



Case No./Project Name: Z24-56 Greene Property– REZONING *Agenda Item 10d.)*

Meeting Date: February 6, 2025

Requested: Rezone 0.50 acre from Residential Single-Family (RSF-1) to Residential Single-Family (RSF-2) for a common move of property line.

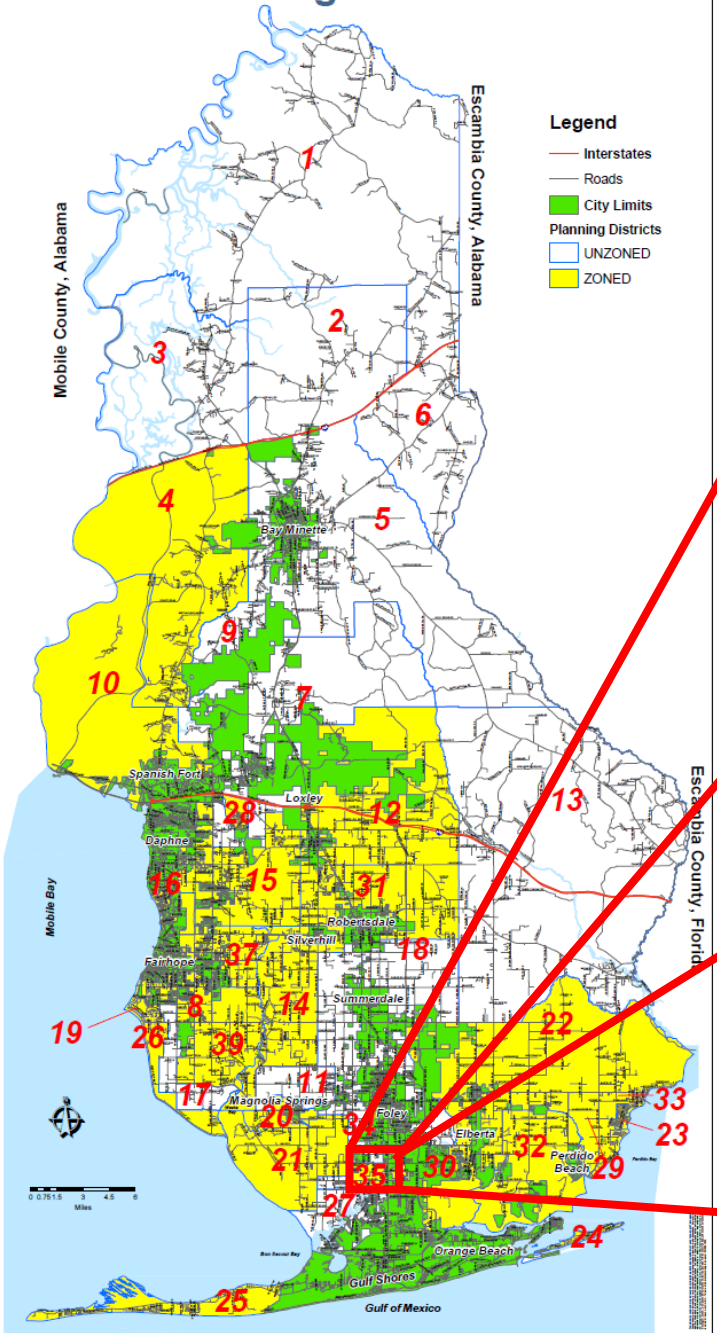
Recommendation: Approve Z24-56

Staff Lead: Crystal Bates, Planning Technician II

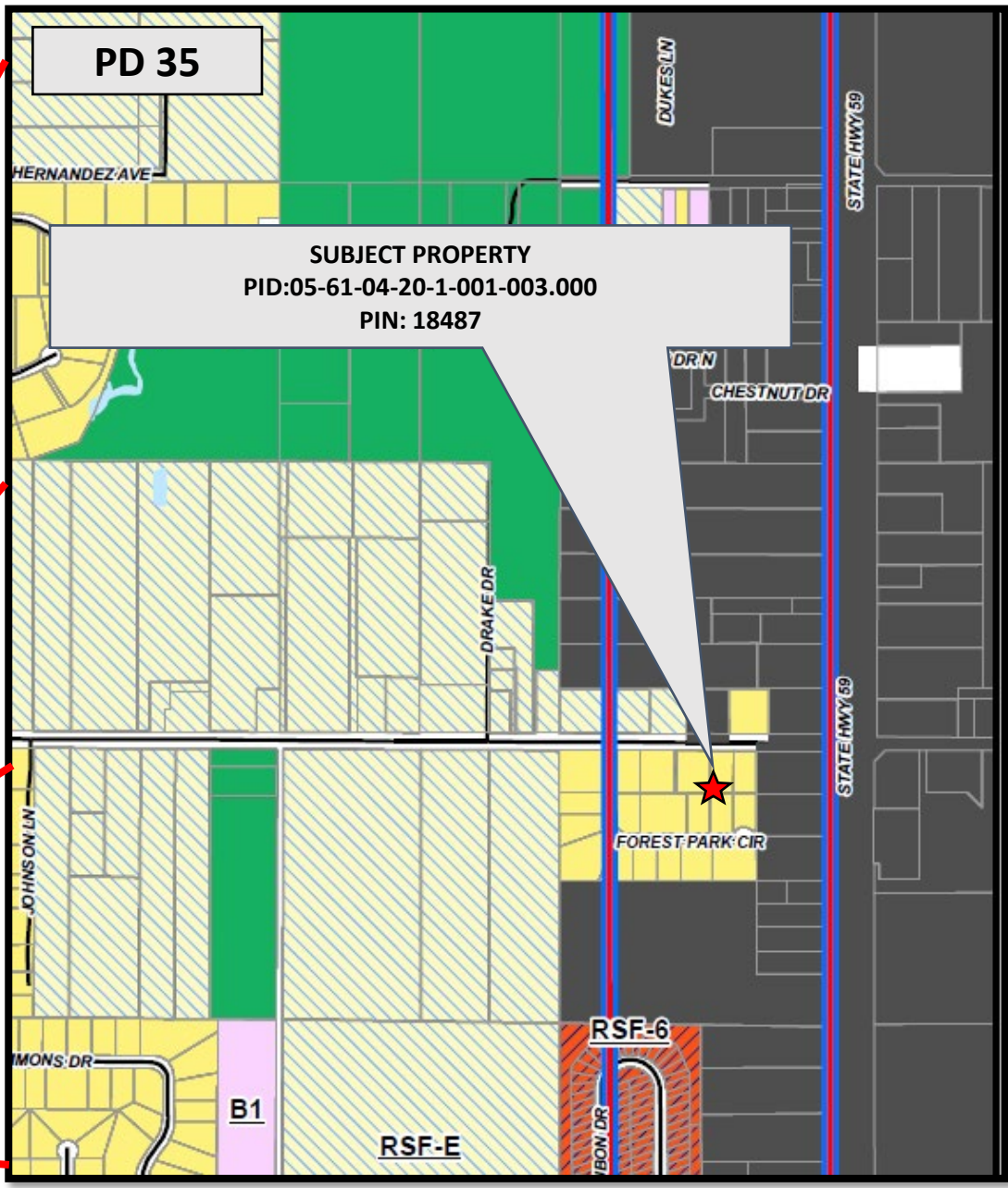
Applicant: *Engineering Design Group*

Owner: Cheryle Greene

Baldwin County, Alabama Planning Districts



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



Location: The subject property is located on the south side of Keller Road

Planning District: 35

Current Zoning: RSF-1, Residential Single-Family

Minimum Front Yard 30-Feet

Minimum Rear Yard 30-Feet Minimum

Side Yards 10-Feet Minimum

Lot Area 30,000 Square Feet

Minimum Lot Width at Building Line 100-Feet

Minimum Lot Width at Street Line 50-Feet

Proposed Zoning: RSF-2, Residential Single-Family

Minimum Front Yard 30-Feet

Minimum Rear Yard 30-Feet Minimum

Side Yards 10-Feet Minimum

Lot Area 15,000 Square Feet

Minimum Lot Width at Building Line 80-Feet

Minimum Lot Width at Street Line 40-Feet

Parcel ID #: 05-61-04-20-1-001-003.000

Current Use: Residential

Size: Approximately 0.50 acre

Applicant request: The applicant would like to rezone in order to do a common move of the property line with the adjacent parcel.

