

8.E) Z22- 8 VASUT PROPERTY

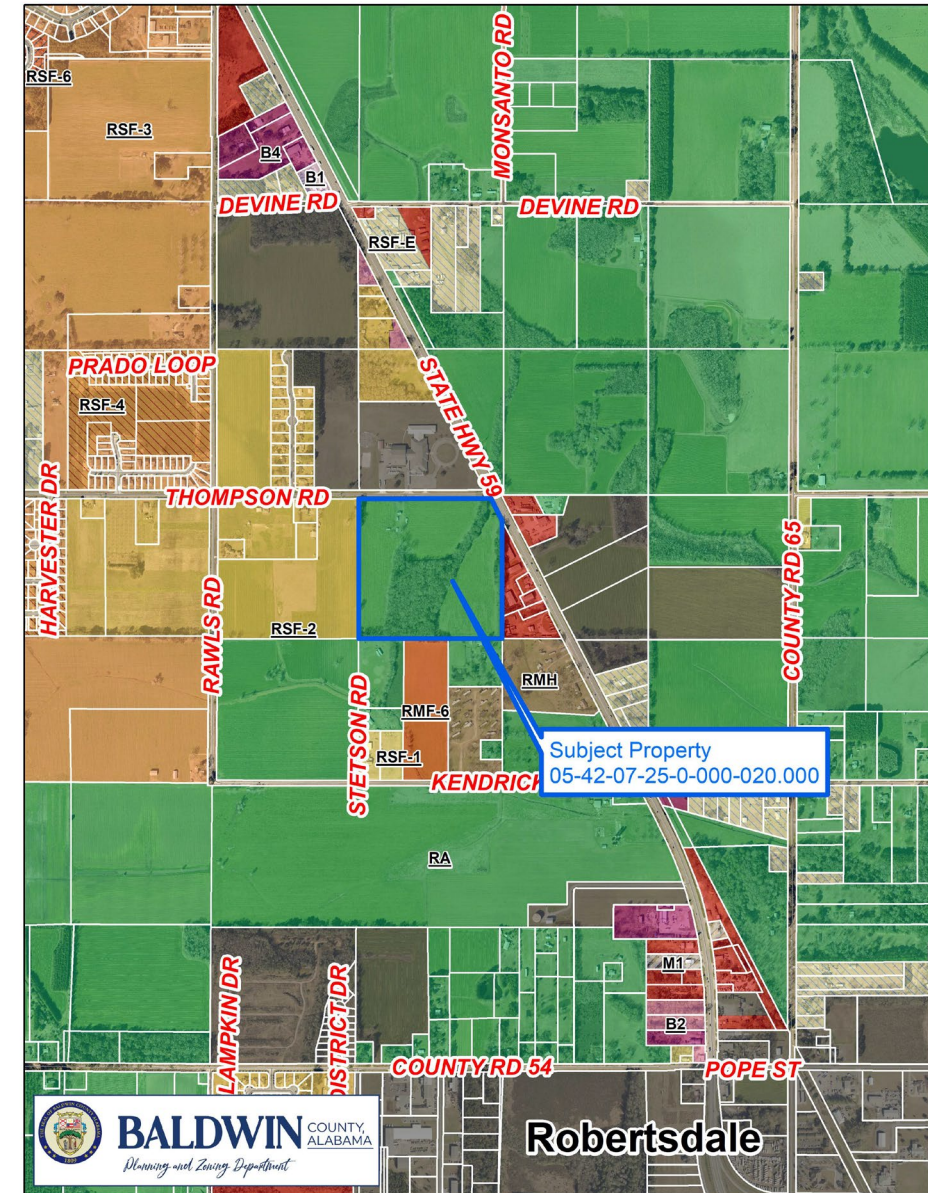
Lead Staff: Celena Boykin, Senior Planner

Request before Planning Commission:

Rezone 39+/- acres From RA to RSF-4

To view maps/plats in higher resolution
please visit the "Upcoming Items" Planning
and Zoning webpage:

[https://baldwincountyal.gov/departments/
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)



7.D) Z22-8 VASUT PROPERTY

Lead Staff: Celena Boykin, Senior Planner

Planning District: 12

Zoned: RA, Rural Agriculture District

Location: Subject property is located on the west side of Hwy 59 and south of Thompson Rd.

