



Case No./Name: Z24-28 Childress Property & PRD24-05 Cambridge Subdivision
Meeting Date: October 3, 2024
Request: Rezoning request and Planned Residential Development approval for a 445-site residential development.
Recommendation: Approval for Z24-28 and Approval for PRD24-05

Staff Lead: Cory Rhodes

Owner: Steven Childress, 17700 Kendrick Rd., Robertsdale, AL / Bill Bengston, Jr. 21450 Bengston Rd. Robertsdale, AL

Surveyor: Rowe Engineering, 3502 Laughlin Dr., Suite B, Mobile, AL

Engineer: Dwayne Smith, *Anchor Engineering*, 50 N Florida St., Mobile, AL

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 located at the intersection of County Road 54 and County Road 55 in the Robertsdale area

Proposed use: A 445-unit planned residential development

Planning District: 12

Zoning: Current zoning: RA, Rural Agricultural & B-3, General Business
Requested zoning: RSF-2 Single Family Residential

Parcel#: 05-42-07-35-0-000-004.000 (38 acres) **PIN#:** 7292
Parcel#: 05-42-07-35-0-000-002.000 (93 acres) **PIN#:** 7368
Parcel#: 05-42-07-35-0-000-002.006 (21 acres) **PIN#:** 275338

Total Property Area to be divided: 152 +/- acres

Total # of Lots requested: 445 sites

RSF-2 Minimum required site: 15,000 sf, width 80 ft
RSF-3 Minimum required size: 10,000 sf, width 80 ft
Smallest site: 6,614 sf

Density: 3.06 lots / acre

Total area 114 – 0.75 (wetlands) = 113.25 acres (4,933,170 sf)
4,933,170 sf / 10,000 sf (RSF-3) = 493 units
Total area 38 – 0.295 (wetlands) = 37.71 acres (1,642,647 sf)
1,642,647 sf / 15,000 sf (RSF-2) = 109 units

Open Space: Total area outside lots & R/W – detention area
47.45 acres – 13.63 acres = **33.828 acres**

“Useable” open space: Open space – wetlands
33.82 acres – 2.1 acres = **31.72 acres**

Online Case File Number: The case number is PRD24-05 or Z24-28. When searching online CitizenServe database, please use PRD24-000005 or Z24-000028.

Streets / Roads: 18,238 LF of street for public use

Utility Providers (4.5.1(i), 5.2.5a(1)): Capacity reports will be required for the preliminary plat.

Water: City of Robertsdale (Letter dated September 13, 2024)
Electrical: Baldwin EMC (June 26, 2024)
Sewer: Baldwin County Sewer Service (June 24, 2024)
Telecom: Brightspeed (June 17, 2024)
Gas: Riviera Utilities (June 18, 2024)

Traffic Study (5.5.14, Append. 6): Not required for a PRD but will be required for a preliminary plat. **A scoping meeting regarding the traffic study has been conducted with staff and the developer.**

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. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

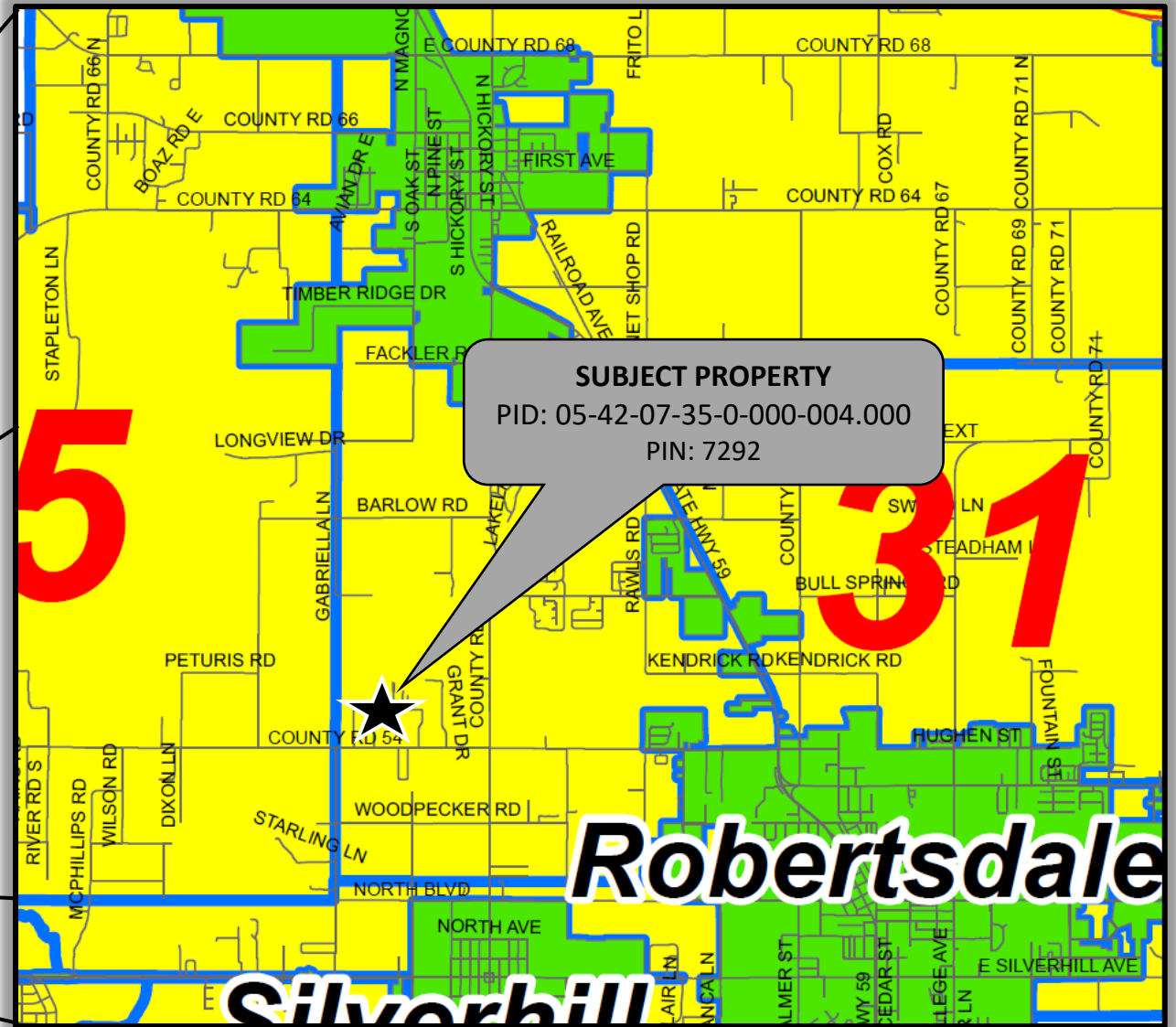
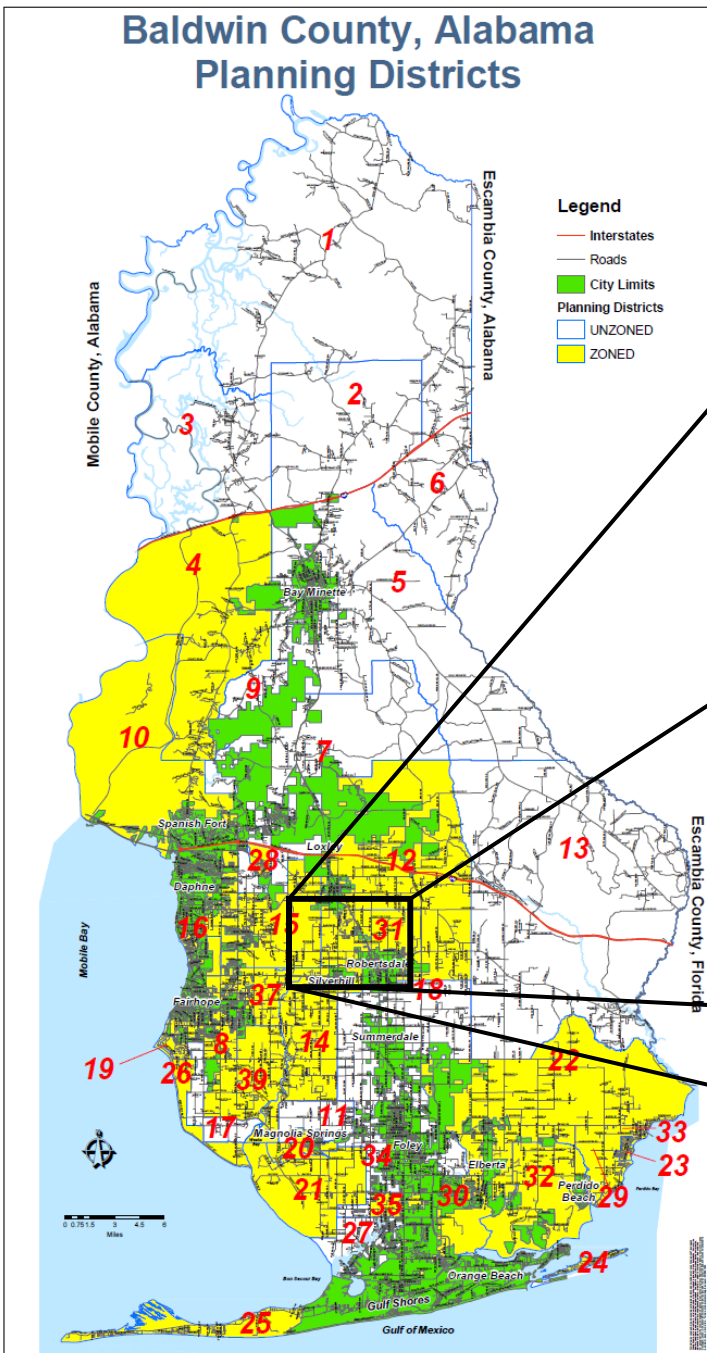
Wetlands (5.2.2): Two wetland delineations were provided for the area to be subdivided. The first delineation shows approximately 2.87± acres of wetlands while the second delineation identifies approximately 4.0± acres of wetlands.

