

Baldwin County Planning & Zoning Commission Agenda

Thursday, September 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:**
 - August 1, 2024, Work Session Minutes
 - August 1, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

None.

8. Consideration of Applications and Requests: Old Business

a.) PER24-39, Sherwood Grove Extension

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

Purpose: The applicant is requesting a one (1) year Extension Request for Preliminary Plat approval for a 166-lot subdivision.

Location: Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River.

9. Consideration of Applications and Requests: Highway Construction

Setback Appeals

None.

10. Consideration of Applications and Requests: Rezoning Cases

a.) PID23-01, Ecovery Property

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

Purpose: The applicant is requesting to modify the approved site plan for less parking.

Location: Subject properties are located on the east of Railroad Ave and south of Black Devine Rd.

b.) Z24-33, Chadwell Property

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

Purpose: The applicant is requesting to rezone 20 +/- acres from Rural Agricultural (RA) to Rural District (RR).

Location: Subject property is located north of US Highway 98, East of Elberta.

c.) Z24-34, Renfroe Property

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

Purpose: The applicant is requesting to rezone 2 +/- acres from Professional Business District (B-1) to Neighborhood Business District (B-2).

Location: Subject property is located east of State Highway 181, north of County Rd 48 and south of Gayfer Rd Ext.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-08 / SV24-14, London’s Landing

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

Purpose: The applicant is requesting Final Site Plan approval for an 11-unit Planned Unit Development (PUD) and a Variance from Article 5.5.16 Street Elevations, of the Baldwin County Subdivision Regulations.

Location: Subject properties are located west of Plash Rd in the Bon Secour area.

b.) PUD24-09, By the Bay 2

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

Purpose: The applicant is requesting Final Site Plan approval for a 25-unit RV Park.

Location: Subject properties are located south of US Hwy 98 and west of Keller Rd.

c.) SPP24-13, Avery Cove Subdivision

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 121-lot subdivision.

Location: Subject property is located south of County Rd 48 and west of Baldwin County Beach Express.

d.) SPP24-14, Abbey Oaks Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for an 81-lot subdivision.

Location: Subject property is located west of Jimmy Faulkner Rd. and south of D'Olive Rd, near Spanish Fort.

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

None.

13. New Business: None

14. Public Comments: None

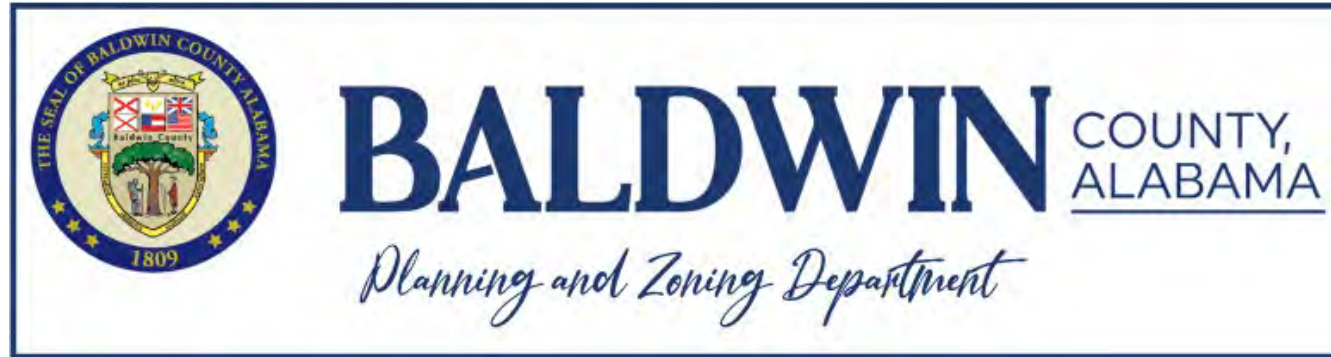
15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: **October 3, 2024**

16. Adjournment.



Case No./Name: PER24-39 for SPP22-07 SHERWOOD GROVE

Meeting Date: Sept. 5, 2024

Request: One-year extension for Preliminary Plat approval for a 166-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Shawn Mitchell

Owner / Developer: Karl Wenzel and Hanni Vitoritt

Surveyor: David Diehl, *SE Civil Engineering*, 9969 Windmill Rd, Fairhope, AL 36532

Engineer: Terracore Development LLC, 26051 Predazzer Lane, Suite A, 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>

Location: Subject property is located on Sherwood Highlands Rd, a quarter mile south of County Road 24 and half a mile east of Highway 181. It is less than a mile northwest of Fish River.

Planning District: At the time of approval, this was in Planning District 14 and now in Planning District 39

Zoning: Unzoned at the time of preliminary plat approval. Now zoned RSF-2

Total Property Area: 50.51 acres +/-

Total # of Lots requested: 166 Lots

- Smallest lot: 7,544 square feet (sf)
- Largest lot: 17,914 sf
- Building Setbacks: 30' Front, 30' Rear 10' Side, or as shown on plat

Streets / Roads: 6,501 linear feet (LF) of streets for public use

- Proposed lots will access internal streets only

Owner: Karl Wenzel and Hanni Vitoritt

Surveyor: David Diehl, *SE Civil Engineering and Surveying*
9969 Windmill Rd, Fairhope, AL 36532

Developer: *Terracore Development Services, LLC*
26051 Predazzer Lane, Suite A, Daphne, AL 36526

Online Case File Number: The original case number for this application is SPP22-7 Sherwood Grove, however, when searching the online Citizen Serve database, please use SPP22-000007. The extension case is PER24-39 or PER24-000039

Parcel: 05-56-06-14-0-000-015.000

PIN: 88086

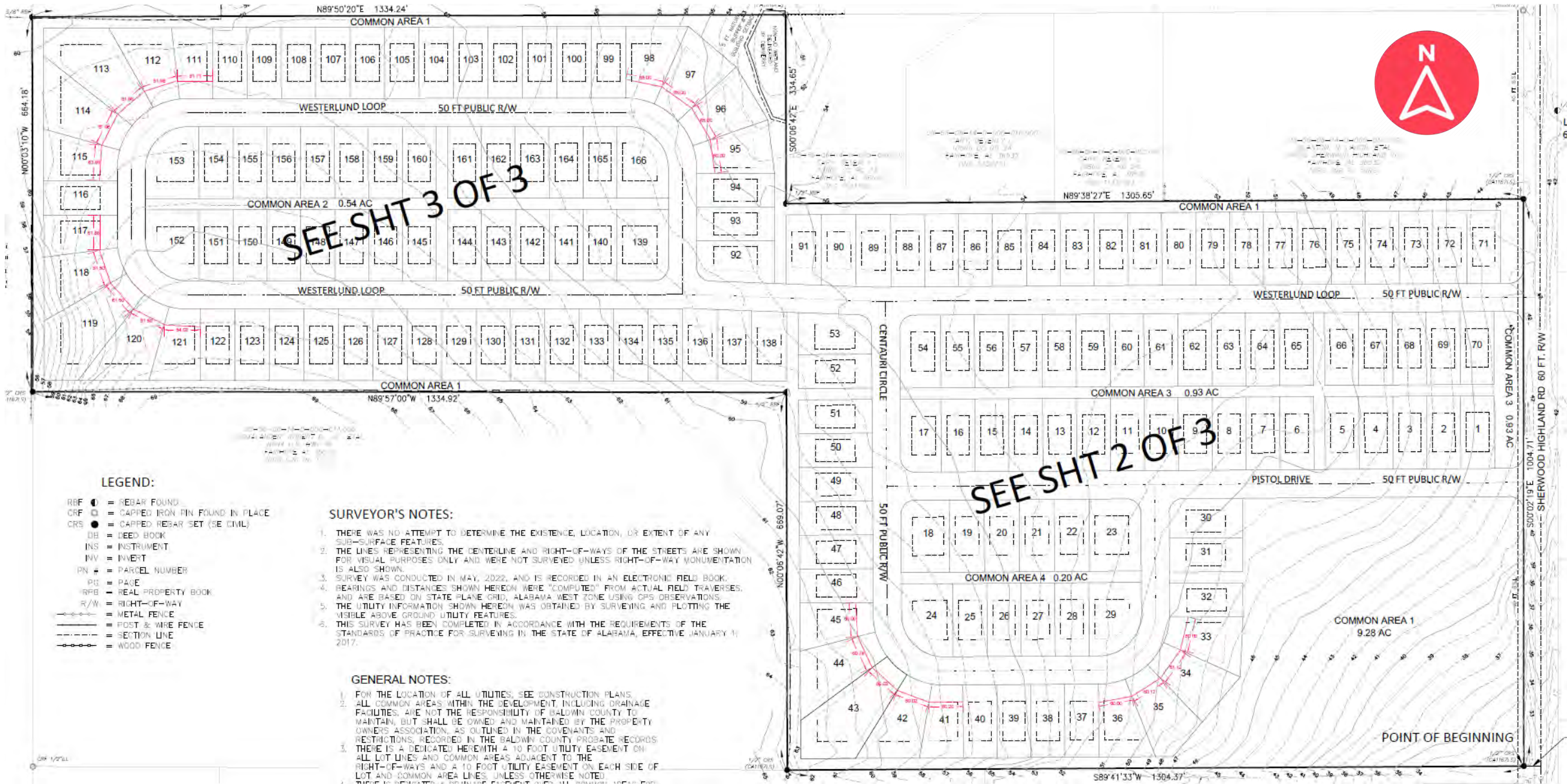
Traffic Impact Study: TIS prepared Dr. Samantha Islam, Ph.D., P.E.

Drainage Improvements: A drainage narrative was prepared and stamped by David Lavery, PE, and accepted by the Baldwin County Highway Department

Wetlands: A wetland delineation was performed by Cathy Barnette, Senior Environmental Scientist, *Dewberry Engineers, Inc.*

Utility Providers:

- Domestic Water: City of Fairhope Public Utilities
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin EMC
- Broadband: AT&T



LEGEND:

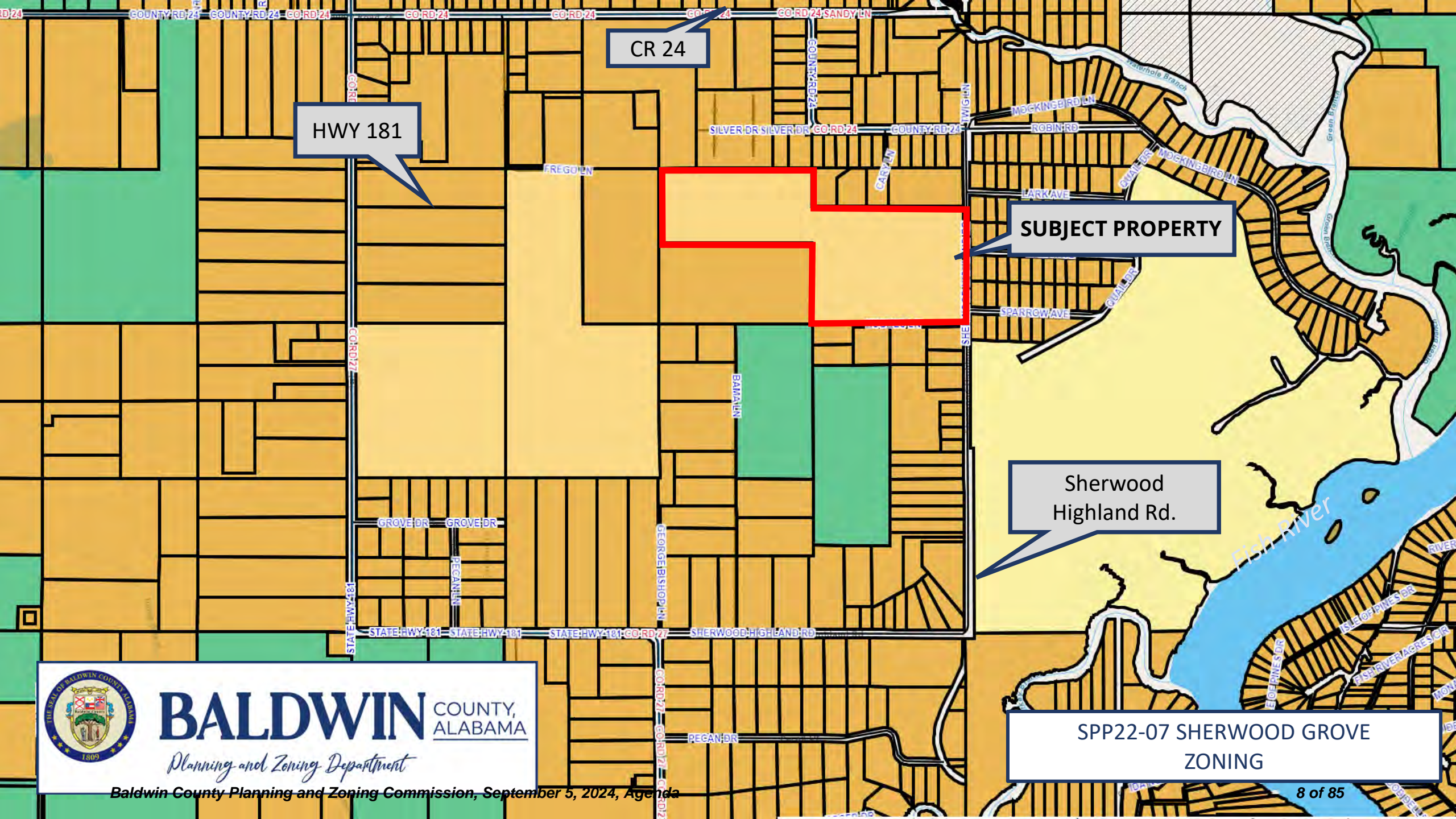
- RRF = REBAR FOUND
- CRF = CAPPED IRON PIN FOUND IN PLACE
- CRS = CAPPED REBAR SET (SE CIVIL)
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PN = PARCEL NUMBER
- PG = PAGE
- RRPB = REAL PROPERTY BOOK
- R/W = RIGHT-OF-WAY
- = METAL FENCE
- = POST & RAIL FENCE
- = SECTION LINE
- = WOOD FENCE

SURVEYOR'S NOTES:

1. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.



CR 24

HWY 181

SUBJECT PROPERTY

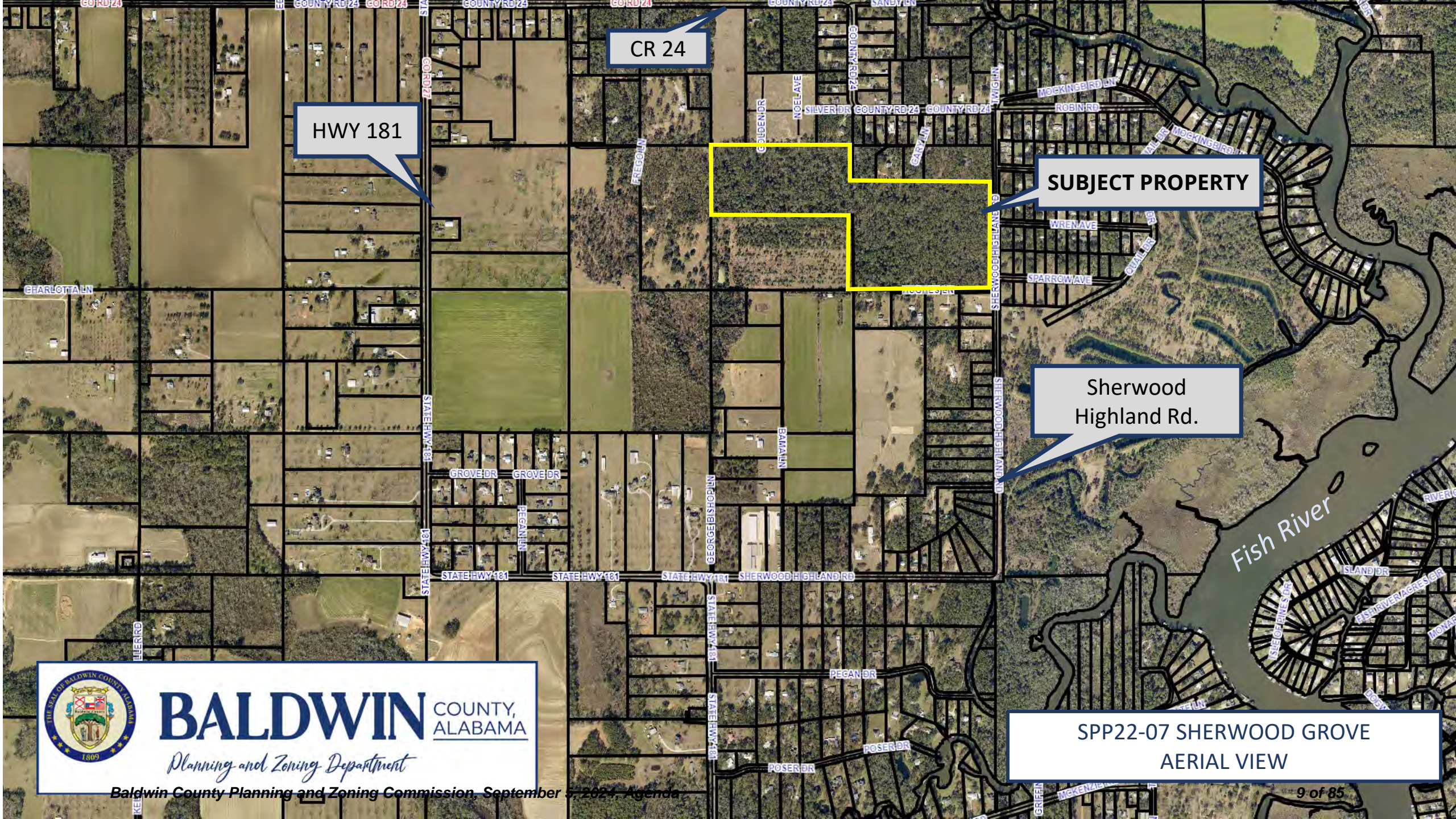
Sherwood Highland Rd.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

SPP22-07 SHERWOOD GROVE ZONING



CR 24

HWY 181

SUBJECT PROPERTY

Sherwood Highland Rd.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

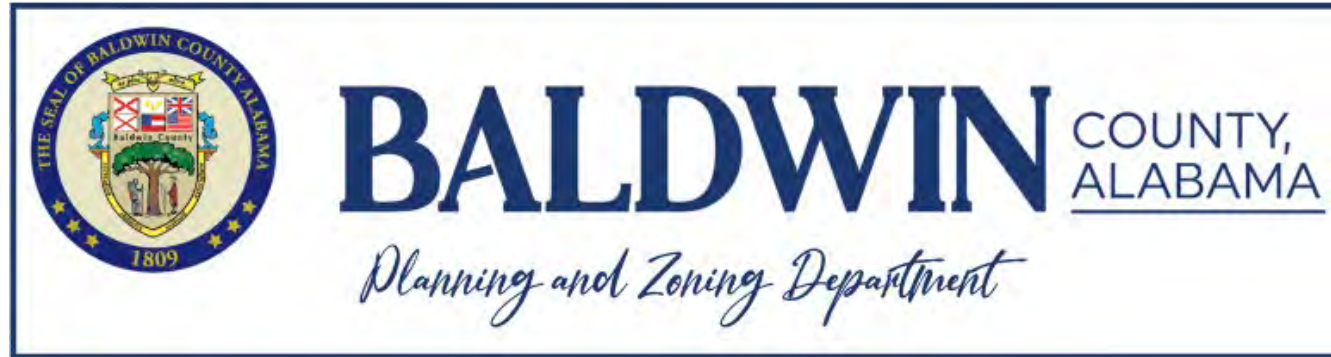
Baldwin County Planning and Zoning Commission, September 5, 2024, Agenda

SPP22-07 SHERWOOD GROVE
AERIAL VIEW

Staff recommends that the EXTENSION OF PRELIMINARY PLAT approval for Case No. PER24-39, *Sherwood Grove SPP22-13*, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following general conditions:

General Condition(s):

1. Baldwin County Permit Division will re-issue the subdivision permit to reflect the 1-year extensions request approval date. This request will grant a one-year extension and will expire on Friday, Sept. 5, 2025.
2. Upon completion of construction and issuance of a 'No Deficiencies' Letter to applicant from Baldwin County Highway Department, applicant shall submit a final plat application for review and approval.
3. Upon review and acceptance of final plat submittal, P&Z Staff will issue administrative approval with authorization to circulate plat for signatures.
4. Applicant will have 90 days from the date of administrative final plat approval to obtain signatures, record the final plat, and upload a digital copy of the recorded plat to the Portal.



Case No./Name: PID23-1 Ecovery Property
Meeting Date: September 5, 2024
Request: Modify approved site plan for less parking
Recommendation: Approval for PID23-1 Site Plan Modification

Staff Lead: Celena Boykin
Owner / Developer: *Ecovery, LLC*
Engineer: Goodwyn, Mills, & Cawood, LLC

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>

PID23-1 ECOVERY PROPERTY

Lead Staff: Celena Boykin, Senior Planner

Planning District: 12

Zoned: M-2, General Industrial District

Location: Subject property is located on the east of Railroad Ave and south of Black Devine Rd.

Current Use: Industrial (Ecovery)

Acreage: 64.44 +/- acres

Physical Address: 26320 Railroad Ave.
Loxley, AL 36551

Applicant: Goodwyn, Mills, & Cawood, LLC

Owner: Ecovery, LLC

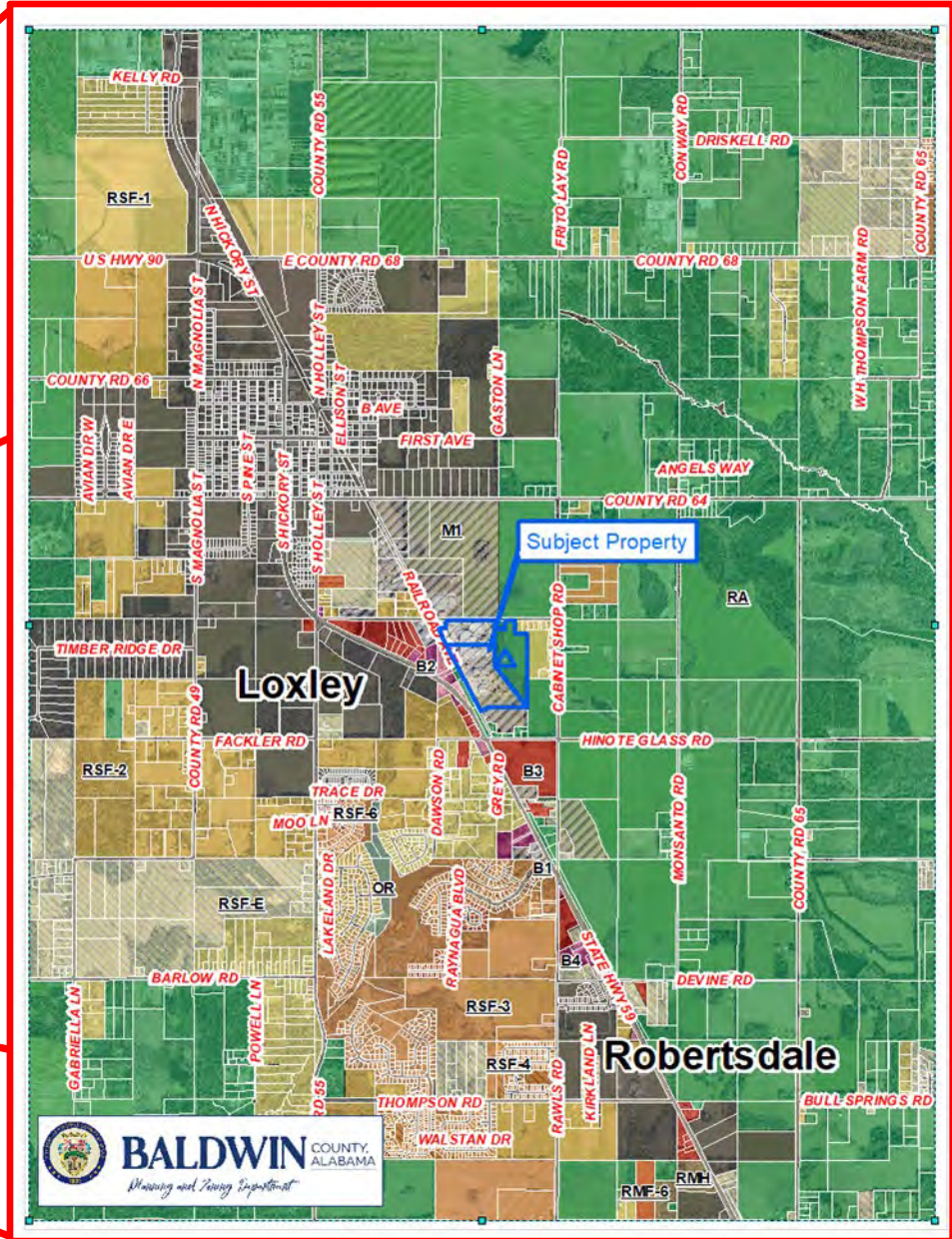
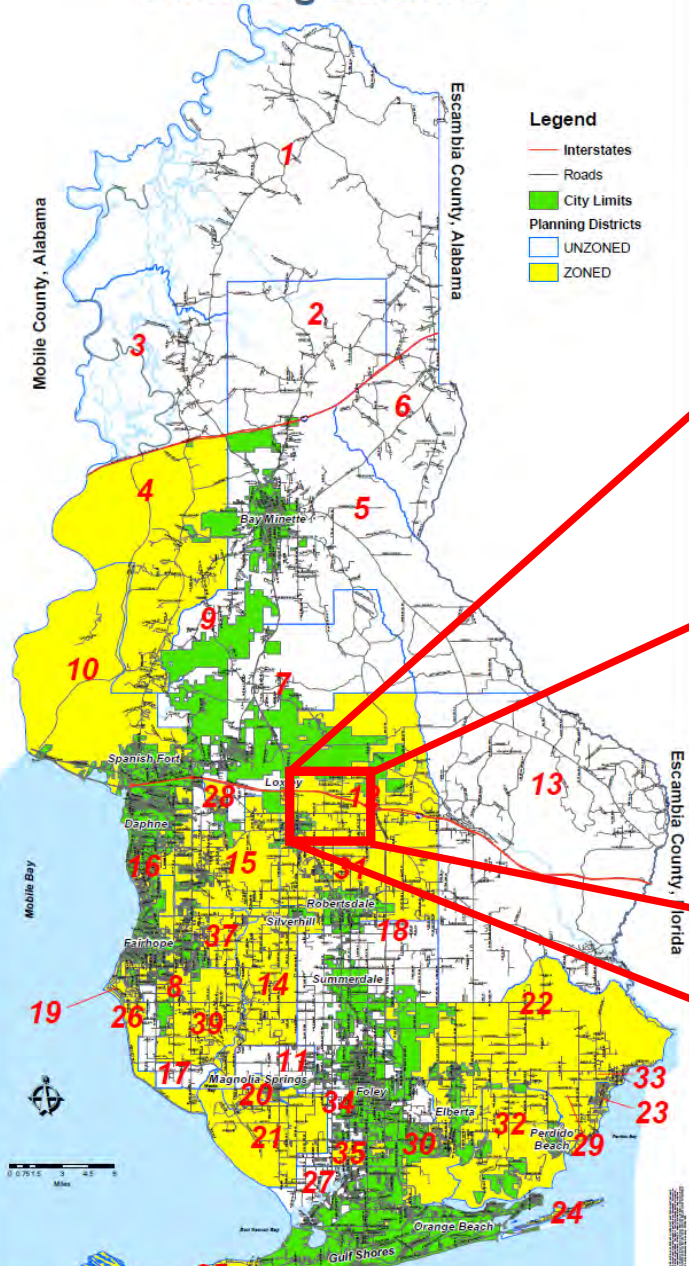
Applicant's Request: Modify the existing site plan approval to have less parking than what was originally approved in September 2023.