Current Use: Vacant

Acreage: 39 +/- acres

Physical Address: NA

Applicant: Sawgrass Consulting LLC

Owner: Emily Nelson

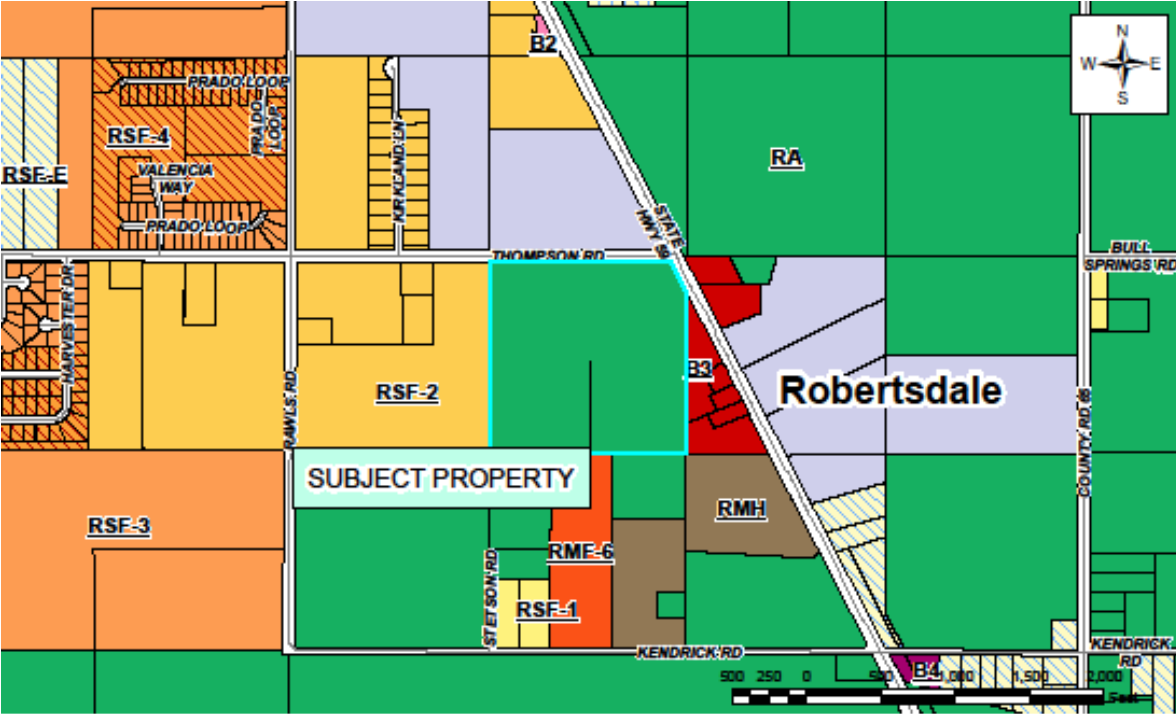
Proposed Zoning: RSF-4, Single Family district