Online Case File Number” The case number is Z24-56 when searching online in Citizenserve database, please use Z24-000056

Agency Comments

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

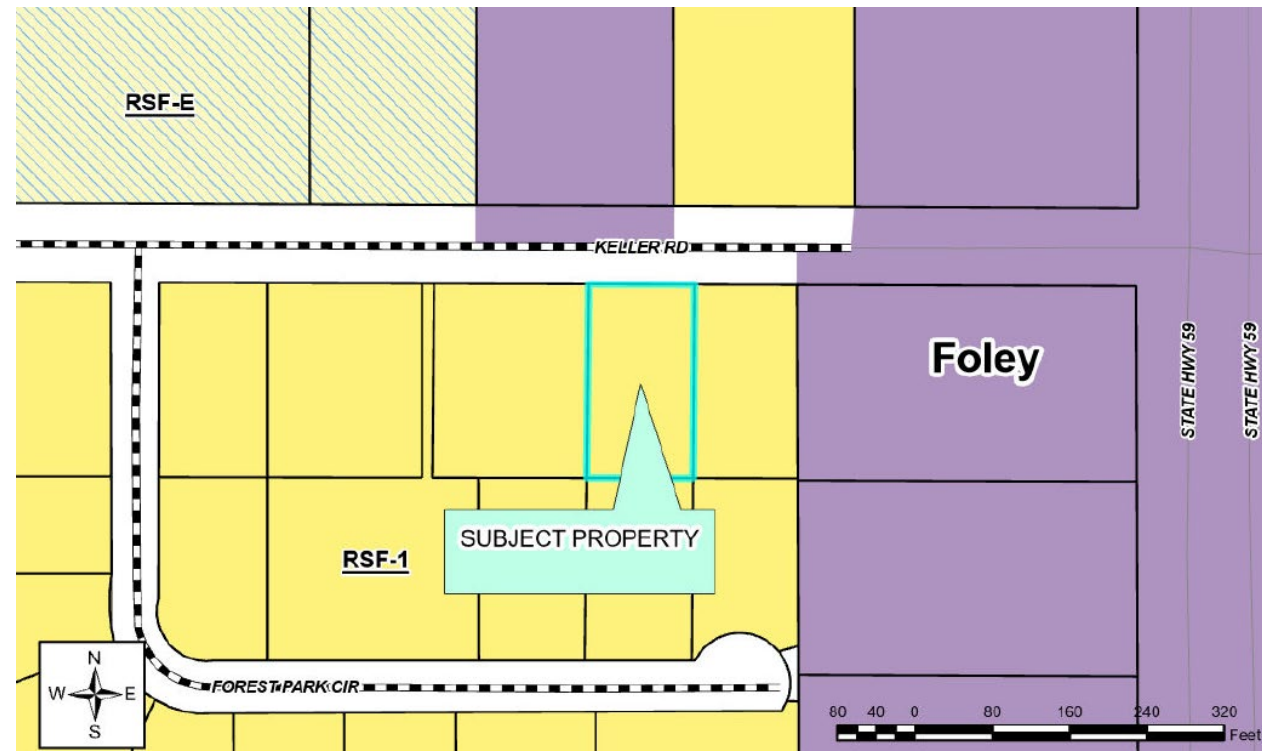
Baldwin County Deputy Planning Director –

Baldwin County Civil Engineer:

