

July 11, 2024

Baldwin County Commission  
312 Courthouse Square, Suite 12  
Bay Minette, AL 36507

RE: Creekwood, LLC Re-zoning Application  
Case Z24-16

I am writing to urge you to follow the recommendation of the Planning & Zoning Commission and deny the application to rezone the Creekwood, LLC property to RSF-4. I served on the Planning District 39 Advisory Committee that this property is located in. We spent many hours over 2 months listening to other residents of the district, seeking advice from professionals and finally developing a zoning ordinance and map that was feasible & reasonable for our community to grow responsibly. That work went before the Planning & Zoning Commission and then was approved by all of you in July 2023, so just a year ago. But yet here we are hearing the request of another developer to re-zone for smaller, more dense & compact lots. They are not asking for the ability to put in a subdivision, the property is already zoned RSF-3, they are asking for MORE, the ability to have more lots. The development representatives said themselves at the P&Z meeting that “going from RSF-3 to RSF-4 isn’t really that big of a difference”. If that’s the case then why are they asking for the re-zoning?

One of the major concerns of citizens as well as members of the P&Z Commission is the traffic issues this would bring. This area is already busy with the Newton School directly across the street and the highly traveled intersection of Hwy 181 & Hwy 32. Any increase in the number of houses would further negatively impact traffic patterns and surely poses a potential safety issue with school traffic. This property has minimal square footage that actually lies in the “major activity nodes” (0.25mile radius) and that in and of itself does not guarantee approval of rezoning, per District 39 ordinance it only makes it possible that a rezoning application can be submitted (2.3.39.3 Local Provisions for Planning District 39 section h). The developer has found a “loop hole” in the Local Provisions – *When a parcel intersects the distance boundary specified above, only the parcel area within 500 feet from such boundary shall be permitted for the proposed zoning* (also in section h). They are carving out 16 acres out of a much larger piece of property, asking for re-zoning because it falls in the prescribed “major activity node” AND the 500 feet boundary. Only approximately 1 acre of this property actually falls within that ¼ mile radius.

Change is inevitable. Growth and development will happen, I know that, but it is up to us, you to make sure it happens at a controlled, reasonable, manageable pace. Again, I

respectfully request you deny the application to re-zone the Creekwood, LLC property listed in the permit above to RSF-4.

Regards-

Hayley M. Gregorius  
12255 Myrtle St.  
Fairhope, AL 36532

**From:** [geralynpizzotti](#)  
**To:** [Planning](#)  
**Subject:** No to rezoning  
**Date:** Monday, July 15, 2024 12:59:08 PM

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The Baldwin County Commission will hear info on rezoning property across Cty. Rd 32 from the J. Larry Newton elementary school. Please stop this rezoning request. I don't want this rezoning request approved.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

**From:** [Amy Boddie](#)  
**To:** [Planning](#)  
**Subject:** July 16 Co. Commission meeting- REZONING  
**Date:** Monday, July 15, 2024 11:51:48 AM

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I understand that Tuesday's County Commission meeting will include discussion of rezoning property across from Newton School on County Road 32 near Fairhope. I am unable to attend the meeting but would like my voice to be heard.

I DO NOT WANT THIS ZONING CHANGE REQUEST APPROVED!

I DO NOT WANT HIGH DENSITY SUBDIVISIONS IN DISTRICT 39.

Please forward this to the Commission. We don't have an email address for them.

Thank you,

Amy Boddie

**From:** [Trey Wood](#)  
**To:** [Planning](#)  
**Subject:** Z24-000016 - rezoning request  
**Date:** Monday, July 15, 2024 11:32:51 AM

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I would like to let the County Commission that I am AGAINST the approval of this rezoning request. County Rd. 32 is a traffic nightmare twice a day because of the J. Larry Newton elementary school and this property is directly across 32 from the school. A high density subdivision at this location will only make traffic worse.

George Wood  
10165 County Rd. 24  
Fairhope, AL  
36532