

**Case No./Name:** Z24-45 Wiese Property

**Meeting Date:** November 7, 2024

**Request:** Rezoning request from **RSF-2**, Residential Single Family, to **RA**, Rural Agricultural

**Recommendation:** **Approval**

**Staff Lead:** Calla McKenzie, Planning Technician II

Presented by: J. Buford King

**Owner / Applicant:** Andrew Wiese

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

Mobile County, Alabama

Escambia County, Alabama

Escambia County, Florida

Mobile Bay

Gulf of Mexico

Spanish Fort

Daphne

Fairhope

Magnolia Springs

Foley

Elberta

Pettus Beach

Orange Beach

Gulf Shores

Bay Minette

Loxley

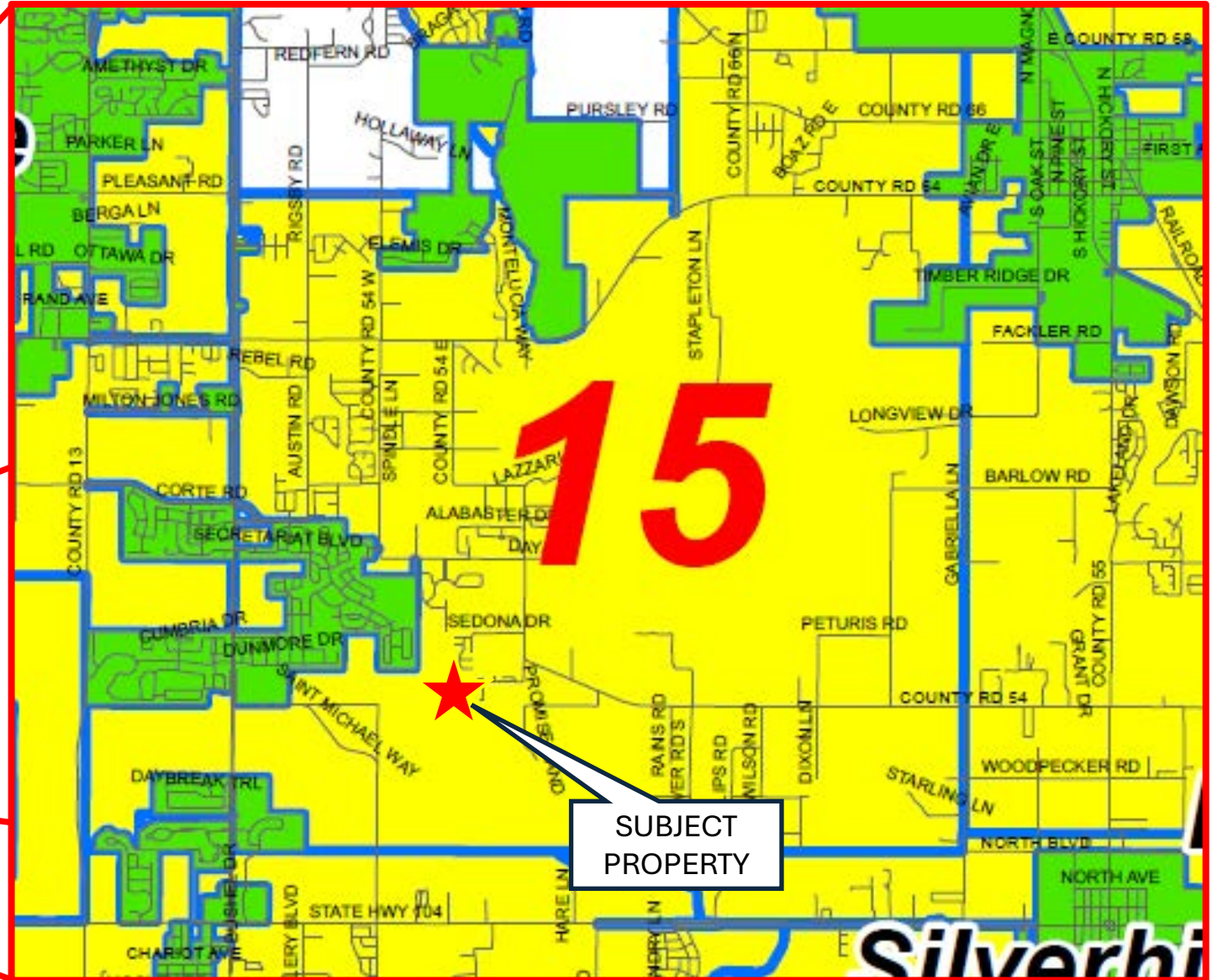
Robertsdale