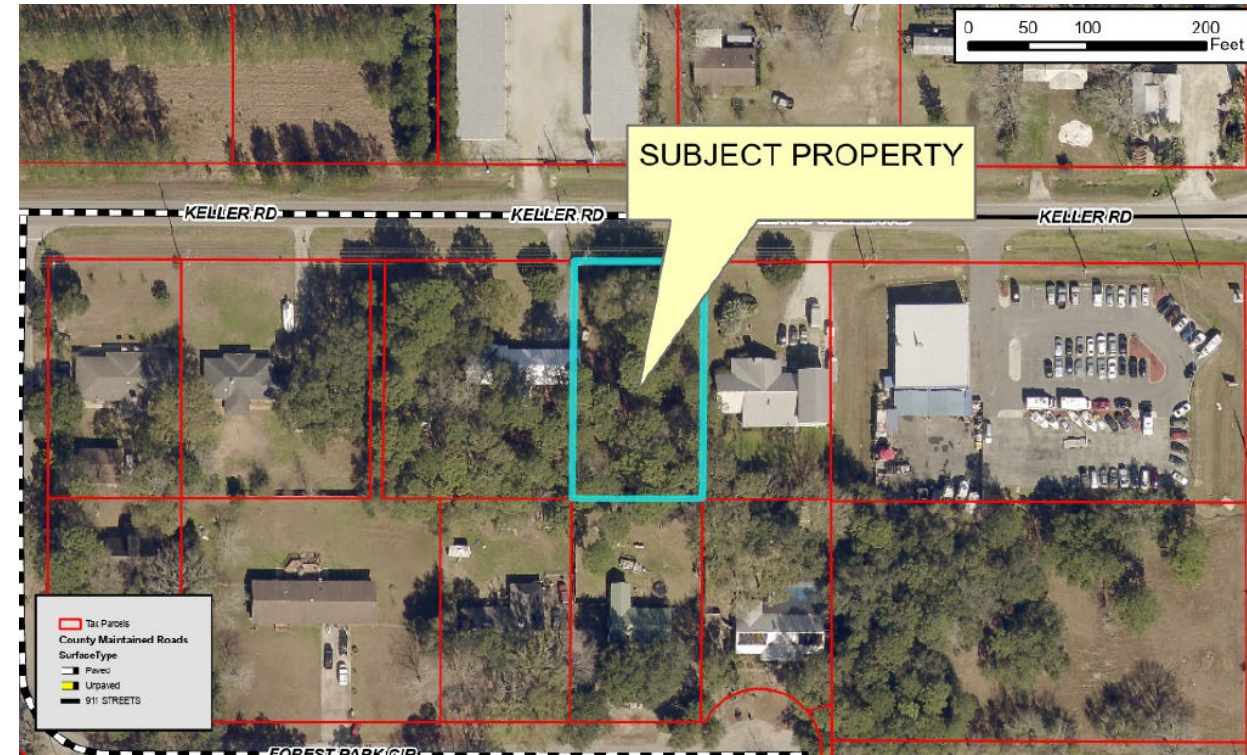
Baldwin County Subdivision– Shawn Mitchell:

Any subdivision would be handled by the City of Foley and would require verification by the County.

