



Baldwin County Planning & Zoning Commission Agenda

Thursday, January 9, 2020
6:00 p.m.

Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama

www.planning.baldwincountyal.gov

1. **Call to order.**
2. **Invocation and prayer.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Election of Officers.**
6. **Approval of meeting minutes:**
 - December 5, 2019 meeting minutes
7. **Announcements/Registration to address the Commission.**
8. **Consideration of Applications and Requests: Re-Zoning Cases**
 - a.) **Case P-20002, Neat Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI,

Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Conditional Use Approval to allow a wedding and event venue on property zoned RA.

Location: The subject property is located on south side of Schoen Road, east of Breman Road., in Planning District 22.

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case S-19061, Taylor Subdivision Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval for a 3-lot subdivision on 2.74 acres.

Location: The subject property is located on the west side of Three Rivers Road, approximately 0.25 miles south of Brown's Landing Road in Seminole.

b.) Case S-19063, Koier Air Development Permit Approval

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

Purpose: The applicant is requesting Development Permit Approval for a 9-lot subdivision on 19.84 acres.

Location: The subject property is located on the east side of Koier Road north of Highway 90 in Elsanor.

c.) Case S-20003, Osprey Park, Final Site Plan Approval

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 8-site RV Park on 20 acres.

Location: The subject property is located on the east side of Osprey Lane approximately 0.65 miles west of County Road 64 in the Wilcox area.

d.) Case S-20004, Thompson Hall Quadplexes, Final Site Plan Approval

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 16-unit development on 1.98 acres.
- Location: The subject property is located on the northeastern intersection of Thompson Hall Road and Twin Beech Road, approximately 0.50 miles west of State Highway 181 in Fairhope.

e.) Case S-20007, Silver Ranch Estates, Development Permit Approval

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

- Purpose: The applicant is requesting Development Permit Approval for a 10-lot subdivision on 49 acres.
- Location: The subject property is located at the southwestern intersection of West Boulevard and Camellia Road, approximately 0.5 miles west of County Road 55 in Silverhill.

9.) Old Business:

10.) New Business:

11.) Public Comments

12.) Reports and Announcements:

Staff Reports

Legal Counsel Report

Next Regular Meeting: February 6, 2020

13.) Adjournment.



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Agenda Item 8.a
 Case No. P-20002
 Neat Property
 Conditional Use Approval
 January 9, 2020

Subject Property Information

Planning District: 22
General Location: North side of US Hwy 98, East of Breman Rd.
Physical Address: 27300 Schoen Rd, Elberta, AL 36530
Parcel Numbers: 05-53-05-22-0-000-008.000
Existing Zoning: RA, Rural Agriculture District
Existing Land Use: Residential/Agricultural
Proposed Land Use: Wedding and Event Venue
Acreage: 36.7 ± acres
Applicant: John and Karolyn Neat
 27300 Schoen Rd
 Elberta, AL 36530
Owner: Same
Lead Staff: Celena Boykin, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agriculture	RA, Rural Agriculture District
South	Residential and Agriculture	RA, Rural Agriculture District RMH, Residential Manufactured Housing Park
East	Agriculture	RA, Rural Agriculture District
West	Residential and Agriculture	RA, Rural Agriculture District

Summary and Recommendation

The applicant is requesting Conditional Use approval to allow for an event and wedding venue on the subject property. The subject property is currently zoned RA, Rural Agriculture District. The proposed use is most analogous to an auditorium which according to Article 23 of the zoning ordinance may be allowed under the RA designation, subject to the Conditional Use approval of the Planning Commission.

Staff recommends that Case P-20002, Neat Property be **APPROVED*** based on the information contained in this staff report.

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:

- (a) The following general commercial uses: recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).
- (b) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).

3.2.4 *Conditional uses.* 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 conditional uses:

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

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 18.6 Variances, and Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
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

Agency Comments

Baldwin County Highway Department – Tyler Mitchel, P.E.: No comment.

Mary Booth, Subdivision Coordinator: No comment.

ADEM: no comments received

Staff Analysis and Findings

As stated previously, the applicant is requesting Conditional Use approval to allow for an event and wedding venue on the subject property. The subject property is currently zoned RA, Rural Agriculture District.

The zoning ordinance does not include a listing for a party/event venue (See Article 23, Table of Permitted Uses). According to *Section 23.6*, “In any case where a requested use is not specifically provided, the Zoning Administrator shall determine the appropriate zoning classification by reference to the most clearly analogous use or uses that are specifically provided.” As a result, staff is comfortable with utilization of the Conditional Use process for the proposed event/wedding venue. Furthermore, this process will enable the Planning Commission to impose conditions on the approval, if granted, to minimize possible impacts on adjacent property.

The submitted site plan shows, a current dwelling that will be demolished, accessory building, an event facility to be built (36x48) and a future dwelling for owners. The area set aside for the venue is on the northern side of property. There is also 1 +/- acre that will be used for parking.

The following factors for reviewing Conditional Use approvals are found in Section 18.11.1 of the *Baldwin County Zoning Ordinance*.

Section 18.11.1 *Authorization*. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a Conditional Use in a particular zoning district; however, the county reserves full authority to deny any request for Conditional Use, to impose conditions on the use, or to revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Section 18.11.4 *Standards for approval*. A Conditional Use may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- (a) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.**

The Baldwin County Master Plan – 2013 indicates the subject property as RA, Rural Agriculture District.

RA - Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Agricultural uses, single family dwellings, outdoor recreation uses, churches and limited commercial activities are among the uses allowed under this designation. The minimum lot size is three acres, and the density is one unit per three acres.

Due to the fact the proposed use is similar to use which may be allowed under the RA designation; it is consistent with the Zoning Ordinance as well as the Master Plan.

- (b) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.**

The subject property is currently occupied with a dwelling and an accessory structure. The property adjoins Schoen Road to the west. The adjoining properties are agricultural, residential, and forested timberland.

- (c) The proposed use shall not unduly decrease the value of neighboring property.**

As stated above, the area set aside for the venue will be confined to the northern side of the property. There will be a facility built for the venues and also an outside area for events. The subject property, which contains 36.93 acres, is mostly wooded which will serve as a natural buffer. The applicants currently live on the property and plan to build a new home on the subject property which will help keep better oversight of the events.

- (d) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.**

Staff anticipates no major burdens or impacts.

Section 18.11.5 *Conditions and restrictions on approval.* In approving a Conditional Use, the Planning

Commission may impose conditions and restrictions upon the property benefited by the Conditional Use approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon the property in the neighborhood, and to carry out the general purpose and intent of the ordinances. In approving any Conditional Use, the Planning Commission may specify the period of time for which such approval is valid for the commencement of the proposed Conditional Use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding 6 months each without written notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances. Those Conditional Uses which the Planning Commission approves subject to conditions shall have specified by the Planning Commission the time allotted to satisfy such conditions.

Staff Comments and Recommendation

As stated previously, the applicant is requesting Conditional Use approval to allow event and wedding venue on the parcel. Staff feels this is a reasonable request and recommends the request be **APPROVED*** based on the conditions listed below.

If the Planning and Zoning Commission votes to approve the request the following conditions should be included:

- Approval shall be for this applicant and this location only.
- All off-street parking associated with the venue shall be located on the subject property and shall be confined to the area designated for parking on the submitted site plan. No parking along the right-of-way shall be permitted. Parking shall meet the requirements of Article 15 of the Baldwin County Zoning Ordinance.
- Any lighting, whether permanent or temporary, which might be installed in conjunction with the venue, shall be shielded and directed away from adjacent properties.
- A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.
- All signage must comply with Article 16 of the *Baldwin County Zoning Ordinance*.
- Any expansion of the proposed venue shall necessitate additional review and approval by the Planning Commission.
- The Planning Commission may impose additional conditions as it sees fit.

**On Conditional Use applications, the Planning Commission makes the final decision.*





ADJOINING RESIDENCE

12/16/2019

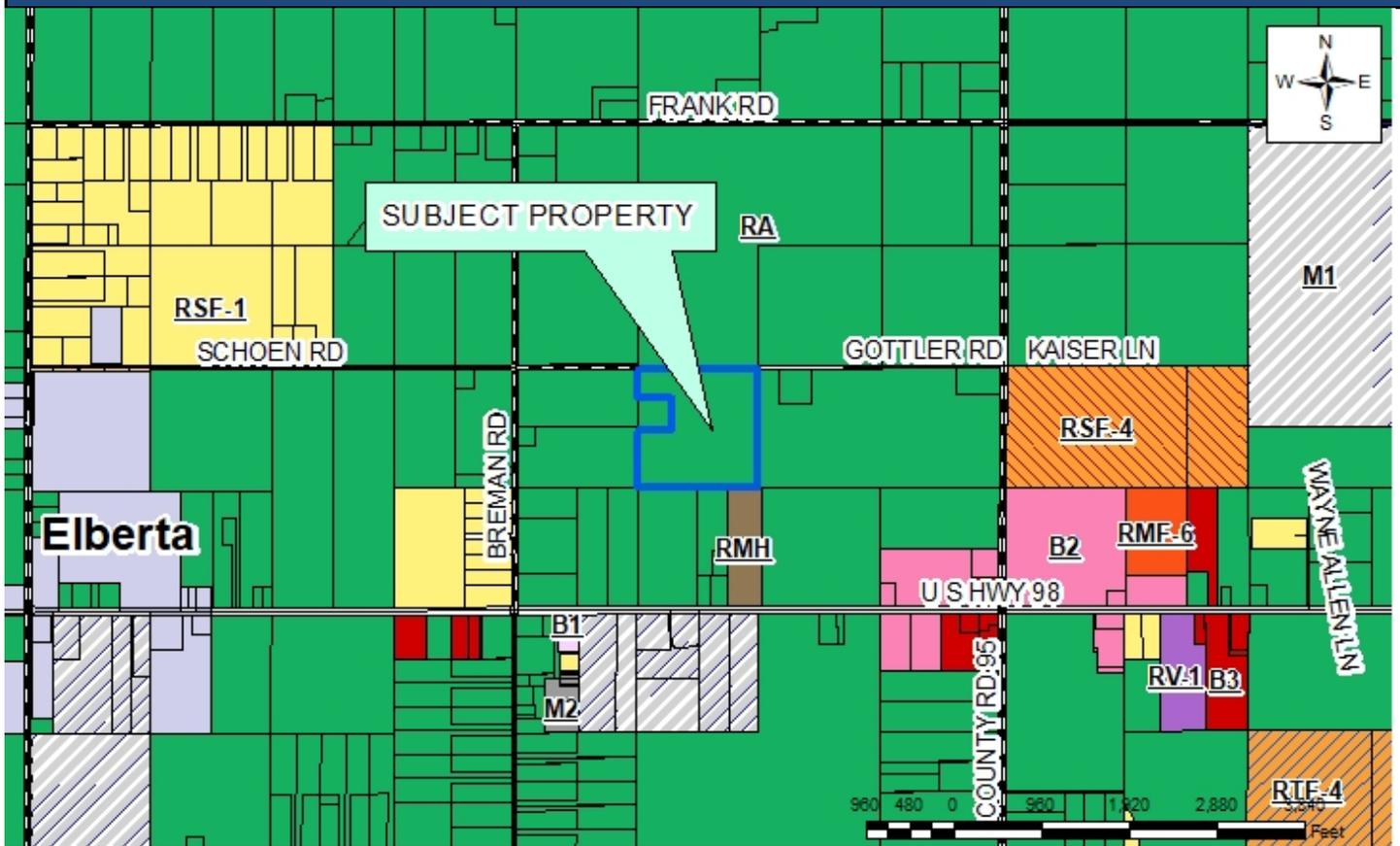


CONDITIONAL USE
PROPOSED
FOR THIS PROPERTY
Case Number
P-20002
For Information Contact
Baldwin County Planning &
Zoning (251) 972-8523
(251) 972-8523

