



Baldwin County Planning & Zoning Commission Agenda

Thursday, February 6, 2025

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:**
 - January 9, 2025, Work Session Minutes
 - January 9, 2025, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

a.) PER25-01, Beach and Barn RV Park Ext (formerly Salty Stay RV Park)

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

Purpose: The applicant is requesting the second & FINAL one (1) year extension of the Final Site Plan approval of PUD21-10, Beach and Barn RV Park that was originally approved February 3, 2022.

Location: Subject properties are located on the west side of County Rd 65, approximately 1 mile south of County Rd 26 near the City of Foley in Planning District 34.

b.) CSP24-35, Campbell Road Cell Tower

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

Purpose: The applicant is requesting Commission Site Plan approval for the construction of a new cell tower.

Location: Subject property is located north of County Rd 64, east of Campbell Rd and west of the Baldwin Beach Express in Planning District 12.

c.) SC24-59, Replat of Lot 1, Guthrie Estates

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

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision.

Location: Subject property is located on the northeast corner of the intersection of County Rd 32 (Marlow Rd) and County Rd 13 southeast of the City of Fairhope in Planning District 8.

d.) SC24-60, Bryars Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 4-lot subdivision.

Location: Subject property is located on the north side of Comstock Road and the west side of CC Rd in Elberta in Planning District 22.

e.) SC24-62, Clayton Subdivision

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

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision.

Location: Subject property is located west of County Rd 91 and north of County Rd 99 in the Lillian area in Planning District 33.

f.) SPP24-36, Seville Estates

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

Purpose: The applicant is requesting Preliminary Plat approval for a 9-lot subdivision.

Location: Subject properties are located east of County Rd 93, less than half a mile north of US Highway 98 near the Lillian community in Planning District 22.

8. Consideration of Applications and Requests: Old Business

None.

9. Consideration of Applications and Requests: Highway Construction Setback Appeals

None.

10. Consideration of Applications and Requests: Rezoning / PRD Cases

a.) PRD24-10, Two Lakes Phases 1 & 2

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

Purpose: The applicant is requesting Planned Residential Development approval for a 114-unit RV Park.

Location: Subject property is located on the west side of Roscoe Rd approximately 1,000 ft north of Bradford Rd in Planning District 30.

b.) Z24-51, Hagle Property

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

Purpose: The applicant is requesting to rezone 29 +/- acres from Base Community Zoning (BCZ) to Residential Single Family (RSF-1).

Location: Subject property is located southeast of Fairhope, on the NE corner of County Rd 13 and County Rd 32 in Planning District 8.

c.) Z24-55, No Doubt Holdings, LLC Property

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

Purpose: The applicant is requesting to rezone 4.2 +/- acres from Base Community Zoning (BCZ) to Rural District (RR).

Location: Subject property is located south of Nix Lane and west of St Highway 181 in the Fairhope community in Planning District 39.

d.) Z24-56, Greene Property

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

Purpose: The applicant is requesting to rezone .50 +/- acres from Residential Single Family (RSF-1) to Residential Single Family (RSF-2).

Location: Subject property is located on the south side of Keller Road in Planning District 35.

e.) Z24-57, Smith Property

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

Purpose: The applicant is requesting to rezone 1.76 +/- acres from General Business District (B-3) to Major Commercial District (B-4).

Location: Subject properties are located west of St Hwy 59 and north of Dawson Rd in Planning District 12.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-13, Cottages on 31

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 29-unit townhouse development.

Location: Subject properties are located west of US Hwy 31 in Planning District 7.

b.) SPP24-39, Southtown Phase II

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

Purpose: The applicant is requesting Preliminary Plat approval for a 193-lot subdivision.

Location: Subject property is located south of County Rd 48 and west of St Hwy 59 in Planning District 18.

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

None.

13. Public Comments: None.

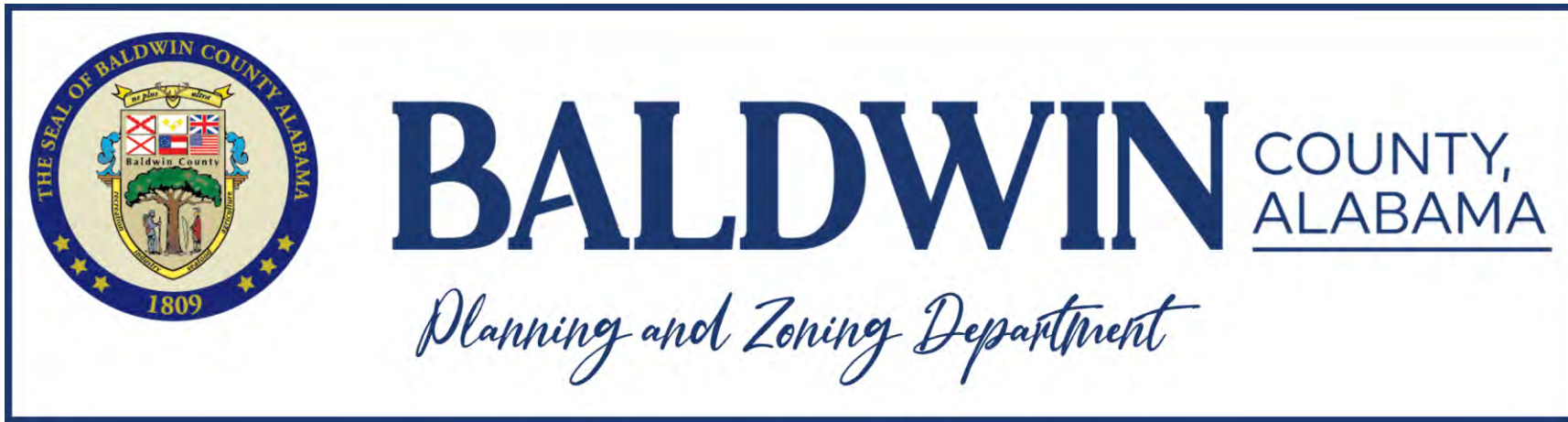
14. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***March 6, 2025***

15. Adjournment.



EXTENSION REQUEST PER25-01

PUD21-10 BEACH AND BARN RV PARK

(FORMERLY SALTY STAY RV PARK)

FEBRUARY 6, 2025

PREPARED AND PRESENTED BY:

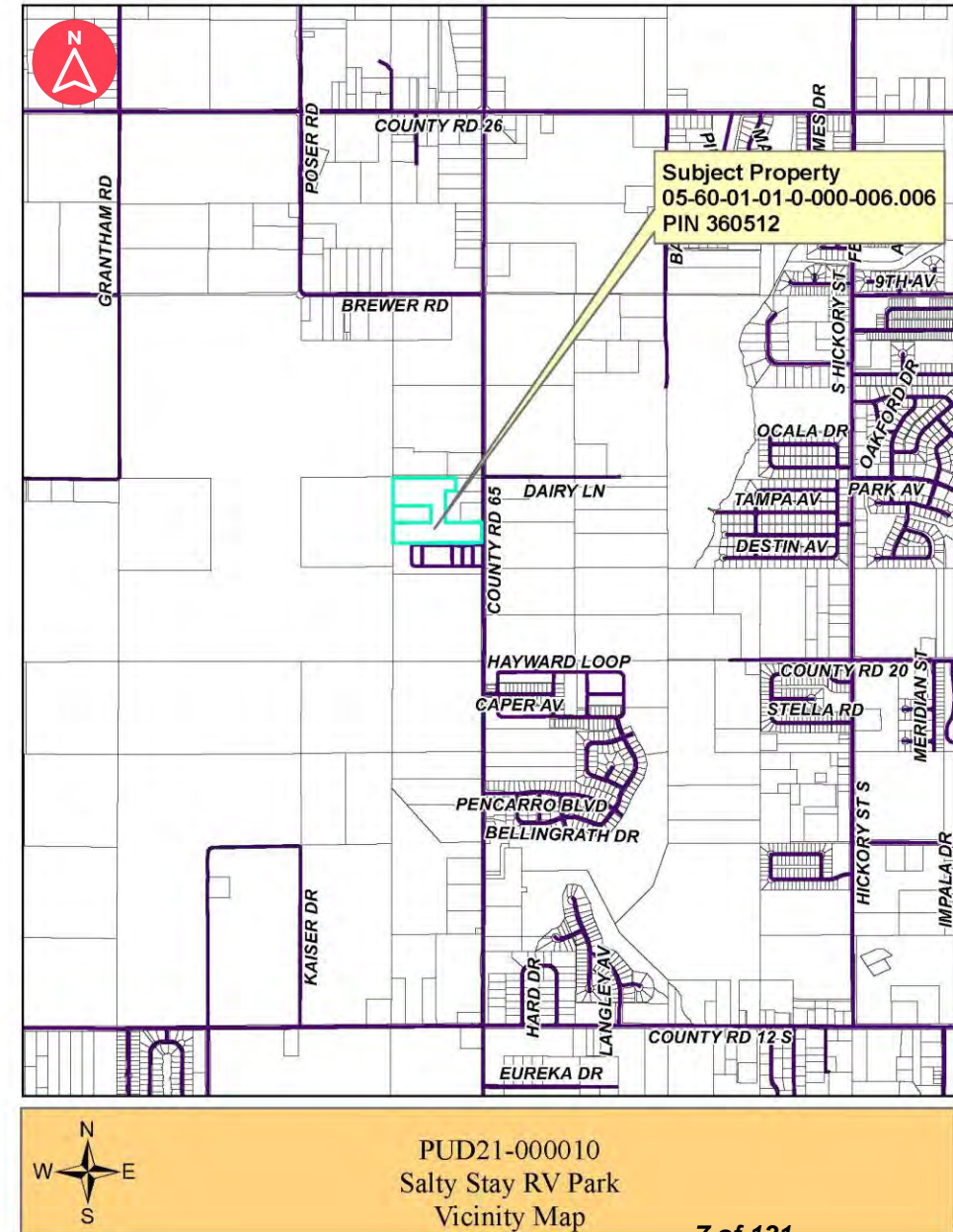
MARY BOOTH, ASSOCIATE PLANNER

Request before the Planning Commission:

Second & FINAL One (1) year Extension
Request of final site plan approval of
Case # PUD21-10 BEACH AND BARN RV PARK
originally approved February 3, 2022.

To view maps/plats in higher resolution as well as public comments and supporting documents, please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



PER25-01 / PUD21-10 BEACH AND BARN RV PARK EXTENSION

Property Data

Total Site Area: 11.46 acres +/-

Total Number of RV Hookups: 49

Smallest RV Site: 2,368 sf

- 1,600sf minimum required by subdivision regulations

Setbacks: 30' Front, 30' Rear 30' Side

- Highway Construction Setback (HCS) was accounted for in the site plan

Surveyor of Record: Trent Wilson, PLS, *Weygand Wilson Surveying, LLC*

229 E. 20th Ave., Ste 12, Gulf Shores, AL 36542

Engineer of Record: Chris Lieb, P.E.
Lieb Engineering Company, LLC 1290 Main Street,
Suite "E" Daphne, AL 36526



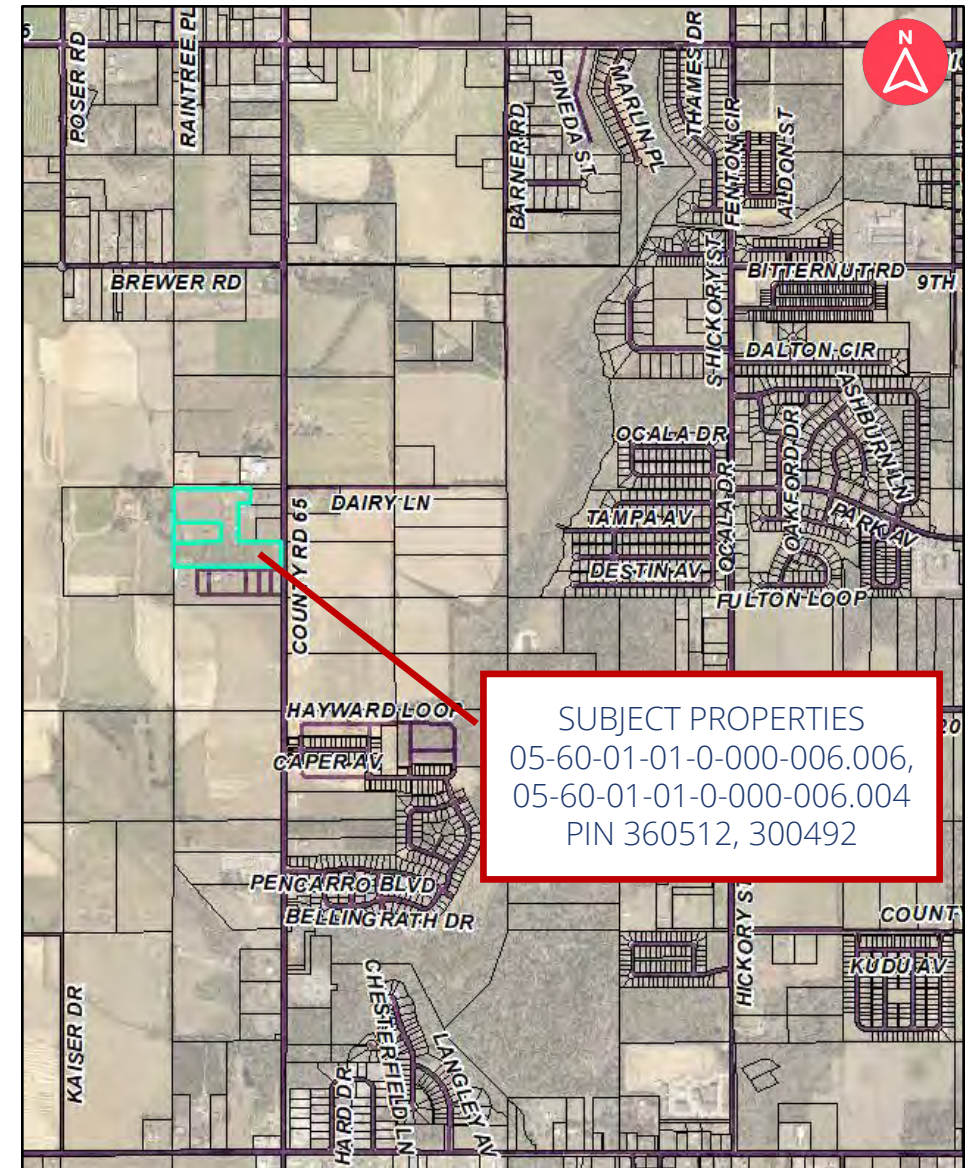
Subject property is located on the west side of County Road 65 approximately 1 mile south of County Road 26 near the City of Foley

Parcel Numbers: 05-60-01-01-0-000-006.006 (PIN 360512), 05-60-01-01-0-000-006.004 (PIN 300492)

The citizens of Planning District 34 have not implemented zoning

Development Density: 4.276 Hookups per acre (49 sites / 44.46 acres)

Owner/Developer: Dustin York Mizell, PO Box 5508 Gulf Shores, AL 3654 (original owner/developer from initial application)



PER25-01 / PUD21-10 BEACH AND BARN RV PARK EXTENSION

Apt Bk 28 Page 322

SURVEYOR'S CERTIFICATION

RECORD DESCRIPTION:
Instrument 1922433
 Commence at a 1/4 inch rebar purported to be the Southeast corner of the Northeast Quarter of Section 1, Township 8 South, Range 3 East, Baldwin County, Alabama; thence run South 89°42'35" West, 400.00 feet to the Point of Beginning; thence continue South 89°42'35" West, 918.60 feet to a capped rebar found (C00886LS); thence run North 00°05'37" West, 6.26 feet to a rebar found; thence run North 89°56'39" East, 918.78 feet to a capped rebar set (13818LS); thence run South 04°54'30" West, 2.32 feet to the Point of Beginning.

Instrument 1511288
 PARCEL 1: Commencing at the Northeast corner of the Southeast Quarter of Section 1, Township 8 South, Range 3 East, Baldwin County, Alabama; thence run South 89°53'38" West, 30.00 feet to a point on the West right of way of County Road 65 (60 foot right-of-way); thence continue South 89°53'38" West, 370.00 feet to the POINT OF BEGINNING; thence continue South 89°53'38" West, 918.26 feet; thence run South 00°01'12" East, 663.36 feet; thence run North 89°38'38" East, 783.56 feet; thence run North 00°00'00" West, 460.00 feet; thence run North 89°53'38" East, 154.50 feet; thence run North 00°00'00" East, 200.00 feet to the POINT OF BEGINNING.

PARCEL 2: Commencing at the Northeast corner of the Southeast Quarter of Section 1, Township 8 South, Range 3 East, Baldwin County, Alabama; thence run South 89°53'38" West, 30.00 feet to a point on the West right of way of County Road 65 (60 foot right-of-way); thence run South 00°00'00" East, along the West right of way of said County Road 65, 657.73 feet to the POINT OF BEGINNING; thence continue South 00°00'00" East, 299.94 feet; thence leaving said right of way, run South 88°46'05" West, 1283.85 feet; thence run North 00°01'12" West, a distance of 286.24 feet; thence run North 89°38'38" East, 1288.07 feet to the POINT OF BEGINNING.

I, **TRENT WILSON**, A REGISTERED SURVEYOR OF BALDWIN COUNTY COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF BALDWIN DEVELOPMENT CORPORATION, THE OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA.
 I HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

TRENT WILSON
 DATE: 03/18/2022
 A.L.A. LIC. NO. 34784

STATE OF ALABAMA
 COUNTY OF BALDWIN
 THIS IS TO CERTIFY THAT **DUSTIN YORK MIZELL**, AS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE SITE PLAN, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND RECORDED AS NOTED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN RECORDED, AND GRANT ALL EASEMENTS AND RIGHTS OF ALL STREETS, ALLEYS, PASSES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND CONTINGENT NOTES HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
 DATED THIS 1st DAY OF MAY 2022
 OWNER: *Dustin Mizell*

STATE OF ALABAMA
 COUNTY OF BALDWIN
 I, **Matthew Brewer**, COUNTY ENGINEER, HEREBY CERTIFY THAT **MIZELL** HAS SUBMITTED TO THIS OFFICE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE INTENDS TO CONVEY AN INTEREST IN THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.
 DATED UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF MAY 2022
 COUNTY ENGINEER: *Matthew Brewer*

STATE OF ALABAMA
 COUNTY OF BALDWIN
 I, **Matthew Brewer**, COUNTY ENGINEER, HEREBY APPROVE THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS 2nd DAY OF MAY 2022
 PLANNING DIRECTOR: *Matthew Brewer*

STATE OF ALABAMA
 COUNTY OF BALDWIN
 I, **Matthew Brewer**, COUNTY ENGINEER, HEREBY APPROVE THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.
 DATED THIS 2nd DAY OF MAY 2022
 PLANNING DIRECTOR: *Matthew Brewer*

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
 THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT AT ITS MEETING OF **MAY 2, 2022**, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN SITE PLAN FOR THE RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS **2nd** DAY OF **MAY**, 2022.
 BALDWIN COUNTY PLANNING AND ZONING COMMISSION
 EIC: *Matthew Brewer*

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS **2nd** DAY OF **MAY**, 2022.
 COUNTY ENGINEER: *Matthew Brewer*

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT
 THE UNDERSIGNED, AS DIRECTOR OF BALDWIN COUNTY HEALTH DEPARTMENT, NO REPRESENTATION IS MADE AND NO OPINION IS GIVEN AS TO THE SAFETY OR HEALTH OF THE APPLICANT OR THE APPLICANTS OF A LOT OR LOTS, UNLESS THE APPLICANT HAS BEEN ADVISED BY THE HEALTH DEPARTMENT TO DO SO. THE HEALTH DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT OR THE APPLICANTS OF A LOT OR LOTS, UNLESS THE APPLICANT HAS BEEN ADVISED BY THE HEALTH DEPARTMENT TO DO SO.
 DATED THIS 2nd DAY OF MAY 2022
 APPROVED SIGNATURE: *Matthew Brewer*

THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS, DRAINAGE FACILITIES, COMMON OPEN AREAS, BUILDING AND OTHER FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. 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.

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 LISTED ON THE WITHIN PLAN AND HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS **2nd** DAY OF **MAY**, 2022.
 APPROVED SIGNATURE: *Matthew Brewer*

RIEWA UTILITIES
 THE UNDERSIGNED, AS AUTHORIZED BY RIEWA UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS **27th** DAY OF **APRIL**, 2022.
 APPROVED REPRESENTATIVE: *Matthew Brewer*

SITE PLAN DATA:

UNIT SIZE:	21.17 AC.B
PARCEL ID:	05-60-01-01-0-000-006.006
USE:	RV PARK
SMALLEST SPACE SIZE:	1,894 S.F.
TOTAL NUMBER OF HOODUPS:	49
PARKING SPACES:	63
LINEAR FEET OF PRIVATE ROADS:	1,991 L.F.
TOTAL IMPERVIOUS AREA:	57,852 S.F.
DENSITY:	2.31 HOODUPS/ACRE
TOTAL USABLE OPEN SPACE:	964,313 S.F.
COUNTY:	BALDWIN
CITY & STATE:	COUNTY ROAD 65
ZONING:	NONE
OPEN SPACE:	19.84 AC/93.72%
FRONT SETBACK:	30'
REAR SETBACK:	30'
SIDE SETBACK:	30'
WETLAND SETBACK:	30'

CONTACT INFORMATION:

OWNER:
 DUSTIN YORK MIZELL
 P.O. BOX 5508
 GULF SHORES, AL 36547
 (251) 747-4600

ENGINEER:
 LIEB ENGINEERING COMPANY, LLC
 1290 MAIN STREET, SUITE E
 DAPHNE, AL 36526
 (251) 978-9779
 CONTACT: CHRIS LIEB, PE

SURVEYOR:
 WEYGAND WILSON SURVEYING
 229 E. 20th AVE., SUITE 12
 GULF SHORES, AL 36542
 (251) 978-7555

ISSUED FOR CONSTRUCTION

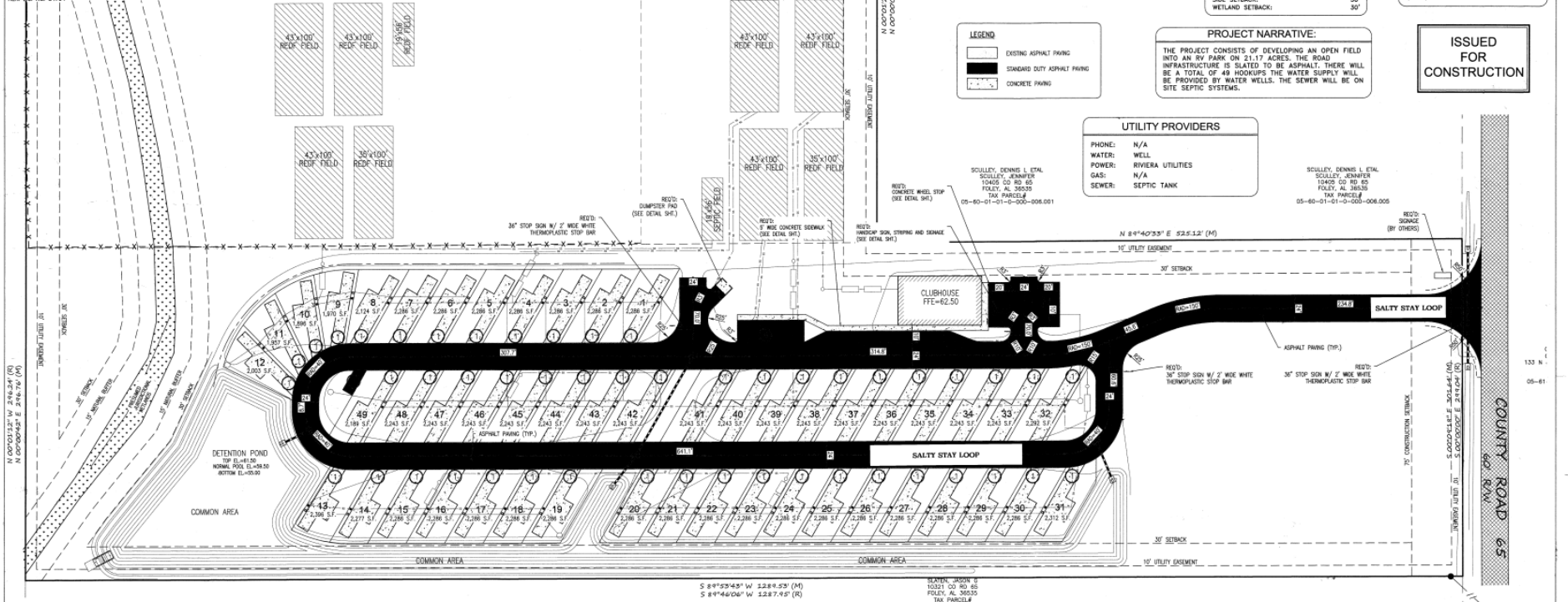
PROJECT NARRATIVE:
 THE PROJECT CONSISTS OF DEVELOPING AN OPEN FIELD INTO AN RV PARK ON 21.17 ACRES. THE ROAD INFRASTRUCTURE IS SLATED TO BE ASPHALT. THERE WILL BE A TOTAL OF 49 HOODUPS. THE WATER SUPPLY WILL BE PROVIDED BY WATER WELLS. THE SEWER WILL BE ON SITE SEPTIC SYSTEMS.

UTILITY PROVIDERS

PHONE: N/A
 WATER: WELL
 POWER: RIEWA UTILITIES
 GAS: N/A
 SEWER: SEPTIC TANK

LEGEND

- EXISTING ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING



REVISIONS

NO.	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	12/20/21
B	ADDRESSING COMMENTS FROM THE COUNTY	1/7/22
C	ADDRESSING COMMENTS FROM THE COUNTY	1/25/22
D	ISSUED FOR CONSTRUCTION	03/18/2022

LIEB ENGINEERING COMPANY
 1290 MAIN STREET, SUITE E
 DAPHNE, AL 36526
 PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
 ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER: 2021-004
 DRAWN BY: JLC
 DATE: 12/20/2021
 SCALE: 1"=40'
 CHECKED BY: CJB
 APPROVED BY: CJB
 ENGR: CJB

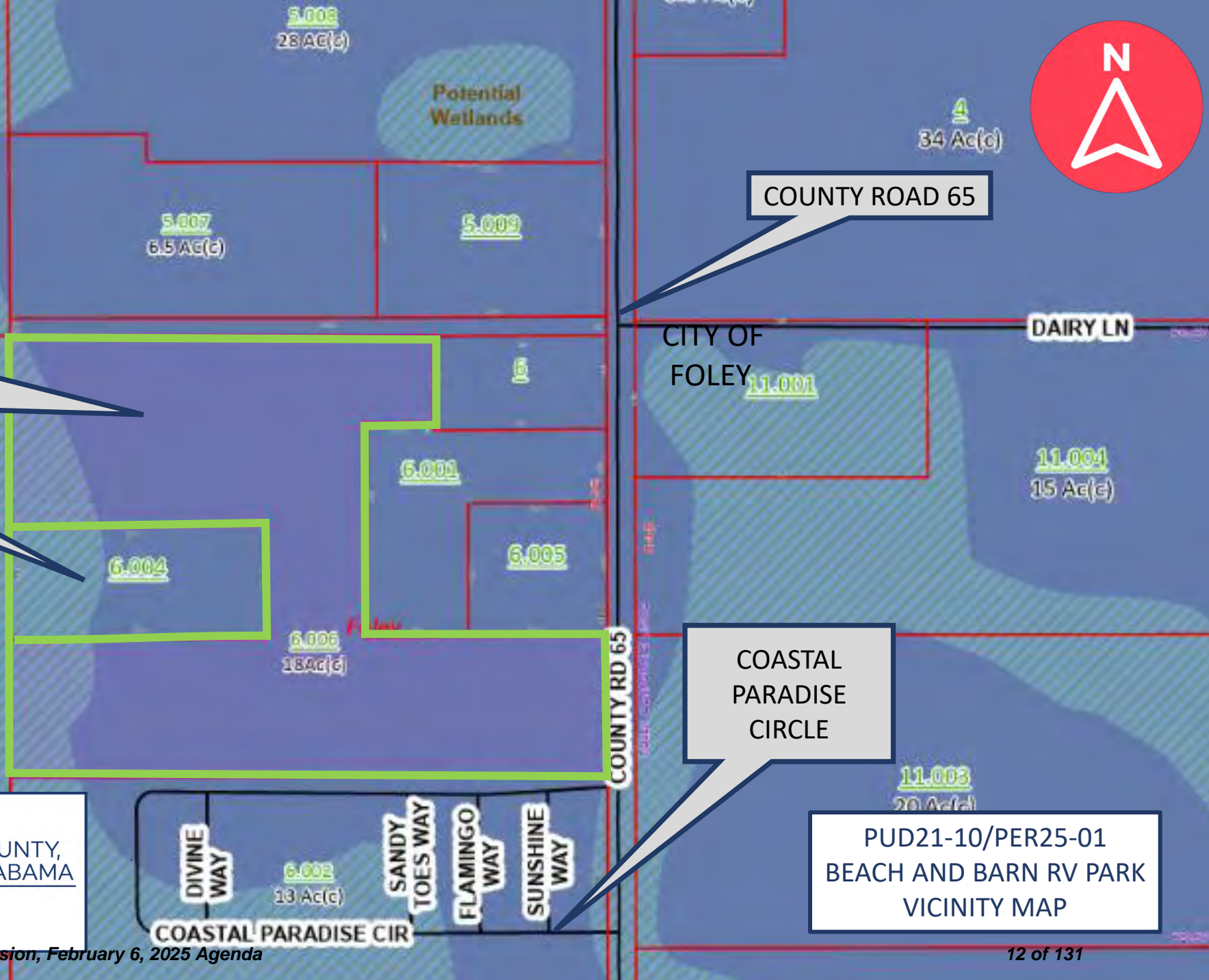
SALTY STAY RV PARK
 SITE PLAN
 FOLEY, AL
 OWNER:
 SHEET NUMBER: 4 OF 9
 C4.0 D
 03/18/2022

Book 251-747-1600



COUNTY ROAD 65

SUBJECT PROPERTY
05-60-01-01-0-000-006.006
(PIN 360512)
05-60-01-01-0-000-006.004
(PIN 300492)




CITY OF FOLEY

DAIRY LN

COUNTY RD 65

COASTAL PARADISE CIRCLE

PUD21-10/PER25-01
BEACH AND BARN RV PARK
VICINITY MAP



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



COUNTY ROAD 65

SUBJECT PROPERTY
05-60-01-01-0-000-006.006
(PIN 360512)
05-60-01-01-0-000-006.004
(PIN 300492)

COUNTY RD 65

DAIRY LN

COASTAL PARADISE CIR

PUD21-10/PER25-01
BEACH AND BARN RV PARK
AERIAL SITE MAP

Staff Comments:

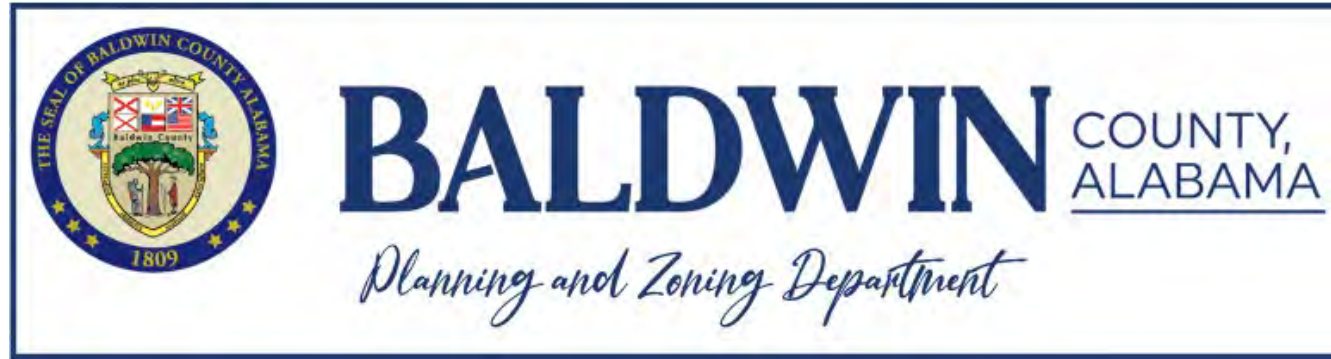
- The construction plans from PUD approval in 2022 were submitted, reviewed and approved and a Final Site Plan was recorded on 5/4/2022.
- A subdivision permit was issued on 3/18/2022 and expired on 2/3/2024. There has been some property clearing.
- There shall be no construction until a new Subdivision Permit is issued.
- Turn-out Permit, TO-22010 was issued on March 15, 2022, and has since expired. A new Turn-Out Permit will be required to be submitted through the Citizenserve Portal. This may be submitted along with the construction plans for CPR.
- All construction shall be completed by 2/6/2026. If construction is not completed, the applicant shall cease all construction activities and coordinate with Planning & Zoning for process moving forward, including but not limited to, compliance with Baldwin County Subdivision Regulations and/or Zoning Ordinance in place at time of application.
- Subject Property is located in City of Foley's Planning Jurisdiction. However, since this was originally reviewed and approved prior to the current Planning Jurisdiction agreement, the County will retain review authority. If this approval expires and requires new permitting, the City of Foley may exercise their full review authority.
- At the time this staff report was prepared, P&Z Staff and Highway Staff coordinated with each other and reached out to the applicant as well. There does not appear to have been any improvements to date other than some property clearing.
- Applicant has requested to change the name to Beach and Barn RV Park. P&Z Staff supports this name change. An amended Final Site Plan shall be recorded to reflect the name change and shall reference the recorded Final Site Plan for Salty Stay RV Park. The amended Final Site Plan should not be recorded until P&Z reviews confirm there are no other changes and/or requirements to be added to the Final Site Plan.

❖ **Planning Commission approval history:**

- PUD21-000010, PUD approval granted on 2/3/2022
- PER23-000032, PUD approval extension granted on 2/3/2024

Staff recommends that a one (1) year and final extension of the Final Site Plan approval related to case number PUD21-10 be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans (CPR) and issuance of a Subdivision Permit Planning and Zoning Department. Submit construction plans for a CPR in the Citizenserve portal.
2. If there are any modifications from originally approved Final Site Plan, applicant will need to record an amended and approved Final Site Plan with reference to currently recorded Final Site Plan. If modifications constitute a major change, the request will need to go back to the Planning Commission for approval prior to recording an amended Final Site Plan. **There shall be no construction until a Subdivision Permit has been issued by Planning & Zoning.**
3. Submit Turn-Out permit for access to County Road 65.
4. Submit application for Building Permit once the Subdivision Permit has been issued.
5. The one-year, final extension terminates at **4:30PM CST on Tuesday, February 3, 2026.**
 - a. There are no further extensions allowed. If construction has not been completed by this expiration, Applicant shall cease all work and will need to follow current Subdivision Regulations and/or Zoning Ordinance in place to continue with construction.



Case No./Name: CSP24-35 Campbell Rd Cell Tower – Commission Site Plan Approval Agenda Item 7b.)

Meeting Date: February 6, 2025

Request: CSP Approval for a Cell Tower

Recommendation: Approval

Staff Lead: Calla McKenzie, Planning Technician II

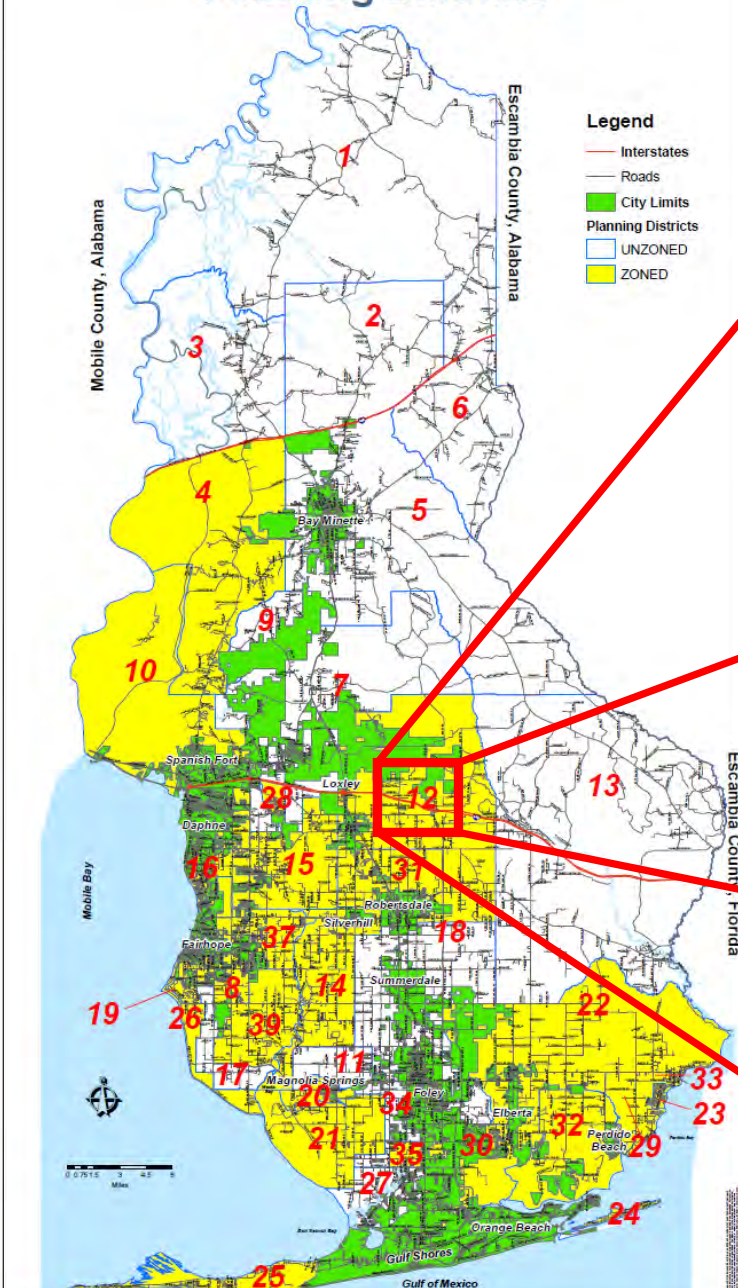
Owner: Joseph & Betty Mullek

Developer: Vertical Bridge

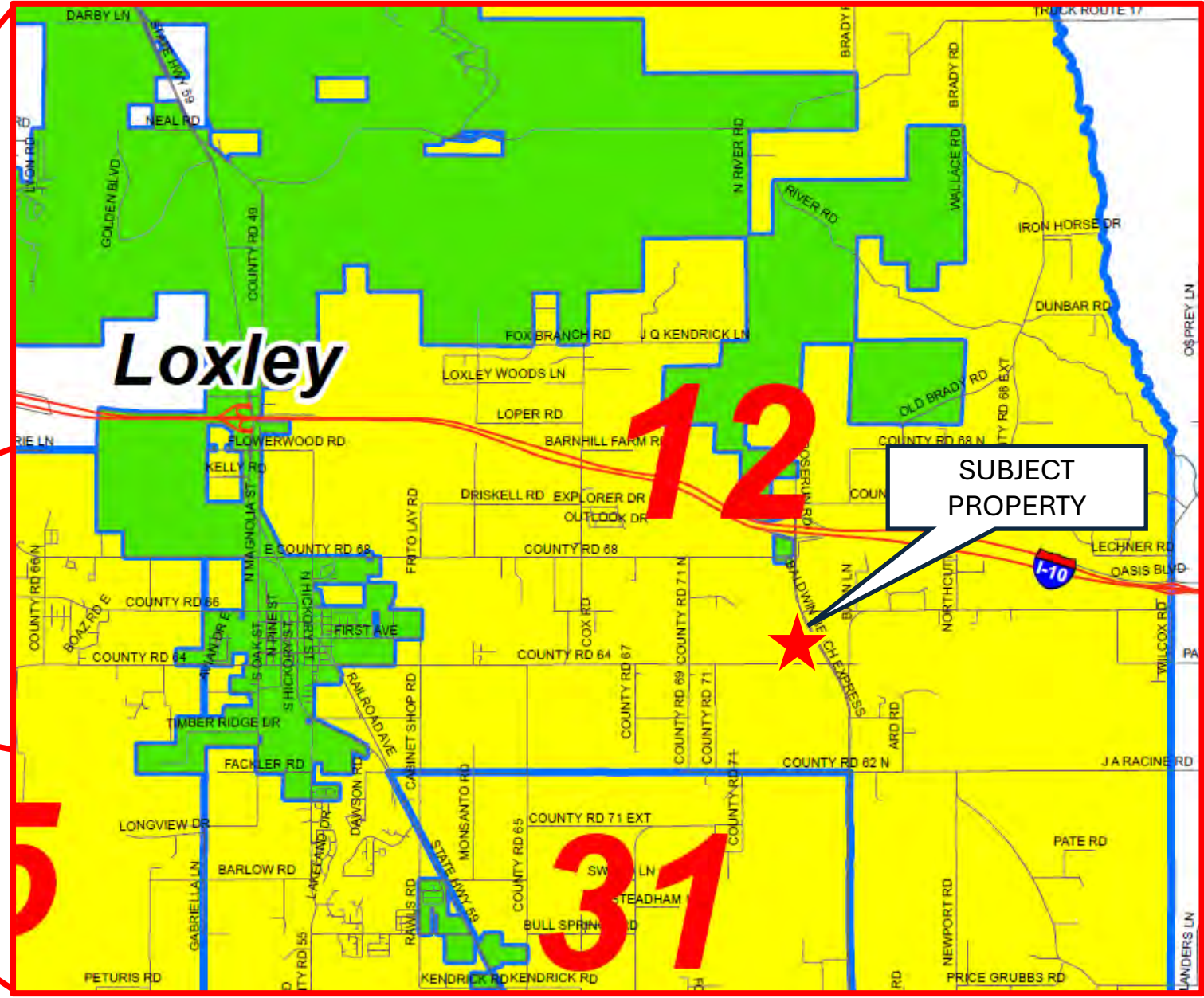
Applicant: Ralph Wyngarden – Faulk & Foster

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 north of County Rd 64, east of Campbell Rd and west of the Baldwin Beach Express.

Planning District: 12

Zoning: RA, Rural Agricultural

Parcel#: 05-41-02-09-0-000-006.003 **PIN#:** 316831

Total Acres: 64 +/- acres

Current Use: Agricultural

Applicant's Request: The applicant would like Commission Site Plan Approval for new cell tower.

