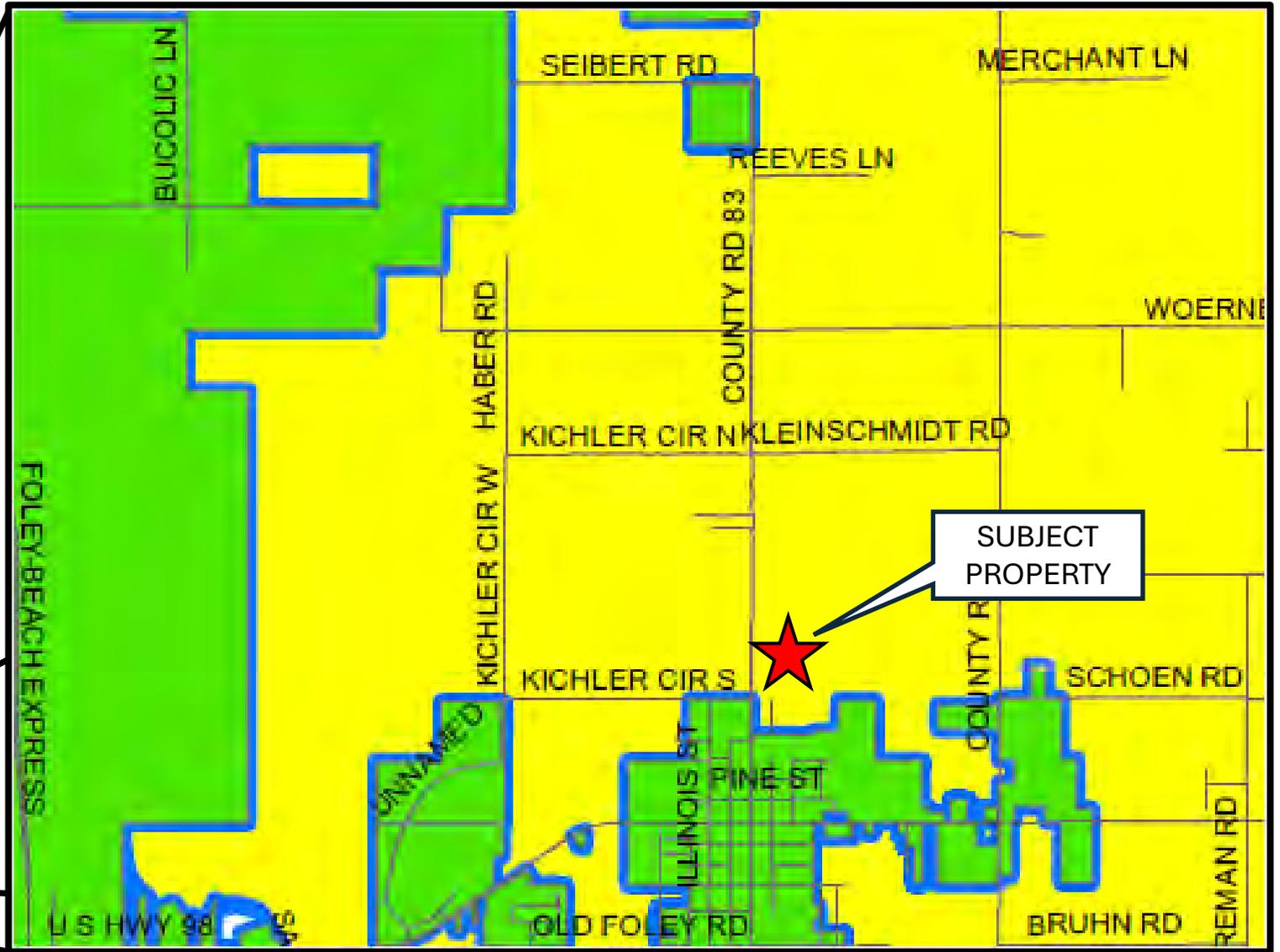
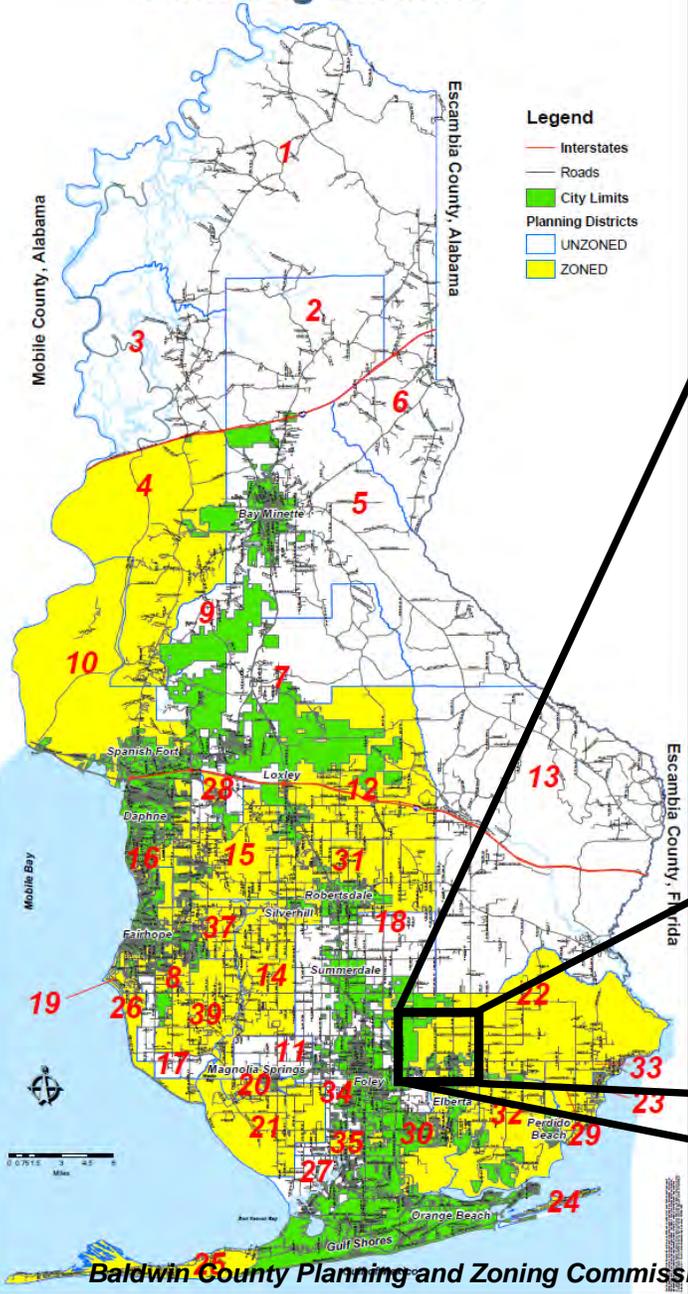
BCBE Notification: Email sent on October 29, 2024. They did not express opposition.