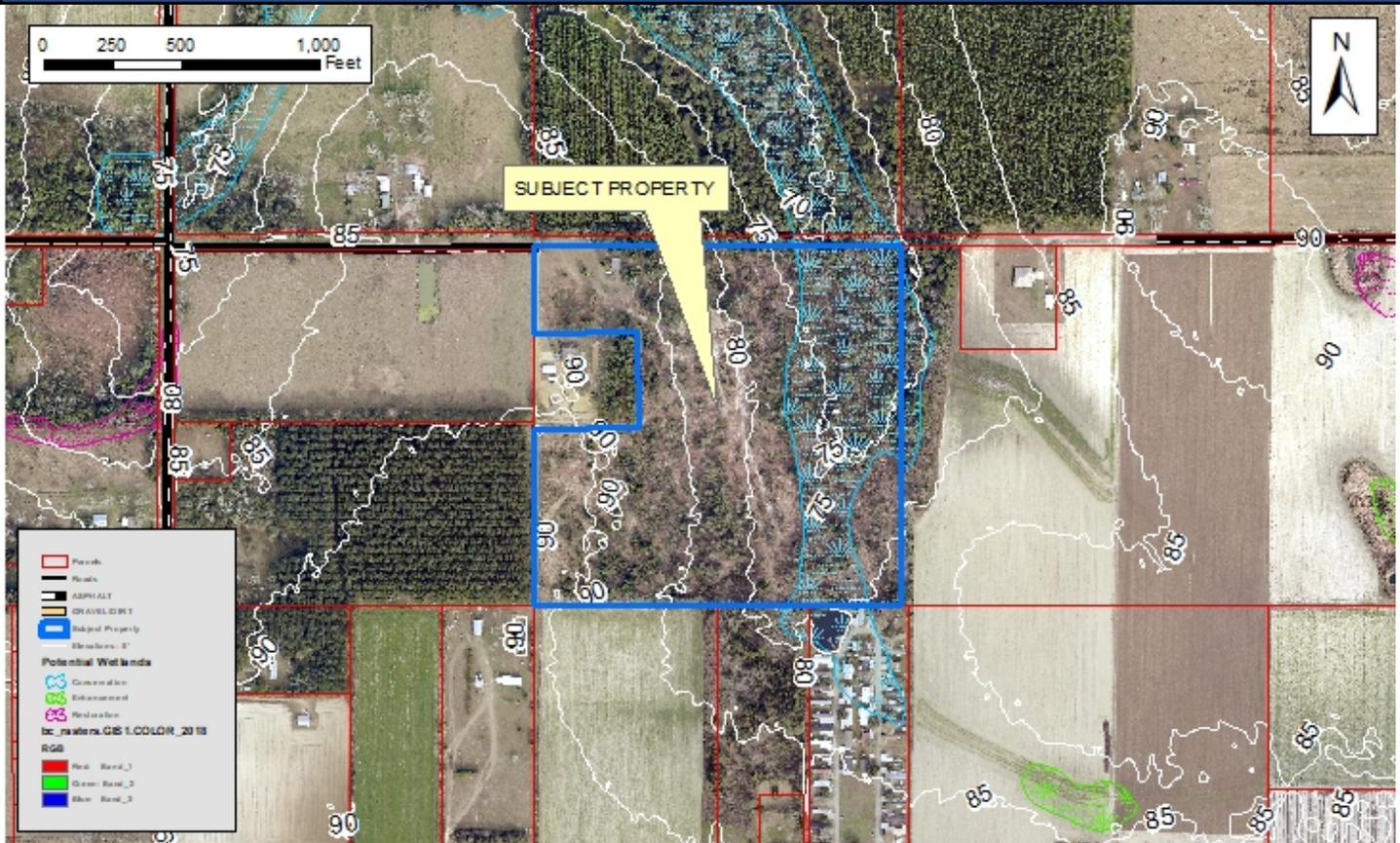
SUBJECT PROPERTY

12/16/2019

Locator Map



Site Map



Baldwin County Planning and Zoning Commission
Case No. S-19061 – Taylor Subdivision
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
January 9, 2020
Agenda Item 9.a

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: January 9, 2020 Development Permit Approval Pending
December 5, 2019 Development Permit Approval (tabled)

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the west side of Three Rivers Road approximately 0.25 miles south of Brown’s Landing Road in Seminole.

Parcel Numbers: 05-50-05-21-0-000-059.008

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 3

Linear Feet of Streets: N/A

Total Acreage: ± 2.74

Smallest Lot Size: ± 0.46 acres

Owner/Developer: Quick Silver Land Company, Inc.
Robert G. Taylor
19359 Three Rivers Road
Seminole, AL 36575

Engineer/Surveyor: Fabre Engineering Inc.
119 Gregory Street
Pensacola, FL 32502

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: East Central Baldwin County Water Authority
 Sewer: On-Site septic
 Electricity: Baldwin EMC

Transportation: The proposed lots will front on Three Rivers Road, a county maintained paved road.

V. STAFF COMMENTS:

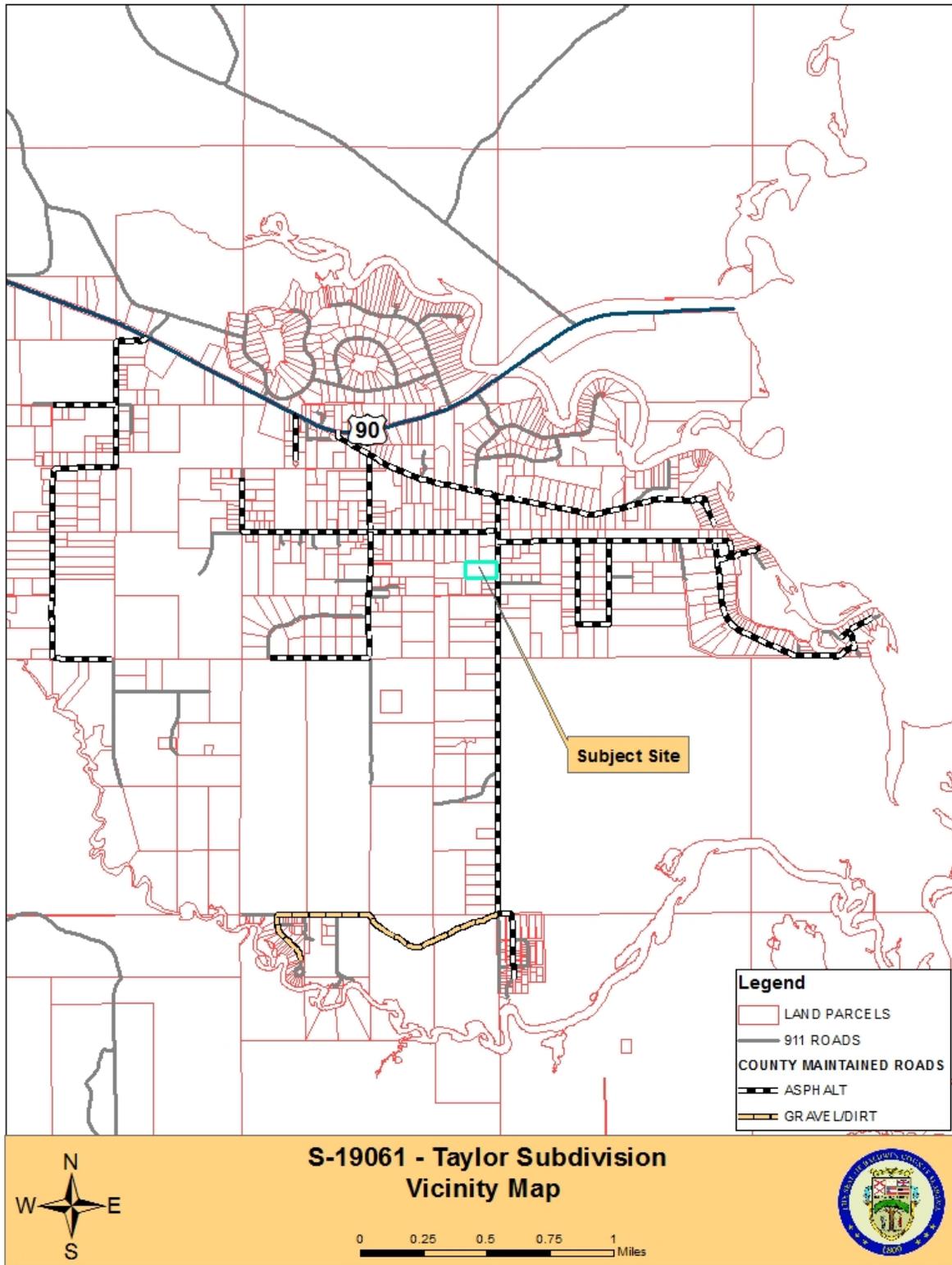
Items for consideration:

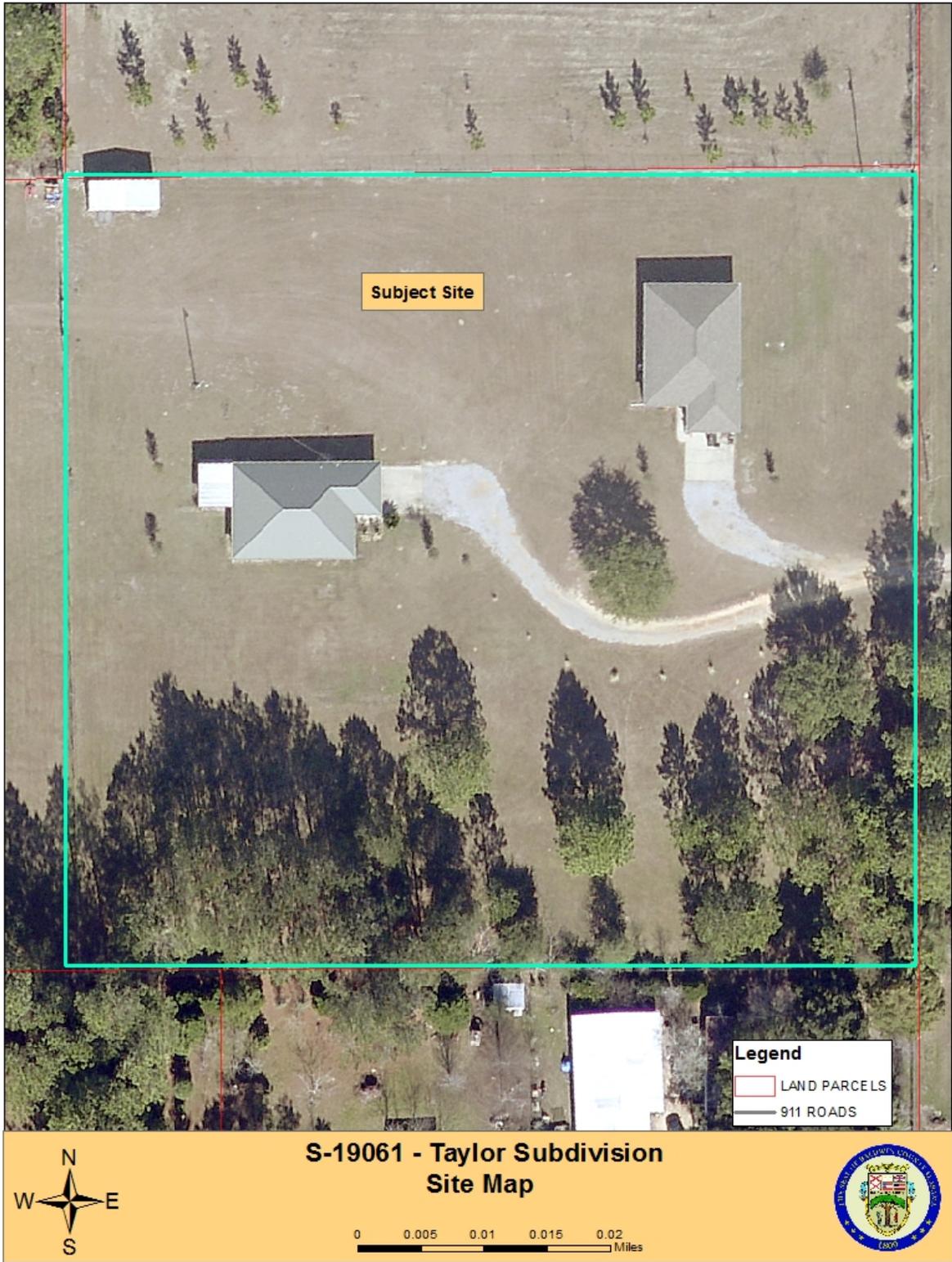
Deficiencies:

- Lots 1 and 2 are currently using the same driveway as Lot 1. Lots 1 and 2 are currently being revised to show their own access to Three Rivers Road.

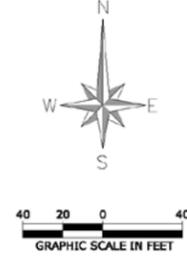
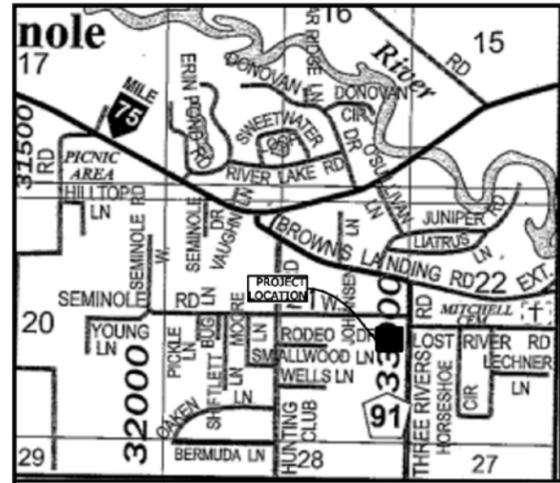
VI. RECOMMENDATIONS:

Staff recommends that the Development Permit for Case No. S-19061, Taylor Subdivision be **APPROVED.**

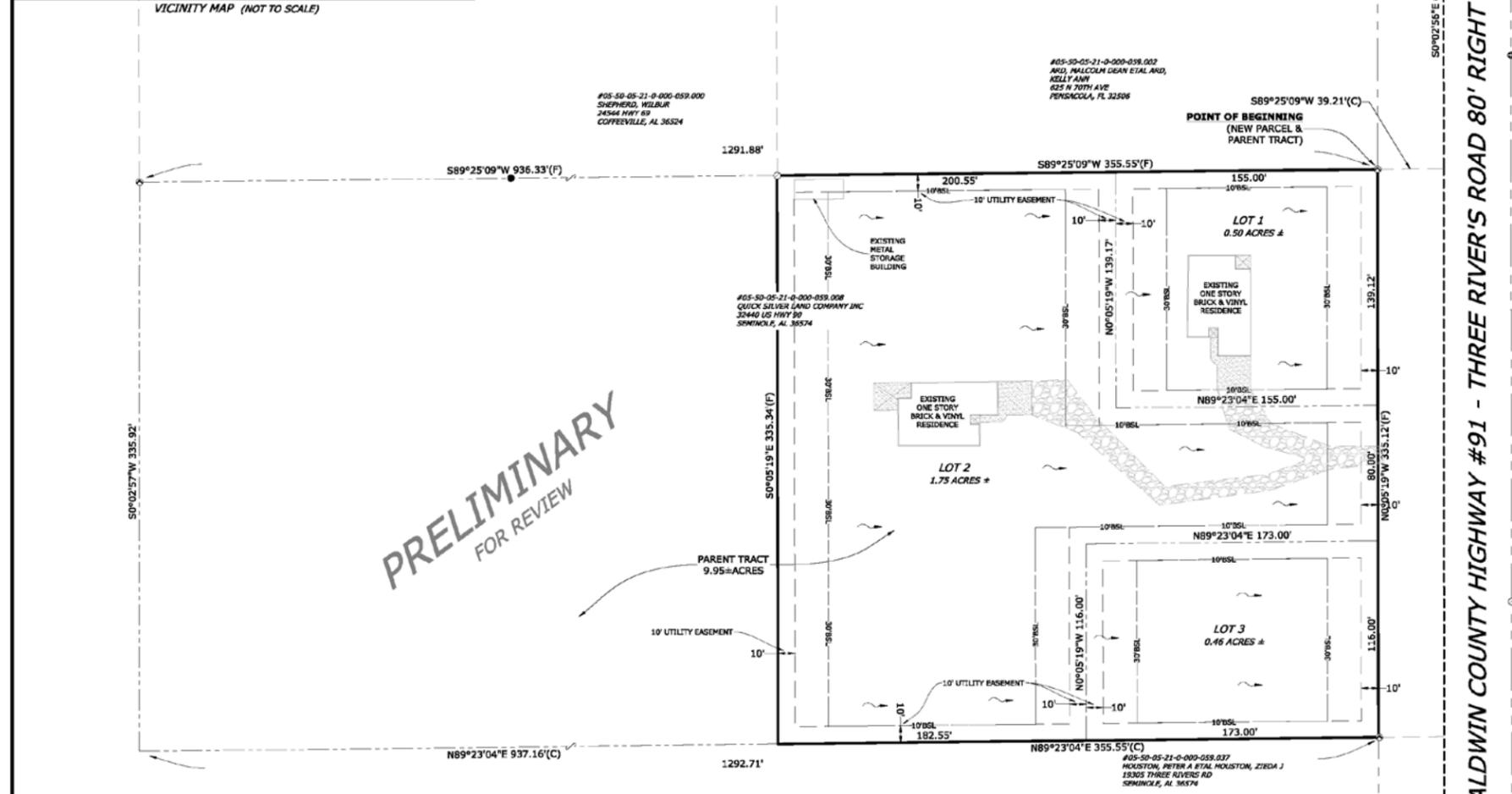




1:30 PM 1/17/2020 Three Rivers Rd and Section 21, Baldwin County, Alabama - Update.dwg, 12/17/19 9:39:14 AM, mabraham.dwg



PRELIMINARY PLAT OF "TAYLOR SUBDIVISION" BEING IN A PORTION OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 6 EAST BALDWIN COUNTY, ALABAMA NOVEMBER, 2019



LEGAL DESCRIPTION - PARENT TRACT
PREPARED BY FABRE ENGINEERING & SURVEYING
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED S00°02'57"W 335.92'...

GENERAL NOTES:
1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, U.S. SURVEY FEET, ALABAMA WEST ZONE, NAD83.
2. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY AOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

LEGEND:
1/2" CAPPED IRON ROD "CA-487-15" SPT FOUND
1/2" CAPPED IRON ROD "CA-487-15" FOUND
1/2" CAPPED IRON ROD "CA-487-15" FOUND
1/2" IRON ROD FOUND
1/2" CAPPED IRON ROD "LS-166/75" FOUND
1/2" CAPPED IRON ROD "ILLEGIBLE" FOUND
UTILITY SERVICE INFO:
WATER SERVICE: EAST CENTRAL BALDWIN COUNTY WATER AUTHORITY
SEWER SERVICE: ON SITE SEPTIC TANK
ELECTRIC SERVICE: BALDWIN COUNTY EMC

SITE DATA:
TOTAL ACRES = 2.74 ACRES±
ZONING = PLANNING DISTRICT 13, UNZONED
NUMBER OF LOTS = 3
SMALLEST LOT = 0.46 ACRES±
LINEAR FOOT OF STREET = 0' LF
BUILDING SETBACK LINES:
FRONT = 30', REAR = 30', SIDE = 10'
FLOOD ZONE = "X" BALDWIN COUNTY
PANEL #01003C 0740 M, REV 04/19/19
OWNER OF RECORD:
QUICK SILVER LAND COMPANY INC.
32440 U. S. HIGHWAY 90
SEMINOLE, ALABAMA
36574

DEDICATION:
QUICK SILVER LAND COMPANY INC., AS PROPRIETOR, HAVE HAD THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS "TAYLOR SUBDIVISION" BEING A PART OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 6 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:
WITNESS: FOR: QUICK SILVER LAND COMPANY
WITNESS: ROBERT G TAYLOR

ACKNOWLEDGEMENT STATE OF ALABAMA COUNTY OF BALDWIN
I, [], NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, CERTIFY THAT [], WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT.

CERTIFICATE OF APPROVAL EAST CENTRAL BALDWIN COUNTY WATER AUTHORITY
THE UNDERSIGNED, AS AUTHORIZED BY THE EAST CENTRAL BALDWIN COUNTY WATER AUTHORITY, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS [] DAY OF [], 2019.

CERTIFICATE OF APPROVAL BALDWIN COUNTY EMC
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS [] DAY OF [], 2019.

CERTIFICATE OF APPROVAL BALDWIN COUNTY HEALTH DEPARTMENT
ACCORDING TO CHAPTER 420-3-1, THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A LARGE FLOW DEVELOPMENT. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR ANY FUTURE ONSITE SEWAGE TREATMENT SYSTEMS ON THIS [] DAY OF [], 2019.

CERTIFICATE OF APPROVAL COUNTY PLANNING COMMISSION
THE WITHIN PLAT OF "TAYLOR SUBDIVISION", BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE BALDWIN COUNTY PLANNING COMMISSION, ON THIS [] DAY OF [], 2019.

CERTIFICATE OF APPROVAL COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS [] DAY OF [], 2019.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS [] DAY OF [], 2019.