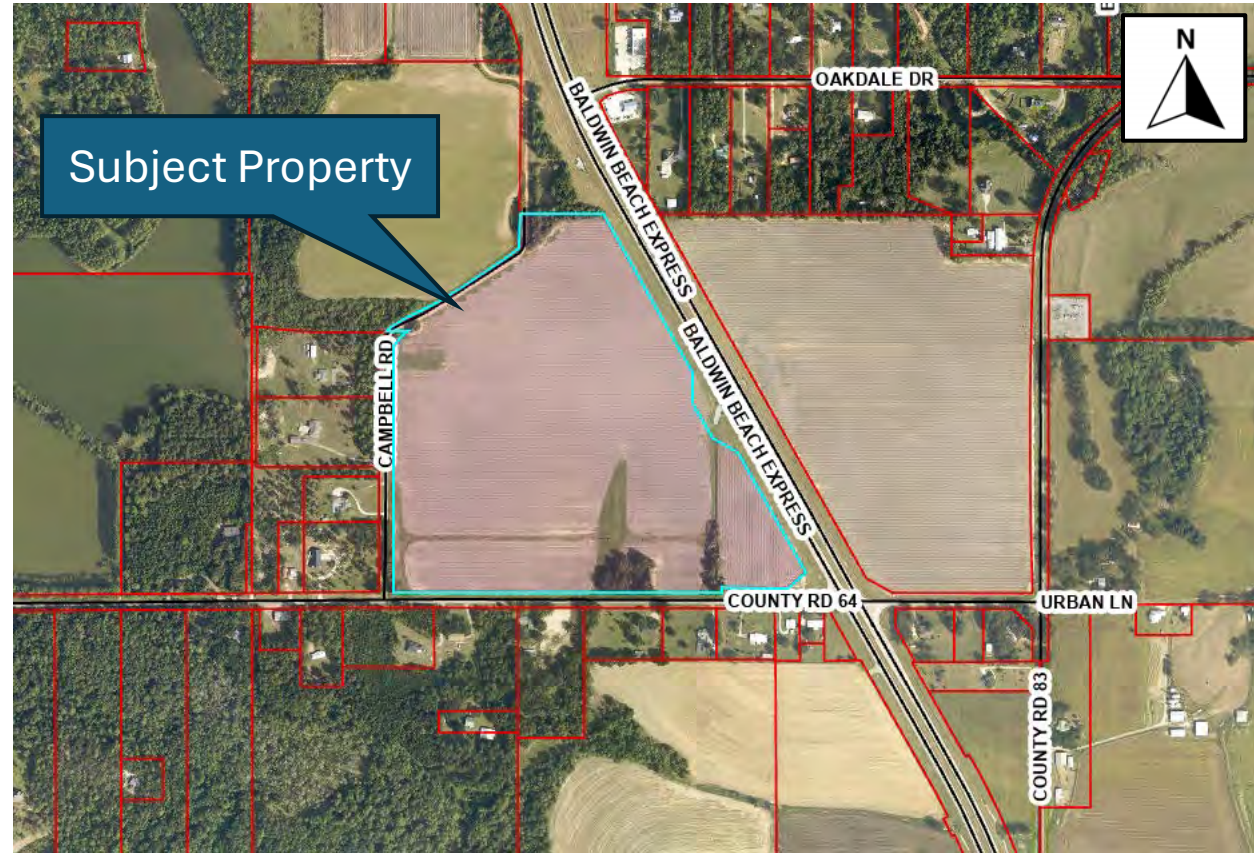
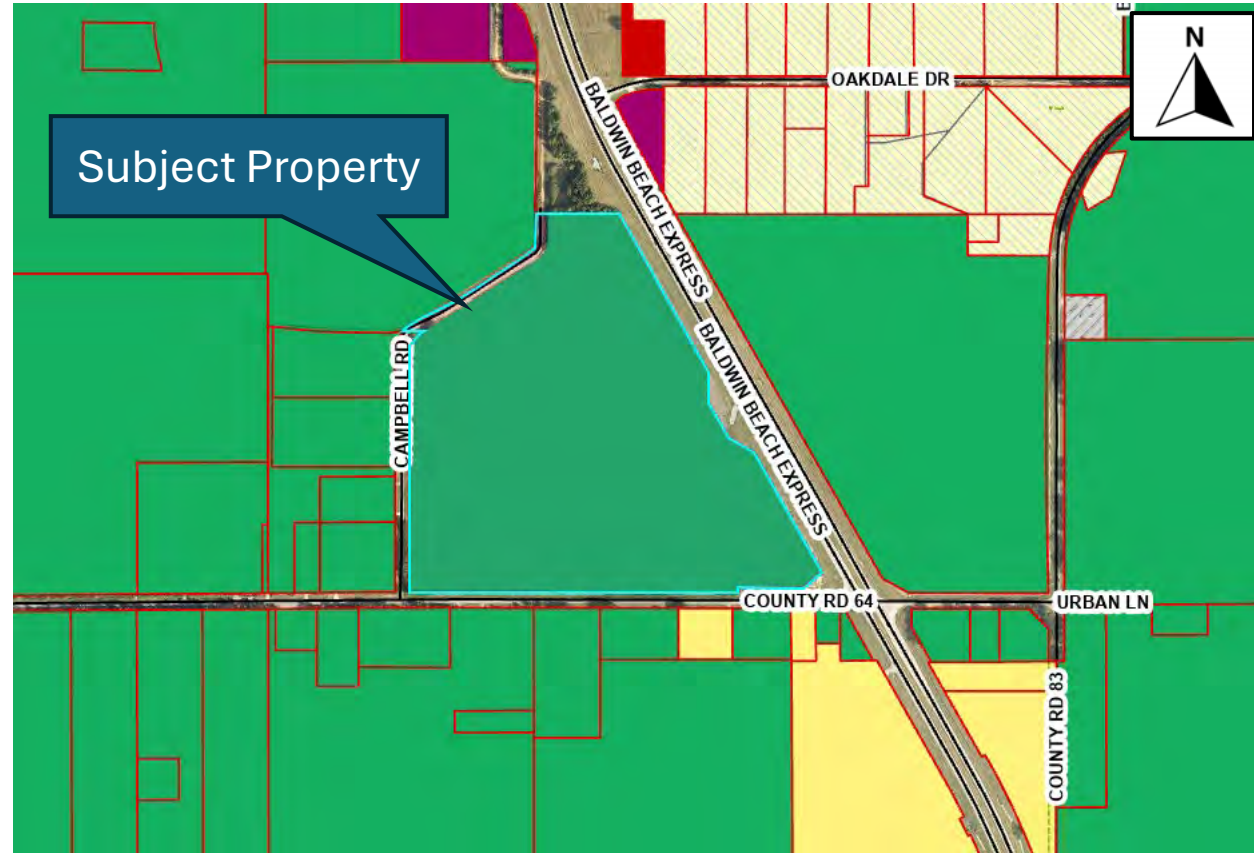
Online Case File Number: The official case number for this application is CSP24-35, however, when searching the online CitizenServe database, please use CSP24-000035.

Agency Comments

- **USACE, James Buckelew:** Staff reached out on 10/28/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 10/28/2024 but received no comments.
- **ALDOT, Michael Smith:** Staff reached out on 10/28/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not being requested at this time.

Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural	Vacant
South	RA, Rural Agricultural & RSF-1, Residential Single Family	Residential
East	RA, Rural Agricultural	Agricultural
West	RA, Rural Agricultural	Residential

Subject Property
PIN: 316831



Property to The South
PIN: 364685



Property to The East
PIN: 49202



Property to The West
PIN: 299921



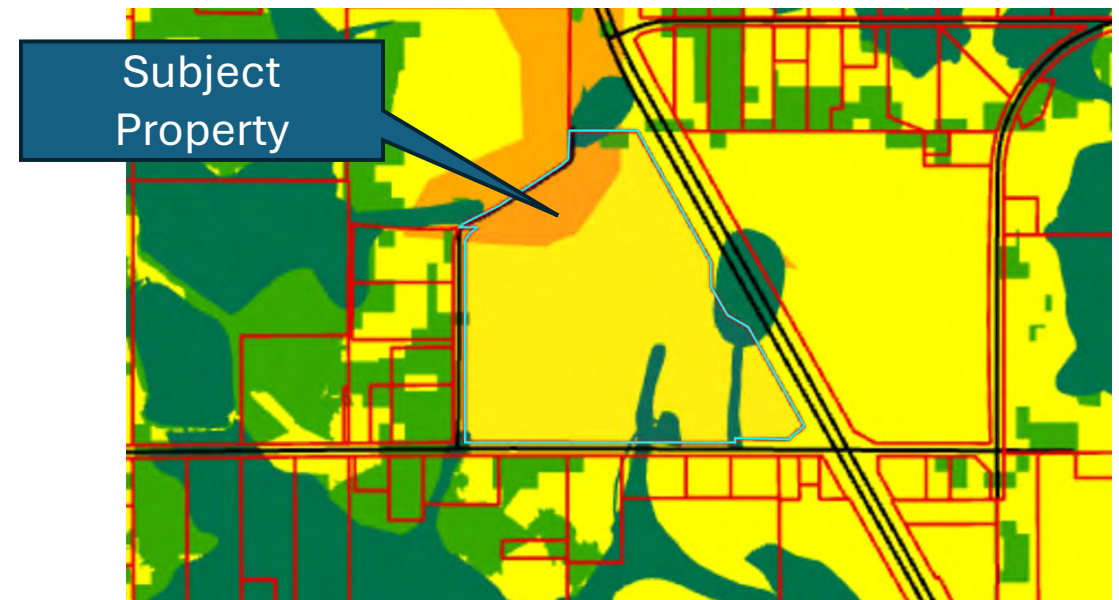
ANALYSIS:

Section 18.9.5 Standards for approval. A Commission Site Plan Approval 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.

- 1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed cell tower does conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.
- 2) 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 newly adopted 2023 Baldwin County Master Plan has this property as majority Moderate Development Potential.

PLACE TYPES

	IDEAL CONSERVATION/PRESERVATION
	CONSERVATION DEVELOPMENT POTENTIAL
	RURAL/AGRICULTURE/LID POTENTIAL
	MODERATE DEVELOPMENT POTENTIAL
	MID-DENSITY DEVELOPMENT POTENTIAL
	HIGH-DENSITY DEVELOPMENT POTENTIAL



ANALYSIS:

- 3) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.** The use should not detract from the public's convenience at the planned location. The proposed use is permitted with Commission Site Plan Approval in RA Zoning districts.

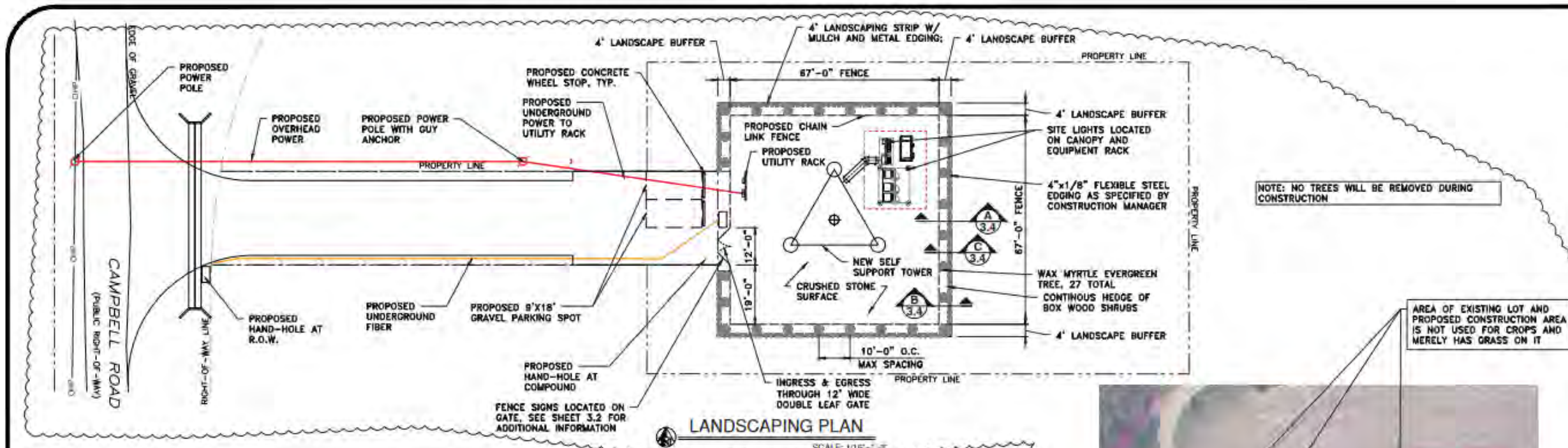
- 4) The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.

- 5) 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.** The adjacent uses are commercial and vacant. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

Zoning Use Table

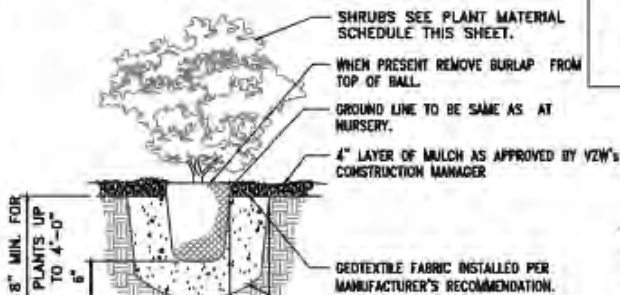
	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ^{54000def}	LB ^{54000def}	MR	OR	TR	M-1	M-2	
TRANSPORTATION, COMMUNICATION & UTILITY USES (CONTINUED)																													
Railroad facilities	C	C																C	C								P	P	
Sewage treatment plant	C	C																C	C								C	C	
Taxi dispatching station	C	C																C	C								P	P	
Taxi terminal	C	C																C	C								P		
Telephone exchange	C	C																C	C								P	P	
Water plant	C	C																C	C								P	P	
Water storage tank	C	C															C	C	C						C		P	P	
Water or sewage pumping station	C	C																C	C								P	P	
Water well (public or private)	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	P
Wireless telecommunication facilities (see Section 13.9)	C	C															C	C	C								P	P	

Landscape Plan



SHRUB PLANTING NOTES:

1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BY CONSTRUCTION MANAGER. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE AS SPECIFIED.

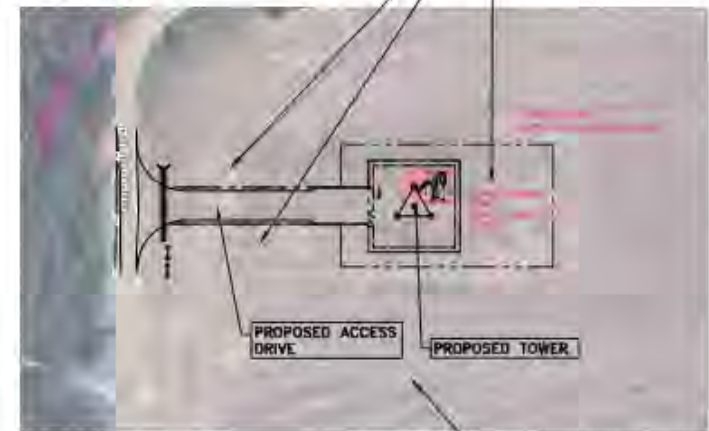
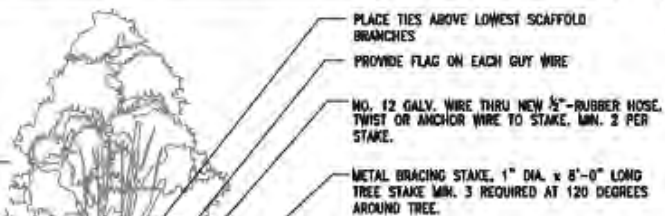


PLANT MATERIAL SCHEDULE:

ITEM	SIZE & DESCRIPTION
SHRUBS/EVERGREENS 1. SHRUBS TO BE BOX WOOD	A CONTINUOUS HEDGE AT LEAST 30 INCHES HIGH AT PLANTING CAPABLE OF GROWING TO AT LEAST 36 INCHES IN HEIGHT WITHIN 18 MONTHS SHALL BE PLANTED IN FRONT OF THE TREE LINE.
TREE/EVERGREEN 2. WAX MYRTLE EVERGREEN TREE	A ROW OF TREES A MINIMUM OF 8- FEET TALL AND A MAXIMUM OF 10- FEET APART SHALL BE PLANTED AROUND THE PERIMETER OF THE COMPOUND FENCE (27 TOTAL).

TREE PLANTING NOTES:

1. PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE



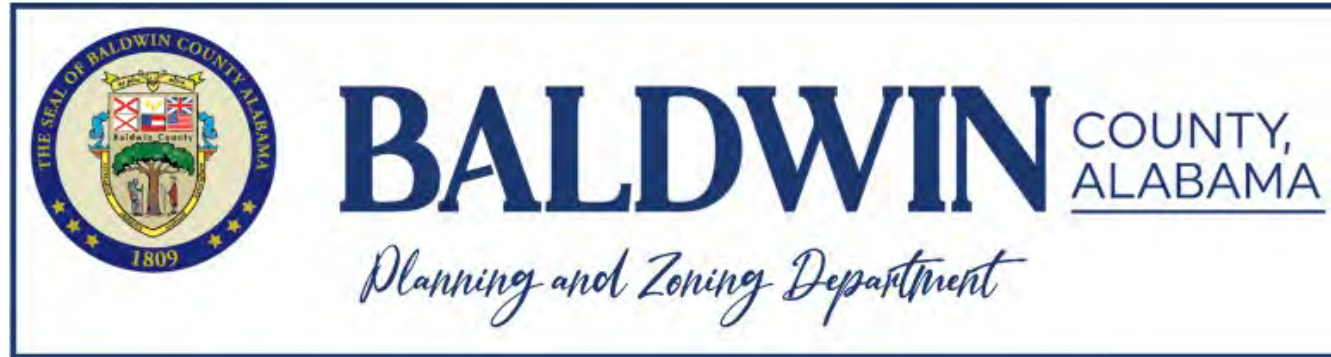
ZONING NEGATIVE AERIAL OVERLAY

SCALE: NTS

Staff Recommendation:

Staff recommends that case number CSP24-35, Campbell Road Cell Tower, be **APPROVED** with the following conditions and memorialized provisions:

1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant **prior** to approval of any building permits
 - b. The CSP approval letter shall not be issued until the applicant obtains a Commercial Turnout Permit for the site.
2. The closeout requirements of section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per section 18.9.1 the Planning Commission may 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.



Case No./Name: SC24-59 REPLAT OF LOT 1, GUTHRIE ESTATES *Agenda Item 7c)*

Meeting Date: Feb. 6, 2025

Request: Preliminary & Final Plat (Concurrent) approval for a 2-lot subdivision

Recommendation: Approved with conditions

Staff Lead: Shawn Mitchell, Senior Planner

Owner / Developer: Joyce Guthrie, 9135 Co. Rd. 32, Fairhope, AL 36532

Surveyor: Seth Moore, 555 North Section St., Fairhope, AL 36532

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 the northeast corner of the intersection of Co. Rd. 32 (Marlow Rd) and Co. Rd. 13 southeast of the City of Fairhope.

Proposed use: Residential subdivision

Planning District: 8

Zoning: RSF-1 (pending rezoning)

Parcel#: 05-46-08-34-0-000-015.000 **PIN#:** 17754

Total Property Area to be divided: 29.05 +/- acres

Total # of Lots requested: 2 lots

Largest lot: 28.1 ac Smallest lot: 0.95 ac

Streets / Roads: No new streets to be installed.

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

Water: Fairhope Utilities, Letter dated Nov. 21, 2024

Electrical: Baldwin EMC. Letter dated Nov. 13, 2024

Sewer: On-site septic

Broadband: Not required

Online Case File Number: The case number is SC24-59. When searching the online CitizenServe database, please use SC24-000059.

Traffic Study (5.5.14, Append. 6): Less than 50 lots requested so not required per Section 5.5.14)

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by J.E. Hamlin, PE. "No additional improvement will be done by the developer, so post-development runoff will flow as before."

Wetlands (5.2.2): The Applicant has chosen to show the wetlands as depicted on the Baldwin Co. Parcel Viewer, along with a 50 ft. wetland buffer. Any future subdivision of the parcel will require a wetland delineation.

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

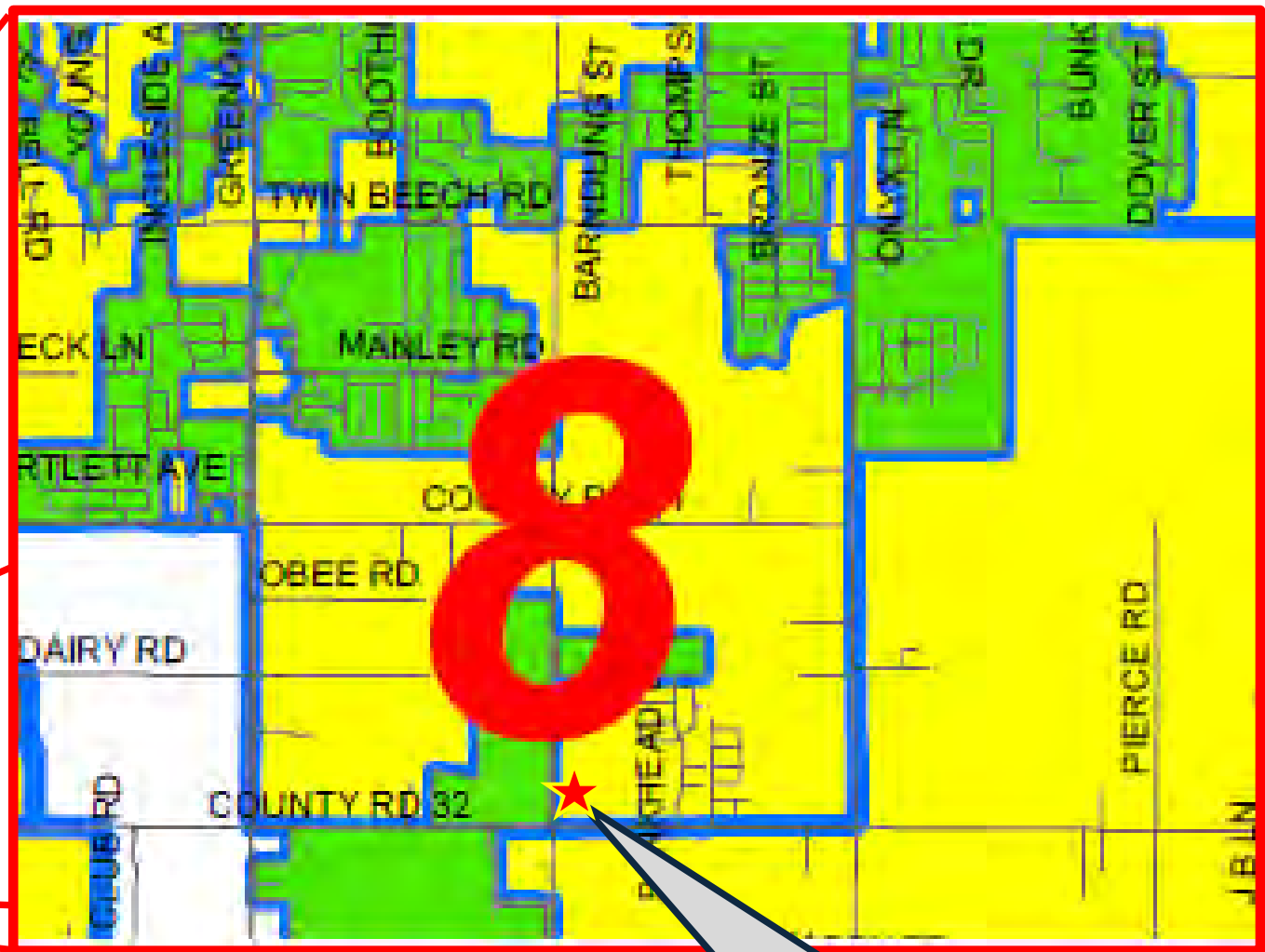
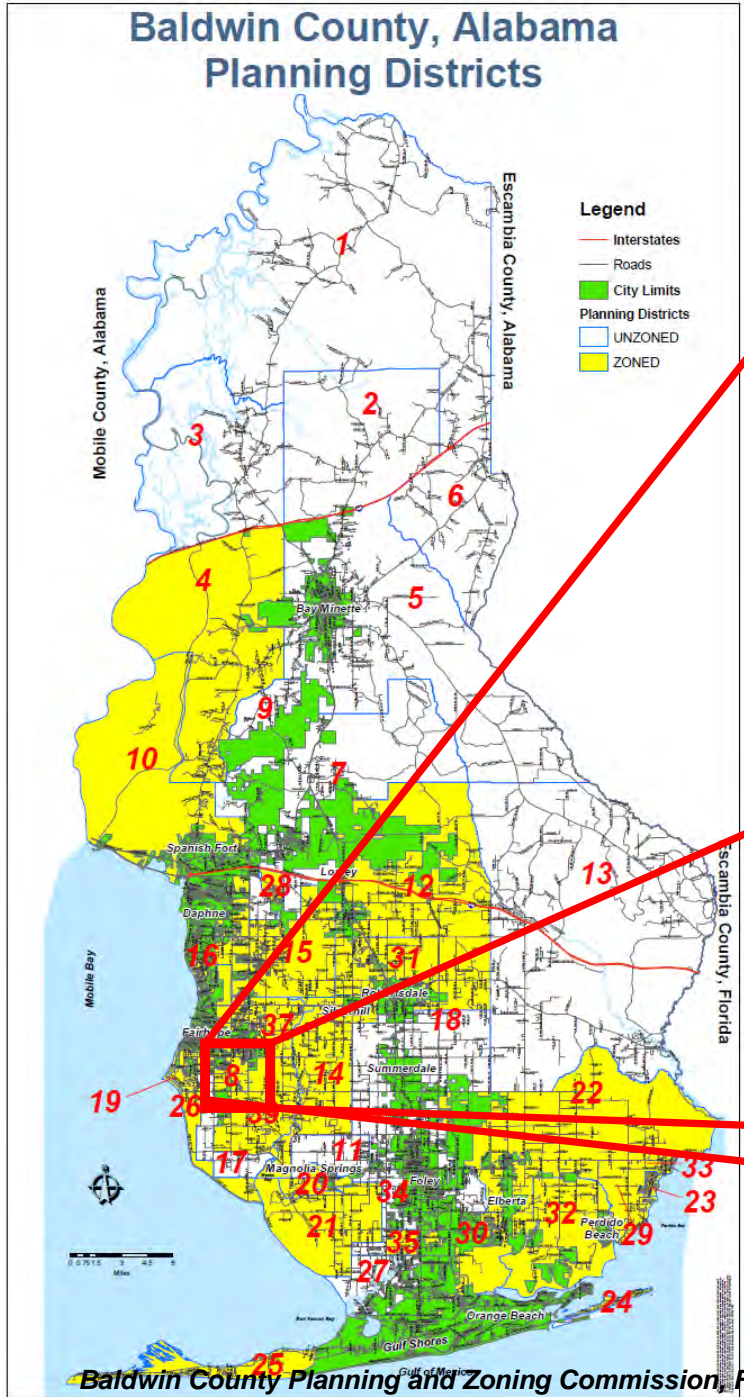
Fire Protection (5.2.5a(3): Fire flow test is not required. All lots exceed 40,000 SF.

BCBE Notification: Not required (less than 50 lots)

Property History:

This is a resubdivision of Lot 1 of Guthrie Estates, recorded as Slide 2719-B.

Baldwin County, Alabama Planning Districts



City of
Fairhope

CR 13

SUBJECT PROPERTY

CR 32



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department
Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda


City of Fairhope

- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- High Density Residential District (HDR)
- Residential Manufactured Housing Park District (RMH)
- Base Community Zoning District (BCZ)

CR 13

SUBJECT PROPERTY

CR 32



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department
Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda



CERTIFICATE OF ACCEPTANCE
COUNTY OF BALDWIN

The undersigned, **JOYCE SUTHER HALE**, of the County of Baldwin, State of Alabama, hereby certifies that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

JOYCE SUTHER HALE Date _____
Notary Public
STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned, being duly sworn, depose and say that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

My Commission Expires _____
My Commission Expires _____

PLAT COMPILER CERTIFICATE

The undersigned, as authorized by Public Law 936, hereby certifies that this plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

Subscribed and sworn to before me on this _____ day of _____, 2025.
Notary Public

CERTIFICATE OF APPROVAL OF UTILITY
CITY OF FAIRHOPE

The undersigned, as authorized by the City of Fairhope, hereby certifies that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

The undersigned, as authorized by the Baldwin County Planning and Zoning Commission, hereby certifies that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

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Notary Public

Notary Public

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Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY
BALDWIN COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Baldwin County Health Department, hereby certifies that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

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Notary Public

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Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

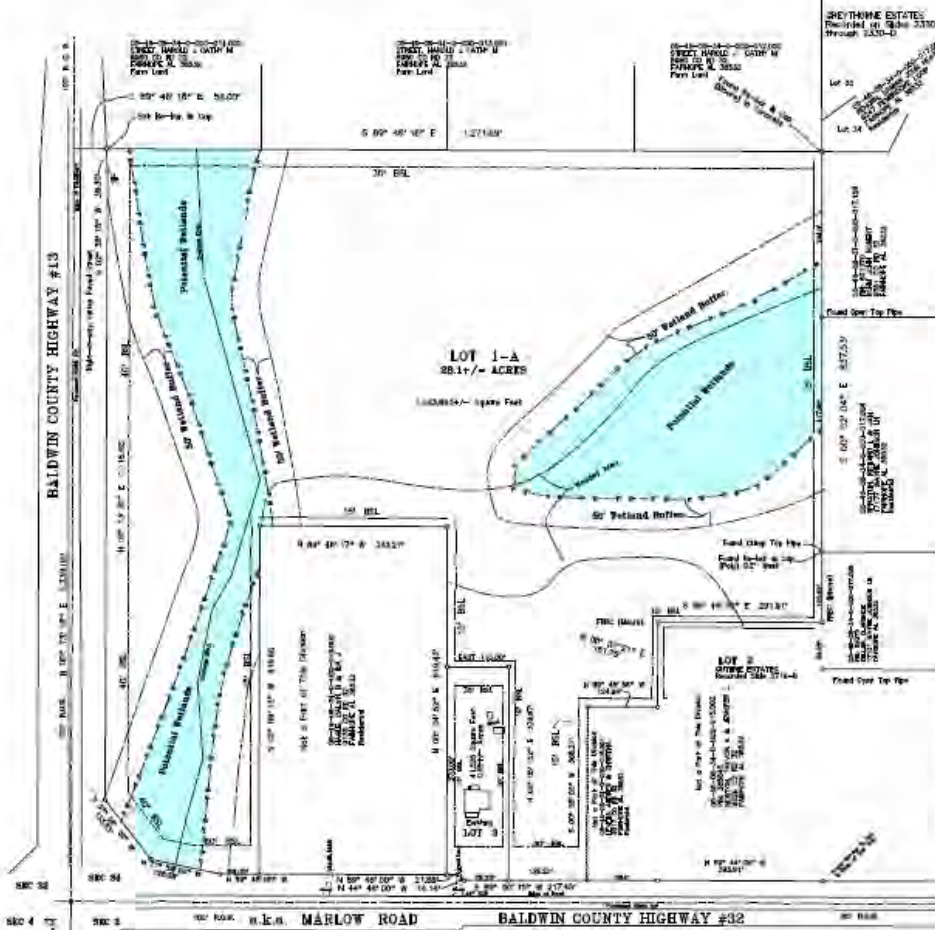
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Notary Public

Notary Public

A BEST MANAGEMENT PRACTICES PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMITS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF BALDWIN COUNTY AND ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AS PER THE LATEST VERSION HANDBOOK (AEM).

THE PROPOSED FLOOD SHALL BE 10-FOOT ABOVE THE EXISTING CHAIN GAGE TO THE PROPOSED STRUCTURE.



VICINITY MAP

- REVISIONS:**
1. Add 10-foot wetland buffer to the north and south boundaries of the subject property.
 2. Add 30-foot wetland buffer to the east and west boundaries of the subject property.
 3. Add 10-foot wetland buffer to the north and south boundaries of the subject property.
 4. Add 30-foot wetland buffer to the east and west boundaries of the subject property.
 5. Add 10-foot wetland buffer to the north and south boundaries of the subject property.
 6. Add 30-foot wetland buffer to the east and west boundaries of the subject property.
 7. Add 10-foot wetland buffer to the north and south boundaries of the subject property.
 8. Add 30-foot wetland buffer to the east and west boundaries of the subject property.
 9. Add 10-foot wetland buffer to the north and south boundaries of the subject property.
 10. Add 30-foot wetland buffer to the east and west boundaries of the subject property.

LOCAL DESCRIPTION

LOT 1-A OF GUTHRIE ESTATES AS PER ITS PLAT RECORDED IN PUBLIC BOOK 2710-6 IN THE OFFICE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

I, the undersigned, being duly sworn, depose and say that the above plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025, is a true and correct copy of the original plat for the recording of same in the Office of the Judge of said County, Alabama, on this _____ day of _____, 2025.

Notary Public

Notary Public

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

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Notary Public

Notary Public

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BALDWIN COUNTY PLANNING AND ZONING COMMISSION

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Notary Public

OWNER / DEVELOPER
06-46-09-94-0-000-015,000
POB 1979A
KAGLIE JUTICE GUTHRIE
9195 CO RD 32
FAIRHOPE, AL 36532

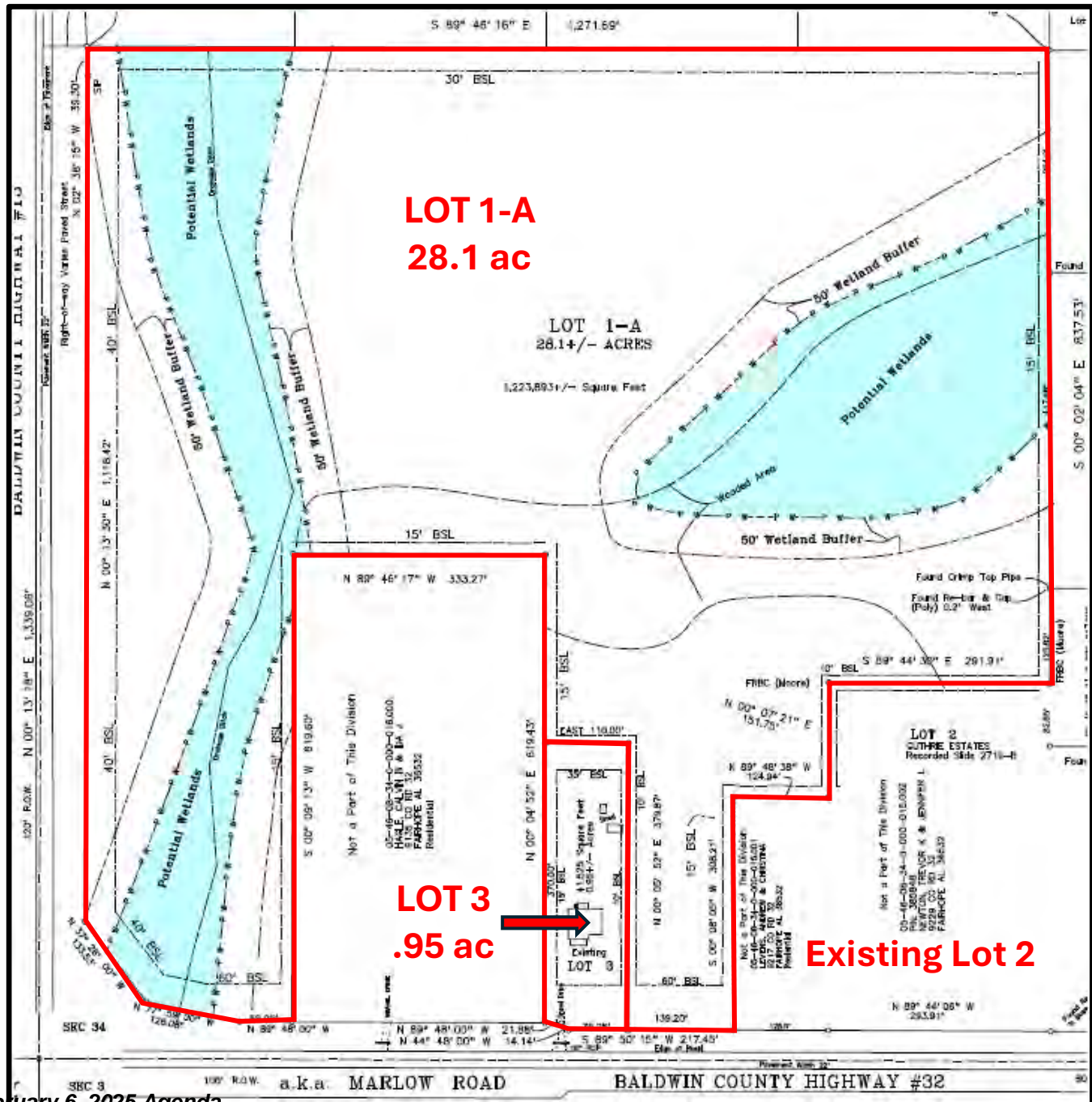
MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
555 NORTH SEVENTH STREET
FAIRHOPE, ALABAMA 36532
PHONE (251) 988 - 8777

NO. - 1000	JOB NO.	8004 LW
NO. - 1000	DATE	1/23/25
NO. - 1000	BY	ML
NO. - 1000	SCALE	1" = 100'

GUTHRIE ESTATES PHASE 2
A NEW PLAT OF LOT 1 OF GUTHRIE ESTATES



Plat cropped and enlarged to show details



Staff Recommendation:

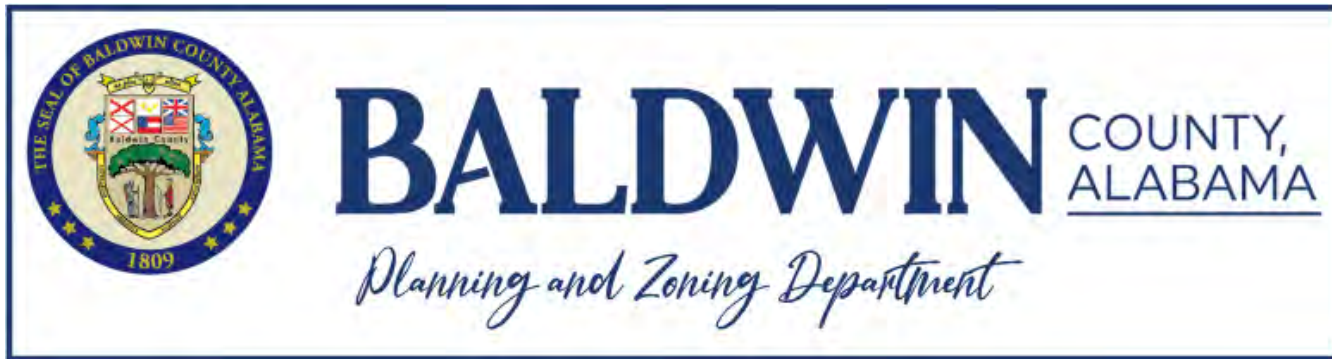
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-59 REPLAT OF LOT 1, GUTHRIE ESTATES, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific Conditions:

1. Approval of rezoning from BCZ to RSF-1, Case Z24-51.

General Conditions:

- All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SC24-60 BRYARS SUBDIVISION *Agenda Item 7d.)*

Meeting Date: February 6, 2025

Request: Preliminary & Final Plat (concurrent) approval for a 4-lot subdivision

Recommendation: Approve

Staff Lead: Mary Booth, Associate Planner

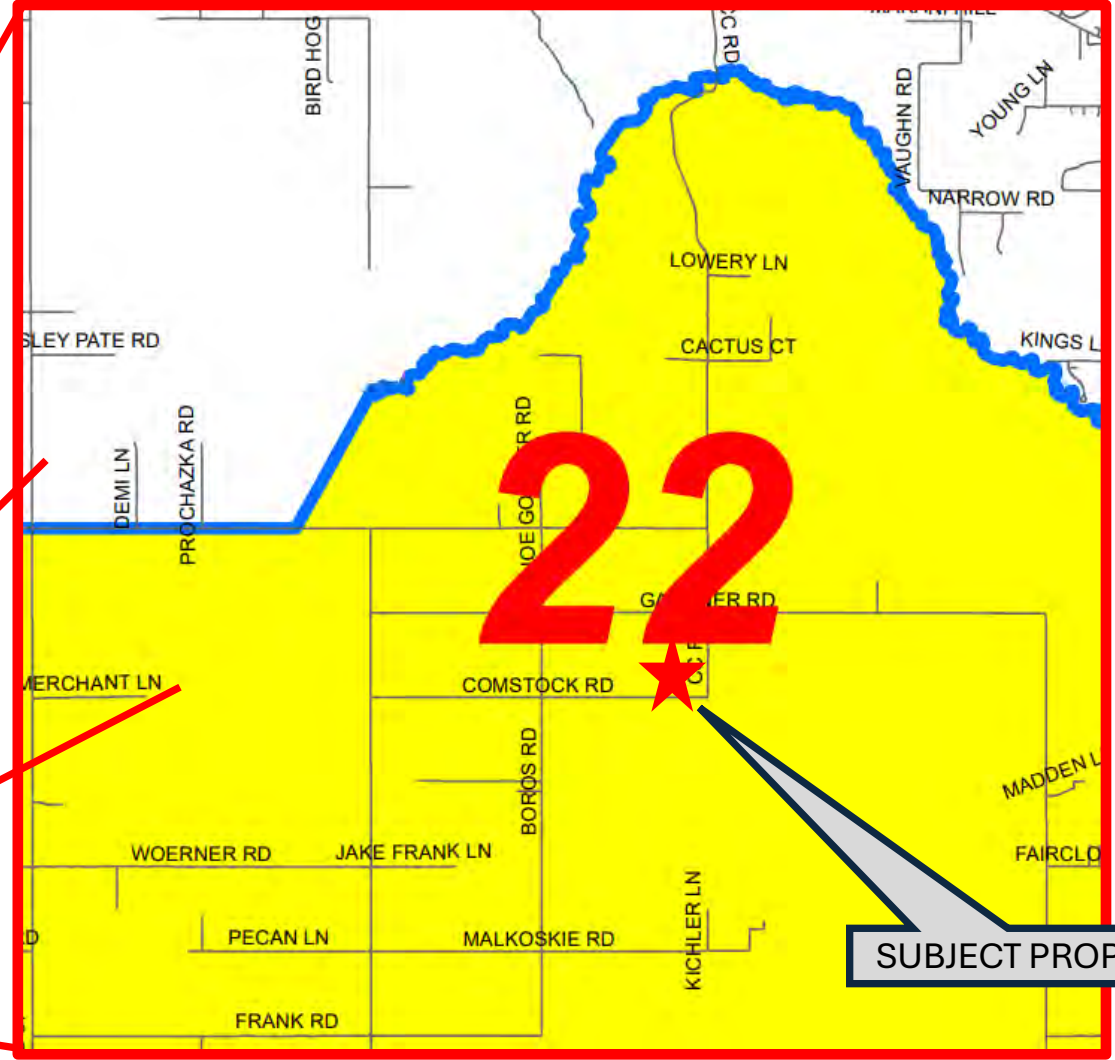
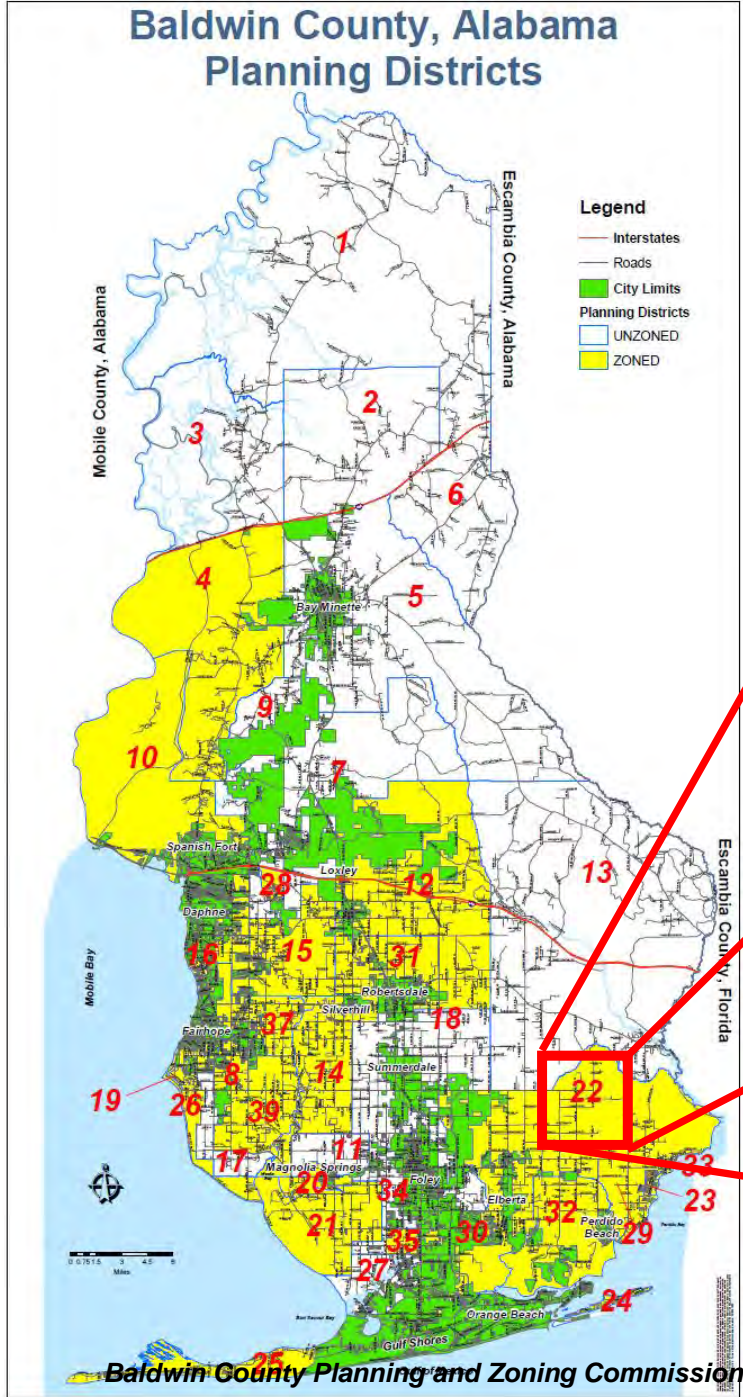
Owner / Developer: Kenneth A. Bryars, 2655 Michigan Avenue, Pensacola, FL 32526

Surveyor: Trent Wilson, PLS, *Weygand Wilson Surveying, LLC 229 E. 20th St., Ste 12, Gulf Shores, AL 36542*

Engineer: N/A

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



SUBJECT PROPERTY

Location: Subject property is located on the north side of Comstock Road and west side of CC Road in Elberta.