Online Case File Number: The official case numbers for this application is PID23-1, however, when searching the online CitizenServe database, please use PID23-000001.

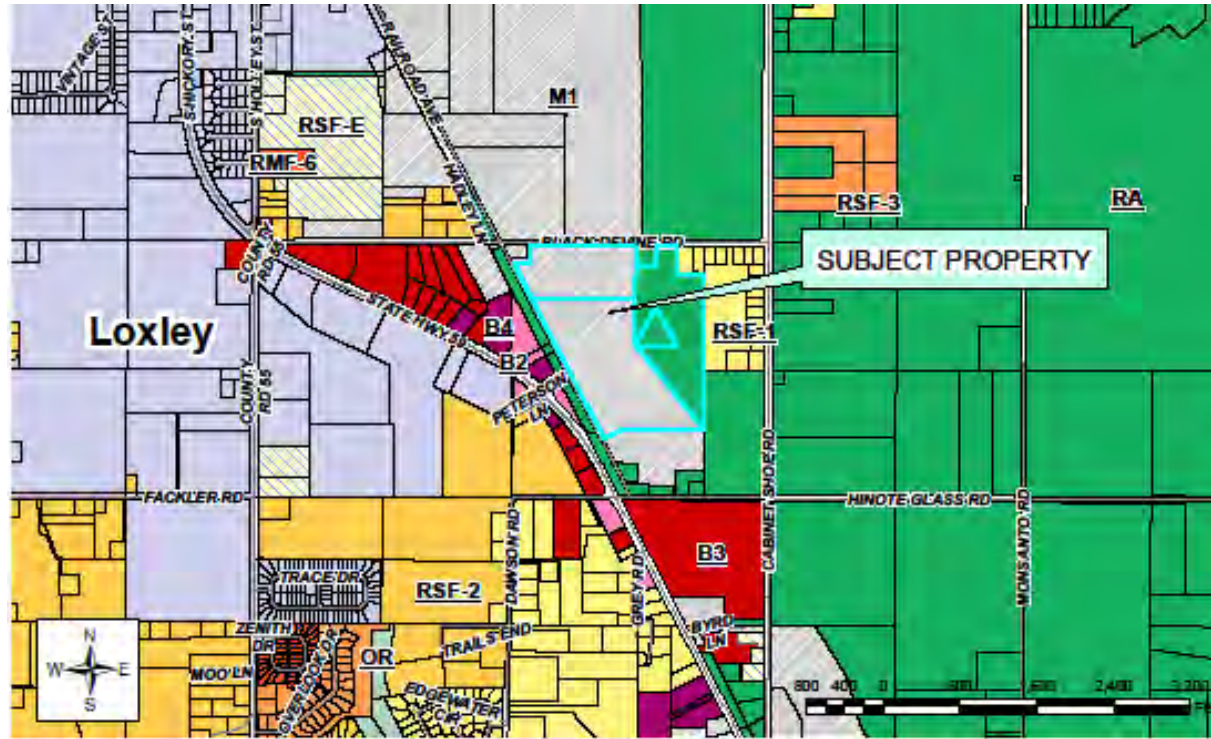
Baldwin County, Alabama Planning Districts

Legend

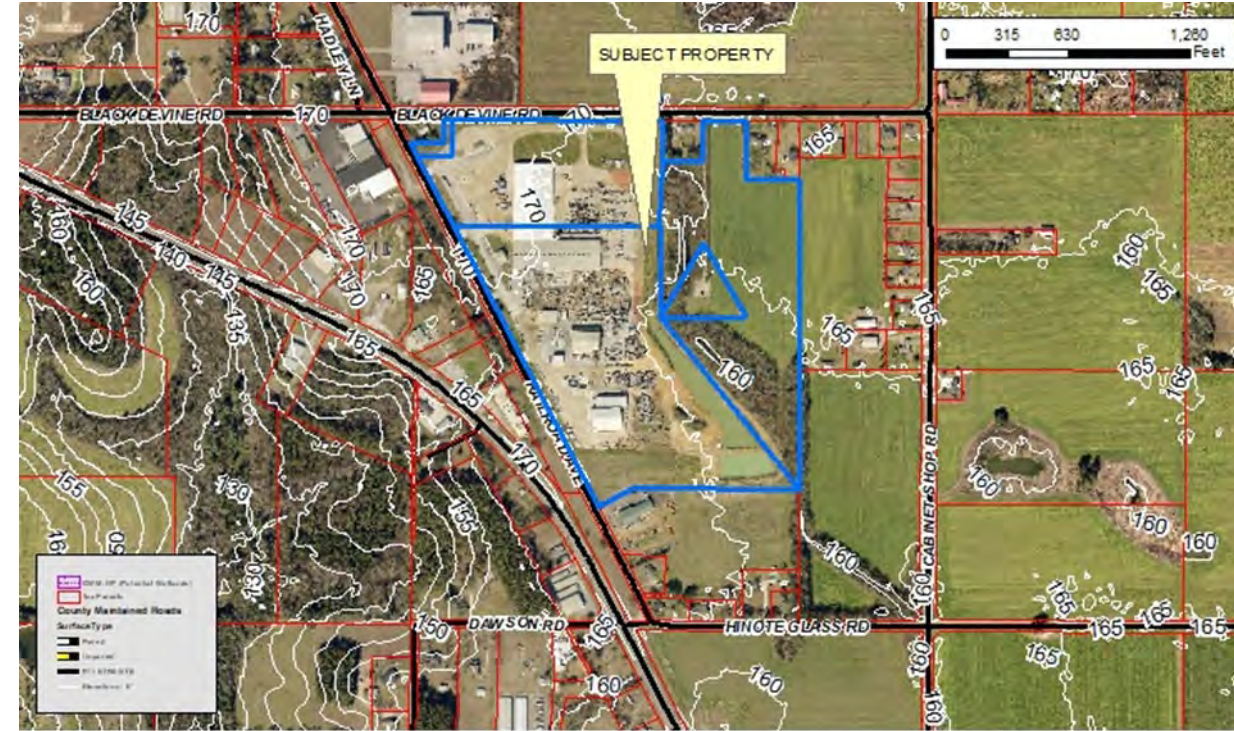
- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED



Locator Map



Site Map



Adjacent Zoning

North	M-1, Light Industrial
South	M-1, Light Industrial
East	RA, Rural Agriculture and RSF-1, Single Family Residential
West	RA, Rural Agriculture and Railroad Ave

Adjacent Land Use

North	Industrial
South	Commercial
East	Agriculture, Cell Tower, and Residential
West	Vacant

Proposed Zoning Requirements - PID

Article 9 Planned Development Districts

Section 9.1 Purpose

It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

Definitions. Words and phrases used in this section shall have the meanings as set forth in this section. Words and phrases not defined in this section but defined elsewhere in the zoning ordinances shall be given the meanings as set forth in such ordinances. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

Large scale planned developments: A development of land, occupying 1000 contiguous acres or more, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. A large scale planned development containing 4 units or less is exempt from these provisions. Large Scale Planned Developments are required to obtain Conceptual Site Plan approval (reviewed first by Planning Commission and recommendation sent to the County Commission for final consideration), and then obtain Final Site Plan approval for each phase of development, as outline herein.

Small scale planned developments: A development of land, occupying at least 5 acres and less than 1000 contiguous acres, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. A small scale planned development containing 4 units or less is exempt from these provisions. Small Scale Planned Developments are required to obtain Final Site Plan approval as outlined herein.

Section 9.2 Planned Developments, Generally

9.2.1 *Unified control.* The parcel or parcels of land for a Planned Development shall be in unified control and shall be owned or controlled by a single person, corporation, agency, or like organization. The applicant shall provide the county appropriate and necessary documents to indicate ownership. No application shall be considered until this section is fully complied with. An application must be filed by the owner or authorized agent of all property included in the project. In the case of multiple ownerships, the approved final development plan shall be binding on all owners and any successors. The developer shall

maintain and provide for unified control of the Planned Development until the project is complete. The entity designated to provide unified control shall ensure that all conditions of development are met. Individual properties may be sold after appropriate approvals and recordings have been completed and that proper recordings have been made which insures the continuance of the Planned Development as approved. Responsibility for unified control may be assigned to an individual or entity such as a homeowner's association that will provide for the maintenance of any common property and improvements.

9.2.2 Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission, upon recommendation by the Planning Commission, and shall be shown on the approved Final Site Plan.

9.2.3 Where a planned development involves the subdivision of land, a subdivision plat shall be approved in accordance with the procedures established in the *Baldwin County Subdivision Regulations*.

9.2.4 *Approval of a planned development.* Approval of a large scale Planned Residential Development conceptual plan, small scale Planned Residential Development and Planned Industrial Development final site plan shall constitute a zoning map amendment for the subject property. The zoning designation "PRD" or "PID" shall be assigned on the official zoning map for the respective planning district.

Proposed Zoning Requirements - PID

Section 9.6 Planned Industrial Development (PID)

9.6.1 *Development area.* A planned industrial development, occupying 10 acres or more may be established in the B-3, B-4, M-1, and M-2 zoning districts within those Planning Districts which permit planned industrial developments (See *Section 2.3: Establishment of Zoning in Planning Districts*).

9.6.2 *Permitted uses.* Within the "PID Planned Industrial Development" districts, the following uses and structures designed for such uses may be permitted:

- (a) General industrial uses which do not create any danger to health or safety in surrounding areas and which do not create any objectionable noise, vibration, smoke, dust, odor, heat or glare.
- (b) Light industrial uses.
- (c) Accessory structures and uses.
- (d) Maintenance facilities and utility facilities.

9.6.3 *Prohibited uses.* Any usage that creates a nuisance or discharge, storage and/burial of any liquid waste, solid waste or airborne particulate matter in violation of Federal, State, or County law is prohibited. Examples of prohibited uses include chemical plants, plastic manufacturers, and paper manufacturers.

9.6.4 *Development standards.*

- (a) *Buffers.* A minimum buffer of 25-feet shall be required around the entire perimeter of a planned industrial development. Where a boundary abuts a wetland area, the buffer shall be a minimum of 50-feet wide, except for docking facilities. Where the distance between property lines is greater than 1000-feet, the required buffer shall be increase to 100-feet. The buffer shall contain or shall be planted with trees and shrubs of sufficient density and of sufficient height (but in no case less than 8-feet high at the time of planting) to afford adequate visual and noise protection. All screen planting shall be maintained in a clean and neat condition so as to accomplish its purpose continuously.
- (b) *Setbacks.* A setback of 50-feet from all property lines which form the perimeter of a planned industrial development shall be required. Within Planning District 4 the following setbacks shall also apply:

Minimum front yard	100-feet
Minimum rear yard	75-feet
Minimum rear yard	50-feet
Minimum side yard abutting street	100-feet

(c) *Building height.* A maximum building height of 60-feet or 4 stories shall be observed. The required setback shall be increased one (1) foot for each foot of building height in excess of 35-feet. In Planning District 4, any portion of a structure greater than 30-feet in height shall be located a minimum of 1000-feet from any residential district.

(d) *Lot size.* No minimum lot sizes are required except in Planning District 4 a minimum lot size of 3 acres and a minimum lot width of 200-feet shall be required.

(e) *Open space requirement.* A minimum of 10% of the gross land area of the planned industrial development shall be set aside for permanent open space.

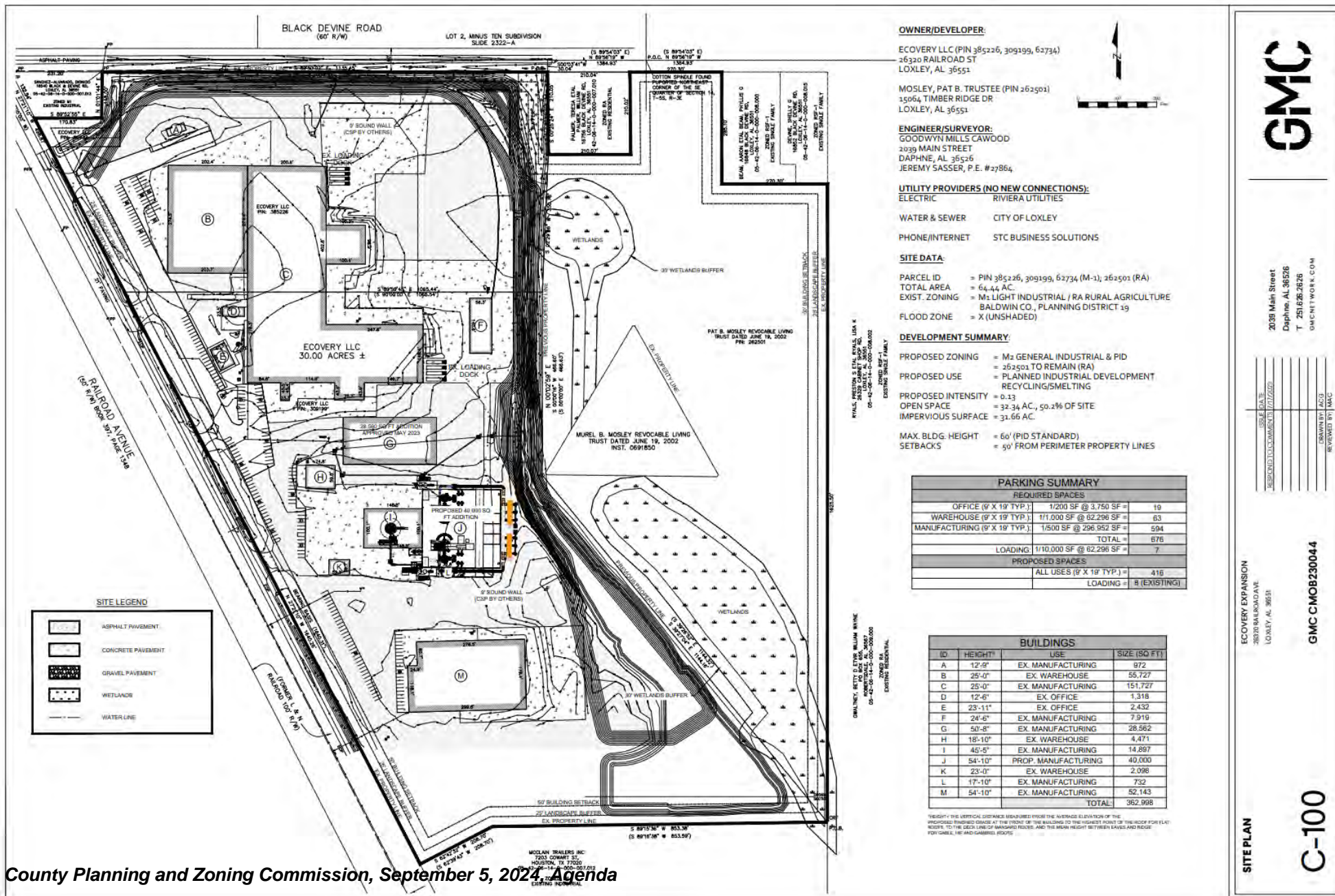
(f) *Outside storage areas.* Outside storage of any materials, supplies, or products shall not be permitted within any required setback or buffer area and shall be properly screened.

(g) *Lighting.* Lighting fixtures used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent properties or into traffic.

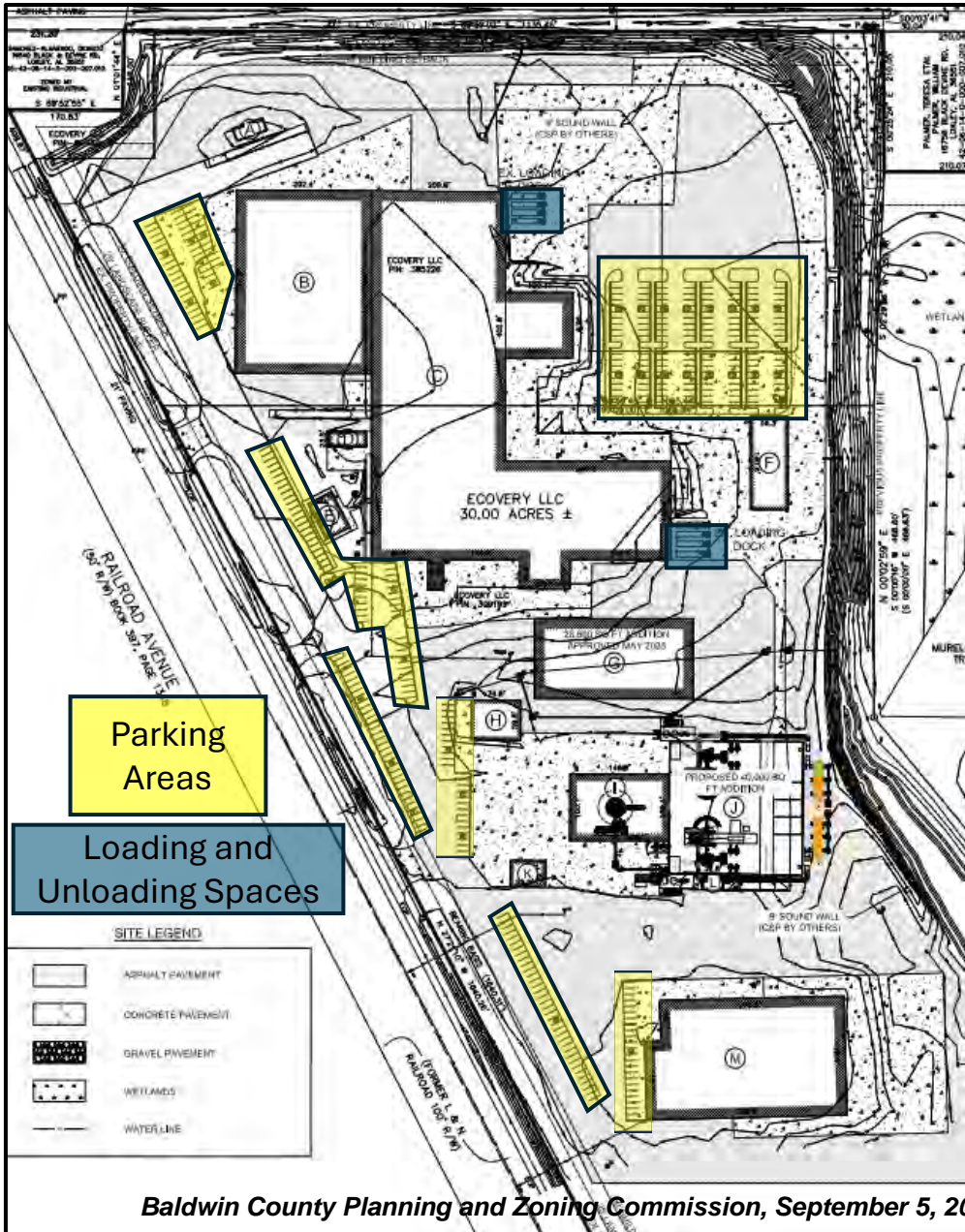
(h) *Traffic.* A professional traffic analysis indicating that the proposed development will be so related to streets and arteries that the traffic generated can be accommodated without causing objectionable volumes of traffic on residential streets shall be required.

(i) *Environmental permits.* All development in a planned industrial development shall adhere to ADEM and EPA air and noise pollution standards and requirements of the Clean Air and Clean Water Acts. Before commencing construction, all developments shall obtain or demonstrate an ability to obtain all permits as may be required by any applicable Federal and State of Alabama environmental laws and ordinances. All subsequent operations within an approved development shall comply with all such environmental requirements.

PID Site Plan approved on 9/19/2023



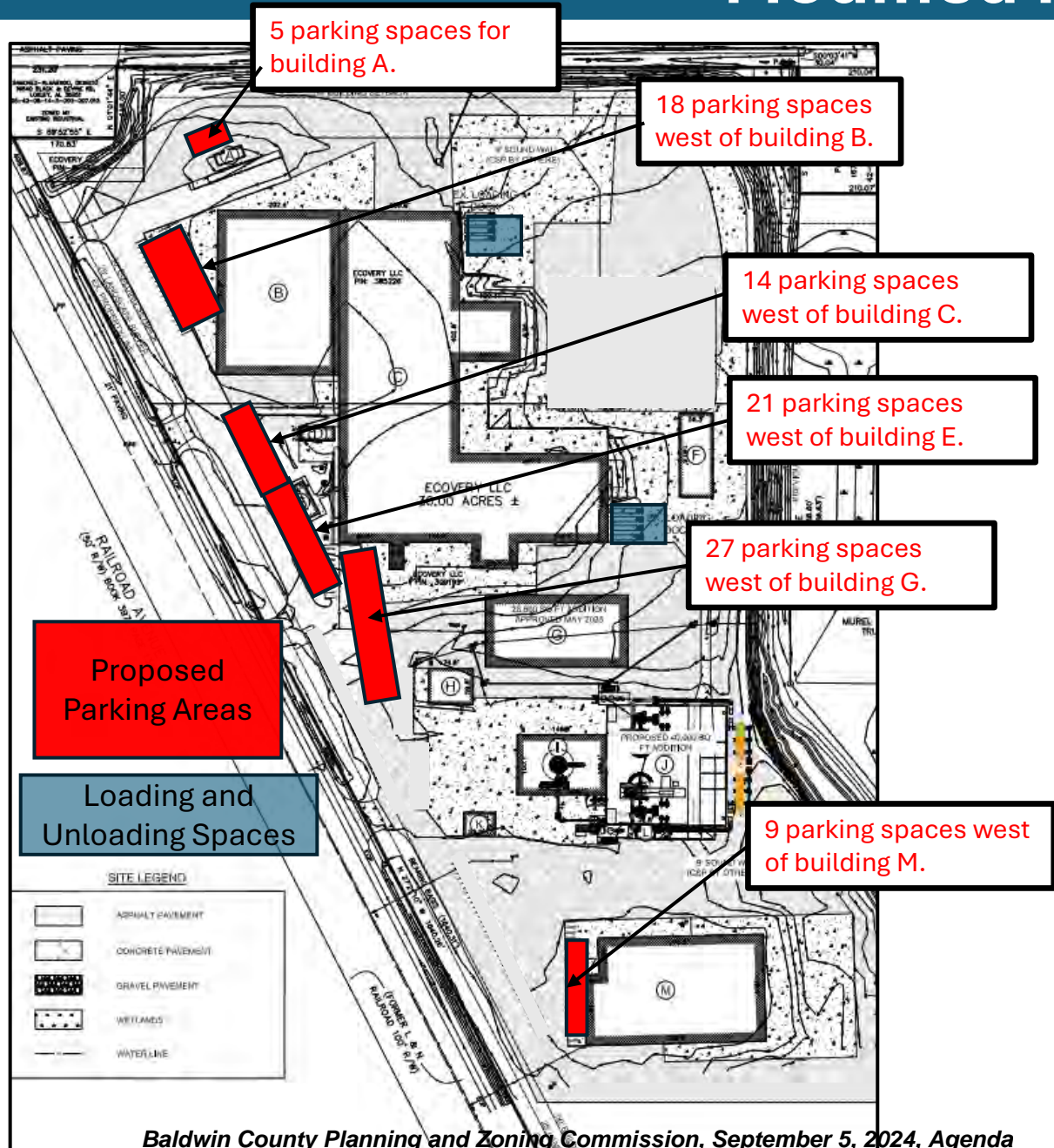
Approved Parking Plan on 9/19/2023



Applicant's reason for requesting less parking:
 The facility has 125 employees that operate in 4 shifts with 5 OTR drivers. The operation requires extremely large buildings but not an extremely large number of employees. The zoning ordinance will require 676 spaces which is well in excess of any that would be needed. Over 400 spaces are provided which is more than adequate for the number of employees and potential visitors to the site.

PARKING SUMMARY			
REQUIRED SPACES			
OFFICE (9' X 19' TYP.):	1/200 SF @ 3,750 SF =	19	
WAREHOUSE (9' X 19' TYP.):	1/1,000 SF @ 62,296 SF =	63	
MANUFACTURING (9' X 19' TYP.):	1/500 SF @ 296,952 SF =	594	
	TOTAL =	676	
LOADING:	1/10,000 SF @ 62,296 SF =	7	
PROPOSED SPACES			
	ALL USES (9' X 19' TYP.) =	416	
	LOADING =	6 (EXISTING)	

Modified Parking Plan



Applicant:

“We are asking to amend our PID from 416 parking spaces to 94 parking spaces. Ecovery currently has 74 available parking spaces on site, during our peak hrs, M-F 7am- 3:30 pm we use roughly 68% of our parking spaces. Night shift M-F currently uses 27% of our current available spaces and on weekends that drops to 22% for day shift and down to 9% for night shift. By increasing to 94 parking spaces this will ensure that half our parking spaces will be available during peak hrs of operations. More than enough spaces to handle our needs.”