STATE OF ALABAMA COUNTY OF BALDWIN CERTIFICATION BY SURVEYOR
I, FRANK J. FABRE, P.E., P.S.M. A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THIS SURVEY AND DRAWING HAVE BEEN COMPLETED FOR THE PURPOSE OF A RECORD PLAT FOR THE PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA, AND THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY (SEE LEGAL DESCRIPTION), WITH MONUMENTED CAPPED IRON RODS AND CONCRETE MONUMENTS AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND ON THIS [] DAY OF [], 2019.
FRANK J. FABRE, P.E., P.S.M.
ALABAMA REGISTRATION NUMBER 10977, CERTIFICATION OF ALABAMA NUMBER 487

FABRE ENGINEERING INC. ENGINEERS & PLANNERS SURVEYORS
110 GREGORY SQUARE, PENACOLA, FL 32562, FL REG. #31-64308
21530 PROFESSIONAL DRIVE, SUITE B-105, ROBERTSDALE, AL 36567, PH: 335-945-1937
FL LIC# 5 L.B. 0006679, E.B. 0007215 AL LIC# 5 L.B. 0006679, E.B. 0007215

PRELIMINARY PLAT 19350 THREE RIVERS ROAD SEMINOLE ALABAMA 36574
PREPARED FOR: ROBERT G. TAYLOR

"TAYLOR SUBDIVISION" BEING IN A PORTION OF SECTION 21 TOWNSHIP 6 SOUTH, RANGE 6 EAST BALDWIN COUNTY, ALABAMA

Table with columns: NO., DATE, REVISION, DESCRIPTION, DRAWING SCALE (1"=40'), DRAWN BY (RJS), CHECKED BY (FJF), DATE (2019-12-10), JOB NUMBER (170100-006), FILE NAME (170100-006pre.plt.dwg), SHEET (1 of 1)

PRELIMINARY FOR REVIEW

Baldwin County Planning and Zoning Commission
Case No. S-19063 – Koier Air
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
January 9, 2020
Agenda Item 9.b

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: January 9, 2020 Development Permit Approval pending
December 5, 2019 Development Permit Approval (tabled)

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the east side of Koier Road north off of Highway 90 in Elsanor.

Parcel Numbers: 05-49-02-10-0-000-002.001

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 9

Linear Feet of Streets: N/A

Total Acreage: ± 19.84

Smallest Lot Size: ± 0.77 acres

Owner/Developer: Richard E. Gordon, Jr.
21756 Koier Road
Robertsdale, AL 36567

Surveyor: David Lowery Surveying, LLC
55284 Martin Lane
Stockton, AL 36579

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: East Central Baldwin County Water Authority
 Sewer: On-Site septic
 Electricity: Baldwin EMC

Transportation: The proposed lots will front on Koier Road, a county maintained paved road.

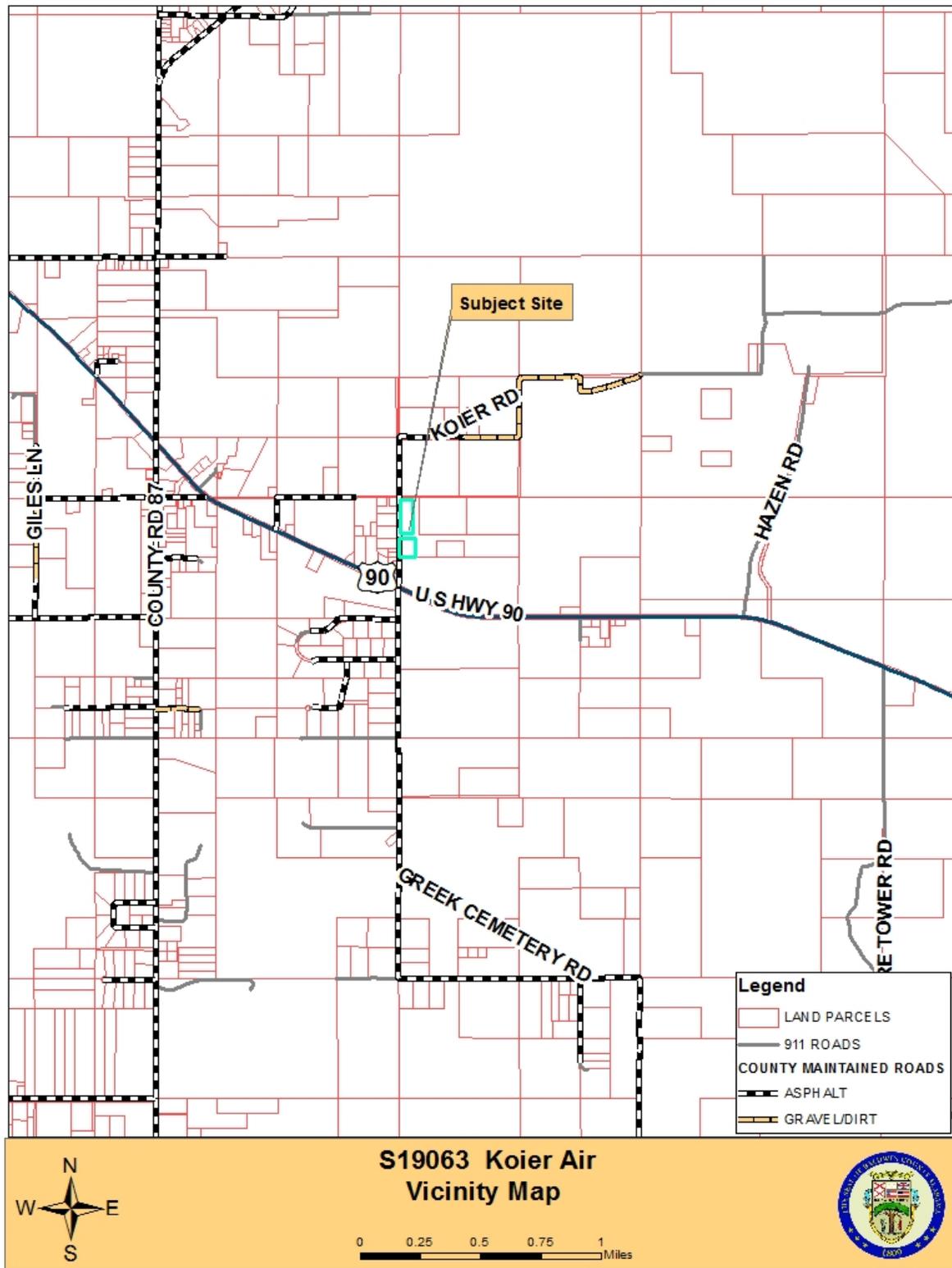
V. STAFF COMMENTS:

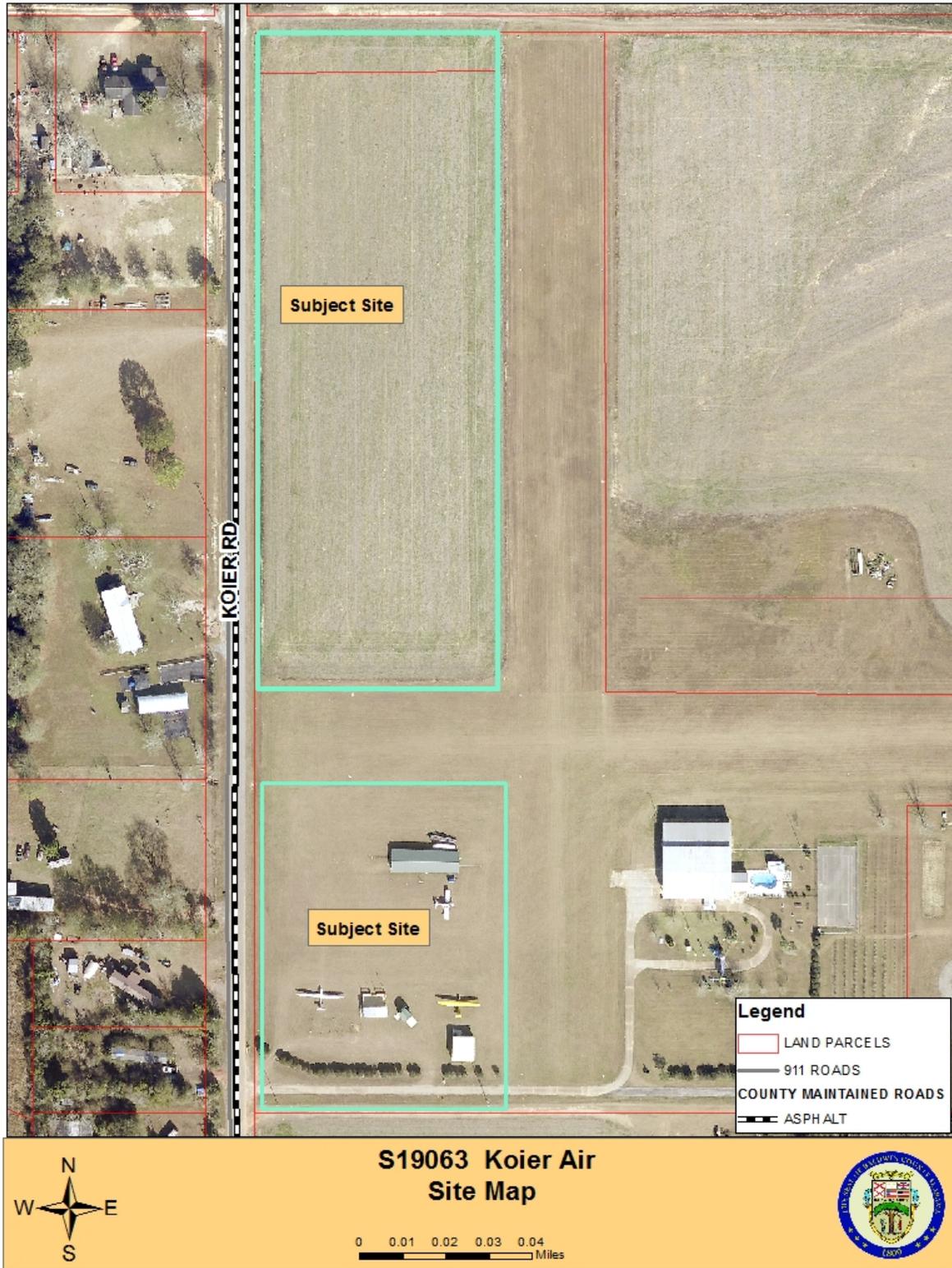
Items for consideration:

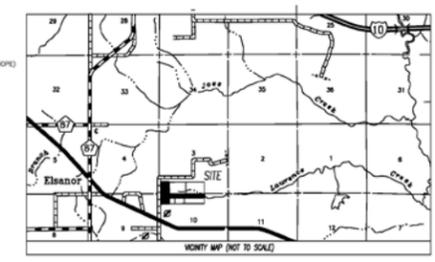
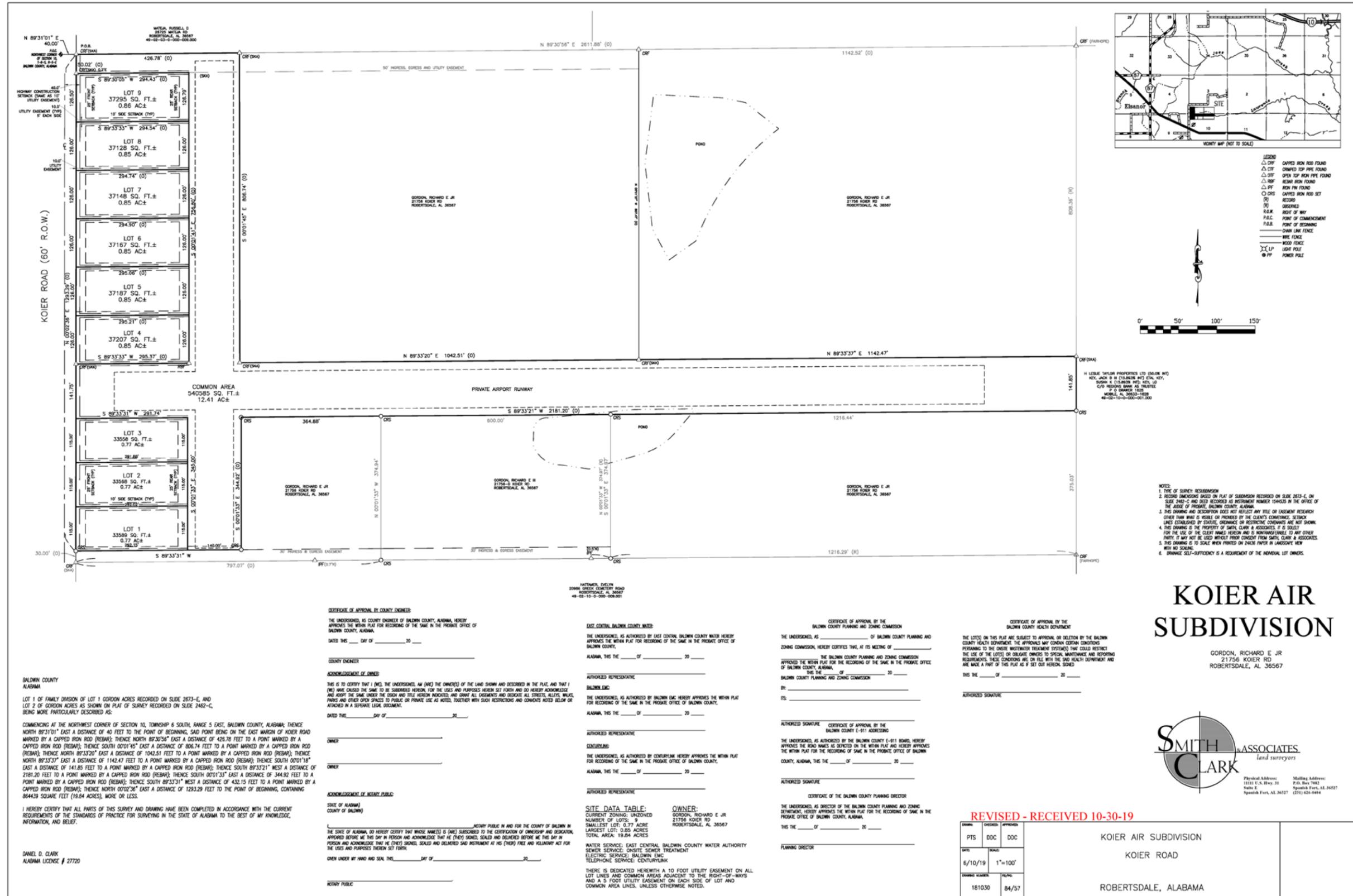
- There appears to be existing buildings per the attached site map that are not shown on the enclosed plat. Confirmation of existing buildings has been requested and a revised plat to be submitted accordingly if the buildings are still existing. If the buildings have been removed, the enclosed plat is correct. If the buildings still exist, the plat will need to be revised to show the existing buildings prior to final plat approval.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit for Case No. S-19063, Koier Air Subdivision be **APPROVED**.







- LEGEND**
- △ CIP CAPPED IRON ROD FOUND
 - △ CIP CAPPED TOP PIPE FOUND
 - △ CIP OPEN TOP IRON PIPE FOUND
 - △ IRP IRON ROD FOUND
 - △ IPF IRON PIPE FOUND
 - CIP CAPPED IRON ROD SET
 - IRP IRON ROD SET
 - IPF IRON PIPE SET
 - OIR OBSERVED
 - R&R ROOT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
 - LP LEAD PIPE
 - PP POWER PIPE



NOTES:

1. TYPE OF SURVEY: REBORDERING
2. RECORDS SHOWN ON THIS PLAT OF SUBDIVISION RECORDED ON SLIDE 2673-E, ON SLIDE 2462-C AND DEED RECORDED AS INSTRUMENT NUMBER 154433 IN THE OFFICE OF THE CLERK OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN THAT IS MADE OR PROVIDED BY THE CLIENT'S COMMERCE, SURVEY LINES ESTABLISHED BY SURVEY, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH CLARK & ASSOCIATES, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SMITH CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24x36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. DRAINAGE SELF-SUFFICIENCY IS A REQUIREMENT OF THE INDIVIDUAL LOT OWNERS.

KOIER AIR SUBDIVISION

GORDON, RICHARD E JR
21756 KOIER RD
ROBERTSDALE, AL 36667



Physical Address: 11111 U.S. Hwy. 31, Suite E, Spanish Fort, AL 36527
Mailing Address: P.O. Box 7982, Spanish Fort, AL 36527

REVISED - RECEIVED 10-30-19

DATE	PTSD	DDC	KOIER AIR SUBDIVISION KOIER ROAD ROBERTSDALE, ALABAMA
6/10/19	1100	1100	
DATE	PTSD	DDC	
6/10/19	1100	1100	
DATE	PTSD	DDC	
6/10/19	1100	1100	

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 20__

COUNTY ENGINEER _____

ACKNOWLEDGMENT OF OWNER

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SUBMITTED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONDITIONS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____ 20__

OWNER _____

OWNER _____

ACKNOWLEDGMENT OF WITNEY PUBLIC

STATE OF ALABAMA, DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DESIGNATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (SHE) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (SHE) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

DONE UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__

WITNEY PUBLIC _____

EAST CENTRAL BALDWIN COUNTY WATER

THE UNDERSIGNED, AS AUTHORIZED BY EAST CENTRAL BALDWIN COUNTY WATER HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY.

ALABAMA, THIS _____ DAY OF _____ 20__

AUTHORIZED REPRESENTATIVE _____

BY: _____

ITS: _____

AUTHORIZED SIGNATURE _____

CONSERVATION

THE UNDERSIGNED, AS AUTHORIZED BY CONSERVATION HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 20__

ALABAMA, THIS _____ DAY OF _____ 20__

AUTHORIZED REPRESENTATIVE _____

SITE DATA TABLE

CURRENT ZONING: UNZONED
NUMBER OF LOTS: 9
SMALLEST LOT: 0.77 ACRES
LARGEST LOT: 0.85 ACRES
TOTAL AREA: 19.84 ACRES

WATER SERVICE: EAST CENTRAL BALDWIN COUNTY WATER AUTHORITY
SEWER SERVICE: CONSERVATION
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURYLINK

THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OWNER:
GORDON, RICHARD E JR
21756 KOIER RD
ROBERTSDALE, AL 36667

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, _____, ALABAMA, THIS _____ DAY OF _____ 20__

APPROVED THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____ 20__

BY: _____

ITS: _____

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY HEALTH DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 20__

ALABAMA, THIS _____ DAY OF _____ 20__

AUTHORIZED REPRESENTATIVE _____

BY: _____

ITS: _____

AUTHORIZED SIGNATURE _____

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PRObate OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 20__

THIS _____ DAY OF _____ 20__

BY: _____

ITS: _____

AUTHORIZED SIGNATURE _____

BALDWIN COUNTY ALABAMA

LOT 1 OF FAMILY DIVISION OF LOT 1 GORDON ACRES RECORDED ON SLIDE 2673-E, AND LOT 2 OF GORDON ACRES AS SHOWN ON PLAT OF SURVEY RECORDED ON SLIDE 2462-C, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 89°31'01" EAST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST MARGIN OF KOIER ROAD MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°30'54" EAST A DISTANCE OF 426.78 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 07°01'45" EAST A DISTANCE OF 806.74 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°32'07" EAST A DISTANCE OF 1042.51 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°33'27" EAST A DISTANCE OF 1142.47 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 07°01'18" EAST A DISTANCE OF 141.85 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'21" WEST A DISTANCE OF 2181.20 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 07°01'33" EAST A DISTANCE OF 344.92 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°33'31" WEST A DISTANCE OF 432.15 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 07°02'24" EAST A DISTANCE OF 1293.29 FEET TO THE POINT OF BEGINNING, CONTAINING 864.9 SQUARE FEET (19.84 ACRES), MORE OR LESS.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DANIEL B. CLARK
ALABAMA LICENSE # 27720

181030-KOIER AIR SUBDIVISION-GORDON.dwg 40-D (LAND) 10/30/2019 14:22:13

Baldwin County Planning and Zoning Commission
Case No. S-20003 – Osprey Park
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
January 9, 2020
Agenda Item 9.c

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: January 9, 2020 Final Site Plan Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 13 – Unzoned

Location of Property: The subject property is located on the east side of Osprey Lane approximately 0.65 miles west off of County Road 64 in the Wilcox area.

Parcel Numbers: 05-35-09-30-0-000-006.004

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Sites: 8

Linear Feet of Streets: 1,070LF

Total Acreage: ± 20.0 acres

Smallest Site Size: ± 360 square feet

Owner: Walter E. Orzolic
12 Oak Lane
Shalimar, FL 32579

Engineer/Surveyor: Rowe Surveying & Engineering Co., Inc.
3502 Laughlin Dr., Suite B
Mobile, AL 36693

Request: The applicant is requesting Final Site Plan approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Onsite Well
 Sewer: Onsite Septic
 Electricity: Baldwin EMC

Transportation: The proposed sites will front internal gravel roads.