Proposed use: Single-family residential subdivision

Planning District: 22

Zoning: RA

Online Case File Number: The case number is SC24-60. When searching the online CitizenServe database, please use SC24-000060.

Parcel#: 05-53-01-01-0-000-012.000 **PIN:** 71548

Total Property Area to be divided: 37.95 +/- acres

Total # of Lots requested: 4 lots
Smallest lot: 5.87

Streets / Roads: All lots are to front on and have access from Comstock Road and have denied access from CC Road.

Traffic Study (5.5.14, Append. 6): Not applicable, less than 50 lots.

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

Wetlands (5.2.2): Wetland Assessment prepared by Craig Martin, Wetland Sciences, Inc. identified the potential wetlands to be comprised entirely of uplands.

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

Fire Protection (5.2.5a(3)): Not applicable due to the lot size.

BCBE Notification: Not applicable, less than 50 lots.

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

Water: On-Site Well

Sewer: On Site Septic

Electrical: Baldwin EMC

Utility letter dated October 28, 2024



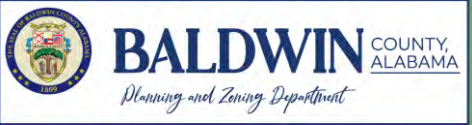
Gardner Rd

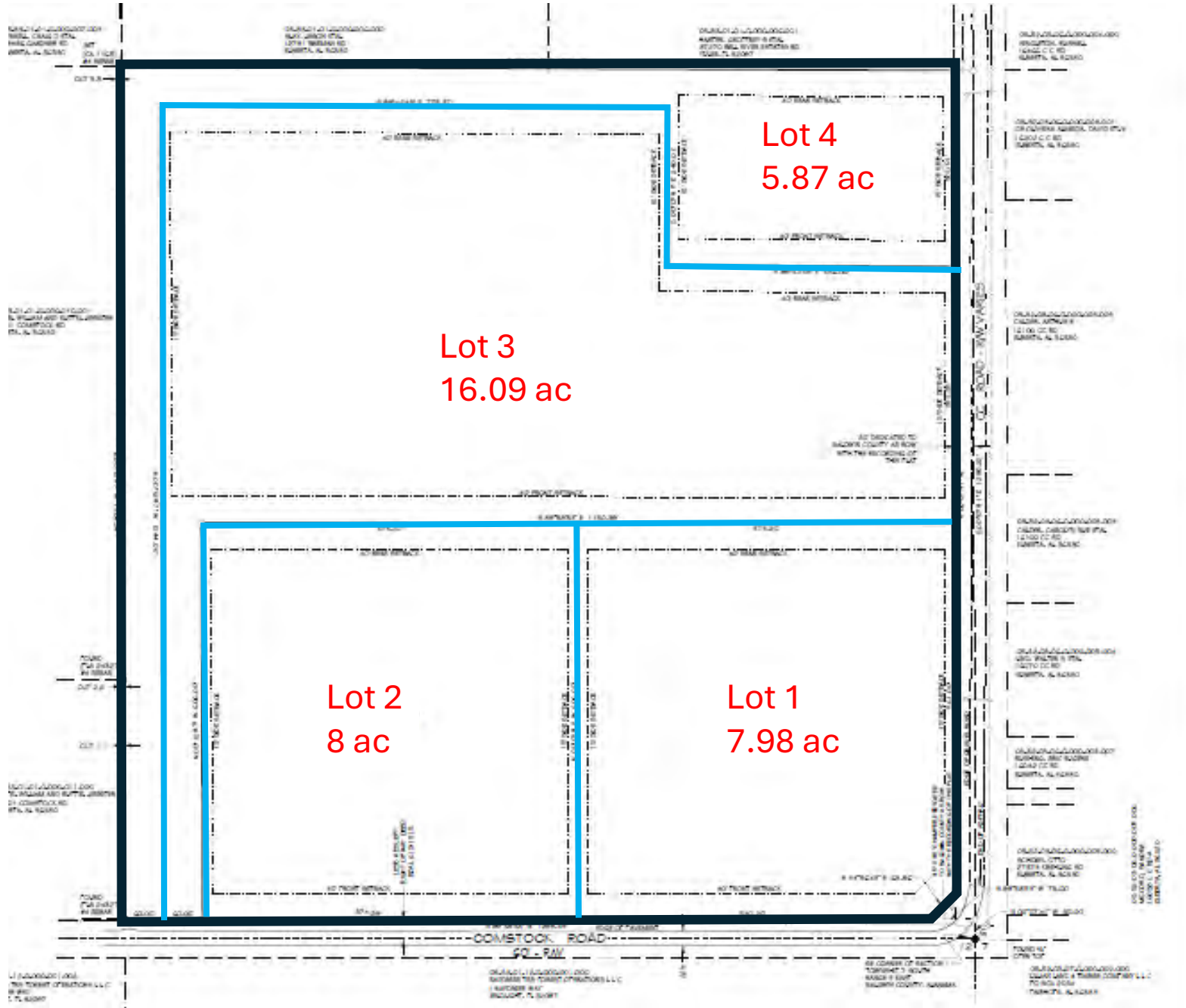
SUBJECT PROPERTY

CC RD

CC Rd

Comstock Rd





SC24-60 BRYARS
SUBDIVISION
Plat cropped and
enlarged to show
details



STATE OF ALABAMA

COUNTY OF BALDWIN

I, Thom Wilson, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of Kenneth A. Byrnes, owner situated in Baldwin County, Alabama and described as follows:

Legal Description as provided by plat 22 258 (H-4): The Southeast Quarter of the Southeast Quarter of Section 1, Township 7 South, Range 8 East, L255 AND E258T show portions on the South and East sides now being used as public right-of-way.

And that this 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 section and the number and showing the width, area and other appurtenances and giving the bearings, angles, sides and corners of the streets, and may further show the location of the line and no portion of the Government Survey, and that portions monuments have been placed as herein shown. I further certify that all points of this survey and showing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the ___ day of _____, 2025.

Thom Wilson
Alabama PL25 2475

OWNER'S DECLARATION
Kenneth A. Byrnes, 2688 Mangler Avenue, Phenixville, AL 32256, do hereby, have caused the land enclosed in the within plat to be surveyed, and set out and placed to the lot and as BRYARS SUBDIVISION, a part of Section 1, Township 7 South, Range 8 East, Baldwin County, Alabama, and that the right of way and E258T (H-4) be shown on and plat and hereby dedicated to the use of the public.

Kenneth A. Byrnes (Owner)

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, Notary Public in and for said County, in said State, hereby certify that Kenneth A. Byrnes, whose name as owner is signed to the foregoing instrument, and who is known to me, acknowledged to before me on the day last, being informed of the contents of the instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS under my hand and official seal this the ___ day of _____, 2025.

Notary Public

CERTIFICATE OF APPROVAL, BY BALDWIN AND
The undersigned, as authorized by Baldwin 2110 hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the ___ day of _____, 2025.

Authorized Signature

CERTIFICATE OF APPROVAL, BY THE COUNTY ENGINEER
The undersigned, as County Engineer of Baldwin County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the ___ day of _____, 2025.

County Engineer

CERTIFICATE OF APPROVAL, BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as _____ of Baldwin County Planning and Zoning Commission, hereby approve that, as meeting of _____ the Baldwin County Planning and Zoning Commission approved this within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the ___ day of _____, 2025.

Baldwin County Planning and Zoning Commission

By: _____

CERTIFICATE OF APPROVAL, BY THE BALDWIN COUNTY HEALTH DEPARTMENT
The title on this plat and any other approval or objection by the Baldwin County Health Department. The representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or rights outside to special maintenance and reporting requirements, and locate and on file with the said health department and make a print of this plat as it each one have on it.

Signed this the ___ day of _____, 2025.

Authorized Signature

CERTIFICATE OF APPROVAL, BY THE BALDWIN COUNTY 2-81 1 APPROBATION
The undersigned, as authorized by the Baldwin County 2-81 1 Board, hereby approve the road names as depicted on this within plat and hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the ___ day of _____, 2025.

Authorized Signature

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR
The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approve the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this the ___ day of _____, 2025.

Planning Director

BRYARS SUBDIVISION

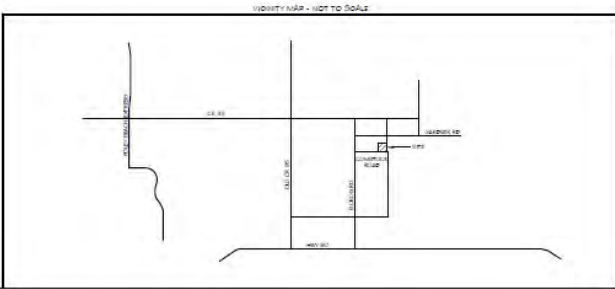
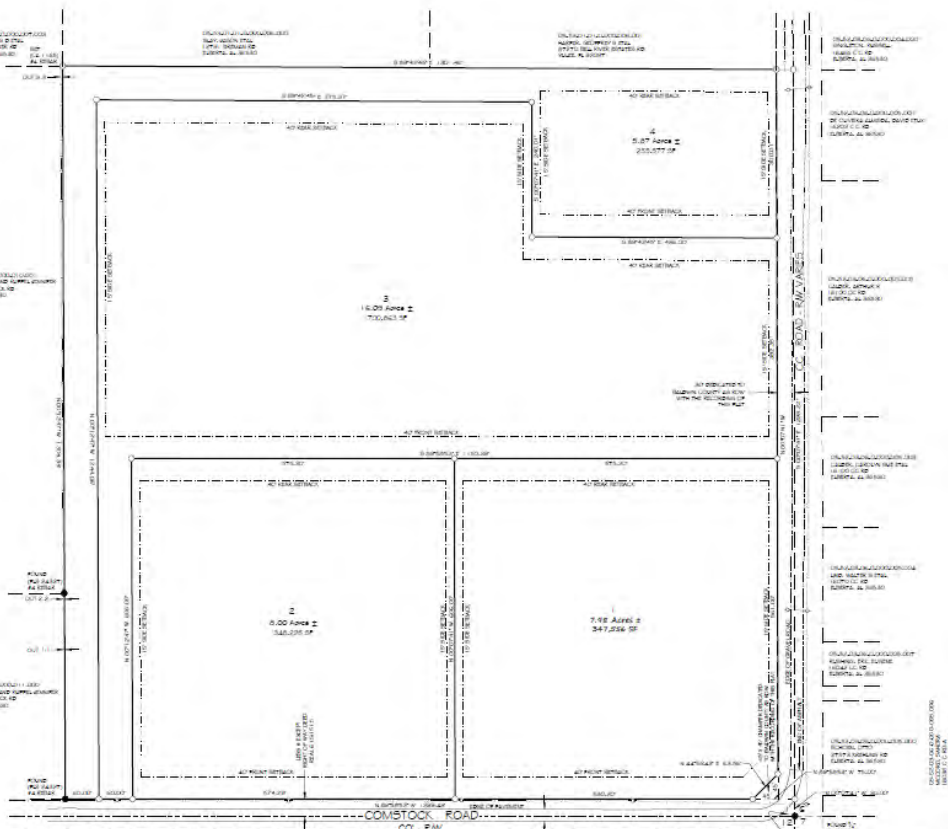
BALDWIN COUNTY, ALABAMA

SECTION 1, TOWNSHIP 7 SOUTH, RANGE 8 EAST

DATE OF PLAN: JANUARY 27, 2025



NOTES
1. THIS MAP IS A PRELIMINARY MAP.
2. THIS MAP IS NOT TO BE USED FOR CONVEYANCE OF INTEREST.
3. THIS MAP IS NOT TO BE USED FOR RECORDING.
4. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
5. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
6. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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9. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
10. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.



LEGEND
C= CALCULATED
D= DEDUCTED
S= SAVED
R= RECALCULATED
L= LOTS
M= MILEAGE
N= NORTH

Staff Recommendation:

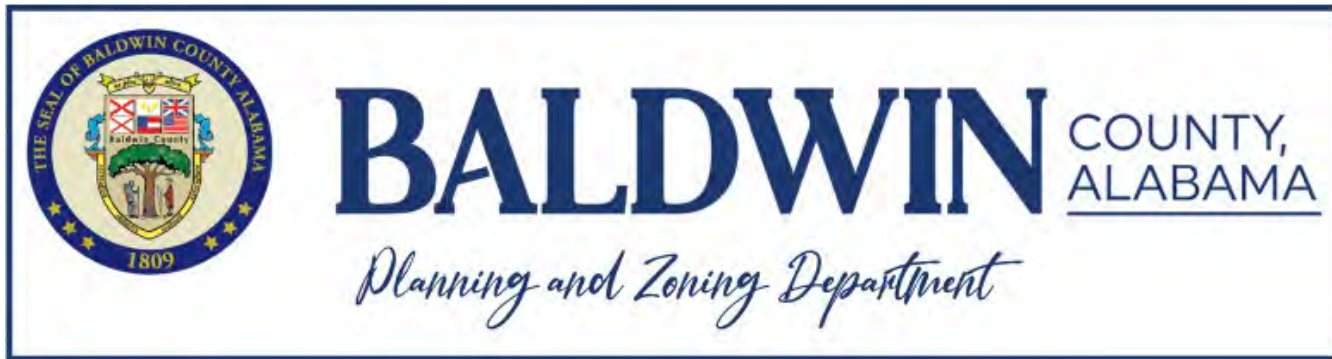
Staff recommends that the PRELIMINARY PLAT for Case No. SC24-60, BRYARS SUBDIVISION be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

N/A

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, 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: SC24-62 CLAYTON SUBDIVISION *Agenda Item 7e.)*

Meeting Date: February 6 , 2025

Request: Preliminary & Final Plat (concurrent) approval for a 2-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Clayton and Holly Smith, 9149 County Rd 91, Lillian, AL 36549

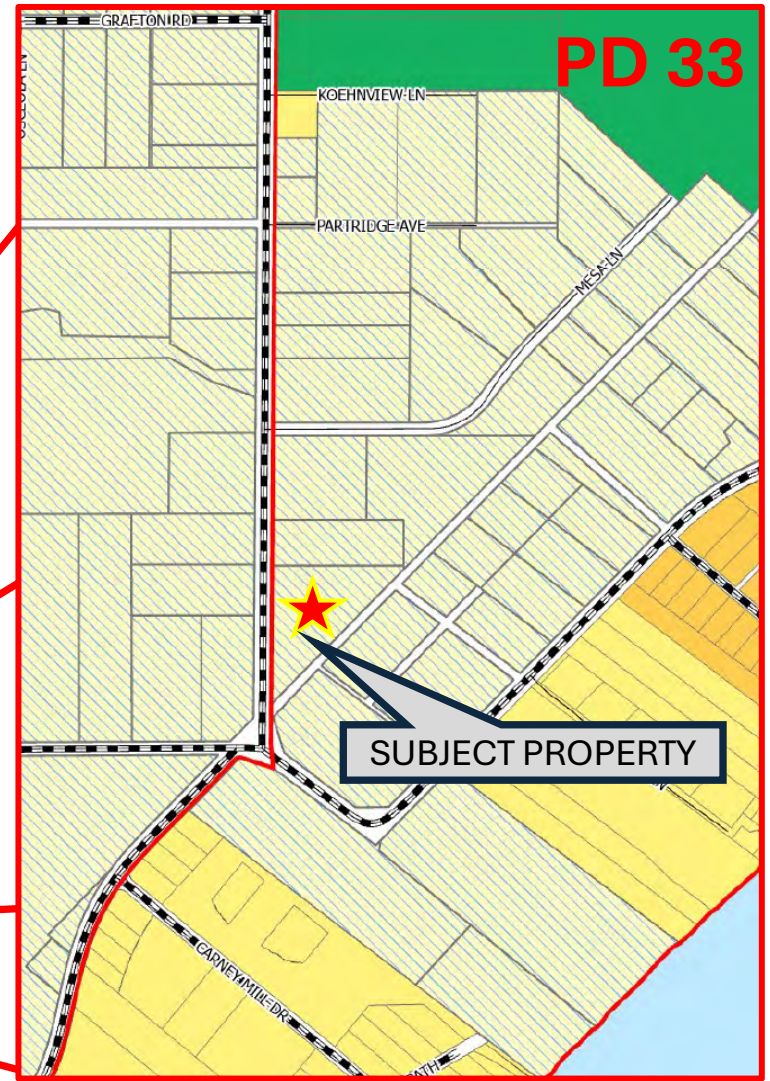
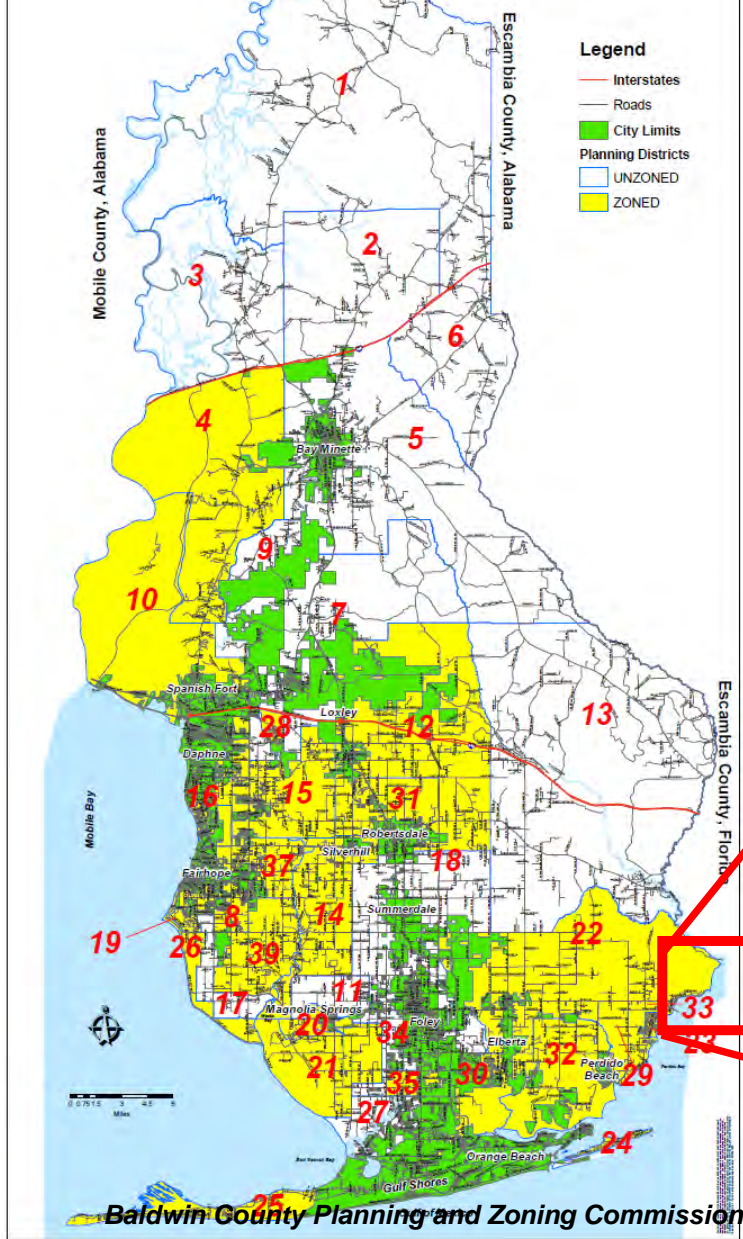
Surveyor: Weygand Wilson Surveying, Trent Wilson, PLS, 229 E. 20th Avenue, Gulf Shores, AL 36542

Engineer: N/A

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



Location: Subject property is west of County Rd 91 and north of County Rd 99 in the Lillian area.

Proposed use: Single-family residential subdivision

Planning District: 33

Zoning: RSFE- Residential Single-Family Estates

Online Case File Number: The case number is SC24-62. When searching the online CitizenServe database, please use SC24-000062.

Parcel#: 05-63-05-16-0-000-006.012 **PIN:** 270331

Total Property Area to be divided: 37.00 +/- acres

Total # of Lots requested: 2 lots
Smallest lot: 2.57ac

Streets / Roads: N/A both lots front on County Rd 91, a county paved and maintained road with a roadway classification of a minor collector. Due to the large frontage on County Rd 91 and proposed lot size, a shared driveway is not required at this time.

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

Water: Perdido Bay Water- Utility Letter dated October 15, 2024

Sewer: On Site Septic

Electrical: Riviera Utilities –Utility Letter dated December 16, 2024

Traffic Study (5.5.14, Append. 6): Not applicable, less than 50 lots.

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

Wetlands (5.2.2): Potential wetlands **were not** identified on the subject property as per the Baldwin County Parcel Viewer.

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

Fire Protection (5.2.5a(3): Not applicable due to the lot size.

BCBE Notification: Not applicable, less than 50 lots.

County Rd 91

County Rd 99

SUBJECT PROPERTY



CLAYTON SUBDIVISION

I, (name of surveyor), a licensed Surveyor of County, Alabama, hereby certify that I have surveyed the property of Clayton Ward Smith and Holly Nicole Mage Smith, situated in Baldwin County, Alabama, and described as follows:

Lot 1 of BAY BREEZE SUBDIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 231 C-4.

And that the plot or map described herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easements and the number and showing the streets, alleys and public grounds and giving the bearings, length, width and corners of the streets, and may further show the relation of the land so platted to the Government Survey; and that permanent monuments have been placed at points marked as hereon shown; I further certify that all parts of the survey and drawing have been completed in accordance with the requirements of the Standards of practice for surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this day of _____, 2025.

Travis Wilson
P.L.S. #34764

OWNER'S DEDICATION

We Clayton Ward Smith and Holly Nicole Mage Smith as owners of 9148 OR 911, (LULU), AL 36848, have agreed the land embraced in the within plot to be surveyed, laid out and platted to be known as CLAYTON SUBDIVISION, a part of Section 16, Township 5 South, Range 6 East Baldwin County, Alabama, and that the easements as shown in the title on said plot are hereby dedicated to the use of the public.

By: Clayton Ward Smith
By: Holly Nicole Mage Smith

I, _____, as Notary Public in and for said County and State, do hereby certify that Clayton Ward Smith, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on the date, that being informed of the contents of said certificate, executed same voluntarily and with full authority thereon.

Given under my hand and seal this _____ day of _____, 2025.

By: Notary Public - Commission Exp: _____
State of Alabama
Baldwin County

I, _____, as Notary Public in and for said County and State, do hereby certify that Holly Nicole Mage Smith, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on the date, that being informed of the contents of said certificate, executed same voluntarily and with full authority thereon.

Given under my hand and seal this _____ day of _____, 2025.

By: Notary Public - Commission Exp: _____
State of Alabama
Baldwin County

CERTIFICATE OF APPROVAL BY THE ELECTRIC SERVICE PROVIDER

As authorized by Riviera Utilities, the undersigned hereby certifies the approval of the above subdivision plat for recordation in the Office of the Judge of Probate of Baldwin County, Alabama.

Authorized Agent: _____ Date: _____

CERTIFICATE OF APPROVAL BY THE WATER SERVICE PROVIDER

As authorized by Perdido Bay Water Authority, the undersigned hereby certifies the approval of the above subdivision plat for recordation in the Office of the Judge of Probate of Baldwin County, Alabama.

Authorized Agent: _____ Date: _____

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 _____, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this day of _____, 2025.

Baldwin County Planning and Zoning Commission
By: _____
He, _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this day of _____, 2025.

Planning Director: _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER

The undersigned, as Engineer for Baldwin County, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this day of _____, 2025.

County Engineer: _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT

"The lots in this plat are subject to approval or denial by the Baldwin County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater treatment and disposal will be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or on-site sewage to system maintenance and reporting requirements, and these are on file with the said health department and are made a part of the plat as it was laid out."

Authorized agent: _____ Date: _____

NOTES:
1. BEARINGS ARE BASED ON GEODESIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS BOULED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 0100030076M EFFECTIVE 4/18/2018 and FOUND TO BE IN ZONE X.



Travis Wilson PLS #34764
Weygand Wilson Surveying LLC
228 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 978-7888

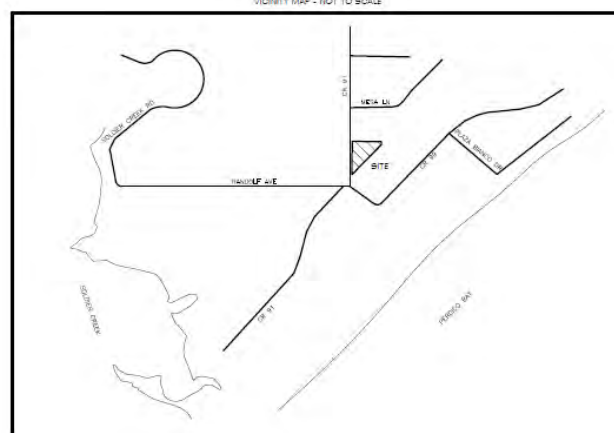
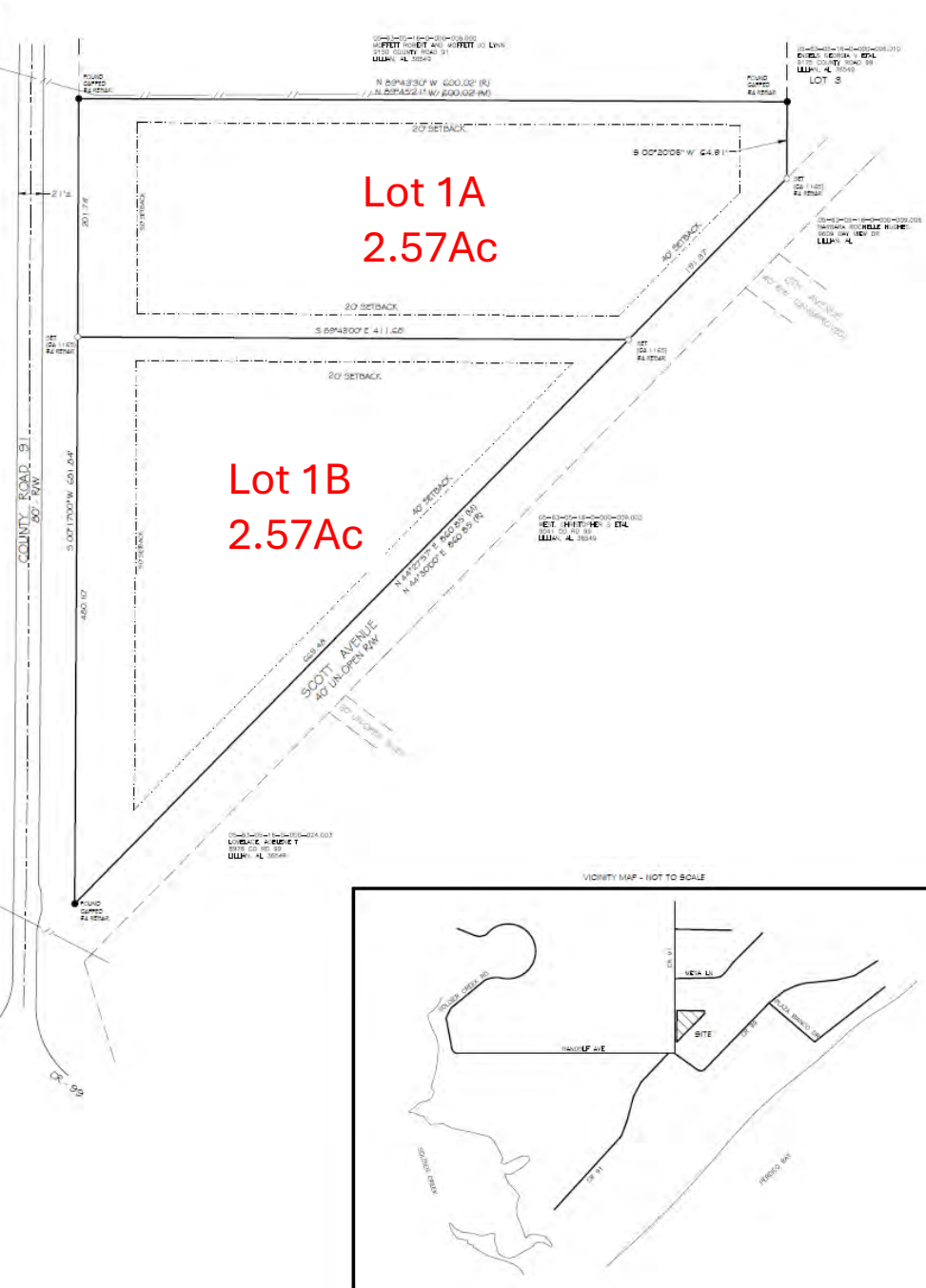
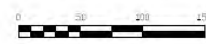
OWNERS
CLAYTON WARD SMITH
HOLLY NICOLE MAGE SMITH
9148 OR 911
LULU, AL 36848

SITE DATA
06-43-06-7-C-000-006 01 2
PZ: 33
ZONING: RFR-2
TOTAL AREA: 5.14 ACRES
NUMBER OF LOTS: 2
SMALLEST LOT: 2.87 ACRES
LARGEST LOT: 2.87 ACRES

PLATTED SETBACKS:
FRONT: 80'
REAR: 40'
SIDE: 20'
HOS IS 80' FROM CENTERLINE OF ROW OF OR 91 AT TIME OF RECORDING

DRAINAGE/UTILITY EASEMENTS:
FRONT - 18'
EXTERNAL SIDE LINES - 18'
INTERNAL SIDE LINES - 10'
REAR - 18'

UTILITY PROVIDERS:
ELECTRIC: RIVIERA
WATER: PERDIDO BAY WATER
SEWER: ON-SITE SEPTIC



Staff Recommendation:

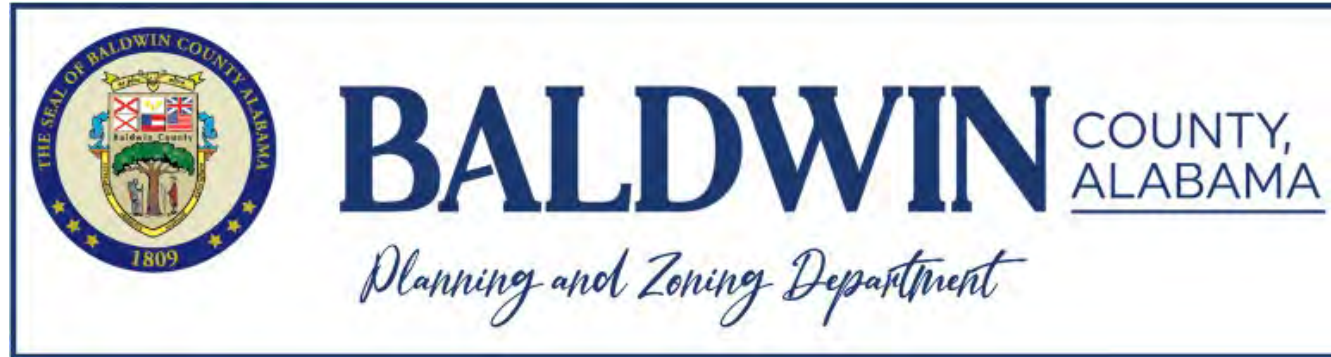
Staff recommends that the PRELIMINARY PLAT for Case No. SC24-62, PHILLIPSVILLE KNOLL, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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, 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: SPP24-36 SEVILLE ESTATES SUBDIVISION *Agenda Item 7f.)*

Meeting Date: February 6, 2025

Request: Preliminary Plat approval for a 9-lot subdivision

Recommendation: Approved with conditions

Staff Lead: Shawn Mitchell, Senior Planner

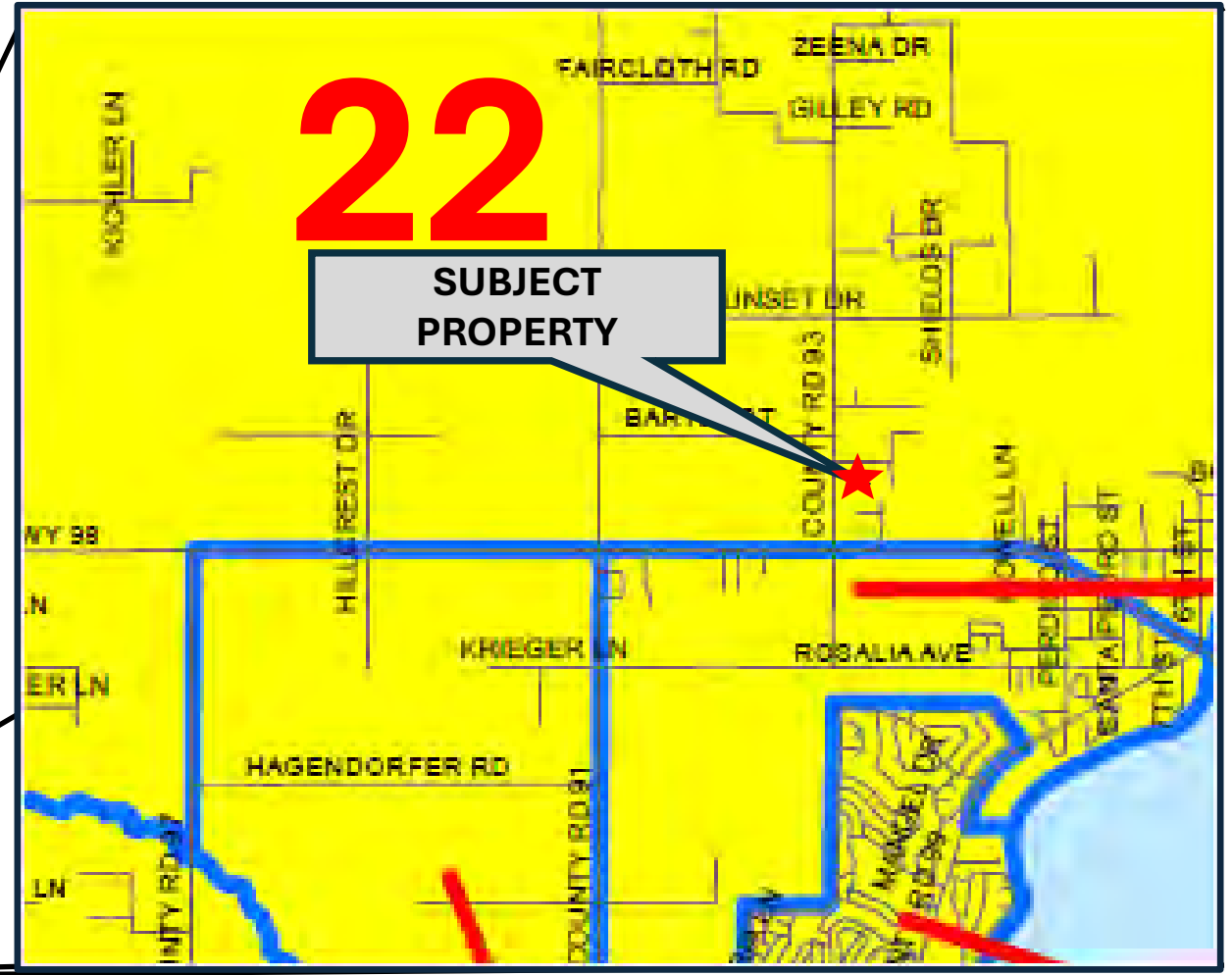
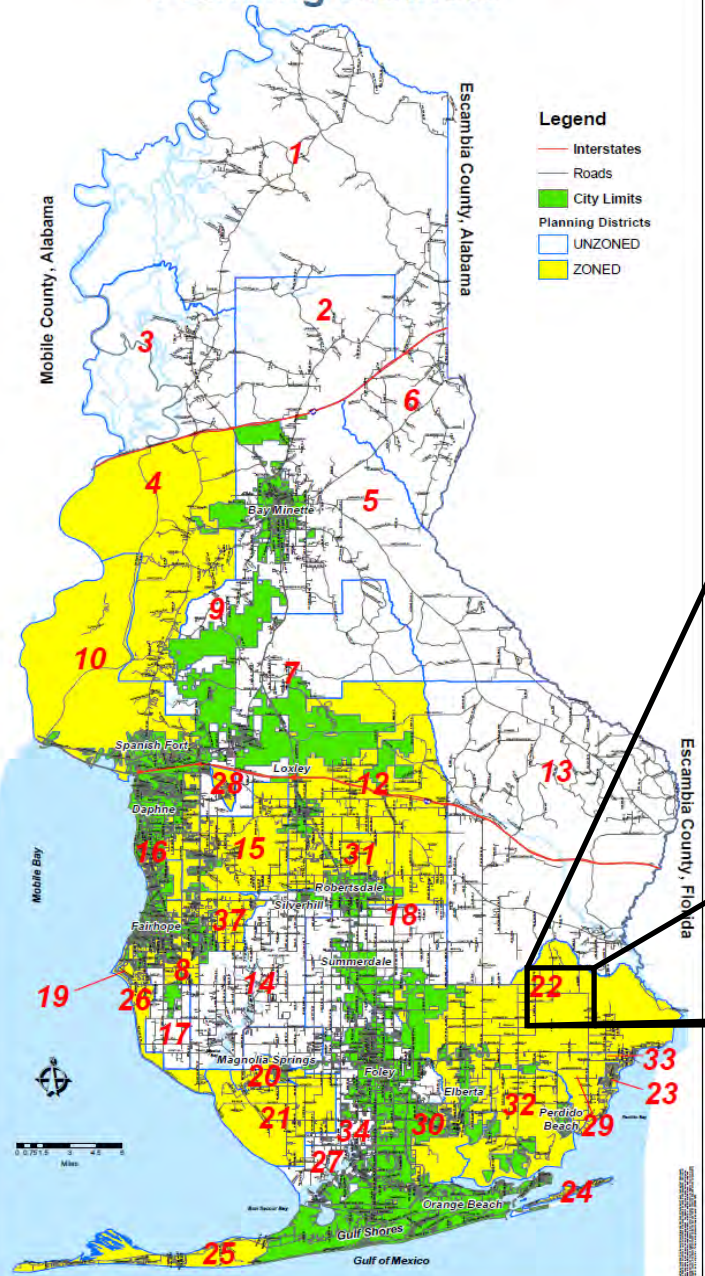
Owner / Developer: Charles and Pamela Phillips, 3194 Isoline Way, Smyrna, GA 30080

Surveyor / Engineer: Victor Germain, *Dewberry Engineers Inc.*, 25353 Friendship Rd., 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 CR 93, less than half a mile north of Highway 98 near the Lillian community.

Proposed use: Single-family residential subdivision

Planning District: 22

Zoning: RSF-2

Online Case File Number: The case number is SPP24-36. When searching the online CitizenServe database, please use SPP24-000036.

Parcel#: 05-52-05-22-0-001-005.015 **PIN#:** 99170
05-52-05-22-0-001-005.004 **PIN#:** 51478

Total Property Area to be divided: 6.97 +/- acres

Total # of Lots requested: 9 lots
Smallest lot: 15,013 SF

Streets / Roads: N/A. All lots have access to Cripple Creek Ln. or CR 93

Traffic Study (5.5.14, Append. 6): Less than 50 lots requested so not required per Section 5.5.14.

Drainage Improvements (4.5.1e, 5.11.7): Drainage report signed and stamped by Jason Estes, PE. It was reviewed by the Baldwin County P&Z Permit Engineer. A detention pond will be required.

Wetlands (5.2.2): N/A. No wetlands are shown on the Baldwin Co. Parcel Viewer.

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

Fire Protection (5.2.5a(3)): Fire flow is 976 gpm at 20 psi. Side setbacks were increased to 11 feet to meet ISO requirements.

BCBE Notification: Not required (less than 50 lots)

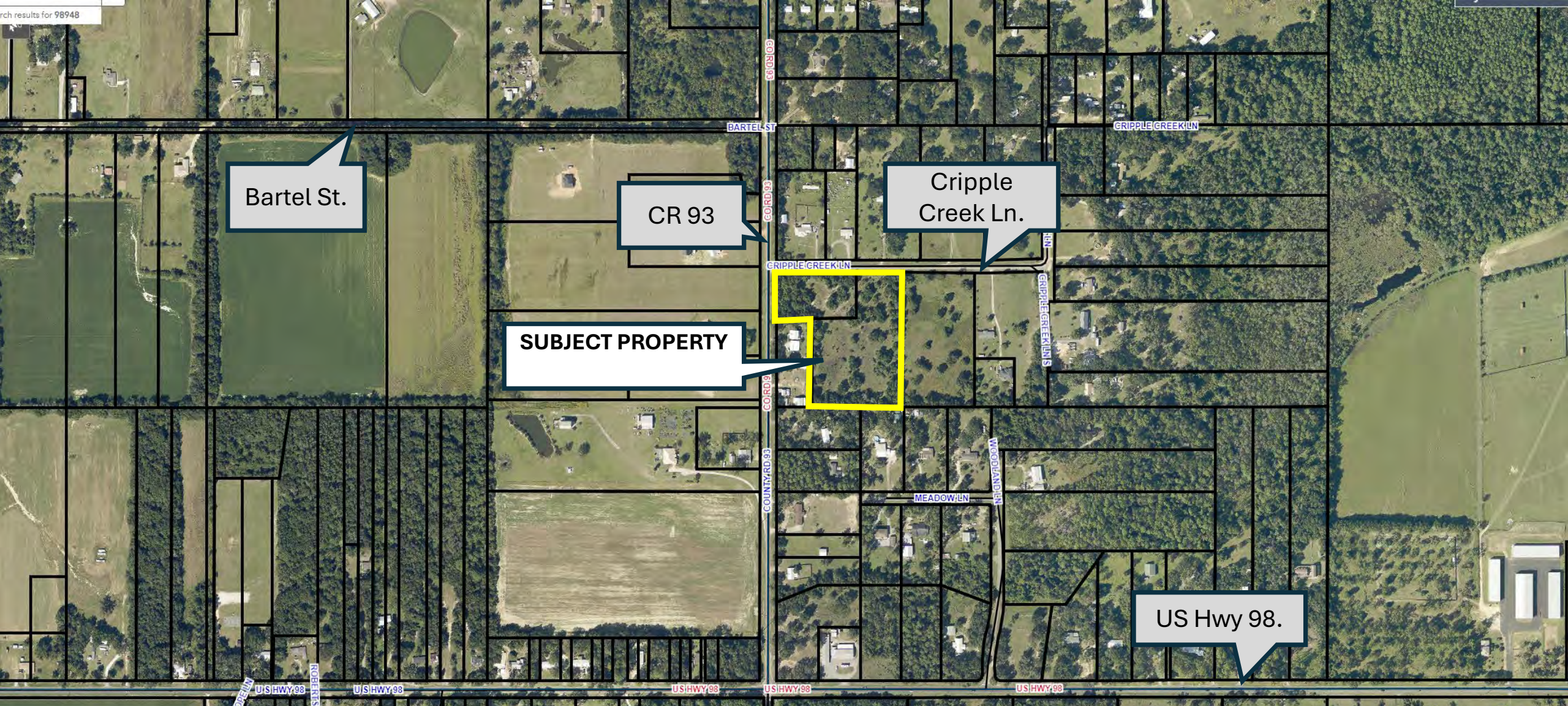
Utility Providers (4.5.1(i), 5.2.5a(1)):

Water: Perdido Bay Water. Letter dated Dec. 10, 2024
Capacity report dated Dec. 17, 2024

Electrical: Riviera Utilities. Letter dated Nov. 25, 2024

Sewer: BCSS Lillian treatment plant. Letter dated Dec. 11, 2024. Capacity report dated Dec. 11, 2024

Broadband: Gigapower. Letter dated Dec. 11, 2024



Bartel St.

CR 93

Cripple Creek Ln.

SUBJECT PROPERTY

US Hwy 98.