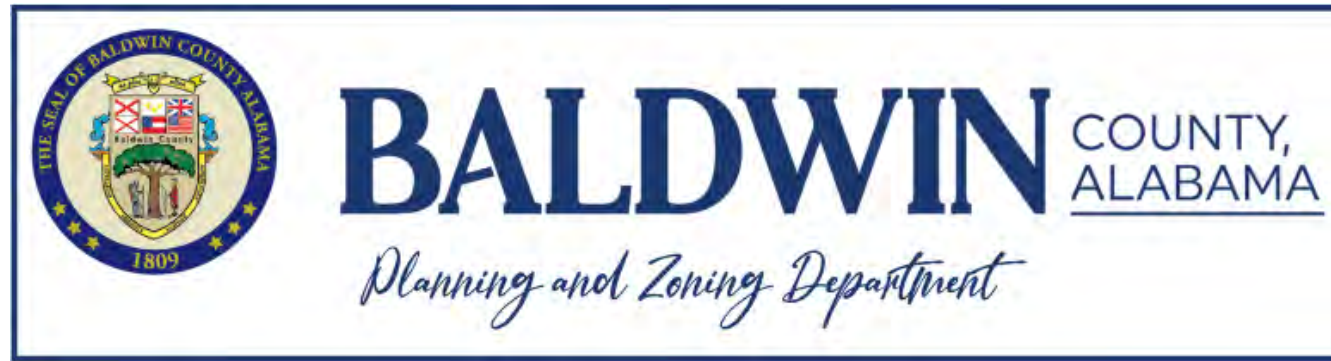
Parking Summary	
Required Parking	676 Spaces
Approved Parking on 9/16/2023	416 Spaces
Proposed Parking	94 Spaces

REZONING Staff's Recommendation:

Staff recommends **approval** of the modification of 416 parking spaces reduced to 94 parking spaces for PID23-1 to the Planning Commission with the following conditions:

1. No Industrial expansion to adjacent lot.
2. Any expansion of the proposed structures, facility, and/or industrial use shall necessitate a new site plan and be reviewed by the Planning Commission.

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



Case No./Name: Z24-33 Chadwell PROPERTY

Meeting Date: September 5, 2024

Request: Rezoning request for RA to RR to construct a wholesale warehouse distribution center

Recommendation: Approval

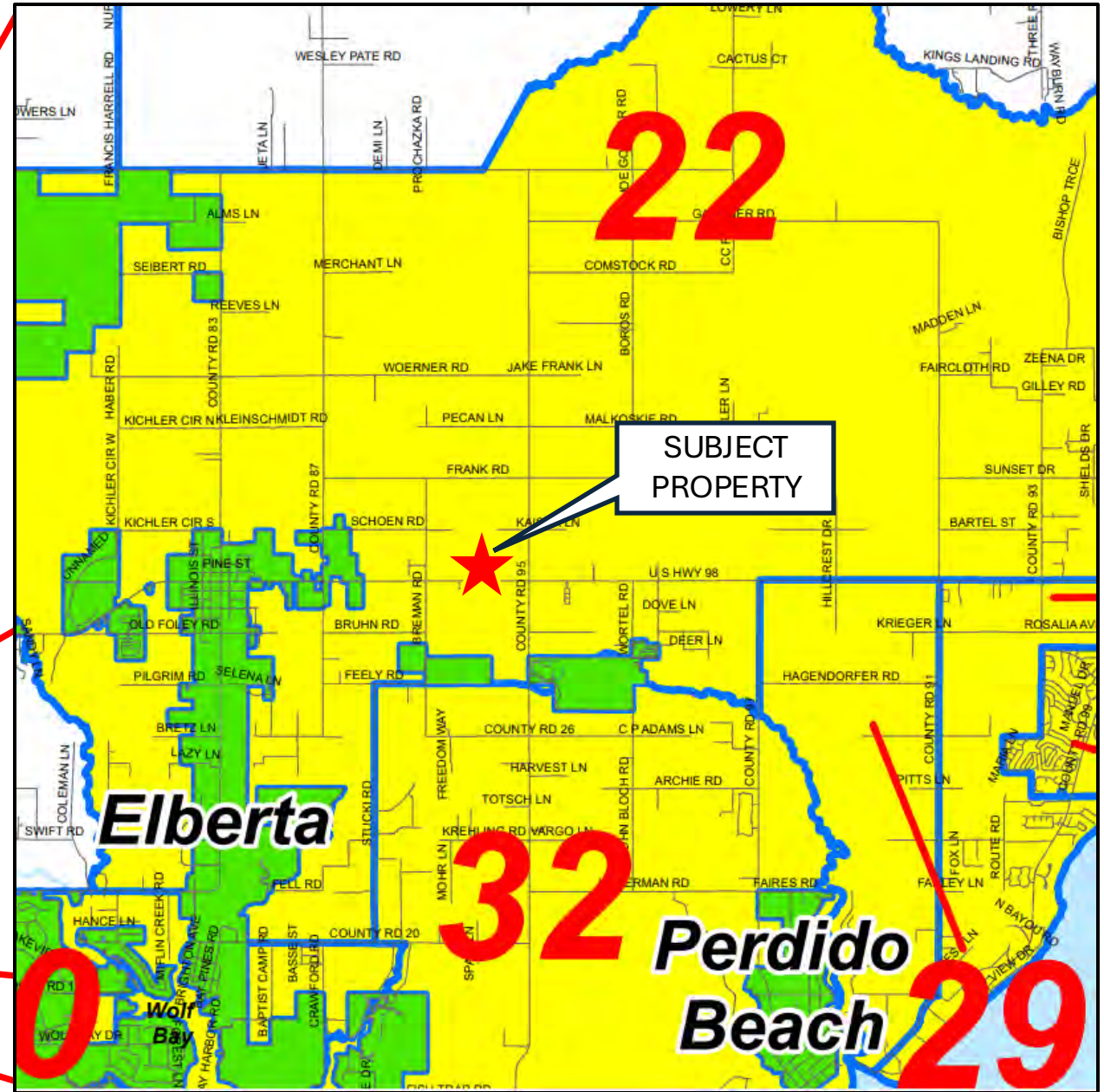
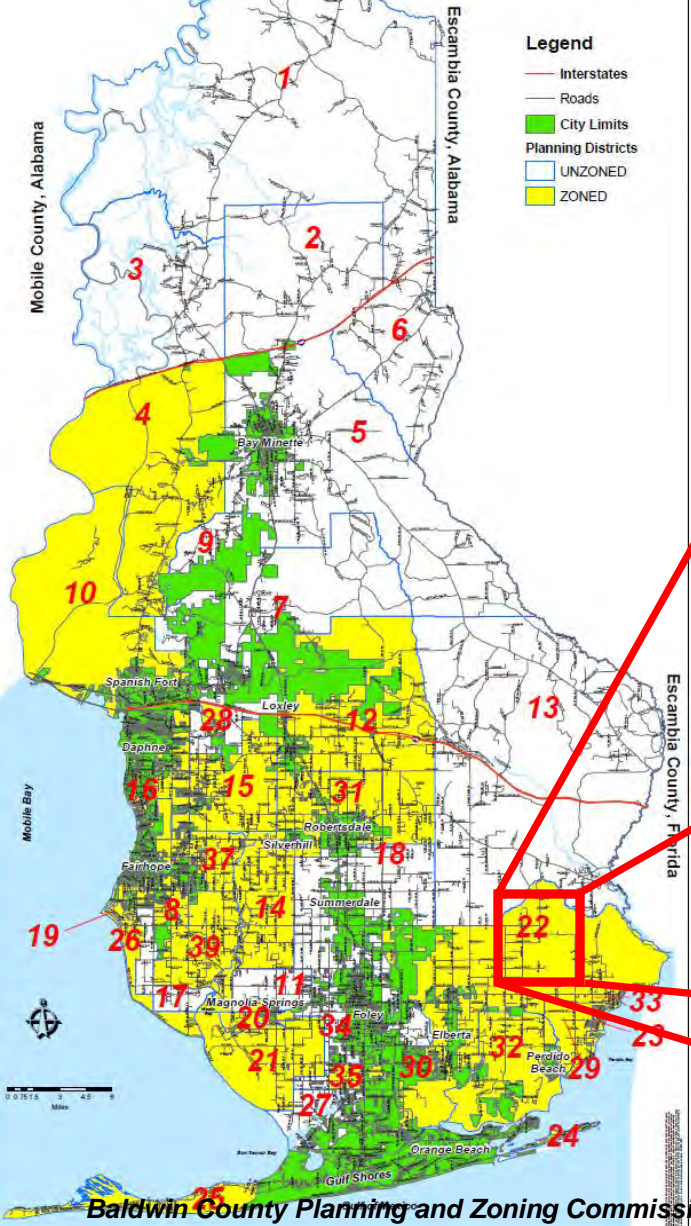
Staff Lead: Brittany Epling

Owner: Cynthia Chadwell

Applicant: Lost Islands, LLC – Jay Quave

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



Z24-33 CHADWELL PROPERTY

RE-ZONING REQUEST FROM RA TO RR

Lead Staff: Brittany Epling, Planning Technician II

Planning District: 22

Parcel ID #: 05-53-05-22-0-000-011.003

PIN: 107513

Zoned: RA – Rural Agricultural District

Location: Subject property is located north of US Highway 98, East of Elberta

Current Use: Vacant/Agricultural

Acreage: 20 +/- acres

Applicant: Lost Islands, LLC – Jay Quave

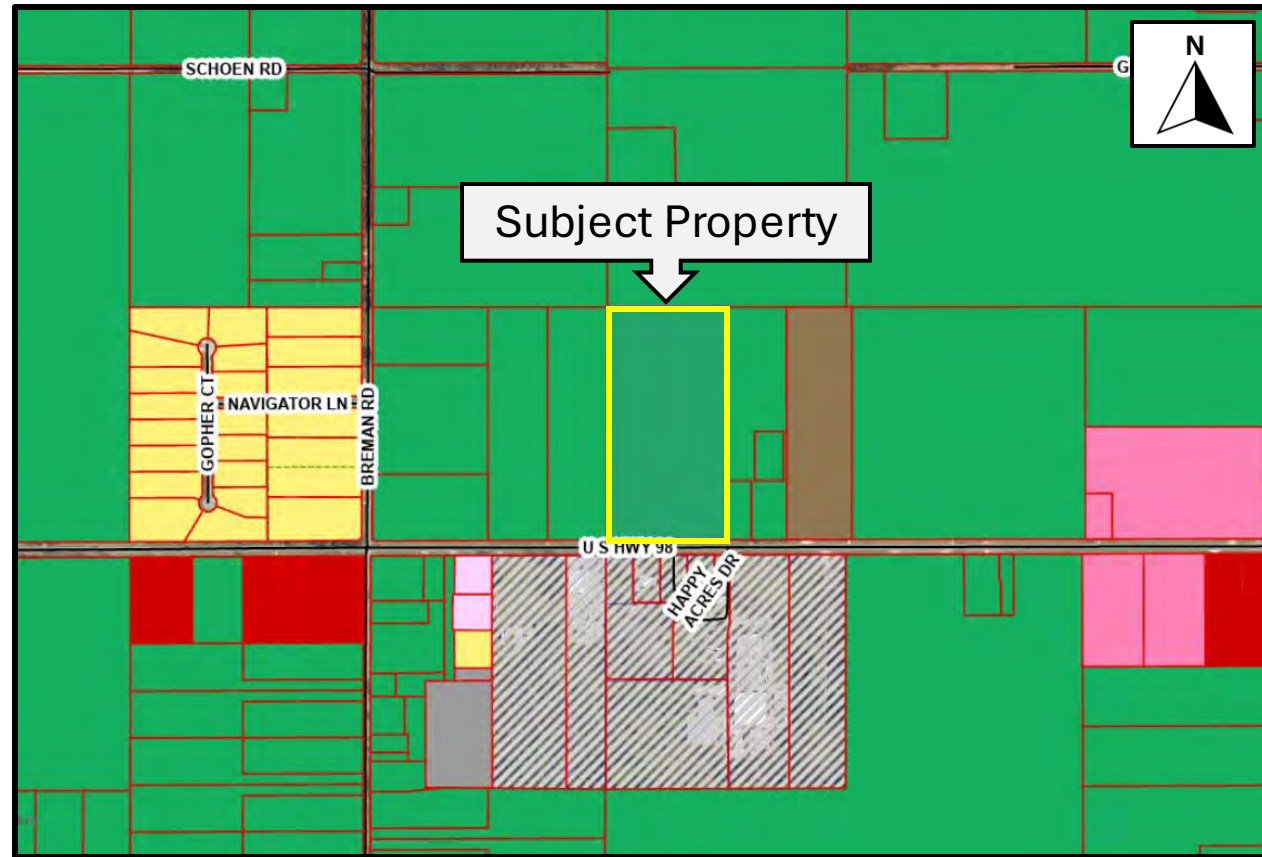
Owner: Cynthia Chadwell

Proposed Zoning: RR, Rural District

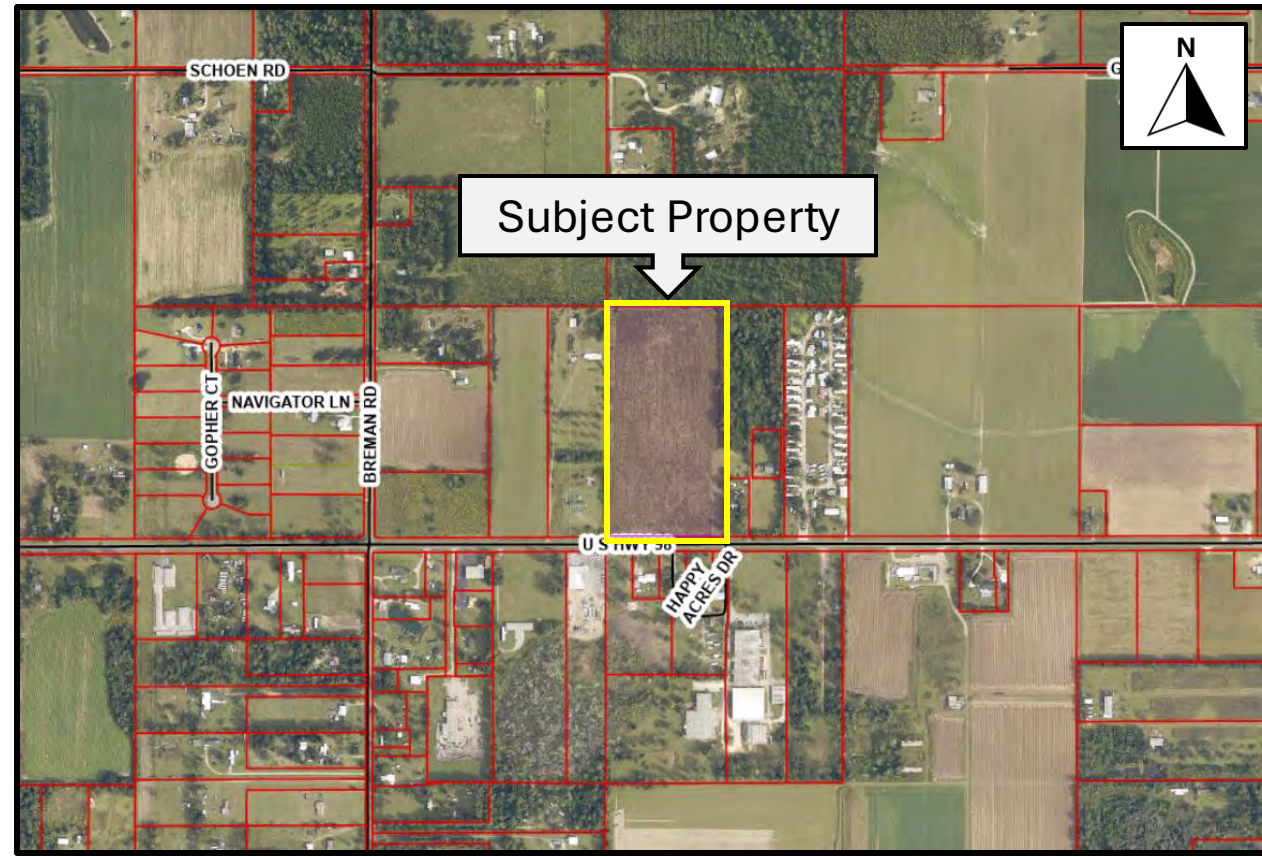
Applicant's Request: The applicant would like to rezone from RA to RR to construct a wholesale warehouse distribution center for Panama Jack, and beach/resort products.

Online Case File Number: The official case number for this application is Z24-33, however, when searching the online CitizenServe database, please use Z24-000033.

Locator Map



Site Map



Adjacent Zoning

North	RA, Rural Agricultural District
South	M-1, Light Industrial District
East	RA, Rural Agricultural District

Adjacent Land Use

North	Residential
South	Industrial
East	Residential

Subject Property
PIN: 107513



Adjoining Property to The North
PIN: 5227



Aug 1, 2024 12:03:04 PM
117° SE

Adjoining Property to The East
PIN: 46490



Aug 1, 2024 11:57

Adjoining Property to The West
PIN: 107512



Aug 1, 2024 11:52:33

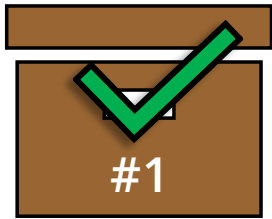
Adjoining Property to The South
PIN: 388032



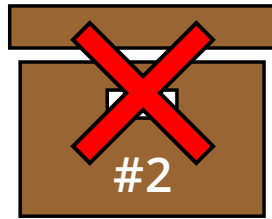
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Factor Summary:

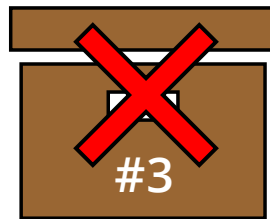
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



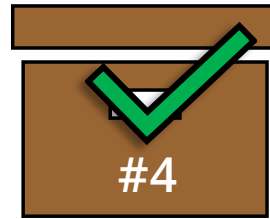
Compatible with development pattern?



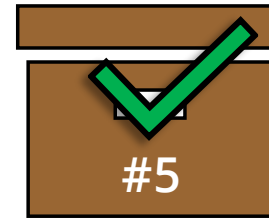
Change of conditions since originally zoned?



Proposal conform to Master Plan?



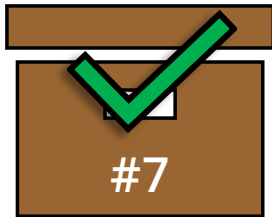
Conflicts with public improvements?



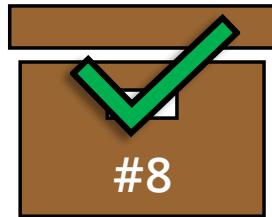
Adverse affect to traffic?



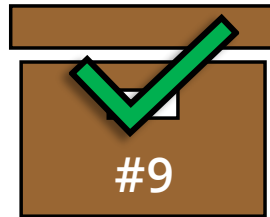
Consistent with development pattern?



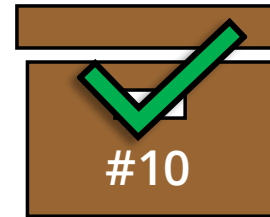
Logical expansion of adjacent zoning?



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.

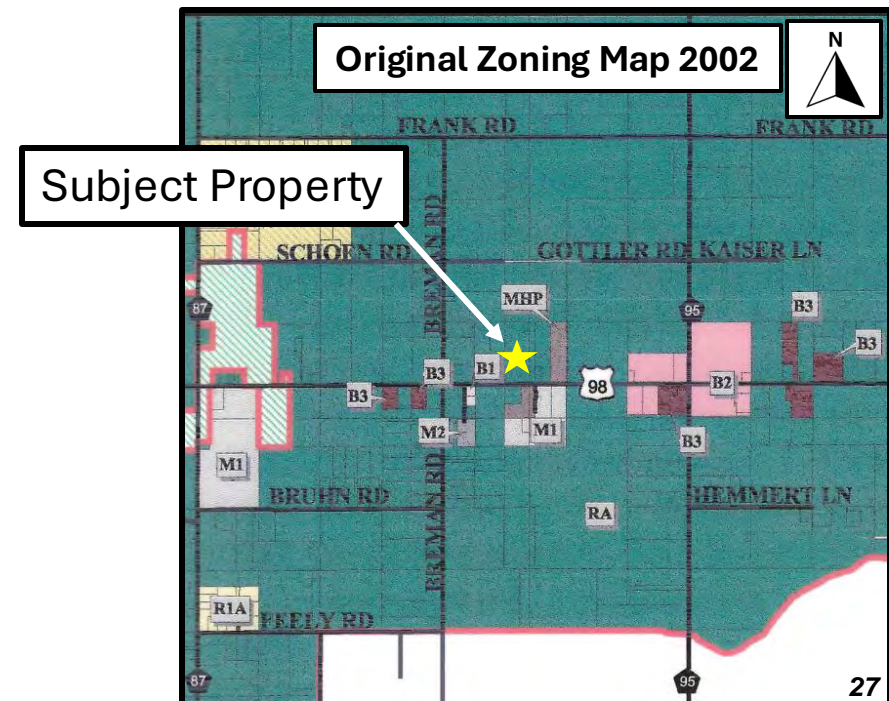
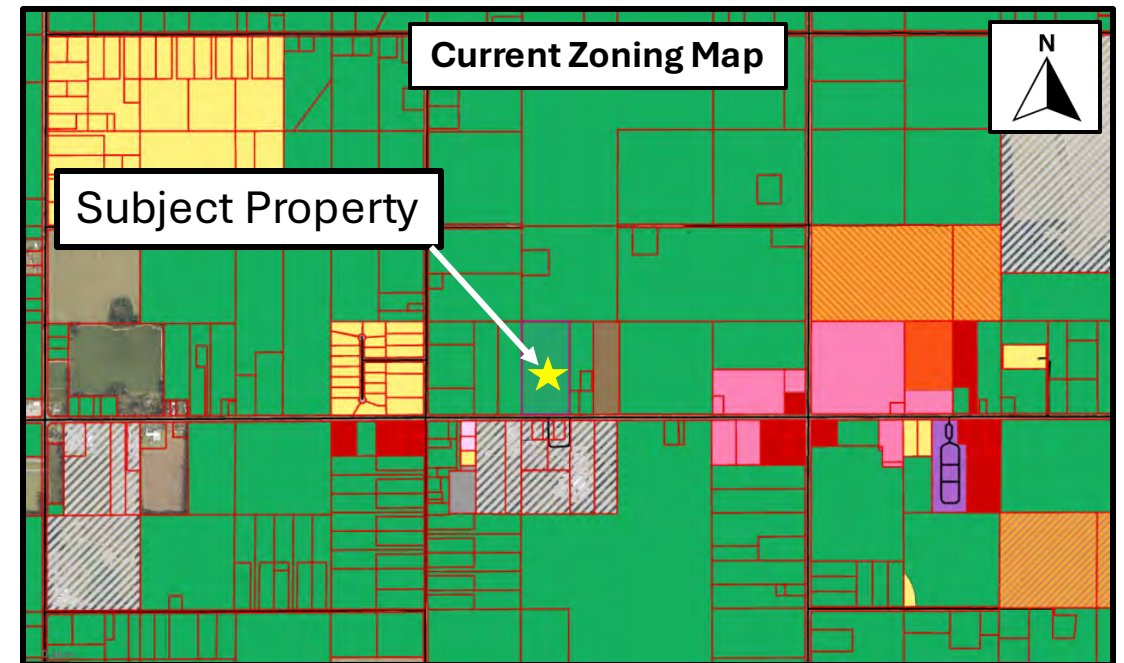
STAFF ANALYSIS

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

The subject property is currently zoned RA, Rural Agricultural District and is vacant (previously agricultural use). Nearby parcels are zoned RA and M-1. The uses adjacent to the subject property are residential and light industrial. 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?

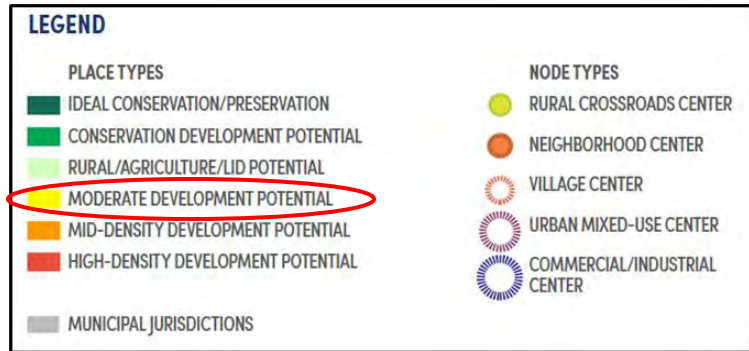
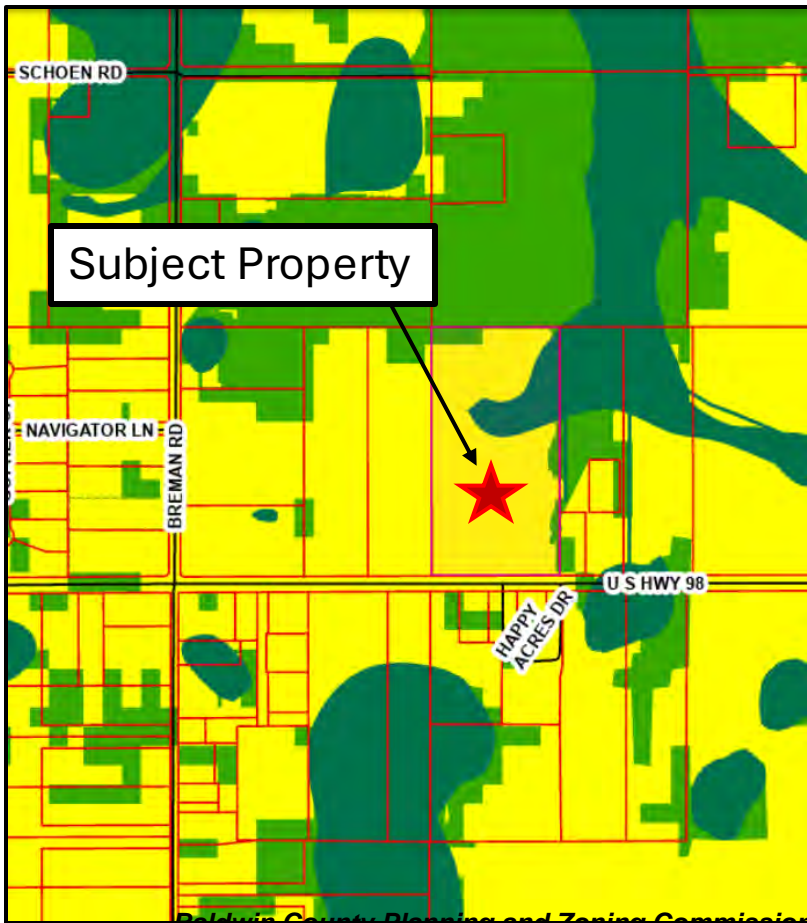
Planning District 22 adopted a zoning map on November 19, 2002. Since this time there has been limited change in the immediate area.