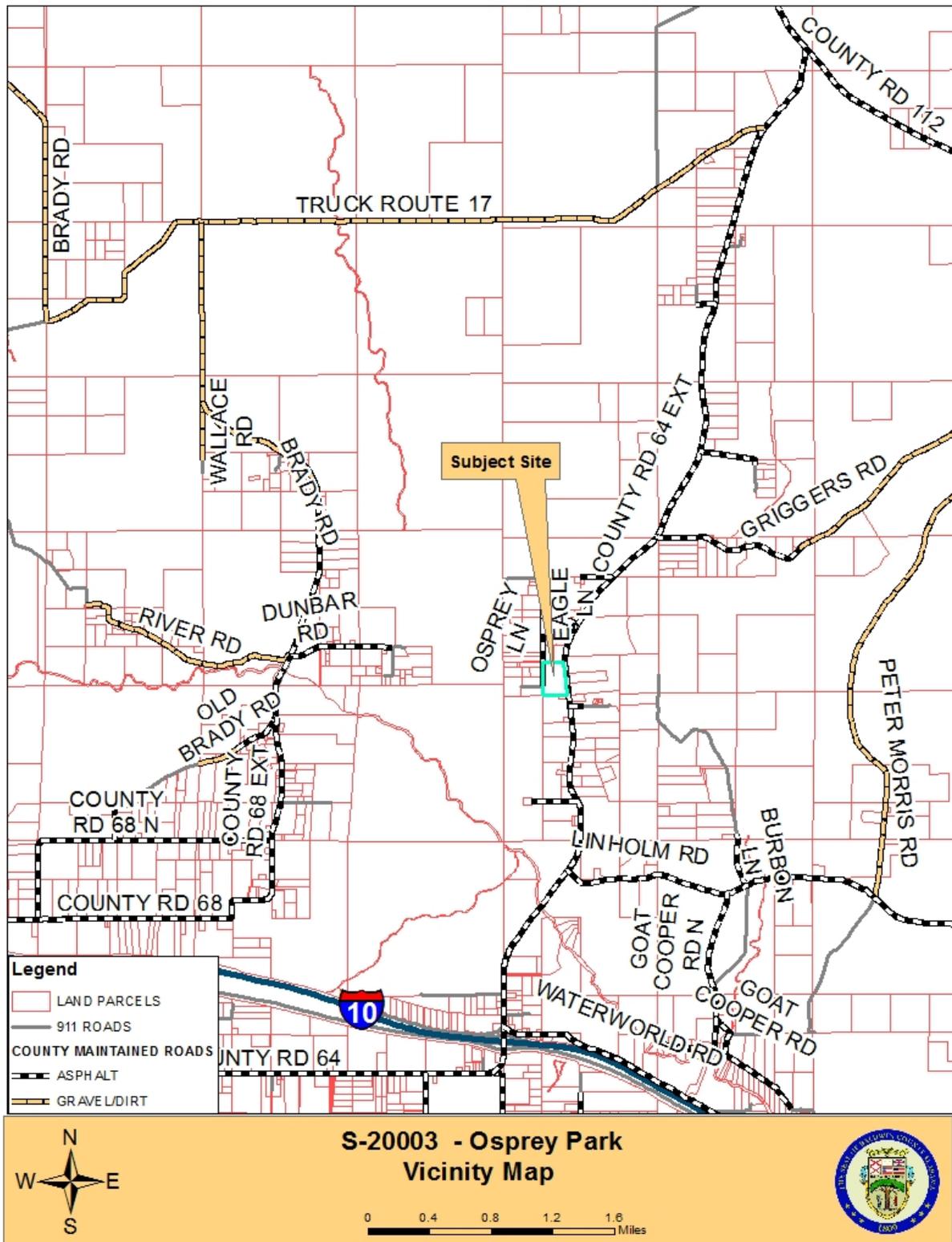
V. STAFF COMMENTS:

Items for consideration:

- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan approval for Case No. S-20003, Osprey Park be **APPROVED**.





Baldwin County Planning and Zoning Commission
Case No. S-20004 – Thompson Hall Quadplexes
Final Site Plan Approval
Staff Report for Planning and Zoning Commission Public Hearing
January 9, 2020
Agenda Item 9.d

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: January 9, 2020 Final Site Plan Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 17 – Unzoned

Location of Property: The subject property is located on the northeastern intersection of Thompson Hall Road and Twin Beech Road (County Road 44), approximately 0.50 miles west of State Highway 181 in Fairhope.

Parcel Numbers: 05-46-05-22-0-000-001.558

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Units: 16

Linear Feet of Streets: 351LF

Total Acreage: ± 1.98 acres

Smallest Unit Size: ± 938 square feet

Owner: Provision Investments, LLC
19940 State Hwy 181
Fairhope, AL 36532

Engineer/Surveyor: S.E. Civil Engineering & Surveying
880 Holcombe Blvd., Ste 2F
Fairhope, AL 36532

Request: The applicant is requesting Final Site Plan approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Fairhope Utilities
 Sewer: Fairhope Utilities
 Electricity: Fairhope Utilities

Transportation: The proposed units will front on an internal, private and paved road with direct access from Thompson Hall Road, a paved and county maintained road.

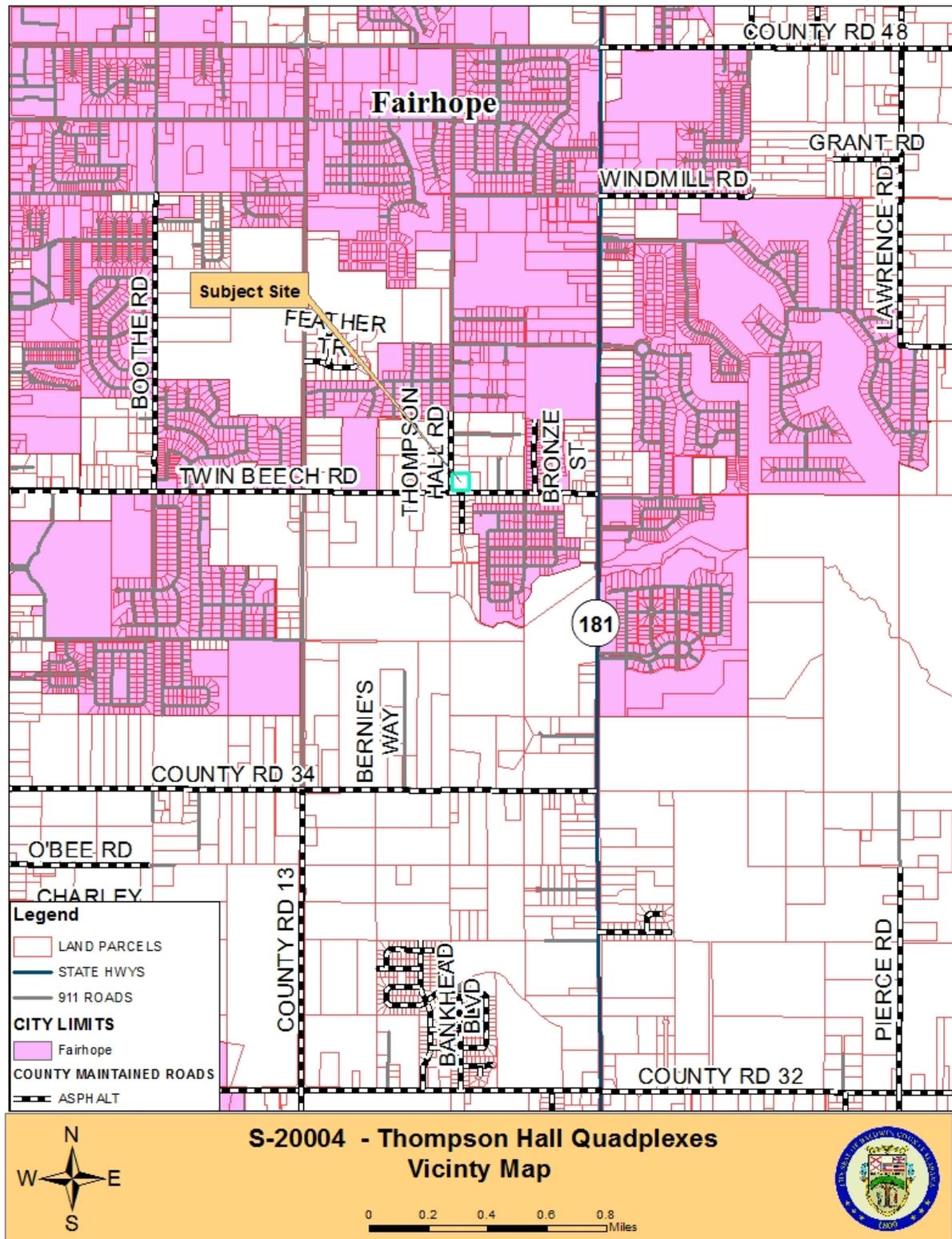
V. STAFF COMMENTS:

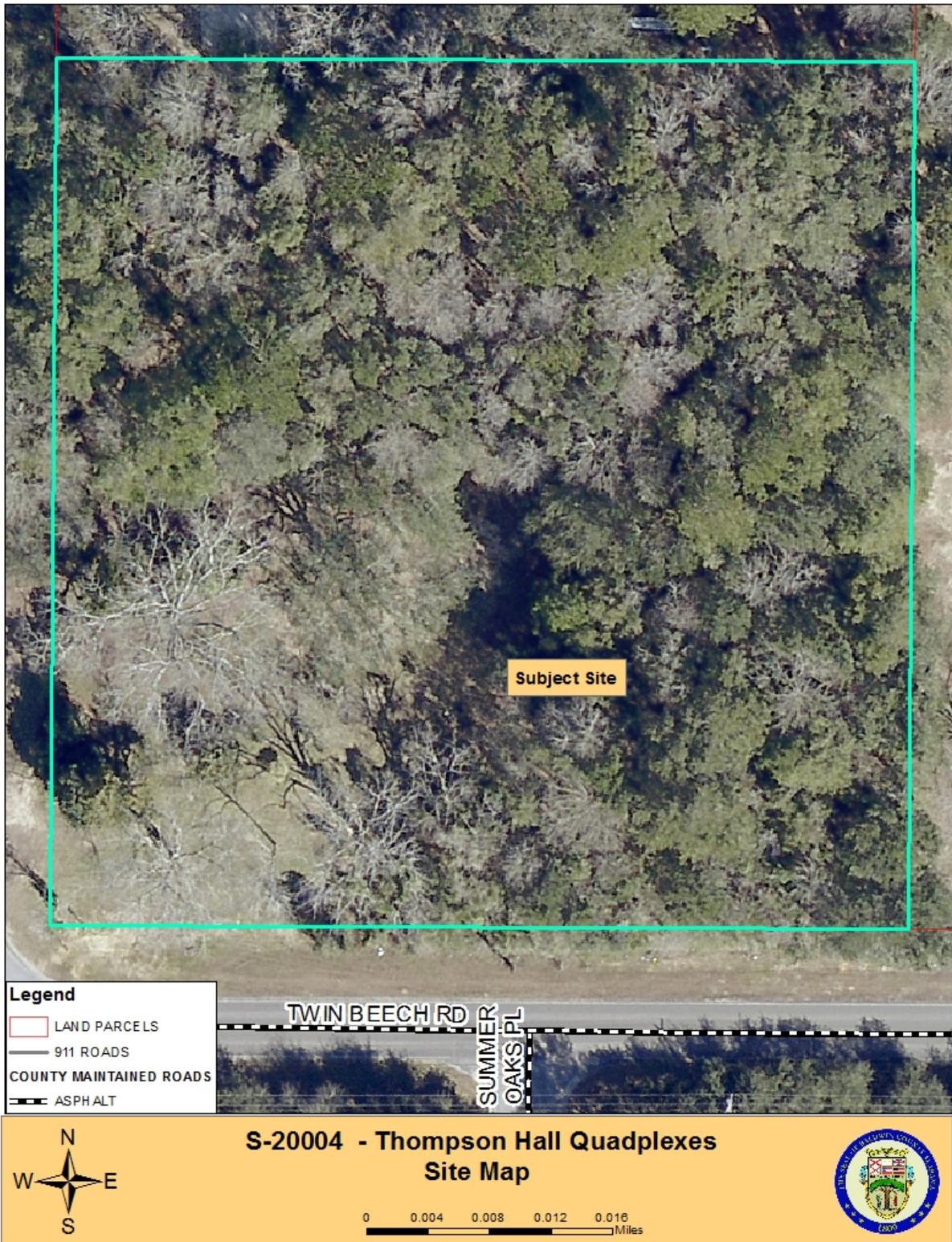
Items for consideration:

- All items of the Final Site Plan application meet the requirements of the subdivision regulations.