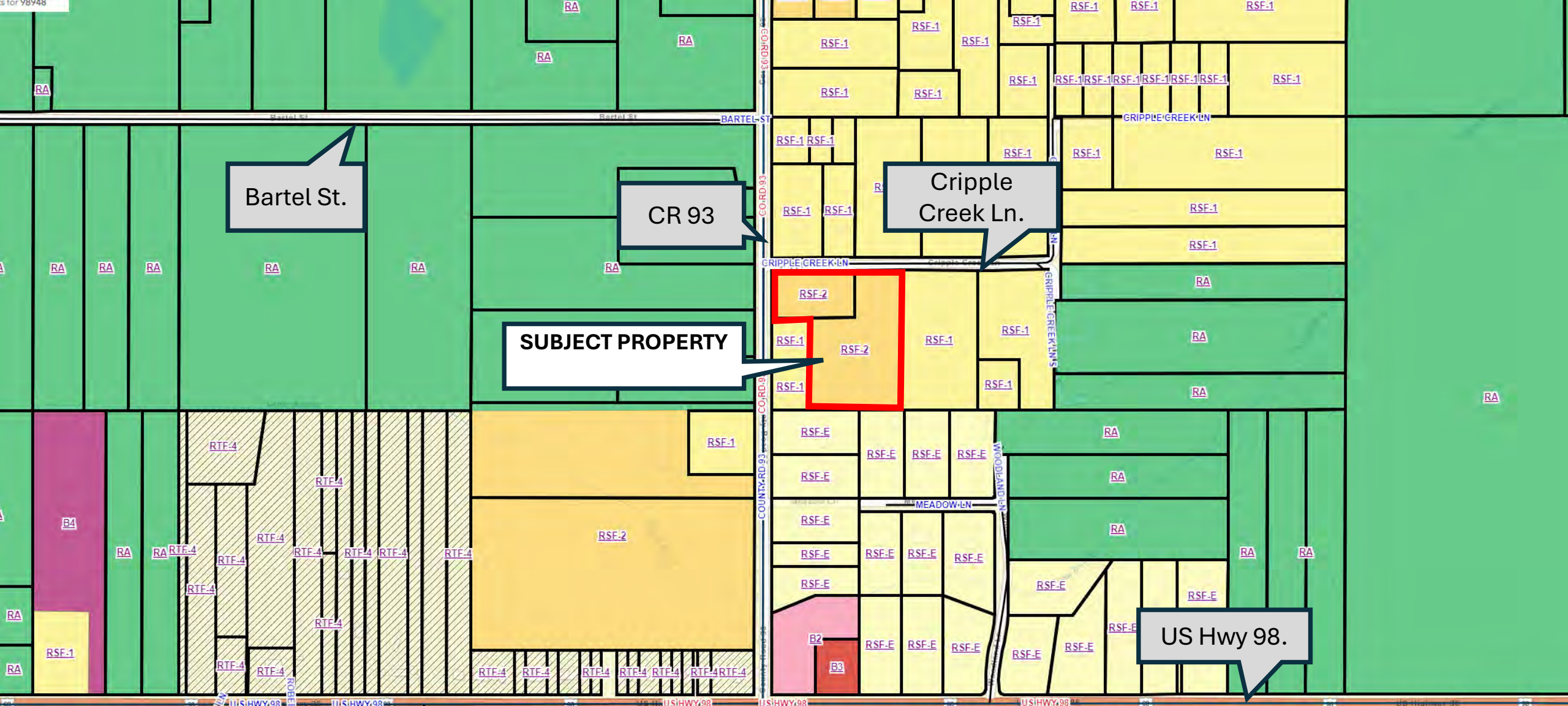


BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda

VICINITY MAP



Bartel St.

CR 93

Cripple Creek Ln.

SUBJECT PROPERTY

US Hwy 98.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda

ZONING MAP

Quality On Tap!
Our Profession Our Commitment
PERDIDO BAY
WATER, SEWER AND FIRE PROTECTION DISTRICT

28171 FRESHWATER LANE *ELBERTA, AL 36530
 Phone (251) 987-5816 * Fax: (251) 987-5836

December 10, 2024

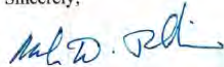
Kiersten Cavender

RE: Proposed Seville Estates Subdivision

To Whom It May Concern:

I am providing this letter in response to your request for Perdido Bay Water, Sewer and Fire Protection District to supply water to your proposed Seville Estates subdivision located on County Road 93 and Cripple Creek Lane. Based on the site plan/plat received the District has the ability to provide for the water needs that this subdivision would require. The District currently has an 8" main on County Road 93 and a 6" main on Cripple Creek Lane.

Sincerely,



Mark D. Bohlin
 General Manager
 Perdido Bay Water, Sewer and Fire Protection District



Dewberry Engineers Inc 251 990 9950
 25353 Friendship Road 251 990 9910 fax
 Daphne, AL 36526 www.dewberry.com

Project: Seville Estates Utility: Perdido Bay Water

Date: Tuesday, December 17, 2024 Time: 9am

Observations:						
Static Hydrant (Nearest to Proposed Project)						
General Location: <u>Corner CR93 & Cripple Creek Lane</u>						
*Hydrant No.	Latitude	Longitude	Size	Material	Static PSI	Residual PSI (Flow)
	30.4200034	-87.463296	6		54	36
For Best Results Residual Needs to Exceed 25%					33% Residual	Exceeds 25%
Flow Hydrant						
General Location: <u>East, along Cripple Creek Lane</u>						
*Hydrant No.	Latitude	Longitude	Size	Material	Pitot PSI	GPM
	30.420049	-87.459621	6		17	692
Calculations:						
Flow @ 20 PSI			Hydrant Paint Scheme			
GPM @ test PSI	692	GPM @ 20 PSI	Color	Classification		
Start-20 PSI	34	Less than 500 GPM	Red	C		
Residual PSI	18	500 - 999 GPM	Orange	B		
GPM @ 20 PSI	976	1,000 - 1,499 GPM	Green	A		
**Pressure Drop	33%	1,500 GPM & Above	Light Blue	AA		

Cody Kachele / Dayemon Kelly

Inspector(s)





RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

11/25/2024

Kiersten Cavender
Dewberry
25353 Friendship Road
Daphne, AL 36526

RE: Parcel 05-52-04-22-0-001-005.004 Parcel 05-52-05-22-0-001-005.015

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



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: Seville Estates, PINs 51478 & 99170

Utility Provider: BCSS water sewer

Location of the treatment facility: LILLIAN

ADEM permit number	<u>AL0078034</u>
Current permitted capacity	<u>.950 MGD</u>
Current available capacity (including developments that have not come online to date)	<u>.679 MGD</u>

Utility representative signature: Lisa M. Burke Digitally signed by Lisa M. Burke
Date: 2024.12.11 13:42:57 -0800'

Date signed: 12-11-2024

Comments:

[Redacted comment box]

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

Thank you,

Planning and Zoning Staff



December 11, 2024

Kiersten Cavender
Dewberry
Re: PINs 51478 & 99170

Ms. Cavender,

At your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the above-referenced property. Sewer service may be connected to this property at the owner's expense and request, subject to all terms and conditions set forth below.

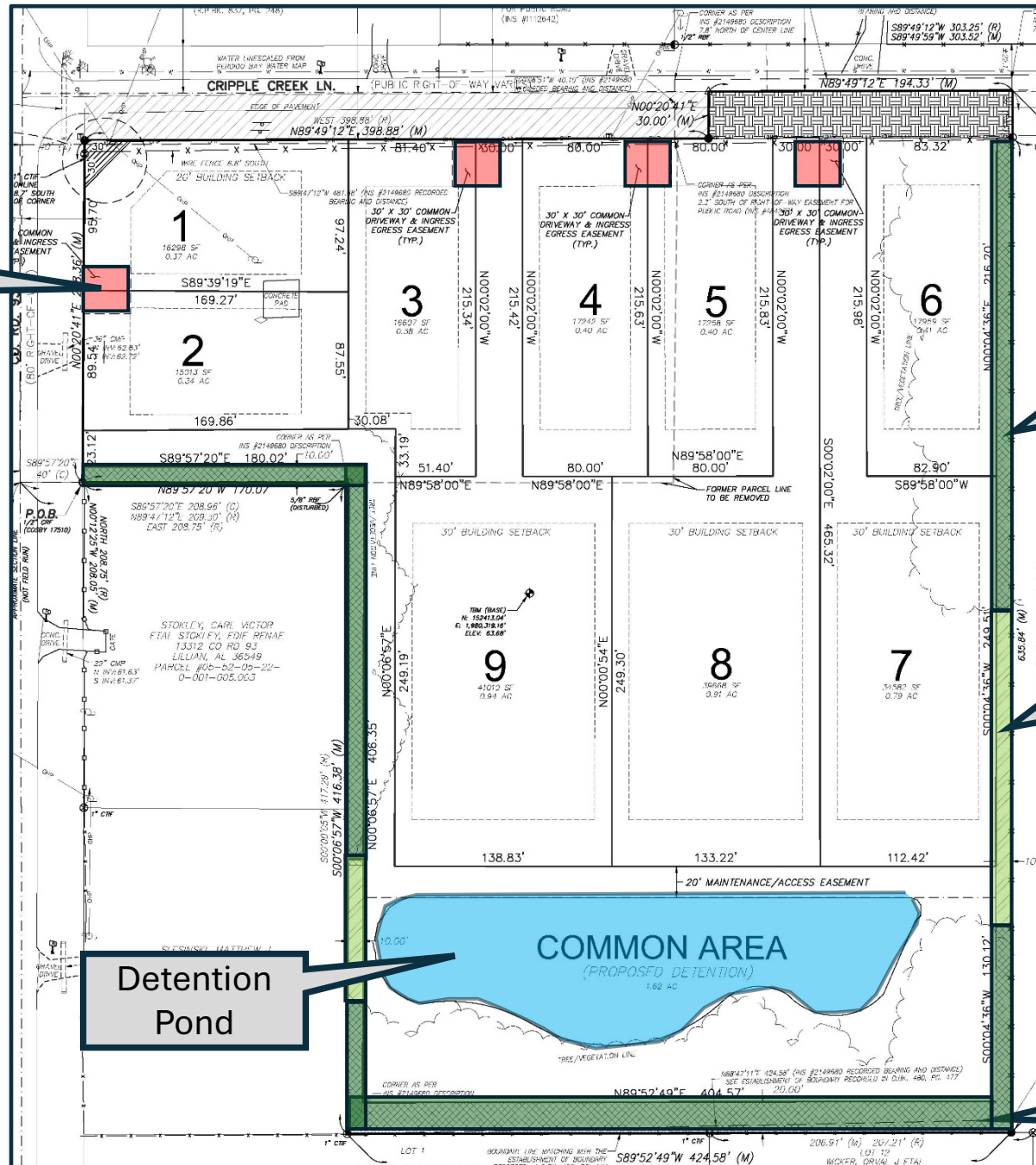
Baldwin County Sewer Service, LLC, is willing and able to provide sewer service to the proposed development, subject to the following: (1) BCSS's standard terms and conditions; (2) performance by the owner/applicant of all terms and conditions within the required written agreement between the applicant/owner and BCSS regarding the provision of services; (3) the construction of all required sewer infrastructure within the proposed development; (4) the receipt of final subdivision plat approval for the proposed development from the appropriate governmental authority; and (5) the payment of all required fees, including, but not limited to, all required impact fees, tap fees and line extension costs. Satisfaction of all of the aforementioned conditions and the continued use of sewer service and payment of all user fees constitutes a commitment of BCSS to provide sewer service and treatment for the proposed development.

This letter is not to be used to obtain a building permit. A \$1,500* impact fee per lot will need to be paid to Baldwin County Service, LLC, if a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. Any customer who has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of the willing and able letter. BCSS will treat the wastewater at our Lillian wastewater treatment plant.

*Franchise fees apply in franchise areas.

Sincerely,

Lisa M. Burke
Baldwin County Sewer Service, LLC
251-971-3022



Common drives to be installed

10 ft Landscape Buffer Existing vegetation

10 ft Landscape Buffer To be planted

Detention Pond

20 ft Landscape Buffer Existing vegetation

Staff Recommendation:

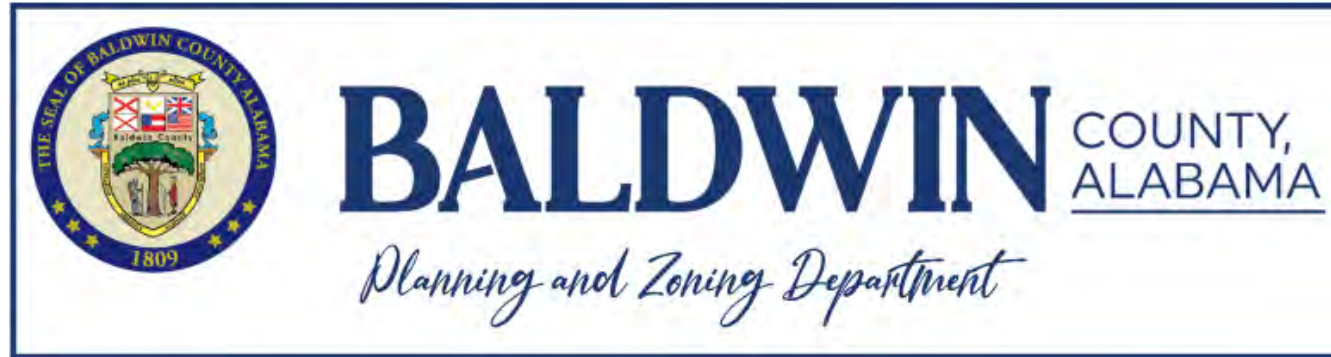
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-36, SEVILLE ESTATES SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Submit a Commercial Turnout Permit (CTP) application and upload construction plans to the CitizenServe portal to install common drives between Lots 1 & 2, 3 & 9, 4 & 5, 8 & 9.
2. The common drives shall be installed, inspected and accepted before submitting a Final Plat application.
A CTP release letter shall be submitted with the Final Plat application.
3. Provide landscape buffers as shown on the landscape plan by preserving existing vegetation or planting vegetation where required to provide a sufficient 10-20 ft wide buffer (as required).
4. Install a detention pond and provide a 20 ft easement around the pond for maintenance.
5. Revise the property description and right-of-way dedication as requested by the Highway Department Right-of-Way staff.

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.



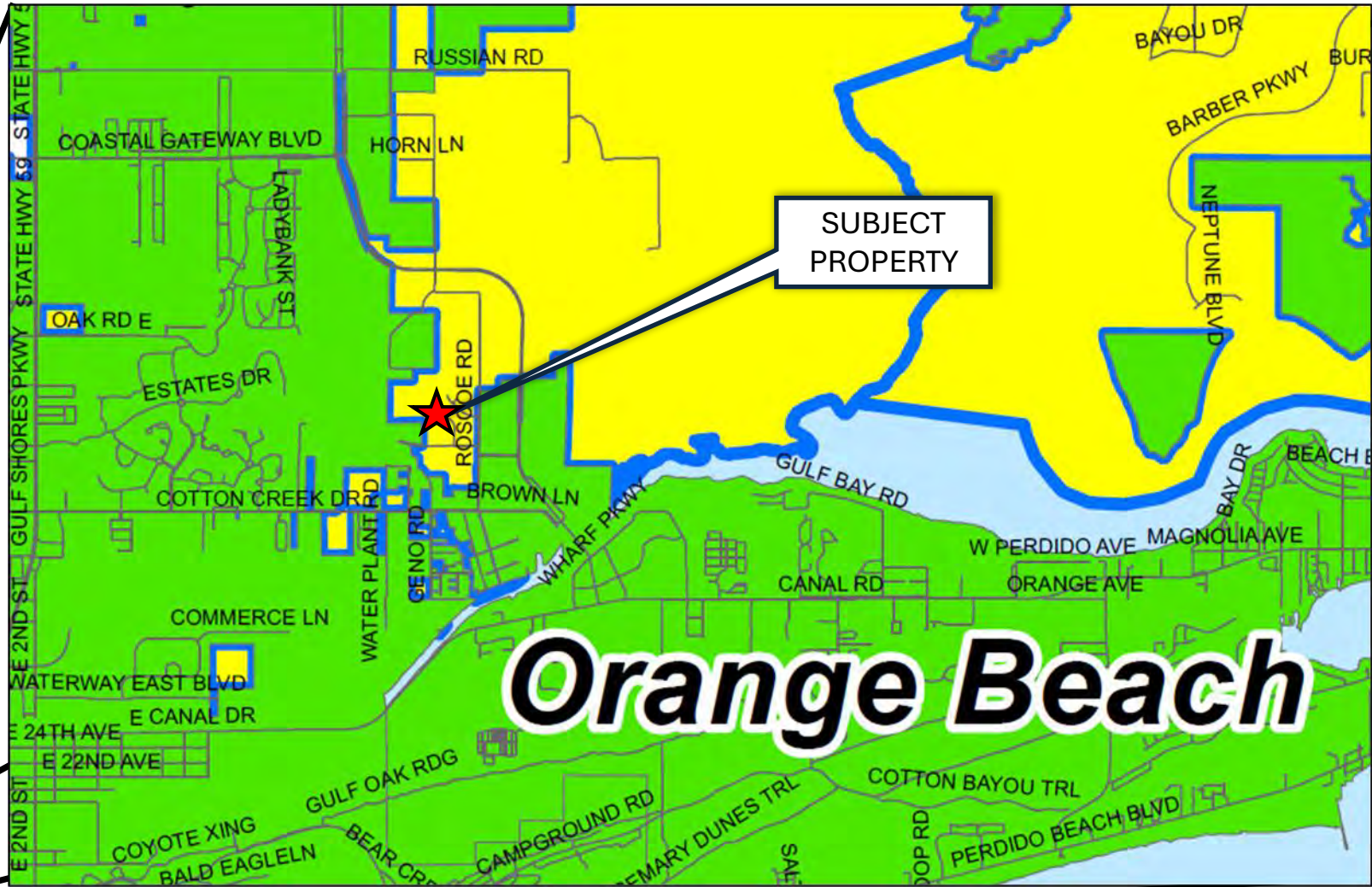
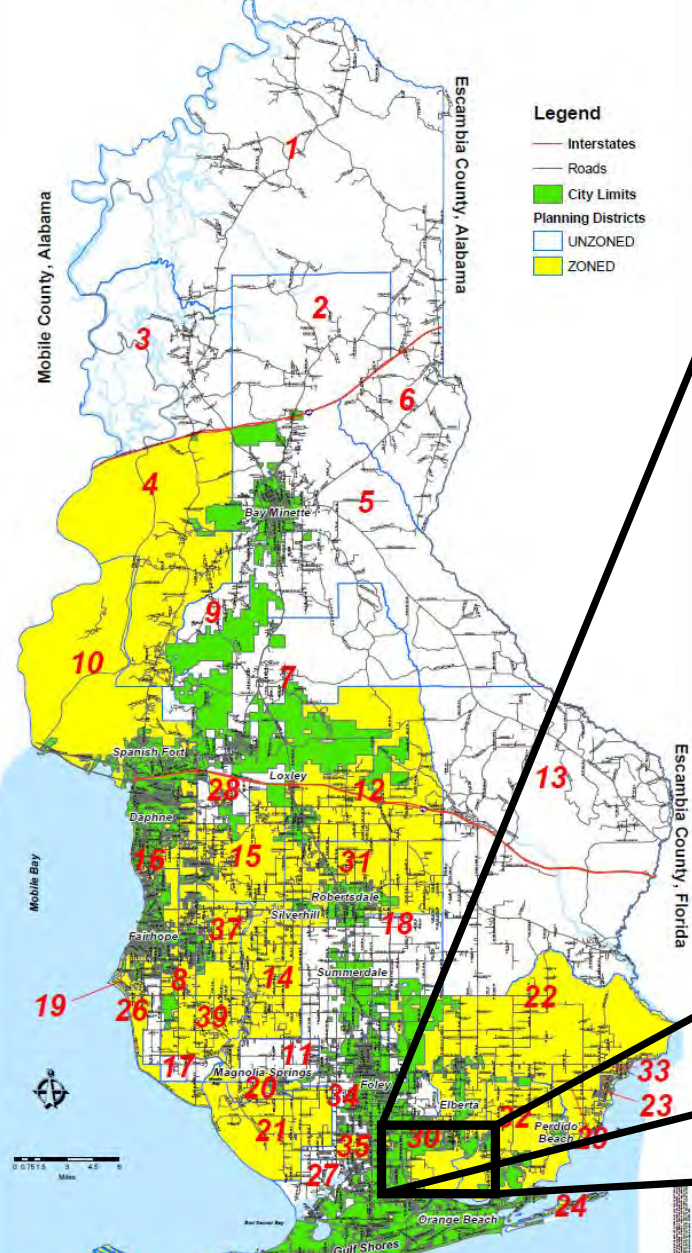
Case No./Name: PRD24-10 Two Lakes Phases 1 & 2 *Agenda Item 10a.)*
Meeting Date: February 6, 2025
Request: Planned Residential Development approval for a 114-unit RV Park.
Recommendation: Approval for PRD24-10

Staff Lead: Celena Boykin, Senior Planner
Owner: Two Lakes LLC, 7883 Delta Woods Dr., Bay Minette, AL 36570
Developer: Two Lakes LLC,
Engineer: Lieb Engineering Company, 1290 Main St Suite E, 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



Orange Beach

SUBJECT
PROPERTY

Location: Subject property is located on the west side of Roscoe Road approximately 1,000 feet north of Bradford Road

Proposed use: A 114-unit RV Park

Planning District: 30

Zoning: RV-2, Recreation Vehicle Park District

Parcel#: 05-61-07-35-0-000-007.000

PIN: 16828

Total Property Area : 39.97+/- acres

Total # of Lots requested: 114 RV Sites

Density (RV Park): 6 sites / acre

Total area 39.97 ac – 10.6/2 ac wetlands) = 34.67 acres

114 lots / 34.67 = 3.29 units / acre

A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RV-2 density of 6 sites/acre.

Open Space: Required $39.97 \times 20\% = 8$ ac

Provided (Site data table): 26.12 ac

Open space cannot include detention ponds or internal ROW.

“Useable” open space: Required $8 / 2 = 4$ ac

Provided (Site data table): 15.58 ac

Streets / Roads: 4,039 LF of street for public use

Utility Providers: Capacity reports will be required for the preliminary plat

Water: City of Gulf Shores

Electrical: Baldwin EMC

Sewer: City of Gulf Shores

Gas: Riviera Utilities

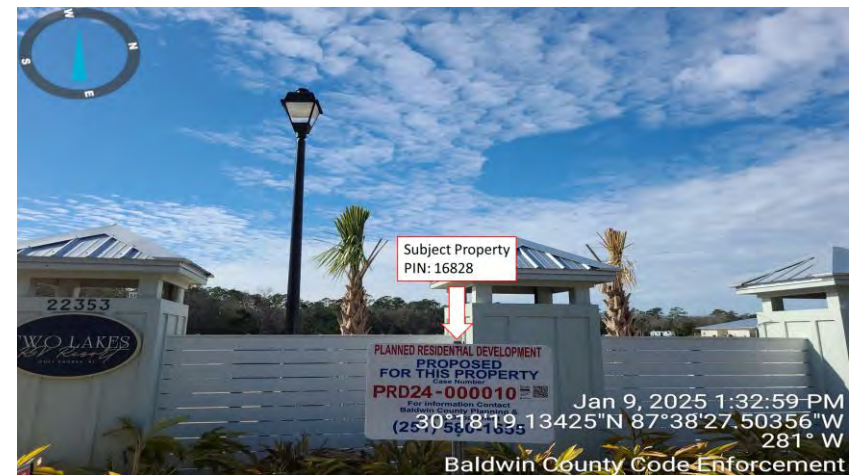
Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat.

Wetlands (5.2.2): Wetland report provided by Craig Martin of *Wetland Sciences*. Wetland acreage is 10.1 acres, shown with the required 30 ft non-disturbed buffer.

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

Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

Online Case File Number: The case number is PRD24-10. When searching online CitizenServe database, please use PRD24-000010.



Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found at Article 9 in the *Baldwin County Zoning Ordinance*. According to Section 9.1, 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 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. 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.

As stated previously, the proposed development is to be known as Two Lakes, LLC Phase 1 & 2. The project narrative states that the general purpose of the proposed development is to build a recreational vehicle park community with a club house and a pool. The general character of the proposed development is recreational vehicle park with lots surrounding two lakes. There will be an option of cottages with a sleeping area, full bathroom and full kitchen on each lot. A vast majority of the wetlands on the property will be preserved in its natural condition. The lots will be clustered on the Northeast side of the development to leave over 1/3 of the property in its natural condition.

The subject property was rezoned from B-3 to RV-2 in August of 2021, at this time PRD approval was also granted for Phase 1. In September of 2021 the Final Site Plan was approved for Phase 1. The applicant is asking for PRD approval for Phase 2 as well as approval of Phase 1 again because the applicant

is wishing to add the option of casitas on each site.

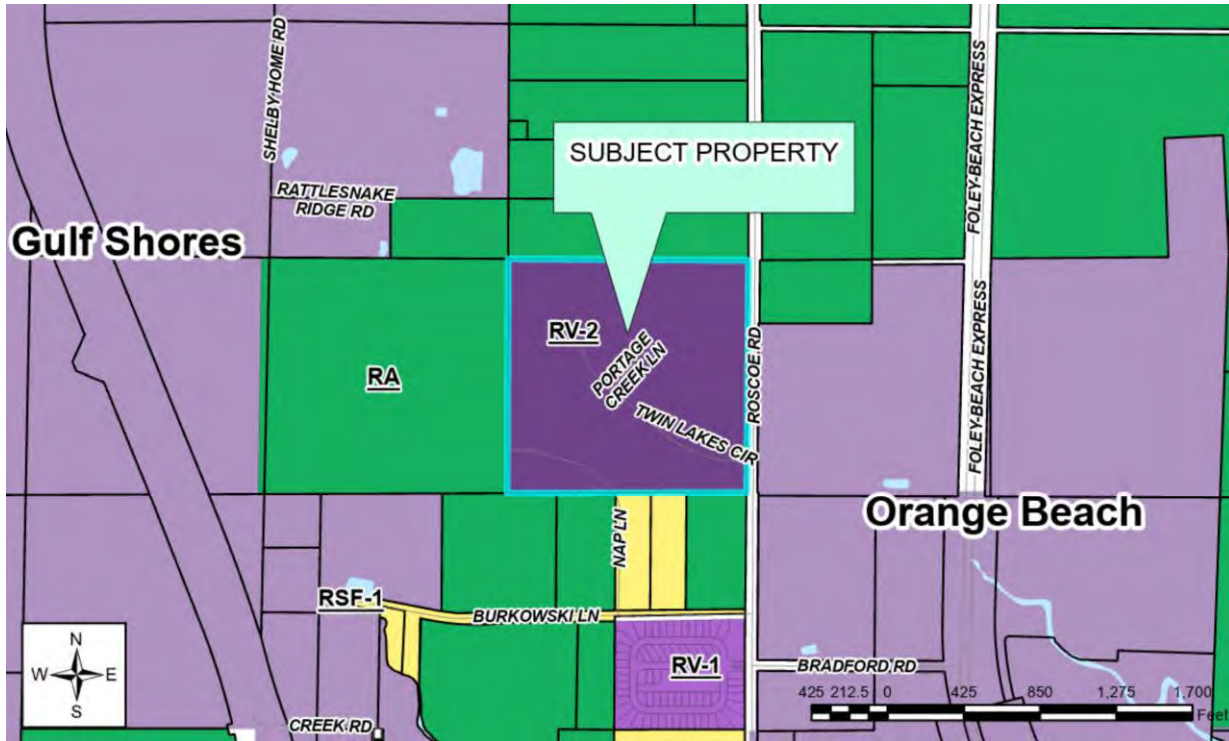
The development consist of 39.97 acres with 2 phases and a total of 114 sites. Phase 1 includes 45 lots and Phase 2, 69 lots. The smallest lot size being 3,200 Sq Ft and the largest lot being 4,596 Sq Ft. The future land use for the subject property is Ideal Conservation Preservation (for the approval of Phase 1 the Baldwin County Master Plan, 2013, provided a future land use designation of Commercial for the subject property). Furthermore, a development of this size would be classified as a small scale planned development due to the fact it occupies at least five acres but less than 1000 acres.

Staff has reviewed the submittals and has found that the request meets the requirements of Article 9 of the Zoning Ordinance, Planned Development Districts. Please note that PRD site plan approval does not represent subdivision approval. 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. Copies of the site plan and supporting documents are included as attachments to this staff report.

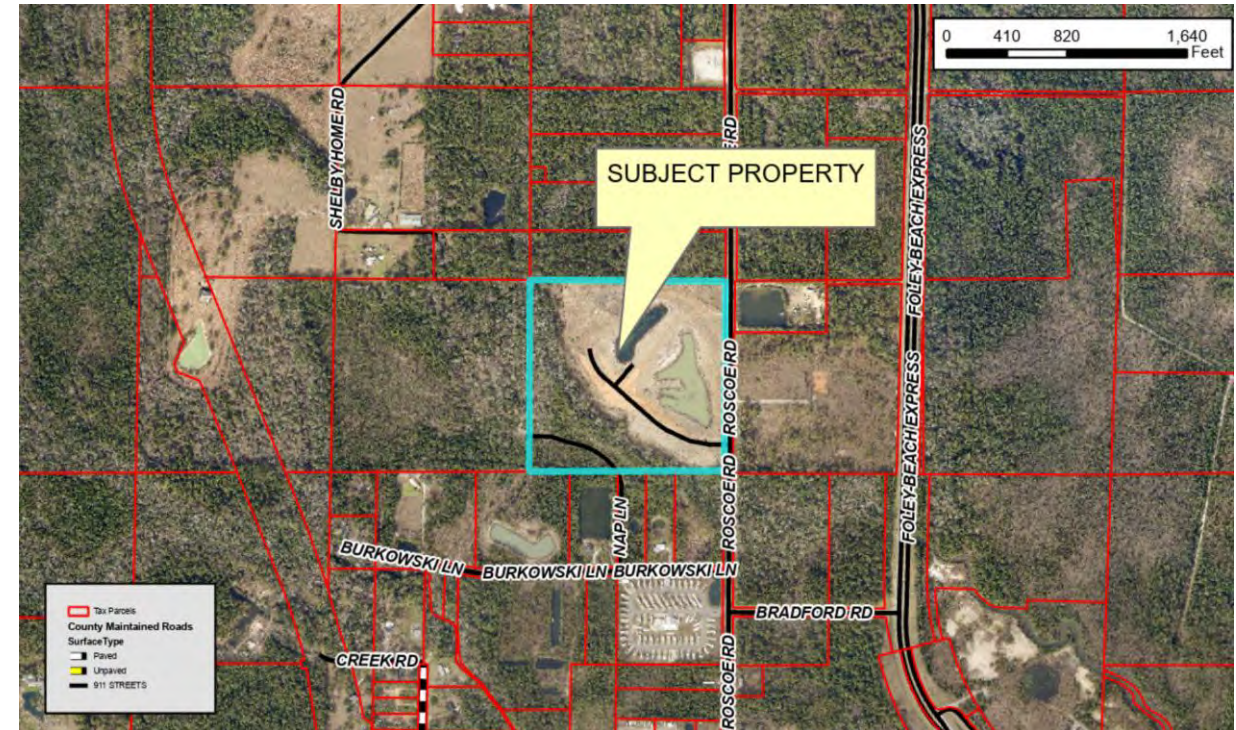
• Agency Comments

- **USACE, James Buckelew:** Staff reached out 1/6/2025 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 1/6/2025 but received no comments.
- **City of Gulf Shores, Andy Bauer:** The City of Gulf Shores has no comments. Thanks
- **Subdivisions, Shawn Mitchell:** After PRD approval, the Applicant must get Preliminary and Final Plat approval to create individual lots.
- **Permit Engineer, Josh Newman:** Project is constructed and has already been final plat.

Locator Map

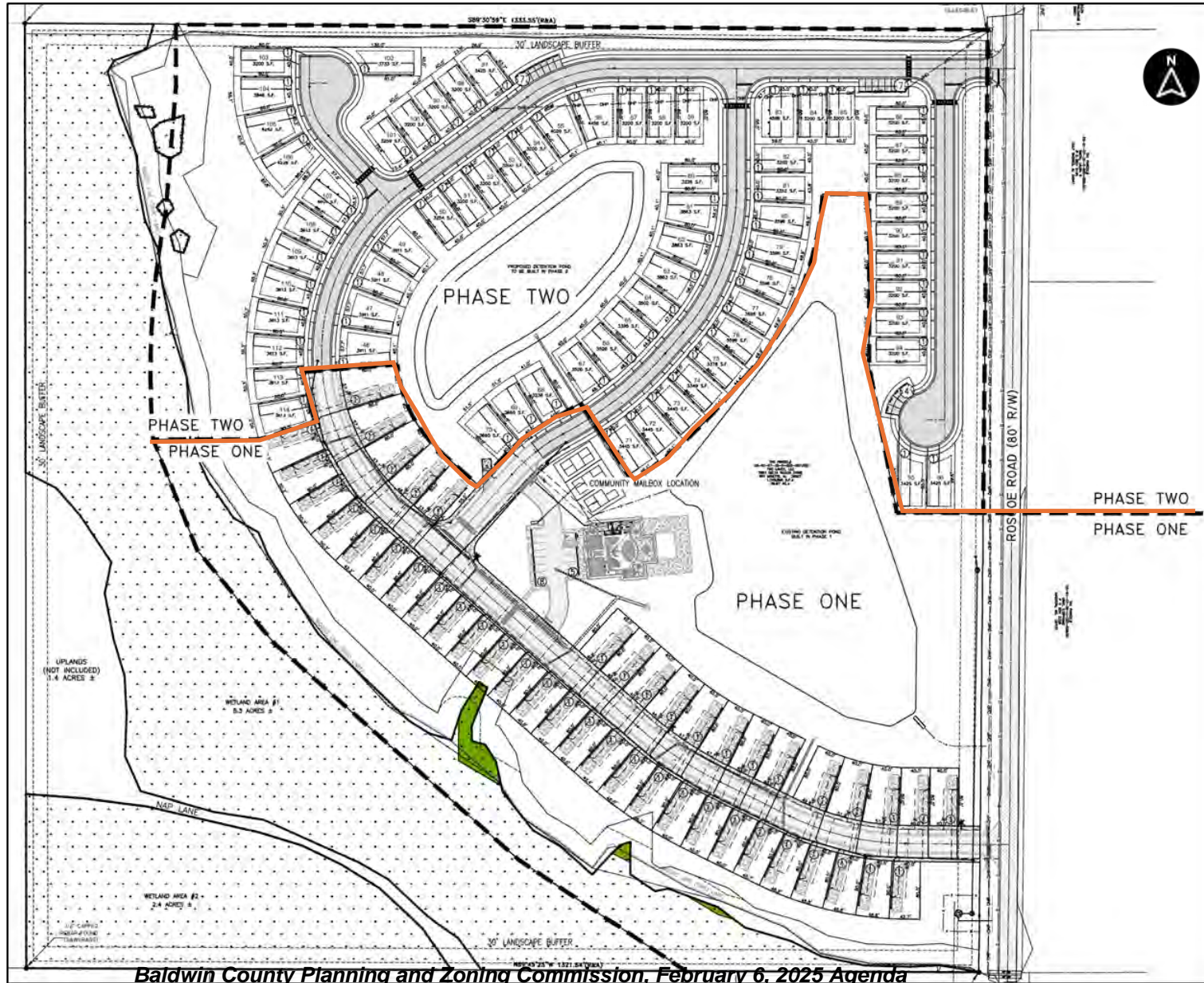


Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agriculture	Vacant
South	RA, Rural Agriculture & RSF-1, Single Family	Residential
East	RA, Rural Agriculture & City of Orange Beach	Vacant
West	RA, Rural Agriculture	Vacant

Site Plan & Data



NOTES:

- SEE SHEET C2.0 FOR ALL GENERAL NOTES.
- LAND OUTSIDE THE NORMAL RIGHT-OF-WAY SHALL REVERT TO THE ADJUTING PROPERTIES WHENEVER THE STREET IS CONTINUED AND CONNECTED TO THE ADJACENT PROPERTY.
- ALL COMMON LAND AREAS AND FACILITIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION, IN ACCORDANCE WITH 6-14 OWNERSHIP AND MANAGEMENT OF COMMON OPEN SPACES, AND SHALL BE RESTRICTED IN THEIR USE TO PROPERTY OWNERS AND THEIR GUESTS.
- USERS OF THE SPACES AND LOTS SHALL MEET ALL OTHER APPLICABLE LAWS. SPACES AND LOTS MAY BE RENTED BY THE DAY OR WEEK, AND AN OCCUPANT OF SUCH SPACE SHALL NOT REMAIN IN THE SAME PARK FOR A PERIOD EXCEEDING 180 DAYS. ALL LOTS AND SPACES RENTED SHORT TERM SHALL OBTAIN A BUSINESS LICENSE AND REMIT TAXES FOR SUCH RENTAL TO THE CITY.
- MANAGEMENT HEADQUARTERS, TOILETS, SHOWERS, LAUNDRY FACILITIES AND OTHER USES AND STRUCTURES CUSTOMARILY INCIDENTAL TO THE OPERATION OF A RV PARK SHALL OCCUPY NO LESS THAN TEN (10) PERCENT OF THE PARK AREA, SHALL BE RESTRICTED IN THEIR USE TO OCCUPANTS OF THE PARK, AND SHALL PRESENT NO VISIBLE EVIDENCE OF THEIR COMMERCIAL CHARACTER WHICH WOULD ATTRACT CUSTOMERS OTHER THAN OCCUPANTS OF THE PARK.
- THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 942 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0942M AS PER REVISED MAP DATED APRIL 19, 2019
- SIDEWALK TO BE CONSTRUCTED DURING INFRASTRUCTURE CONSTRUCTION BY CONTRACTOR.

SITE DATA:

- | | |
|---|--|
| 1. PROPOSED USE: | RV SUBDIVISION |
| 2. ZONING: | RV-2 PRD - PLANNING DISTRICT 30 |
| 3. TOTAL AREA: | PARENT LOT: 39.96± AC. (1,740,796 S.F.) |
| 4. PHASE ONE TOTAL AREA: | 15.43 AC. (672,512 S.F.) |
| 5. PHASE TWO TOTAL AREA: | 24.53 AC. (1,068,284 S.F.) |
| 6. DISTURBED AREA: | 13.00± AC. (566,500± S.F.) |
| 7. SMALLEST UNIT SIZE: | 3,200 S.F. (LOT 1) |
| 8. LARGEST UNIT SIZE: | 4,596 S.F. (LOT 83) |
| 9. TOTAL UNITS: | 114 LOTS (PHASE 2 - 69 LOTS) |
| 10. LINEAR FEET IN STREETS: | 4,039 L.F. |
| 11. IMPERVIOUS SURFACE: | 9.39± AC. (409,050 S.F.)(23.50%)
172,189 S.F. CONCRETE
122,530 S.F. BUILDING COVERAGE
114,331 S.F. ASPHALT |
| 12. DENSITY: | 3.29 UNITS PER ACRE |
| 13. OPEN SPACE: | 26.12± AC. (1,137,951 S.F.) (65.36%) (20% REQ'D) |
| 14. USEABLE OPEN SPACE: | 15.58± AC. (678,665 S.F.) (38.99%) (10% REQ'D) |
| 15. SETBACKS: | FRONT 30'-0" (PARENT LOT)
SIDE 30'-0" (PARENT LOT)
REAR 30'-0" (PARENT LOT)
FRONT 10'-0" (INDIVIDUAL LOT)
SIDE 5'-0" (INDIVIDUAL LOT)
REAR 10'-0" (INDIVIDUAL LOT) |
| 16. PARKING SPACES: | 145 (31 SCATTERED ON SITE; 1 ON EACH LOT) |
| 17. FLOOD ZONE MAP: | THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 942 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0942M AS PER REVISED MAP DATED APRIL 19, 2019. |
| 18. WE WILL INSTALL THE REQUIRED WETLAND SIGNS AT THE 30' BUFFER. | |

Proposed PRD Variations from Zoning

RV-2, Recreational Vehicle Park District

5.6.3 *Density*. The maximum number of recreational vehicle sites developed under RV-2 shall be 6 sites per acre. (Proposing 2.85 sites per acre)

Setbacks

1. A minimum thirty-foot building setback shall be required from any exterior property line, development phase boundary line, or jurisdictional wetland. No recreational vehicle sites, buildings, or other non-stormwater structures shall be constructed within the required thirty-foot setback. (Proposing 30 feet setback)
2. Structures constructed or located on recreational vehicle parks and campground sites / units must be separated from each other by at least ten (10) feet. (Proposing 10 feet)
3. Refer to Section 5.4 (h) of the Subdivision Regulations for Highway Construction Setback requirements. (Roscoe Rd is a Local Rd.)