Proposed Use: Subdivision

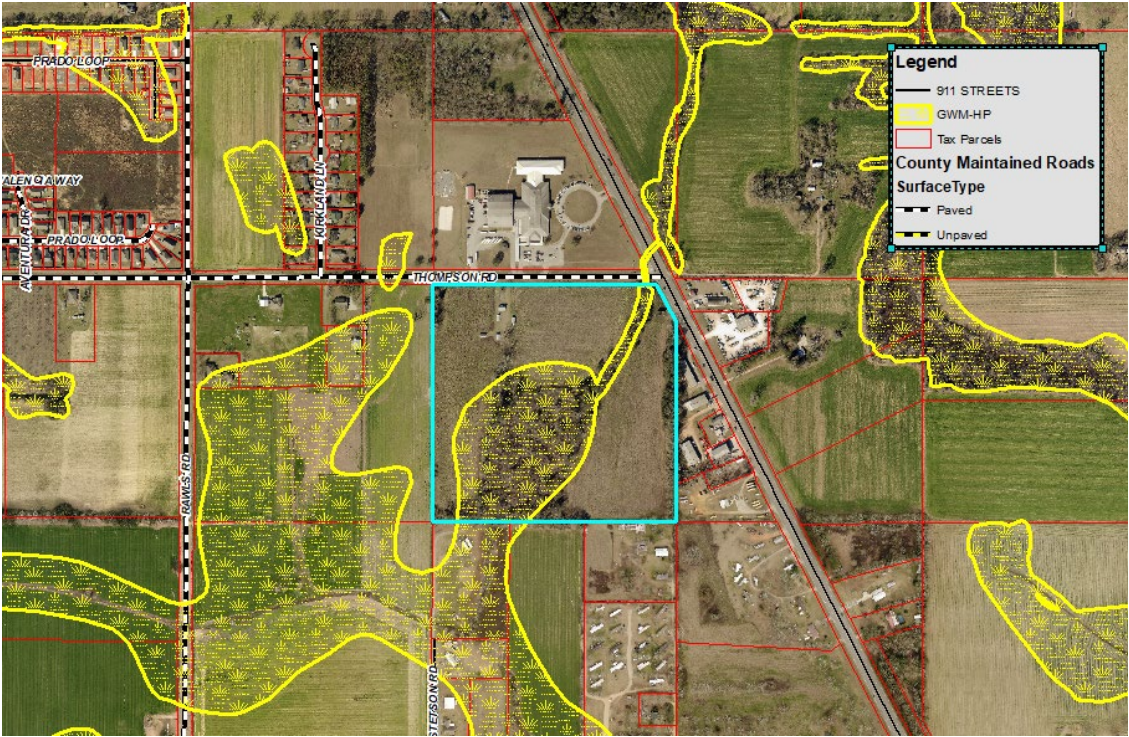
Applicant's Request: To allow for the development of the project site as a single family residential subdivision consistent with the other single family subdivision in the immediate area.

Online Case File Number: The official case number for this application is Z22-8, however, when searching online CitizenServe database, please use Z22-000008.

Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	City of Robertsdale (Central Baldwin Middle School)	School
South	RA, Rural Agriculture and RMF-6, Residential Multiple Family	Residential and Agriculture
East	B3, General Business	Commercial
West	RSF-2, Residential Single Family	Agriculture

Property Images



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 *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.
- (b) Institutional uses not permitted by right.

(c) The following general commercial uses: recreational vehicle park (see *Section 13.9: Recreational Vehicle Parks*).

(d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.11: 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.

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

Proposed Zoning Requirements

Section 4.5 RSF-4, Single Family District

4.5.1 *Generally.* This zoning designation is provided to afford the opportunity for the choice of a moderate density residential development consisting of single family homes.

4.5.2 *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) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

4.5.3 *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) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast Establishments*).