Online Case File Number: The case number is PRD24-07 or Z24-49. When searching online CitizenServe database, please use PRD24-000007 or Z24-000049.

Baldwin County, Alabama Planning Districts

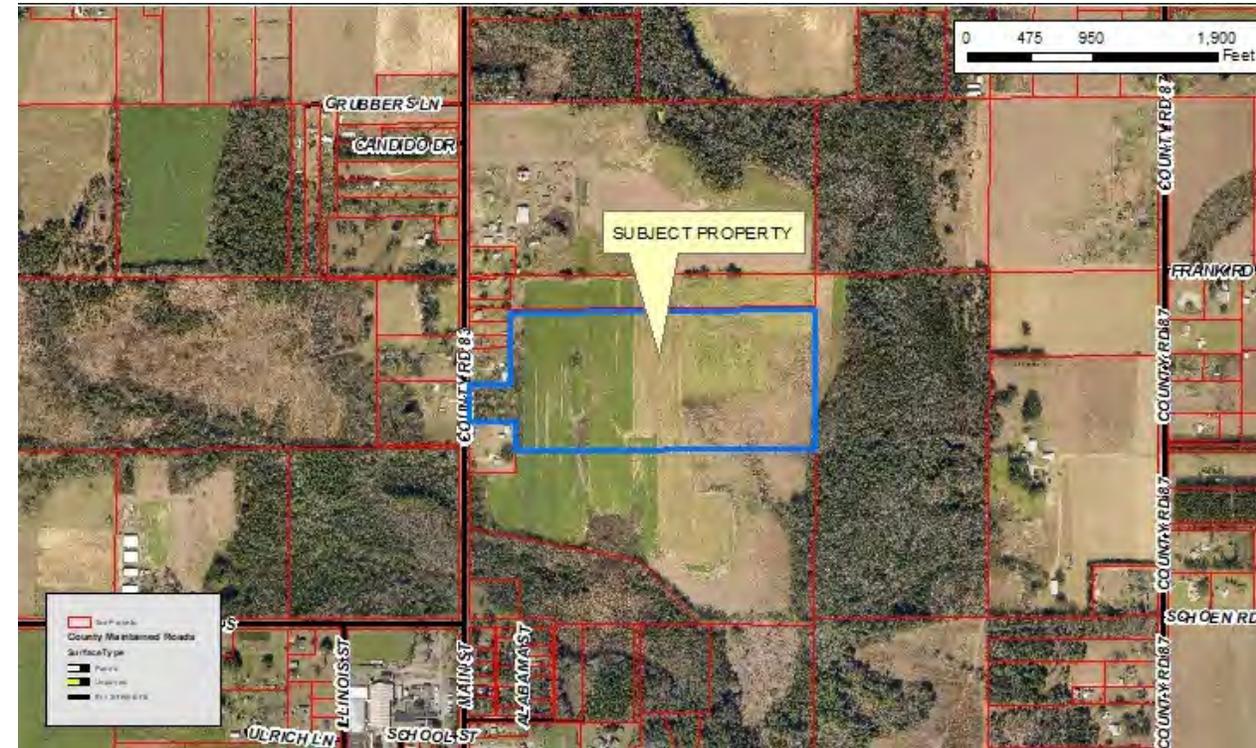
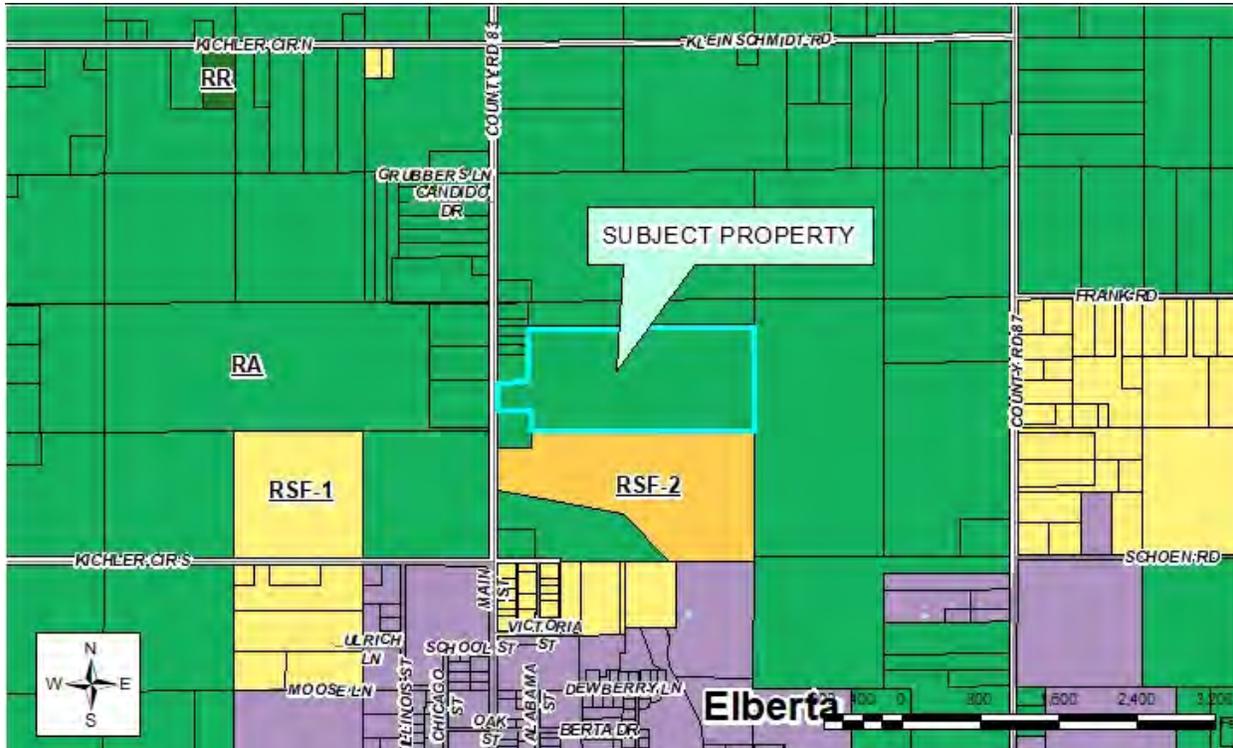
Legend

