

**Case No./Name:** Z25-34 Sweetwater Investments, LLC Property

**Meeting Date:** August 19, 2025

**Request:** Rezone from RSF-1 to RSF-3

**Recommendation:** Approve Z25-34

**Staff Lead:** Cory Rhodes, Planner

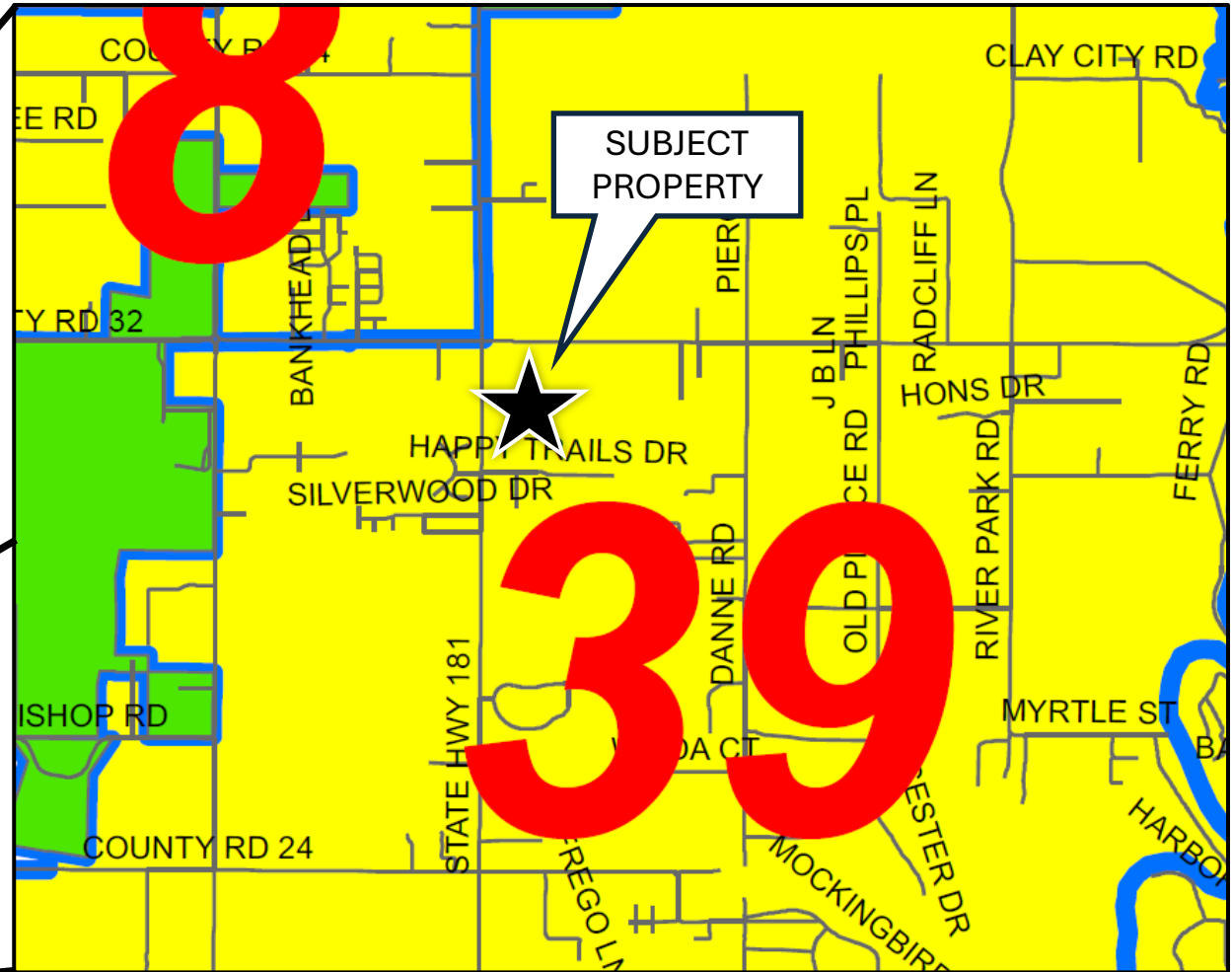
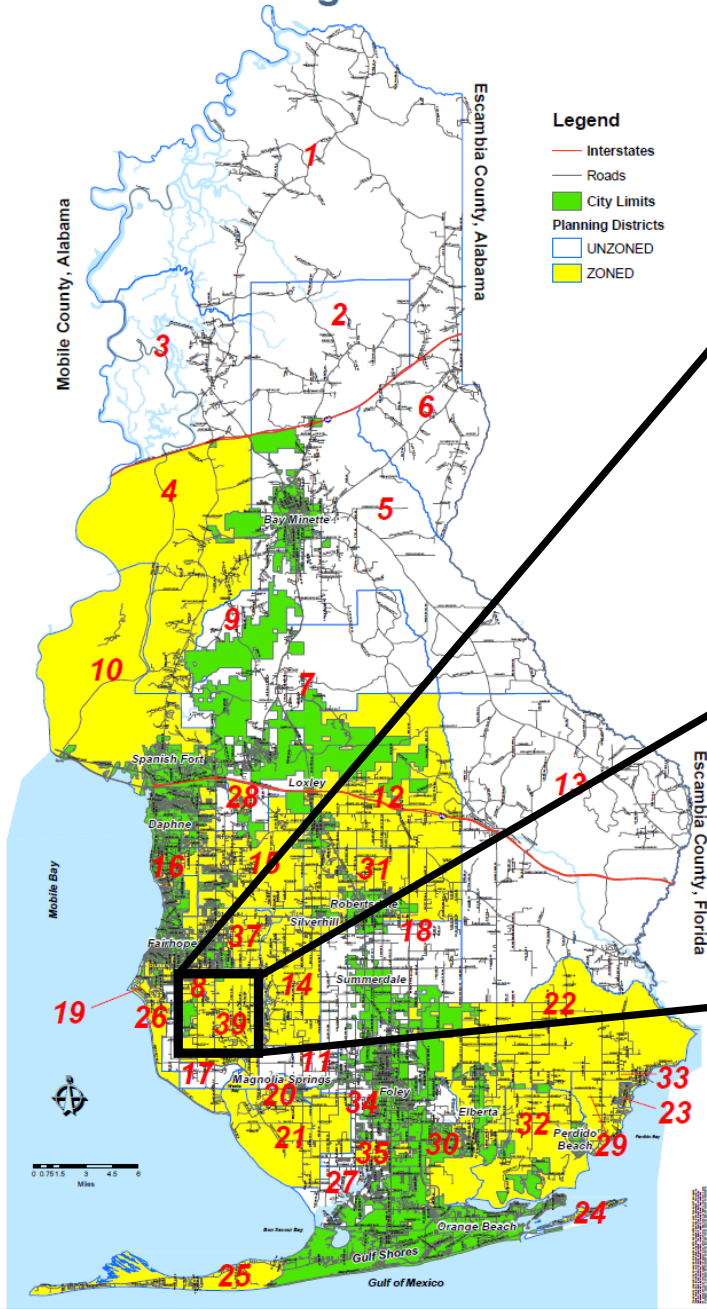
**Owner:** *Sweetwater Investments, LLC, 20040 State Highway 181, Fairhope, AL 36532*