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

The majority of the future land use on the FLUM (Future Land Use Map) 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.



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, US Highway 98 is a Principle Arterial, which serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Staff does not perceive the proposed zoning and it's permitted use would adversely affect traffic patterns or congestion. **If a commercial use is proposed, a commercial turnout permit will be required and reviewed as a part of commission site plan approval.**

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

The proposed zoning (RR) allows for agricultural and single family uses, which is consistent with the adjacent development to the North, East, and West. In addition, **Rural zoning allows for conditional uses permissible by commission site plan approval. The conditional uses include light industrial uses, which is consistent with the development patterns to the South. The contemplated use (warehouse distribution center) is a light industrial use.**

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

The permitted and conditional uses allowable in RR Zoning include residential and light industrial. **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 there are **no conflicts** regarding the timing of 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. There is a small area of "potential wetlands" on the property which may require a delineation prior to site plan approval. If jurisdictional wetlands are identified, the 30' foot non-disturbed wetland buffer will be enforced.

✓ **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

Agency Comments

Baldwin County Highway Permit Engineer, Tyler Austin: No comments received.

Baldwin County Subdivision Department, Shawn Mitchell: “The parcel is not being subdivided at this time. If more than two businesses occupy the property, a PUD application will be required.”

USACE, Eric Bucklew: No Comments Received

ALDOT: No Comments Received

Current Zoning Requirements

Section 3.2 RA, Rural Agricultural District

3.2.1 *Generally.* This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

3.2.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

3.2.3 *Special exceptions.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not Applicable

3.2.4 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.

(c) The following general commercial uses: low density recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).

(d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 *Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

Section 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

3.1.2 *Permitted uses.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; childcare center; childcare institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

3.1.3 *Special exceptions.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions: Not applicable

3.1.4 *Conditional Use Commission Site Plan Approval.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the Commission site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Light industrial uses.
- (c) General commercial uses not permitted by right, except racetrack.
- (d) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (e) Boarding house, rooming house, lodging house, or dormitory.
- (f) Fraternity or sorority house.

3.1.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.4 *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-feet
Minimum Front Yard	30-feet
Minimum Rear Yard	30-feet
Minimum Side Yards	10-feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-feet
Minimum Lot Width at Street Line	120-feet

3.1.6 *Area and dimensional modifications.* Within the RR district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	80-Feet

Zoning Use Table

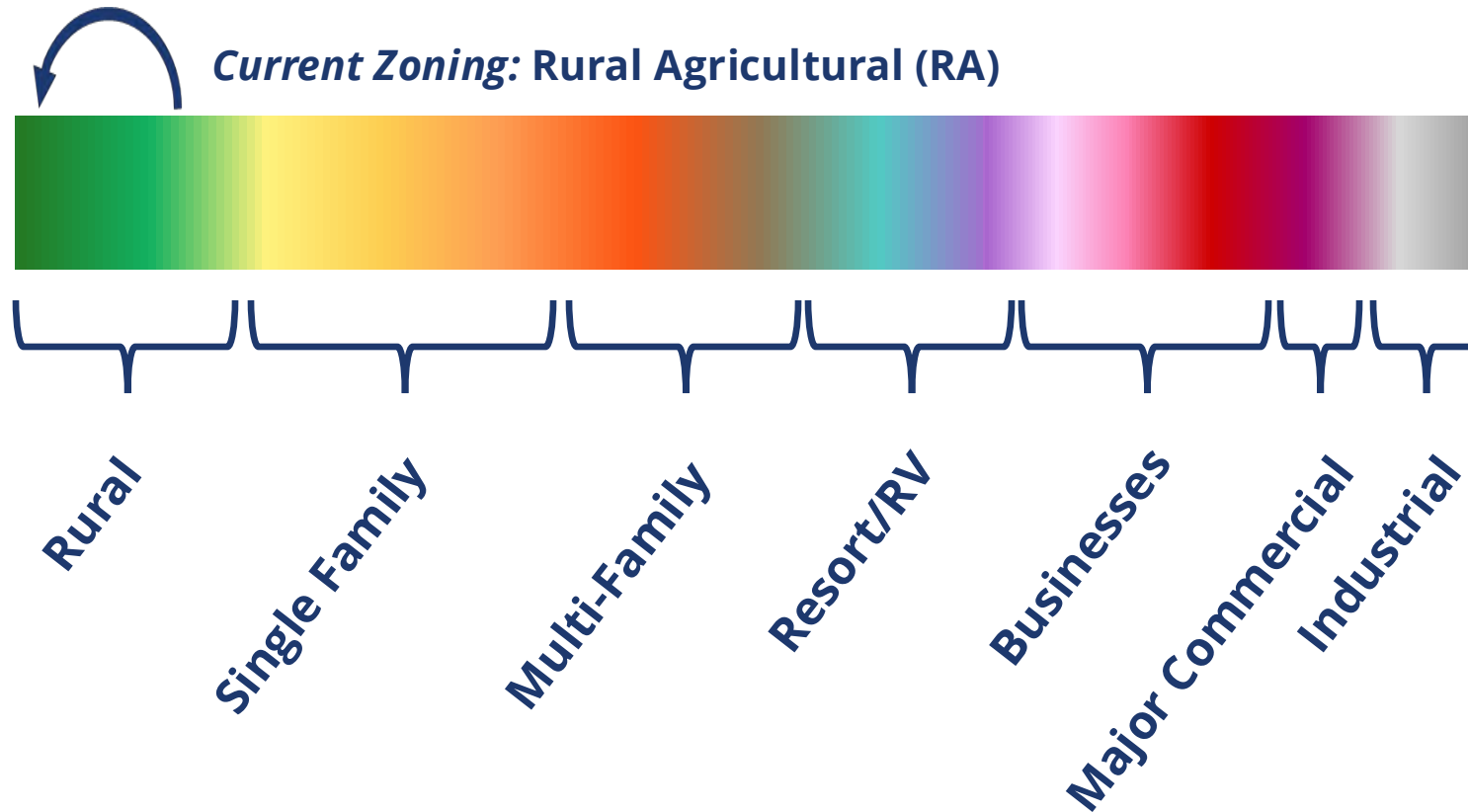
	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
LIGHT INDUSTRIAL USES (CONTINUED)																												
Warehouse and storage facilities	C																										P	P
Welding shop	C																										P	P
GENERAL INDUSTRIAL USES																												
Automobile wrecking and salvage																												C
Concentrated animal feeding (CAFO)																												C
Electric power generating plant																												C
Extraction or removal of natural resources on or under land	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
Junk yard																												C
Meat slaughtering and/or packing																												C
Shipbuilding and repair yard																												C

Z24-33 CHADWELL PROPERTY

RE-ZONING REQUEST FROM RA TO RR

Lead Staff: Brittany Epling, Planning Technician II

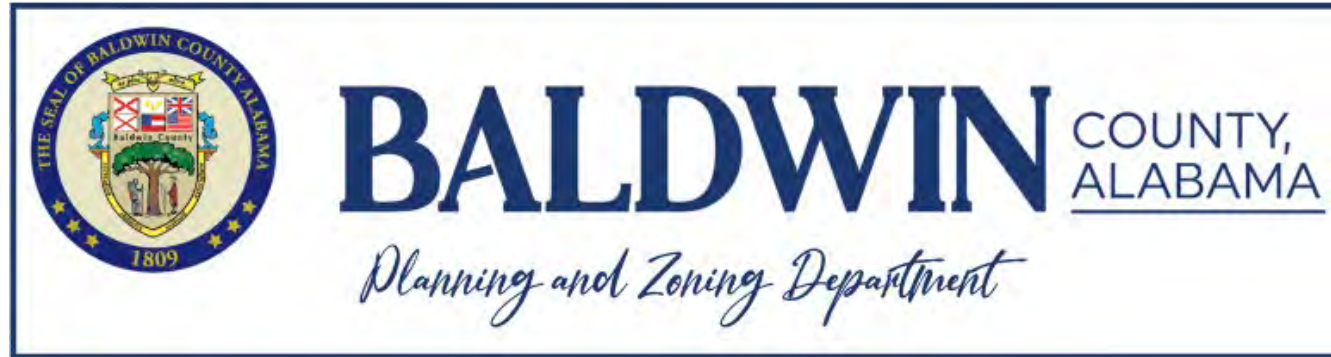
Proposed Zoning: Rural District (RR)



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.



Case No./Name: Z24-34 Renfroe Property

Meeting Date: September 5, 2024

Request: Rezoning request from **B-1**, Professional Business District, to **B-2**, Neighborhood Business District

Recommendation: **APPROVAL**

Staff Lead: Calla McKenzie

Owner/Developer: Ben Renfroe, 224 Northcliffe Dr., Gulf Breeze, FL 32561

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>

Planning District: 37

Parcel#: 05-46-06-14-0-000-001.542

PIN#:14826

Zoned: B-1, Professional Business District

Location: The subject property is located east of State Highway 181, north of County Rd 48 and south of Gayfer Rd Ext.

Current Use: Commercial – The existing building is currently unoccupied.

Acreage: +/- 2 acres

Applicant/Owner: Ben Renfroe

Proposed Zoning: B-2, Neighborhood Business District

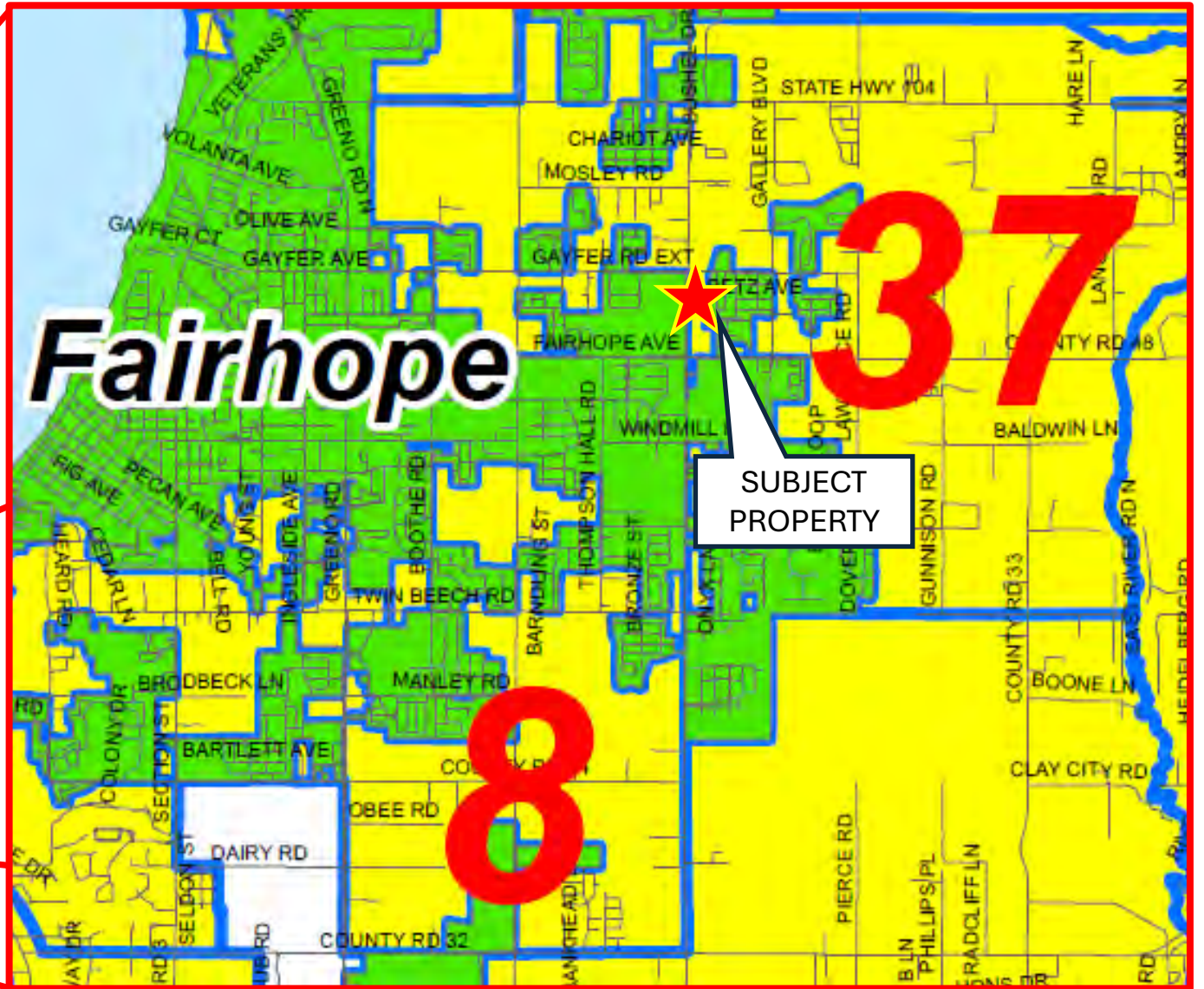
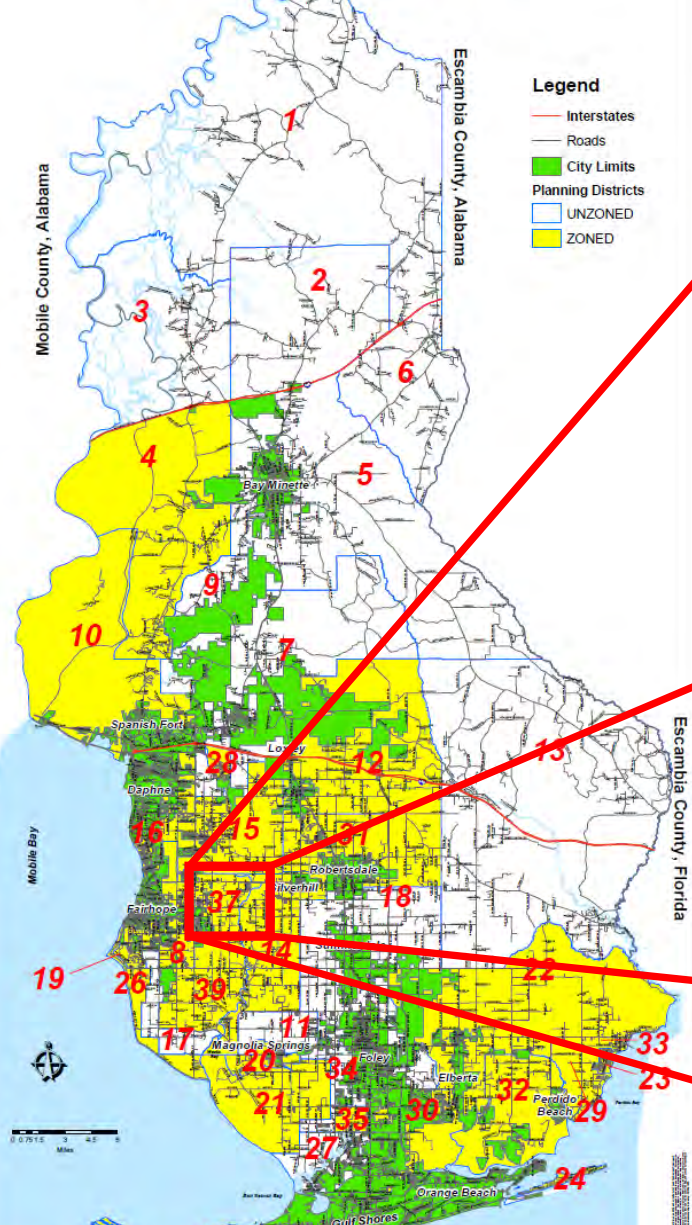
Applicant's Request: The applicant would like to rezone the property from B-1 to B-2 to convert the existing building into an Antique Store.

Online Case File Number: The official case number for this application is Z24-34, however, when searching the online CitizenServe database, please use Z24-000034.

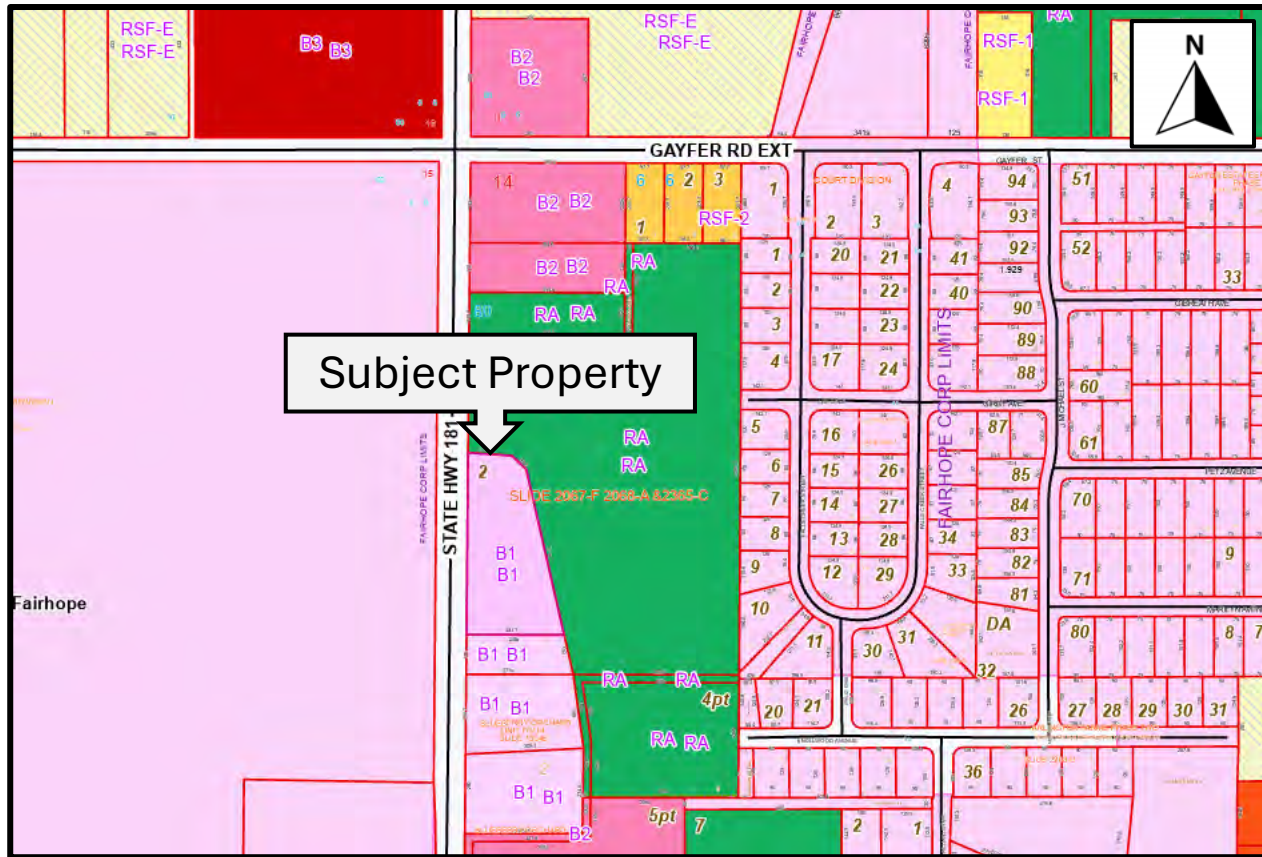
Baldwin County, Alabama Planning Districts

Legend

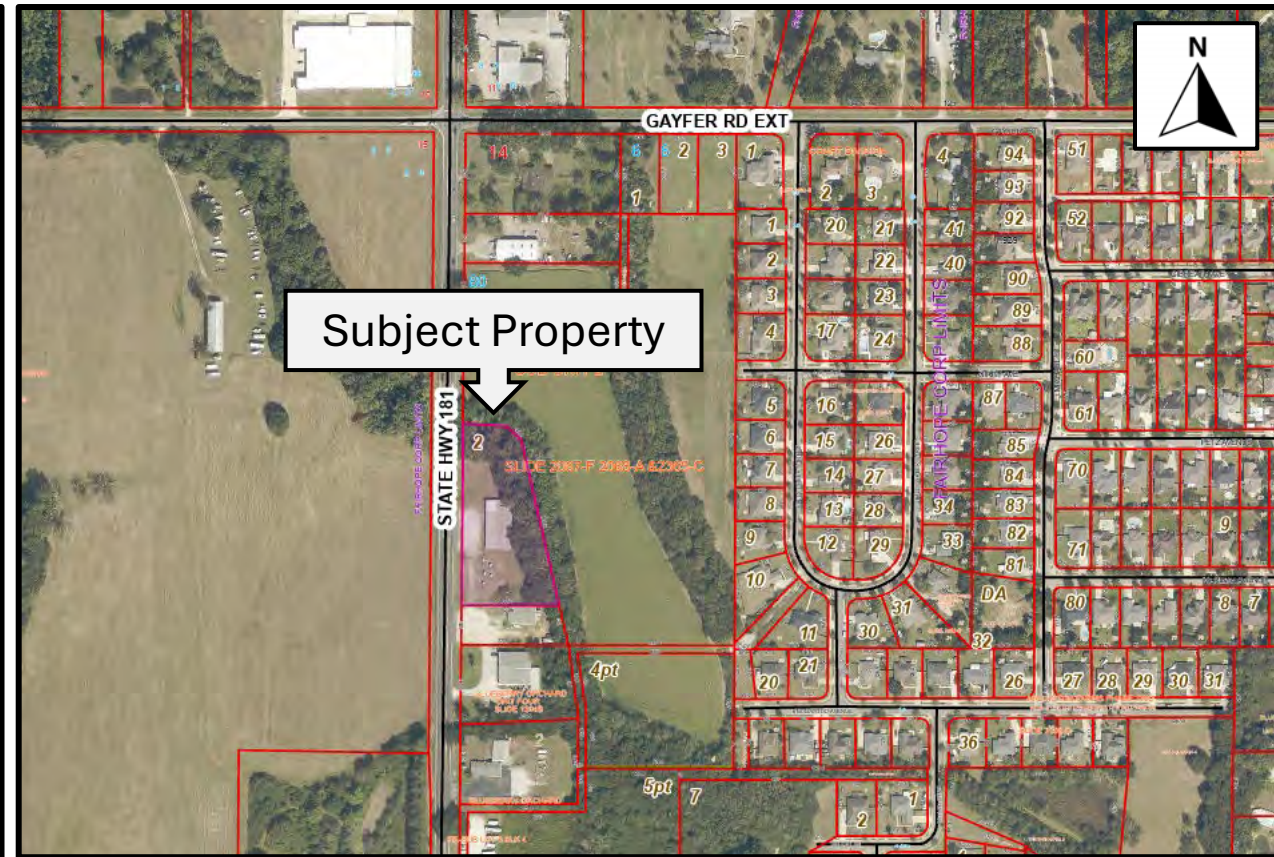
- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural District	Agricultural
South	B-1, Professional Business District	Commercial
East	City of Fairhope	Agricultural
West	RA, Rural Agricultural District	Agricultural



Subject Property

PIN: 11126



**PROPOSED REZONING
FOR THIS PROPERTY**
 Case Number
Z24-000034 
 For Information Contact
 Baldwin County Planning &
 Zoning Department
 (251)580-1655 / (251)990-4623
 (251)972-8523



Aug 5, 2024 10:47:30 AM



Adjoining Property
to The North and
East

PIN: 211344



Aug 5, 2024 10:55:32 AM



Adjoining
Property to The
South

PIN: 202817



Aug 5, 2024 10:51:02 AM



Property to
The West
PIN: 236701



Aug 5, 2024 10:48:06 AM

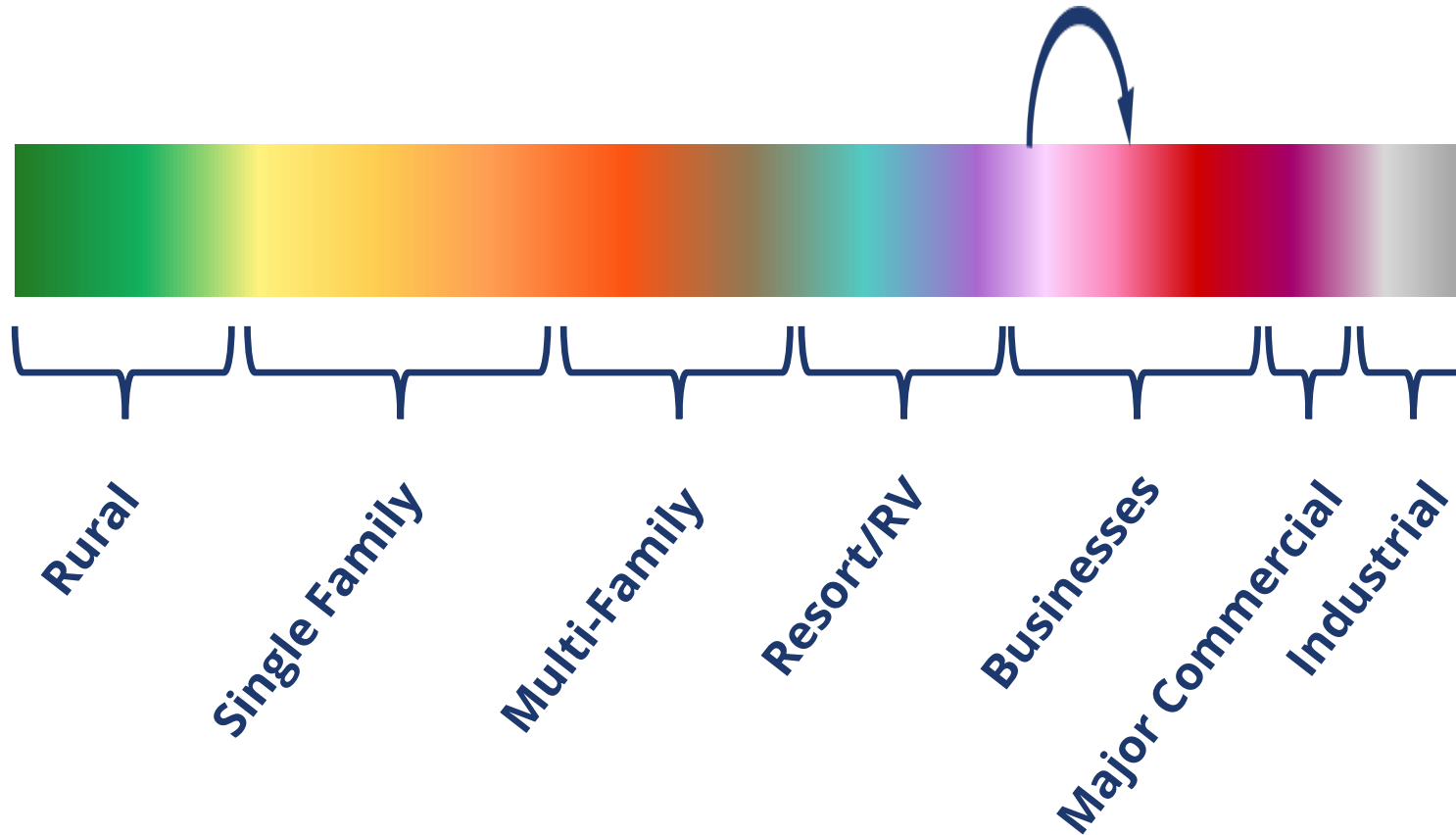
Z24-34 RENFROE PROPERTY

RE-ZONING REQUEST FROM **B-1** TO **B-2**

Lead Staff: Calla McKenzie, Planning Technician II

Current Zoning:
Professional Business (B-1)

Proposed Zoning:
Neighborhood Business (B-2)



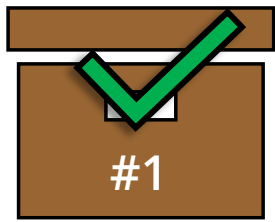
Staff's Recommendation:

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

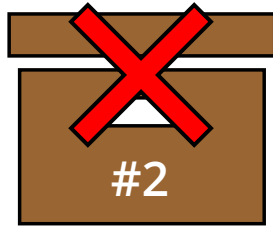
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Factor Summary:

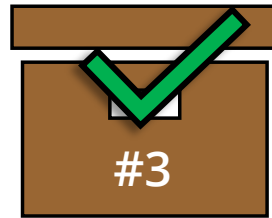
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



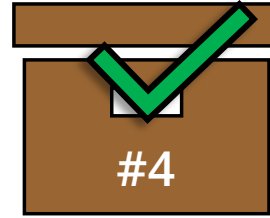
Compatible with development pattern?