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

4.5.5 *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
Maximum Height in Habitable Stories	2 1/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area per Dwelling Unit	7,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

Staff Analysis and Findings

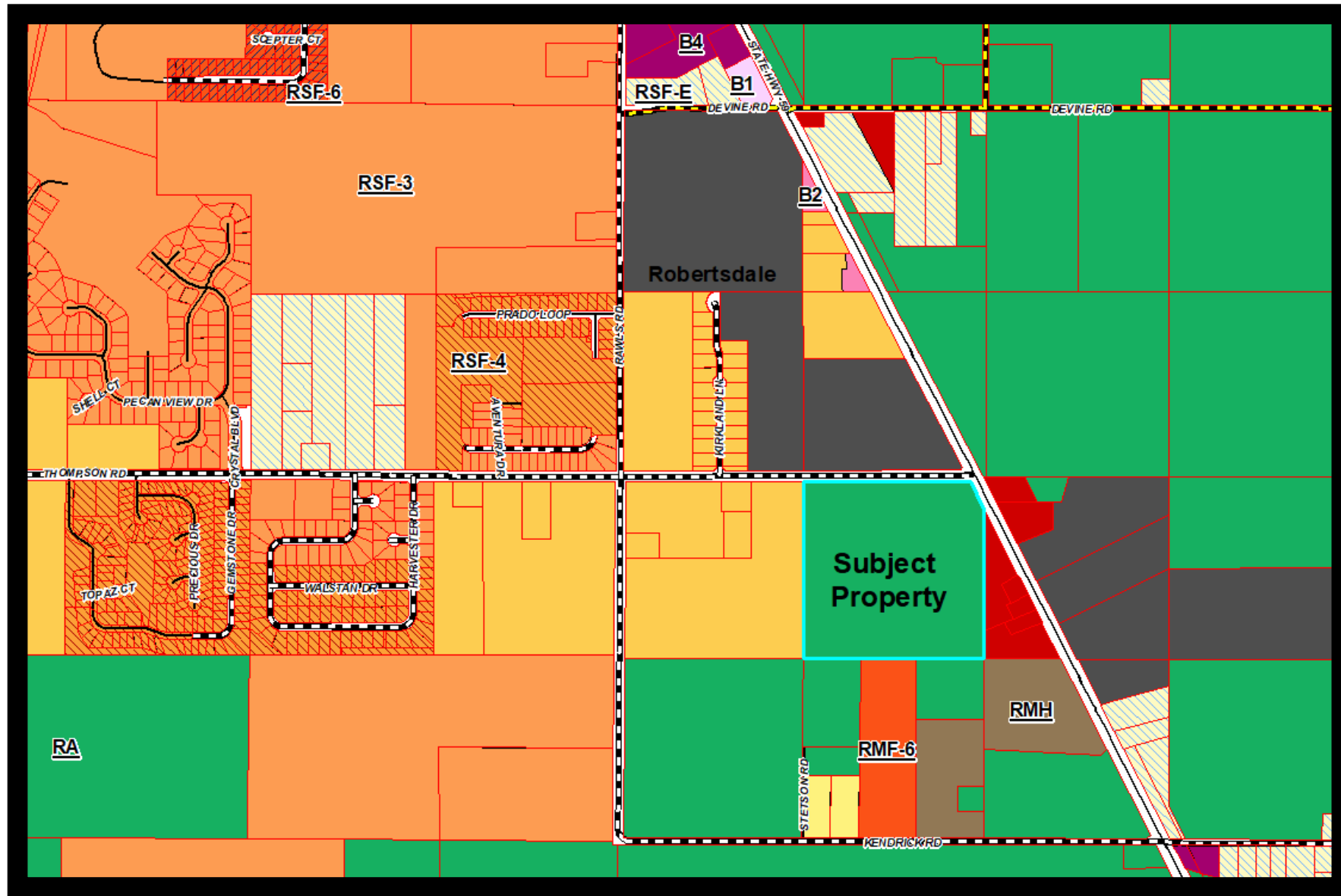
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agriculture District, and is undeveloped. The adjacent properties are zoned B3, General Business District, RA, Rural Agriculture, RMF-6, Multiple Family District, and RSF-2, Single Family District. The adjacent uses are commercial, residential, and agriculture.

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 12 zoning map was adopted in November 2006. There have been few rezonings in the area. Most of these rezonings were to a higher density residential along Thompson Road and commercial along Hwy 59.