**Applicant:** *Dewberry Engineers, Inc., 25353 Friendship Road, 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>

# Baldwin County, Alabama Planning Districts

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



**Location:** The subject property is located east of State Highway 181 and south of County Road 32 in the Fairhope area

**Planning District:** 39

**Zoning:** Current: RSF-1, Residential Single Family District

Requested: RSF-3, Residential Single Family District

**Parcel#:** 05-56-01-02-0-001-011.020 **PIN#:** 286139

**Total Acres:** 29 +/- acres

**Current Use:** Vacant

**Applicant's Request:** Rezoning is requested for residential use

**Online Case File Number:** The case number is Z25-34. When searching online CitizenServe database, please use Z25-000034.



## Agency Comments

**USACE, James Buckelew:** Staff reached out 7/15/2025 but received no comments.

**ADEM, Scott Brown:** Staff reached out 7/15/2025 but received no comments.

**ALDOT, Jason Shaw & Chase Chitwood:** Staff reached out 7/15/2025 but received no comments.

**Natural Resource Planner, Ashley Campbell:** Site was inspected and photos taken. The parcel is located down a dirt road in a very rural area. The parcel is west of the Green Branch which handles a lot of storm water. I have received storm water complaints from neighbors.

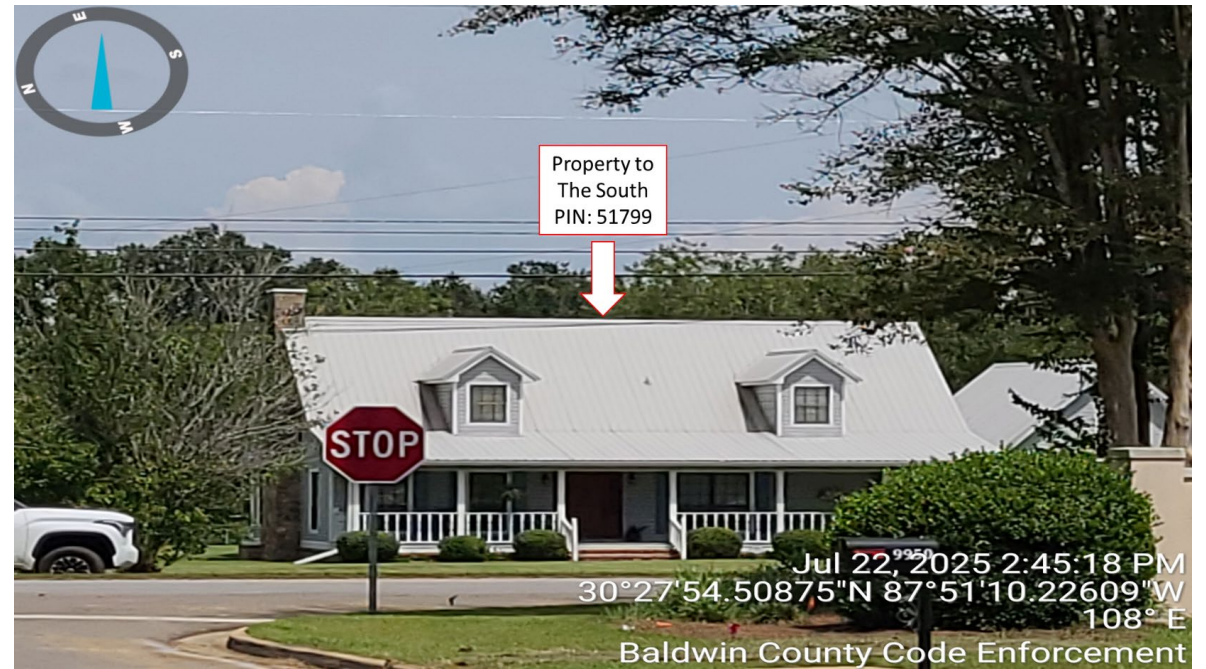
**Subdivisions, Fabia Waters:** A Sketch Plan application is required for review as a prerequisite to submitting a Preliminary Plat application for the proposed subdivision, following rezoning approval..

**Civil Engineer, Tyler Austin:** No development proposed at this time. Any future development will require construction plan and drainage review. Any proposed future access or improvements to existing access along AL Highway 181 will require approved permit from ALDOT.

