

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

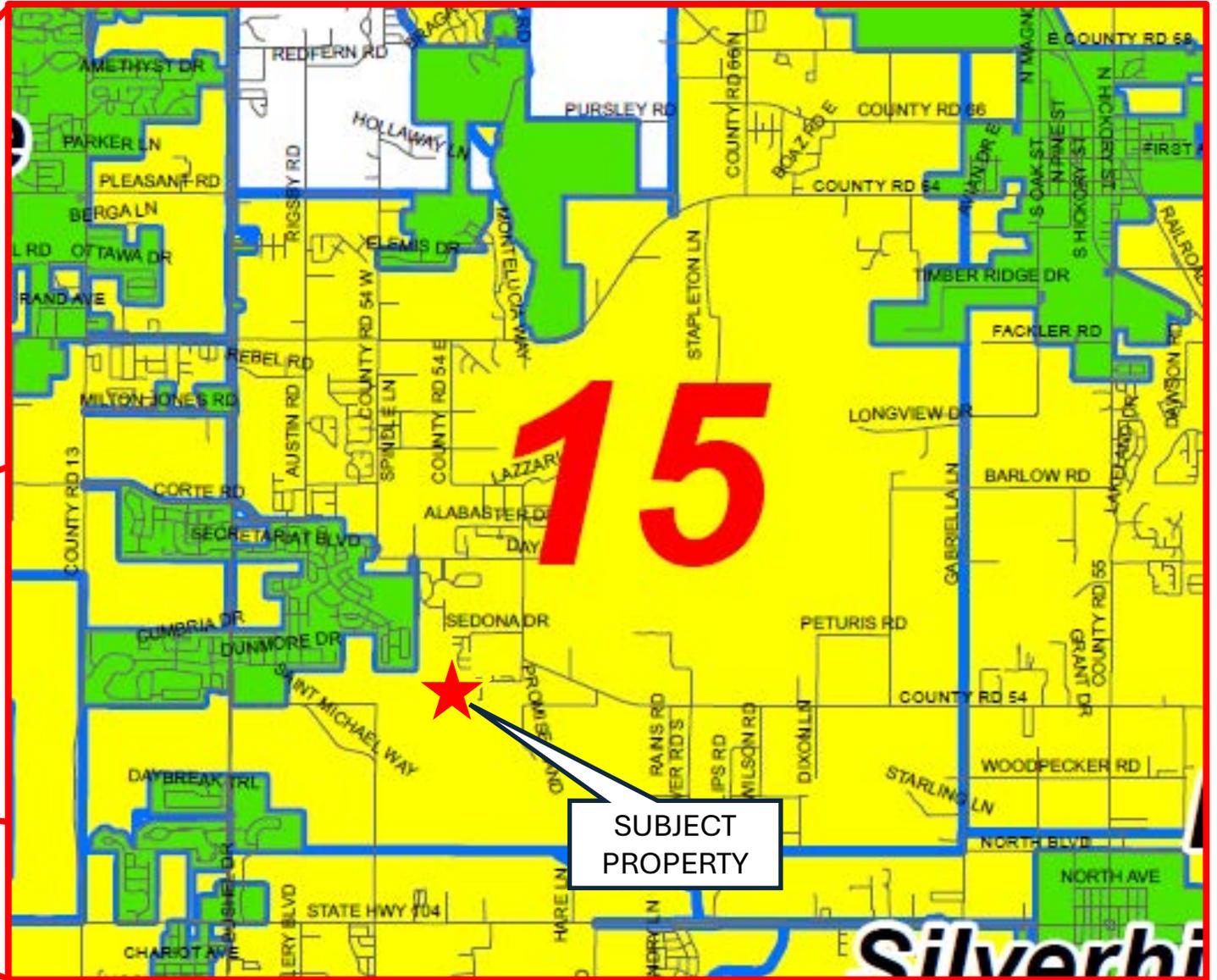
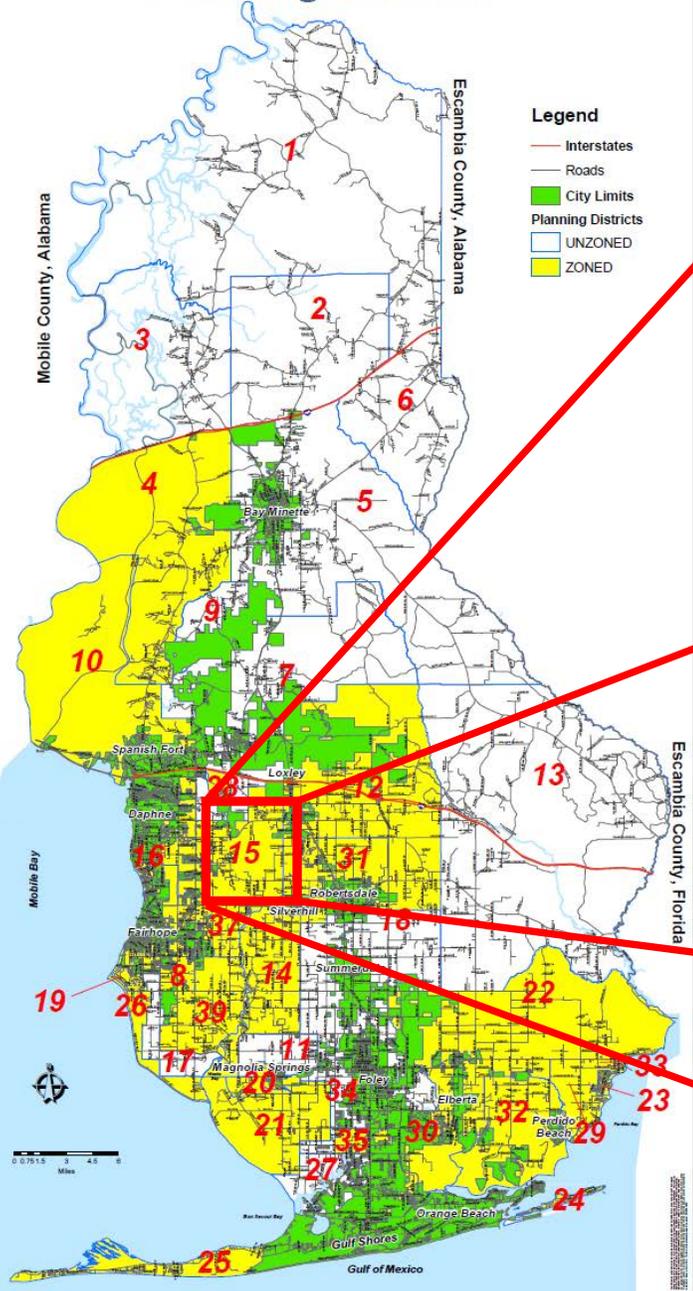
Owner / Applicant: Andrew Wiese