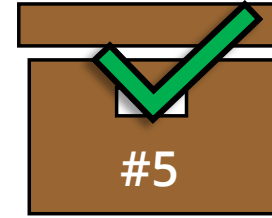
Change of conditions since originally zoned?



Proposal conform to Master Plan?



Conflicts with public improvements?



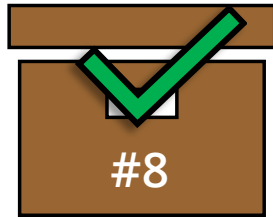
Adverse affect to traffic?



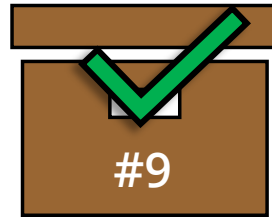
Consistent with development pattern?



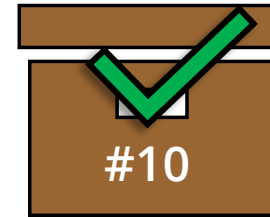
Logical expansion of adjacent zoning?



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 B-1, Professional Business District. Nearby parcels are zoned RA and B-1. The uses adjacent to the subject property are agricultural and commercial. The parcel that is to the west of the subject property, in the City of Fairhope, is currently agricultural. Majority of the properties along this portion of the west side of State Highway 181 are zoned and/or used for commercial purpose. Therefore, staff feels that the requested change is compatible with the development pattern of the surrounding areas.

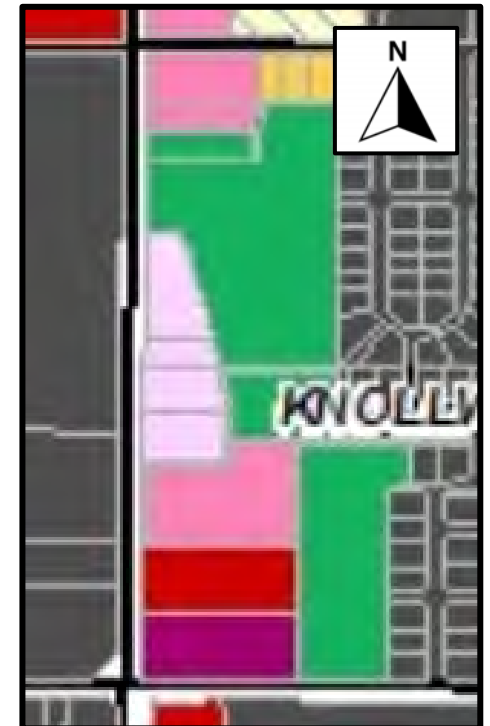
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 37 adopted a zoning map on July 18, 2022. Since this area was zoned, there have been no rezonings or land use changes in this immediate area.

Current Zoning Map



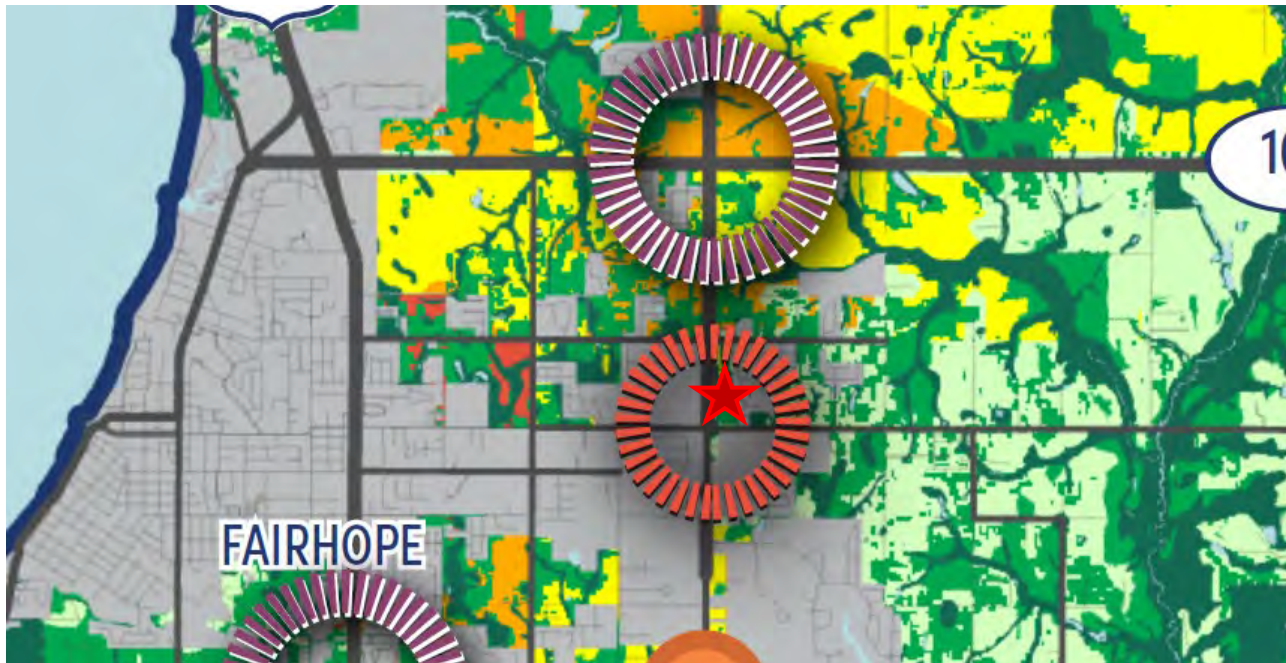
Original Zoning Map 2022





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

The property is located within a Village Center node. Nodes can help meet the needs of the community with a mix of retail and service uses scaled to the appropriate context of the place type they are located within. Subdivision patterns may be small traditional neighborhoods, townhomes and duplexes with small parks and playgrounds. Primary Land uses are Grocery-anchored retail, including small-scale shops, sit-down restaurants, and local serving businesses. The related zoning districts include B-2



VILLAGE CENTER

PRIMARY LAND USES

- Grocery-anchored retail, including small-scale shops, sit-down restaurants, and local serving businesses—e.g. drug stores, dry cleaners, and banks
- Small office and other employment uses
- Civic uses—e.g. libraries and schools
- Churches
- Small traditional neighborhoods, townhomes and duplexes
- Small parks and playgrounds

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Urban block pattern and sizes
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trail connections



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, US Highway 181 is a Minor Arterial, which are used for moderate-distance trips to connect smaller cities and towns to each other and to principal arterial roads. Staff does not perceive the proposed zoning and its permitted use would adversely affect traffic patterns or congestion. **If a commercial use is proposed, a commercial turnout permit will be required and reviewed as a part of commission site plan approval.**

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

The proposed zoning (B-2) allows limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit. This consistent with the adjacent development.

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

The permitted and conditional uses allowable in B-2 Zoning include limited commercial uses. **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 there are **no conflicts** regarding the timing of 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. There is a small area of “potential wetlands” on the property which may require a delineation prior to site plan approval. If jurisdictional wetlands are identified, the 30’ foot non-disturbed wetland buffer will be enforced.

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

Current Zoning Requirements

Article 5 Commercial Districts

Section 5.1 B-1, Professional Business District

5.1.1 *Purpose and intent.* The B-1, Professional Business and Office District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building.

5.1.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-1, Professional Business and Office District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- | | |
|---|--|
| (a) Accessory structures and use | (j) Fire station |
| (b) Bank | (k) Laboratory (scientific, medical, or dental) |
| (c) Barber shop or beauty parlor | (l) Library |
| (d) Childcare center | (m) Office |
| (e) Childcare institution | (n) Optician |
| (f) Church or similar religious facility | (o) Police station |
| (g) Clinic or dentist office (medical, dental, psychiatric) | (p) Post office |
| (h) Club or lodge | (q) School (public or private) |
| (i) Extraction or removal of natural resources on or under land | (r) Silviculture |
| | (s) Studio for dance, music, photography, painting |
| | (t) Water well (public or private) |

5.1.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-1 Commercial Professional and Business Office District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- | | |
|-----------------------------|---|
| (a) Arboretum | (h) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.1.4: Mixed uses |
| (b) Swimming pool (outdoor) | |
| (c) Ball field | |
| (d) Tennis court (outdoor) | |
| (e) Golf course | (i) Riding academy |
| (f) Wildlife sanctuary | |
| (g) Park or playground | |

5.1.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as Commission Site Plan Approval uses in the (B-1) commercial professional and Business office district, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment
- (b) The residential uses shall be designed so that they are compatible with the commercial uses
- (c) Residential and commercial uses shall not occupy the same floor of a building
- (d) Residential and commercial uses shall not share the same entrances
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-1 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed-use project exceed 4 dwelling units per acre
- (f) Building height shall not exceed three stories
- (g) A minimum of 30 percent of the mixed-use development shall be

Proposed Zoning Requirements

Section 5.2 B-2, Neighborhood Business District

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

5.2.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- | | |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service |
| (b) Antique store | (w) Florist |
| (c) Apparel and accessory store | (x) Fraternity or sorority house |
| (d) Appliance store including repair | (y) Fruit and produce store |
| (e) Art gallery or museum | (z) Gift shop |
| (f) Art supplies | (aa) Hardware store, retail |
| (g) Bait store | (bb) Ice cream parlor |
| (h) Bakery retail | (cc) Interior decorating shop |
| (i) Bed and breakfast or tourist home | (dd) Laundry, self service |
| (j) Bicycle sales and service | (ee) Lawnmower sales and service |
| (k) Boarding, rooming or lodging house, dormitory | (ff) Locksmith |
| (l) Book store | (gg) Music store |
| (m) Café | (hh) Neighborhood convenience store |
| (n) Camera and photo shop | (ii) News stand |
| (o) Candy store | (jj) Paint and wallpaper store |
| (p) Catering shop or service | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop | (ll) Restaurant |
| (r) Delicatessen | (mm) Shoe repair shop |
| (s) Discount/variety store (not to exceed 8,000 square feet) | (nn) Shoe store |
| (t) Discount/variety store (not to exceed 8,000 square feet) | (oo) Sign shop |
| (u) Discount/variety store (not to exceed 8,000 square feet) | (pp) Sporting goods store |
| (v) Discount/variety store (not to exceed 8,000 square feet) | (qq) Tailor shop |
| (w) Discount/variety store (not to exceed 8,000 square feet) | (rr) Tobacco store |
| (x) Discount/variety store (not to exceed 8,000 square feet) | (ss) Toy store |

Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- | | |
|--|--|
| (a) Air conditioning sales and service | (q) Park or playground |
| (b) Amusement arcade | (r) Pawn shop |
| (c) Animal clinic/kennels | (s) Pet shop |
| (d) Arboretum | (t) Plumbing shop |
| (e) Ball field | (u) Restaurant sales and supplies |
| (f) Business machine sales and service | (v) Riding academy |
| (g) Car wash | (w) Rug and/or drapery cleaning service |
| (h) Country club | (x) Seafood store |
| (i) Discount/variety store (exceeding 8,000 square feet) | (y) Swimming pool (outdoor) |
| (j) Drug store (exceeding 8,000 square feet) | (z) Tennis court (outdoor) |
| (k) Exterminator service office | (aa) Water storage tank |
| (l) Golf course | (bb) Wildlife sanctuary |
| (m) Liquor store | (cc) Wireless telecommunication facility |
| (n) Mini warehouse | (dd) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses |
| (o) Night club, bar, tavern | |
| (p) Office equipment and supplies sales | |

5.2.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.

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>54000sf</small>	LB <small>54000sf</small>	MR	OR	TR	M-1	M-2	
LOCAL COMMERCIAL USES																													
Accessory structures and uses such as food service, gift or novelty shops, and barber or beauty shops conducted primarily for the convenience of visitors or patrons on the premises and contained within a principal building (see Section 13.1)																											P		
Antique store	P																P	P	P				P	C				P	P
Apparel and accessory store	P																P	P	P				P	C				P	P
Appliance store including repair	P																P	P	P									P	P
Art supplies	P																P	P	P				P	C				P	P
Automobile parts sales	P																		C	P								P	P
Bakery retail	P																P	P	P				P	C				P	P

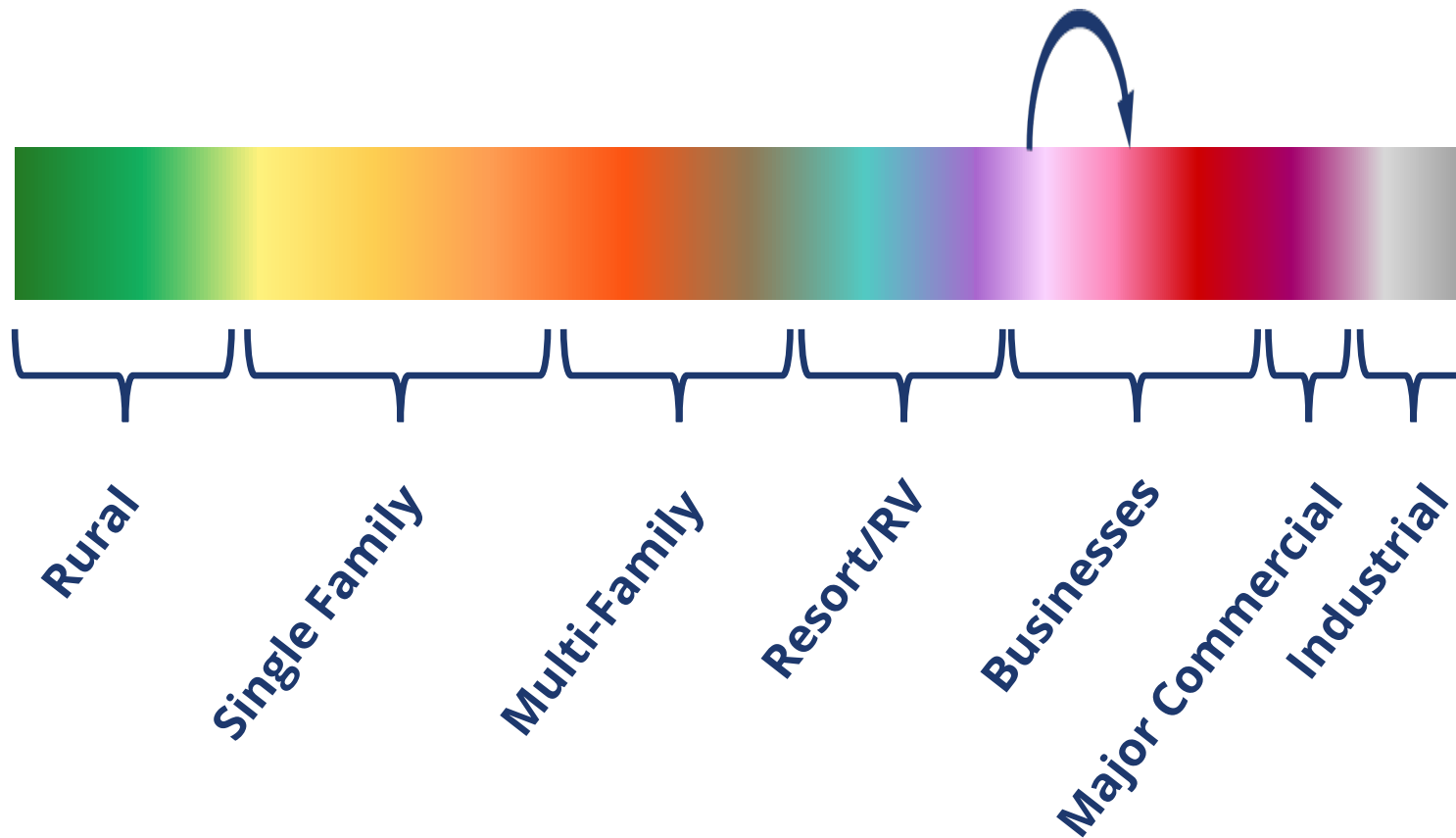
Z24-34 RENFROE PROPERTY

RE-ZONING REQUEST FROM **B-1** TO **B-2**

Lead Staff: Calla McKenzie, Planning Technician II

Current Zoning:
Professional Business (B-1)

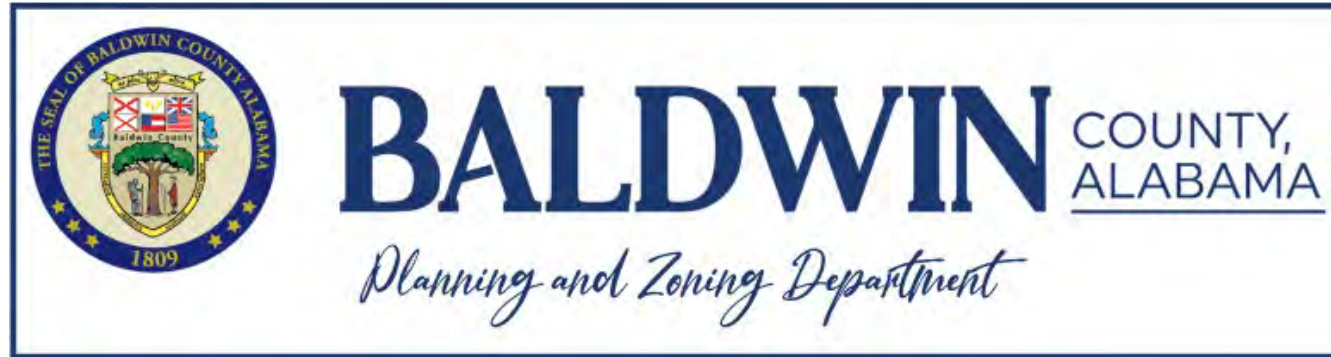
Proposed Zoning:
Neighborhood Business (B-2)



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.



Case No./Name: PUD24-08 & SV24-14, LONDON'S LANDING

Meeting Date: September 5, 2024

Request: Final site plan approval for an 11-unit planned unit development

Recommendation: Approve with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Cypress Point Landing LLC , 26390 Cotton Bayou, Orange Beach, AL 36561

Surveyor: Michael Johnson, *EDG*, 1000 East Laurel Avenue, Foley, AL 36535

Engineer: Donnie Stovell, *EDG*, 1000 East Laurel Avenue, Foley, AL 36535

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 west of Plash Rd in the Bon Secour area.

Proposed use: Final site plan approval for an 11-site planned unit developed.

Planning District: 27

Zoning: Unzoned

Online Case File Number: The case number is PUD24-08. When searching online CitizenServe database, please use PUD24-000008.

Parcel#: 05-67-05-05-0-001-072.001 **PIN#:** 274359

Parcel#: 05-67-05-05-0-001-070.000 **PIN#:** 20726

Parcel# 05-67-05-05-0-001-071.000 **PIN#:** 15557

Total Property Area to be divided: 13 +/- acres

Total # of Lots requested: 11 sites

Minimum required site: 5 acres

Density: 2 units / acre

Streets / Roads: 1414 LF of road which shall not be accepted by the County for maintenance and shall remain private.

Setbacks: 30 ft. perimeter setback

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

Water & Sewer: Gulf Shores Utilities, Letter dates March 4, 2024

Electrical: Baldwin EMC (site plan says Riviera), Letter dated March 5, 2024

Traffic Study (5.5.14, Append. 6): Not required (less than 50 sites)

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Donald Stovall, P.E., EDG. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

- A updated drainage plan is required to show how the stormwater will be captured before it is released into the bay.

Wetlands (5.2.2): A wetland delineation and Corp of Engineer permit was provided to staff and reviewed and accepted by the Natural Resources planner.

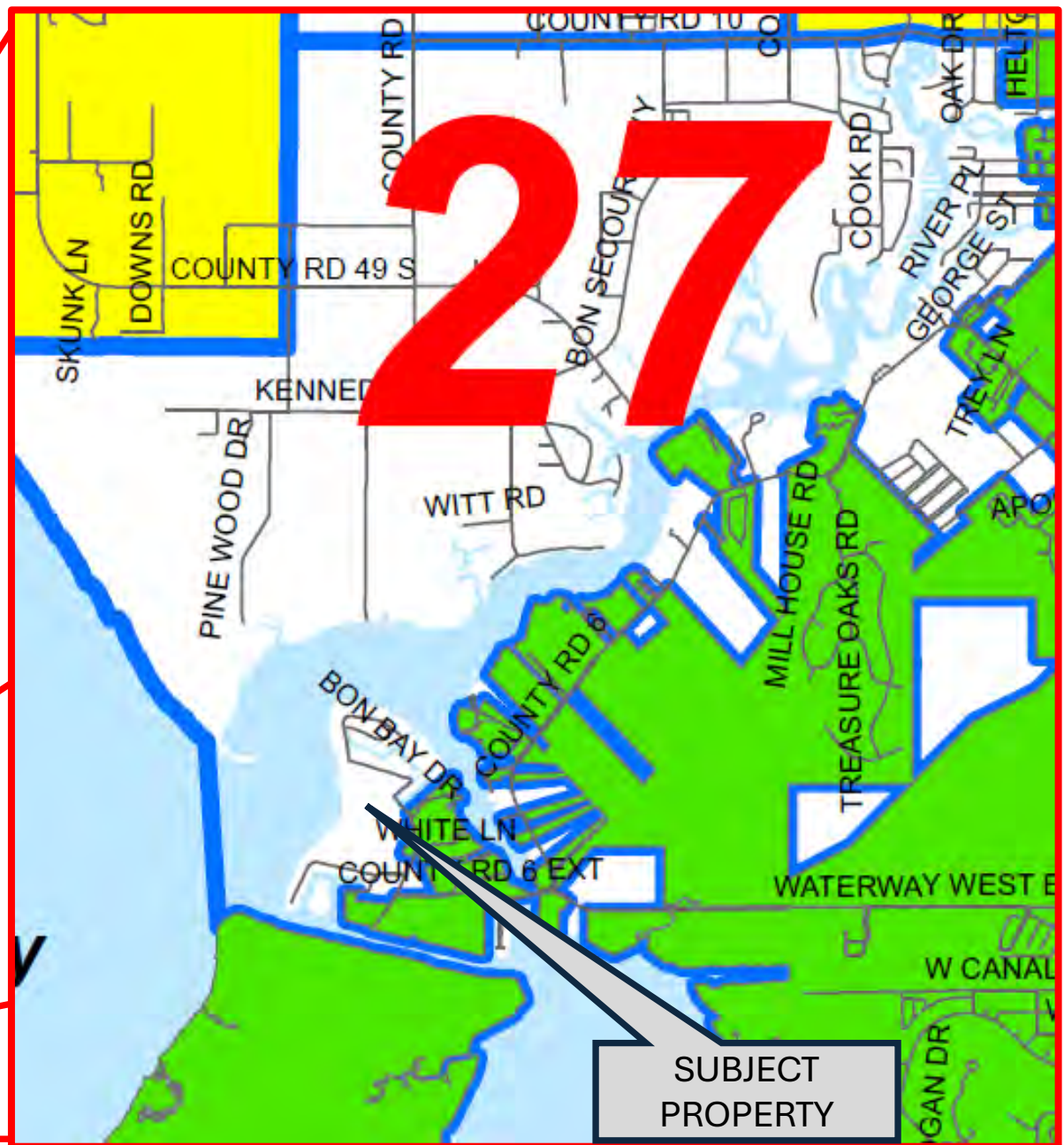
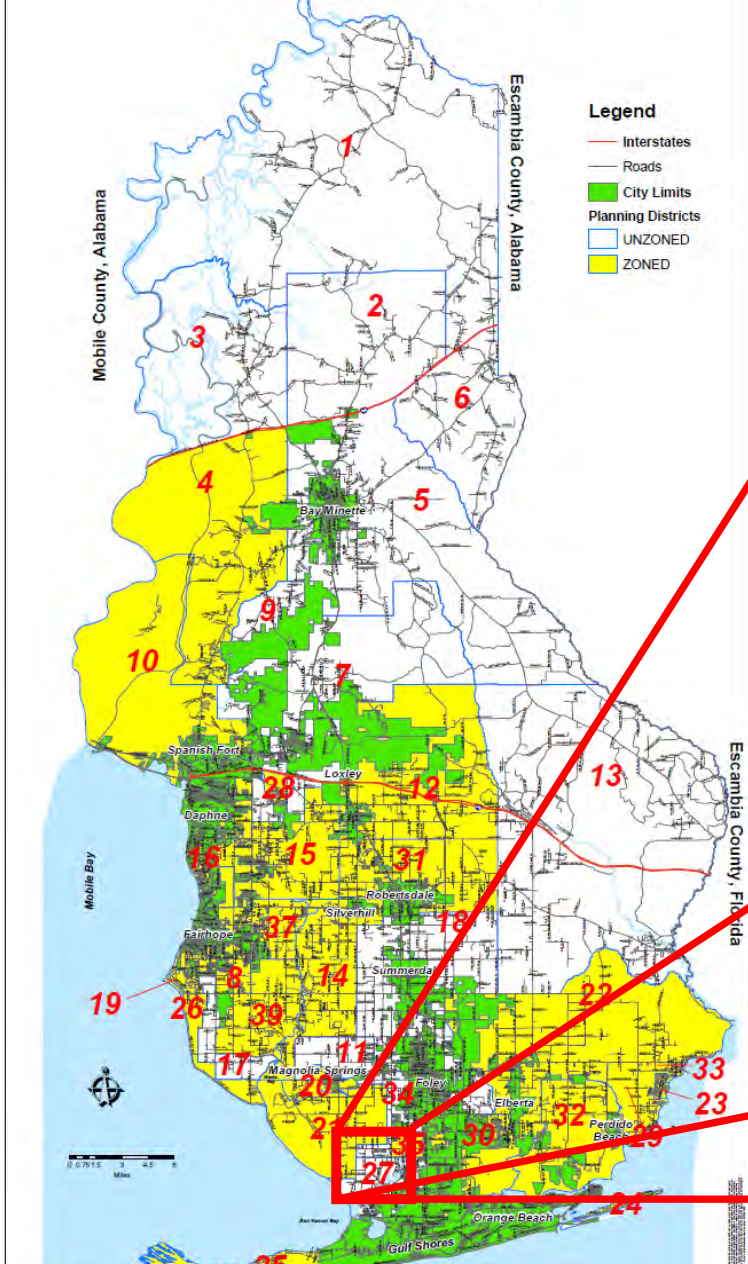
Flood zone (5.19): AE & VE flood zones impact the subject property.