## Public Comments

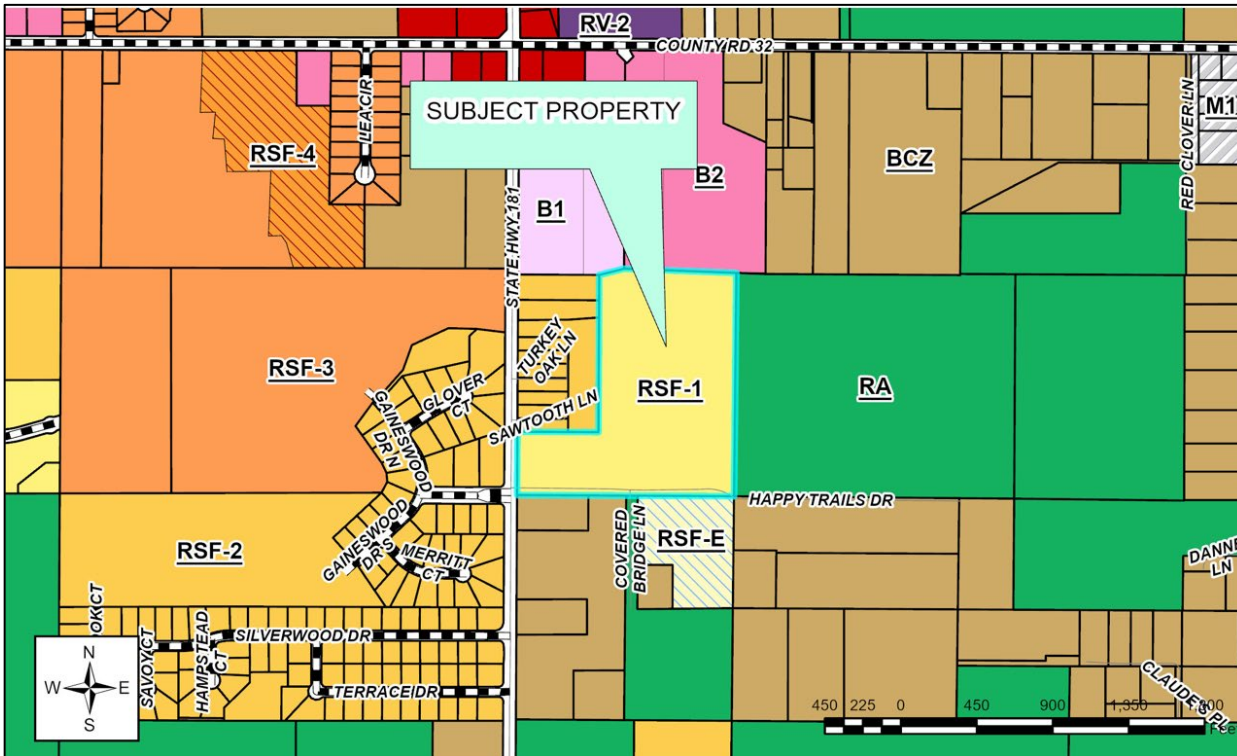
Staff has received phone correspondence opposing this case.