VI. RECOMMENDATIONS:

Staff recommends that the Final Site Plan approval for Case No. S-20004, Final Site Plan be **APPROVED.**





PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (2 SPACES/UNIT) =	32
TOTAL PROVIDED =	32
PARKING - EACH UNIT HAS A SINGLE CAR GARAGE. THERE IS ALSO AN UNCOVERED PARKING SPACE (DRIVEWAY)	

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	1.98 ACRES (86,342 SF)	-
BUILDING AREA (UNDER ROOF)	0.34 ACRES (15,004 SF)	17.4%
IMPERVIOUS PAVING	0.37 ACRES (16,997 SF)	18.5%
GRASSED/LANDSCAPED AREA	1.27 ACRES (55,341 SF)	64.1%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±1.98 AC (86,342 SF)	35 FT (MAX.)	15,004 SF (4 QUADPLEXES)
REQUIRED PARKING 32 SPACES (SEE PARKING DATA)		PROVIDED PARKING 32 SPACES
JURISDICTION BALDWIN COUNTY (C.O. FAIRHOPE ET.)		ZONING UNZONED
IMPERVIOUS AREA 0.71 AC (30.9%)		PERVIOUS AREA 1.27 AC (64.1%)
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	20 FT	
SIDE YARD:	20 FT	
REAR YARD:	20 FT	
MAXIMUM BUILDING HEIGHT:	35'	

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE & BALDWIN COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. AND A.D.O.T. STANDARDS.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
- ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
- THIS SITE IS UNZONED.
- TOTAL SITE ACREAGE = 1.98 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA LATEST EDITION. REFER TO THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN A.D.O.T.'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTROYED, DAMAGED, MUTATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

EXISTING	PROPOSED	
		TRAFFIC CONTROL ARROW
		EDGE OF PAVEMENT
		HEADER CURB
		RIBBON CURB
		GRAVEL PAVING
		CONCRETE PAVING
		ASPHALT PAVING

X" SYSL - X" WIDE SINGLE YELLOW SOLID LINE
 X" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE
 X" SMSL - X" WIDE SINGLE WHITE SOLID LINE

SITE DATA:	
1. ACREAGE IN TOTAL TRACT:	1.98 ACRES
2. SMALLEST LOT/UNIT SIZE:	938 SF
3. TOTAL SQUARE FEET OF EACH LOT OR UNIT:	15,004 SF
4. TOTAL NUMBER OF LOTS OR UNITS:	16
5. LINEAR FEET IN STREETS:	351 LF (PRIVATE)
6. NUMBER OF PARKING SPACES:	32 SPACES
7. AMOUNT OF IMPERVIOUS SURFACE:	0.71 ACRES
8. DENSITY (GROSS):	9.08 UNITS/AC
9. DENSITY (NET, FOR CALCULATING GREENSPACE, FAIRHOPE):	10.26 UNITS/AC
10. TOTAL SF OF ALL AREAS RESERVED FOR TOTAL OPEN SPACE:	N/A
11. TOTAL SF OF ALL AREAS RESERVED FOR USEABLE OPEN SPACE:	N/A
12. GREENSPACE:	0.50 ACRES

NOTE: THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHT-OF-WAYS, 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.

OWNER:
PROVISION INVESTMENTS, LLC
19940 STATE HWY 101
FAIRHOPE, AL 36532

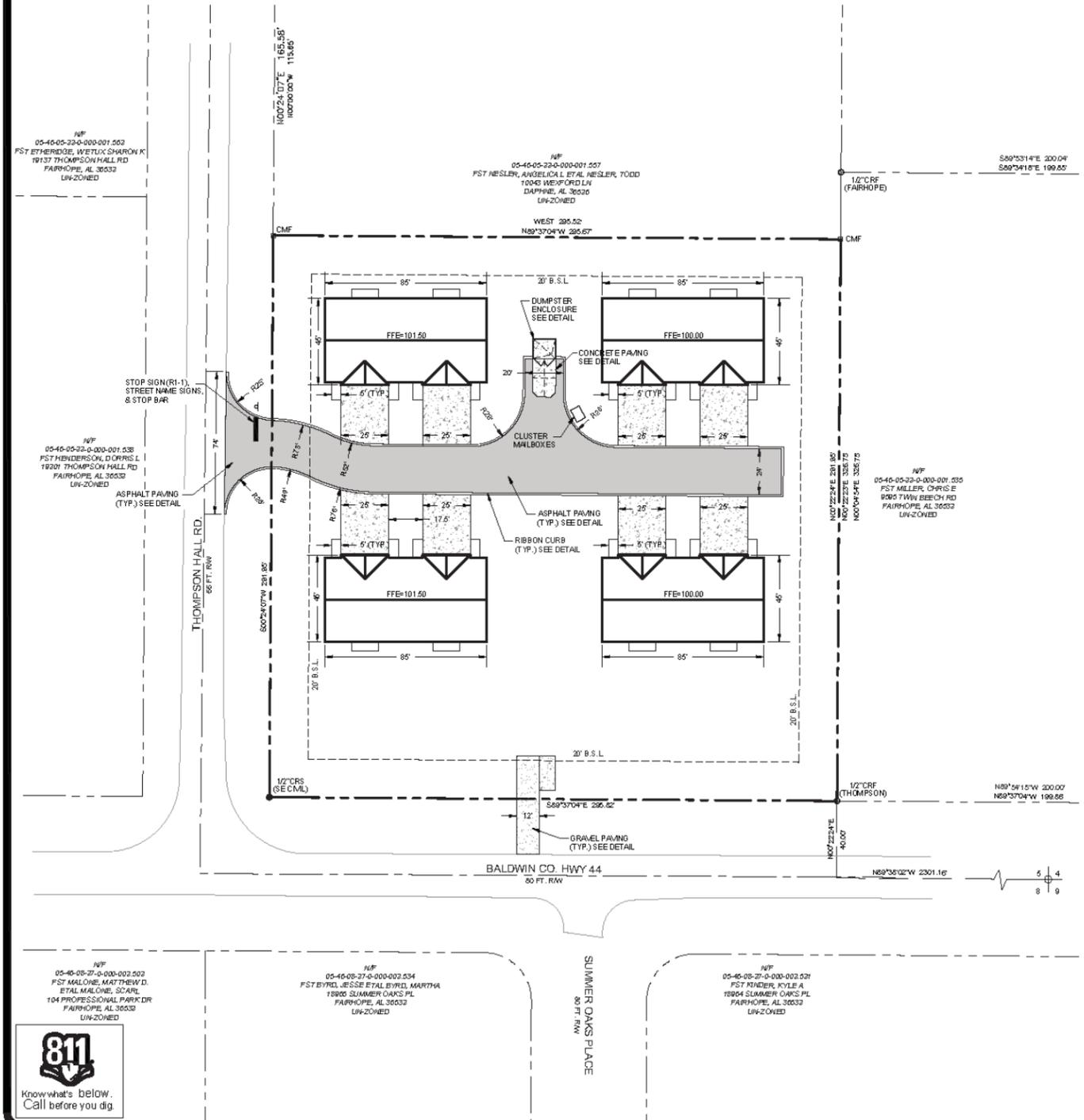
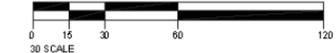
FLOOD ZONE:
FIRM NO. 010030683M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X UNSHADED.

UTILITY PROVIDERS:
WATER - FAIRHOPE UTILITIES
SEWER - FAIRHOPE UTILITIES
ELECTRIC - RIVERA UTILITIES

GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):	
ACREAGE IN TOTAL TRACT:	1.98 ACRES
WETLANDS:	0 ACRES
PONDS:	0.24 ACRES
ASPHALT ROADS:	0.18 ACRES
NET ACREAGE:	1.56 ACRES
DENSITY (NET) = 16 UNITS/56 ACRES:	10.26 UNITS/ACRE
GREENSPACE REQUIRED (25% OF 1.98 ACRES):	0.50 ACRES
GREENSPACE PROVIDED:	0.50 ACRES



VICINITY MAP
NT.S.
SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST
BALDWIN COUNTY, ALABAMA



SITE PLAN

Thompson Hall Quadplexes
Thompson Hall Road
Fairhope, AL 36532



JOB No. 20190074	DATE 11/22/19
DRAWN JRB	SCALE 1"=30'

SHEET
C01



Baldwin County Planning and Zoning Commission
Case No. S-20007 – Silver Ranch Estates
Development Permit Approval
Staff Report for Planning and Zoning Commission Public Hearing
January 9, 2020
Agenda item 9.e

This report is prepared by the Baldwin County Planning and Zoning, Subdivision Staff to provide information to the Baldwin County Planning and Zoning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

Planning Commission: January 9, 2020 Development Permit Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Planning District: District 14 – Unzoned

Location of Property: The subject property is located at the southwestern intersection of West Boulevard and Camellia Road, approximately 0.50 miles west of County Road 55 in Silverhill.

Parcel Numbers: 05-47-02-10-0-000-011.012

Report Prepared By: Mary Booth; Subdivision Coordinator

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 10

Linear Feet of Streets: N/A

Total Acreage: ± 49 acres

Smallest Lot Size: ± 3 acres

Owner/Developer: Leonard Smart
12640 Highway 104
Fairhope, AL 36532

Surveyor: David Lowery Surveying, LLC
55284 Martin Lane
Stockton, AL 36579

Request: The applicant is requesting Development Permit approval for the above-mentioned subdivision from the Baldwin County Planning and Zoning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Town of Silverhill
 Sewer: On-Site septic
 Electricity: Riviera Utilities

Transportation: The proposed lots 1-7 will front on West Boulevard, a county maintained paved road and proposed Lots 8-10 will front on Camellia Road, a county maintained paved road.