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.

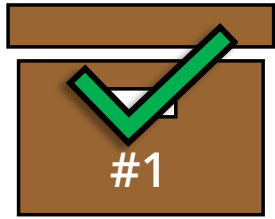
BCBE Notification: Email sent on July 2, 2024. They did not express opposition.

Baldwin County, Alabama Planning Districts

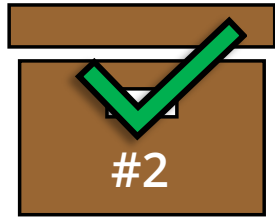


Factor Summary:

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



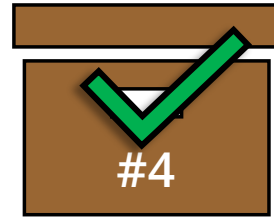
Compatible with development pattern?



Change of conditions since originally zoned?



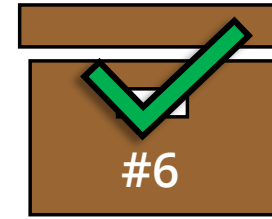
Proposal conform to Master Plan?



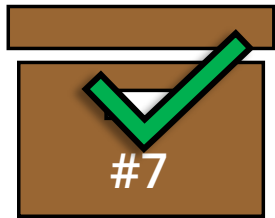
Conflicts with public improvements?



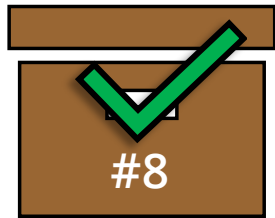
Adverse affect to traffic?



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.