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



Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural District	Residential
South	RSF-2, Residential Single Family District	Residential
East	RA, Rural Agricultural District	Vacant
West	RA, Rural Agricultural District	Residential



Subject Property
PIN: 61731



PROPOSED REZONING
FOR THIS PROPERTY
Case Number
Z24-000049
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655 / (251) 990-4623
(251) 972-8923

PRD
PROPOSED
FOR THIS PROPERTY
Case Number
PRD24-000007
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Oct 31, 2024 3:38:00 PM



Adjoining Property to
the South
PIN: 231034



Oct 31, 2024 3:44:17 PM
88 of 10 94° E



Property to
the West
PIN: 24284



Oct 31, 2024 3:40:35 PM



Adjoining Property to
the North
PIN: 40917



Oct 31, 2024 3:47:07 PM

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.

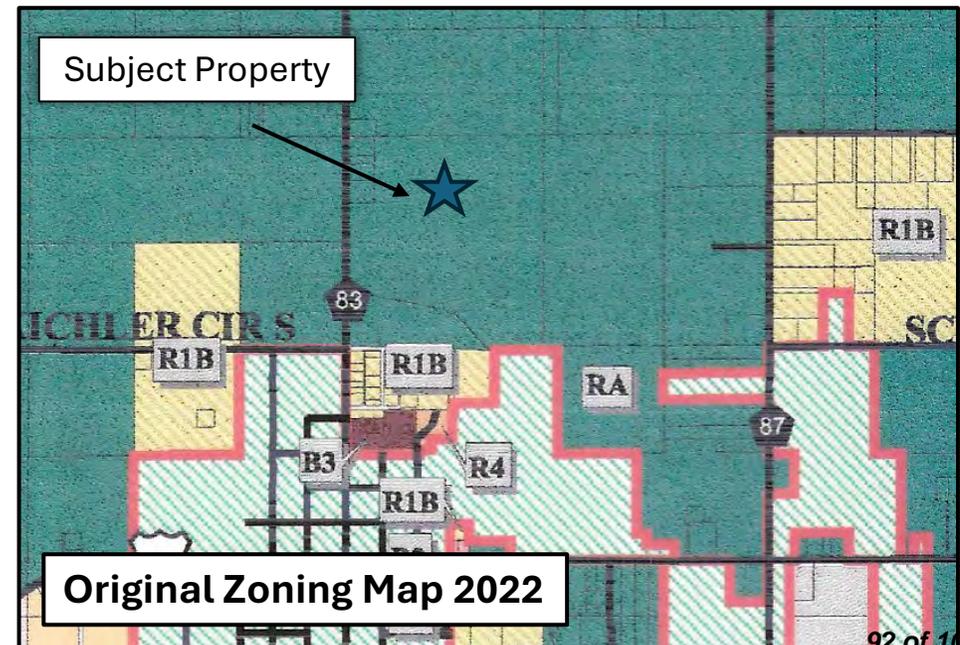
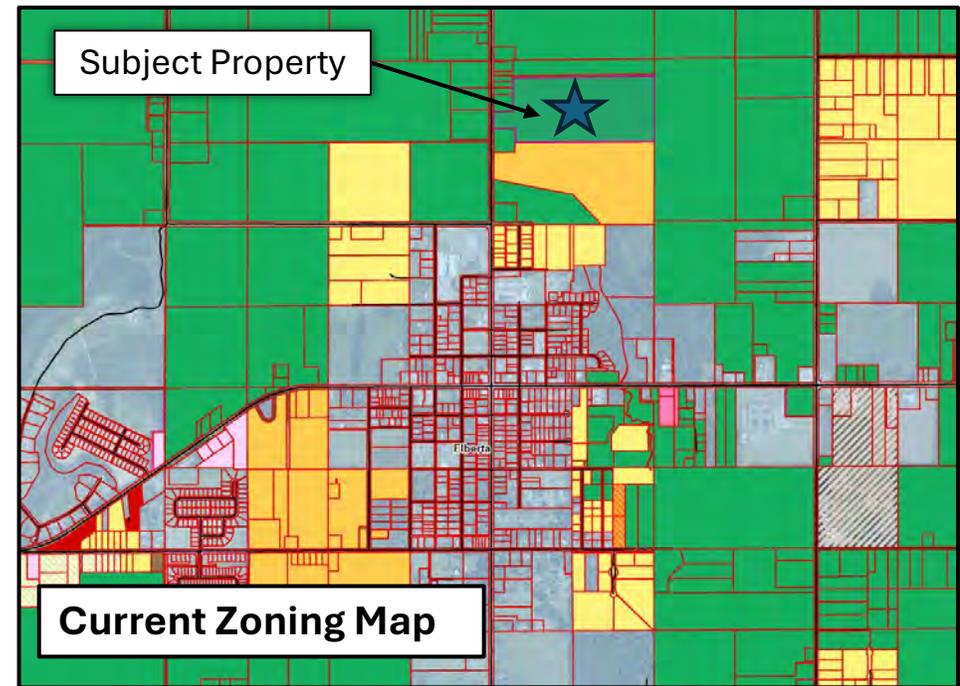
STAFF ANALYSIS