Silverhill

Summerdale

Planning Districts: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39

0 0.75 1.5 3 4.5 6 Miles



**Location:** The subject property is located west of Caney Creek Dr.

**Planning District:** 15

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

**Parcel#:** 05-43-07-36-0-000-001.030      **PIN#:** 213859

**Total Acres:** 26 +/- acres

**Current Use:** Vacant

**Applicant's Request:** The applicant would like to rezone for an agricultural use.

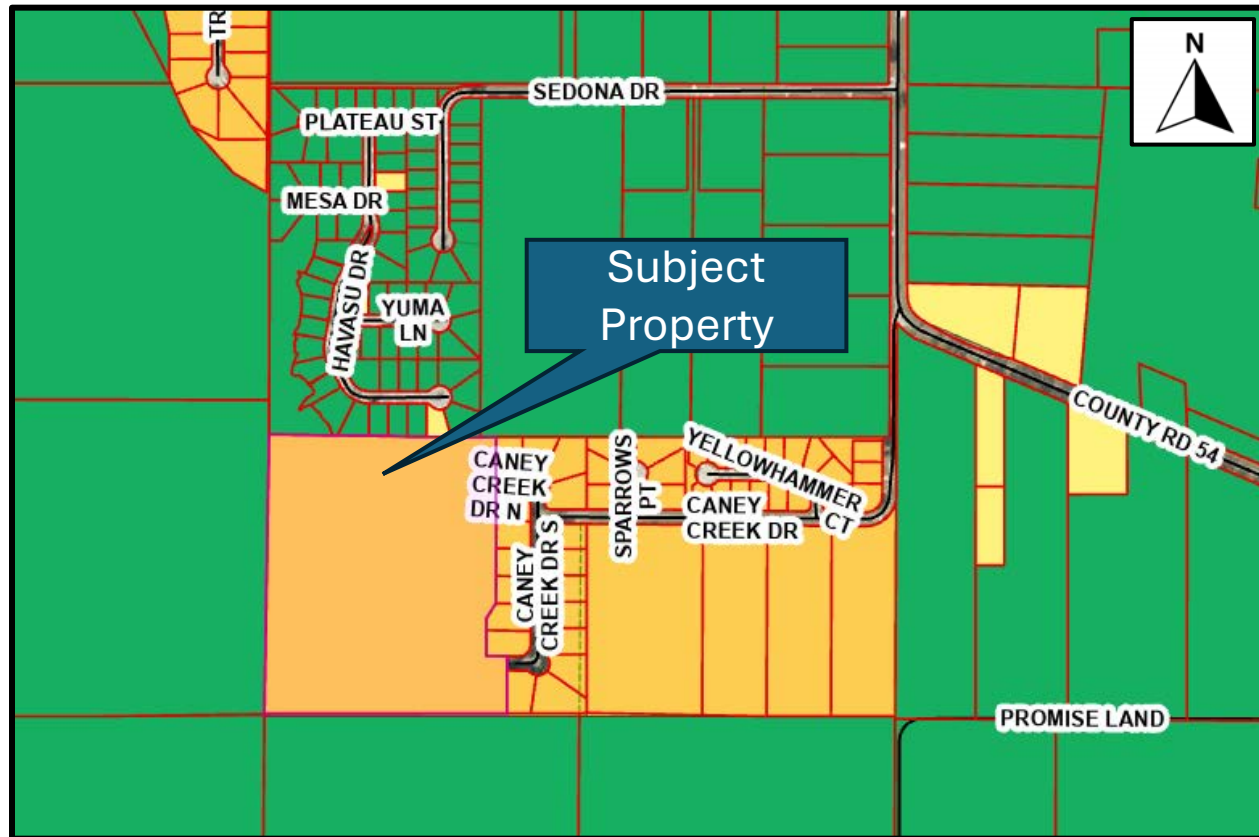
**Online Case File Number:** The official case number for this application is Z24-45, however, when searching the online CitizenServe database, please use Z24-000045.