Z24-28 CHILDRESS PROPERTY

RE-ZONING REQUEST FROM **RA** TO **RSF-2**

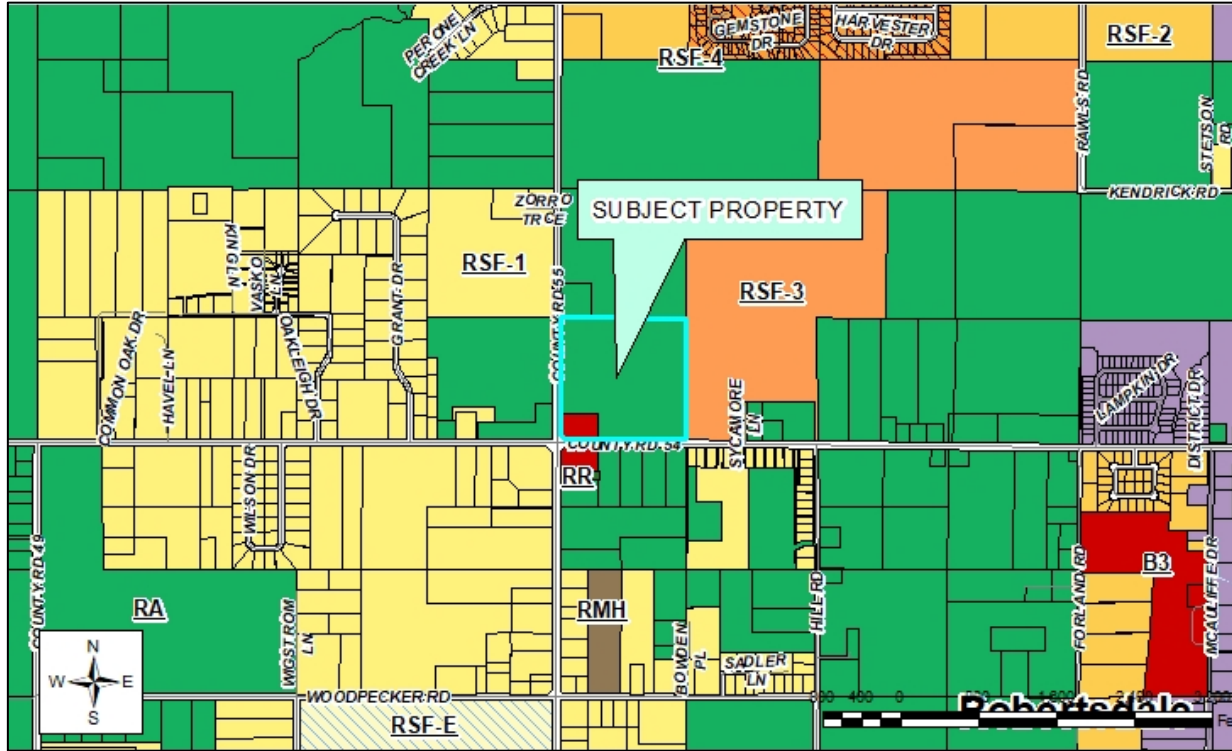
Lead Staff: Cory Rhodes, Planner

Staff Recommendation: **Approval**

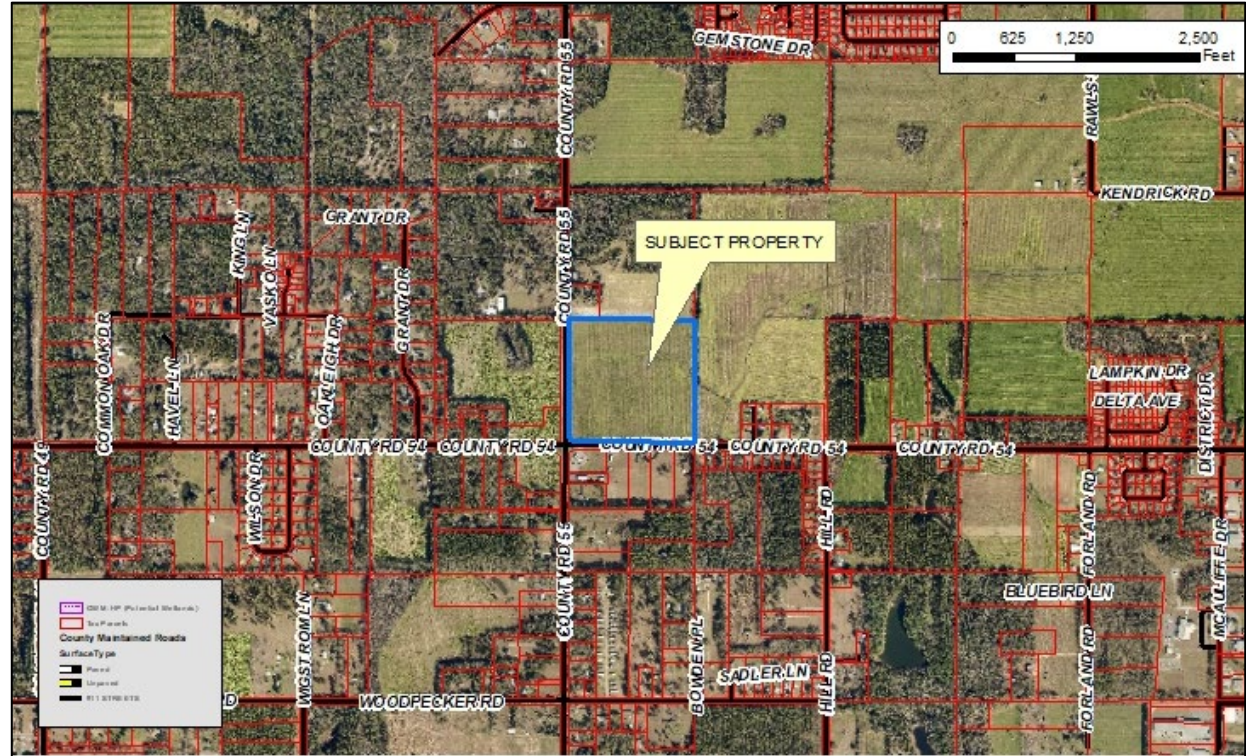
Planning Commission Recommendation: **Denial** (9-0)

Denial recommendation due to safety, stormwater management, traffic, and inconsistencies with the Master Plan

Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural District	Residential
South	B-3, General Business District & RA, Rural Agricultural District	Commercial & Residential
East	RSF-3, Residential Single-Family District	Agricultural
West	RA, Rural Agricultural District	Agricultural



Subject
Property
PIN: 7292



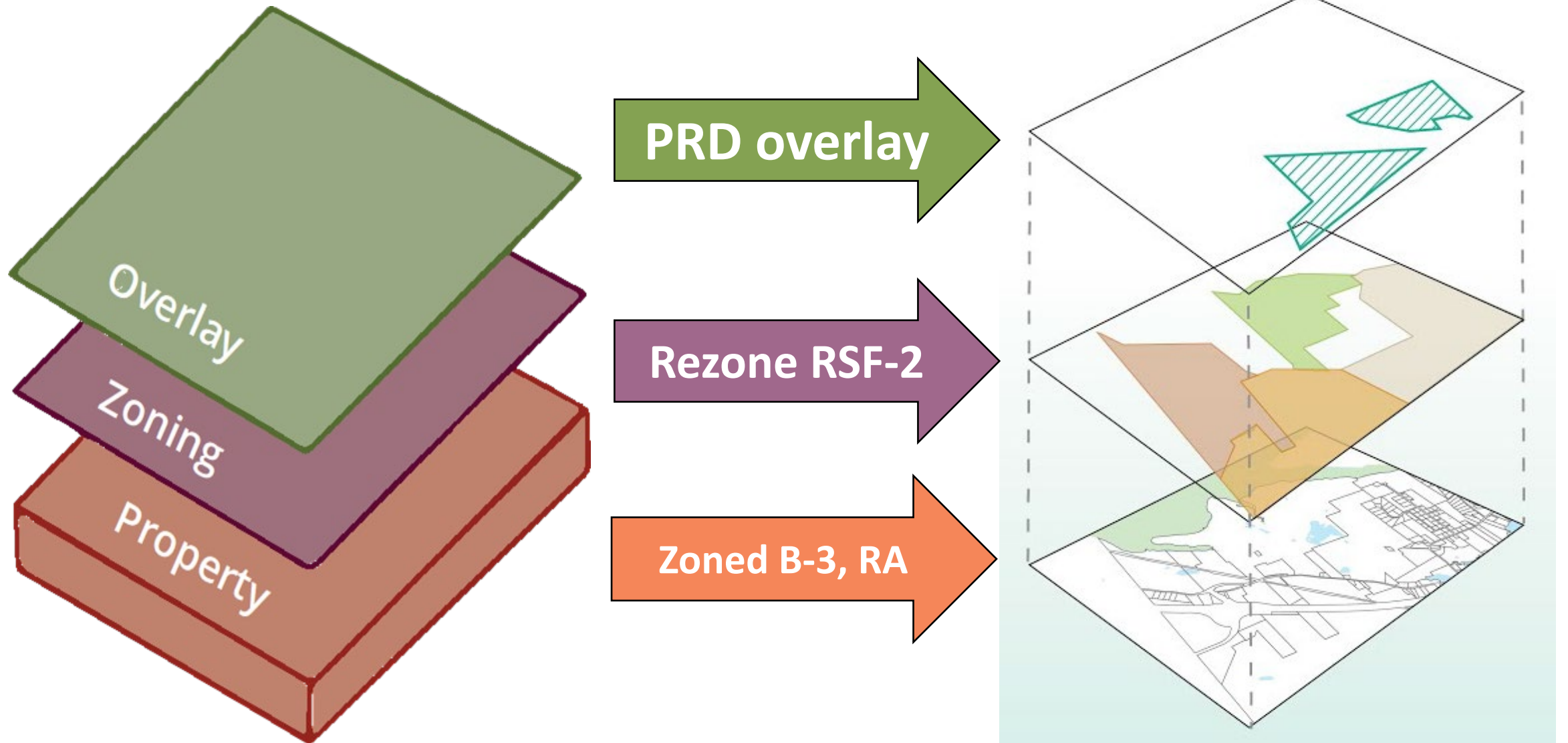
**PROPOSED REZONING
FOR THIS PROPERTY**
Case Number
Z24-000028
*For Information Contact
Baldwin County Planning &
Zoning Department*
*(251)580-1655 / (251)990-4623
(251)972-8523*



Jul 10, 2024 1:49:12 PM
58° NE



Zoning Overlay



Current Zoning Requirements

Section 3.2 RA Rural Agricultural District

3.2.1 *Generally.* This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

3.2.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
- (e) The following local commercial uses: fruit and produce store.
- (f) The following institutional uses: church or similar religious facility; school (public or private).
- (g) Agricultural uses.
- (h) Single family dwellings including manufactured housing and mobile homes.
- (i) Accessory structures and uses.