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

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA, RSF-1, and RSF-2. The uses adjacent to the subject property are agricultural and residential. The parcels within the Town of Elberta are residential, institutional, and commercial. 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?

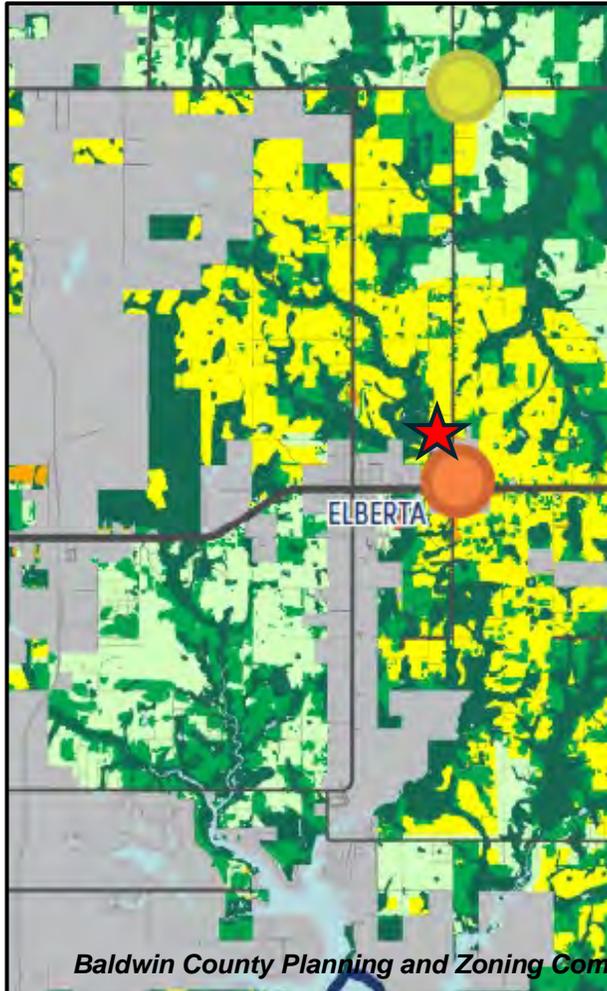
Planning District 22 adopted a zoning map on November 19, 2002. Since this time there has been limited change in the immediate area other than the Town of Elberta annexations.





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

The majority of the future land use for the subject property is Moderate Development Potential Areas. Moderate Development Potential Areas are suitable for all land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community. The related zoning districts include RSF-1 and RSF-2.



LEGEND	
PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.



PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



✓ 4.) Will the proposed change conflict with existing or planned public improvements?
Staff is unaware of any planned public improvements.