Staff Analysis and Findings



Staff Analysis and Findings

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

A future land use designation of Agricultural has been provided for the subject property. This category is provided for agriculture, forestry and similar activities. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the Zoning Ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E.

Approval of the rezoning will result in an amendment of the Future Land Use Map to residential. The residential category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD.

Staff Analysis and Findings

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, the functional classification of Thompson Rd is major collector. They are not intended for to connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access.

Comments from the Highway Department (also in agency comments):

The site will require a traffic study at the time of preliminary plat technical review. Site entrances and the intersection will need to be analyzed in the study. Anticipated turn lanes will be needed to mitigate the additional peak hours traffic and additional queuing from the subdivision. Pedestrian traffic will also need to be considered on site for the proximity of the school.

Staff Analysis and Findings

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The surrounding land uses are commercial, residential, and agriculture. Most of the development along Thompson Road is low to medium density residential. The most recent development in the area is Cottages of Aventura, Phase III, zoned RSF-4.

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

The surrounding land uses are commercial, residential, and agriculture. The zoning in the immediate area encompasses RA, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, MHP, RMF-6, and B3. The applicant is requesting a higher density single family residential zoning which would be a good transition from the higher density multi-family, mobile home, and commercial districts to a lower single family districts.

Staff Analysis and Findings

8.) Is the timing of the request appropriate given the development trends in the area?

Staff believes that timing is not an issue.

9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?

Staff is unaware of any environmental conditions or historic resources that would be adversely impacted by this request. The Alabama Department of Environmental Management (ADEM) provided no comments.

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

Staff anticipates no adverse impacts. Access to this site would require approval from the Baldwin County Highway Department.

11.) Other matters which may be appropriate.

Agency Comments

ALDOT, Michael Smith: No Comments

ADEM, Scott Brown: No Comments

BCBE: No Comments

Baldwin County Subdivision– Mary Booth:

- a. Applicant will need to submit a sketch plan application via Citizenserve Portal, to be followed up by a pre-app meeting and will need to comply with current subdivision regulations and zoning ordinance when submitting subdivision applications.
- b. Concur with Hwy comments.

Agency Comments

Baldwin County Highway Department – Weesie Jeffords:

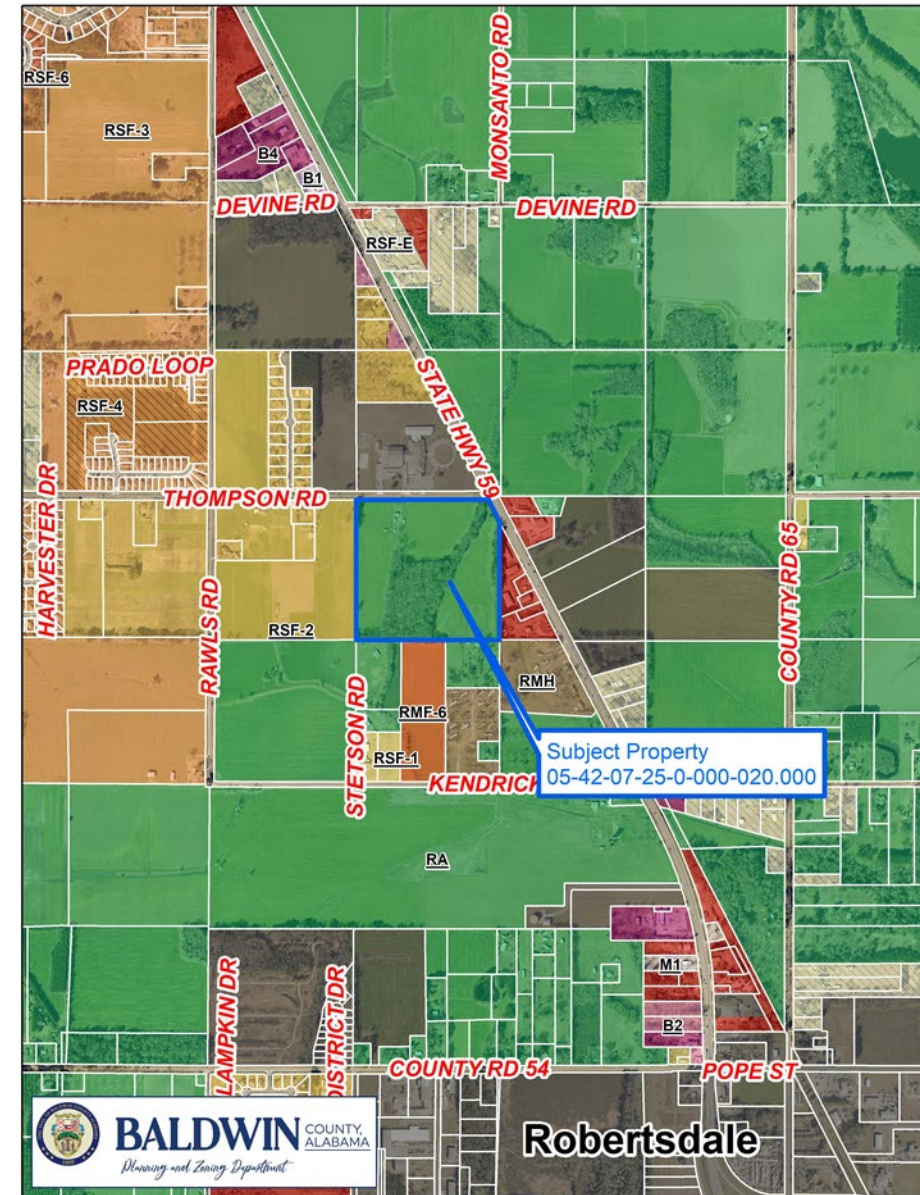
- a. Thompson Rd is County Maintained where the concept plan proposes to connect. This portion of road is classified as a major collector.
- b. The layout of the proposed concept does not meet Subdivision Regulation requirements and will need to be revised. The proposed road shown from lots 1-5 and 63-67 would be required to have a permanent turnaround (cul-de-sac).
- c. CBU would be required to have off right-of-way parking.
- d. It appears there will be a wetland crossing that will need to be permitted through USACE for potential impacts (pending jurisdictional determination and wetland study). A gated emergency access may be required at the time of subdividing for proposed lots 18-39 in an extreme upset event that the shown wetland crossing is impassable.
- e. Detention shall be reviewed at preliminary plat technical review. Curve numbers for the field should utilize vegetated pasture assumption for the field areas for pre-development conditions and appropriate wooded/wetland for the wetland areas. The site shall not restrict flow onto and will need to account for waters passing through from upstream.
- f. The site will require a traffic study at the time of preliminary plat technical review. Site entrances and the intersection will need to be analyzed in the study. Anticipated turn lanes will be needed to mitigate the additional peak hours traffic and additional queuing from the subdivision. Pedestrian traffic will also need to be considered on site for the proximity of the school.

7.D) Z22- 8 VASUT PROPERTY

Lead Staff: Celena Boykin,
Senior Planner

Staff's Summary and Comments:

As stated previously, the subject property is currently zoned RA, Rural Agriculture District, and is currently vacant. The property adjoins Thompson Rd and Hwy 59. The adjoining properties are commercial, residential, and agriculture. The requested zoning designation is RSF-4, Single Family District. According to the submitted information, the purpose of this request is to allow for a future subdivision. If the property is rezoned, the proposed uses will require subdivision approval.