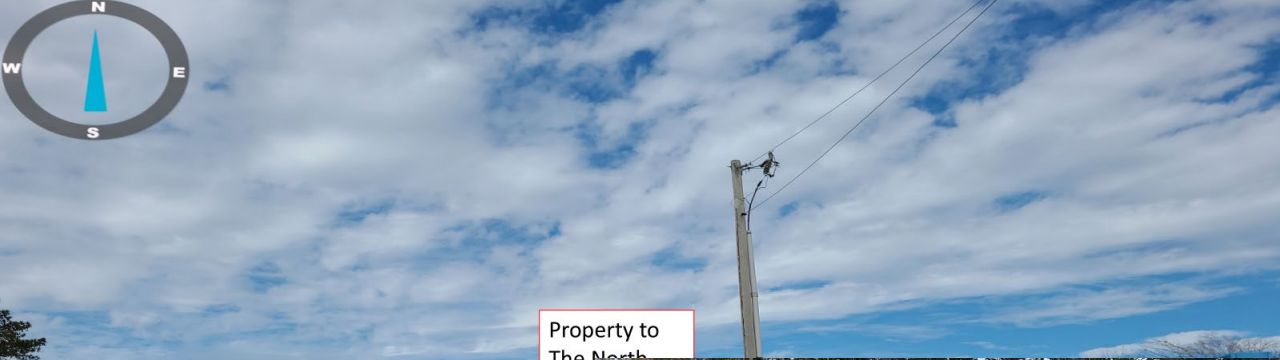
Locator Map



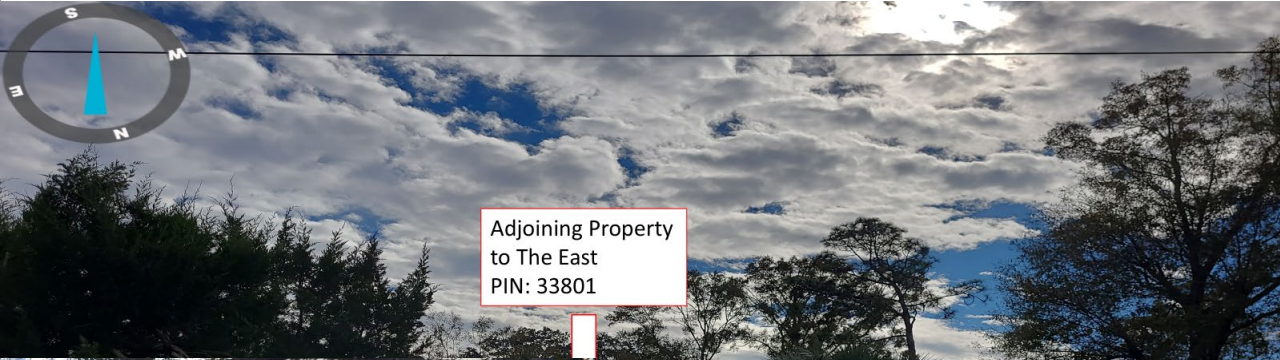
Site Map



	Adjacent Zoning	Adjacent Land Use
North	City of Foley	Business
South	RSF-1, Residential Single-Family	Residential
East	RSF-1, Residential Single-Family	Residential
West	RSF-1, Residential Single-Family	Residential



Property to The North
PIN:



Adjoining Property to The East
PIN: 33801

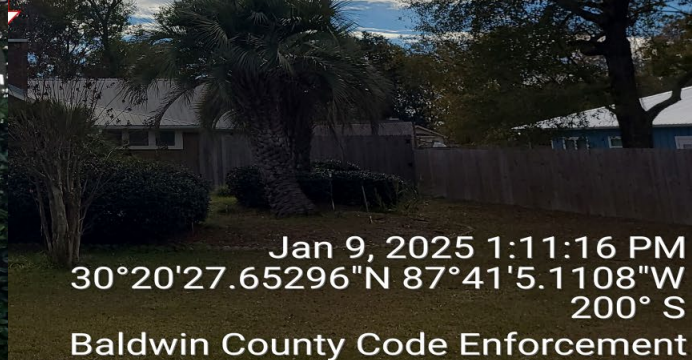


Subject Property
PIN: 18487

Baldwin County Code Enforcement

Jan 9, 2025 1:09:44 PM
30°20'27.67182"N 87°41'6.24296"W
264° W

PROPOSED REZONING FOR THIS PROPERTY
Case Number
Z24-000056
For Information Contact
Baldwin County Planning & Zoning Department
(251) 580-1655 / (251) 990-4623
(251) 972-8523



Jan 9, 2025 1:11:16 PM
30°20'27.65296"N 87°41'5.1108"W
200° S
Baldwin County Code Enforcement



Adjo to TH
PIN:



Jan 9, 2025 1:10:26 PM
30°20'27.76463"N 87°41'7.26738"W
170° S

Baldwin County Code Enforcement














Property th

Jan 9, 2025 1:13:11 PM
30°20'23.33026"N 87°41'6.25967"W
12° N

Baldwin County Code Enforcement

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 and Findings

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

The subject property is currently designated as RSF-1 Residential Single-Family District. The request is to a change to RSF-2 Residential Single-Family District designation. The property is currently occupied by a residence, and we have observed that surrounding parcels in the immediate area are zoned RSF-1, with some commercial zoning within the city limits. The current uses in the vicinity include both residential and commercial. Our staff believes that the proposed change aligns well with the characteristics of the adjacent properties