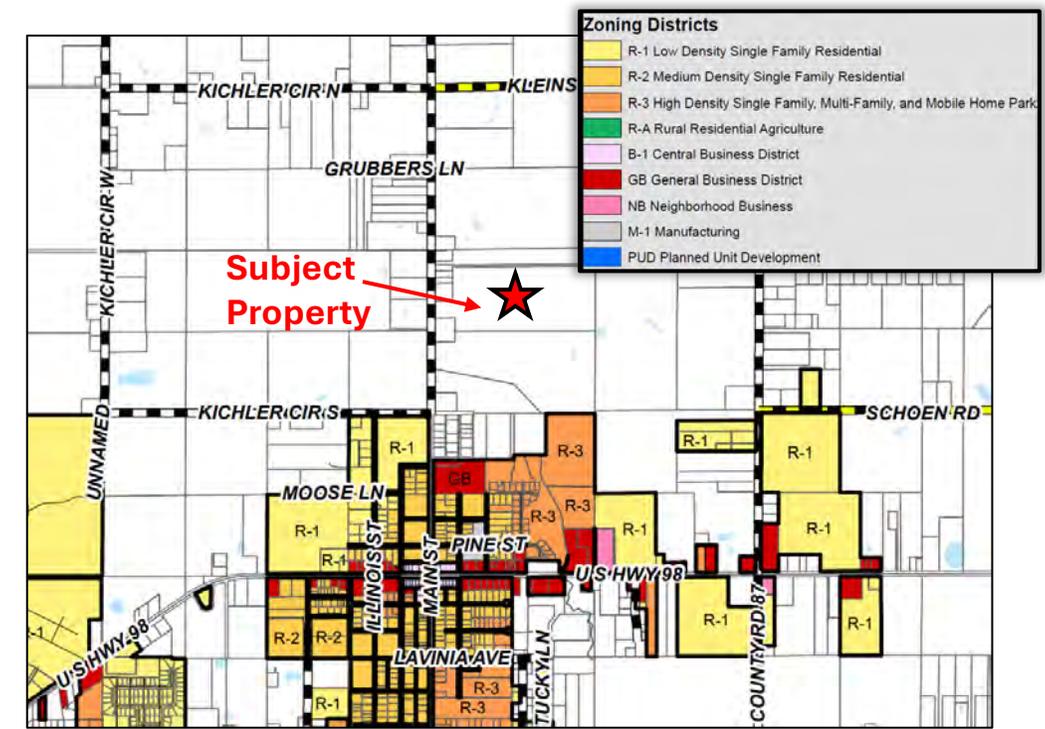
? 5.) Will the proposed change adversely affect traffic patterns or congestion?
Per the Federal Highway Administration, this section of County Road 83 is classified as a Major Collector, which provide travel between cities and towns, they are typically shorter and have slower speed limits than arterials. A traffic study is not required for a PRD but is required for preliminary plat approval. A turnout permit would be reviewed by the County for turnout onto County Road 83.

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

✓ & 7.) Is the proposed amendment the logical expansion of adjacent zoning districts?
The proposed amendment is consistent with the adjacent zoning when taking in consideration the property to the south as well as the Town of Elberta zoning. The adjacent property to the south was recently rezoned to RSF-2 for residential development and is associated with the PRD in question.

The property to the south of this (in the Town of Elberta) is zoned R-3, High Density Single Family, Multi-Family, and Mobile Home Park. The requested RSF-2 would be a good transition from high density to mid-density. Furthermore, the requested RSF-2 zoning takes into consideration the density requirements of RSF-1 property and combines this with RSF-2 requirements. This district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

Town of Elberta Zoning Map



✓ 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

PRD REVIEW - Amenities

- Walking trails
- Sports field
- Playground
- Pavilion
- Pickleball courts



Agency Comments

- **USACE, James Buckelew**: Staff reached out 10/28/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out 10/28/2024 but received no comments.
- **BCBE**: Staff reached out 10/29/2024 but received no comments.
- **Town of Elberta, Caryn Woerner** : For full disclosure, Town administration along with our consultant engineer reviewed this property for potential annexation several months ago at the request of the Engineer. Our initial concerns were toward drainage, wetlands, fire safety/impacts, police personnel impacts and traffic impacts so close to the High School and that coordination with the county for review would be needed for the commercial turn out permitting. Minimum R1 Single Family Residential lots of 100 x 150 would have been required as we currently have a moratorium on Planned Unit Development applications as new/updated regulations are being prepared.

Some questions that come to mind with PRD zoning are: Are there offsetting benefits to the community/residents in allowing a PRD with smaller lot sizes which brings added traffic in close proximity to the High School and the new middle school proposed a few miles north on the 2-lane roadway? Are there right of way improvements proposed for County Road 83 to offset traffic impacts? This site has wetlands along with some of the bordering sites. Are there protections required for all wetlands? Are these narrow internal right of ways wherein parking on both sides of the streets is likely due to the smaller lot sizes and less parking area available for each lot as we see in many other subdivisions in our nearby communities? Are there plans to combat parking in the streets which can cripple emergency responders trying to navigate same?

It is likely that additional assistance from the Baldwin County's Sherriff's Office within the Elberta area may be needed due to the population increases with the RV parks, subdivisions, etc. that are being developed/proposed within Elberta's police jurisdiction, County Road 95, County Road 20 and the Lillian areas. At this time, Elberta has no paid EMT personnel or Fire Department personnel and those who serve work full time jobs outside their volunteer work. Early morning last week, we had a house on fire within our police and fire jurisdiction and thankfully other departments provided mutual aid to get the structure fire under control.

We realize that Baldwin County as a whole is experiencing growing pains and in response, Elberta has updated various regulations recently in an effort to be mindful growth stewards of our community. I'm sure that county representatives will weigh the issues such as limited infrastructure, small workforces, drainage and the traffic impacts it brings to our 2 lane rural roadways as they review the proposed PRD request and it is sincerely appreciated. If approved, our consultant Engineer would like the opportunity to review the drainage plans due to the proximity of the property to some existing drainage issues the town currently experiences downstream.

Thank you for reaching out as we appreciate being kept abreast of the growth being proposed for the Elberta community.