Parking

Each recreational vehicle site shall have off-street parking for at least one recreational vehicle and one standard passenger vehicle. (Proposing 1 off street parking and 1 RV parking per site)

Additional parking spaces shall be provided throughout the recreational vehicle park to accommodate employee and guest parking. The number of additional parking spaces shall equal 0.25 spaces per recreational vehicle site rounded to the nearest whole number. The minimum dimension of an off-street parking space is 9' x 19'. (Proposing 31 additional spaces)

Each recreational vehicle site must be at least 1,600 square feet in area. (Proposing the smallest site as 3,200 sq ft and the largest as 4,596 sq ft)

Examples of Casitas Layouts

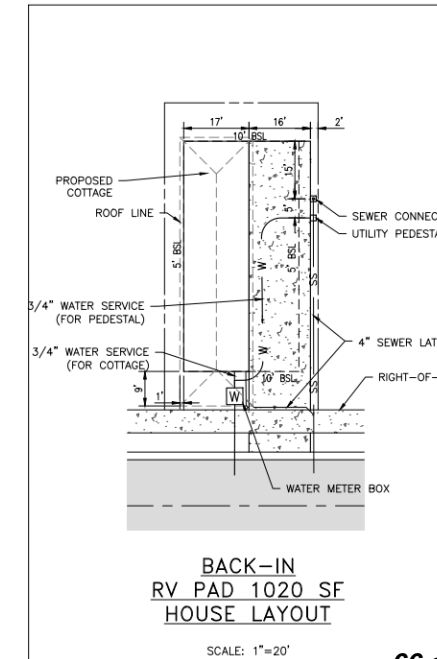
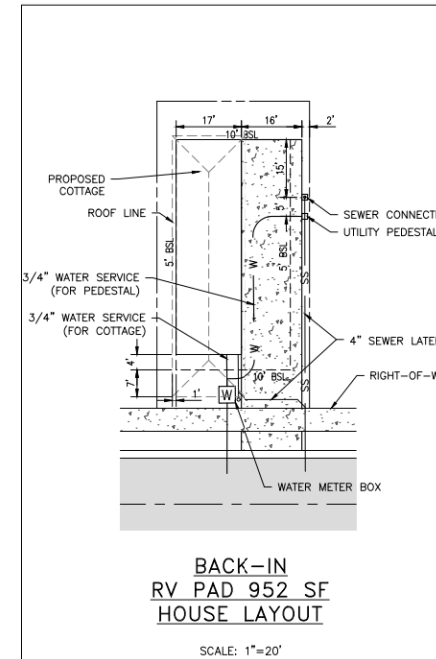
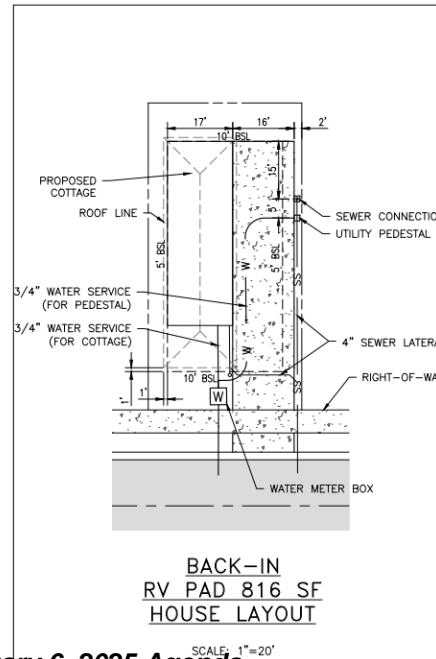
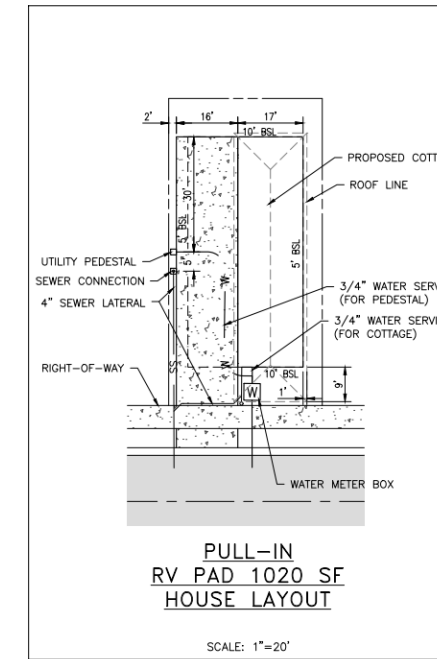
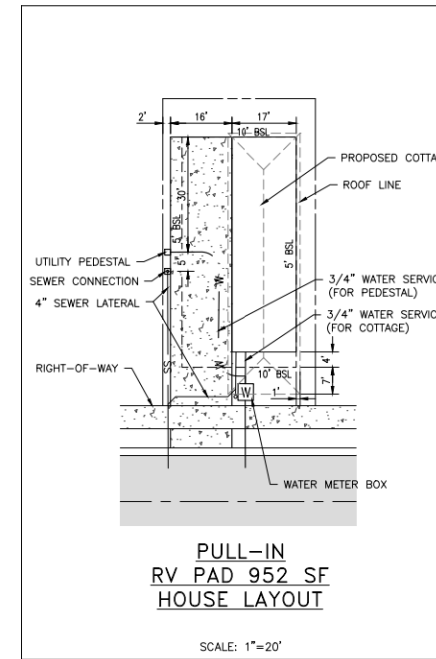
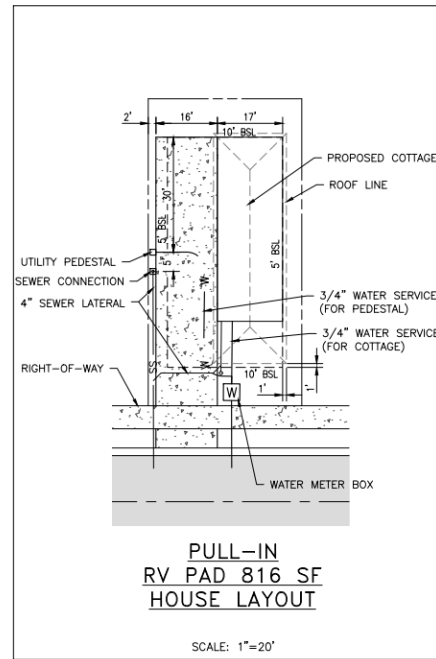
House 1
1,020 Square Feet

House 2
816 Square Feet



House 3
952 Square Feet

RV Site Layouts with Casitas



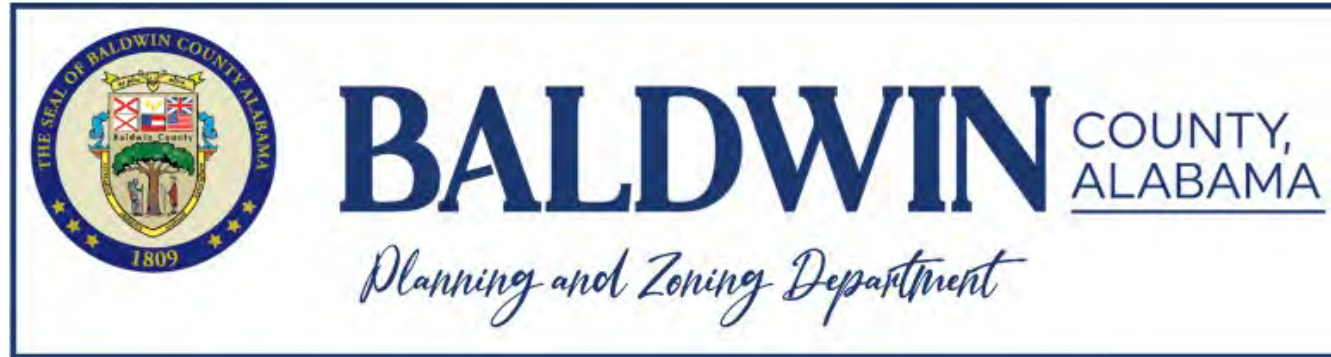
PRD Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-10 Two Lakes** application should be recommended for **APPROVAL***.

If the Planning Commission chooses to approve the site plan, the following conditions would apply:

1. If the northern 30-foot landscape buffer of existing vegetation is reduced during construction or is inadequate, staff may require additional plantings.

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



Case No./Name: Z24-51 Hagle Property *Agenda Item 10b.)*

Meeting Date: February 6, 2025

Request: Rezone from BCZ to RSF-1

Recommendation: Approve Z24-51

Staff Lead: Brittany Epling, Planning Technician II

Owner / Developer: *Joyce Guthrie Hagle, 9135 County Road 32, Fairhope, AL 36532*

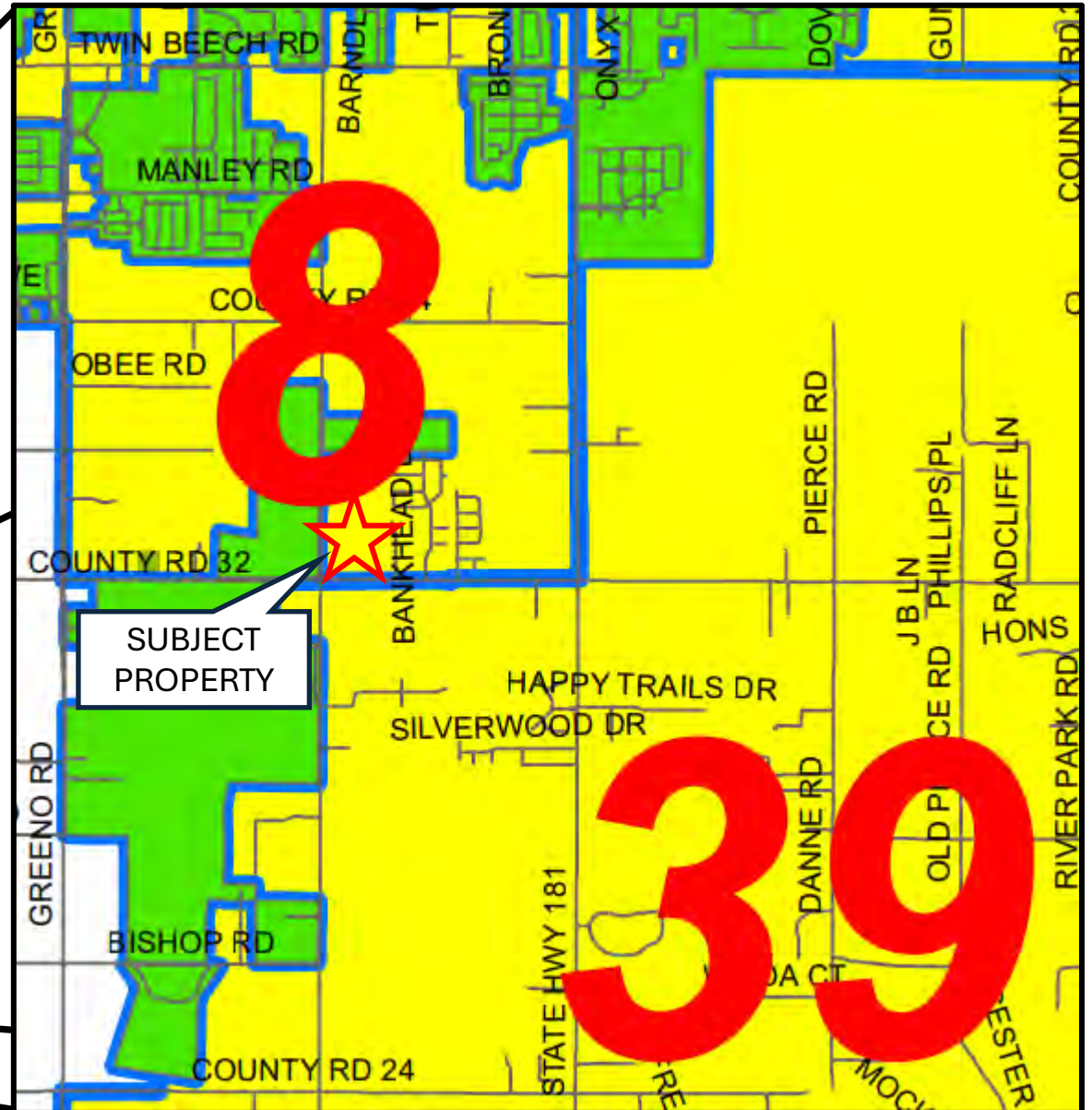
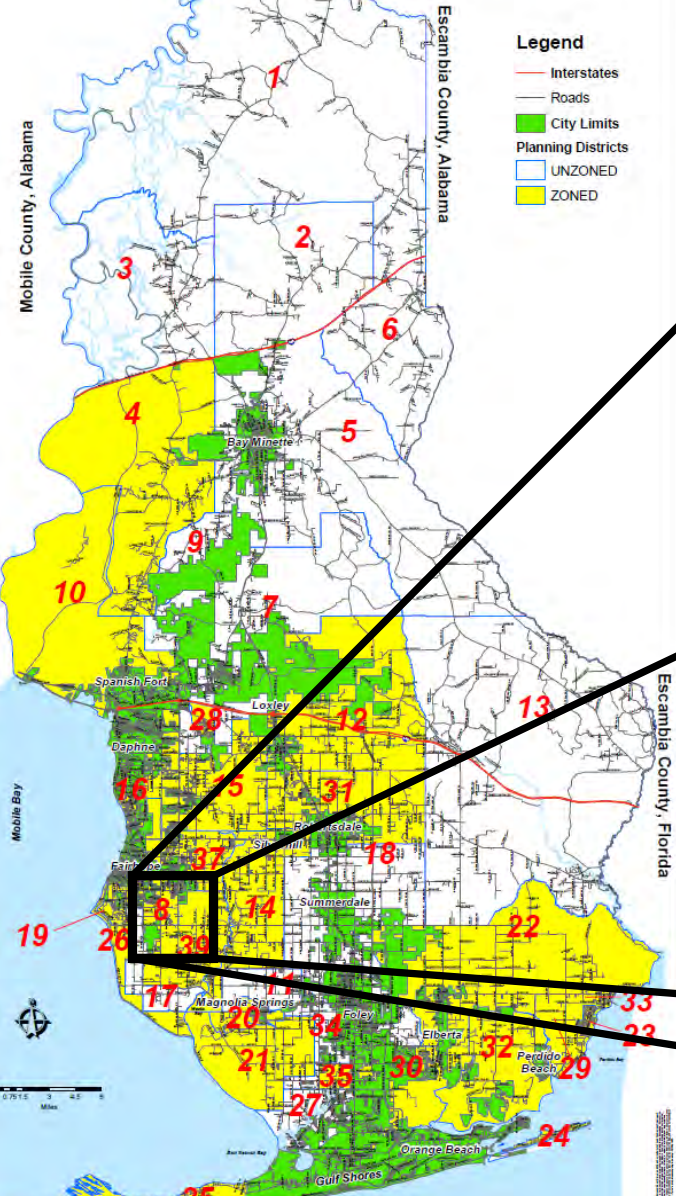
Applicant: *Seth Moore, Moore Surveying, 555 North Section Street, Fairhope, AL 36532*

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 southeast of Fairhope, on the NE corner of County Road 13 and County Road 32.

Planning District: 8

Zoning: Current zoning: BCZ, Base Community Zoning
Requested zoning: RSF-1, Residential Single-Family

Parcel#: 05-46-08-34-0-000-015.000

PIN#: 17754

Total Acres: 29 +/- acres

Current Uses: Residential

Applicant's Request: Rezoning is requested so the owner can sell a one-acre lot with a residence. The rest of the property surrounding the one-acre lot with the existing residence will be used as farmland and buffer.

Online Case File Number: The case number is Z24-51. When searching online CitizenServe database, please use Z24-000051.

Agency Comments

- **USACE, James Buckelew:** Staff reached out but received no comments.
- **ADEM, Scott Brown:** Staff reached out but received no comments.
- **ALDOT, Michael Smith:** Staff reached out but received no comments.
- **BCBE:** Staff reached out but received no comments.
- **City of Fairhope:** Staff reached out but received no comments.
- **Planning and Zoning Staff:** A subdivision plat is currently being reviewed. Approval of the rezoning request is a condition of subdivision approval.



Subject Property
PIN: 17754



REZONING
PROPOSED
FOR THIS PROPERTY
Case Number
Z24-000051

For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655 / (251) 990-4623
(251) 972-8523

Jan 7, 2025 3:01:55 PM
30°28'23.38003"N 87°52'9.25788"W
94° E



Property to the West

PIN: 62981



Jan 7, 2025 3:02:05 PM
30°28'23.51104"N 87°52'9.31591"W
293° NW

Baldwin County Code Enforcement



Adjoining Property to the North

PIN: 71704



Jan 7, 2025 3:04:58 PM
30°28'40.52417"N 87°52'9.2433"W
95° E

Baldwin County Code Enforcement



Property to the South

PIN: 71658



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179° S

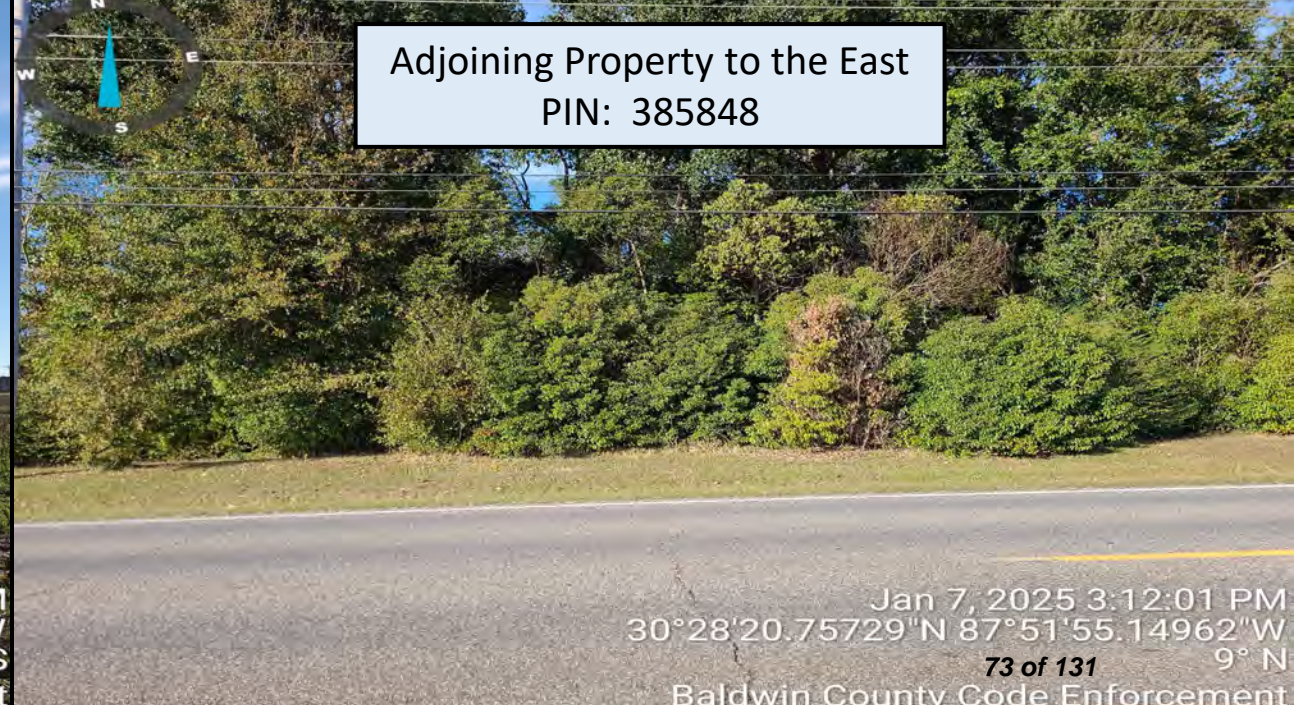
Baldwin County Code Enforcement

Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda



Adjoining Property to the East

PIN: 385848

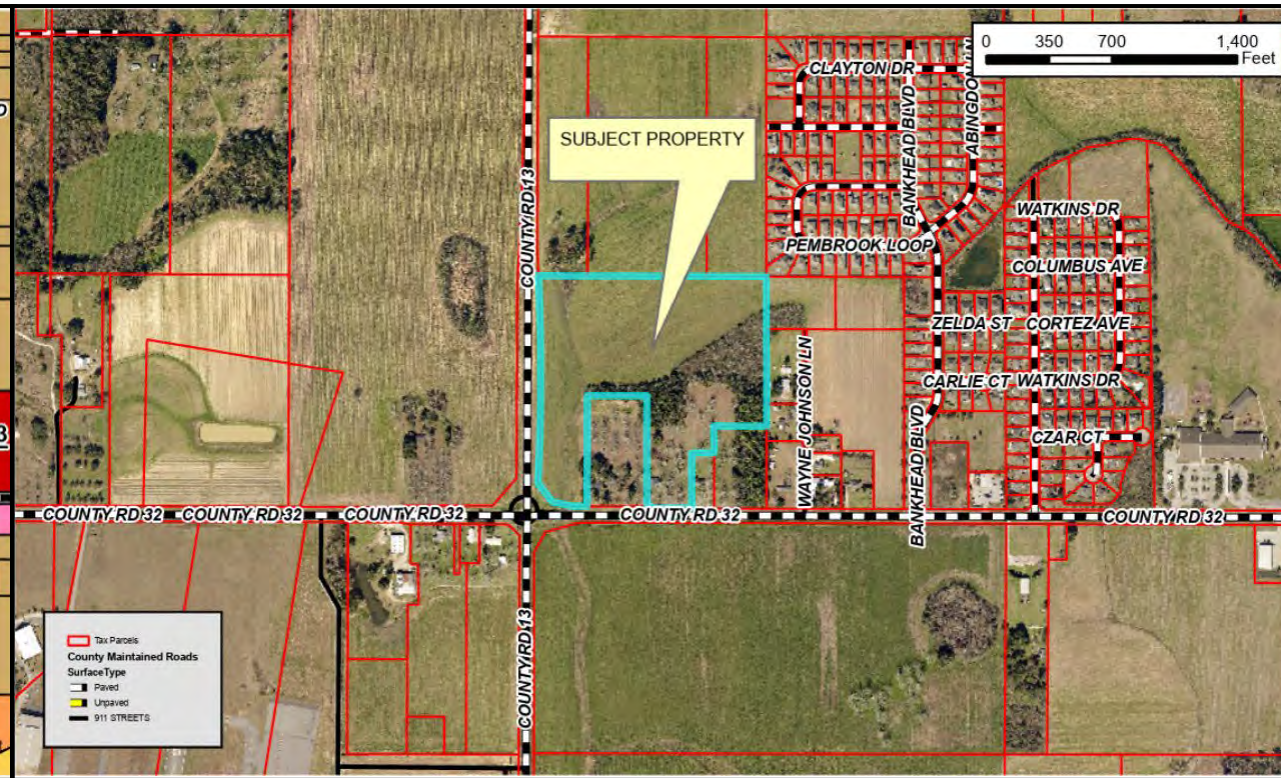
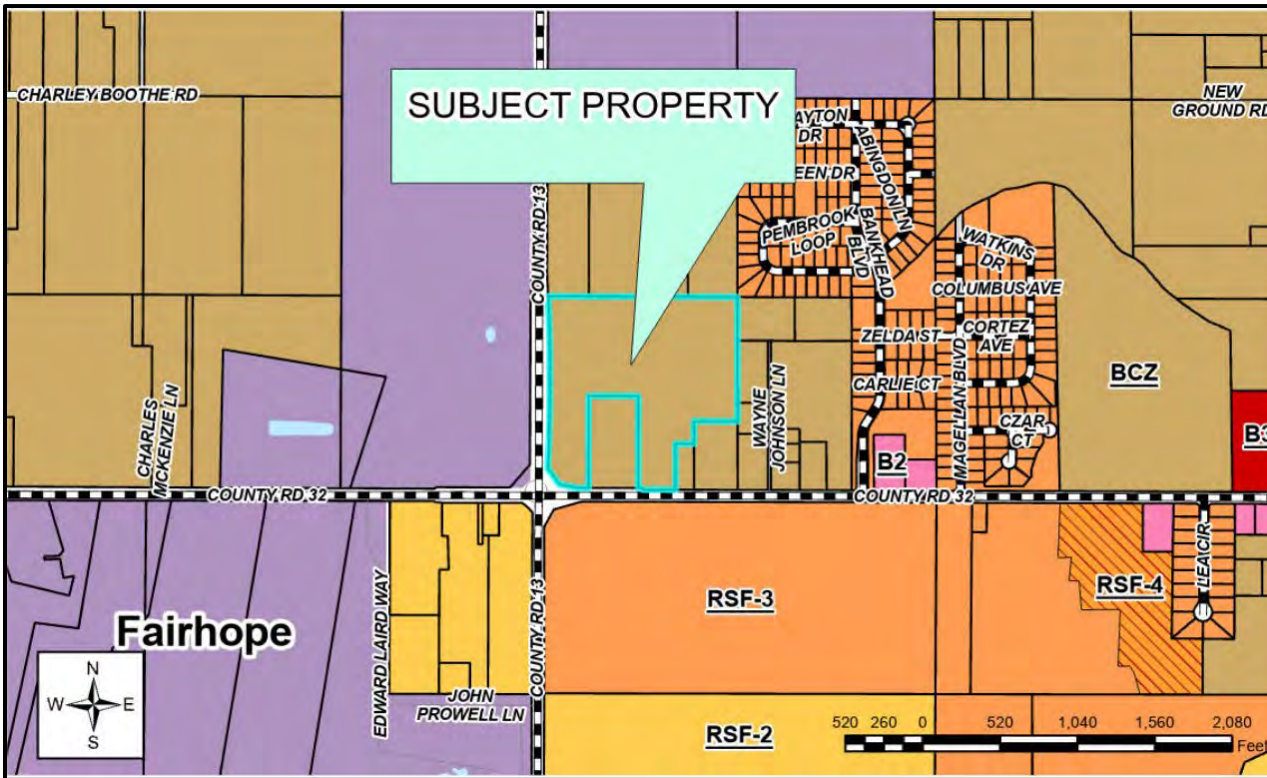


Jan 7, 2025 3:12:01 PM
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9° N

Baldwin County Code Enforcement

Locator Map

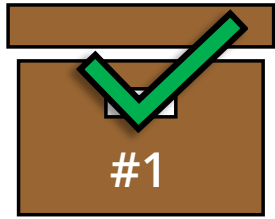
Site Map



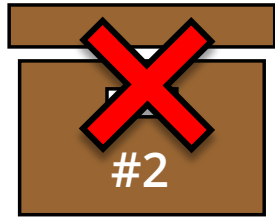
	Adjacent Zoning	Adjacent Land Use
North	BCZ, Base Community Zoning	Agricultural
South	RSF-3, Residential Single Family	Agricultural
East	BCZ, Base Community Zoning	Residential
West	Agricultural	Agricultural

Factor Summary:

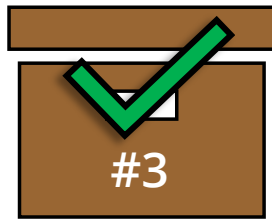
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



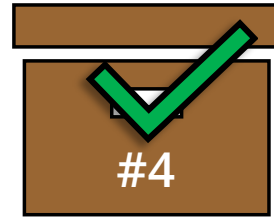
Compatible with development pattern?



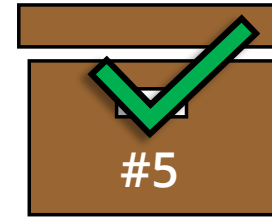
Change of conditions since originally zoned?



Proposal conform to Master Plan?



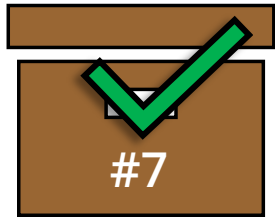
Conflicts with public improvements?



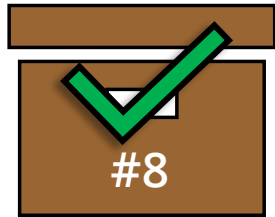
Adverse affect to traffic?



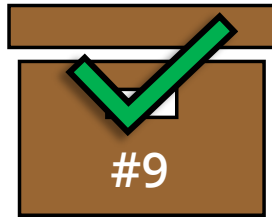
Consistent with development pattern?



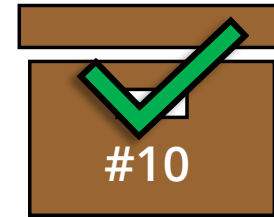
Logical expansion of adjacent zoning?



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

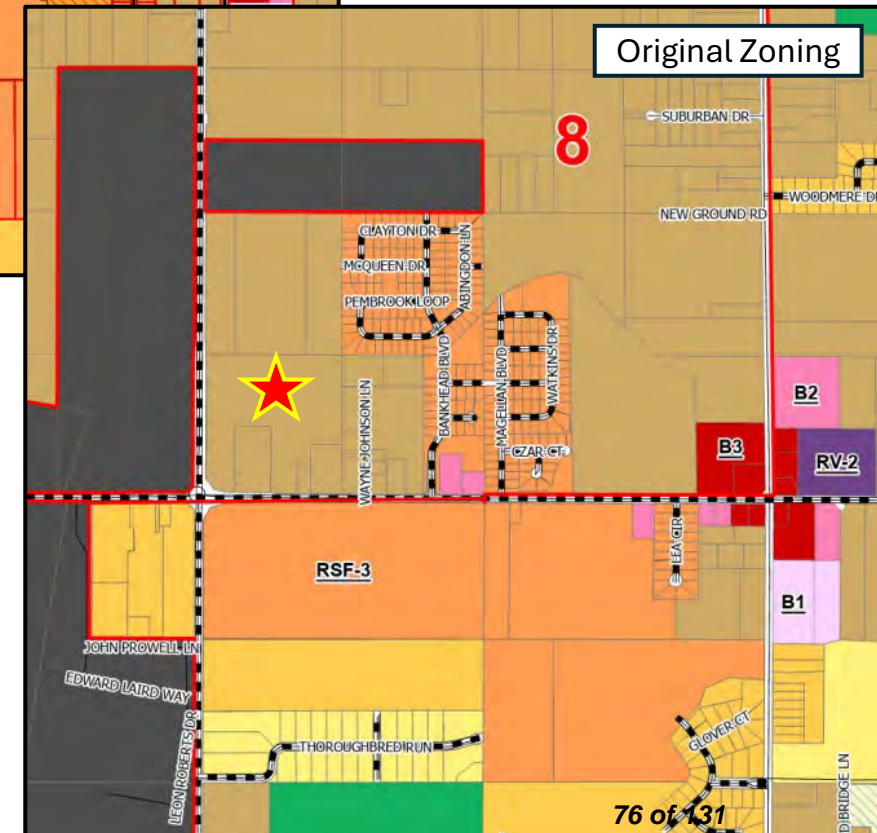
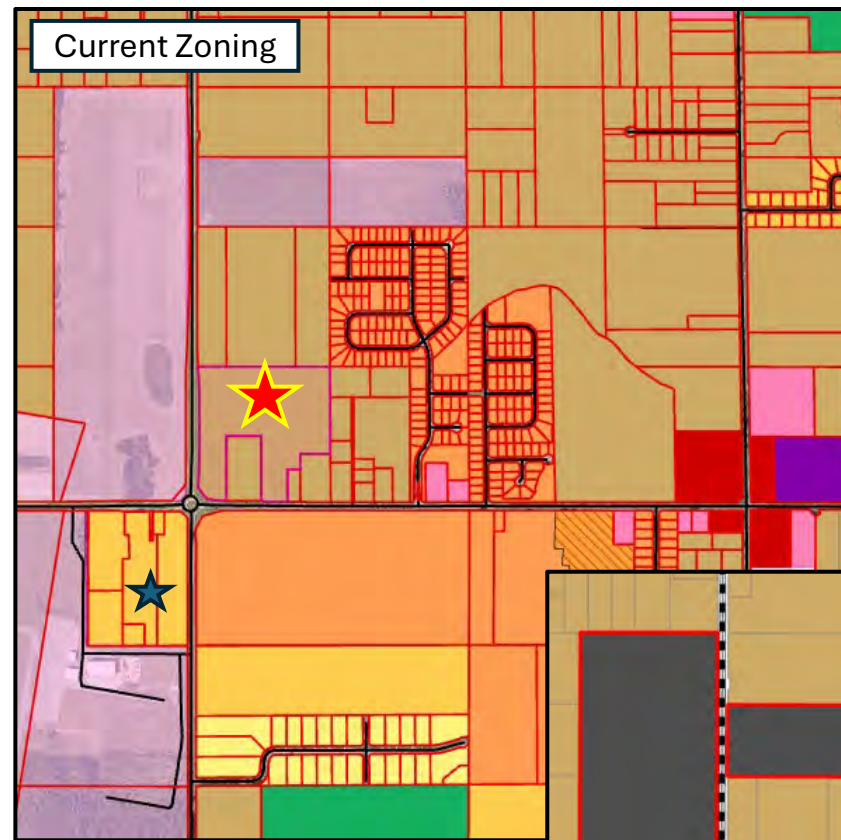
- 1) **Is the requested change compatible with the existing development pattern and the zoning of nearby properties?**

The subject property is currently zoned BCZ, Base Community Zoning. Nearby parcels are zoned BCZ, RSF-2 and RSF-3 (Moderate to Mid-Density Residential Single Family). The uses less than one mile from the property include low to mid-density residential, which can be found to the east with the Greythorne Estates subdivision and various independent residential lots. As a result, **there is compatibility with the existing development pattern and zoning of the surrounding area.**

- 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 8 adopted a zoning map on February 15, 2022. Since then, **there have been no changes in zoning designations or change in conditions in the immediate area.**

- 3) **Does the proposed zoning better conform to the Master Plan?** The subject property falls primarily within the Moderate Development Potential area. **Moderate-Density Development Areas support the proposed RSF-1 zoning.**



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

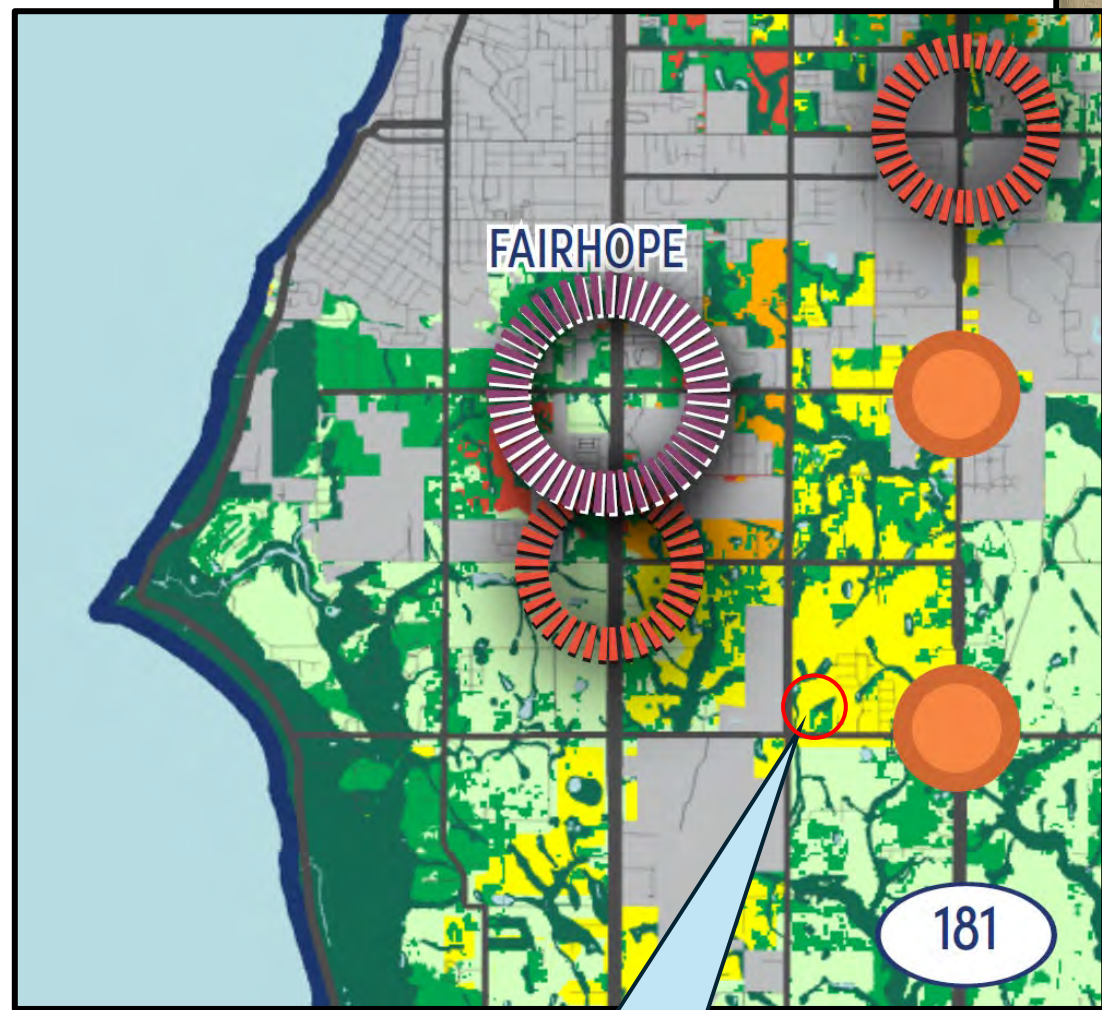
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

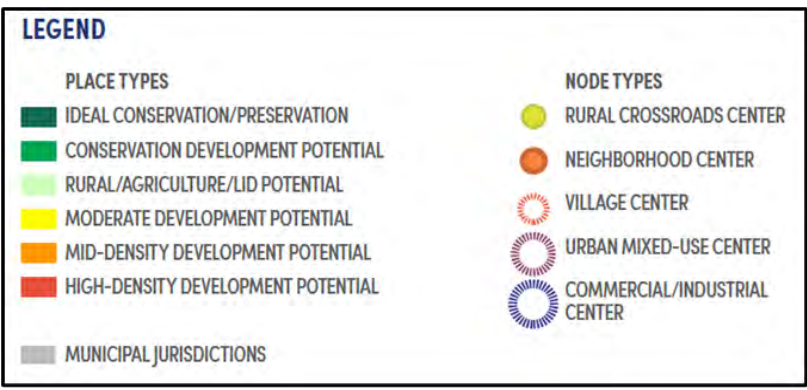
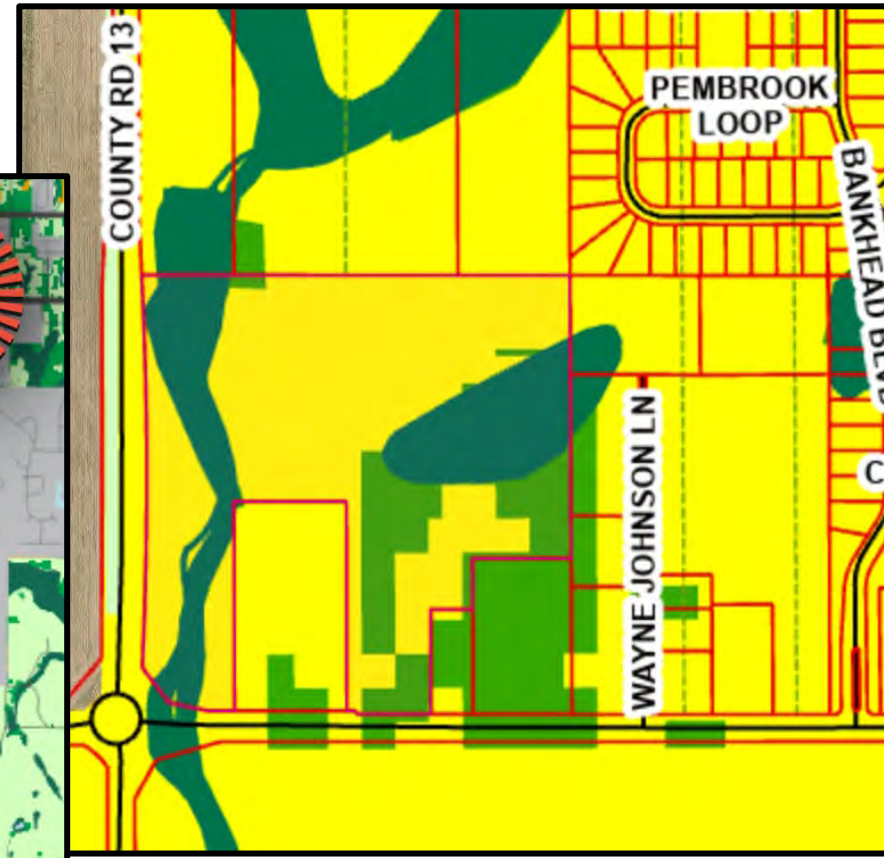
- RSF-1 Single Family District
- RSF-2 Single Family District

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



Subject Property



- 4) **Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any conflict with existing or planned public improvements.
- 5) **Will the proposed change adversely affect traffic patterns or congestion?** Per the Federal Highway Administration, the functional classification of County Road 32 and County Road 13 are both Minor Arterials, requiring a 100' highway construction setback. The FHWA classifies minor arterials as roads that connect smaller cities and towns to principal arterials and are often used as intra-community travel. **The proposed subdivision (split off a single 1-acre lot with existing home) should not negatively impact traffic. However, RSF-1 zoning does allow for 30,000 square foot lot sizes, and if the requested zoning is granted on the 29-acre parcel, this leaves potential for additional lots which may impact traffic if further subdivision of land is requested in the future.**
- 6) **Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The purpose of the requested RSF-2 is to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes. **The current development pattern in the area consists of commercial and high density residential to the north and west, and agricultural to the east and south.**

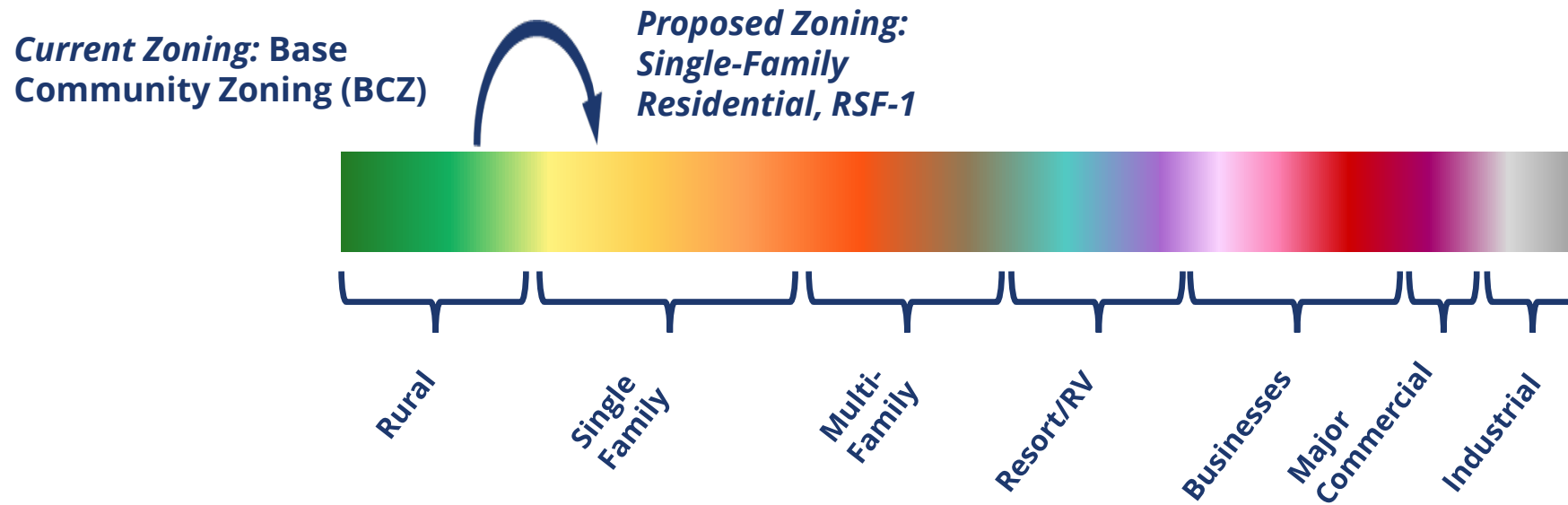
- 7) **Is the proposed amendment the logical expansion of adjacent zoning districts?** When taking into consideration the RSF-2 and RSF-3 zoning nearby, which allows for moderate to mid-density residential development, **staff believes RSF-1 (allowing for moderate density residential development) is a logical expansion of adjacent zoning and land uses.**
- 8) **Is the timing of the request appropriate given the development trends in the area?** Staff believes timing is not a factor for 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 in the vicinity or the historic resources of the County with the proposed change.** If any further subdivision or development is proposed, a wetland delineation shall be required due to the potential wetlands on certain areas of the parcel. Any jurisdictional wetland or existing stormwater management area will need to be protected with the appropriate buffers.
- 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

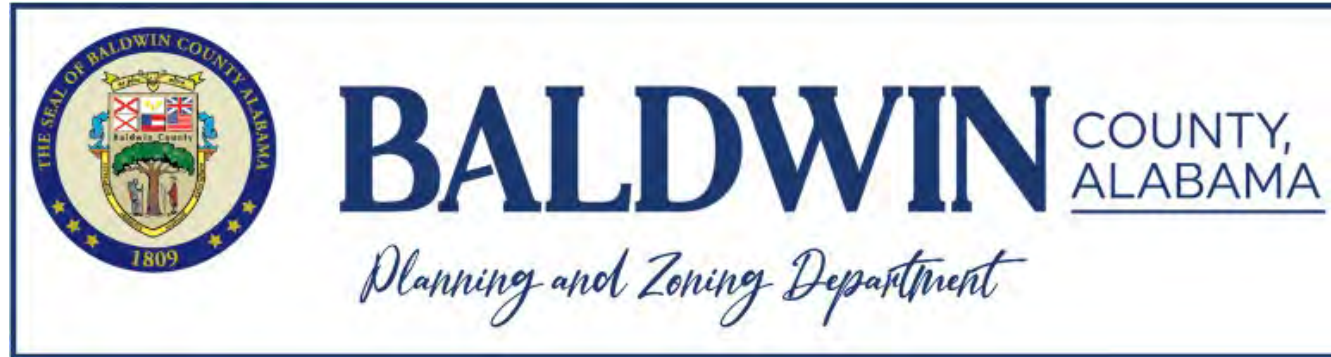
REZONING Staff's Recommendation:

Z24-51 RE-ZONING REQUEST FROM **BCZ** TO **RSF-1**.

