



**Case No./Name:** Z25-05 Warner Property  
**Meeting Date:** March 6, 2025  
**Request:** Rezone from RSF-1 to RSF-2  
**Recommendation:** Approve Z25-05

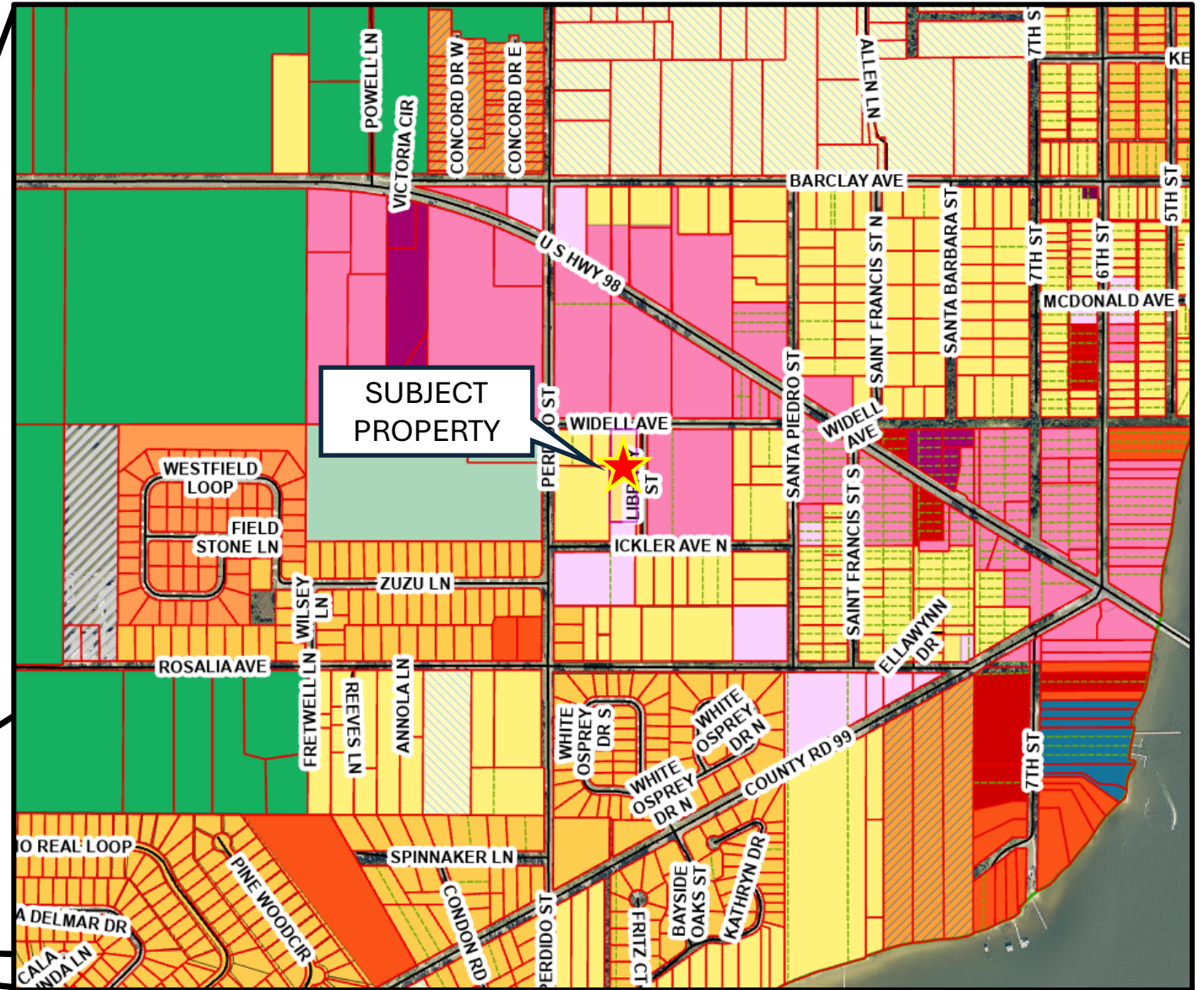
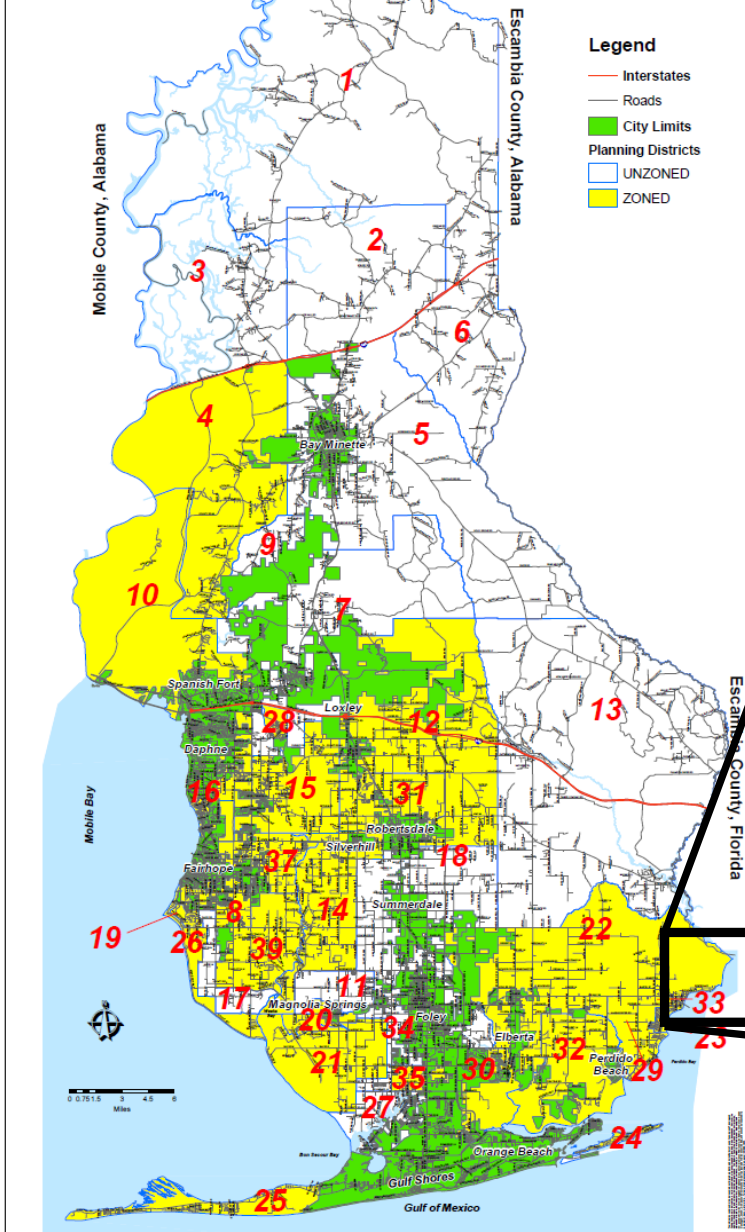
**Staff Lead:** Calla Mckenzie, Planning Technician