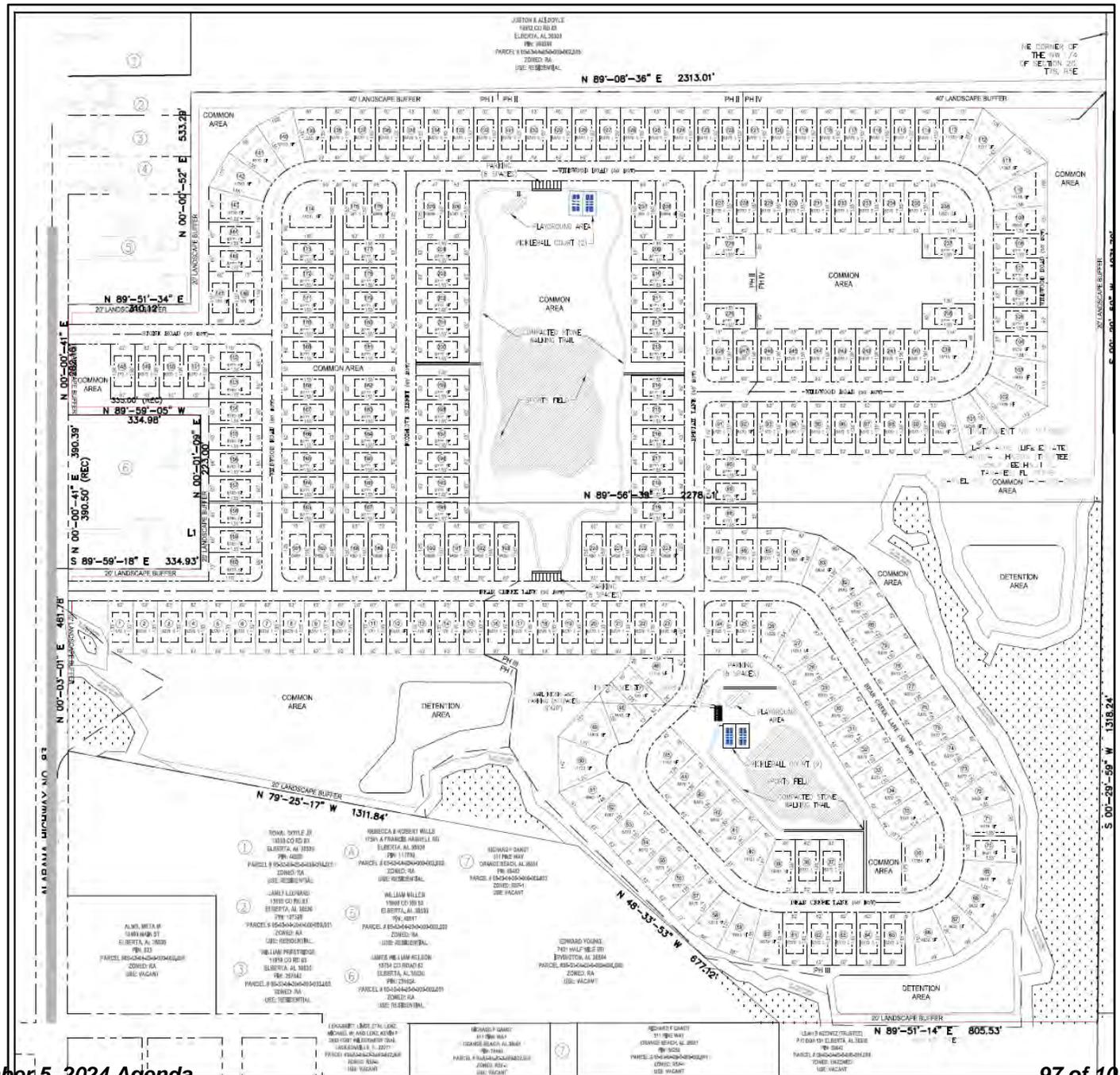
Sketch Plan



SITE DATA TABLE

STATE OF ALABAMA
COUNTY OF BALDWIN

EXIST. TAX PARCEL ID:	05-53-04-20-0-000-002.000 (57 AC) 05-53-04-20-0-000-002.004 (59 AC)
TOTAL SITE AREA:	116 AC.
ADDRESS:	CR 83 ELBERTA, AL
CURRENT ZONING:	RA
PROPOSED ZONING:	PRD (RSF-2)
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
NO. OF STORIES:	2 MAX
MAX BLDG HEIGHT:	35' MAX
TYPICAL LOT DIMENSIONS:	62' x 135'
YARD SETBACKS:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	30'
ROADWAY L.F. PROPOSED:	10,819
TOTAL LOTS PROPOSED:	247
DENSITY:	2.20 LOTS/AC
IMPERVIOUS SURFACE:	540,040 SF