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



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

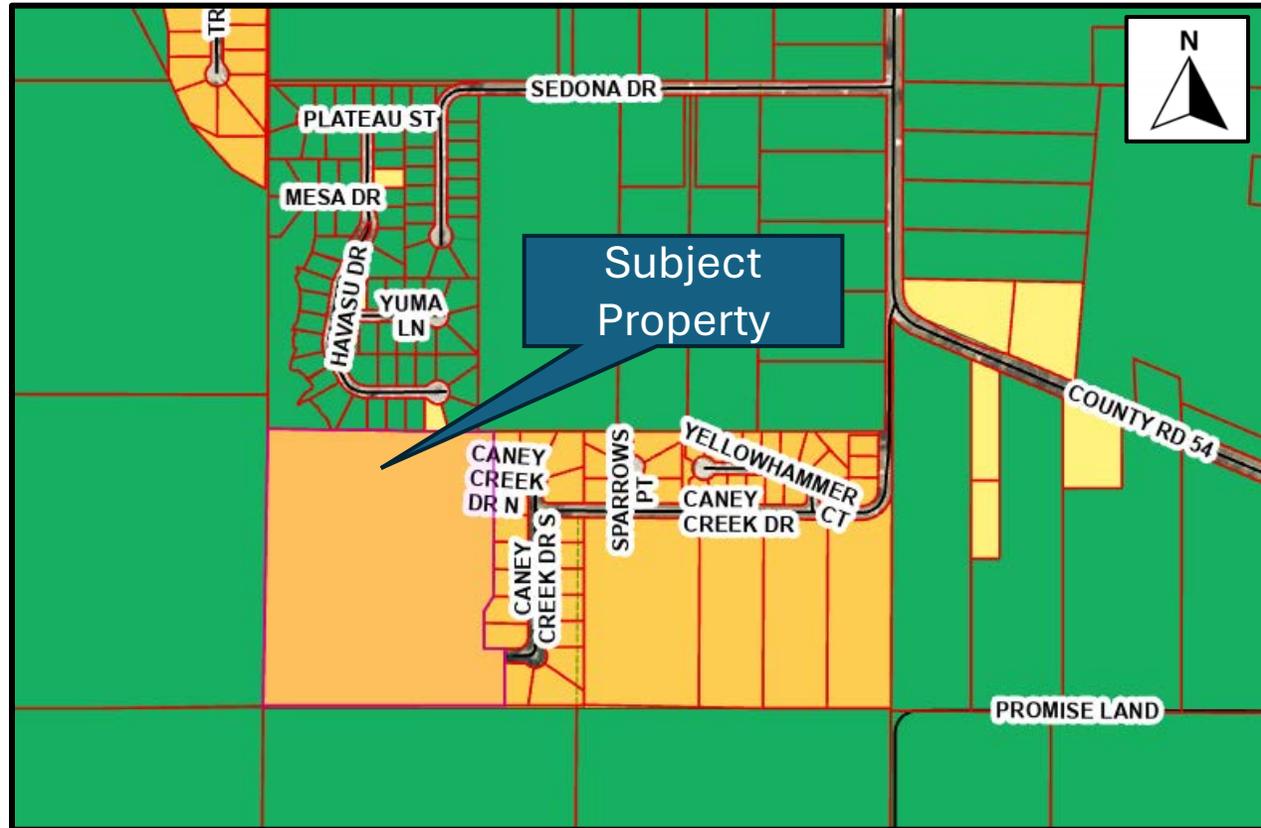
Applicant's Request: The applicant would like to rezone for an agricultural use.