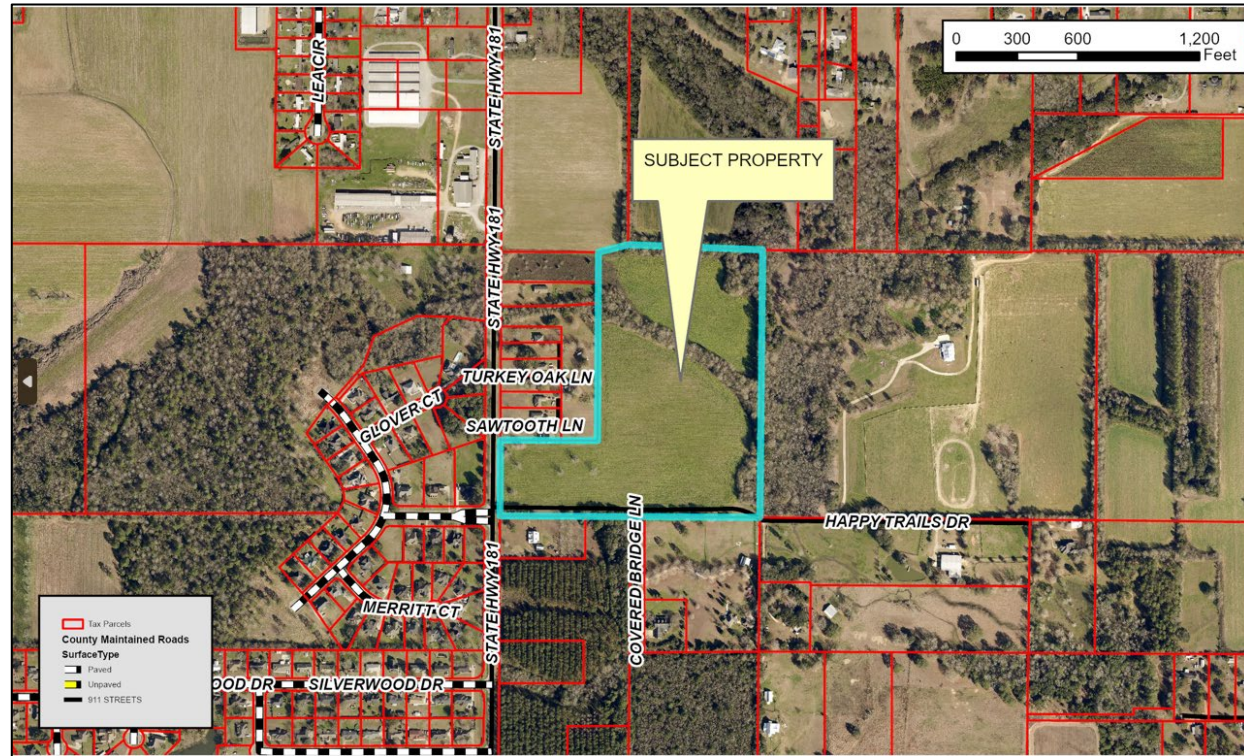




# Locator Map



# Site Map



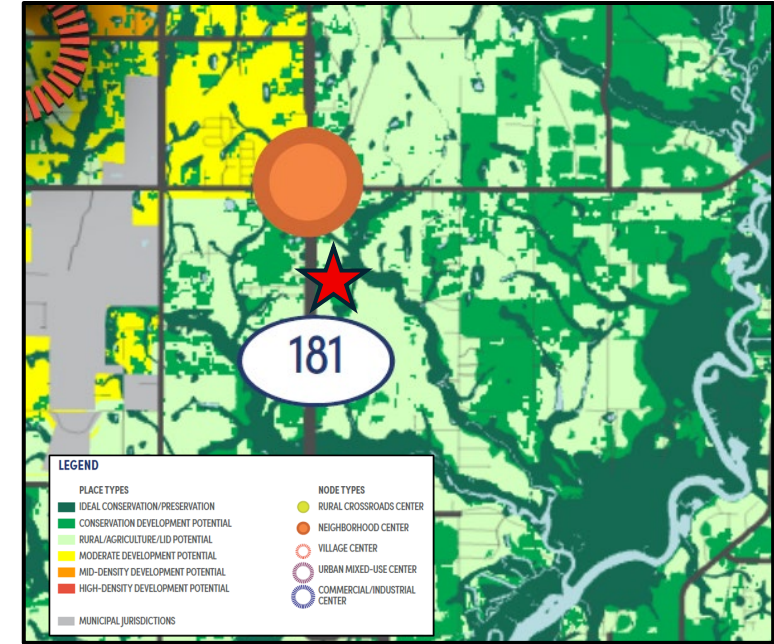
	Adjacent Zoning	Adjacent Land Use
North	B-1, Professional Business & B-2, Local Business	Commercial
South	BCZ, Base Community Zoning , RA, Rural Agricultural, and RSF-E, Residential Single Family Estate	Residential
East	RA, Rural Agricultural	Residential
West	RSF-2, Residential Single Family	Residential



STAFF ANALYSIS

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The 29-acre subject property is located in Planning District 39 and currently zoned as RSF-1, Residential Single Family District. A request has been submitted for the designation of RSF-3, Residential Single Family District, for future residential use. The development pattern in the area is primarily residential, with a commercial node less than one mile from the property. The Future Land Use Map (FLUM) identifies this area as primarily Rural Development Potential, however, developed RSF-3 parcels are found less than ½ mile from the subject property. The commercial node located at the intersection of State Highway 181 and County Road 32 permits RSF-3 zoning within ½ mile of the intersection per the local provisions.



Intersection:	RSF-3 Permitted within:
CR 13 & CR 32	0.50 miles
SR 181 & CR 32	0.50 miles
US 98 & Greeno Rd	Not permitted
US 98 & Hwy 181	Not permitted

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

PRIMARY LAND USES

- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

**REZONING Staff's Recommendation:**

**Z25-34** RE-ZONING REQUEST FROM **RSF-1** TO **RSF-3**.

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