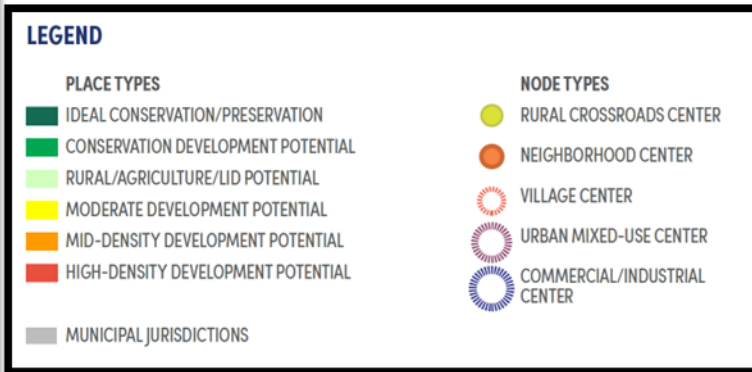
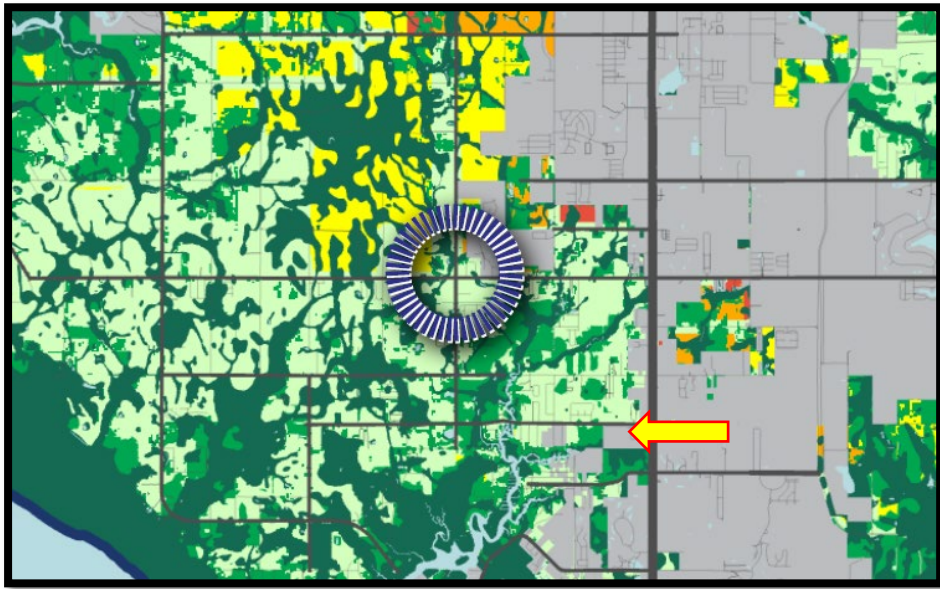
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established? Planning District 35 adopted zoning on October 18, 2022. The property was zoned RSF-1, Residential Single Family when Planning District 35 came into effect. There have been a few changes in the immediate area with rezonings/subdivisions since. A rezoning may be appropriate when the proposed use contributes to and supports the adjacent parcel which appears to be the case for the subject property



Staff Analysis and Findings

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

The future land use for the property is a Rural Agriculture LID potential area. The projected use of the property is Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community. therefore, the proposed zoning of **RSF-2, Residential District doesn't conform to the Master Plan.**



RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.



PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

Staff Analysis and Findings

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

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

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

The functional classification of Keller Road is designated as a local road, which requires a setback of 40 feet from the center line of the right-of-way. It's worth noting that the property is situated near the southwest corner of the intersection of State Hwy 59 and Keller Road W. As a principal arterial, State Hwy 59 features a right-of-way width of 125 feet. Staff memorializes that roadway improvements and various other engineering-related factors are dealt with when the applicant submits to develop the parcels further.

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The requested zoning of RSF-2 aims to provide an opportunity for the development of a moderate density residential environment comprised of single-family homes. The surrounding land uses in this area primarily consist of residential properties, with some adjacent commercial establishments located in the City of Foley along State Hwy 59. The subject property is situated just west of the intersection of Keller Road and State Hwy 59. Staff is of the opinion that factor **six** supports the approval of this rezoning request.

Staff Analysis and Findings

7.) Is the proposed amendment the logical expansion of adjacent zoning districts?

The surrounding land uses in this area are primarily residential with some commercial. The adjacent parcels that are zoned RSF-1 currently fall short of the minimum lot area requirement of 30,000 sq. ft., as they are approximately 20,900 sq. ft. 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?

The staff believes that the timing is appropriate.

9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County? Drainage improvements, wetland delineation, and various other engineering-related considerations will be addressed when the applicant submits their request for further development on the parcel. Additionally, these factors will be reviewed by the City of Foley during the evaluation of any proposed adjustments to the property line or replating for the subject property.