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: Z24-55 No Doubt Holdings, LLC Property *Agenda Item 10c.)*

Meeting Date: February 6, 2025

Request: Rezone from BCZ to RR

Recommendation: Approve Z24-55

Staff Lead: Cory Rhodes, Planner

Owner / Developer: *No Doubt Holdings, LLC, 3980 St. Elisabeth Square, Duluth, GA 30096*

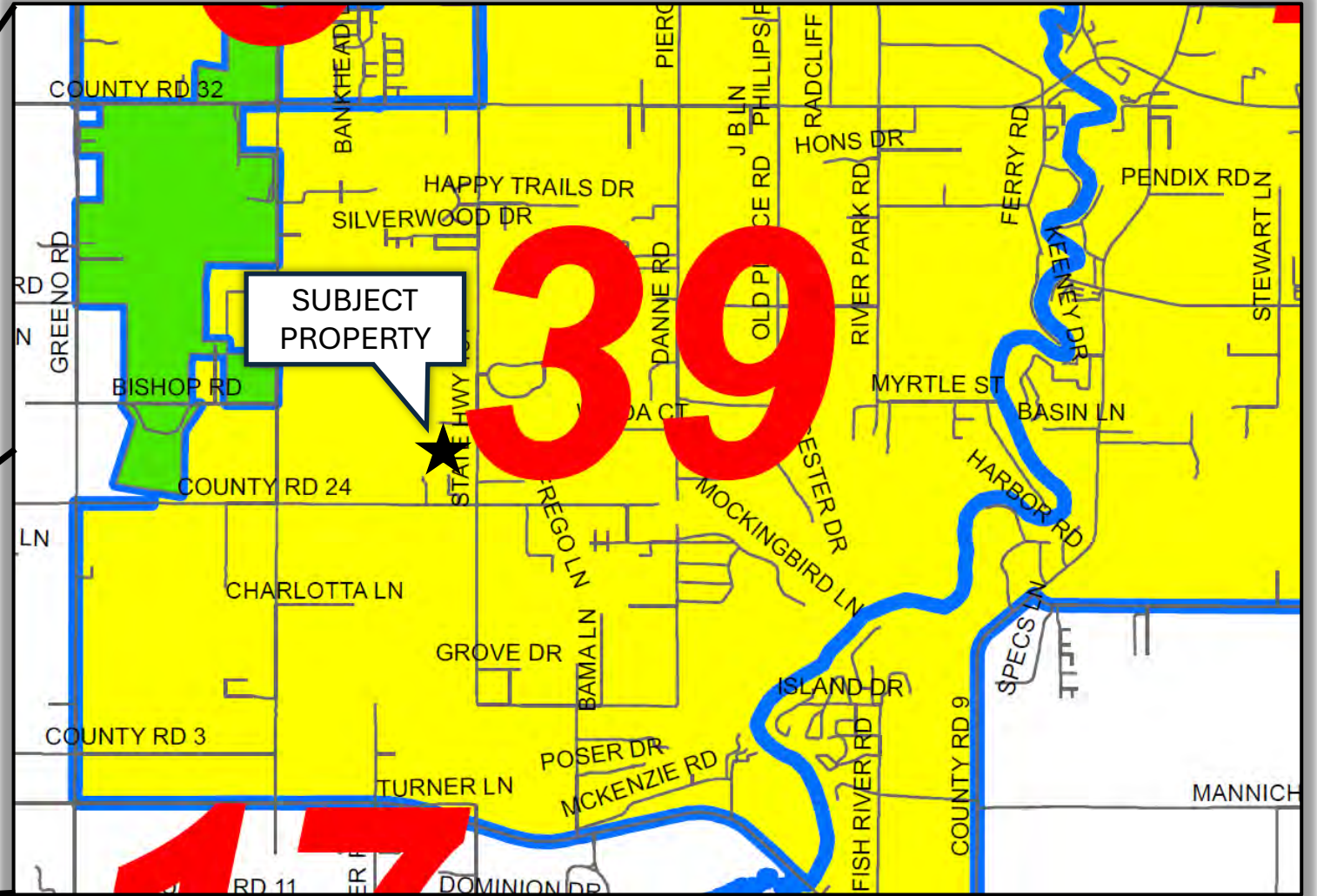
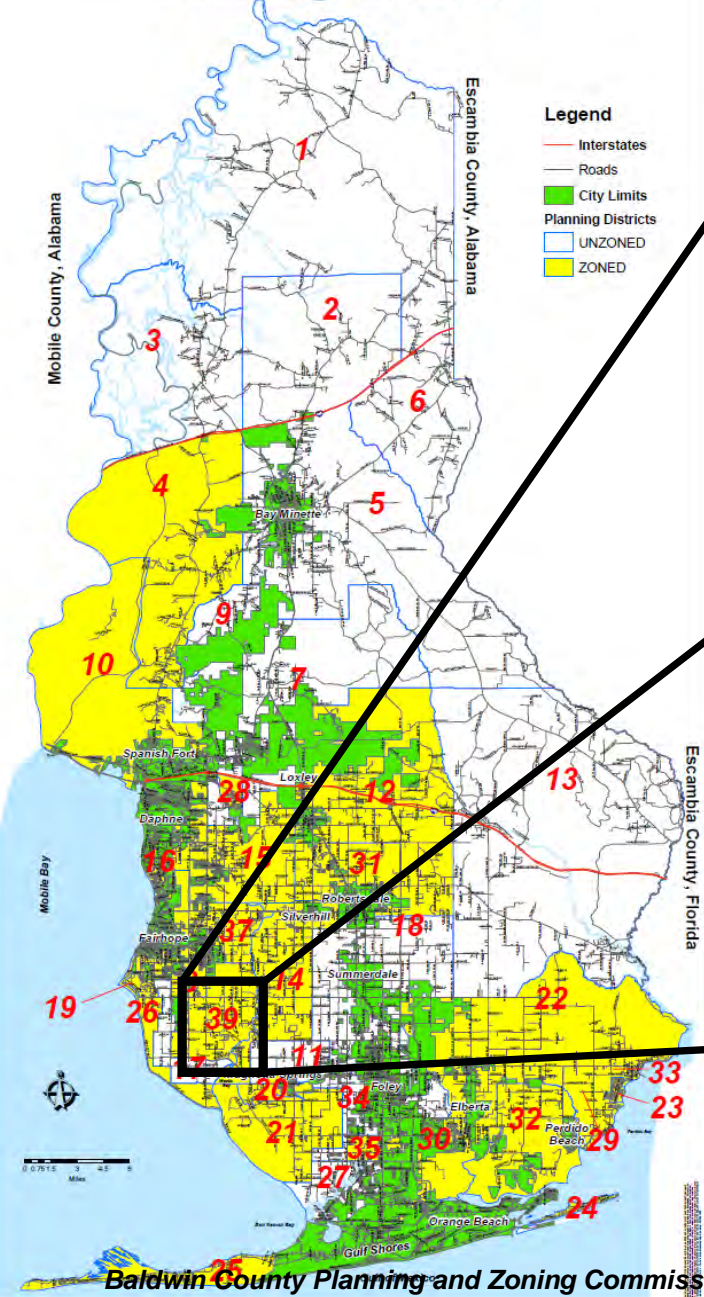
Applicant: *Thomas Granger, Pillar, LLC, Fairhope, AL 36532*

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 south of Nix Lane and west of State Highway 181 in the Fairhope community

Planning District: 39

Zoning: Current zoning: BCZ, Base Community Zoning
Requested zoning: RR, Rural District

Parcel#: 05-56-02-10-0-000-006.000

PIN#: 4431

Total Acres: 4.2 +/- acres

Current Use: Vacant

Applicant's Request: Rezoning is requested for a contractor's yard.

Online Case File Number: The case number is Z24-55. When searching online CitizenServe database, please use Z24-000055.

Agency Comments

- **USACE, James Buckelew:** Staff reached out 1/6/2025 but received no comments.
- **ADEM, Scott Brown:** Staff reached out 1/6/2025 but received no comments.





Property to
the North
PIN: 24451



Jan 8, 2025 12:18:59 PM
30°26'56.67907"N 87°51'11.0507"W
39° NE



Property to
the East
PIN: 7263



Jan 8, 2025 12:17:03 PM
30°26'56.6853"N 87°51'8.96364"W
95° E



Adjoining
Property to
the South
PIN: 54157



Jan 10, 2025 1:51:02 PM
30°26'40.72636"N 87°51'12.90272"W
287° W

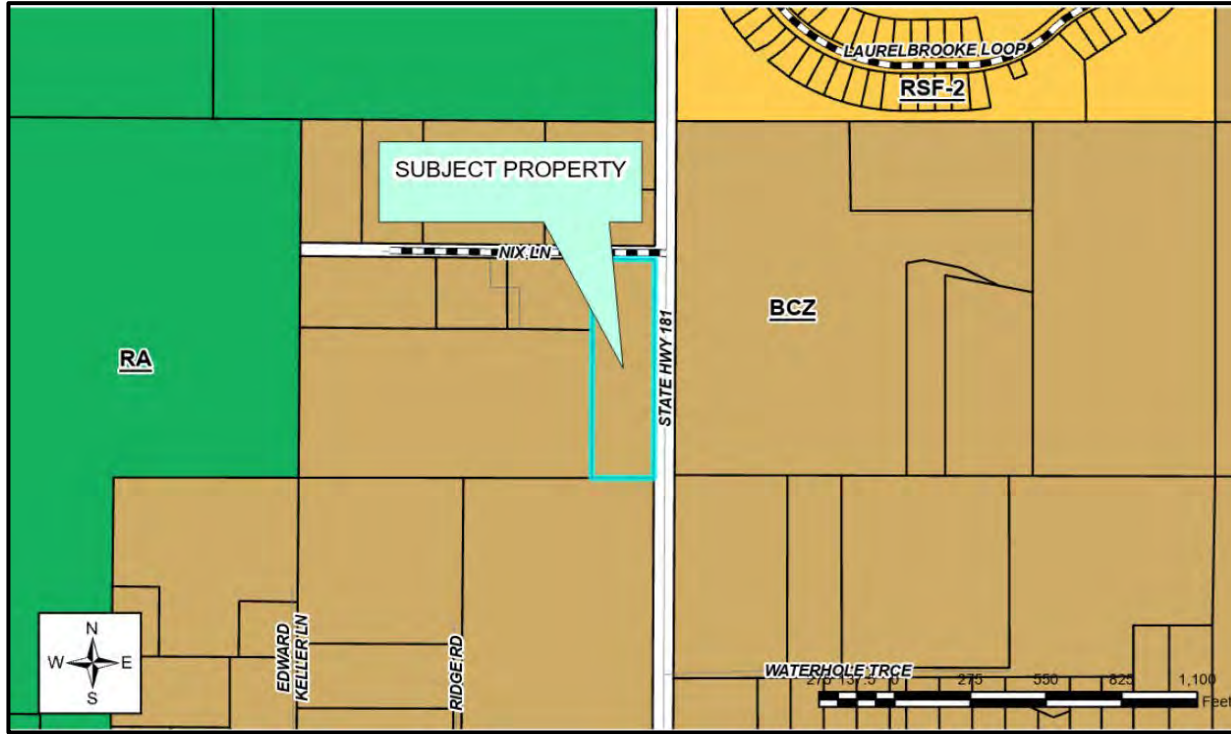


Property to
the East
PIN: 300330

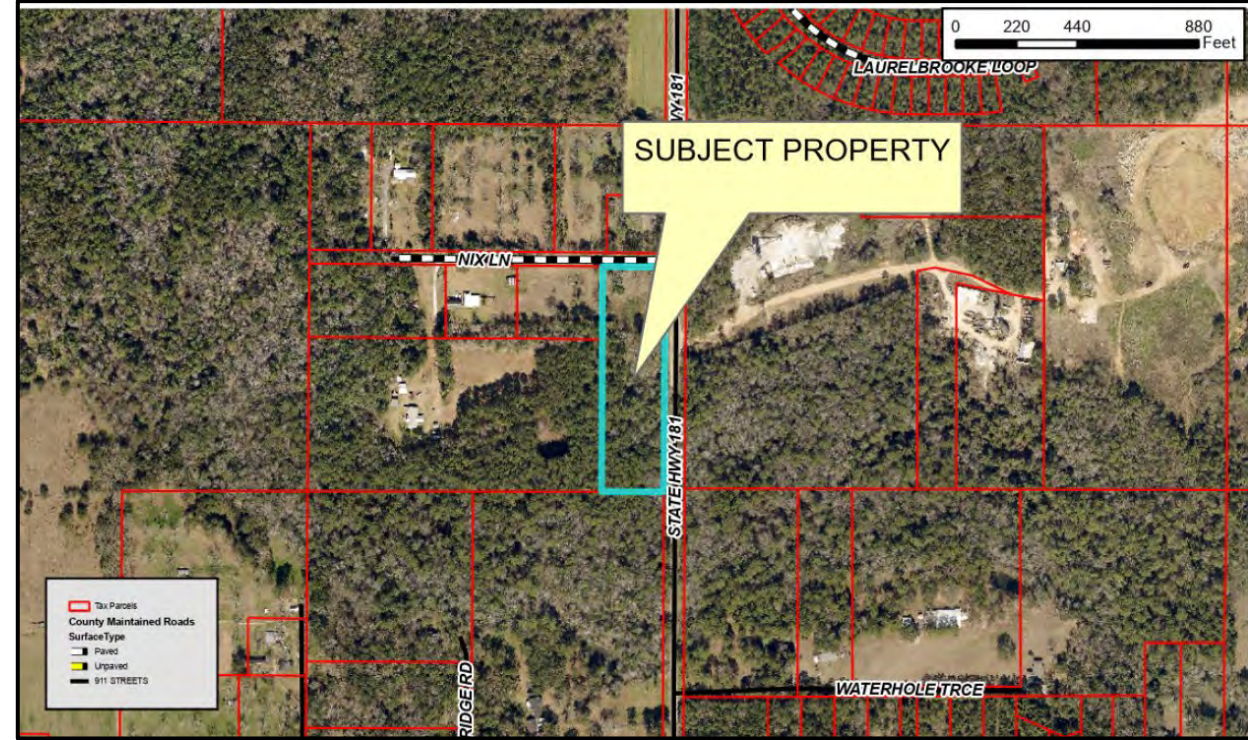


Jan 10, 2025 1:53:51
30°26'57.05707"N 87°51'14.45958
182

Locator Map



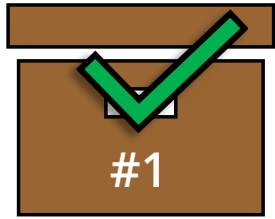
Site Map



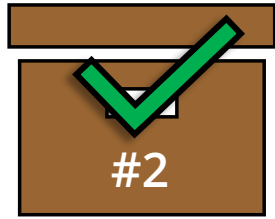
	Adjacent Zoning	Adjacent Land Use
North	BCZ, Base Community Zoning	Commercial
South	BCZ, Base Community Zoning	Residential
East	BCZ, Base Community Zoning	Vacant
West	BCZ, Base Community Zoning	Residential

Factor Summary:

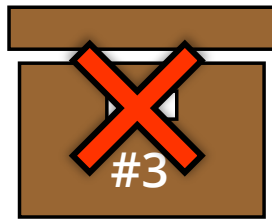
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



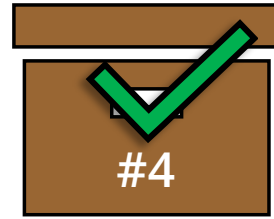
Compatible with development pattern?



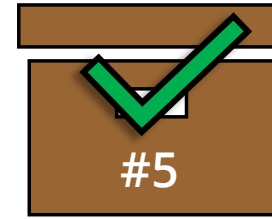
Change of conditions since originally zoned?



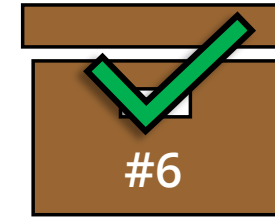
Proposal conform to Master Plan?



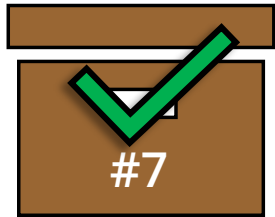
Conflicts with public improvements?



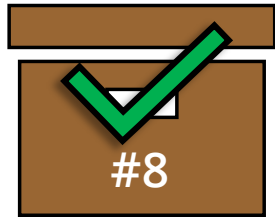
Adverse affect to traffic?



Consistent with development pattern?



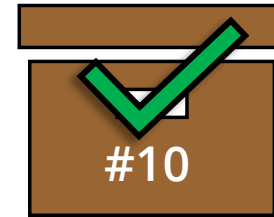
Logical expansion of adjacent zoning?



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?

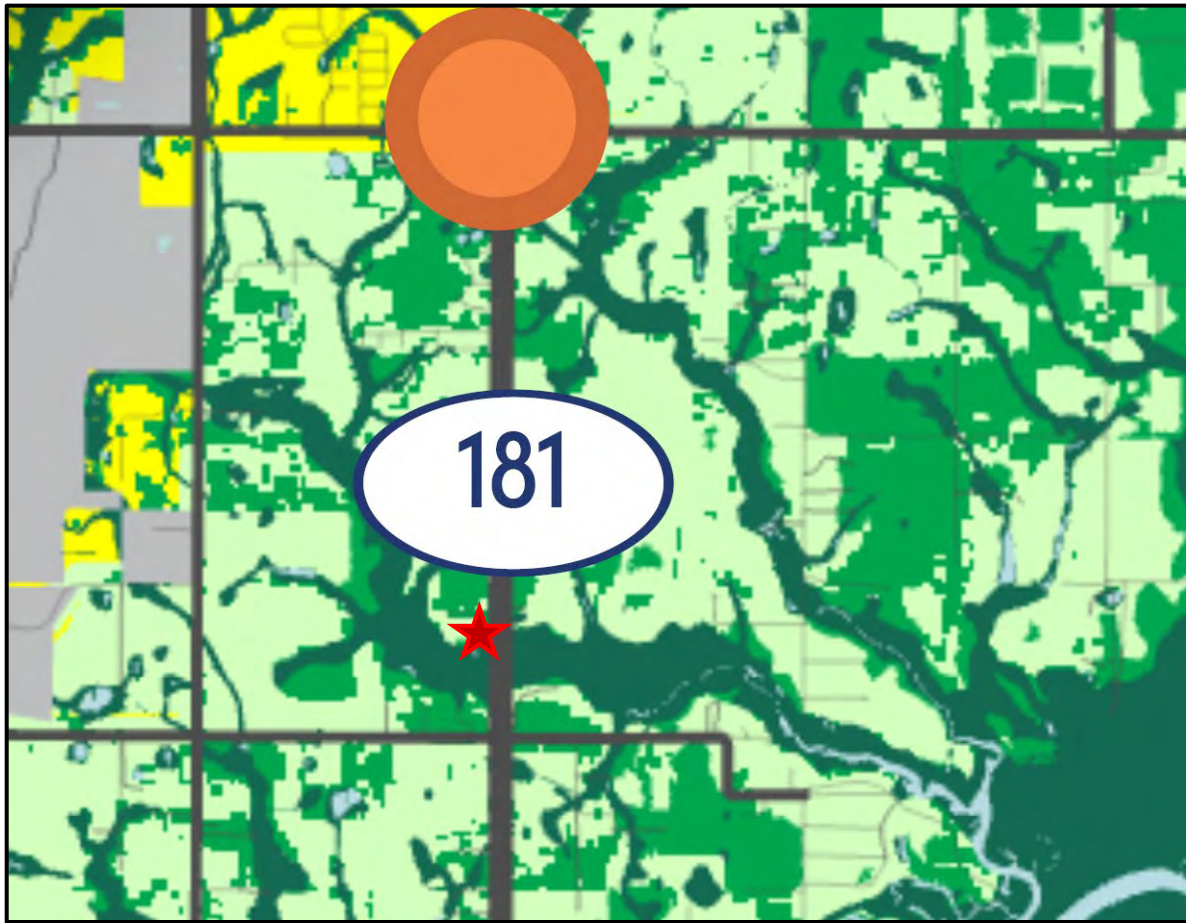
The subject property is currently zoned BCZ, Base Community Zoning. Nearby parcels are zoned BCZ. Adjacent uses include residential and commercial. The commercial parcel to the north is owned by the applicant. A rezone of the subject property to RR would allow for an extension of the existing business to the north, which is what is being proposed. As a result, there is compatibility with the existing development pattern of the surrounding area.

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 39 adopted a zoning map on July 18, 2023. Since then, there have been no rezonings in the area. It can be argued, however, that this is due to the recent adoption of zoning.

3) Does the proposed zoning better conform to the Master Plan? The majority of the future land use for the subject property includes Ideal Conservation/Preservation and Conservation Development Potential.

Ideal Conservation/Preservation Areas 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. Conservation Development Areas 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.



LEGEND	
PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

IDEAL CONSERVATION/PRESERVATION AREAS

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 AREAS

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



- 4) **Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any conflict with existing or planned public improvements.
- 5) **Will the proposed change adversely affect traffic patterns or congestion?** Per the Federal Highway Administration, the functional classification of Nix Road is a Local Road. Local Roads provide access to adjacent land and include short-distance travel with connections to higher road systems. The proposed change will have little effect on traffic patterns or congestion in the area.
- 6) **Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The purpose of the requested RR is provided to accommodate the rural areas of Baldwin County and designed to protect the rural character of the area. The current development pattern in the area consists of residential and commercial, with the northern part an extension of the proposed use. Therefore, it can be concluded that the existing development pattern is consistent with the area.
- 7) **Is the proposed amendment the logical expansion of adjacent zoning districts?** Many of the surrounding parcels are zoned BCZ, Base Community Zoning. While a Contractor's Yard is not allowed in the current zoning, the proposed zoning request is compatible when considering the adjacent land use to the north.

BCZ zoning allows for existing structures to remain pending no changes that trigger a rezoning. When taking into consideration the BCZ zoned property to the north where a Concrete Batch Plant is located, staff believes this is a logical expansion of adjacent zoning districts.

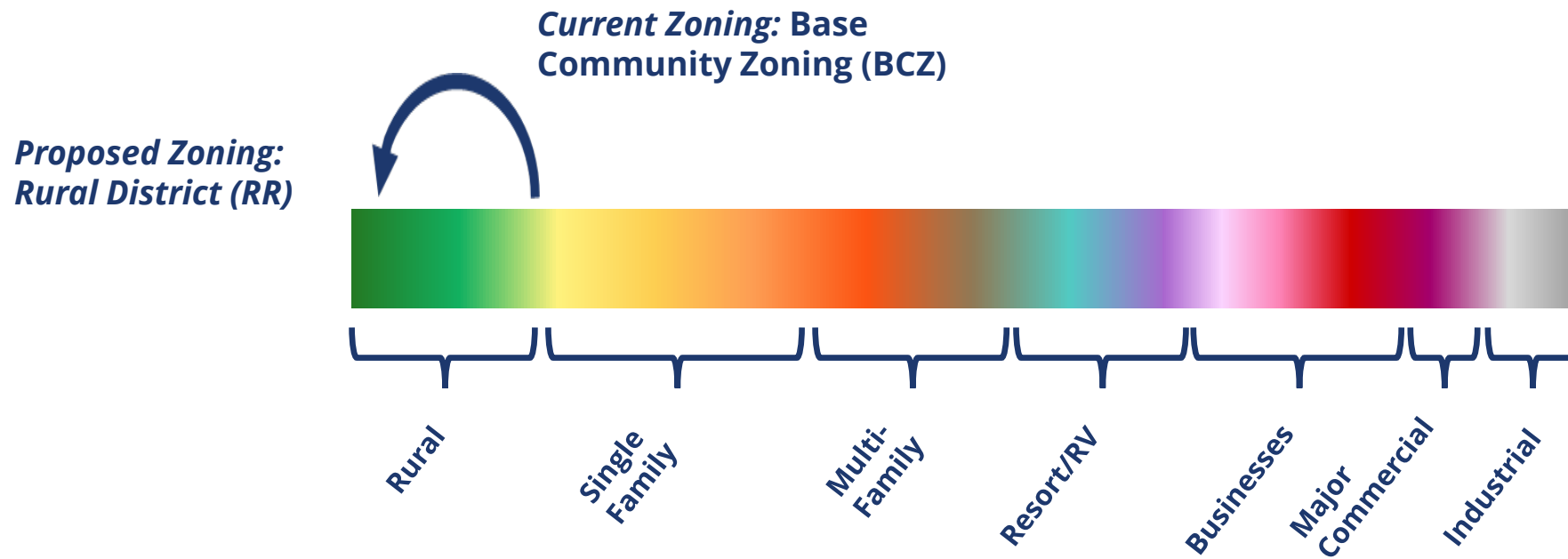
- 8) **Is the timing of the request appropriate given the development trends in the area?** Staff believes timing is not a factor for this request.
- 9) **Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?** Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.
- 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

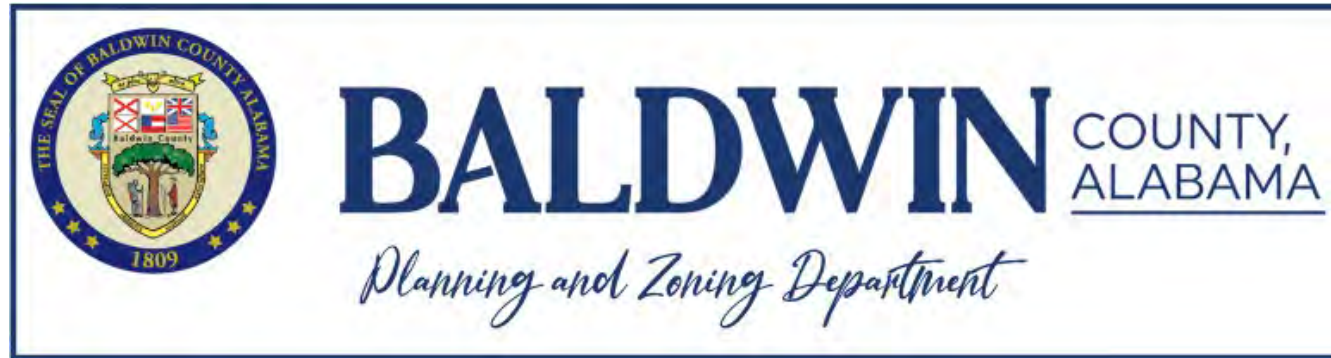
REZONING Staff's Recommendation:

Z24-55 RE-ZONING REQUEST FROM **BCZ** TO **RR**.

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./Project Name: Z24-56 Greene Property– REZONING *Agenda Item 10d.)*

Meeting Date: February 6, 2025

Requested: Rezone 0.50 acre from Residential Single-Family (RSF-1) to Residential Single-Family (RSF-2) for a common move of property line.

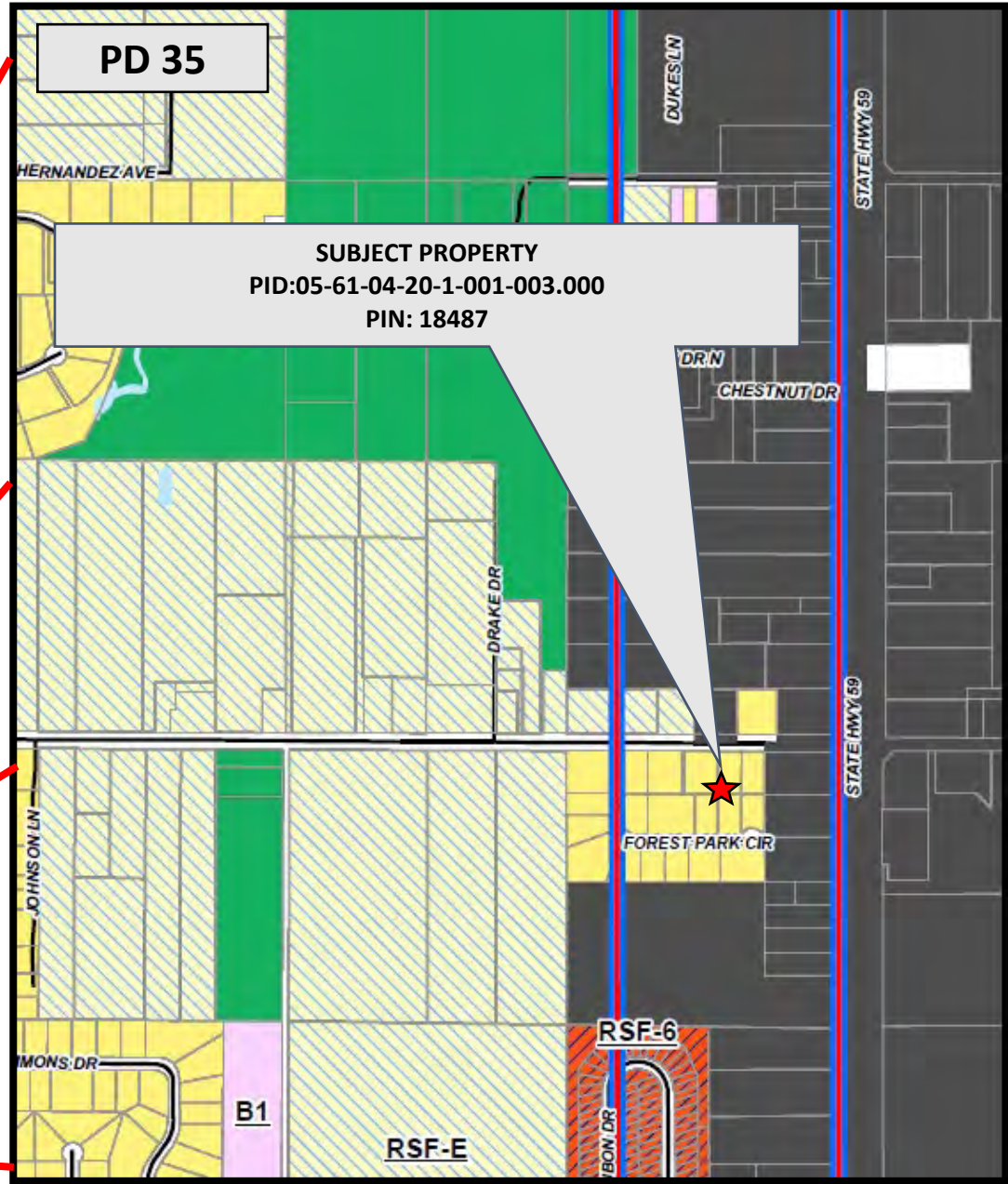
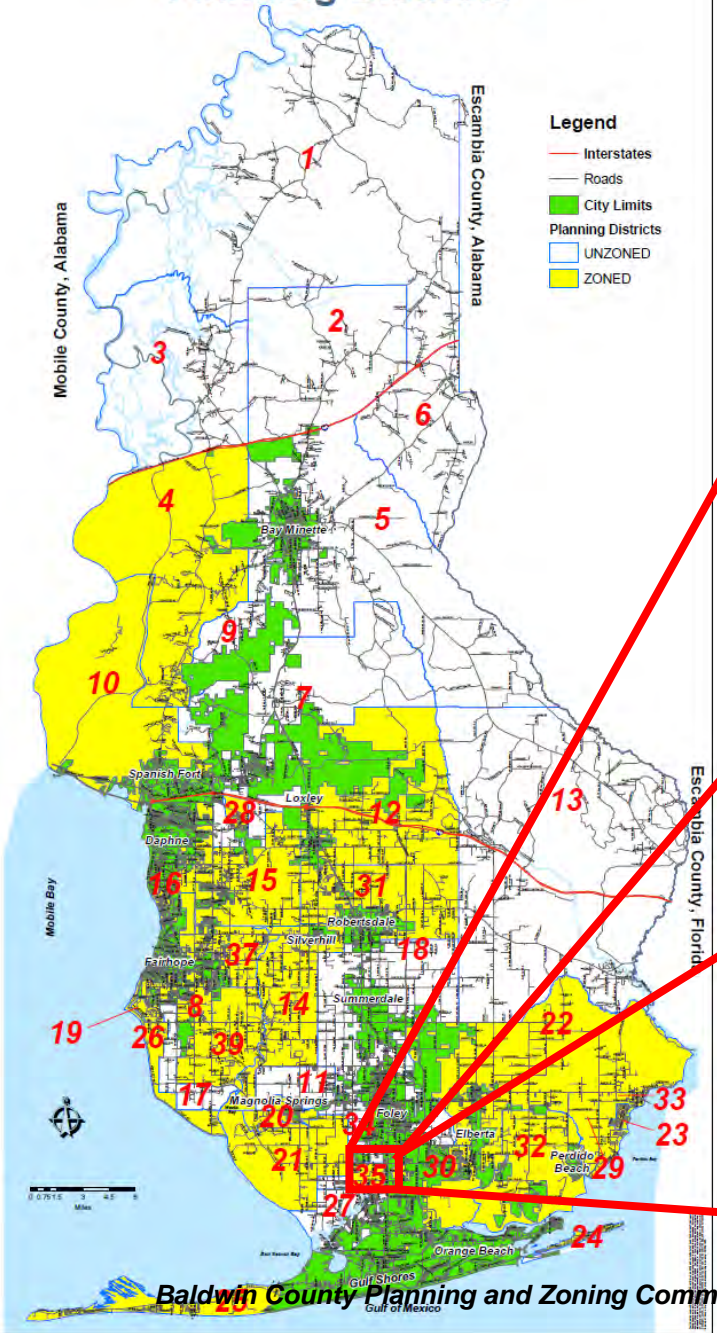
Recommendation: Approve Z24-56

Staff Lead: Crystal Bates, Planning Technician II

Applicant: *Engineering Design Group*

Owner: Cheryle Greene

Baldwin County, Alabama Planning Districts



Location: The subject property is located on the south side of Keller Road

Planning District: 35

Current Zoning: RSF-1, Residential Single-Family

Minimum Front Yard 30-Feet

Minimum Rear Yard 30-Feet Minimum

Side Yards 10-Feet Minimum

Lot Area 30,000 Square Feet

Minimum Lot Width at Building Line 100-Feet

Minimum Lot Width at Street Line 50-Feet

Proposed Zoning: RSF-2, Residential Single-Family

Minimum Front Yard 30-Feet

Minimum Rear Yard 30-Feet Minimum

Side Yards 10-Feet Minimum

Lot Area 15,000 Square Feet

Minimum Lot Width at Building Line 80-Feet

Minimum Lot Width at Street Line 40-Feet

Parcel ID #: 05-61-04-20-1-001-003.000

Current Use: Residential

Size: Approximately 0.50 acre

Applicant request: The applicant would like to rezone in order to do a common move of the property line with the adjacent parcel.

Online Case File Number” The case number is Z24-56 when

searching online in Citizenserve database, please use Z24-000056
Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda

Agency Comments

ADEM, Autumn Nitz/Scott Brown: Staff reached out but received no comments.

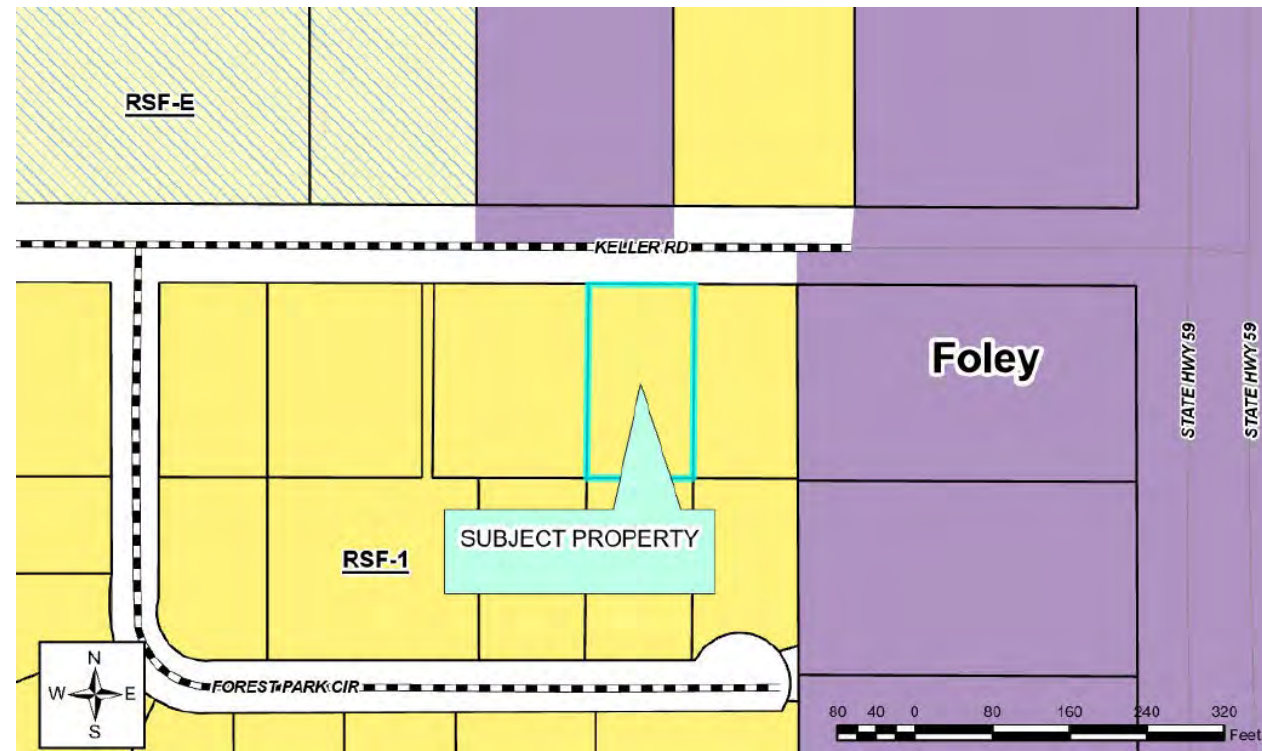
Baldwin County Deputy Planning Director –

Baldwin County Civil Engineer:

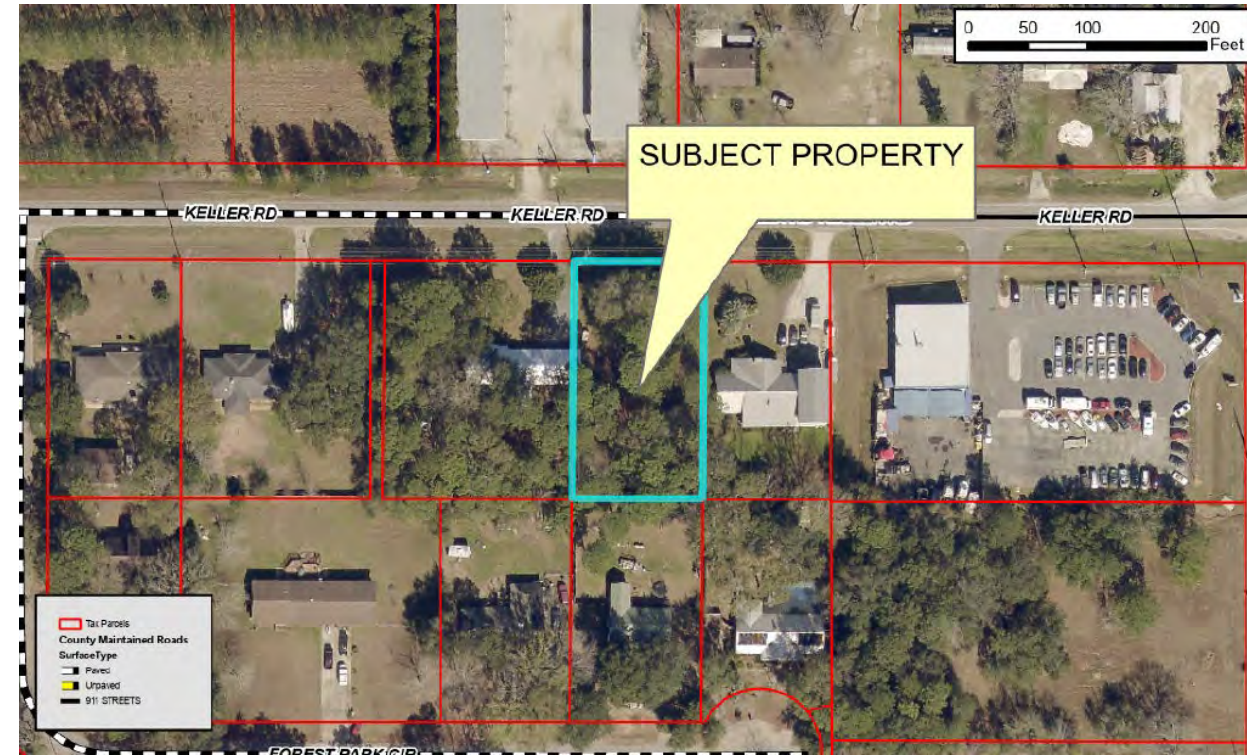
Baldwin County Subdivision– Shawn Mitchell:

Any subdivision would be handled by the City of Foley and would require verification by the County.

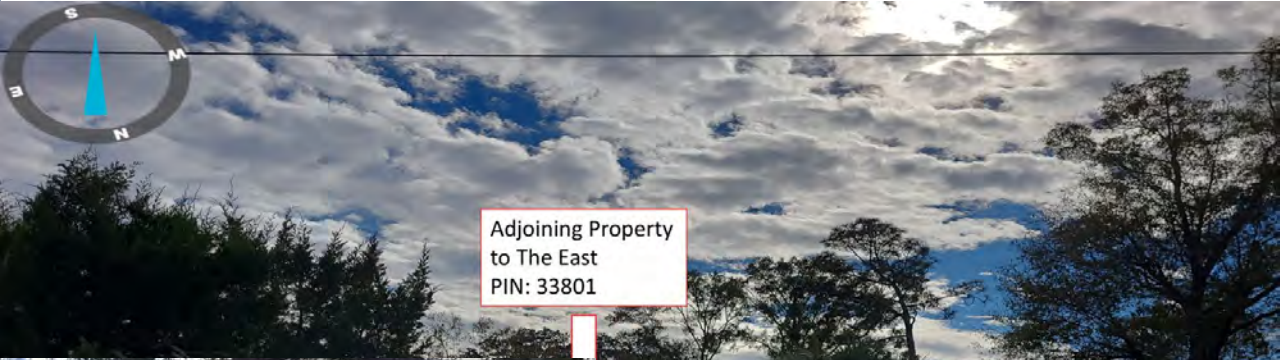
Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	City of Foley	Business
South	RSF-1, Residential Single-Family	Residential
East	RSF-1, Residential Single-Family	Residential
West	RSF-1, Residential Single-Family	Residential



Property to The North
PIN:

Adjoining Property to The East
PIN: 33801



Subject Property
PIN: 18487



Jan 9, 2025 1:11:16 PM
30°20'27.65296"N 87°41'5.1108"W
200° S
Baldwin County Code Enforcement



Adjo to TH
PIN:

Baldwin County Code Enforcement
30°20'27.67182"N 87°41'6.24296"W
Jan 9, 2025 1:09:44 PM
264° W

PROPOSED REZONING FOR THIS PROPERTY
Case Number
Z24-000056
For Information Contact
Baldwin County Planning & Zoning Department
(251)580-1655 / (251)990-4623
(251)972-8523



Property th














Jan 9, 2025 1:10:26 PM
30°20'27.76463"N 87°41'7.26738"W
170° S
Baldwin County Planning and Zoning Commission, February 6, 2025 Agenda
Baldwin County Code Enforcement



Jan 9, 2025 1:13:11 PM
30°20'23.33026"N 87°41'6.25967"W
12° N
Baldwin County Code Enforcement

Factor Summary:

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

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	 #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

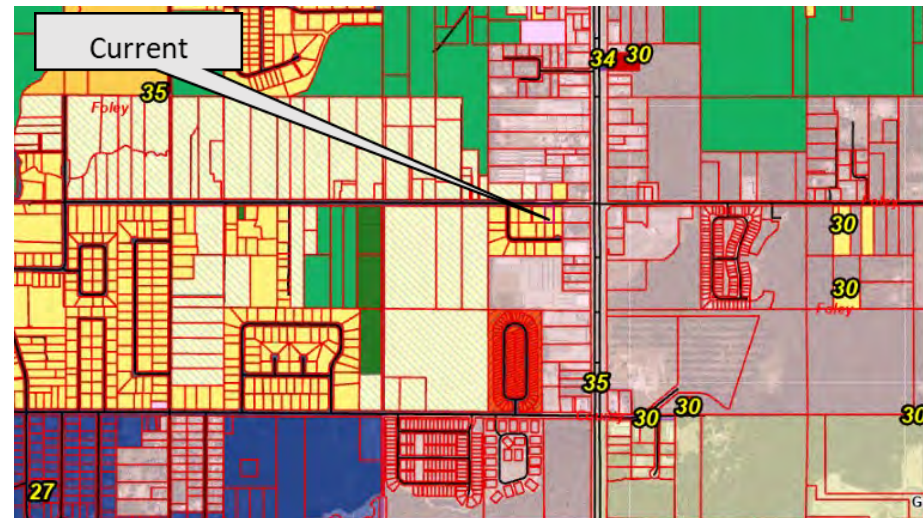
Only credible information impacting one of the factors above will be considered by the Planning Commission.