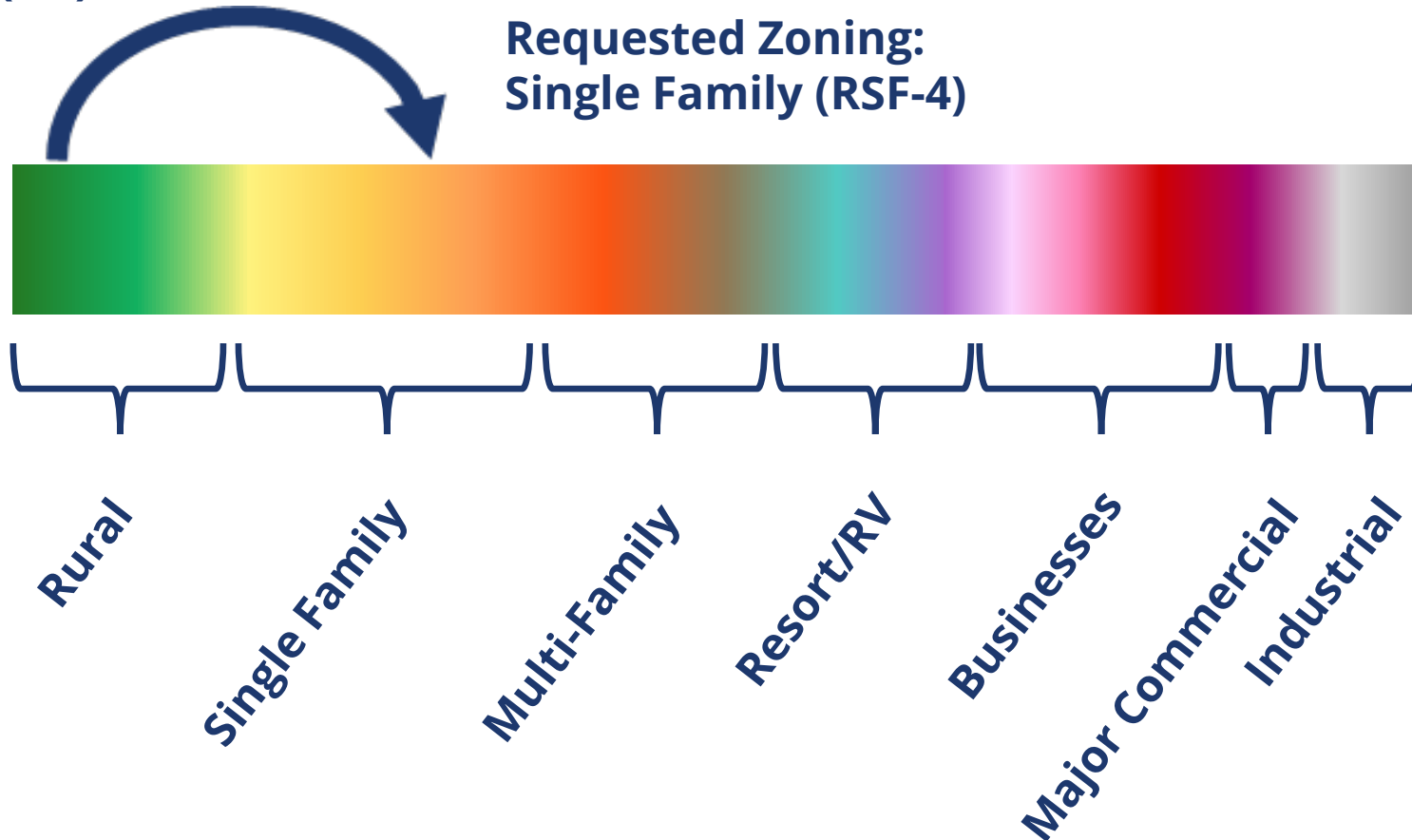


7.D) Z22- 8 VASUT PROPERTY

Lead Staff: Celena Boykin,
Senior Planner

Current Zoning:
Rural Agriculture
(RA)

Requested Zoning:
Single Family (RSF-4)



Staff's Recommendation:

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

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