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

3.2.4 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

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

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

(d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

3.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 *Area and dimensional modifications.* Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Current Zoning Requirements

Section 5.3 B-3, General Business District

5.3.1 *Purpose and intent.* The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets

5.3.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- | | |
|--|--|
| (a) All uses permitted by right under the B-2 zoning designation | (cc) Funeral home |
| (b) Air conditioning sales and service | (dd) Golf course |
| (c) Amusement arcade | (ee) Golf driving range |
| (d) Animal clinic/kennel | (ff) Grocery store |
| (e) Arboretum | (gg) Landscape sales |
| (f) Auto convenience market | (hh) Marine store and supplies |
| (g) Automobile service station | (ii) Miniature golf |
| (h) Bakery, wholesale | (jj) Mini warehouse |
| (i) Ball field | (kk) Night club, bar, tavern |
| (j) Bicycle sales and service | (ll) Nursery |
| (k) Bowling alley | (mm) Office equipment and supplies sales |
| (l) Business machine sales and service | (nn) Park or playground |
| | (oo) Pawn shop |
| | (pp) Pet shop |
| | (qq) Plumbing shop |

- | | |
|-----------------------------------|--|
| (m) Business school or college | (rr) Printing/publishing establishment |
| (n) Butane gas sales | (ss) Restaurant sales and supplies |
| (o) Cemetery | (tt) Riding academy |
| (p) City hall or courthouse | (uu) Rug and/or drapery cleaning service |
| (q) Country club | (vv) Seafood store |
| (r) Department store | (ww) Sign shop |
| (s) Discount/variety store | (xx) Skating rink |
| (t) Drug store | (yy) Stone monument sales |
| (u) Elevator maintenance service | (zz) Swimming pool (outdoor) |
| (v) Exterminator service office | (aaa) Taxidermy |
| (w) Farmer's market/truck crops | (bbb) Teen club or youth center |
| (x) Firing range | (ccc) Tennis court (outdoor) |
| (y) Fitness center or gym | (ddd) Wildlife sanctuary |
| (z) Florist | (eee) YMCA, YWCA |
| (aa) Fraternity or sorority house | |
| (bb) Fruit and produce store | |

5.3.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-3: General Commercial District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval:*

- | | |
|--|---|
| (a) Airport | (y) Landfill |
| (b) Ambulance/EMS service | (z) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (c) Amusement Park | (aa) Manufactured housing sales, service and repair |
| (d) Armory | (bb) Marina |
| (e) Auditorium, stadium, coliseum | (cc) Motorcycle sales service and repair |
| (f) Automobile parts sales | (dd) Movie theatre |
| (g) Automobile repair (mechanical and body) | (ee) Radio/television tower |
| (h) Automobile storage (parking lot, parking garage) | (ff) Railroad facility |
| (i) Barge docking | (gg) Recreational vehicle park |
| (j) Boat sales and service | |
| (k) Broadcasting station | |
| (l) Building materials | |

Current Zoning Requirements

- (m) Bus and railroad terminal facility
- (n) College or university
- (o) Convalescent or nursing home
- (p) Correctional or penal institution
- (q) Dog pound
- (r) Electric power substations
- (s) Farm implements
- (t) Flea market
- (u) Freight depot, rail or truck
- (v) Home improvement center
- (w) Hotel or motel
- (x) Hospital
- (hh) Recreational vehicle sales service, and repair
- (ii) Restaurant, drive-in
- (jj) Restaurant, fast-food
- (kk) Sewage treatment plant
- (ll) Taxi dispatching station
- (mm) Taxi terminal
- (nn) Telephone exchange
- (oo) Water or sewage pumping station
- (pp) Water storage tank
- (qq) Wireless telecommunication facility
- (rr) Zoo

5.3.4 Area and dimensional ordinances.

Maximum Height of Structure	40-Feet
Maximum Height of Structure in Habitable Stories	3
Minimum Front Yard	40-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.70
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

5.3.5 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one

foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.3.6 *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.3.7 *Landscaping and buffering.* All B-3, General Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers.*

Proposed Zoning Requirements

Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.1.5 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.3 *Conditional Use Commission Site Plan Approval.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

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

4.3.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
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
Maximum Ground Coverage Ratio	.35

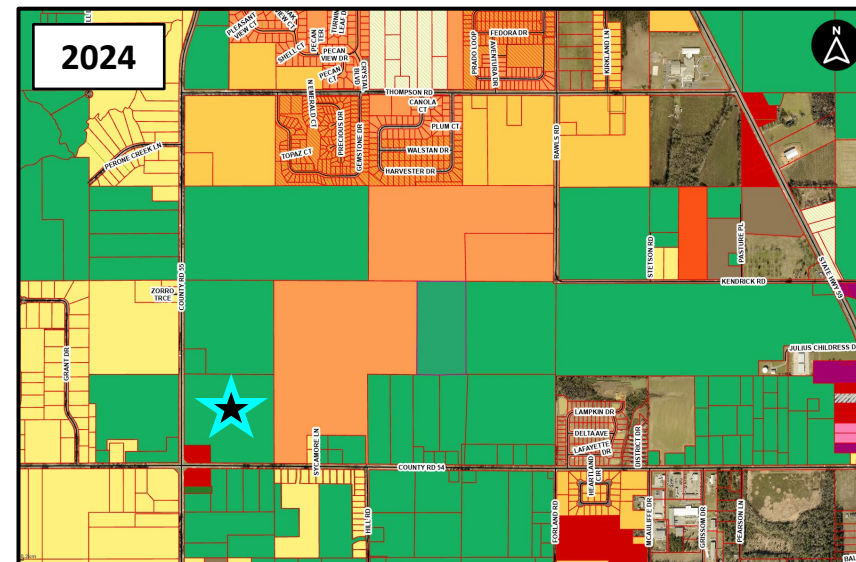
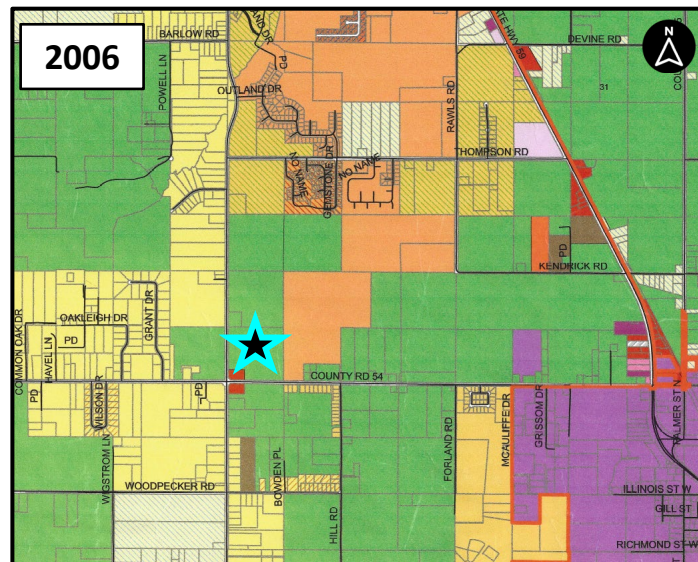
Staff Analysis and Findings

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

The subject property is currently zoned RA, Rural Agricultural District and B-3, General Business District. Adjacent parcels are zoned RA, RSF-3, and B-3. Although not developed, the adjacent property to the east is zoned for mid-density residential use and the subject property is proposed to be an extension of this use. Existing residential uses can be found within one mile north and south of the subject property. Therefore, it can be concluded that the requested change is compatible with the surrounding development pattern and zoning of nearby 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 12 adopted zoning on November 7, 2006. The original map from 2006 shows that the subject property is zoned RA and B-3. As shown in the current map, while there have been only a few rezonings in the area, properties to the north that were zoned for residential use have now been developed.



Staff Analysis and Findings

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

The future land use for the property shows both Ideal Conservation and Moderate Development Potential. Ideal Conservation / Preservation Areas include land that is minimally developed and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. Moderate Development Potential Areas include a variety of home types, including single-family detached homes. Subdivision patterns may be amenity-based communities. As a result, **the proposed zoning would conform to the areas noted as Moderate Development potential within the Master Plan.**