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

The staff believes that any potential impacts on the health, safety, and welfare of the County and surrounding areas will be identified and addressed through further development, should such development occur.

Staff Analysis and Findings

11.) Other matters which may be appropriate.

The property is in a platted subdivision in City of Foley municipal Subdivision Jurisdiction and will require further subdivision approval by the City of Foley if the rezoning is approved.

Z24-56 GREENE Property

Rezoning Request From RSF-1 to RSF-2

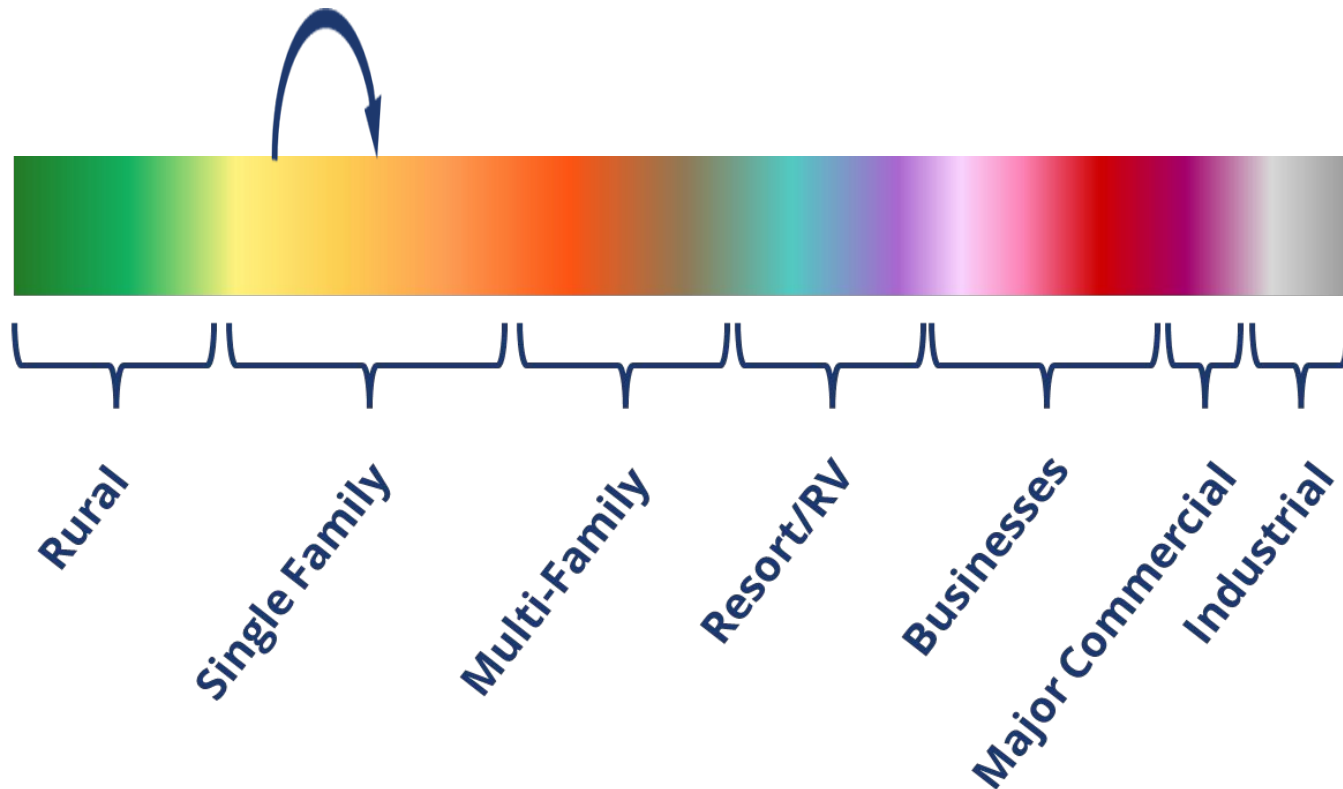
Lead Staff: Crystal Bates, Planning Technician II

Current Zoning:

RSF-1, Residential Single-Family

Proposed Zoning:

RSF-1, Residential Single Family



Staff's Recommendation:

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