**Owner / Developer:** Kimberly Warner, 34046 Widell Ave, Lillian, AL 36549

**Applicant:** Same as Above

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:** The subject property is located West of Liberty Street and South of Widell Avenue.

**Planning District:** 33

**Zoning:** Current zoning: RSF-1, Residential Single Family  
Requested zoning: RSF-2, Residential Single Family

**Parcel#:** 05-52-07-26-0-002-033.002 **PIN#:** 326016

**Total Acres:** 1.70 +/- acres

**Current Use:** Vacant

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

**Online Case File Number:** The case number is Z25-05. When searching online CitizenServe database, please use Z25-000005.



## Agency Comments

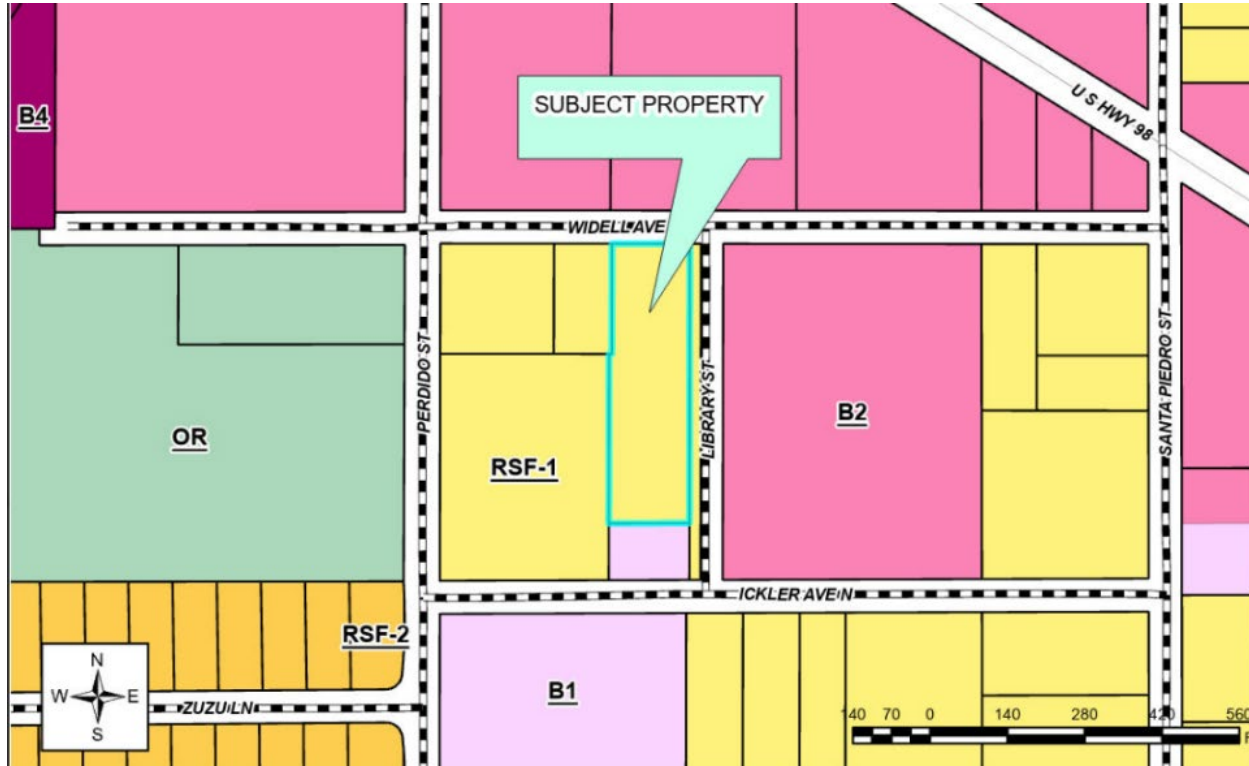
**USACE, James Buckelew:** Staff reached out on 2/10/25 but received no comments.

**ADEM, Scott Brown:** Staff reached out on 2/10/25 but received no comments.

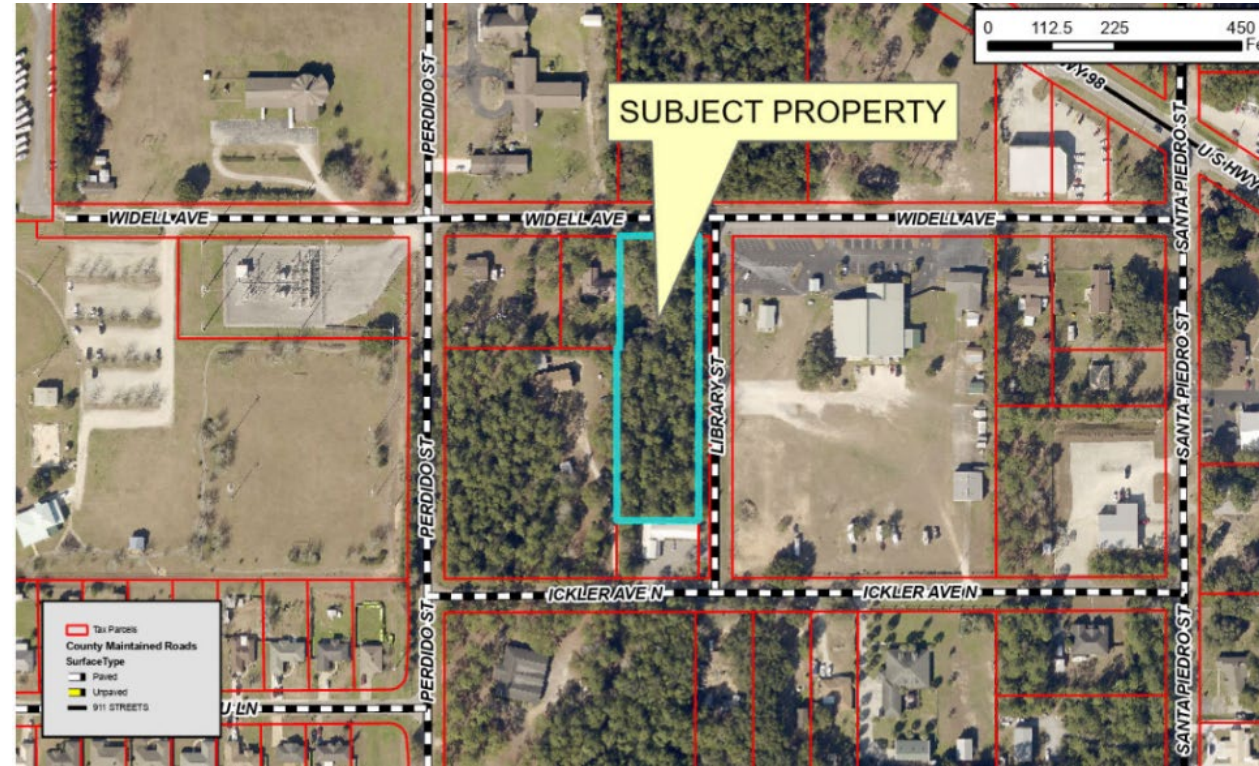
**Subdivisions, Shawn Mitchell:** An application for a 4-lot subdivision has been submitted for the subject property. Rezoning approval will be a condition of approval for the proposed subdivision (SC25-06).