## **Agency Comments**

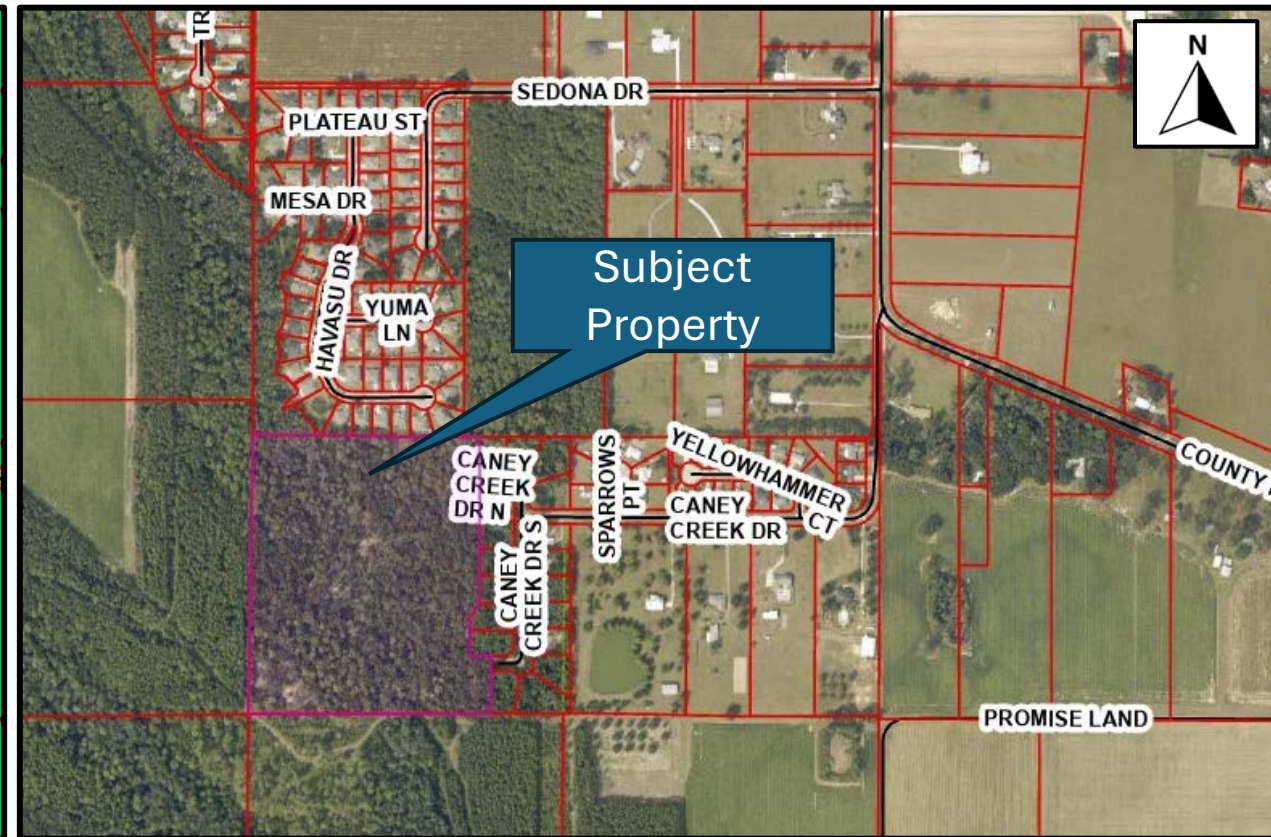
- **USACE, James Buckelew:** Staff reached out on 10/2/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 10/2/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.
- **Buford King on behalf of Permit Engineer:** An RSF-2 to RA zoning change is an atypical zoning change request and it appears the applicant may not wish to develop the property at this time in such a way that will generate any specific technical comments from permit staff. Staff will memorialize that the existing access for the subject property traverses Caney Creek Estates Unit "1" and a number of available uses within RA zoning will not trigger any type of site plan approval. Staff further memorializes that though a number of agricultural uses are available in RA zoning, the applicant **should not assume that those uses are immediately available without conducting a wetland delineation or obtaining a Zoned Land Disturbance permit.**



# Locator Map














# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-1, Residential Single Family and RA, Rural Agricultural	Residential
South	RA, Rural Agricultural	Vacant
East	RSF-2, Residential Single Family	Residential
West	RA, Rural Agricultural	Agricultural

# 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.

# **Z24-45 WIESE PROPERTY**

## **RE-ZONING REQUEST FROM RSF-2 TO RA**

Lead Staff: Calla McKenzie, Planning Technician II

Staff Recommendation: **Approval**

Planning Commission Recommendation: **Approval** (7-1)