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.

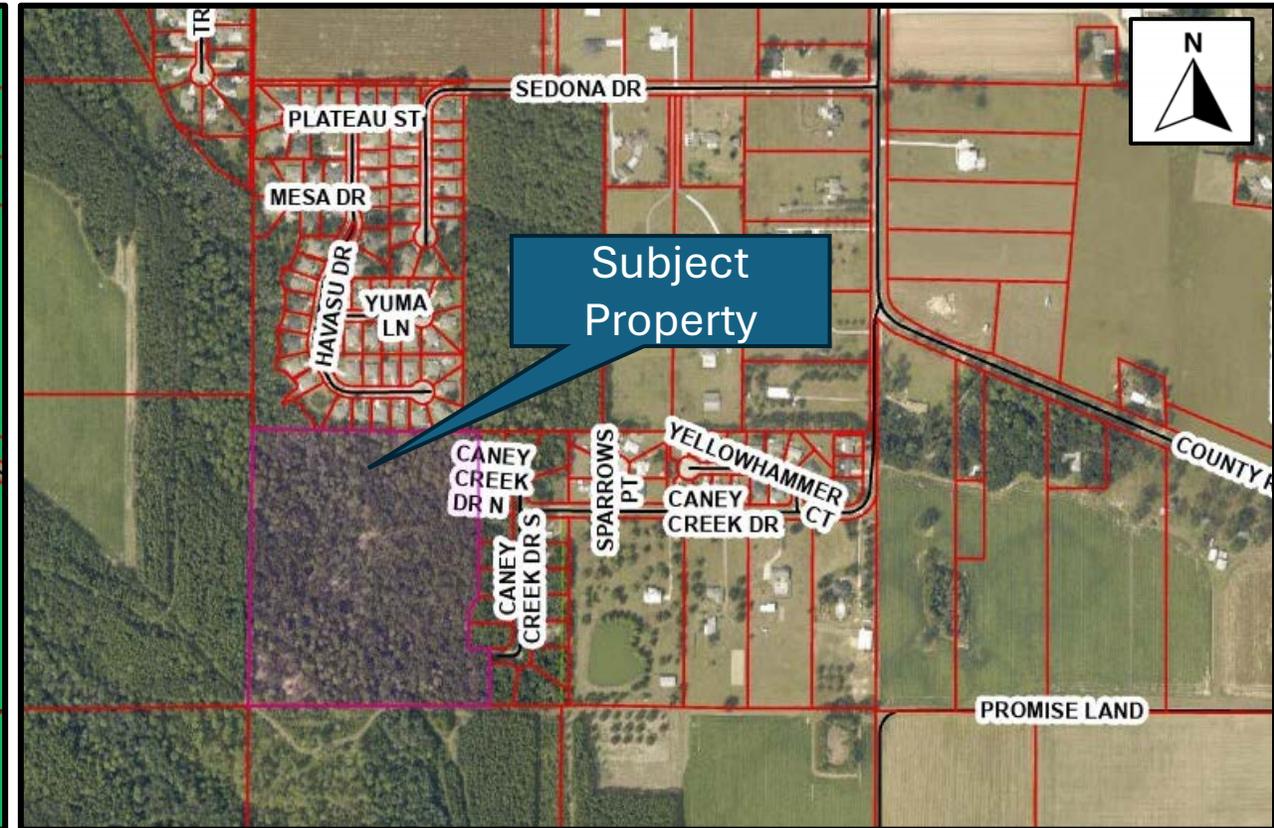
Agency Comments

- **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



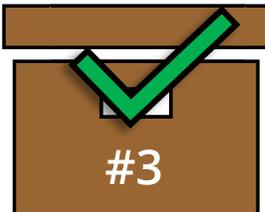
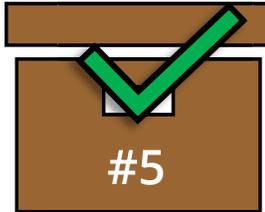
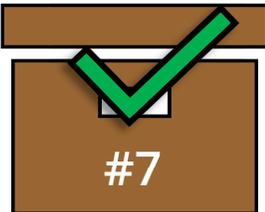