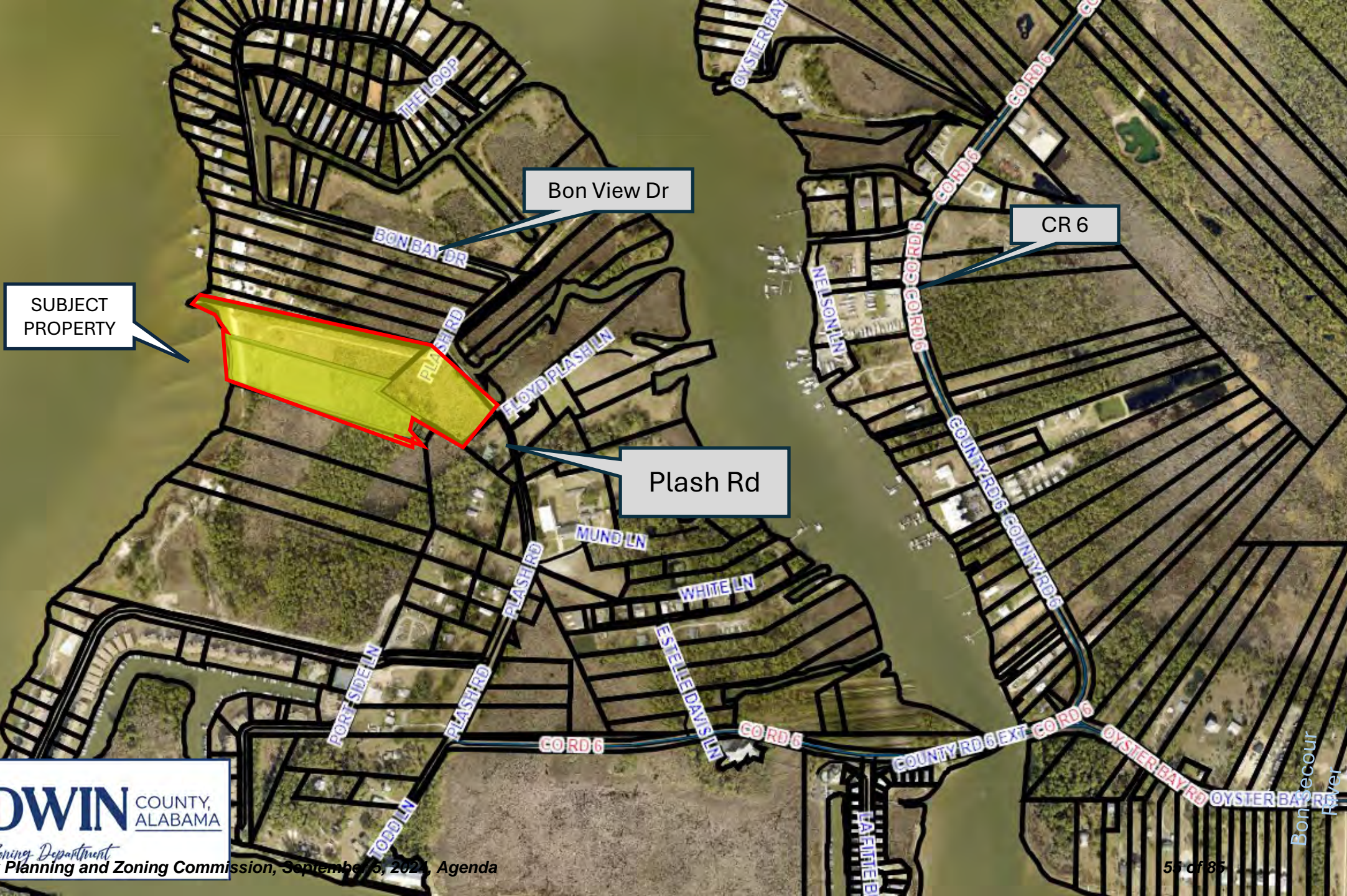
Fire Protection (5.2.5a(3): Local fire authority didn't respond. Flow test results: 1,769 gpm at 20 psi, adequate for 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)

The property owner has proposed a Land Condominium where each unit can be sold but the whole parcel and its common areas will remain under the unified control of a POA or HOA.

Baldwin County, Alabama Planning Districts





SUBJECT
PROPERTY

Bon View Dr

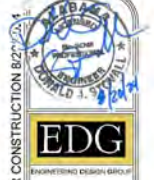
CR 6

Plash Rd



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department
Baldwin County Planning and Zoning Commission, September 6, 2024, Agenda



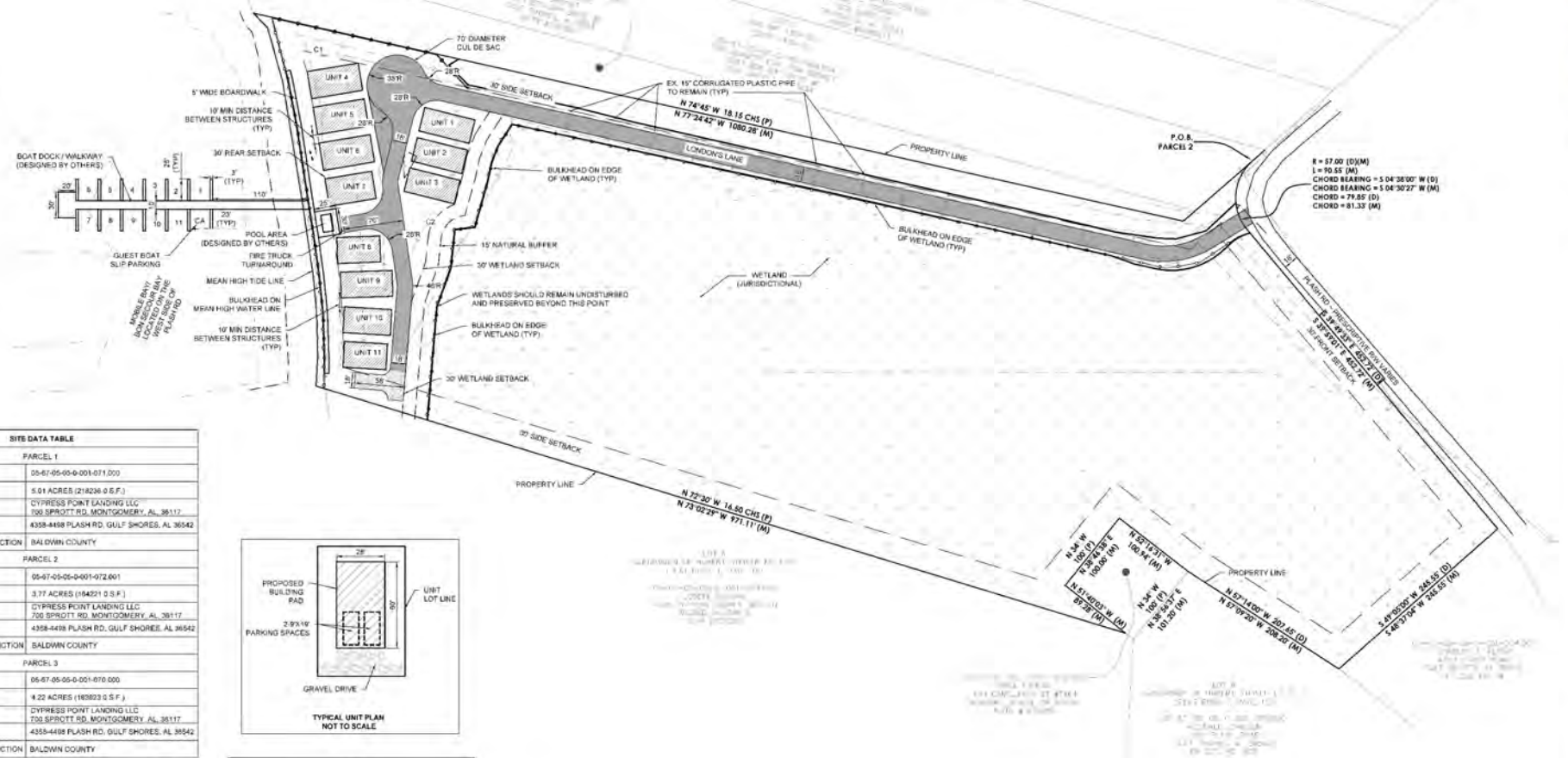
PRELIMINARY - NOT FOR CONSTRUCTION 8/27/24
 PROJECT ADDRESS: 4358 PLASH RD, GULF SHORES, AL
 SHEET TITLE: SITE PLAN WITH CONTOURS

ISSUED FOR REVIEW 8-07-24

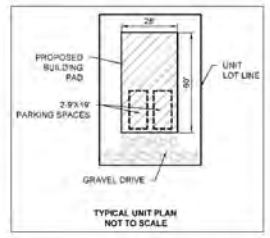
PROJECT ADDRESS: 4358 PLASH RD, GULF SHORES, AL
 SHEET TITLE: SITE PLAN WITH CONTOURS

PROJECT NAME: LONDON'S LANDING

DATE: August 20, 2024
 SHEET NO: 13



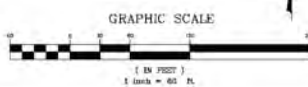
SITE DATA TABLE	
PARCEL 1	
PARCEL ID	05-07-05-05-001-071.000
PARCEL AREA	5.01 ACRES (214236.0 S.F.)
OWNER	CYPRESS POINT LANDING LLC 700 SPRICOTT RD, MONTGOMERY, AL 36117
SITE ADDRESS	4358-4498 PLASH RD, GULF SHORES, AL 36542
PLANNING JURISDICTION	BALDWIN COUNTY
PARCEL 2	
PARCEL ID	05-07-05-05-001-072.001
PARCEL AREA	3.77 ACRES (164221.0 S.F.)
OWNER	CYPRESS POINT LANDING LLC 700 SPRICOTT RD, MONTGOMERY, AL 36117
SITE ADDRESS	4358-4498 PLASH RD, GULF SHORES, AL 36542
PLANNING JURISDICTION	BALDWIN COUNTY
PARCEL 3	
PARCEL ID	05-07-05-05-001-070.000
PARCEL AREA	4.22 ACRES (183803.0 S.F.)
OWNER	CYPRESS POINT LANDING LLC 700 SPRICOTT RD, MONTGOMERY, AL 36117
SITE ADDRESS	4358-4498 PLASH RD, GULF SHORES, AL 36542
PLANNING JURISDICTION	BALDWIN COUNTY



UNIT LEGEND	
UNIT	UNIT SIZE
UNIT 1:	1680 S.F.
UNIT 2:	1680 S.F.
UNIT 3:	1680 S.F.
UNIT 4:	1920 S.F.
UNIT 5:	1920 S.F.
UNIT 6:	1920 S.F.
UNIT 7:	1760 S.F.
UNIT 8:	1500 S.F.
UNIT 9:	1800 S.F.
UNIT 10:	1680 S.F.
UNIT 11:	1500 S.F.



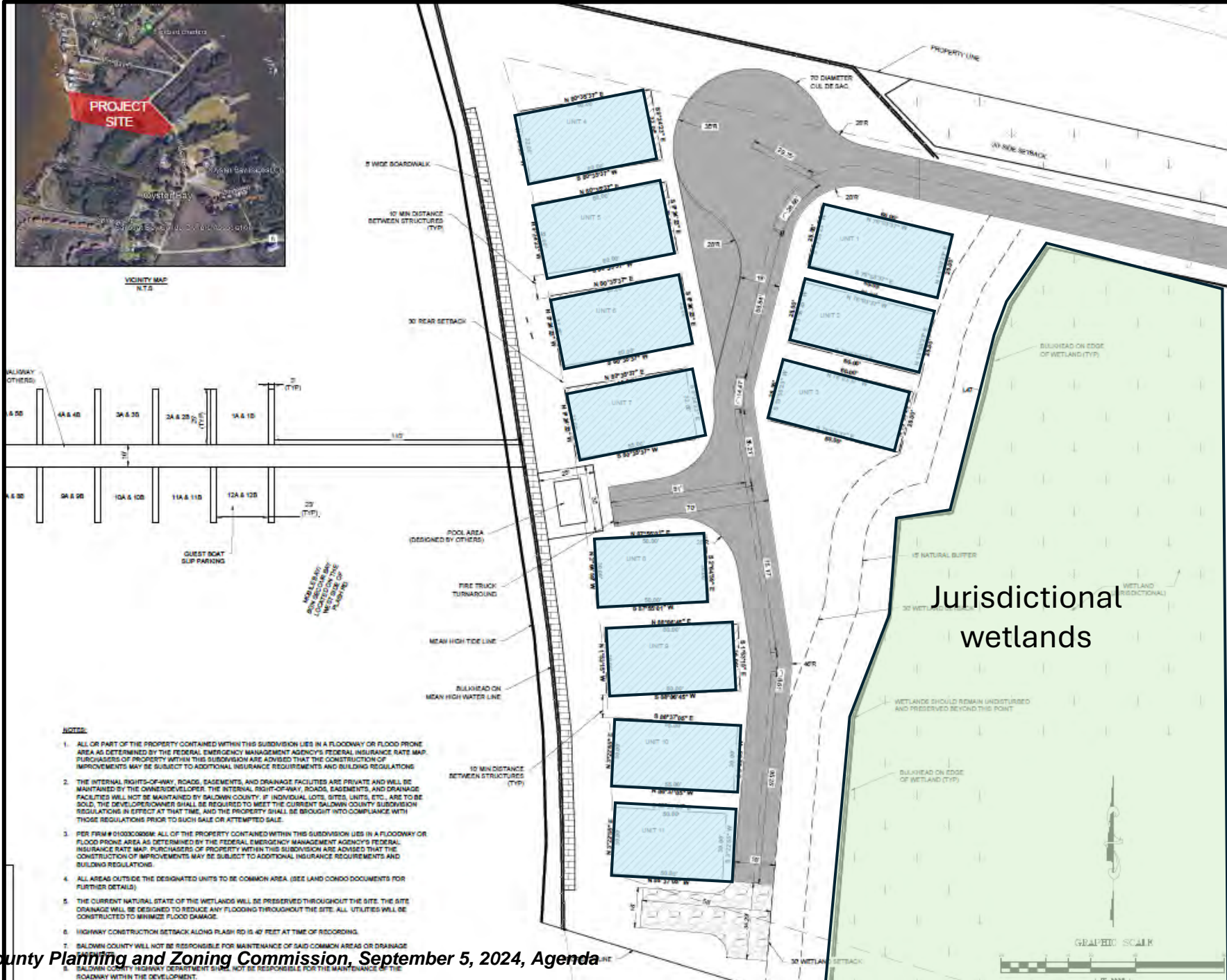
- NOTES:
- ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
 - THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/DEVELOPER. THE INTERNAL RIGHT-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY IF INDIVIDUAL LOTS, SITES, UNITS, ETC. ARE TO BE SOLD. THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
 - PER FIRM # 01000020368 ALL OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
 - ALL AREAS OUTSIDE THE DESIGNATED UNITS TO BE COMMON AREA (SEE LAND CONDO DOCUMENTS FOR FURTHER DETAILS).
 - THE CURRENT NATURAL STATE OF THE WETLANDS WILL BE PRESERVED THROUGHOUT THE SITE. THE SITE DRAINAGE WILL BE DESIGNED TO REDUCE ANY FLOODING THROUGHOUT THE SITE. ALL UTILITIES WILL BE CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.
 - HIGHWAY CONSTRUCTION SETBACK ALONG PLASH RD IS 40' FEET AT TIME OF RECORDING.
 - BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE EASEMENTS.
 - BALDWIN COUNTY HIGHWAY DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY WITHIN THE DEVELOPMENT.



PROJECT: LONDON'S LANDING/CONDO/UNITS/DATE: 08/20/24 BY: CLAY MOORE



VICINITY MAP
N.T.S.



NOTES:

1. ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
2. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/DEVELOPER. THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY, IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD. THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
3. PER FIRM # 010300966: ALL OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
4. ALL AREAS OUTSIDE THE DESIGNATED UNITS TO BE COMMON AREA. (SEE LAMD CONDO DOCUMENTS FOR FURTHER DETAILS).
5. THE CURRENT NATURAL STATE OF THE WETLANDS WILL BE PRESERVED THROUGHOUT THE SITE. THE SITE DRAINAGE WILL BE DESIGNED TO REDUCE ANY FLOODING THROUGHOUT THE SITE. ALL UTILITIES WILL BE CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.
6. HIGHWAY CONSTRUCTION SETBACK ALONG FLASH RD IS 40' FEET AT TIME OF RECORDING.
7. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE FACILITIES.
8. BALDWIN COUNTY HIGHWAY DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY WITHIN THE DEVELOPMENT.

Cropped & enlarged
To show details

Jurisdictional
wetlands

CAPACITY REPORT AND WAIVER REQUEST



Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the

Subdivision/Development Name: London's Landing

Utility Provider: Gulf Shores Utilities Select: water or sewer

Location of the treatment facility: 3499 West St Gulf Shores, AL

ADEM permit number	<u>AL0000038</u>
Current permitted capacity	<u>9.72 mgd</u>
Current available capacity (including developments that have not come online to date)	<u>4.71 mgd</u>

Utility representative signature: Florence Beath

Date signed: 7-26-2024

Comments:

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed below.

Thank you,

Planning and Zoning Staff



Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the

Subdivision/Development Name: London's Landing

Utility Provider: Gulf Shores Utilities Select: water or sewer

Location of the treatment facility: 2500 East 10th St Gulf Shores, AL

ADEM permit number	<u>AL 0055841</u>
Current permitted capacity	<u>4.0 mgd</u>
Current available capacity (including developments that have not come online to date)	<u>1.7 mgd</u>

Utility representative signature: Florence Beath

Date signed: 7-26-2024

Comments:

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed below.

Thank you,

Planning and Zoning Staff



August 15, 2024

Baldwin County Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

Attn: Planning Commission

Re: Site Plan Waiver – London's Landing

Dear Planning Commission,

We are requesting that the installation of curb, gutters, and sidewalks to be waived. In addition, we are requesting that the road width be reduced to 18 feet wide within the development. Furthermore, I verify that the ADT within this development will be less than 750 and the speed limit will be 15 mph or less. This will help in keeping the current harmony of the Plash Island community and will help protect the natural wetland features within the site. The master site plan will be submitted with this waiver request.

Should you have any questions please don't hesitate to contact our office.

Sincerely,

Donnie Stovall

Engineering Design Group

Variance Request:

A Variance from **5.5.16 Streets Elevations** - Within a Flood Prone Area, no street shall be approved for construction more than 2 feet below the elevation of the base flood unless a variance is approved by the Baldwin County Planning Commission under Article 8.

A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

8.1(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

Applicant Comments: 1. Since the elevation of the existing Roads on Plash Island are around 5' this variance would not be detrimental to the public safety, health, or welfare or injurious to other property. This will be in harmony with all property and existing County ROW on Plash Island

8.1(b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

Applicant Comments: 1. Since the elevation of the existing Roads on Plash Island are around 5' this variance would not be detrimental to the public safety, health, or welfare or injurious to other property. This will be in harmony with all property and existing County ROW on Plash Island

8.1(c) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

Applicant Comments: 1. The existing topographical conditions of Plash Island result in a hardship due to the fact the of the existing Plash Road elevation.

8.1(d) The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

Applicant Comments: This variance will not vary the provisions of other adopted policies. We are asking for a variance for elevation of the driveway to be constructed below the allowable elevation of the base flood due to the elevations of the existing Plash RD.

8.1(e) Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

Applicant Comments: Yes

Site History:

1. The planning commission at its May 2, 2024, meeting denied case SV24-05 a variance request from the 30' wetland building setback.
2. The applicant has submitted a waiver requesting to be exempt from the requirements of installing curb and gutter and pavement width reduction.

Staff Recommendation:

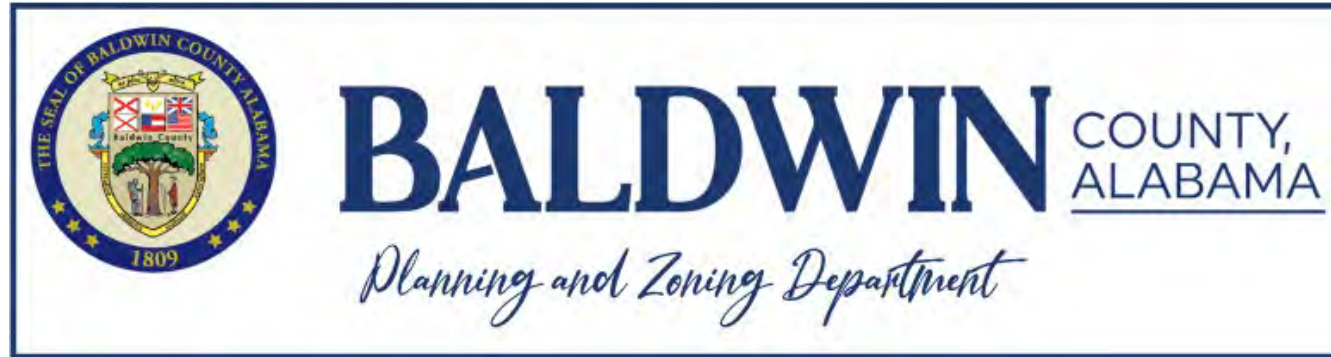
Staff recommends that the FINAL SITE PLAN for Case No. PUD24-08 & SV24-14, LONDON'S LANDING be APPROVED with conditions:

Specific Conditions:

1. Provide an updated drainage plan that addresses the drainage concerns listed in the review checklist. No on-site detention proposed; however, site plan/drainage report needs to show how the drainage/stormwater plans to be captured and/or discharged.
2. Provide an updated Land Condo draft, correcting the language that refers to City of Gulf Shores.

General Conditions:

1. Submit construction plans (CPR permit) and a commercial turnout (CTP permit) application for review. No land disturbance or improvements shall occur until both the CTP and CPR have been approved and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
2. Record final site plan once the Subdivision Permit has been issued.
3. Obtain any necessary building permits.
4. Approval of the final site plan/PUD is granted for two years, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.
5. Individual sites cannot be sold without going through the subdivision process and getting preliminary plat approval.



Case No./Name: PUD24-09 BY THE BAY 2
Meeting Date: September 5, 2024
Request: Final site plan approval for a 25 unit RV Park
Recommendation: Approve with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: CMM Investment Group LLC/ Frank Murphy- 7138 San Souci Lane, Fairhope, AL 36532

Surveyor: *Hunter Smith, Smith Clark & Associates- 1111 Hwy 31, Suit A, Spanish Fort, AL 36527*

Engineer: *Chris Lieb, Lieb Engineering Inc- 1290 Main St., 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>

Location: The subject property is south of US Hwy 98 and west of Keller Rd.

Proposed use: Final site plan approval for a 25-unit RV Park

Planning District: 17

Zoning: Unzoned

Online Case File Number: The case number is PUD24-09. When searching online CitizenServe database, please use PUD24-000009.

Parcel#: 05-56-05-22-0-000-023.007 **PIN#:** 309606
Parcel#: 05-56-05-22-0-000-023.006 **PIN#:** 300054
Parcel# 05-56-05-22-0-000-023.004 **PIN#:** 264327

Total Property Area to be divided: 6.06 +/- acres
Total # of Lots requested: 25 units
Minimum required site: 3 acres
Density: 4 units / acre

Streets / Roads: 925 LF of road which shall not be accepted by the County for maintenance and shall remain private.