IDEAL CONSERVATION/ PRESERVATION AREAS

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

MODERATE DEVELOPMENT POTENTIAL AREAS

PRIMARY LAND USES

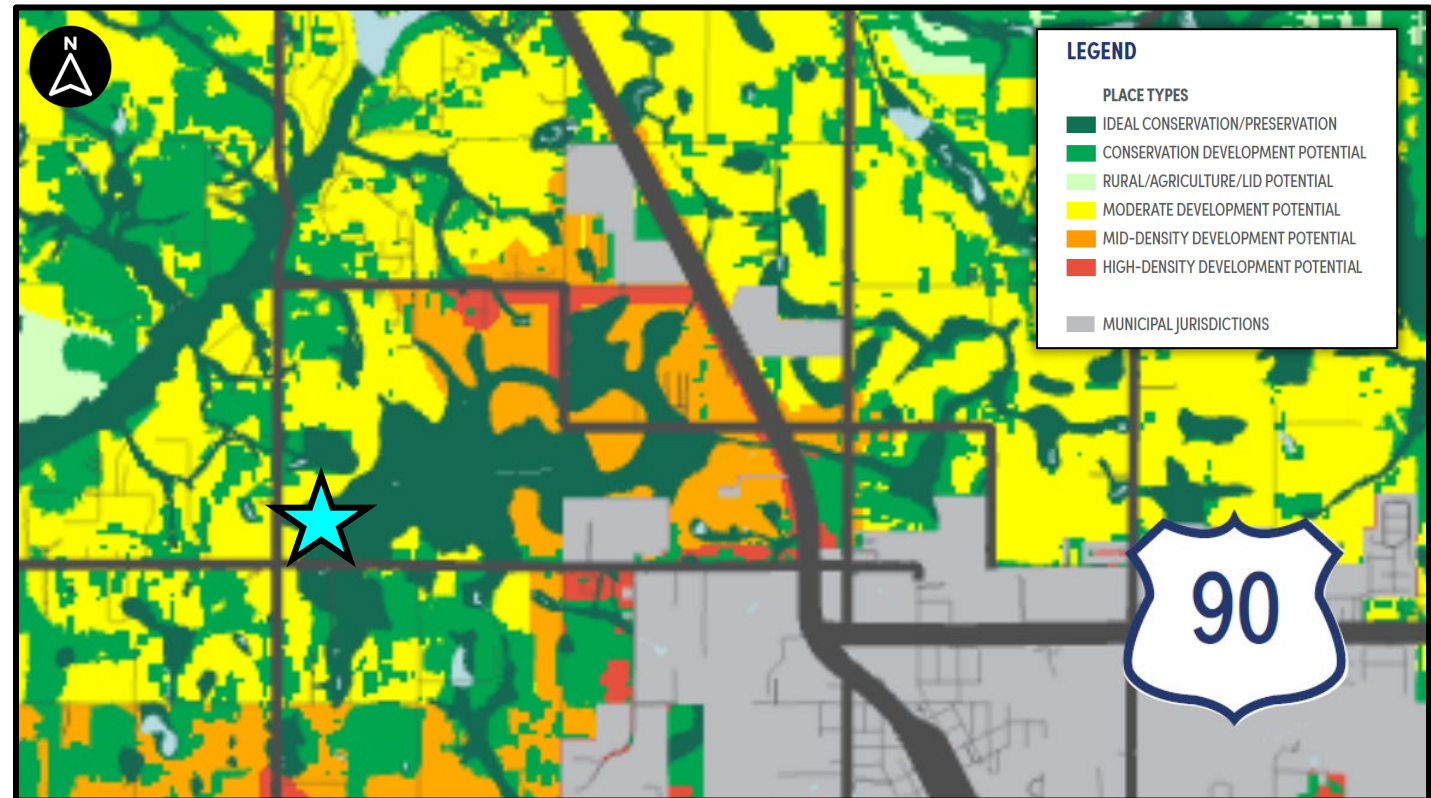
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

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



Staff Analysis and Findings

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

Staff is unaware of any planned public improvements.

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

County Road 54 is classified as a Major Collector. Collectors are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances, balancing mobility with land access. County Road 55 is a Minor Arterial. Minor Arterials provide service for trips of moderate length, connecting cities and smaller towns to each other or a principal arterial. A traffic study is not required for a PRD but will be required for a preliminary plat. Turnout permits onto County Road 54 and County Road 55 would be reviewed by the County.

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

The surrounding land uses are primarily agricultural and residential. While the adjacent property to the east is zoned for residential use, it is currently used as agricultural but proposed to be developed as an extension of the subject property. Because of this, it can be concluded that the proposed amendment could be consistent with the development pattern of the surrounding area.

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

Property to the east of the subject parcel is zoned RSF-3 and proposed for residential use. Therefore, the proposed change of the subject property to RSF-2 would support a continued outward transition of increased zoning intensity.

Staff Analysis and Findings

✓ **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?**

Two wetland delineations were provided for the subject property. The first delineation shows approximately 2.87± acres of jurisdictional wetlands while the second delineation identifies approximately 4.0± acres of jurisdictional wetlands and non-jurisdictional ditches. The two delineations shall be reconciled into a single document and also reflected on the PRD Site Plan to be presented to the County Commission.

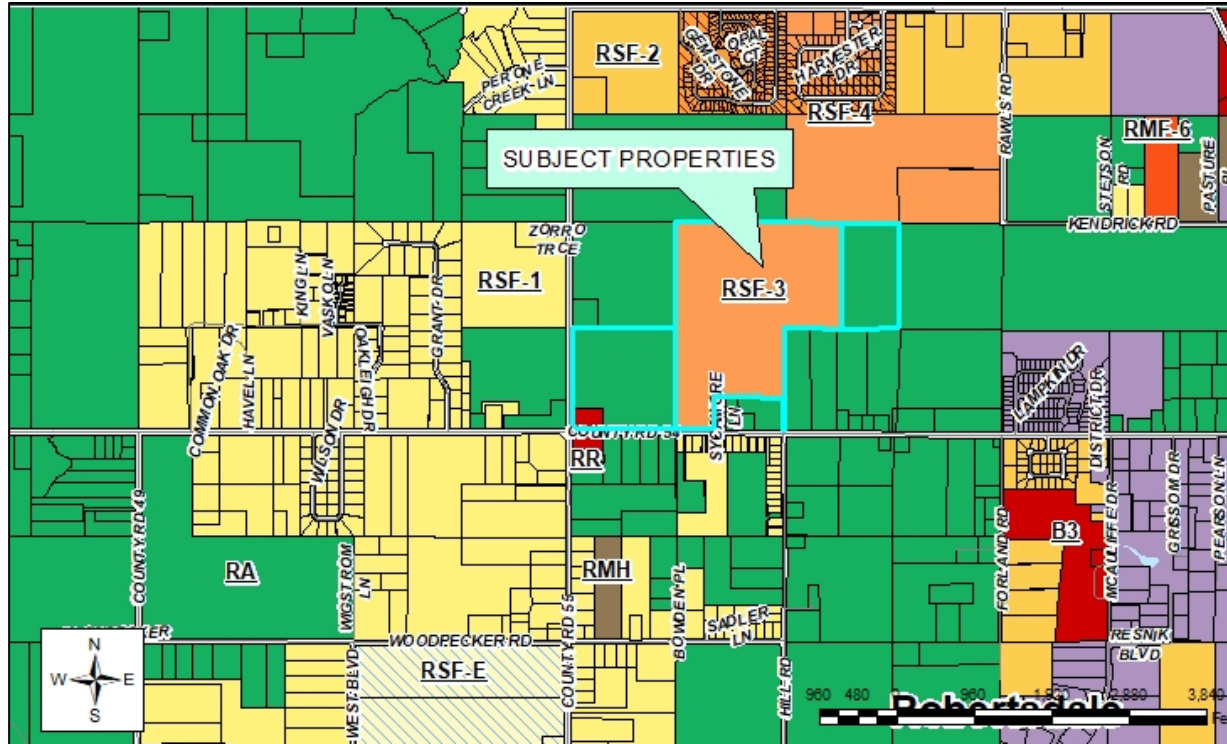
? **10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?**

Staff does not anticipate any adverse affects to the health and welfare of the County or vicinity because of the proposed change. Safety with regards to an increase in traffic may be a concern if the site were to be developed.