Site Plan



VARIATIONS

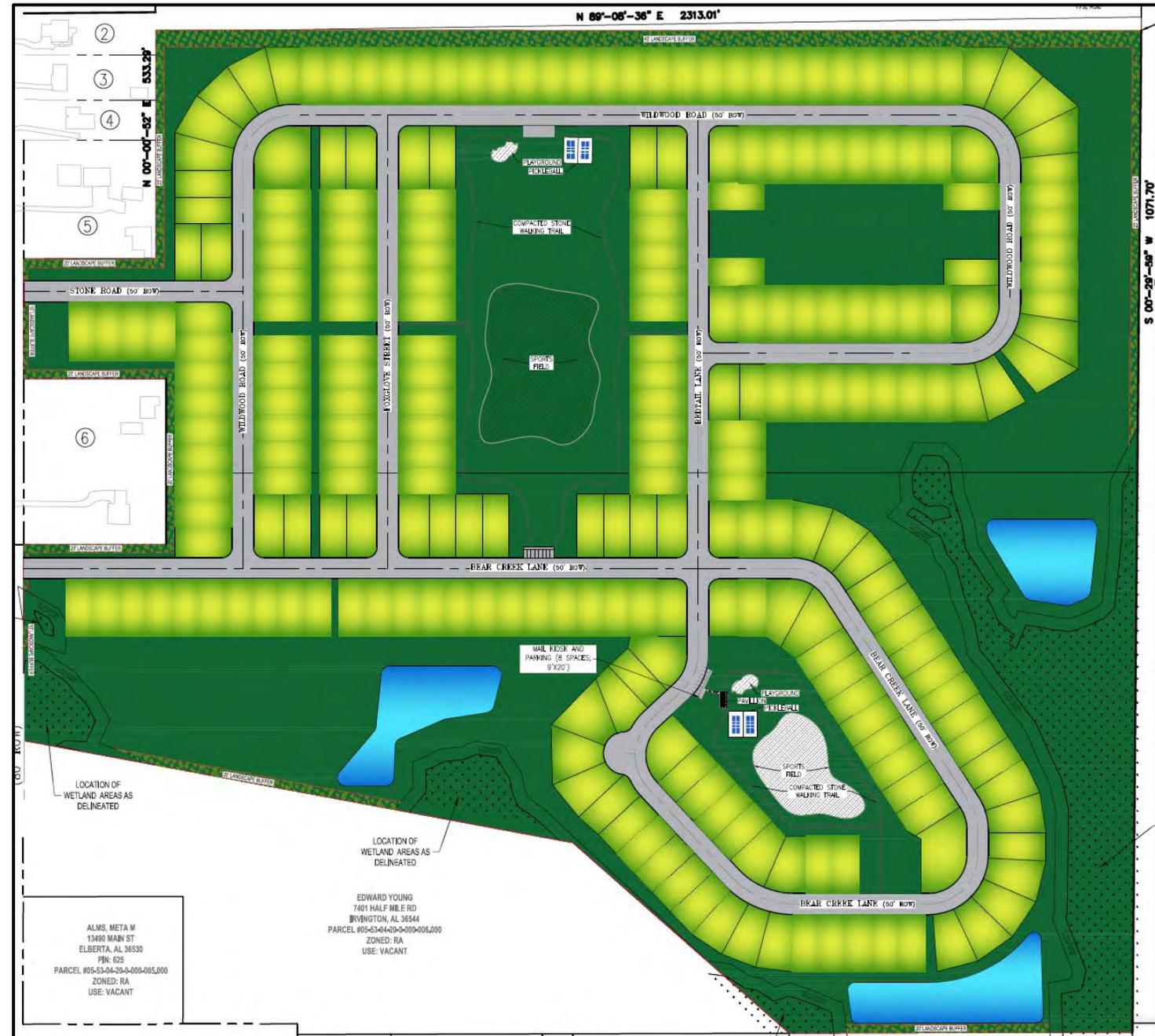
	CURRENT:	PROPOSED:
LOT WIDTH:	100' MIN.	62' MIN.
LOT SIZE:	30,000 SF	8370 SF

LOT DENSITY CALCULATION:

TOTAL SITE AREA: 116 AC
 WETLANDS AREA (X 50%): -7.06 AC.
 112.47 AC. (4,899,193 S.F.)
 4,899,193 S.F. / 15,000 S.F. (PER RSF-2 ZONING) = 326.61
326 LOTS ALLOWED

TOTAL OPEN SPACE PROVIDED:
 ALL AREA OUTSIDE OF LOTS AND R/W: 48.78 AC.
 PROPOSED DETENTION AREAS: -3.34 AC.
 45.44 AC.

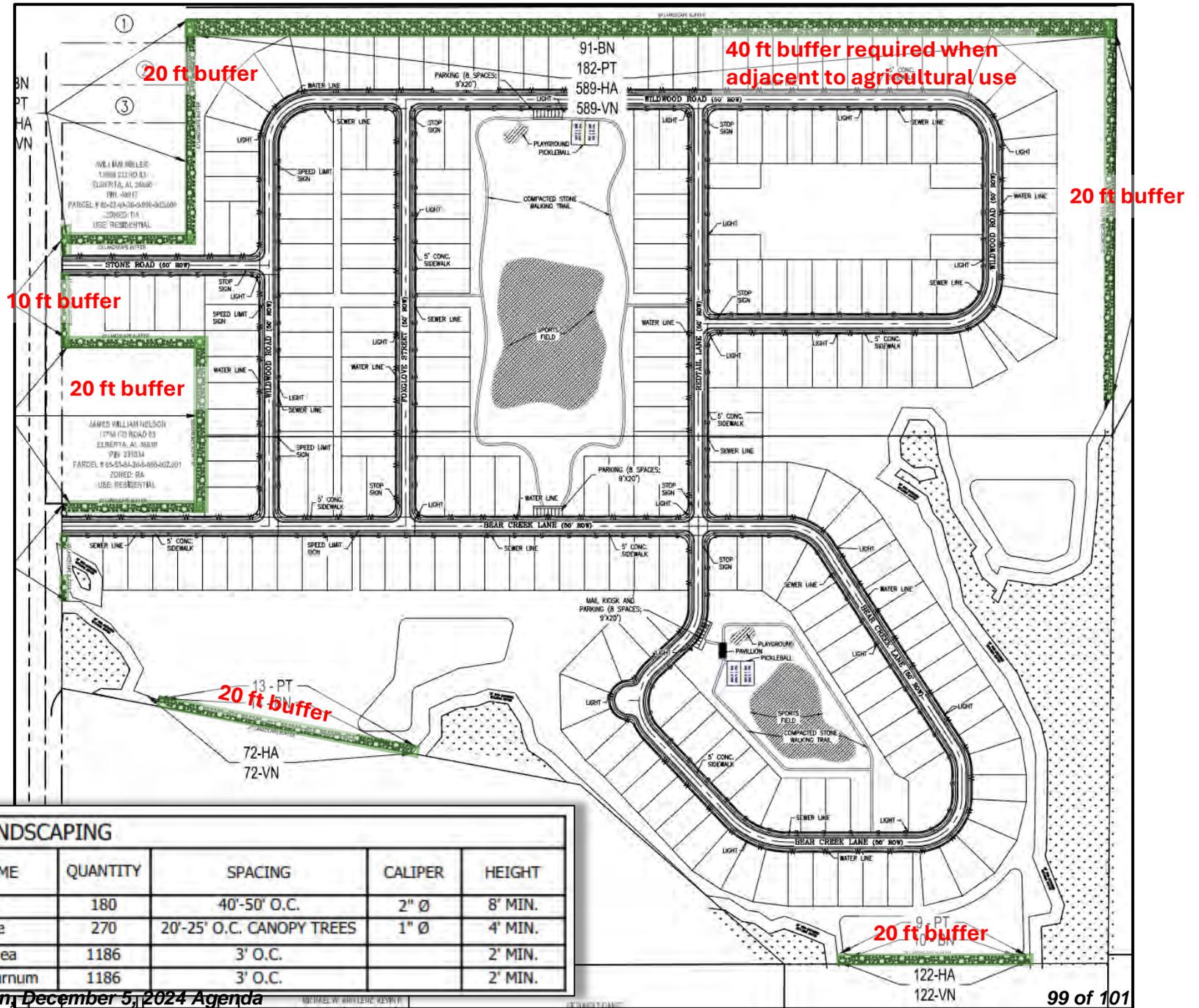
TOTAL USEABLE OPEN SPACE PROVIDED:
 TOTAL OPEN SPACE: 45.44 AC.
 WETLANDS: -7.06 AC.
 38.38 AC.