Setbacks: 30 ft. perimeter setback

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

Water & Sewer - Fairhope Utilities, Letter Dates June 12, 2024

Electrical: Baldwin EMC, Letter dated January 29, 2024

Traffic Study (5.5.14, Append. 6): Not required (less than 50 sites)

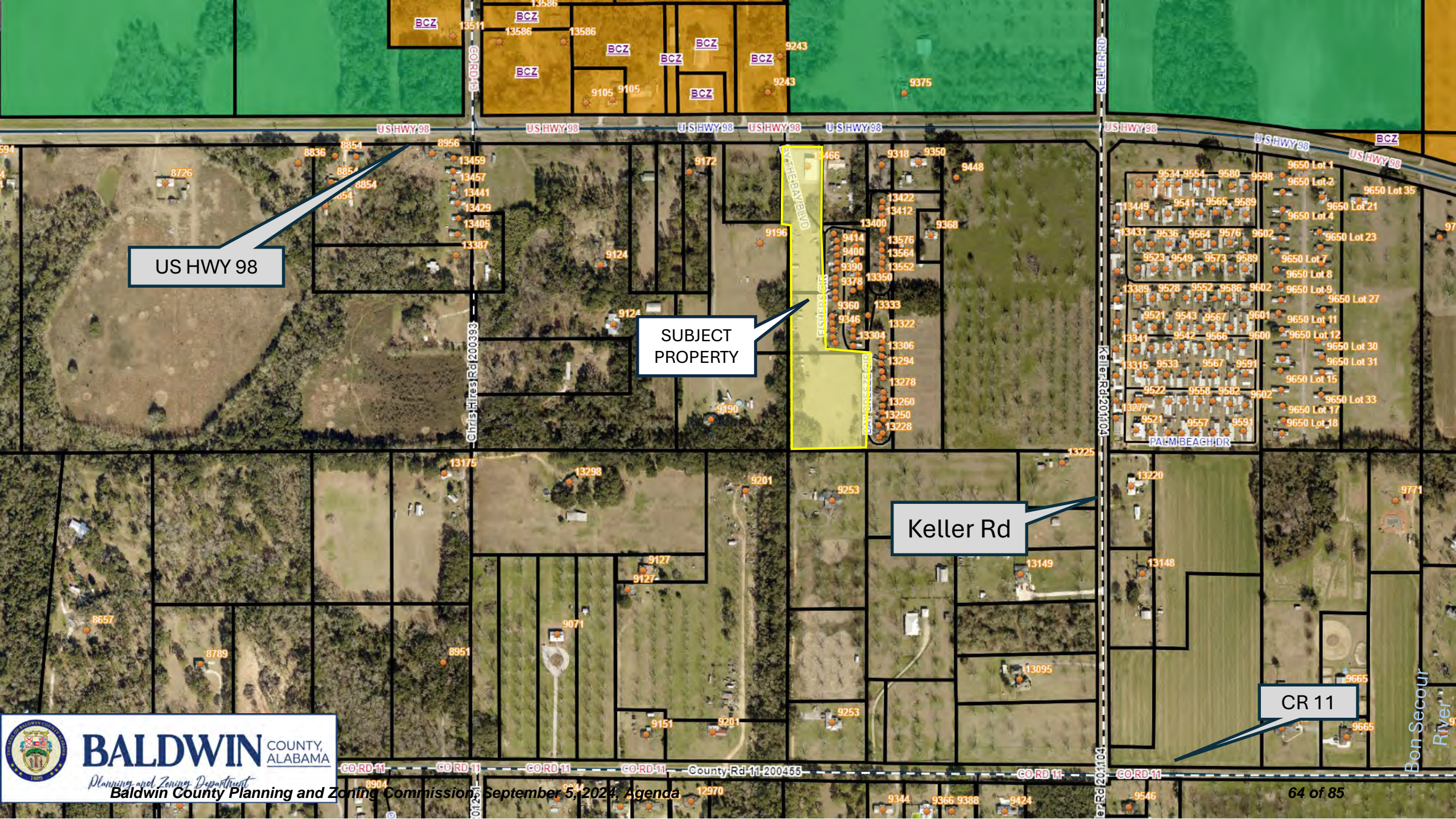
Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Chris Lieb, P.E., Lieb Engineering Inc. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

Wetlands (5.2.2): A wetland delineation and Corp of Engineer permit was provided to staff and reviewed and accepted by the Natural Resources planner.

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

Fire Protection (5.2.5a(3): Local fire authority didn't respond. Flow test results: 480.86 gpm at 12 psi, not adequate for 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)



US HWY 98

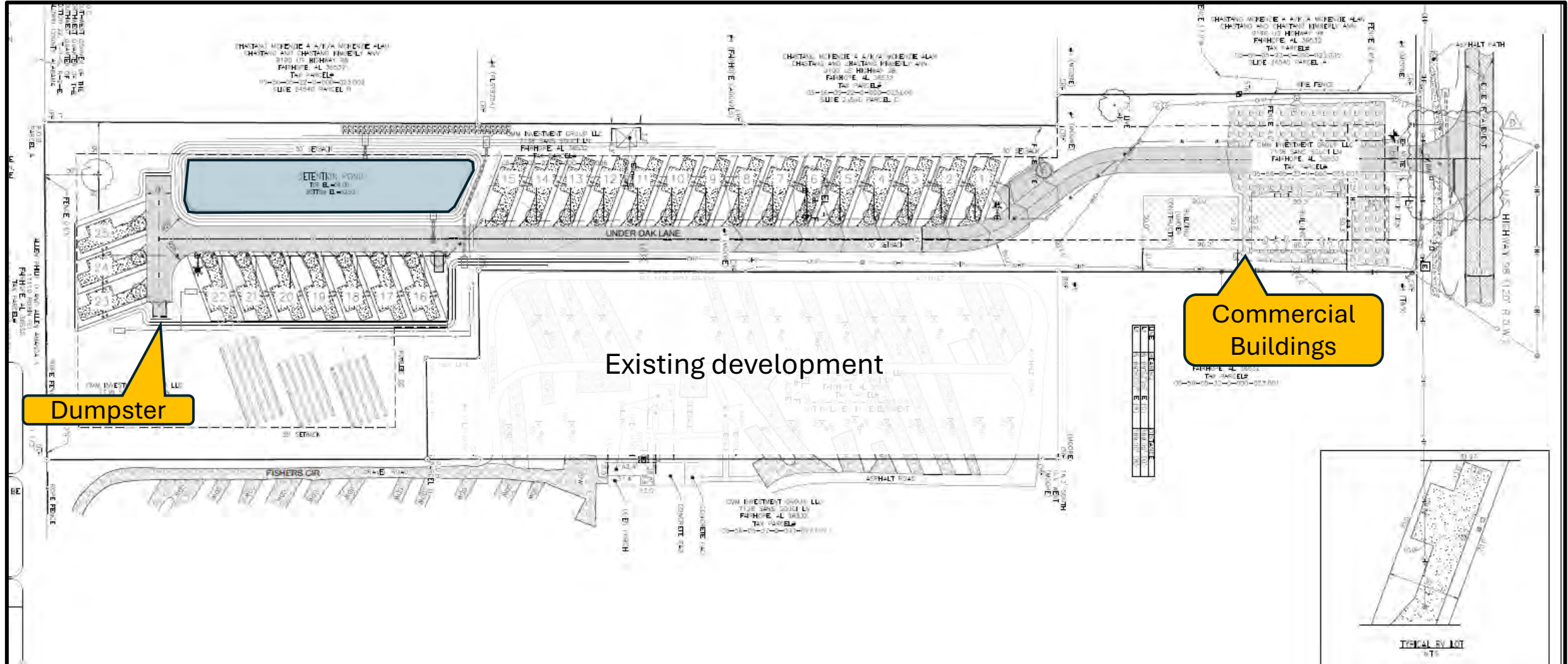
SUBJECT PROPERTY

Keller Rd

CR 11



Cropped & Enlarged
to Show Details



CAPACITY REPORT AND WAIVER REQUEST



Fairhope Water Utility

Hydrant Flow Test

Date:

Time:

Flow Hydrant

Hydrant Location

Latitude: Longitude:

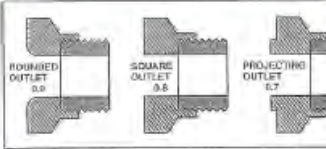
Size of Water Main (Inches) Type of Material:

Pitot PSI Outlet Diameter (in): Number of Outlets Flowing

C factors for outlets of less than 4-inches in size and type are given below.

Outlet less than 4" in size, smooth and rounded:	0.90
Outlet less than 4" in size, square and sharp:	0.80
Outlet less than 4" in size, projecting:	0.70

Select Appropriate C Value:



Calculated Flow (Q) GPM

Flow Hydrant

Hydrant Location

Latitude: Longitude:

Size of Water Main (Inches) Type of Material:

Static Pressure (PSI) Residual Pressure (PSI)

Calculated Fire Flow @ 20 PSI (AFF): GPM

Signatures:

Operator: Curtis Cooper, Jr.

Engineer of Record: Richard D. Johnson, PE
 Digitally signed by Richard D. Johnson, PE
 Date: 2024.03.25 07:07:25 -05'00'



Sherry Sullivan
Mayor

Council Members:
Kevin G. Boone
Jay Robinson
Jack Burrell, ACMO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov

June 12, 2024

Chris Lieb, PE – Civil Engineer
Lieb Engineering Company
1290 Main Street, Suite E
Daphne, AL 36526

Re: 9318 US Hwy 98, PPIN 309606, 300054 & 264327

This availability letter is only valid based on what meeting on February 1, 2024. Any changes or deviations require another utility review. This statement of availability is valid for a period of twelve (12) months from the date of this letter, at which time it will automatically be withdrawn.

Water & Sewer: Based upon review of the proposed development, service by Fairhope Public Utilities is currently available. Development charges (SDC's) will apply, and all necessary improvements will be at the developer's expense.

Electric: Electric is not available through Fairhope.

Sincerely,

Jason Brown
Project Coordinator

Marshall King
Electrical Engineering Technician



BALDWIN EMC

Your Touchstone Energy® Cooperative

P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-8247

www.baldwinemc.com

January 29, 2024

Mary Kate O'Connell
Lieb Engineering
1290 Main Street, Suite E
Daphne, AL 36526

Re: Site Plan for U.S 98 RV Park, PIN #'s 309606, 300054 and 264327

Dear Mary Kate O'Connell:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0134.

Sincerely,

Ken Pimperl
System Engineer
KP/ss

Site History:

Staff Recommendation:

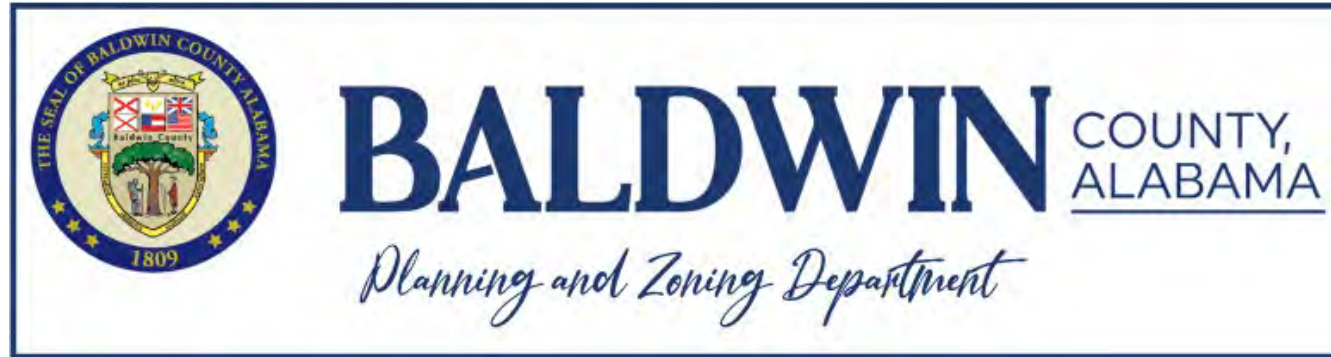
Staff recommends that the FINAL SITE PLAN for Case No. PUD24-09, BY THE BAY 2 be APPROVED with conditions:

Specific Conditions:

1. Provide overall legal description for the RV park.
2. Provide Turnout Approval from ALDOT for the access onto HWY 98.

General Conditions:

1. Submit construction plans (CPR permit) and a commercial turnout (CTP permit) application for review. No land disturbance or improvements shall occur until both the CTP and CPR have been approved and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
2. Record final site plan once the Subdivision Permit has been issued.
3. Obtain any necessary building permits.
4. Approval of the final site plan/PUD is granted for two years, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.
5. Individual sites cannot be sold without going through the subdivision process and getting preliminary plat approval.



Case No./Name: SPP24-13 AVERY COVE SUBDIVISION

Meeting Date: September 5, 2024

Request: Preliminary Plat approval for a 121-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

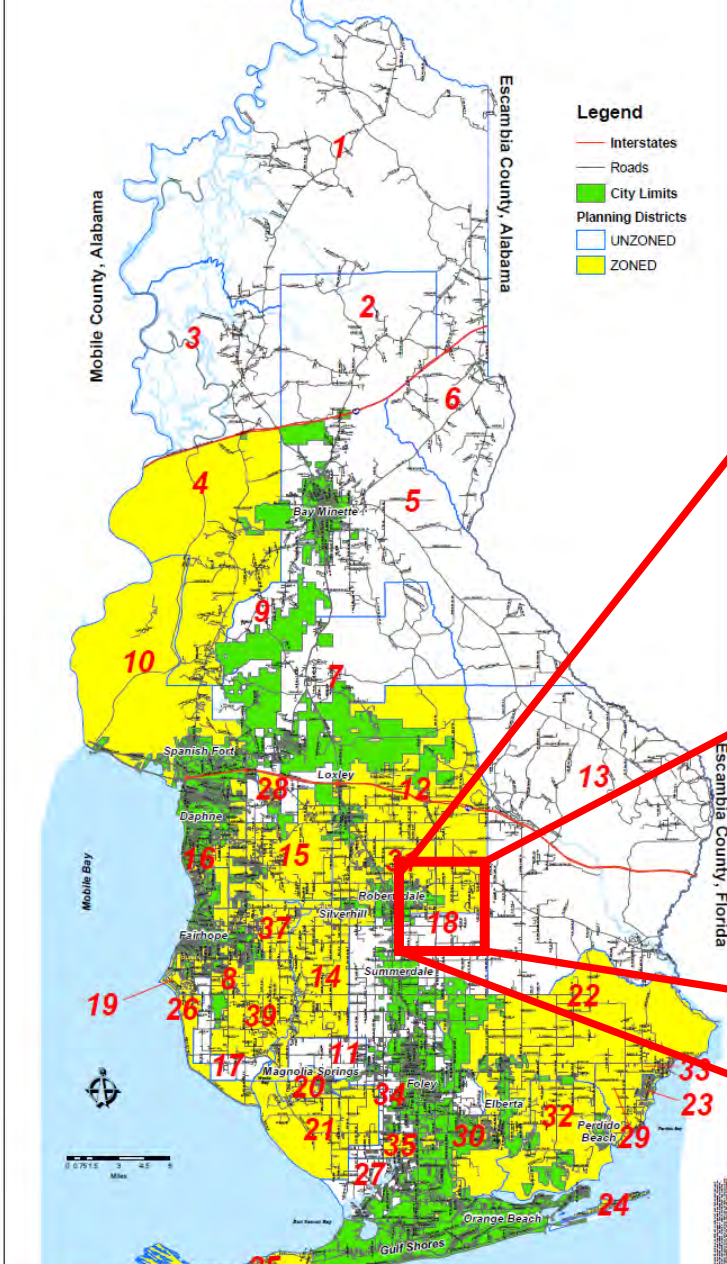
Owner / Developer: CMI LLC, 1299 Greystone Crest, Hoover, AL 35242

Surveyor: Frank Garrett & Son J.M Garrett & Son, LLC, 923 South Hull Street, Montgomery, AL 36104

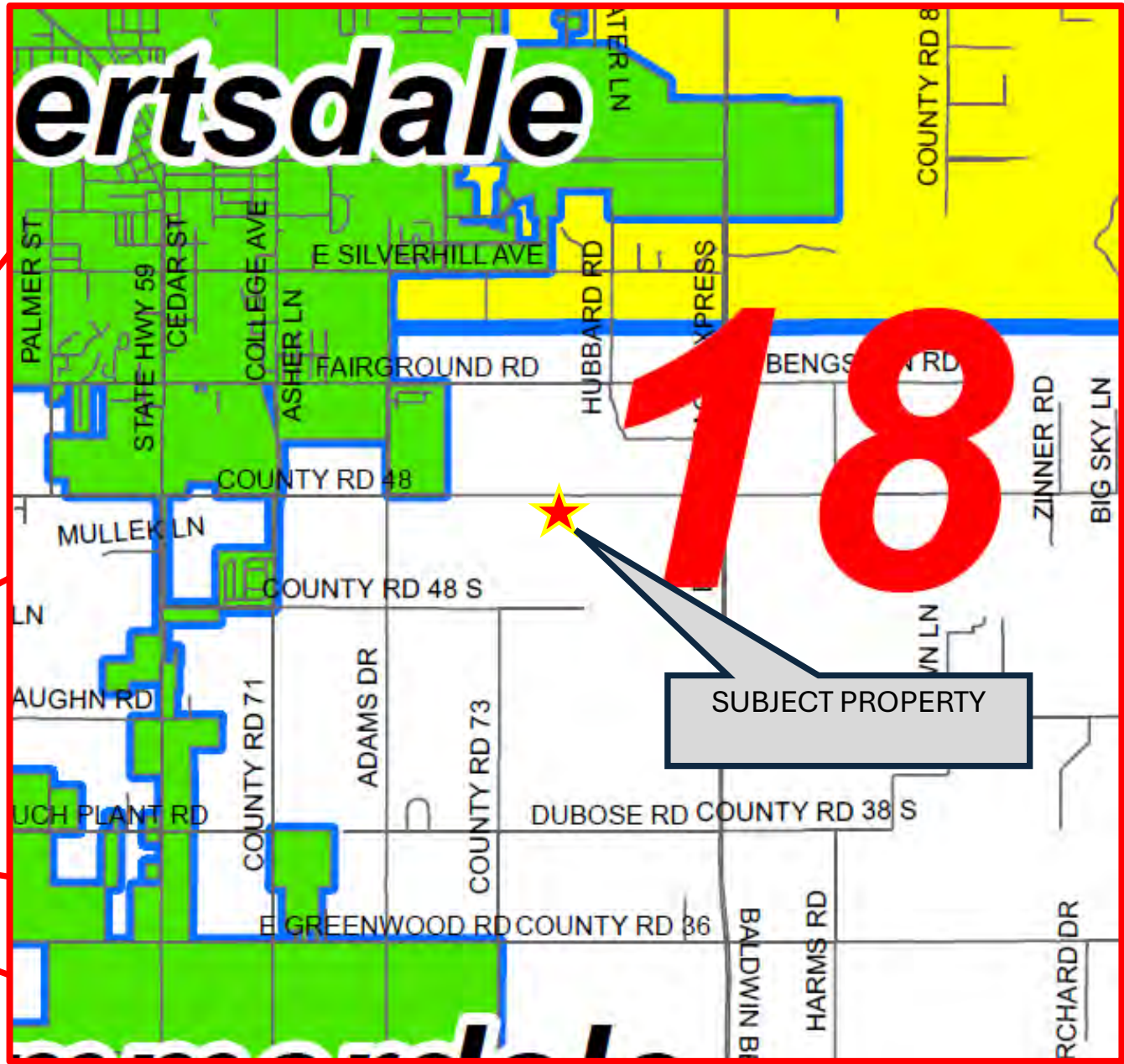
Engineer: Michael Thomas, *Bluewater Design, LLC*, 778 Scout Creek Trail, Hoover, AL 35244

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: Subject property is south of County Rd 48 and west of Baldwin County Beach Express.

Proposed use: Single-family residential subdivision

Planning District: 18

Zoning: Unzoned

Online Case File Number: The case number is SPP24-13. When searching the online CitizenServe database, please use SPP24-000013.

Parcel#: 05-48-05-16-0-000-002.000 **PIN#:** 6407

Total Property Area to be divided: 39.55 +/- acres

Total # of Lots requested: 121 lots

Smallest lot: 7,966 SF

Density: 3.06 lots / acre

Streets / Roads: 8,302 LF of streets for public use

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

Water & Sewer: City of Robertsdale Utilities – Letter dated July 18, 2024

Broadband: Brightspeed – Letter dated June 17, 2024

Electrical: Baldwin EMC- Letter dated July 9, 2024

Traffic Study (5.5.14, Append. 6): Prepared and stamped by Anthony Cothron, PE, *SKIPPER Consulting Inc.* The original report (5/16/2024) was revised on 6/27/2024. Traffic count was done on Monday, January 22, 2023, when school was in session.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Michael Thomas, PE, *Blue Water Design.* It was reviewed and accepted by the Baldwin County P&Z Civil Engineer and Highway Dept.

- Post-development flows (cfs) are lower than pre-development flows.
- Multiple detention ponds will be constructed.

Wetlands (5.2.2): Wetland reports prepared by *Craig Martin*, Wetland Science has shown that the parcel is all uplands.

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

Fire Protection (5.2.5a(3): Robertsdale Fire Department did not respond. Fire flow test by Robertsdale Utilities: 1190 GPM @ 39 PSI and 731 GPM @ 30 PSI at the nearest hydrant on County Rd 48. (side setbacks have been increased due to one Hydrant ISO results being less than adequate)

BCBE Notification: Email sent on August 8, 2024. They did not express opposition.



BERNER RD

BERNER RD

BERNER RD

BERNER RD

BERNER RD

BENGSTON RD

COLLEGE AV

ADAMS DR

Adams Dr

CR 48

SUBJECT PROPERTY

State Hwy 59

Baldwin Beach Express



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

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



Plat has been cropped and enlarged to show details



Common Areas

Powerline easement

bwd217@bellsouth.net

From: gregsmith@robertsdale.org
Sent: Thursday, July 18, 2024 11:02 AM
To: bwd217@bellsouth.net
Subject: RE: CR 48 Property
Attachments: Avery Cove - Co. Rd. 48 - Water.pdf; 2024 Letter.pdf

Mike see attached letter and map of existing water adjacent to this location

See Recent Fire Flows for nearby fire hydrants.

FH 652
Flow Test Date: 6/24/24
Static Pressure: 60 psi
Residual Pressure: 39 psi
Tested Flow: 840 GPM
Available Flow: 1,190 GPM

FH 393
Flow Test Date: 6/24/24
Static Pressure: 71 psi
Residual Pressure: 30 psi
Tested Flow: 690 GPM
Available Flow: 731 GPM

Gregory B. Smith, PE
City Engineer

(251) 947-8955

From: bwd217@bellsouth.net <bwd217@bellsouth.net>
Sent: Tuesday, July 9, 2024 4:52 PM
To: gregsmith@robertsdale.org
Subject: RE: CR 48 Property

Greg:

The county is requesting a "Will Serve" Letter for this project. I have

Thanks.

Michael A. Thomas, PE
Managing Member
Bluewater Design, LLC
(205) 283-8824



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the project.

Subdivision/Development Name: AVERY COVE

Utility Provider: CITY OF ROBERTSDALE **Select:** water or sewer

Location of the treatment facility: 18795 FAIRGROUND RD, 17579 JULIUS CHILDRESS DR & 22640 ST. PAUL ST - ROBERTSDALE, AL 36567

ADEM permit number	AL0000061
Current permitted capacity	Daily Water Production Capacity = 5.05 MGD
Current available capacity (including developments that have not come online to date)	Avg. Daily Consumption for 2023 = 1.23 MGD Max. Daily Production 2023 = 2.91 MGD Anticipated Flow for proposed developments not determined.

Utility representative signature: Gregory B. Smith

Date signed: 7-24-24

Comments:

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed above.

Thank you,

Planning and Zoning Staff



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the project.

Subdivision/Development Name: AVERY COVE

Utility Provider: CITY OF ROBERTSDALE **Select:** water or sewer

Location of the treatment facility: 20325 WILTERS ST
ROBERTSDALE, AL 36567

ADEM permit number	AL0042838
Current permitted capacity	1.0 MGD (Design Flow) (flow is not a permitted criteria)
Current available capacity (including developments that have not come online to date)	Actual Avg. Daily Flow for 2023 = 1.05 MGD Anticipated Flow for proposed developments not determined.

Utility representative signature: Gregory B. Smith

Date signed: 7-24-24

Comments: WWTP CURRENTLY UNDERGOING UPGRADES TO DESIGN FLOW OF 2.0 MGD.

ANTICIPATED COMPLETION DATE JULY 2025.

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed above.

Thank you,

Planning and Zoning Staff

Traffic Improvements:

Current TIS recommendations: Additional improvements may be required once staff has received the revised traffic study including the intersections of County Rd 48 & Adams Dr and State Hwy 59.

Table 3 – Turn Lane Warrant Results

Location	Warrant	Yes/No
West Access	Right turn lane	Yes
West Access	Left turn lane	No
East Access	Right turn lane	No
East Access	Left turn lane	No

Staff Recommendation:

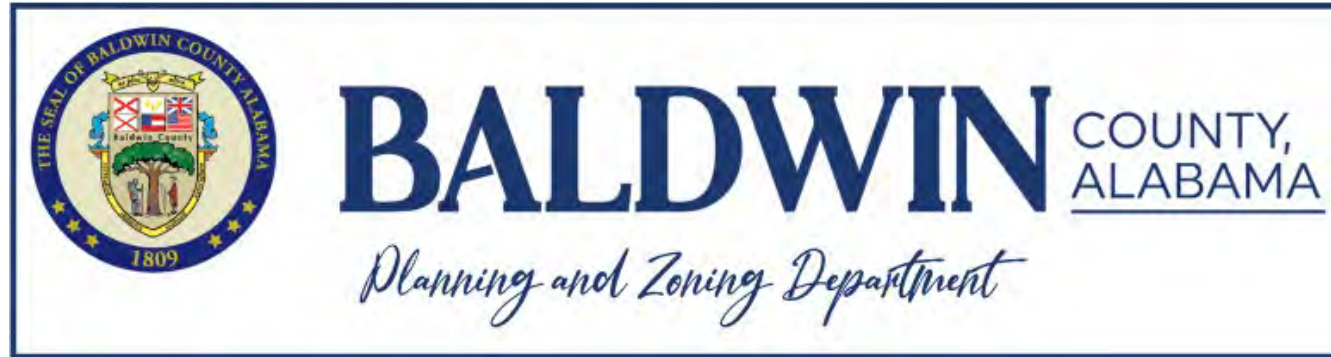
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-13, AVERY COVE SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Revise and provide staff an updated traffic study that includes the intersections of County Rd 48 at Adams Dr and County Rd 48 at State Hwy 59.
2. Show roadway and pavement width for County Rd 48 on the plat
3. Remove note that states the new streets will be private unless that is the intent, if so then a private road request to be submitted to the County Commission for approval is required.