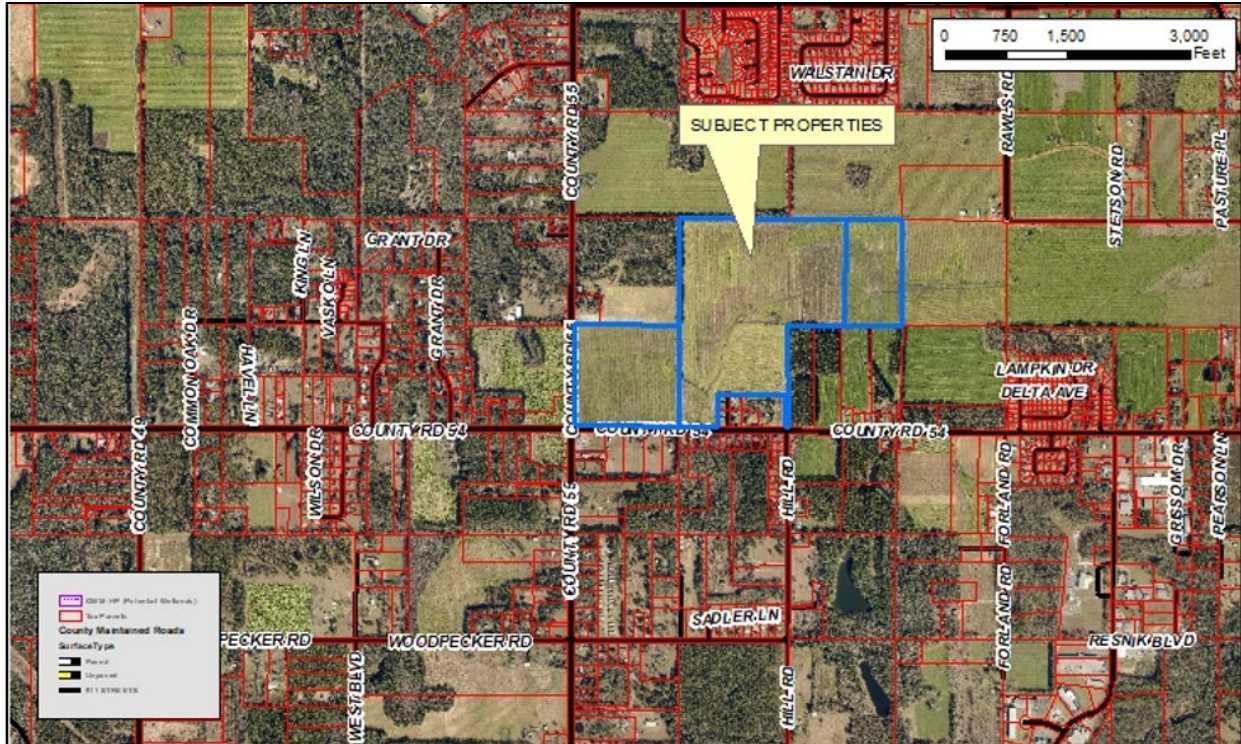
11.) Other matters which may be appropriate. N/A

PRD Details

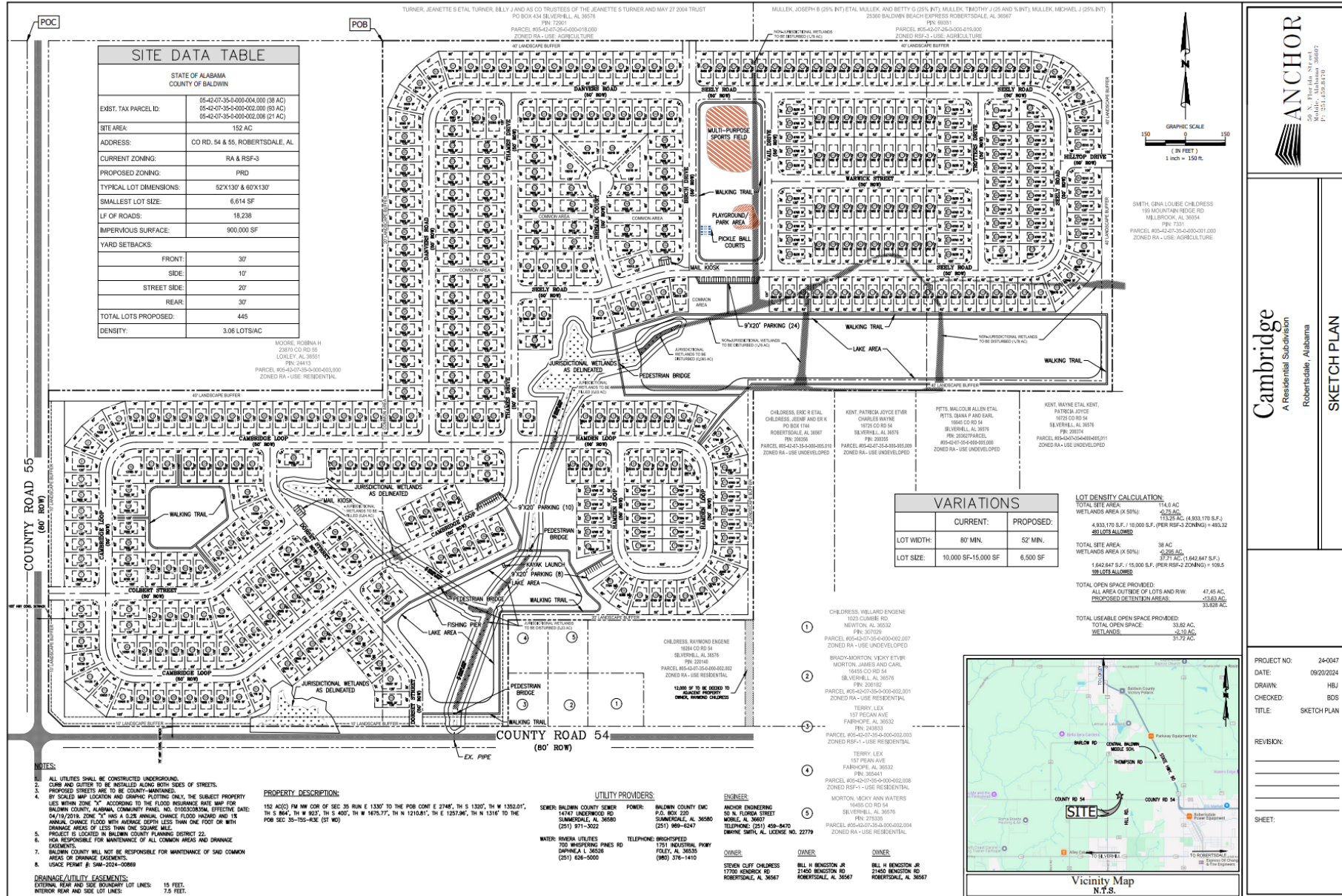
Locator Map



Site Map



PRD Details

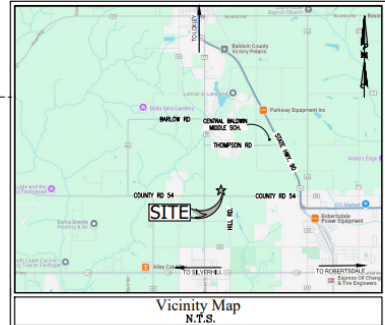


SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN	
EXIST. TAX PARCEL ID:	05-42-07-35-4-000-004.000 (S8 AC) 05-42-07-35-4-000-002.000 (S9 AC) 05-42-07-35-4-000-002.006 (E1 AC)
SITE AREA:	152 AC
ADDRESS:	CO RD. 54 & 55, ROBERTSDALE, AL
CURRENT ZONING:	RA & RSF-3
PROPOSED ZONING:	PRD
TYPICAL LOT DIMENSIONS:	52'X130' & 60'X130'
SMALLEST LOT SIZE:	6,614 SF
LF OF ROADS:	18,238
IMPERVIOUS SURFACE:	900,000 SF
YARD SETBACKS:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	30'
TOTAL LOTS PROPOSED:	445
DENSITY:	3.06 LOTS/AC

VARIATIONS		
	CURRENT:	PROPOSED:
LOT WIDTH:	80' MIN.	52' MIN.
LOT SIZE:	10,000 SF-15,000 SF	6,500 SF

LOT DENSITY CALCULATION:

TOTAL SITE AREA:	152 AC
WETLANDS AREA (X 50%):	26.35 AC
4,933.170 S.F. / 10,000 S.F. (PER RSP-2 ZONING) = 493.32	
451 LOTS ALLOWED	
TOTAL SITE AREA:	38 AC
WETLANDS AREA (X 50%):	7.08 AC
1,642.847 S.F. / 10,000 S.F. (PER RSP-2 ZONING) = 164.28	
165 LOTS ALLOWED	
TOTAL OPEN SPACE PROVIDED:	47.45 AC
ALL AREA OUTSIDE OF LOTS AND RW:	20.68 AC
PROPOSED RETENTION AREAS:	33.68 AC
TOTAL OPEN SPACE:	33.62 AC
WETLANDS:	37.32 AC



NOTES:

- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- CURB AND GUTTER TO BE INSTALLED ALONG BOTH SIDES OF STREETS.
- PROPOSED STREETS ARE TO BE COUNTY-MANTAINED.
- BY SCALED MAP LOCATION AND DRAWING PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "7" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BALDWIN COUNTY, ALABAMA, COMBINED PANEL NO. 010000000A, EFFECTIVE DATE: 04/19/2019. ZONE "7" HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD AND 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
- PROJECT IS LOCATED IN BALDWIN COUNTY PLANNING DISTRICT 22.
- HOA RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS AND DRAINAGE FACILITIES.
- BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID COMMON AREAS OR DRAINAGE FACILITIES.
- USACE PERMIT #: SAK-2024-00869

DRAINAGE/UTILITY EASEMENTS:
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET.
INTERNAL REAR AND SIDE LOT LINES: 7.5 FEET.

PROPERTY DESCRIPTION:
152 AC(0) PM NW COR OF SEC 35 RUN E 1330' TO THE POB CONT E 2749', TH S 1330', TH W 1330.21', TH S 864', TH W 923', TH S 400', TH W 1675.77', TH N 1210.87', TH E 1257.96', TH N 1310' TO THE POB SEC 35-75-42E (S 75)

UTILITY PROVIDERS:
SEWER: BALDWIN COUNTY SEWER 14477 UNDERWOOD RD SAMMUELSVILLE, AL 36560 (251) 971-3022
WATER: RIVERA UTILITIES 700 WISCONSIN PINES RD FOLEY, AL 36535 (251) 638-5000
POWER: BALDWIN COUNTY EMC P.O. BOX 22000 SAMMUELSVILLE, AL 36560 (251) 969-6247
TELEPHONE: BRIGHTSPROF 1701 INDUSTRIAL PKWY FOLEY, AL 36535 (904) 376-1410
CABLE: ANCHOR ENGINEERING 50 N. FLORIDA STREET MOBILE, AL 36607 (251) 409-8470
OWNER: STEVEN CLUFF CHAFFERS 17140 HENNINGTON RD ROBERTSDALE, AL 36567
OWNER: BILL H BENSTON JR 21440 HENNINGTON RD ROBERTSDALE, AL 36567
OWNER: BILL H BENSTON JR 21440 HENNINGTON RD ROBERTSDALE, AL 36567

508 N. Florida Street
Mobile, Alabama 36607
P: 251.409.8470

Cambridge
A Residential Subdivision
Robertsdale, Alabama

SKETCH PLAN

PROJECT NO: 24-047
DATE: 09/20/2024
DRAWN: HBJ
CHECKED: BDS
TITLE: SKETCH PLAN

REVISION:

SHEET:

Residential Home Plans

Examples of Proposed Homes



SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN	
EXIST. TAX PARCEL ID:	05-42-07-35-0-000-004.000 (38 AC) 05-42-07-35-0-000-002.000 (93 AC) 05-42-07-35-0-000-002.006 (21 AC)
SITE AREA:	152 AC
ADDRESS:	CO RD. 54 & 55, ROBERTSDALE, AL
CURRENT ZONING:	RA & RSF-3
PROPOSED ZONING:	PRD
TYPICAL LOT DIMENSIONS:	52'X130' & 60'X130'
SMALLEST LOT SIZE:	6,614 SF
LF OF ROADS:	18,238
IMPERVIOUS SURFACE:	900,000 SF
YARD SETBACKS:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	30'
TOTAL LOTS PROPOSED:	445
DENSITY:	3.06 LOTS/AC

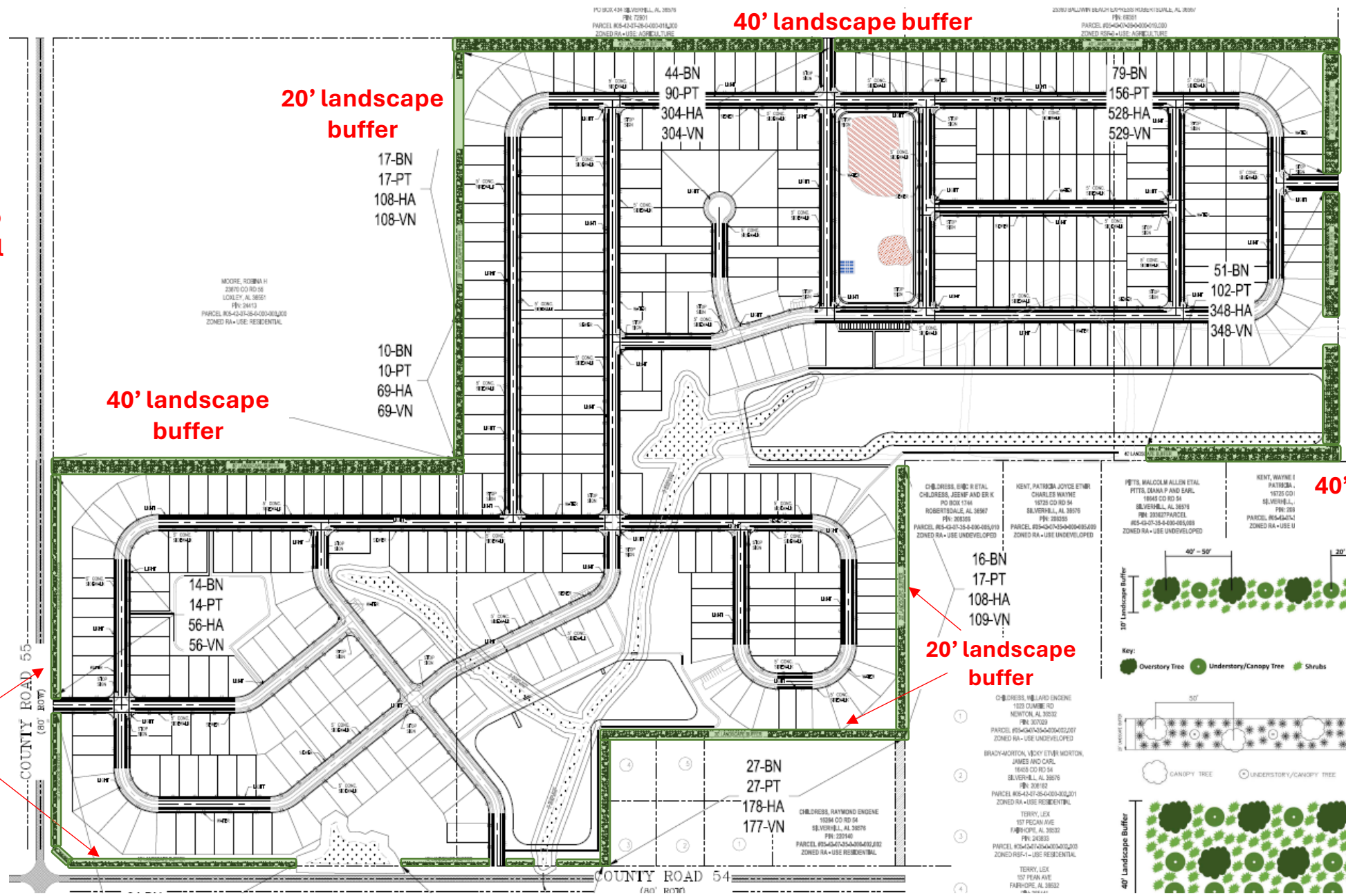
LOT DENSITY CALCULATION:	
TOTAL SITE AREA:	114.0 AC
WETLANDS AREA (X 50%):	-0.75 AC.
	113.25 AC. (4,933,170 S.F.)
	4,933,170 S.F. / 10,000 S.F. (PER RSF-3 ZONING) = 493.32
	493 LOTS ALLOWED
TOTAL SITE AREA:	38 AC
WETLANDS AREA (X 50%):	-0.295 AC.
	37.71 AC. (1,642,647 S.F.)
	1,642,647 S.F. / 15,000 S.F. (PER RSF-2 ZONING) = 109.5
	109 LOTS ALLOWED
TOTAL OPEN SPACE PROVIDED:	
ALL AREA OUTSIDE OF LOTS AND R/W:	47.45 AC.
PROPOSED DETENTION AREAS:	-13.63 AC.
	33.828 AC.
TOTAL USEABLE OPEN SPACE PROVIDED:	
TOTAL OPEN SPACE:	33.82 AC.
WETLANDS:	-2.10 AC.
	31.72 AC.