ALMS, META M
 13490 MAIN ST
 ELBERTA, AL 36530
 FPK 525
 PARCEL #05-53-04-20-0-000-005,000
 ZONED: RA
 USE: VACANT

EDWARD YOUNG
 7401 HALF MILE RD
 BRVINGTON, AL 36544
 PARCEL #05-63-04-20-0-000-006,000
 ZONED: RA
 USE: VACANT

Landscape Plan



LANDSCAPING							
SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SPACING	CALIPER	HEIGHT
	BN	Betula Nigra	River Birch	180	40'-50" O.C.	2" Ø	8' MIN.
⊙	PT	Pinus Taeda	Loblolly Pine	270	20'-25" O.C. CANOPY TREES	1" Ø	4' MIN.
○	HA	Hydrangea Arborescens	Wild Hydrangea	1186	3' O.C.		2' MIN.
○	VN	Viburnum Nudum	Possumhaw Viburnum	1186	3' O.C.		2' MIN.

REZONING Staff's Recommendation:

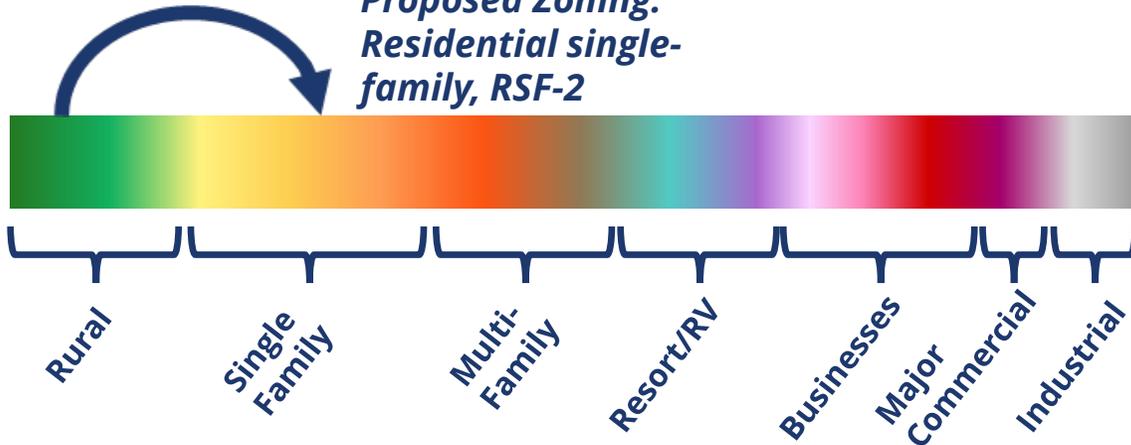
Z24-49 RE-ZONING REQUEST FROM RA TO RSF-2

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.

Current Zoning: Rural agricultural (RA)

Proposed Zoning: Residential single-family, RSF-2



PRD Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-07 Bear Creek** application should be recommended for **APPROVAL*** with the following condition(s):

Conditions of approval:

1. Approval of the rezoning request (Z24-49) from RA to RSF-2.
2. The parcels must be under common ownership before applying for a Preliminary Plat.
3. The Traffic Impact Study shall be conducted while public and private schools that will serve the proposed development are in session.
4. Details for all amenities must be submitted during preliminary plat review.
5. Fire flow must meet ISO requirements for home spacing (1000+ gmp at 20 psi for spacing between 11-20 feet). If building setbacks must be increased, the amount of open space reflected on the site plan must be maintained.

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



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
January 9, 2025, 4:00 PM**

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the full Staff Report presentation and the public folders for each of the cases, visit the
“Upcoming Meeting Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

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for meeting details
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(when available).