**Civil Engineer, Tyler Austin:** No current development proposed. Any access along Widell Ave. or Library St. will require a CTP from Baldwin County Planning & Zoning Department. Any future development will also require drainage and construction plan review by Baldwin County Planning & Zoning Department.

# Locator Map



# Site Map

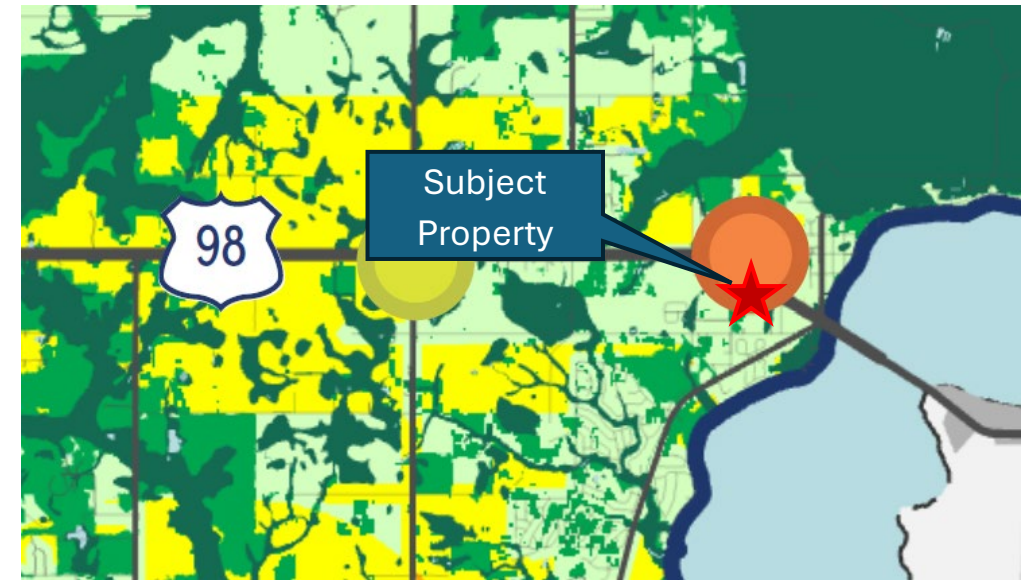


	Adjacent Zoning	Adjacent Land Use
North	B-2, Neighborhood Business District	Vacant
South	B-1, Professional Business District	Commercial
East	B-2, Neighborhood Business District	Commercial
West	RSF-1, Single Family District	Residential

## STAFF ANALYSIS

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

The subject property is situated in Planning District 33, which adopted a zoning map in August 2002. Following this adoption, there have been minimal changes in local conditions and no zoning changes for the surrounding properties. The proposed amendment appears to be a logical expansion and aligns with the existing development patterns in the area, as this property is immediately adjacent to multiple residential properties. The proposed RSF-2 zoning aims to offer a moderate density residential environment of single family homes. Since this property is also adjacent to some commercial zonings, having a higher intensity residential zoning would act as a transition between the less intense and more intense zoning designations. The Future Land Use Map shows the property as being mainly Conservation Development Potential with some of the primary land uses being conservation-based or cluster development. This proposal should not conflict with any public improvements, affect traffic patterns, or affect the health, safety, and welfare of the County. There are also no environmental or historic resources that would be impacted.



LEGEND	
<b>PLACE TYPES</b>	<b>NODE TYPES</b>
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	

**REZONING Staff's Recommendation:**

**Z25-05** RE-ZONING REQUEST FROM **RSF-1** TO **RSF-2**.

Unless information to the contrary is revealed at the public hearing, staff feels the application should be **APPROVED\***

**Planning Commission voted 6-0 to recommend APPROVAL to the County Commission.**

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

*Proposed Zoning: Single-Family Residential, RSF-2*