Fully Compliant with 10 of 11 re-zoning factors

- Factor “11” is not applicable
- Staff memorialized in its analysis of factor “9” that the applicant should not assume that the land uses available in RA, Rural Agricultural Zoning District are immediately available without conducting a wetland delineation or obtaining a Zoned Land Disturbance (ZLD) permit

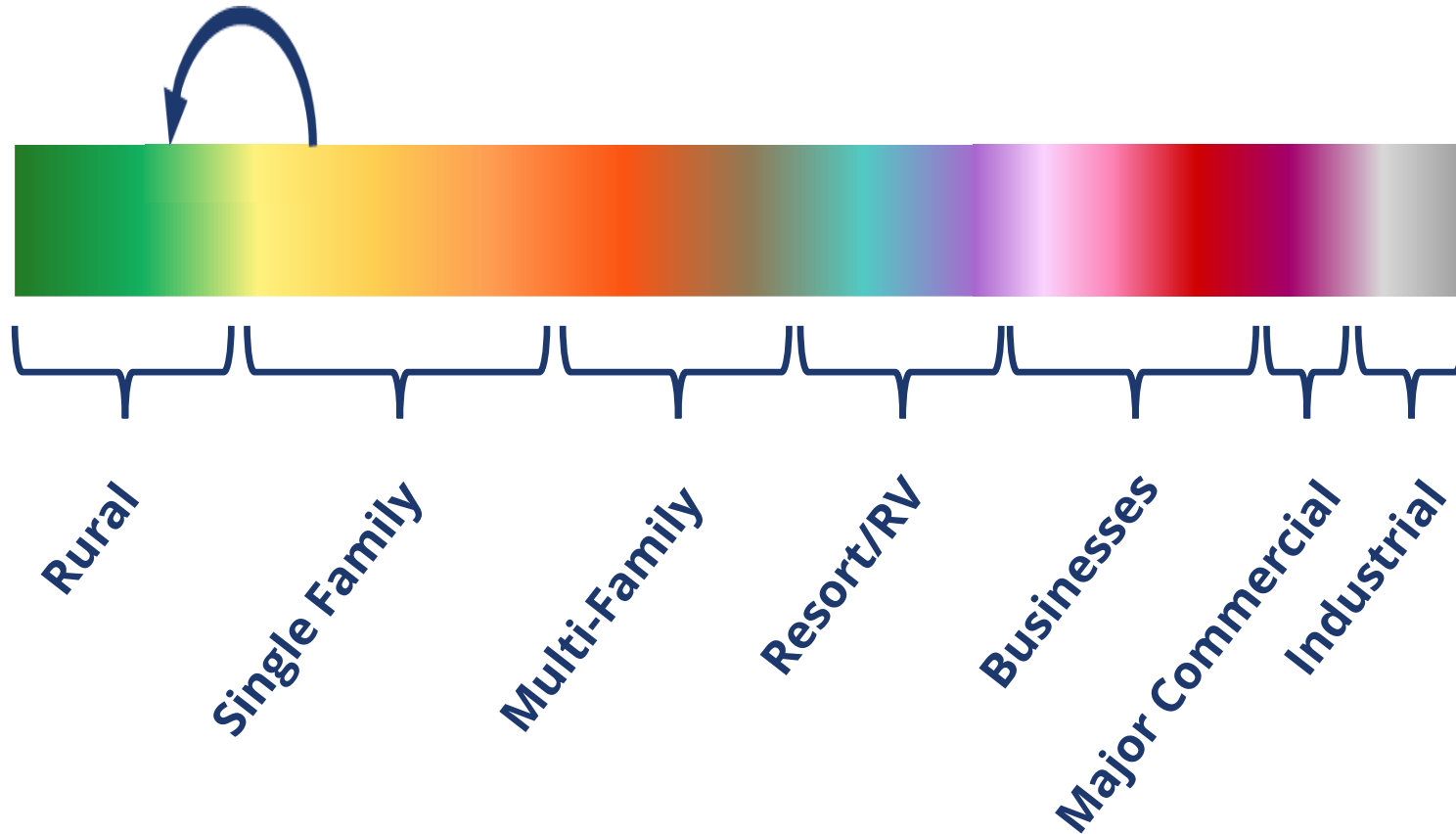
# Z24-45 WIESE PROPERTY

## RE-ZONING REQUEST FROM **RSF-2** TO **RA**

Lead Staff: Calla McKenzie, Planning Technician II

*Current Zoning:*  
Residential Single Family 2 (RSF-2)

*Proposed Zoning:*  
Rural Agriculture (RA)



### Staff's Recommendation:

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.