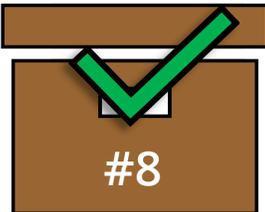
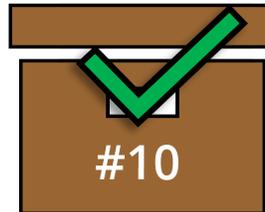
Site Map



	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

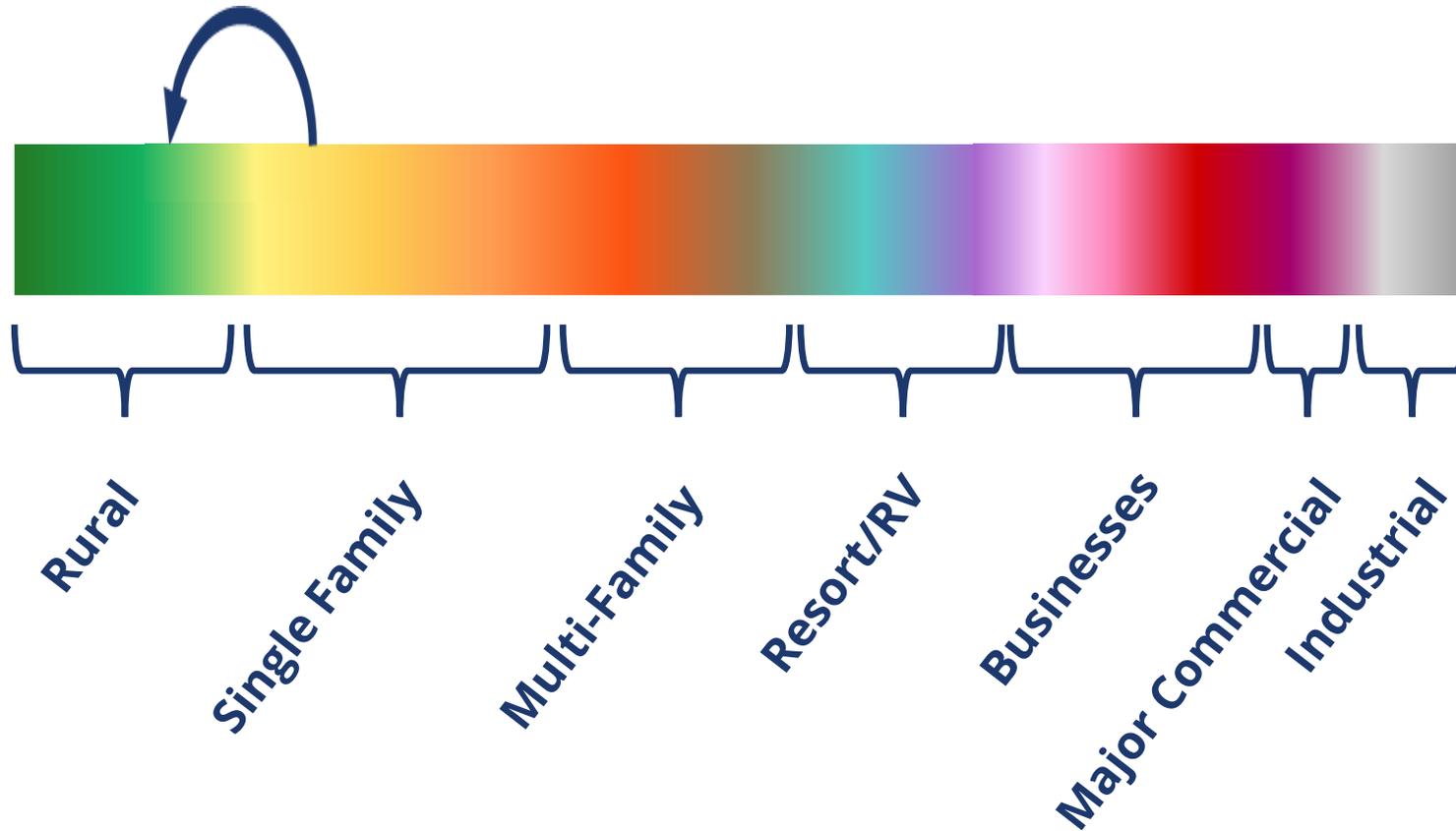
Z24-45 WIESE PROPERTY

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.