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 designated as RSF-1 Residential Single-Family District. The request is to a change to RSF-2 Residential Single-Family District designation. The property is currently occupied by a residence, and we have observed that surrounding parcels in the immediate area are zoned RSF-1, with some commercial zoning within the city limits. The current uses in the vicinity include both residential and commercial. Our staff believes that the proposed change aligns well with the characteristics of the adjacent properties

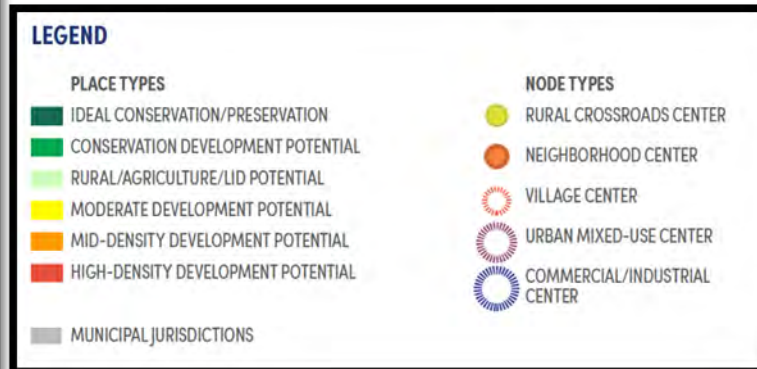
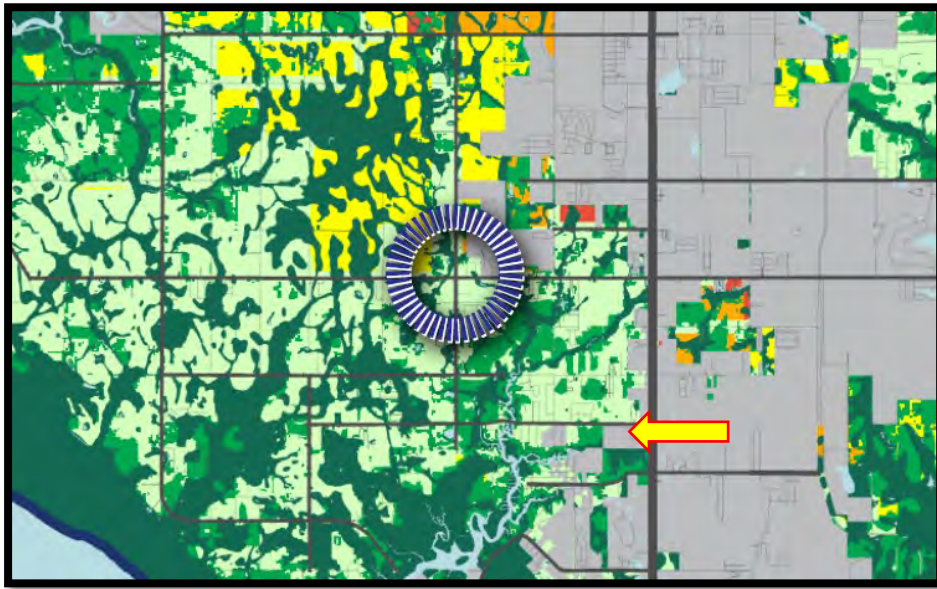
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established? Planning District 35 adopted zoning on October 18, 2022. The property was zoned RSF-1, Residential Single Family when Planning District 35 came into effect. There have been a few changes in the immediate area with rezonings/subdivisions since. A rezoning may be appropriate when the proposed use contributes to and supports the adjacent parcel which appears to be the case for the subject property



Staff Analysis and Findings

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

The future land use for the property is a Rural Agriculture LID potential area. The projected use of the property is 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. therefore, the proposed zoning of **RSF-2, Residential District doesn't conform to the Master Plan.**



RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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

Staff Analysis and Findings

4.) Will the proposed change conflict with existing or planned public improvements?

Staff is unaware of any planned public improvements or any conflicts with existing public improvements.

5.) Will the proposed change adversely affect traffic patterns or congestion?

The functional classification of Keller Road is designated as a local road, which requires a setback of 40 feet from the center line of the right-of-way. It's worth noting that the property is situated near the southwest corner of the intersection of State Hwy 59 and Keller Road W. As a principal arterial, State Hwy 59 features a right-of-way width of 125 feet. Staff memorializes that roadway improvements and various other engineering-related factors are dealt with when the applicant submits to develop the parcels further.

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The requested zoning of RSF-2 aims to provide an opportunity for the development of a moderate density residential environment comprised of single-family homes. The surrounding land uses in this area primarily consist of residential properties, with some adjacent commercial establishments located in the City of Foley along State Hwy 59. The subject property is situated just west of the intersection of Keller Road and State Hwy 59. Staff is of the opinion that factor **six** supports the approval of this rezoning request.

Staff Analysis and Findings

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

The surrounding land uses in this area are primarily residential with some commercial. The adjacent parcels that are zoned RSF-1 currently fall short of the minimum lot area requirement of 30,000 sq. ft., as they are approximately 20,900 sq. ft. 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?

The staff believes that the timing is appropriate.

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

Drainage improvements, wetland delineation, and various other engineering-related considerations will be addressed when the applicant submits their request for further development on the parcel. Additionally, these factors will be reviewed by the City of Foley during the evaluation of any proposed adjustments to the property line or replating for the subject property.

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

The staff believes that any potential impacts on the health, safety, and welfare of the County and surrounding areas will be identified and addressed through further development, should such development occur.

Staff Analysis and Findings

11.) Other matters which may be appropriate.

The property is in a platted subdivision in City of Foley municipal Subdivision Jurisdiction and will require further subdivision approval by the City of Foley if the rezoning is approved.

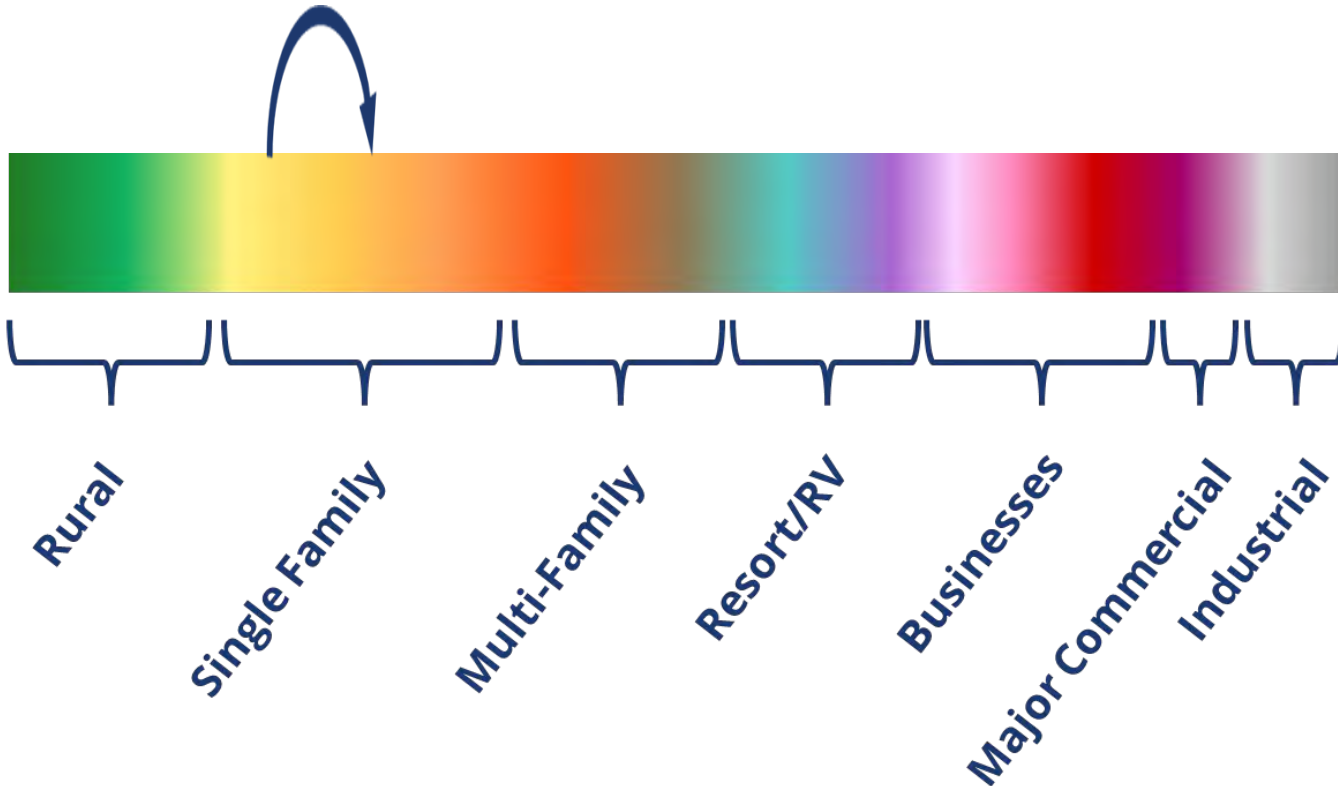
Z24-56 GREENE Property

Rezoning Request From RSF-1 to RSF-2

Lead Staff: Crystal Bates, Planning Technician II

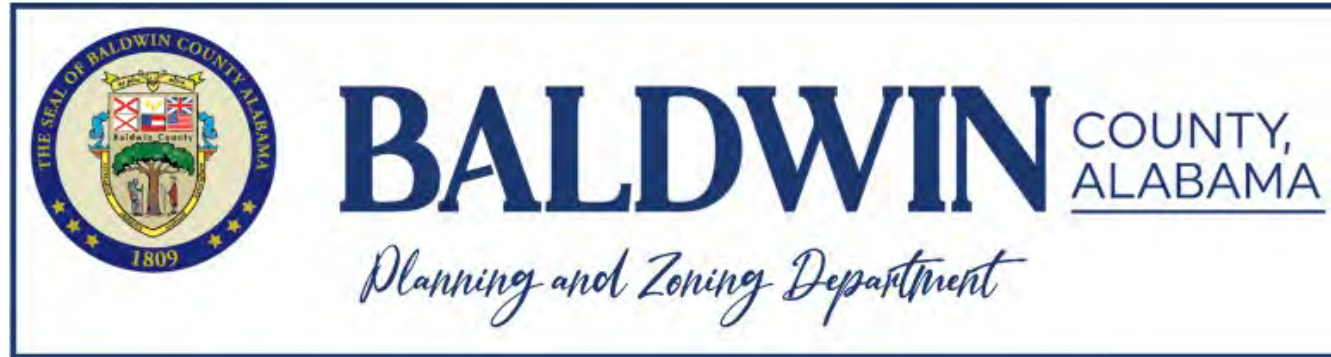
Current Zoning:
RSF-1, Residential Single-Family

Proposed Zoning:
RSF-1, Residential Single Family



Staff's Recommendation:

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



Case No./Name: Z24-57 Smith Property *Agenda Item 10e.)*

Meeting Date: February 6, 2024

Request: Rezone from B-3 to B-4

Recommendation: Approve Z24-57

Staff Lead: Calla Mckenzie, Planning Technician II

Owner / Developer: Angelina Smith and Reliable Properties LLC, P.O. Box 301, Loxley, AL 36551

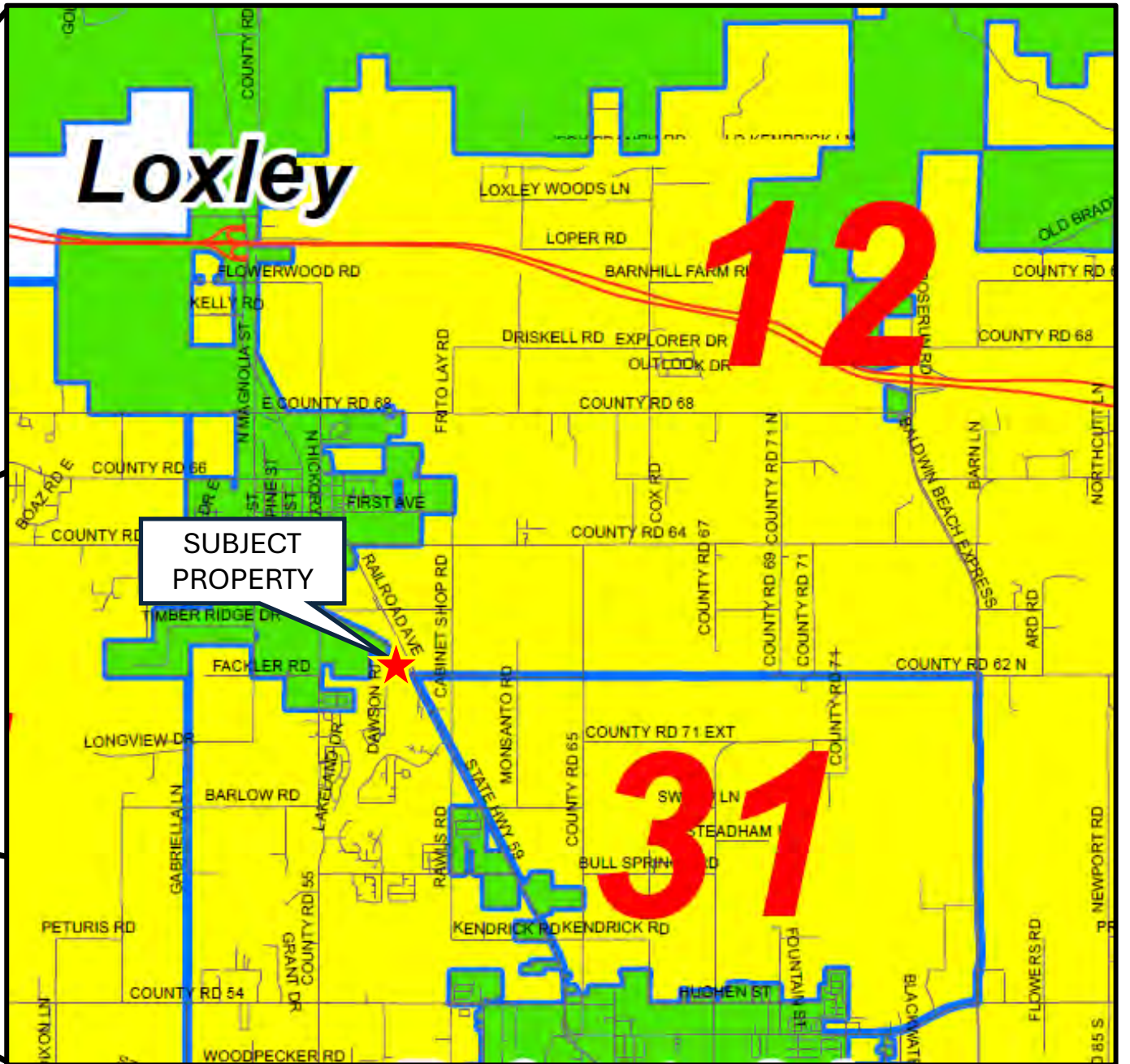
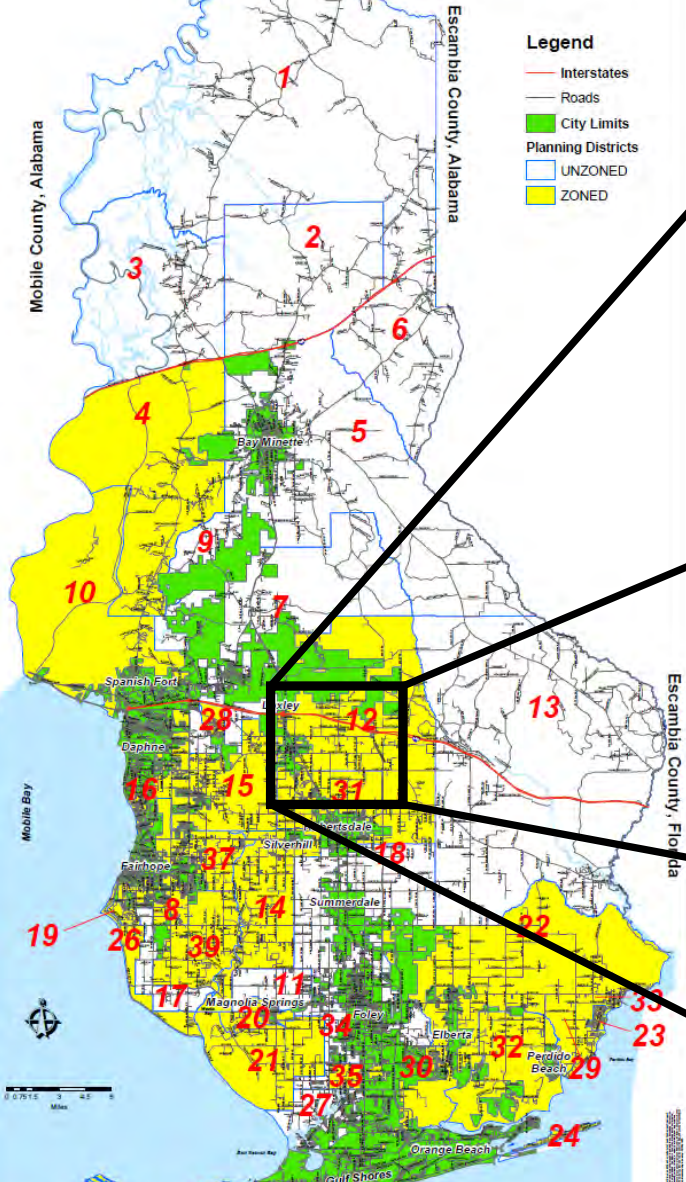
Applicant: Angelina & Randy Smith, P.O. Box 301, Loxley, AL 36551

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 properties are located west of State Hwy 59 and north of Dawson Rd.

Planning District: 12

Zoning: Current zoning: B-3, General Business District
Requested zoning: B-4, Major Commercial District

Parcel#: 05-42-06-14-0-000-015.000 **PIN#:** 4721
05-42-06-14-0-000-016.001 625440

Total Acres: 1.76 +/- acres

Current Use: Commercial

Applicant's Request: Rezoning is requested for future development.

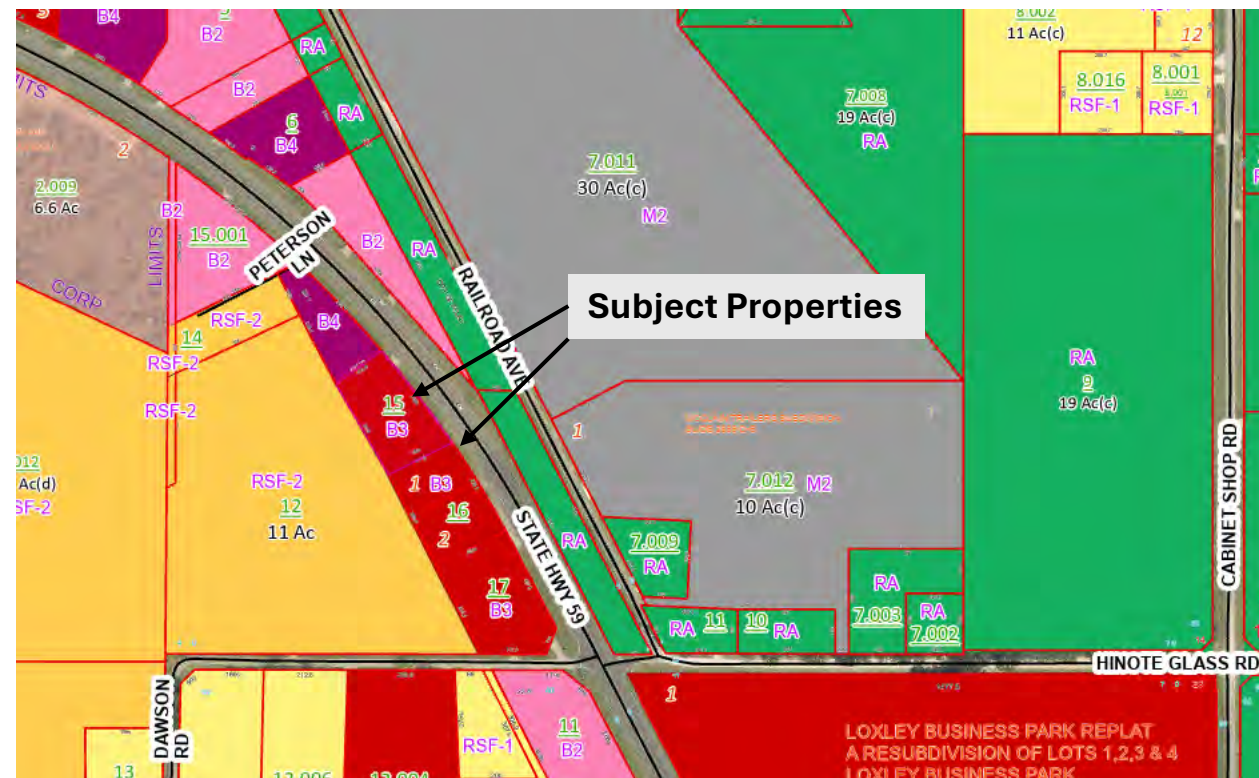
Online Case File Number: The case number is Z24-57. When searching online CitizenServe database, please use Z24-000057.

Agency Comments

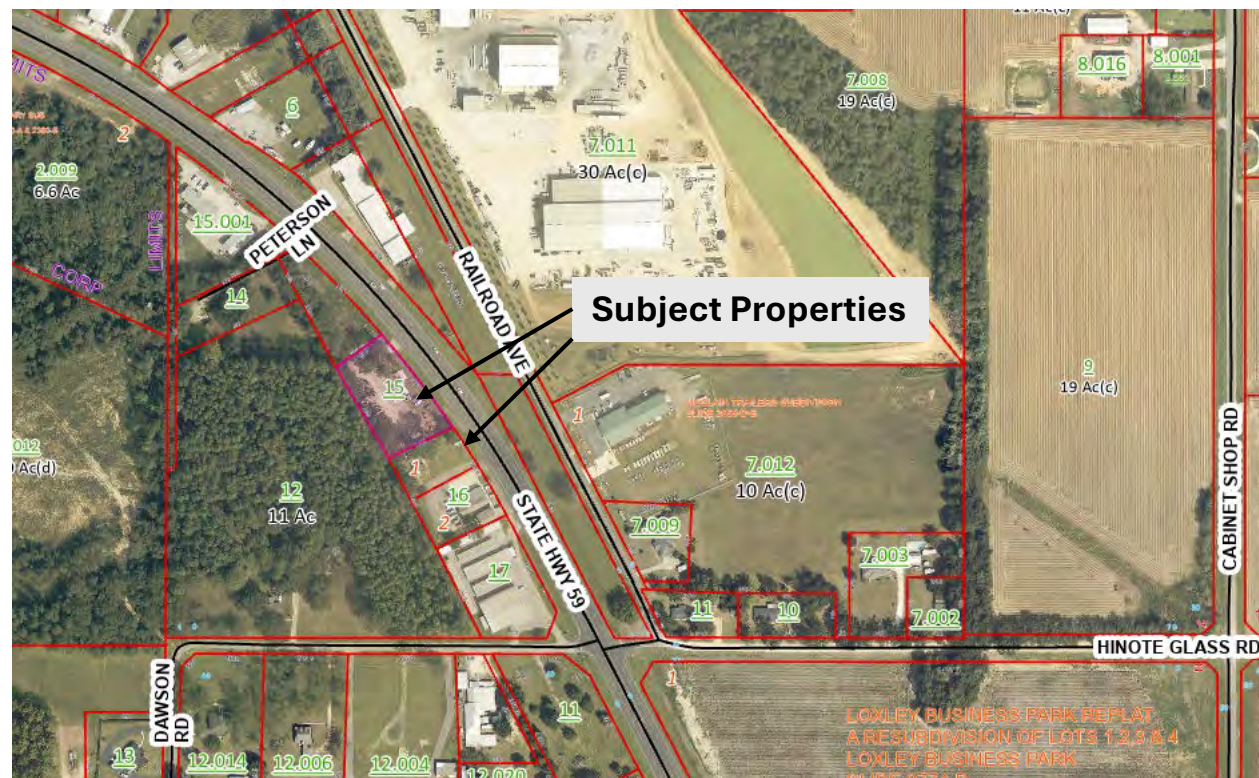
- **ALDOT, Michael Smith:** Staff reached out but received no comments.
- **USACE, James Buckelew:** Staff reached out but received no comments.
- **ADEM, Scott Brown:** Staff reached out but received no comments.
- **City of Loxley, Jonathan Smith:** Staff reached out but received no comments.
- **Senior Planner (Subdivisions), Shawn Mitchell:** No subdivision has been requested at this time.



Locator Map



Site Map



Adjacent Zoning

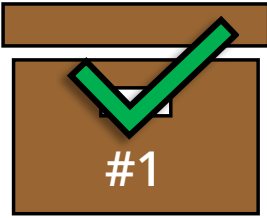
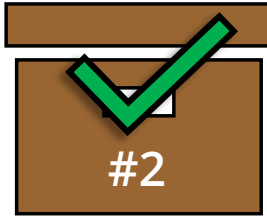
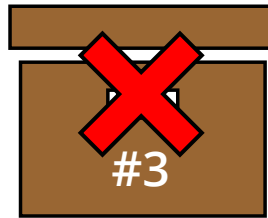
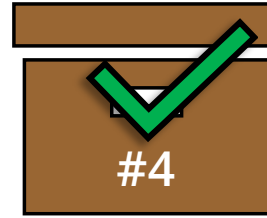

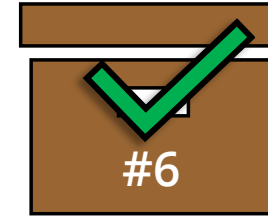
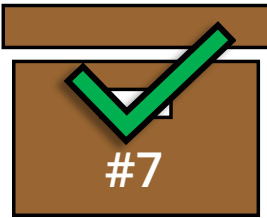
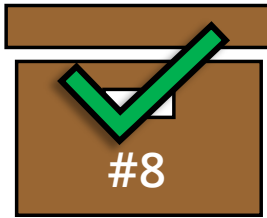
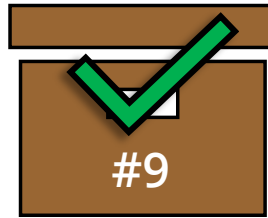
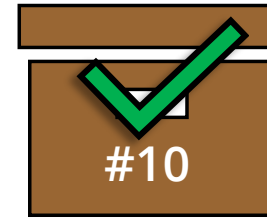

North	B-4, Major Commercial District
South	B-3, General Business District
East	RA, Rural Agriculture and B-2, Neighborhood Business District
West	RSF-2, Residential District

Adjacent Land Use

North	Commercial
South	Commercial
East	Vacant
West	Vacant

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-3, General Business

District. The nearby parcels are zoned B-3, B-4, B-2, RA, and RSF-2.

The uses near the subject property mainly commercial. 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 12 adopted a zoning map on November 7, 2006.

There have only been a few rezonings in the immediate area, all being for commercial zoning designations.

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

The subject properties are within Conservation Development Potential and Moderate Development Potential areas. The proposed zoning designation is not included within the related zoning districts for either area and is also not similar to the primary land uses.

Therefore, the proposed rezoning would not better conform to the current Master Plan.

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



CONSERVATION DEVELOPMENT AREAS

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

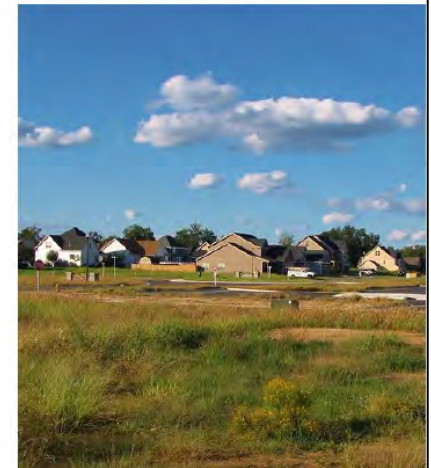
- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted 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



LEGEND

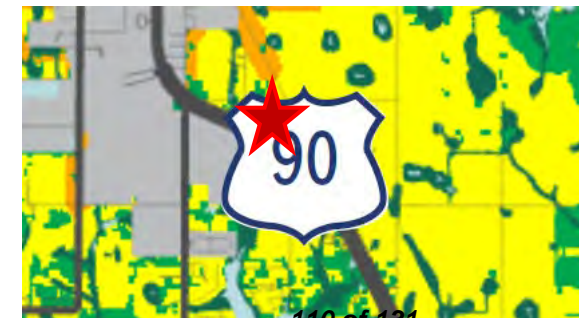
PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

■ MUNICIPAL JURISDICTIONS

NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER



4.) Will the proposed change conflict with existing or planned public improvements? Staff is unaware of any conflict with existing or planned public improvements.

5.) Will the proposed change adversely affect traffic patterns or congestion? Per the Federal Highway Administration, the functional classification of State Hwy 59 is a principal arterial. Arterials provide a high level of mobility and a greater degree of access control. Staff is unaware if the proposal will have adverse affect on traffic patterns.

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

7.) Is the proposed amendment the logical expansion of adjacent zoning districts? The proposed amendment would be a logical expansion of the adjacent zoning districts as majority of the nearby parcels along this portion of State Hwy 59 are zoned commercial (B-2, B-3 and B-4). Further, the property immediately to the north is zoned the same as the proposed rezoning.

8.) Is the timing of the request appropriate given the development trends in the area? Staff believes timing is not a factor for 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.

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

REZONING Staff's Recommendation:

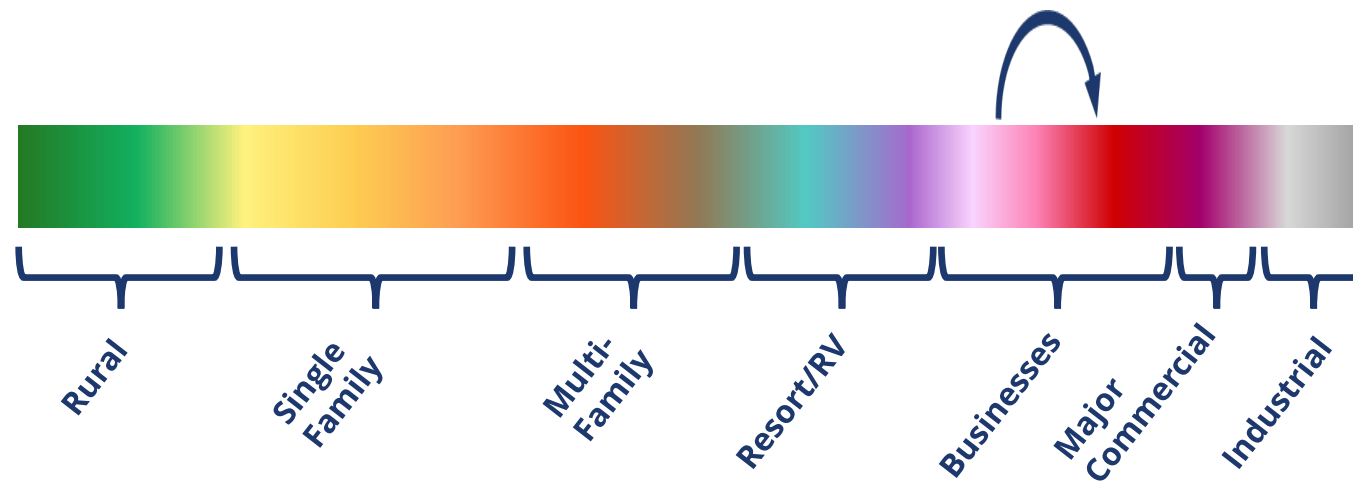
Z24-57 RE-ZONING REQUEST FROM **B-3** TO **B-4**.

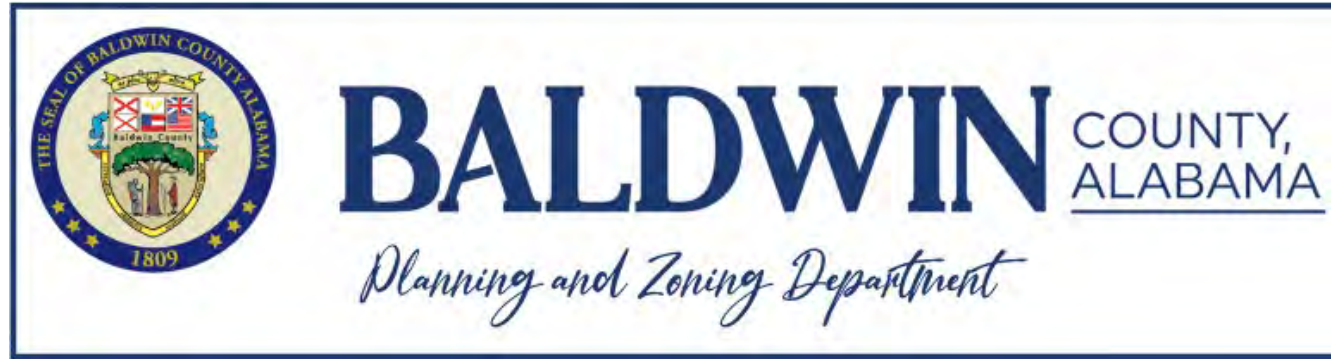
Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **APPROVAL***

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

Current Zoning: General Business District (B-3)

Proposed Zoning: Major Commercial District (B-4)





Case No./Name: PUD24-13 Cottages on 31 *Agenda Item 11a.)*

Meeting Date: February 6, 2025

Request: Final site plan approval for a 29-unit townhouse development

Recommendation: Approve with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: PIERCE, LAWRENCE JR ETAL PIERCE, MELANIE AND T AS CO-TRUSTEES OR ANY SUCCESSOR TRUST AND EE(S) OF THE LAWRENCE PIERCE JR AND MELANIE T PIERCE REVOCABLE TRUST AGREEMENT DATED THE 21ST DAY OF MARCH 2018 & LANNING, CHERYL (1/3 INT) ETAL MORGAN, BONNIE (1/3 INT); WINSOR, DAVID CLARK JR AND (1/6 INT); WINSOR, CARLTON II (1/6 INT) **Surveyor:**

Victor Germain, PLS, Dewberry Engineers- 25353 Friendship Rd, Daphne, AL 36526

Engineer: Jason Estes, PE, Dewberry Engineers- 25353 Friendship Rd, 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 west of US Hwy 31.

Proposed use: Final site plan approval for a 29-unit townhouse development.

Planning District: 7

Zoning: Unzoned

Online Case File Number: The case number is PUD24-13. When searching online CitizenServe database, please use PUD24-000013.

Parcel#: 05-33-03-05-0-000-002.014 **PIN#:** 222992

Parcel#: 05-33-03-05-0-000-002.006 **PIN#:** 300054

Total Property Area to be divided: 6.65 +/- acres

Total # of Lots requested: 29 units
Minimum required site: 22,000sf
Density: 4.3 units / acre

Streets / Roads: 1,265 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: North Baldwin Utilities, Utility Letter Dated October 23, 2024

Sewer: - BCSS, Utility Letter Dated October 23, 2024

Electrical: Baldwin EMC, Utility Letter Dated October 24, 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 Jason Estes, P.E., Dewberry Engineers Inc. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

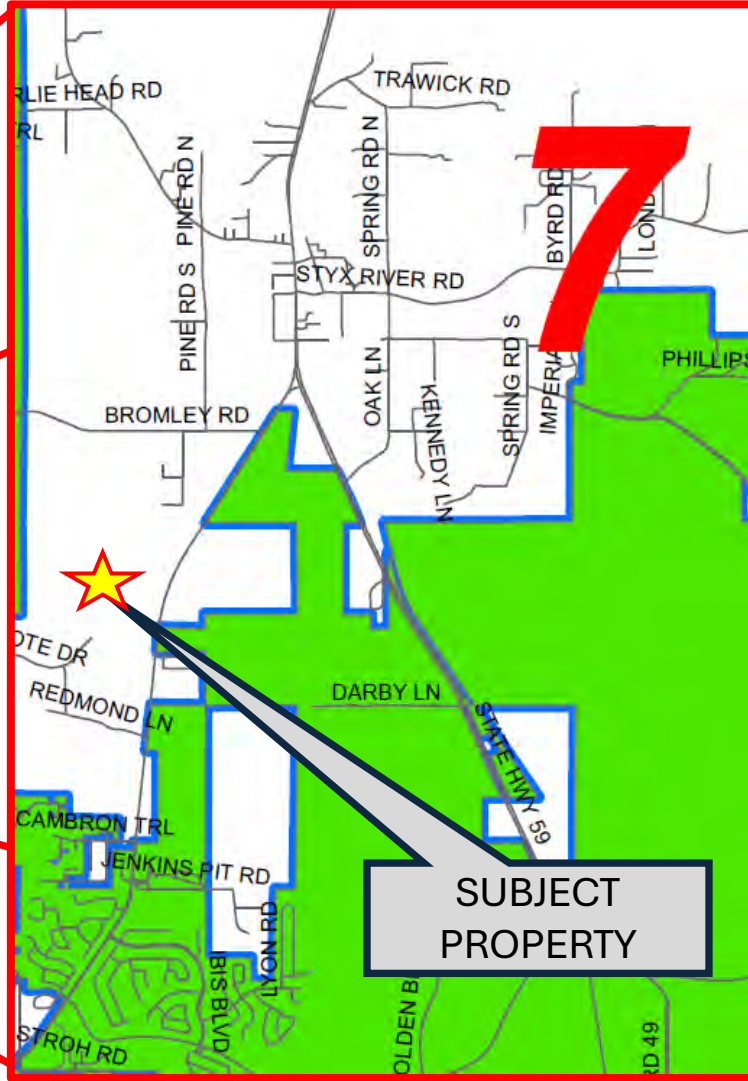
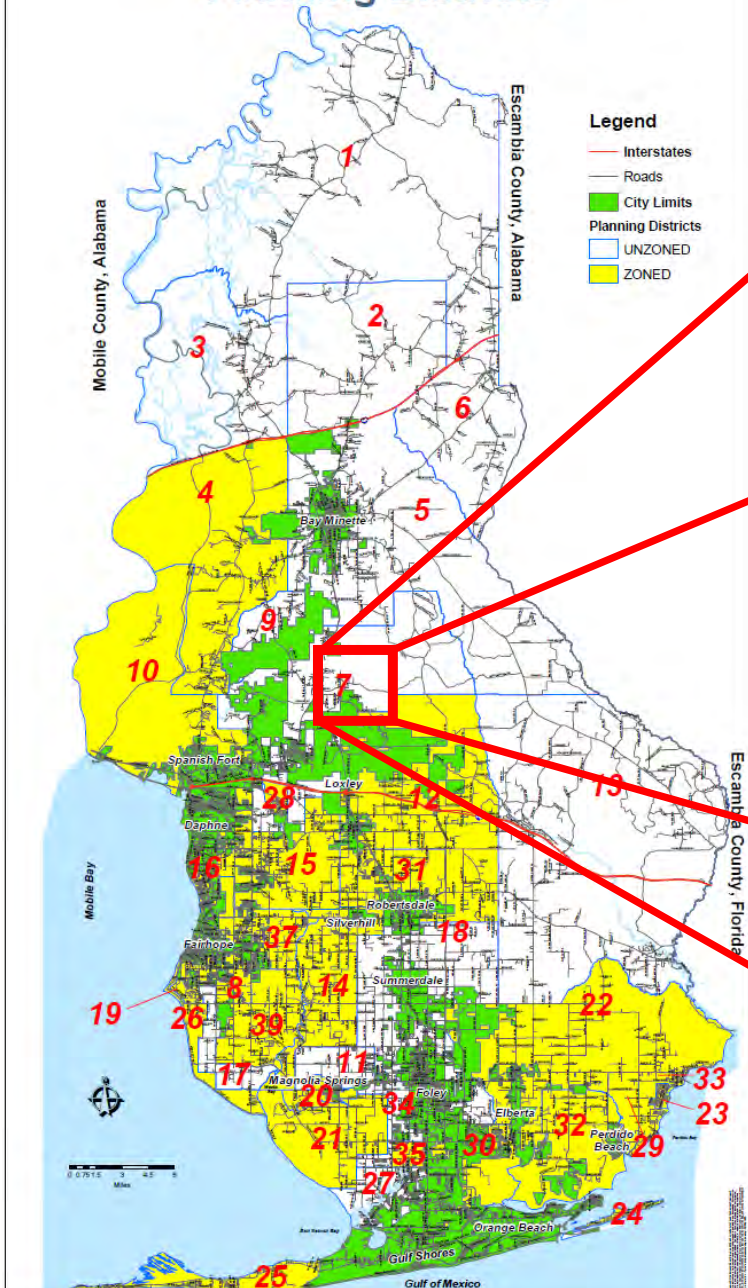
Wetlands (5.2.2): Potential wetland **were not** identified on the subject property as per the Baldwin County Parcel viewer.

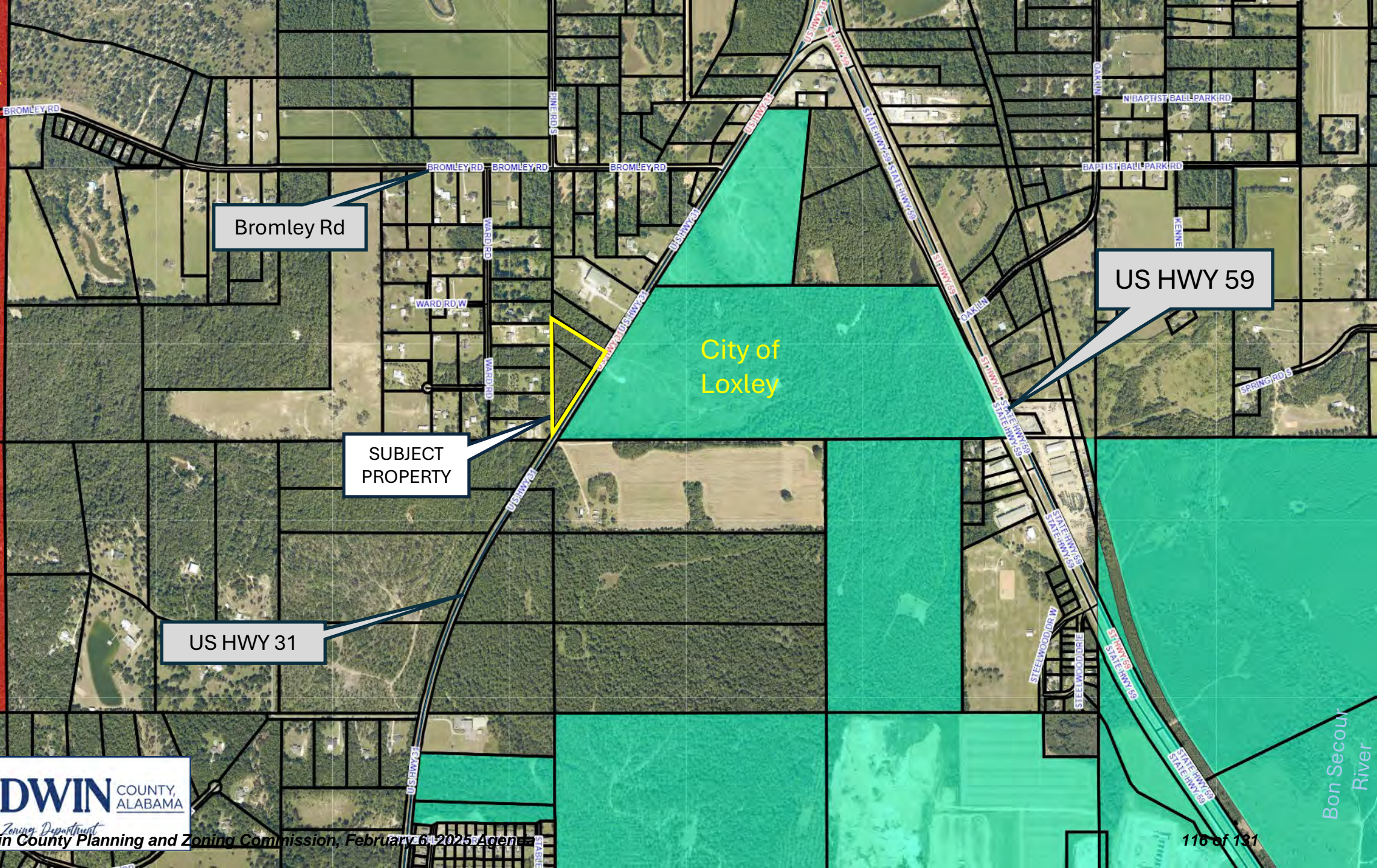
Flood zone (5.19): X zone, no special requirements.