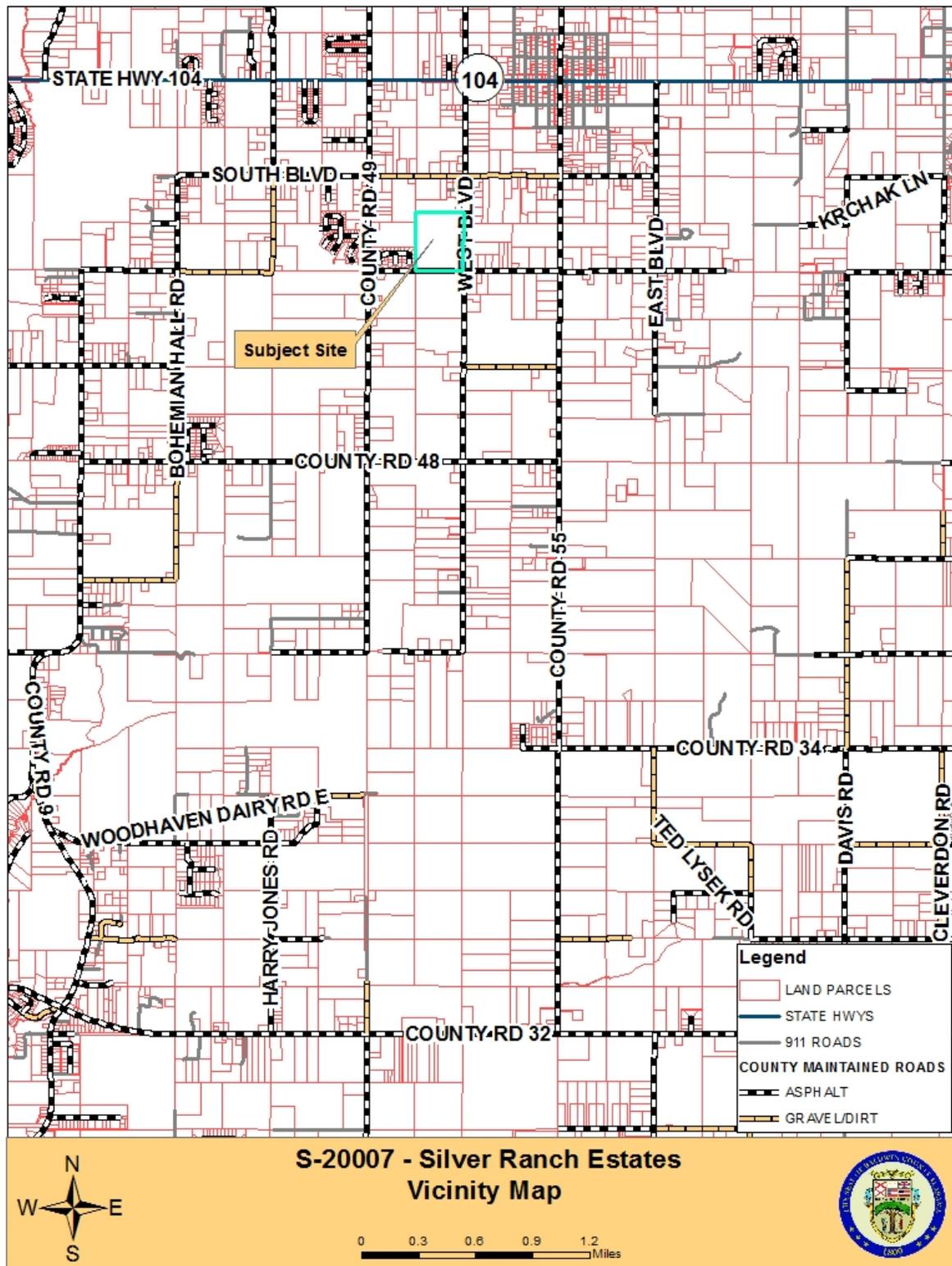
V. STAFF COMMENTS:

Items for consideration:

- A title policy, title opinion or title report was not included in the application and is forthcoming.
- Letters from the utility providers showing their willingness to provide service were not included in the application and are forthcoming.
- The building setback lines need to be revised on the plat and revisions are forthcoming.
- The right-of-way needs to be revised on the plat and revision is forthcoming.

VI. RECOMMENDATIONS:

Staff recommends that the Development Permit for Case No. S-20007, Silver Ranch Estates be **DENIED** due to said deficiencies. If these deficiencies have been addressed prior to the Planning & Zoning meeting, Staff will recommend approval.





SILVER RANCH ESTATES

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 2019.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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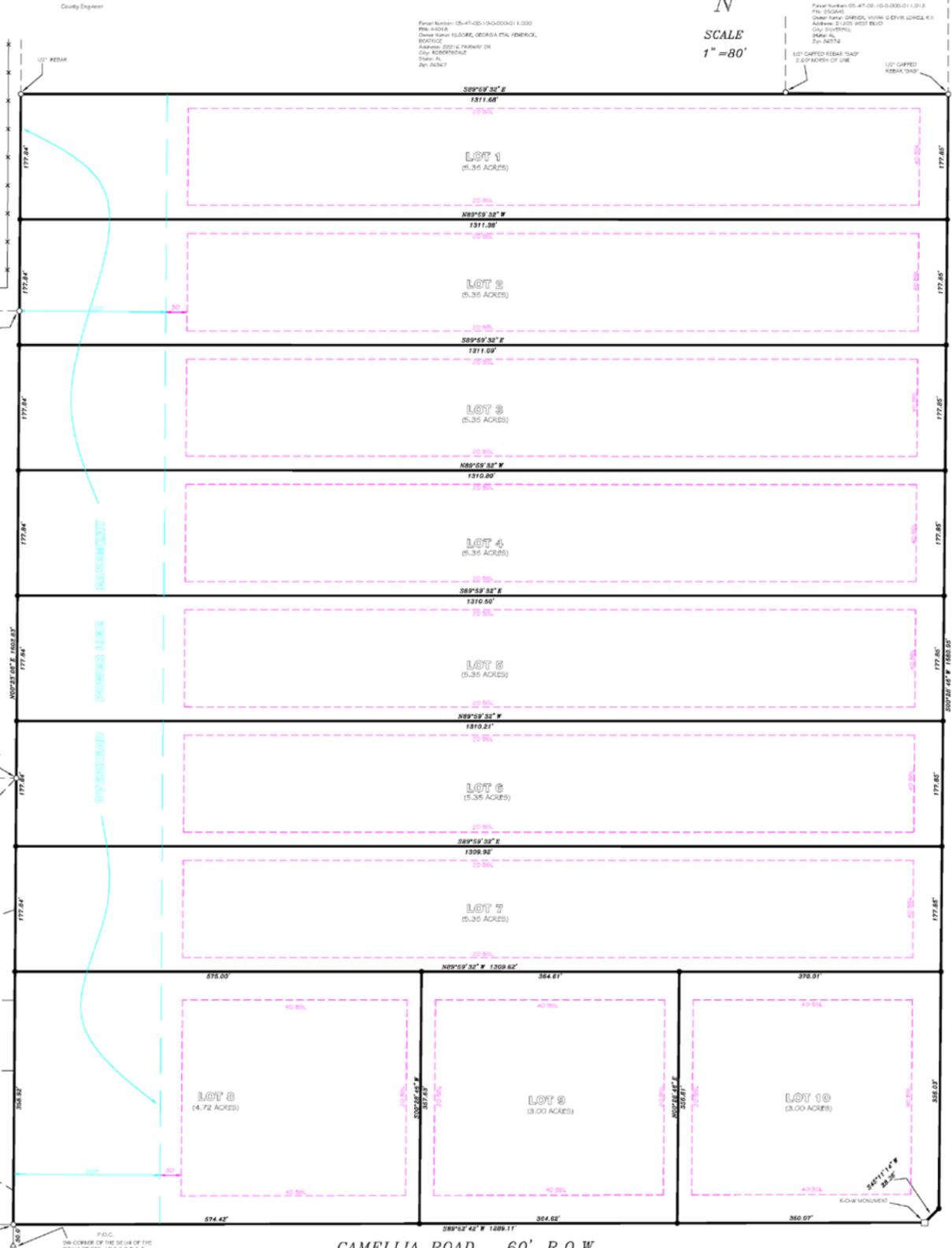
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NOTES

- All bearings shown herein are relative to GRID NORTH, GRID NORTH is obtained by G.P.S. observation.
- Corner monuments shown as well as iron pins are 5/8" monitoring bars with a diameter greater than 1/8" diameter.
- Only the Surveyor's name is shown on this plat.
- The survey was prepared for the client shown and is not to be used for any other purpose without your approval from the surveyor.
- No instruments of record reflecting easements, rights of ways, junior party interests were furnished this survey, except as shown or noted.
- The survey was prepared without the benefit of an abstract of title or a title search unless stated herein. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.
- Power Easement width as shown herein is from the deed of record. No Title Search was provided.

UTILITY PROVIDERS

SILVERHILL
SILVERHILL UTILITIES
NONE - CONVEY

BUILDING SETBACKS:

ZONING: NONE
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 30'
SIDE STREET: 40'

SITE DATA:

SMALLEST LOT: 3.00 Acres
LARGEST LOT: 5.35 Acres
TOTAL PLOT ACRES: 53.00
TOTAL AREA: 45.19 Acres
UNSAT. LT. DEPTH: 0
PLANNING DISTRICT: 14

OWNER & DEVELOPER

LEONARD SMART
1240 STATE HWY 104
PANDORA, AL 36062

SURVEYOR

DAVID LOWERY SURVEYING, LLC
55224 MARTIN LN.
STOCKTON, AL 36079
DAVID LOWERY, P.L.S., U.C. NO. 25623

PLAT OF PRELIMINARY-FINAL PLAT PREPARED FOR

LEONARD SMART
BALDWIN COUNTY, AL.

DAVID LOWERY SURVEYING, L.L.C.

55224 MARTIN LN.
STOCKTON, AL 36079
251-937-2757 ph. 251-937-2758 fax
dlsurvey256@hotmail.com

LEGEND AND SYMBOLS

- (M) RECORDED BOUNDARY EASEMENT
- (E) OVERLAP EASEMENT
- (S) SET BACK PIN
- (O) FOUND IRON PIN
- (D) FOUND IRON PIN
- (P) NOT SET OR RECOVERED
- (F.C.) POINT OF COMMENCEMENT
- (P.B.) POINT OF BEGINNING
- (N) NOT TO SCALE
- (F) FENCE
- (C) FENCE CORNER POST
- (M) CONCRETE MONUMENT

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, as Baldwin County Planning and Zoning Commission, hereby certifies that, as a member of the Baldwin County Planning and Zoning Commission, I have approved the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 2019.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, have caused the land hereunder to be surveyed and platted to be known as SILVER RANCH ESTATES, a PART OF SECTION 10, T-2-S, R-2-E, BALDWIN COUNTY, AL, AND THAT THE STRIPES SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

CERTIFICATE OF BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 ADDRESSING BOARD, HEREBY APPROVES THE PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE _____ DAY OF _____, 2019.

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, a Notary Public in and for said County in said State, hereby certify that _____, whose name and address is signed to the foregoing instrument, and who is known to me, acknowledged before me on this 20th day of December, 2019, that he executed the same voluntarily.

SURVEYORS CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, David Lowery, a Licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of LEONARD SMART, owner, situated in Baldwin County, Alabama, and described as follows:

Commencing at the SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC. 10, T-2-S, R-2-E, BALDWIN CO., AL; thence N00°00'00" E a distance of 300.00 feet to a 1/2" CAPPED IRON NAIL; thence S00°00'00" E a distance of 1,663.33 feet to a 1/2" CAPPED IRON NAIL; thence S89°59'32" E a distance of 1,200.00 feet to a 1/2" CAPPED IRON NAIL; thence S00°00'00" E along said West & East a distance of 1,200.00 feet to a 1/2" CAPPED IRON NAIL; thence S45°01'14" W along said R.O.W. a distance of 25.36 feet to a BALDWIN COUNTY R.O.W. MONUMENT on the WEST R.O.W. of Camellia Road, thence S89°59'32" E along said R.O.W. a distance of 1,200.11 feet to the POINT OF BEGINNING. Said parcel contains 46.30 acres, more or less.

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearing of the boundaries of each lot and easement and its number and showing the location, shape and public grounds and giving the bearings, length, width and names of the streets, and that the location of the corners, monuments and other points shown on the plat or map are true and correct as shown on the plat or map.

WITNESS my hand like the 20th day of DECEMBER, 2019.

Surveyor
Alabama License # 25623