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: SPP24-14 ABBEY OAKS SUBDIVISION

Meeting Date: Sept. 5, 2024

Request: Preliminary Plat approval for an 81-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Shawn Mitchell

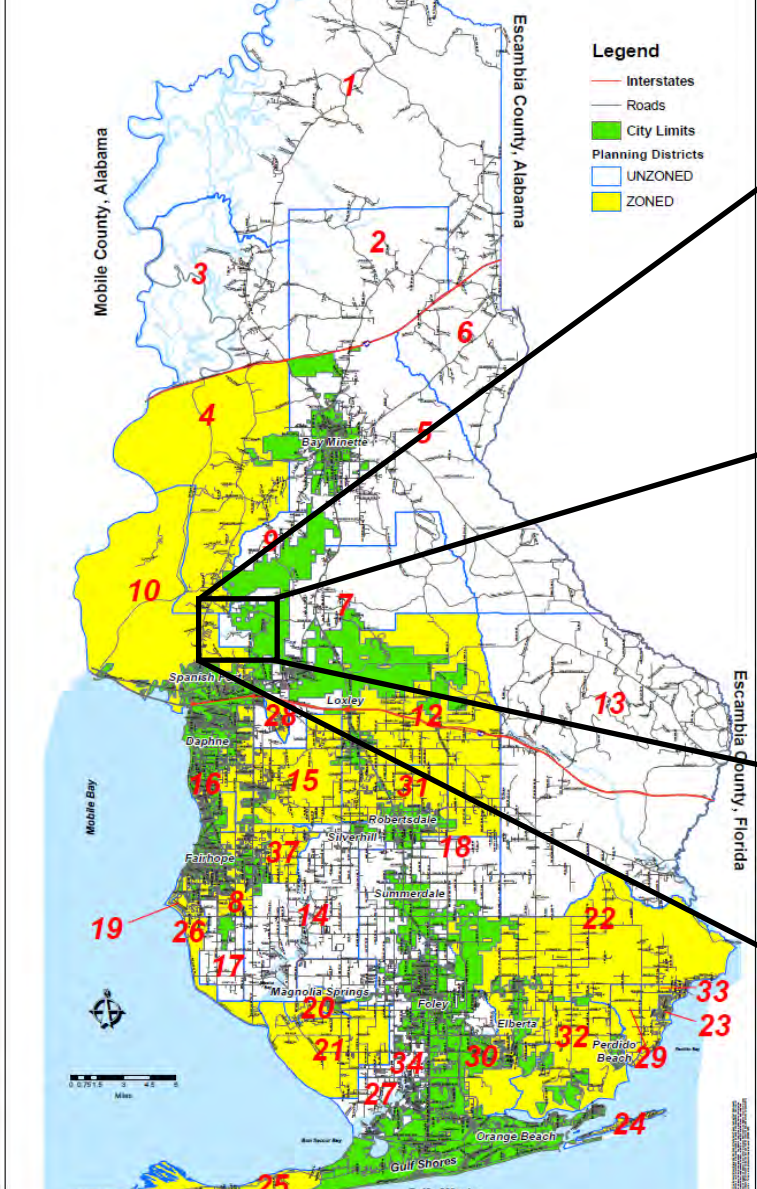
Owner / Developer: Sidney & Wendy Powers, 19030 Rio Vista Dr, Fairhope, AL 36532

Surveyor: Cecil Hudson, *Rowe Engineering*, 3502 Laughlin Dr., Suite B, Mobile, AL 36693

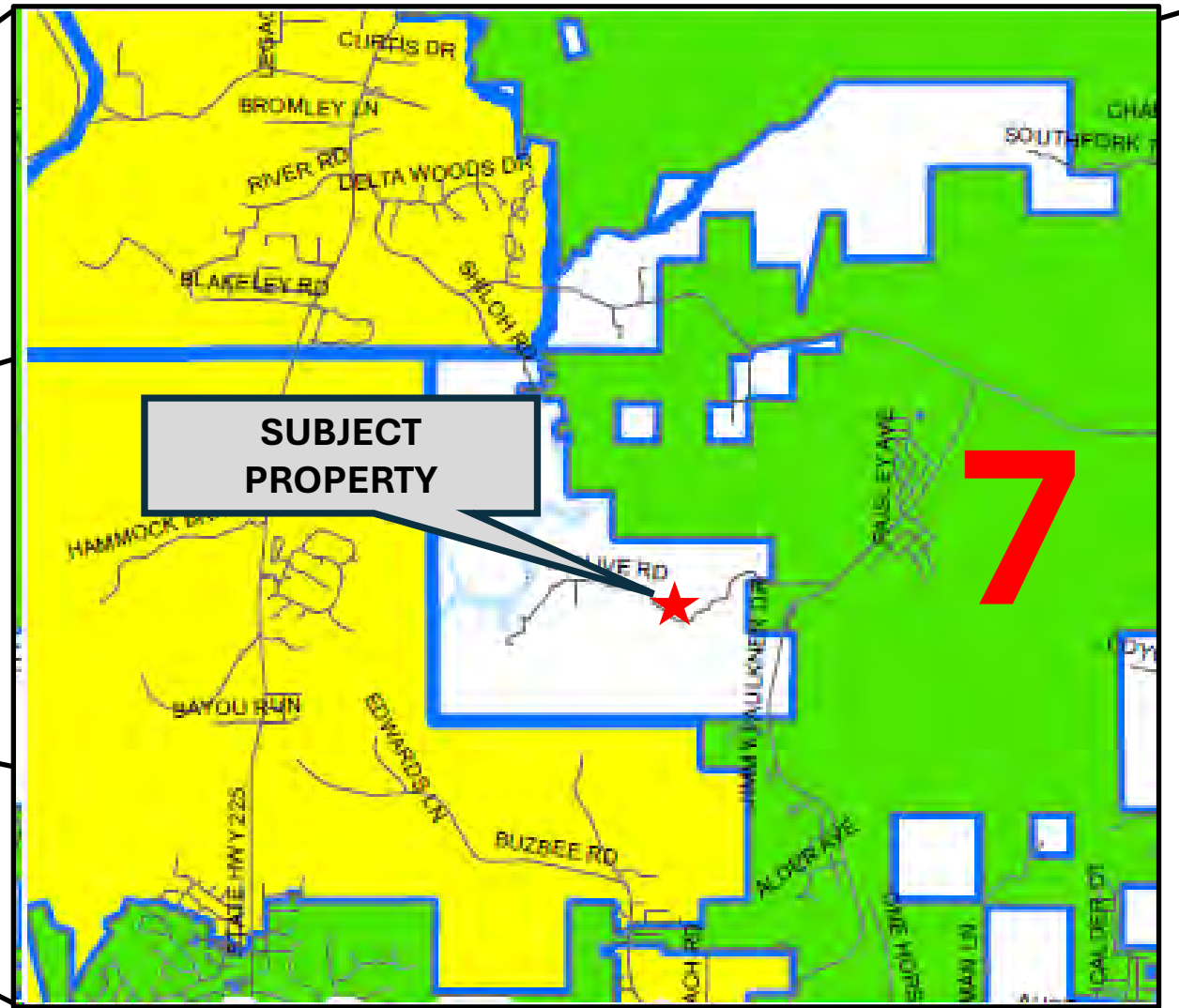
Engineer: Dwayne Smith, *Anchor Engineering*, 50 N. Florida St., Mobile AL 36607

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: Subject property west of Jimmy Faulkner Rd. and south of D'Olive Rd, near Spanish Fort.

Proposed use: Single-family residential subdivision

Planning District: 7

Zoning: Unzoned

Online Case File Number: The case number is SPP24-14. When searching the online CitizenServe database, please use SPP24-000014.

Parcel#: 05-32-02-10-0-000-005.000 **PIN#:** 21151

Total Property Area to be divided: 33 +/- acres

Total # of Lots requested: 81 lots
Smallest lot: 7,785 SF
Density: 2.45 lots / acre

Streets / Roads: 4,048 LF of streets for public use

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

Water: North Baldwin Utilities, letter dated July 8, 2024

Electrical: Baldwin EMC, letter dated June 28, 2024

Sewer: BCSS, letter dated July 17, 2024

Capacity report: Aug. 5, 2024

Broadband: AT&T, letter July 10, 2024

Traffic Study (5.5.14, Append. 6): Prepared and stamped by Jennifer Larie Brownlie-Carey, PE, *Burch Transportation LLC (7/22/2024)*. Traffic count was done on Thursday, Feb. 8, 2024, when school was in session. The growth rates (11% for 2 years) accounts for this development and Darby Ridge.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*. It was reviewed by the Baldwin County P&Z Civil Engineer.

- Post-development flows (cfs) are lower than pre-development flows.
- Multiple detention ponds will be constructed.
- No downstream affects are expected

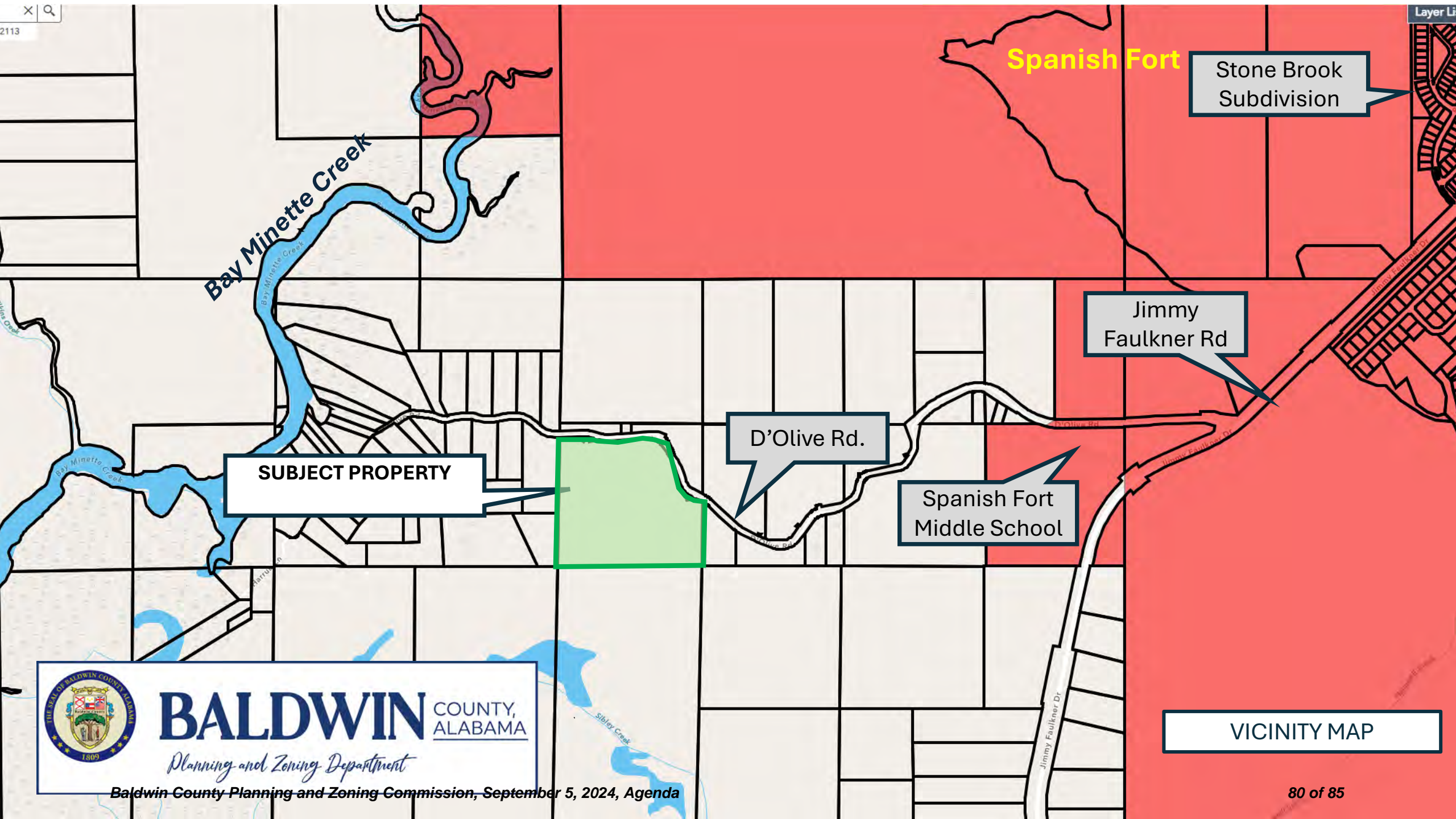
Wetlands (5.2.2): Wetland reports prepared by Craig Martin, *Wetland Sciences*.

- Jurisdictional wetlands and streams are shown with the required buffers.
- The developer has applied for a USACE permit to fill jurisdictional wetlands to create an entrance.

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

Fire Protection (5.2.5a(3): A plat was sent to the Spanish Fort Fire Inspector, but staff did not receive a response. Fire flow test – 973 gpm at 20 PSI.

BCBE Notification: Email sent on Aug. 16, 2024. They did not express opposition.



Bay Minette Creek

Spanish Fort

Stone Brook Subdivision

Jimmy Faulkner Rd

D'Olive Rd.

Spanish Fort Middle School

SUBJECT PROPERTY

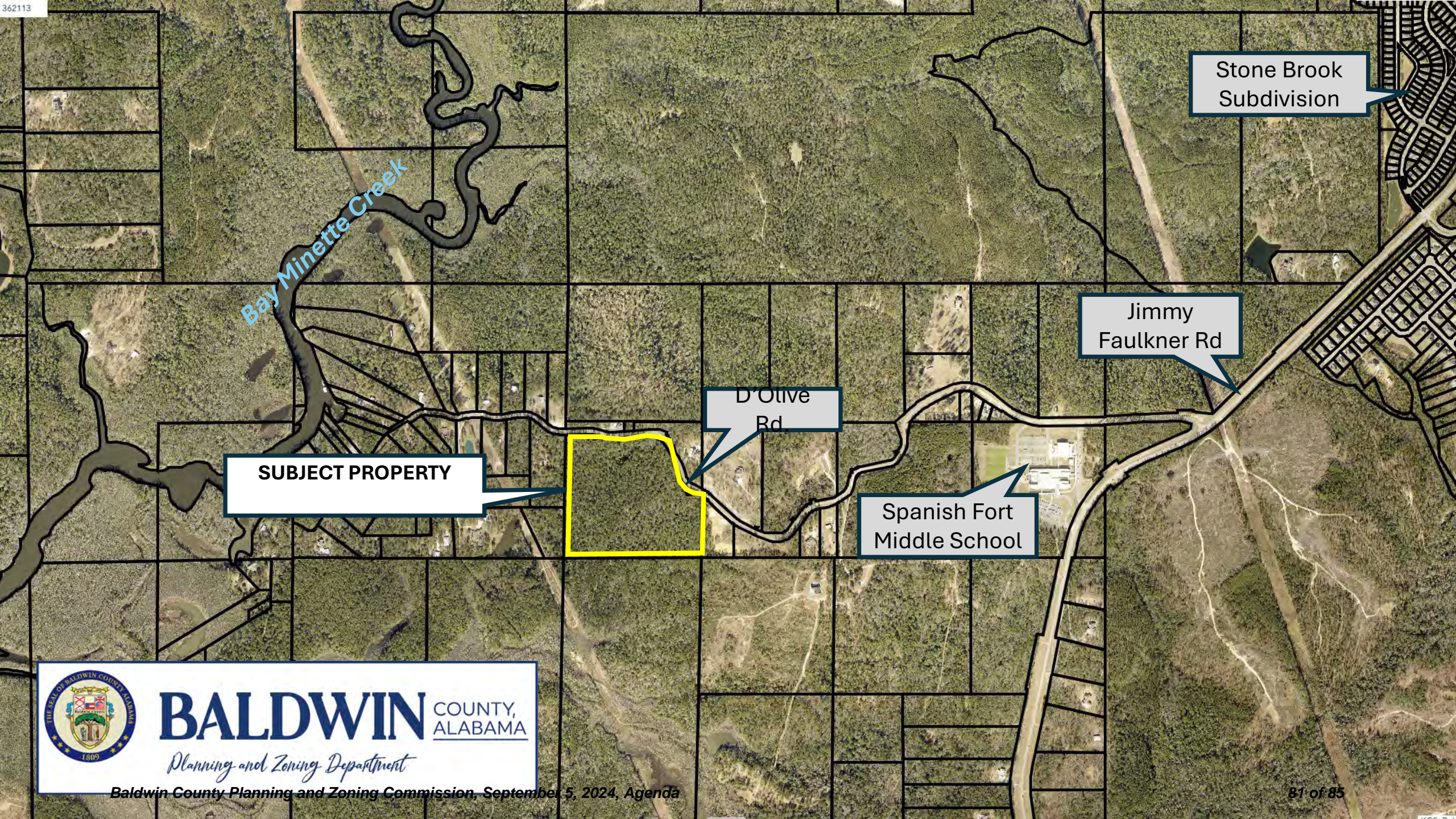


VICINITY MAP



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Bay Minette Creek

Stone Brook Subdivision

Jimmy Faulkner Rd

D'Olive Rd

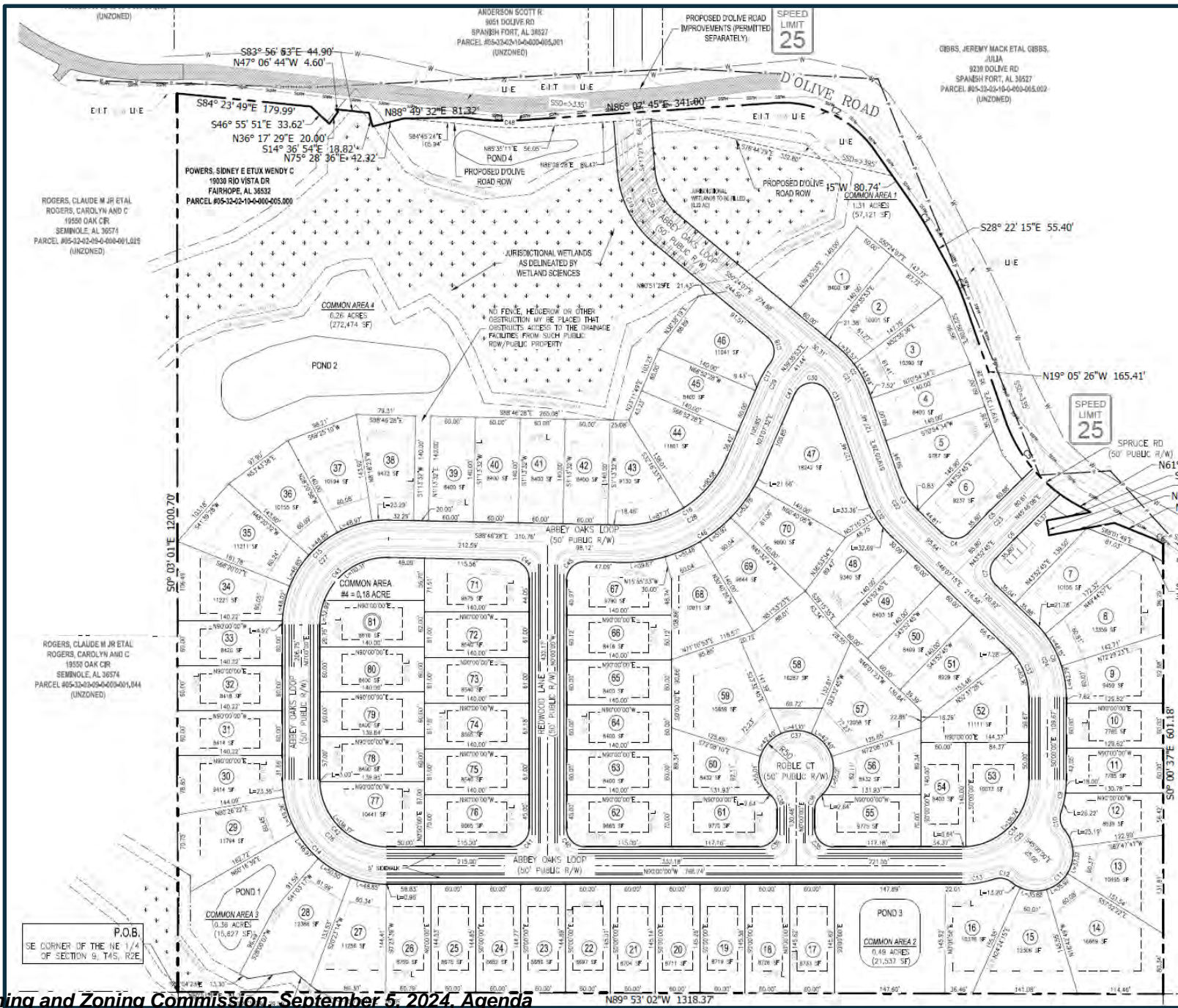
SUBJECT PROPERTY

Spanish Fort Middle School



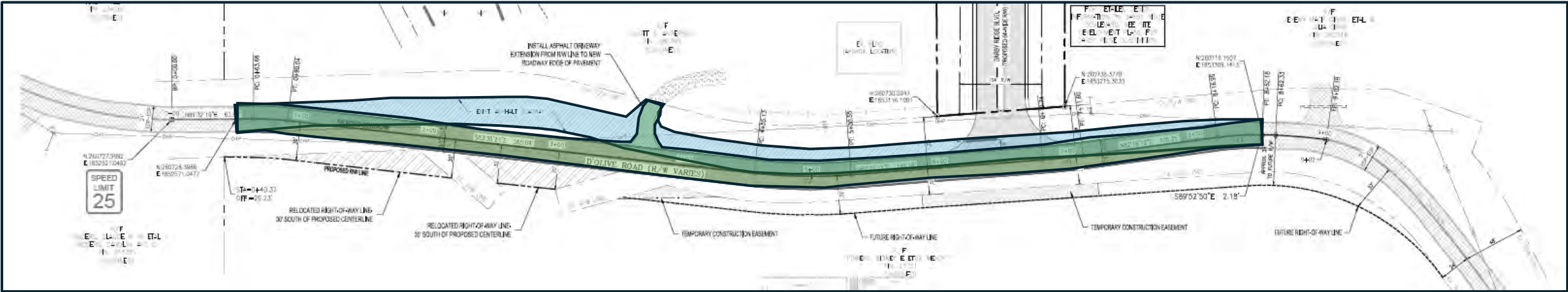
BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



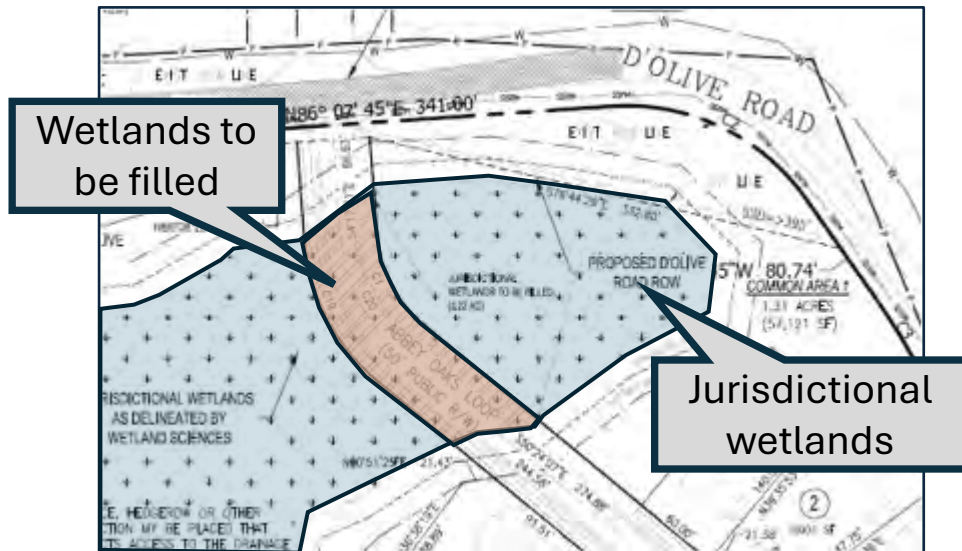
The developer is coordinating with the Highway Dept. and P&Z Permit Engineers to address sight distance issues on D'Olive Road that impact this subdivision and the Darby Ridge Subdivision directly to the north across D'Olive Rd.

- Existing asphalt
- Proposed asphalt



Staff Comments:

1. Fire flow is 973 gpm at 20 PSI. To meet ISO requirements, the side setback must be increased to 11 feet.
2. The developer is working with the Highway Dept. to make improvements to D'Olive Rd. to address sight distance issues. Additional right-of-way will be dedicated to the County and the road will be modified as shown on the previous slide.
3. To meet the requirements for a second entrance, the Developer will fill wetlands for access. The USACE permit number is shown on the plat.



Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-14, ABBEY OAKS SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The side setbacks for each lot must be increased to 11 feet to comply with ISO requirements. Revise the building setback lines and site data table on the plat to reflect an 11-foot setback.
2. The ROW dedication and improvements to D'Olive Rd. must meet approved by the Baldwin Co. Highway Dept. and P&Z Permit Division.
3. The Developer will comply with all requirements for wetland fill to create the northern access. If a second entrance cannot be constructed as proposed, the number of lots must be reduced.

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.



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
October 3, 2024, 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>

Scan 
for meeting details
and upcoming agenda
(when available).