Fire Protection (5.2.5a(3): Flow test results: 1745 gpm at 20 psi, is adequate for a 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)

Baldwin County, Alabama Planning Districts





Bromley Rd

US HWY 59

SUBJECT PROPERTY

US HWY 31

City of Loxley

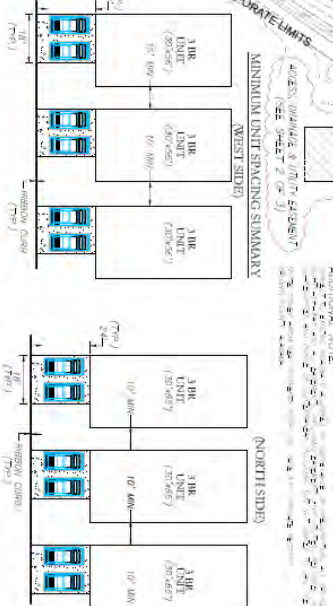
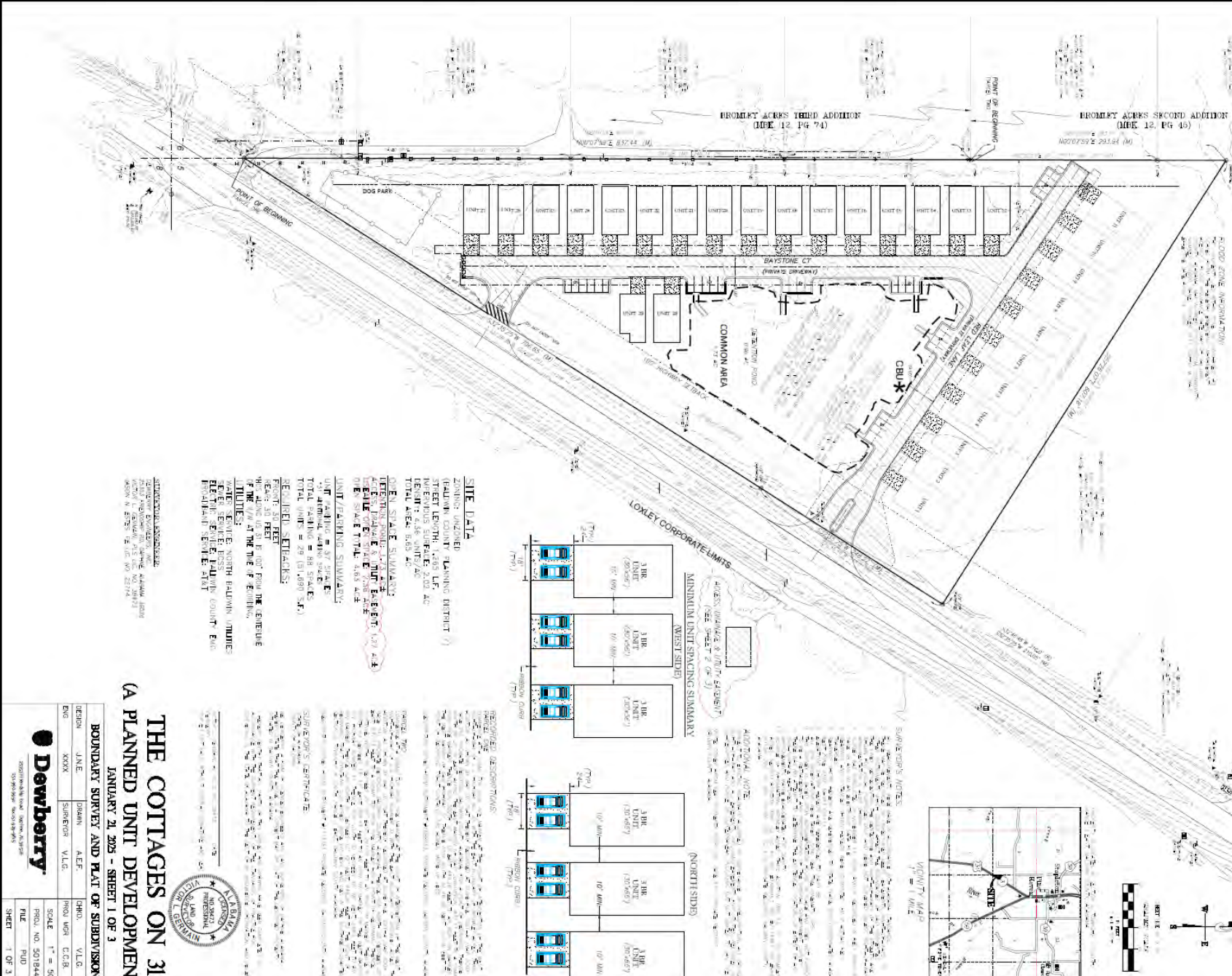


GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BALDWIN COUNTY PLANNING COMMISSION.
 2. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BALDWIN COUNTY PLANNING COMMISSION.
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STATEMENT OF APPROVAL BY BALDWIN COUNTY PLANNING COMMISSION
 I, _____, Planning Commission Member, do hereby approve this plan for the _____ project, subject to the following conditions:
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SITE DATA
 ZONING DISTRICT: BALDWIN COUNTY PLANNING DISTRICT 1
 STREET LENGTH: 1,680 L.F.
 LOT AREA: 2,000 S.F.
 TOTAL AREA: 5,600 S.F.

OPEN SPACE SUMMARY
 LENGTH: 1,680 L.F.
 WIDTH: 10' MIN.
 TOTAL AREA: 16,800 S.F.

THE COTTAGES ON 31
(A PLANNED UNIT DEVELOPMENT)
 JANUARY 21, 2025 - SHEET 1 OF 3

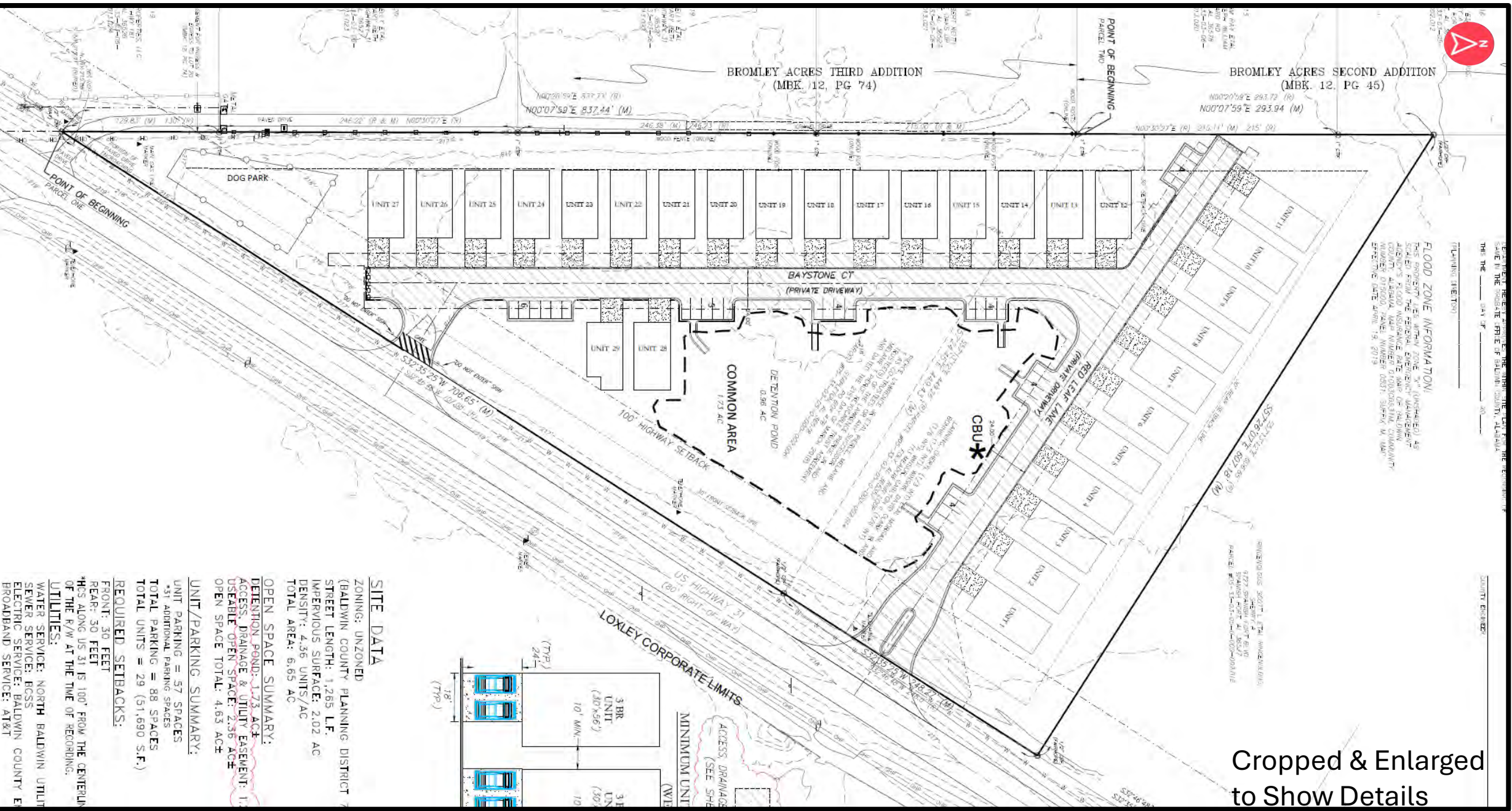
DESIGN	J.N.E.	D.B.M.	A.E.F.	S.H.R.	V.L.G.
DATE	XXXX	XXXX	XXXX	XXXX	XXXX
SCALE	1" = 50'				
PROJ. NO.	5018449				
FILE	PUD				
SHEET	1 OF 3				





BROMLEY ACRES THIRD ADDITION
(MBK. 12, PG 74)

BROMLEY ACRES SECOND ADDITION
(MBK. 12, PG 45)



FLOOD ZONE INFORMATION!
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA. THE FLOOD INSURANCE RATE MAP IS AVAILABLE AT: www.fema.gov. THE FLOOD INSURANCE RATE MAP IS EFFECTIVE DATE APRIL 19, 2019.

PLANNING DISTRICT
THIS THE _____ DAY OF _____, 20____

PLANNING DISTRICT

DATE: _____

Cropped & Enlarged
to Show Details

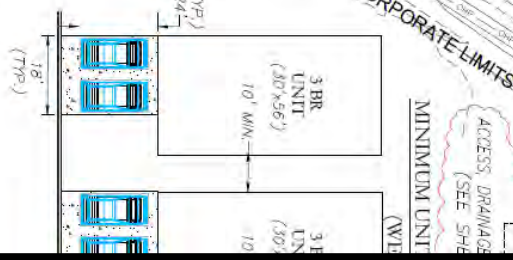
SITE DATA
 ZONING: UNZONED
 (BALDWIN COUNTY PLANNING DISTRICT)
 STREET LENGTH: 1,265 L.F.
 IMPERVIOUS SURFACE: 2.02 AC
 DENSITY: 4.56 UNITS/AC
 TOTAL AREA: 6.65 AC

OPEN SPACE SUMMARY:
 DETENTION POND: 1.73 AC
 ACCESS, DRAINAGE & UTILITY EASEMENT: 1.73 AC
 USABLE OPEN SPACE: 2.56 AC
 OPEN SPACE TOTAL: 4.63 AC

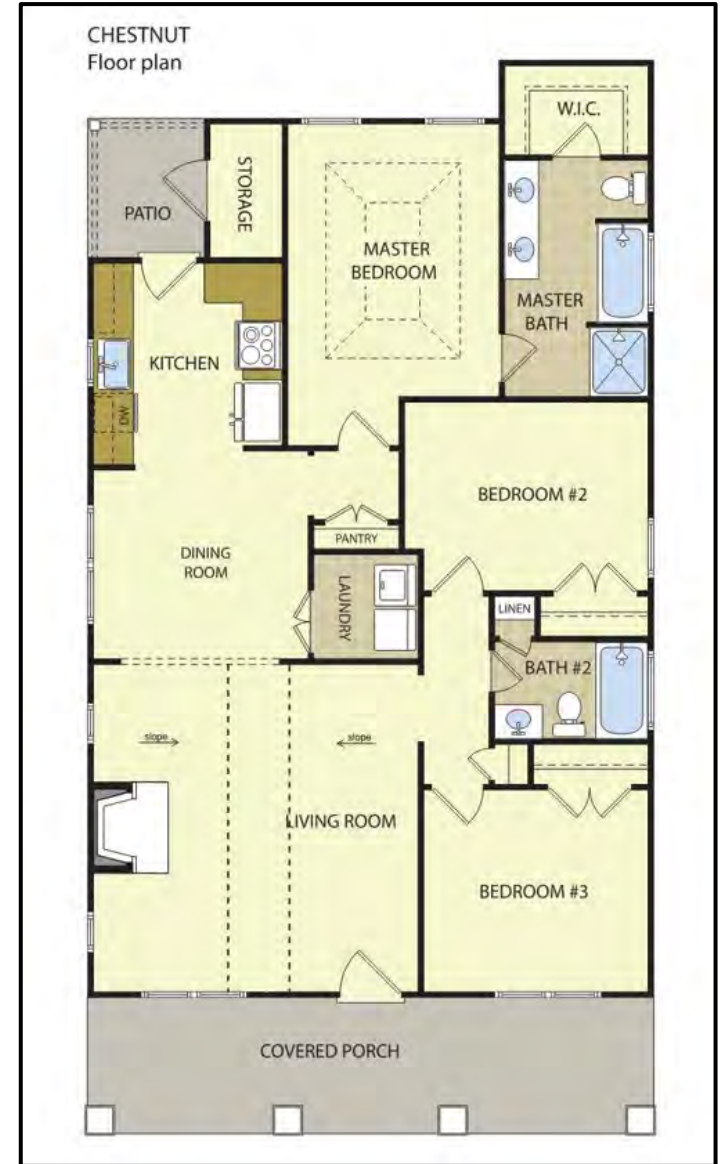
UNIT/PARKING SUMMARY:
 UNIT PARKING = 57 SPACES
 *31 ADDITIONAL PARKING SPACES
 TOTAL PARKING = 88 SPACES
 TOTAL UNITS = 29 (51,690 S.F.)

REQUIRED SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 *HCS ALONG US 31 IS 100' FROM THE CENTERLINE OF THE R/W AT THE TIME OF RECORDING.


UTILITIES:
 WATER SERVICE: NORTH BALDWIN UTILITY
 SEWER SERVICE: BCSS
 ELECTRIC SERVICE: BALDWIN COUNTY ELECTRIC
 BROADBAND SERVICE: AT&T



PROPOSED FLOOR PLANS



CAPACITY REPORT AND WAIVER REQUEST



Dewberry Eng
 25353 Friend
 Daphne, AL


Project: Tower Homes

Date: 10/21/2024

Observations:		
Static Hydrant (Nearest to Proposed Project)		
General Location:		
*Hydrant No.	Latitude	Longitude
972	30.720562	-87.801452
For Best Results Residual		
Flow Hydrant		
General Location:		
*Hydrant No.	Latitude	Longitude
975	30.71312	-87.805546
Calculations:		
Flow @ 20 PSI		Calculations
GPM	964	[sq. root(Pitot)*167.85]
Start-20 PSI	30	[Static PSI - 20]
Residual PSI	10	[Static PSI - Residual PSI]
GPM @ 20 PSI	1745	[((Start-20/Residual)^.54)*GPM]
**Pressure Drop	.2	[Residual PSI / Static PSI]

Cody Kachele & Dayemon Kelly
Inspector(s)

* Hydrant number may be found on attached tag.
 ** Should be a minimum 10% pressure drop, if not may need to open additional hydrants.
 Obtain Lat/Lon from your Google Earth app. Set it to decimals, not degrees.



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: PIN 218860, Cottages at 31

Utility Provider: BCSS Select: water or sewer

Location of the treatment facility: MALBIS

ADEM permit number	AL0042234
Current permitted capacity	3.25 MGD
Current available capacity (including developments that have not come online to date)	1.651 MGD


Utility representative signature: Lisa M. Burke Digitally signed by Lisa M. Burke
Date: 2024.10.23 14:01:09 -0500

Date signed: 10-23-2024

Comments:

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

Thank you,
Planning and Zoning Staff



Dewberry Engineers Inc.
 25353 Friendship Road
 Daphne, AL 36526

251.990.9950
 251.990.9910 fax
 www.dewberry.com

January 21, 2025

Fabia Waters
Associate Planner
Baldwin County Central Annex
22251 Palmer Street
Robertsdale, AL 36557

**RE: Cottages on 31 Minor PUD
1st Review
PUD24-000013
Revised Waiver Request**

To Whom It May Concern:


On behalf of our client, Grant's Mill LLC, we request a waiver of section 9.3.2 (e-f) – installation of sidewalks. The site is under single ownership to be maintained by the developer.

The unique geometry of this site (triangular shape) created a unique challenge to develop an efficient site plan while still providing curb appeal. Although county regulations view these drives as roads, the site functions like a large parking lot with little navigation or need to move throughout the site. The sidewalks on this property do not provide typical safety features nor are there any connections to pedestrian corridors or walkable networks in this area.

We believe the waiver is justified because of the unique geometry of the lot, and we are protecting the harmony of neighboring uses by keeping the site in single ownership for operational control.

Should you request any further information, please advise.

Respectfully,



Cathy S. Barnette

Site History:

Staff Recommendation:

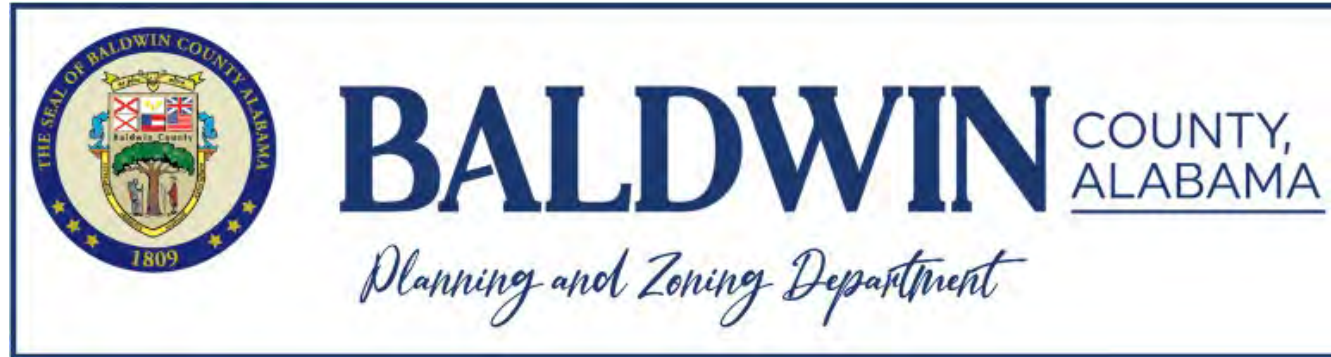
Staff recommends that the FINAL SITE PLAN for Case No. PUD24-13, COTTAGES ON 31 be APPROVED with conditions:

Specific Conditions:

1. Provide the access turnout permit approval from ALDOT for the access onto HWY 31.
2. Applicant will apply for a subdivision exemption to combine the parcels via a common movement of property lines prior to applying for a Subdivision Construction Plans Review (CPR) application.

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: SPP24-39 SOUTHTOWN PH II *Agenda Item 11b.)*

Meeting Date: February 6, 2025

Request: Preliminary Plat approval for a 193-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

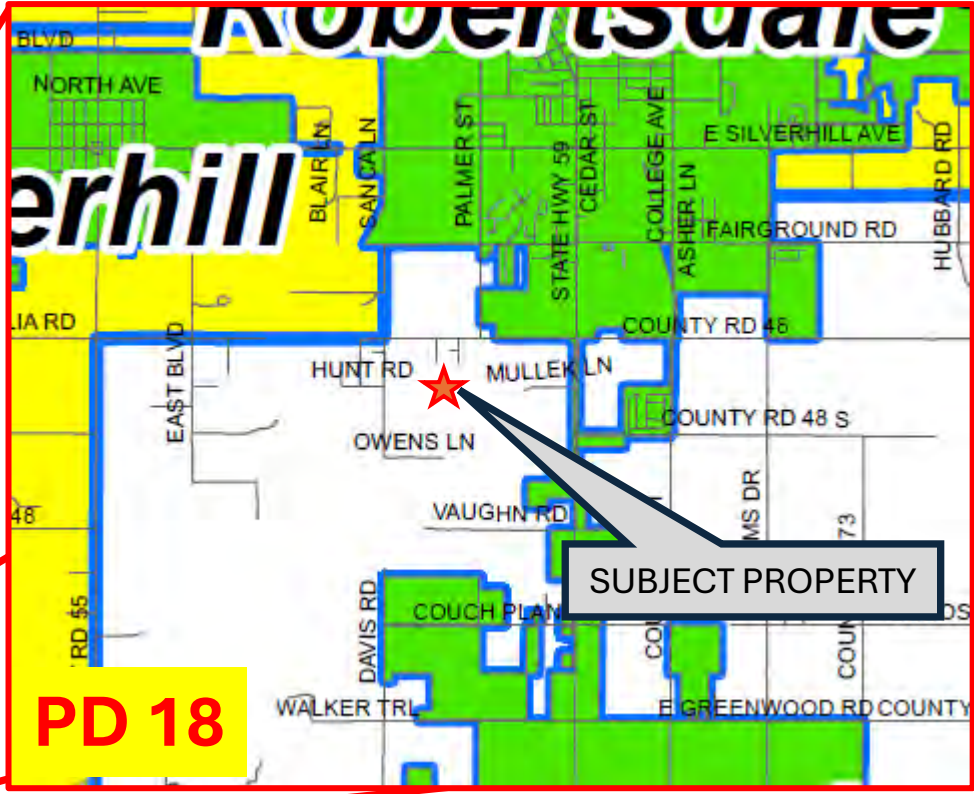
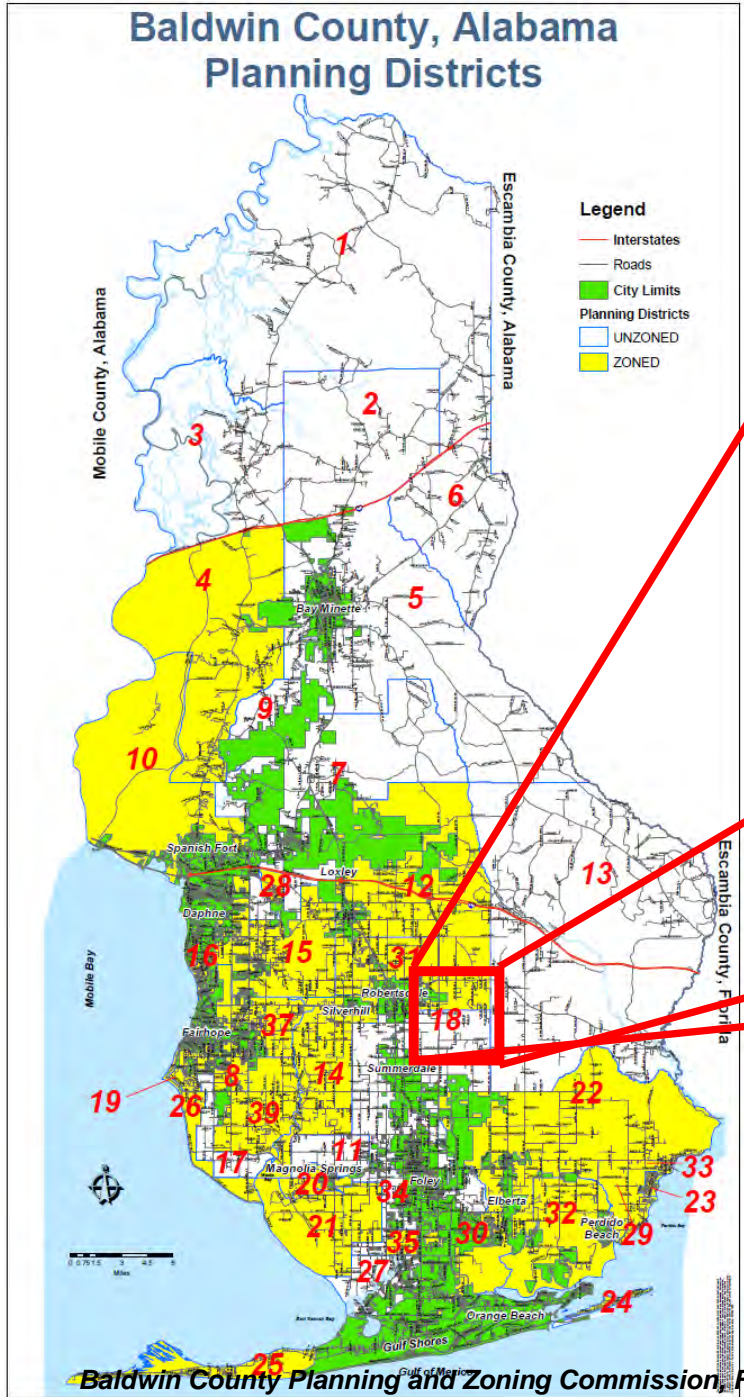
Owner / Developer: Jimmie Marie LLC, 366 Lane Hill Drive, Haleville, AL, 35565

Surveyor: Michael Johnson, P.L.S, EDG LLC 1000 E. Laurel Ave., Foley, AL 36535

Engineer: Donald Stovall, P.E., EDG LLC 1000 E. Laurel Ave., 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>

Baldwin County, Alabama Planning Districts



Location: Subject property is south of County Rd 48 and west of State Highway 59.

Proposed use: Single-family residential subdivision

Planning District: 18

Zoning: Unzoned

Online Case File Number: The case number is SPP24-39. When searching the online CitizenServe database, please use SPP24-000039.

Parcel#: 05-47-06-13-0-000-001.000 **PIN#:** 24454

Total Property Area to be divided: 80.68 +/- acres

Total # of Lots requested: 193 lots
Smallest lot: 7800 SF

Streets / Roads: 8615 LF of streets to be dedicated to Baldwin County for public use.

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

Water, Electrical and Sewer: City of Robertsdale, Utility Letter dated September 3, 2024

Broadband: Brightspeed. Utility Letter dated September 9, 2024

Property History: Southtown Ph 1 was approved by the City of Robertsdale Planning Commission on May 2006.

Traffic Study (5.5.14, Append. 6): Prepared and stamped by Shane Bergin, P.E -Neel Schaffer. The report (10/22/2024) was reviewed by the P&Z Civil Engineer and the Highway Dept. Traffic count was done fill, September 2024 when school was in session.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Donald Stovall, PE, *EDG LLC*. It was reviewed and accepted by the Baldwin County P&Z Civil Engineer and Highway Dept.

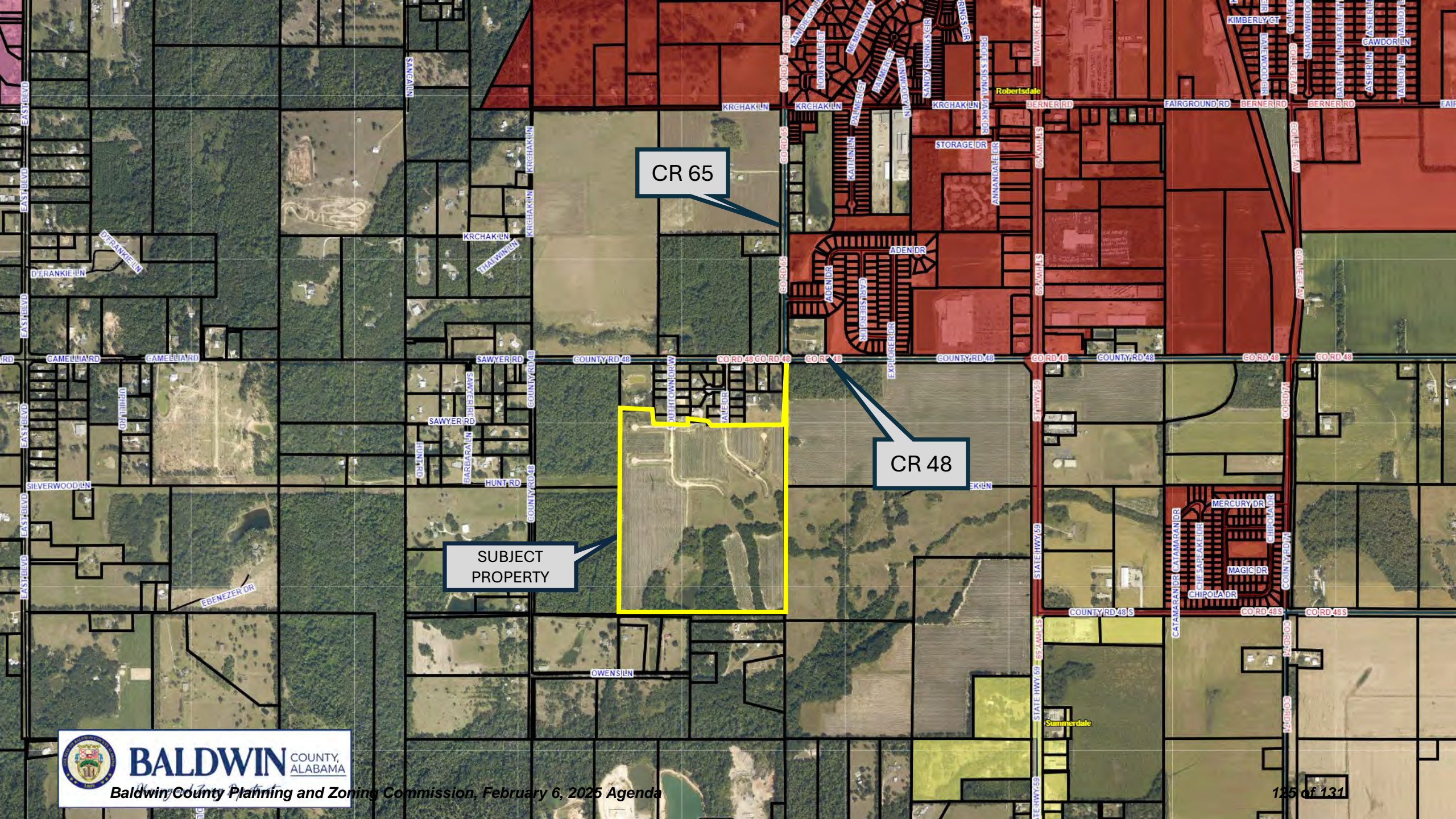
- Post-development flows (cfs) are lower than pre-development flows.
- Multiple detention ponds will be constructed.

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

- Jurisdictional wetlands and streams are shown with the required buffers.
- No jurisdictional wetland fill, or disturbance is proposed.

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

Fire Protection (5.2.5a(3): The Robertsdale Fire Dept. was notified. Fire flow test by Southeast Management Services: 1124 GPM @ 20PSI at the nearest hydrant on County Rd 48.



CR 65

CR 48

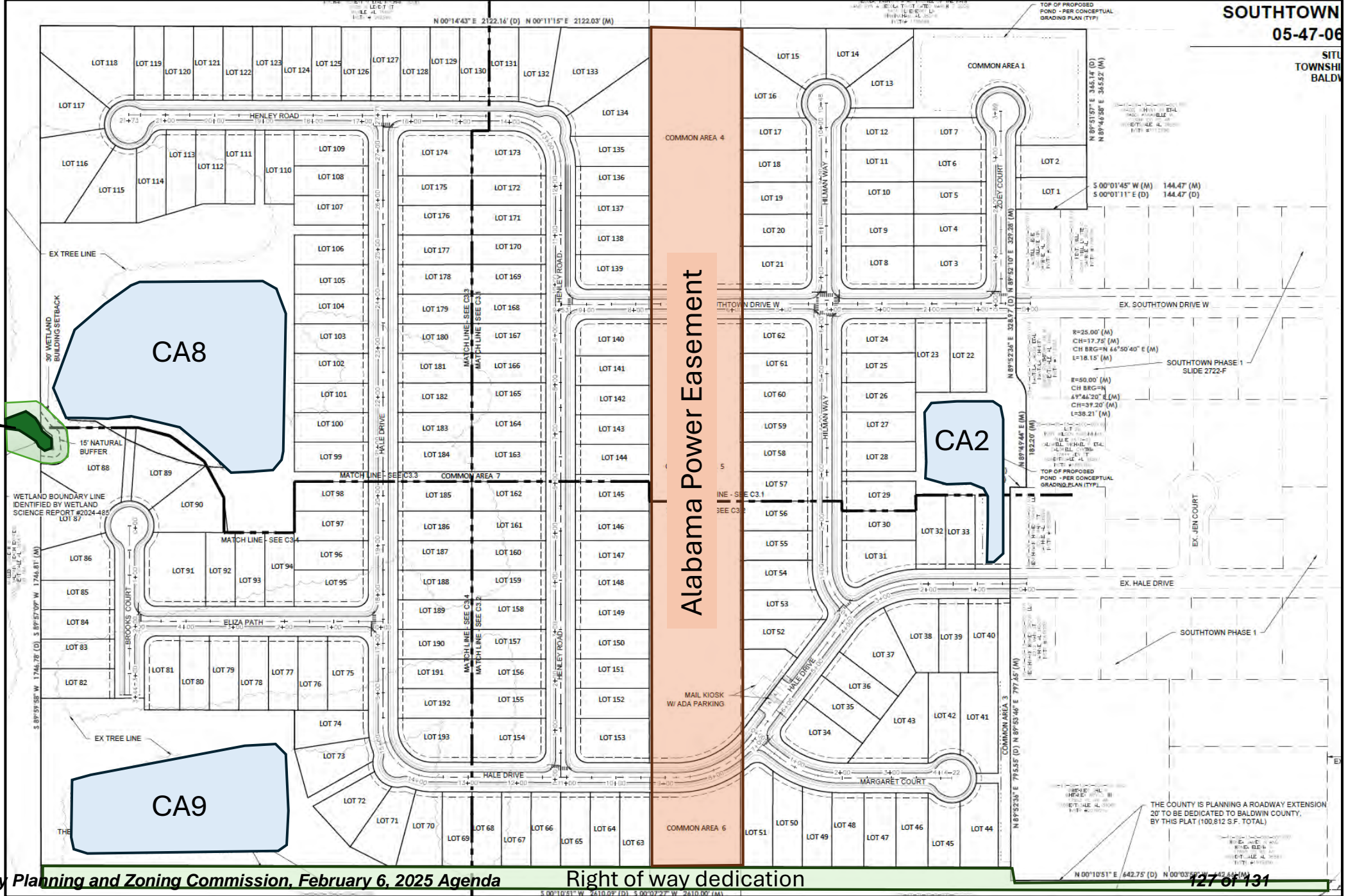
SUBJECT
PROPERTY



BALDWIN COUNTY,
ALABAMA



Wetland areas



Utility Will Serve Letters & ISO Report



December 20, 2024

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

Attn: Fabia Waters

Re: Southtown ISO Fire Rating

Dear Mrs. Waters,

We have completed a fire flow test and included our report within. The result of the ISO schedule. As part of the Baldwin County Subdivision Regulations as it

If you have any questions, please do

Sincerely,

Donald J. Stovall, P.E.

Engineering Design Group

FIRE HYDRANT FLOW TEST REPORT

PROJECT: Southtown
ADDRESS: Southtown Dr.
DATE OF TEST: 12/20/24
TIME OF TEST: 1:30 PM
CONDUCTED BY: Austin Stovall
WITNESSED BY: Colton Stovall
CIRCULATING WATER MAIN: NO

ENGINEERING DESIGN GROUP, LLC
PELHAM FOLEY
(205) 403-9158 (251) 943-8960
www.edgAlabama.com

RESIDUAL HYDRANT INFORMATION	
ID	433
ELEVATION	119'
MAIN SIZE	6"
STATIC PRESSURE PSI	72
RESIDUAL PRESSURE PSI	40

FLOW HYDRANT	
ID	N/A
ELEVATION	130'
MAIN SIZE	6"
NOZZLE DIAMETER	2.5"
PITOT PSI	28
FLOW GPM	865

$$Q_d = Q_r \left(\frac{P_s - P_d}{P_s - P_r} \right)^{0.54}$$

Qd (Calculated Flow rate at Pd) = **1124 gpm**
 Qr (Flow rate at test) = 865 gpm
 Ps (Static Pressure) = 72 psi
 Pr (Residual Pressure) = 40 psi
 Pd (desired pressure) = 20 psi

Test Pictures:



CITY OF ROBERTSDALE

The Hub of Baldwin County

September 3, 2024

MAYOR: Charles H. Murphy
COUNCIL MEMBERS: Rethic Campbell, Joe M. Kitchens, Paul Hollingsworth, Russell Johnson, Sue Cooper
CHIEF FINANCIAL OFFICER: Lewis Shealy
CITY CLERK: Shannon I. Burkett

City Hall: 947-8900
City Clerk: 947-8920
Court Clerk: 947-8910
Public Works: 947-8950
Police Dept.: 947-2222
Fax: 947-2619
TDD #: 947-2122

P.O. Box 429
Robertsdale, AL 36567

Courtney Harris
Engineering Design Group, LLC
1000 E Laurel Ave
Foley, AL 36535

RE: PIN: 24454 Parcel #: 05-47-06-13-0-000-001.000

Dear Ms. Harris:

The City of Robertsdale currently has the following utilities available for this site:

- Water:** Robertsdale has 6" PVC Water Mains near the south ends of Southtown Dr. W and Hale Dr., adjacent to this site.
- Sewer:** Robertsdale has 8" Gravity Sewer Mains located near south ends of Southtown Dr. W and Hale Dr., adjacent to this site. These gravity lines flow to a pump station in Phase 1. For 210 additional lots, there may need to be upgrades to downstream sewer pump stations and/or force mains.
- Power:** Robertsdale has 3 Phase OH Power located along the north side of Co. Rd. 48, and 1 Phase UG Power in Phase 1 of this development. Developer will be responsible for installing UG Electrical Conduit (layout by Robertsdale), and paying Electrical Aid-to-Construct to Robertsdale for electrical material (transformers, lights, splice cabinets, conductor) as well as \$400/lot fee for installing said electrical material.

The developer will be responsible for providing all necessary rights-of-ways and easement inside the proposed development and making all necessary extensions, in accordance with the Robertsdale Standard Specifications, to provide Power, Water, and Sewer services to this development. Offsite improvements to existing facilities may be necessary to adequately serve this development. Aid-to-Construct cost will apply for any work performed by the City of Robertsdale to accommodate this development. Tap fees will apply at the time of home construction.

If you should need further information, please feel free to contact me at 251-947-8955.

Sincerely,

Gregory B. Smith, P.E.
City Engineer

Cc: File
Lee Irwin; Water, Sewer & Gas Foreman
Scott Bankester; Electrical Foreman
Scott Gilbert; Public Works Director

ALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Office: 36567 55
Street: 201 East Section Avenue
Foley, AL 36535
251.580.1655

letter for a proposed subdivision or planned unit development, information for the treatment facility that will serve the project.
SOUTHTOWN, PHASE 2

WATER Select: water or **sewer**
20325 WILTER ST - ROBERTSDALE, AL 36511

Parcel ID	AL0042838
Capacity	1.0 MGD/2.0 MGD (flow is not a permitted criteria)
Including online to date	WWTP Annual Avg. Flow 2023 1.05 MGD. Anticipated Flow from proposed developments not determined.

Robertsdale Planning & Zoning Office at the number listed above.

TRAFFIC IMPROVEMENTS & WETLAND DELINEATION

TRAFFIC IMPACT ANALYSIS for Southtown

5.2 Conclusions

The development of the project site with a single-family subdivision is not anticipated to create capacity related deficiencies along the existing roadways. **Auxiliary left turn lanes are not warranted at the study intersections.**

**Final Report
October 2024**

Prepared by:



Austin Lutz

From: Chitwood, Chase E <chitwoodc@dot.state.al.us> on behalf of Chitwood, Chase E
Sent: Monday, January 13, 2025 10:51 AM
To: Austin Lutz
Cc: Campbell, Adam H.
Subject: RE: Southtown Phase 2

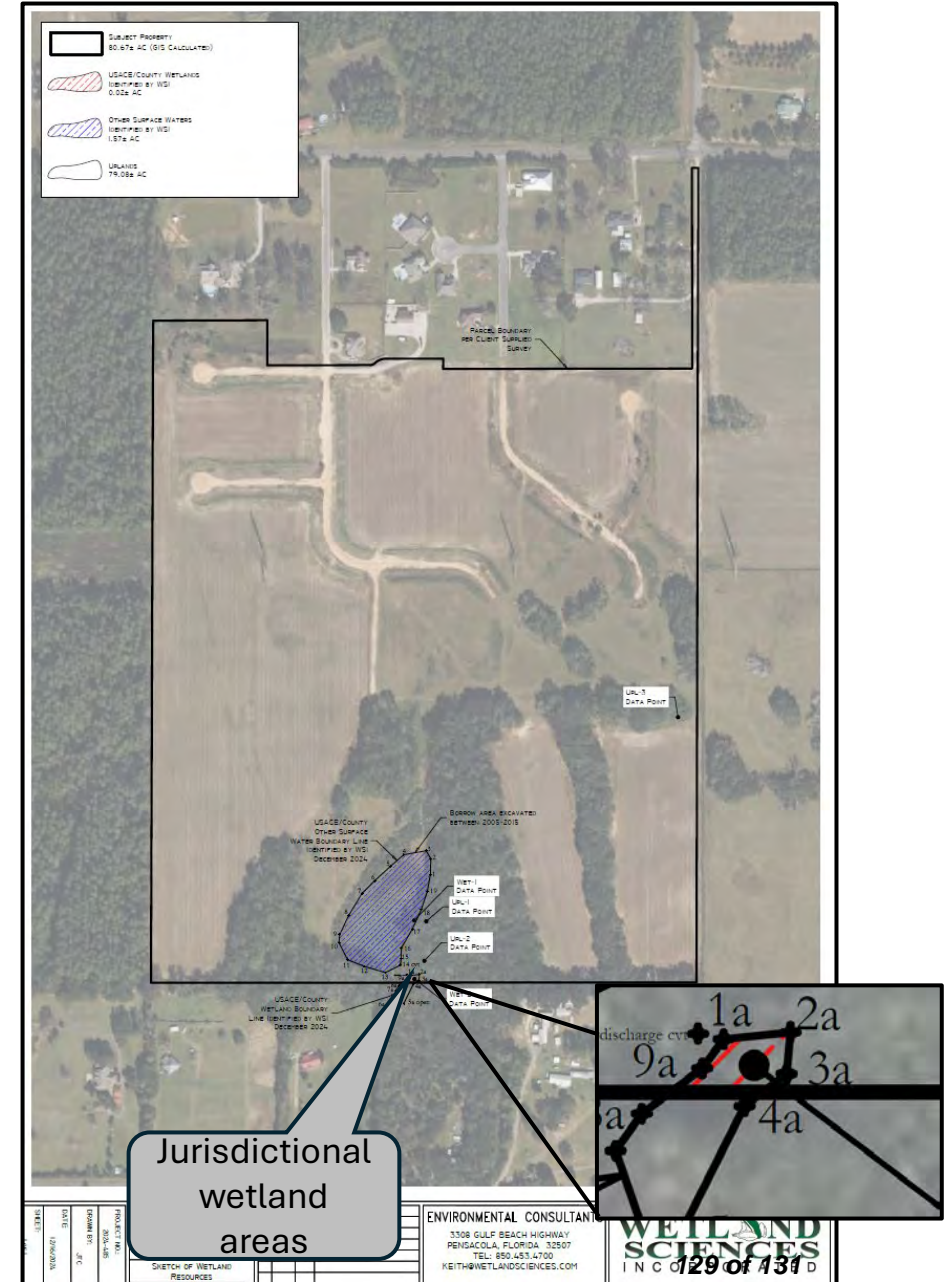
Good morning, Austin.

Please let this email serve as ALDOT's concurrence on the development being proposed on County Road 48 just west of State Highway 59 in Robertsedale. ALDOT will not require any improvements to the intersection of CR-48 and AL-59 based on the information provided in the traffic impact analysis.

If you have any questions, feel free to contact me.

Thanks,

Chase Chitwood
Area Permit Manager
 Southwest Region – Mobile Area
 Alabama Department of Transportation
 Office: 251-470-8339
 Cell: 251-604-0901



Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-39, Southtown Ph II, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The jurisdictional wetlands shown on Lot 88 shall be set aside in a common area and removed from part of lot 88.
2. Provide staff verification from Alabama Power company that they are not in objection to the proposed development.
3. Revise E911 addressing letter to include Hillman Way as shown in the plat, and correct "Hale Drive" in the plat to read Hale Road.
4. Show lot width at front BSL for all lots less than 60 ft at the street (around cul-de-sacs)

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
March 6, 2025, 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).