VARIATIONS		
	CURRENT:	PROPOSED:
LOT WIDTH:	80' MIN.	52' MIN.
LOT SIZE:	10,000 SF-15,000 SF	6,500 SF

Landscape Plan

40' buffer required when adjacent to agricultural use

10' landscape buffer



20' landscape buffer

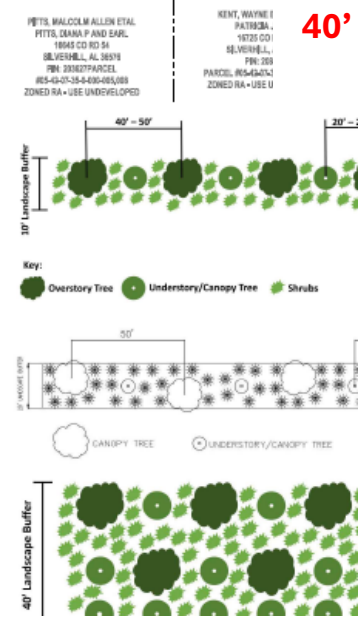
40' landscape buffer

40' landscape buffer

40' landscape buffer

40' landscape buffer

20' landscape buffer



PO BOX 434 SILVERHILL, AL 36376
PIN: 2201
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE AGRICULTURE

2300 GALLOWAY BEACH LAYTONS HUNTSVILLE, AL 35897
PIN: 4031
PARCEL: R5-4-07-35-4-03-0100
ZONED R5-4-USE AGRICULTURE

MOORE, ROBIN H
20670 CO RD 56
LOLEY, AL 36557
PIN: 2413
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE RESIDENTIAL

CHRISTESS, BRUCE ETAL
CHILDRESS, JENNIF AND ER K
PO BOX 174
ROBERTSDALE, AL 36067
PIN: 20355
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE UNDEVELOPED

KENT, PATRICIA JOYCE ETWR
CHARLES WAYNE
15728 CO RD 54
SILVERHILL, AL 36376
PIN: 20355
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE UNDEVELOPED

PETTS, MALCOLM ALLAN ETAL
PETTS, DEAN P AND EARL
16945 CO RD 54
SILVERHILL, AL 36376
PIN: 20357
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE UNDEVELOPED

KENT, WAYNE I
PATRICIA L
16725 CO1
SILVERHILL, AL 36376
PIN: 203
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE U

16-BN
17-PT
108-HA
109-VN

27-BN
27-PT
178-HA
177-VN

CHILDRESS, RAYMOND ENGINE
10304 CO RD 54
SILVERHILL, AL 36376
PIN: 22140
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE RESIDENTIAL

CHRISTESS, WILLARD ENGINE
1022 DUMBE RD
NEWTON, AL 36052
PIN: 20708
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE UNDEVELOPED

BRADY-AKROYD, VICKY ETWR MORTON,
JAMES AND CARL
16625 CO RD 54
SILVERHILL, AL 36376
PIN: 20812
PARCEL: R5-4-07-35-4-03-0100
ZONED RA-USE RESIDENTIAL

TERRY, LEX
157 FEGAN AVE
FAIRHOPE, AL 36032
PIN: 20383
PARCEL: R5-4-07-35-4-03-0100
ZONED R5-4-USE RESIDENTIAL

TERRY, LEX
157 FEGAN AVE
FAIRHOPE, AL 36032
PIN: 20383

COUNTY ROAD 54
(ANY ROUTE)

COUNTY ROAD 55
(600 ROUTE)

Availability Letters



June 24, 2024

Haileigh Johnston
Civil Designer
50 North Florida Street
Mobile, Ala. 36607
O: 251.459.8456
C: 251.635.5773

Re: Cambridge, PINs

Ms. Johnston,

At your request, this LLC (BCSS), is willing a on the above-referenc expense and request.

Baldwin County Sewer property, subject to a owner/developer and

This letter is not to be to Baldwin County Sewer year from the date of will need to contact B

BCSS owns and opera continues to expand a this time, BCSS plans the right to shift flows *Franchise fees apply

Sincerely,

Angela Foley
Baldwin County Sewer
251-971-3022



Date: June 17, 2024

To: Anchor DBG

RE: Initial Analysis and Will Serve Letter: Brights ("Property")

Dear: Haileigh

You recently approached Brightspeed about provi (466 Lots). Brightspeed appreciates the opportunit

In response to the request for a commitment to se Bill H. Bengston, Jr. ("Owners") to determine the received June 17, 2024. Upon such determinatio costs to complete that construction. After compl whether it can provide communication services at th As this is a fiber build, this service will exceed the n County.

If Brightspeed can provide communication service provision such services, or conduct any associate agreements governing their respective duties and

Please do not hesitate to call me at (980) 376-141

Brightspeed

Jeff Crowe
Authorized Signature

Jeff Crowe
Name Typed or Printed

NI Engineer II
Title

June 17, 2024
Date



RIVIERA UTILITIES
413 East

Haileigh Johnston
Anchor
50 N Florida Street
Mobile, AL 36607

RE: Cambridge Subdivision

This letter is to confirm based on the site plan rece service to above referenced property.

Riviera Utilities requires a 10' easement along all s and rear property lines. Please ensure all property

Upon final design, Riviera Utilities will provide requirements to meet all Riviera specifications. concerning costs and requirements.

Name	Department
Danny Scott	Gas

If you have any questions or comments, contact Riv

Thank you,

James Wallace

James Wallace



P.O. Box 220
Summerdale, AL
36580-0220

June 26, 2024

Anchor dbg
Haileigh Johnston
50 N. Florida Street
Mobile, AL 36607

Re: Sketch Plat for Camb
Parcels ID's: 05-42-07-35
000-002.006

Dear Haileigh Johnston:

This letter is to confirm t territory. Also, this letter i EMC.

Baldwin EMC is willing to are granted using our sta fees are finalized in adva time with respect to re distribution line). All sys Baldwin EMC's current Li

Please contact me to disc

Below is our typical requi

There is a dedicated here adjacent to the right-of-v common area lines, unles

If you have any question contact me at 251-989-02

Sincerely,

Brett Morrow

Brett Morrow
Supervisor of Staking
BM/ss

HEADQUARTERS
19600 State Highway
Summerdale, AL 365

CITY OF ROBERTSDALE



The Hub
of Baldwin County

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

September 13, 2024

Haileigh Johnston
Anchor DB Group
50 N. Florida Street
Mobile, Alabama 36607

RE: Cambridge Subdivision – 445 Lots
PPIN: 7292, 7368, 275338

Dear Ms. Johnston:

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

Water: City of Robertsdale has an 8" Water Main on the north side of Co. Rd. 54 and on the east side of Co. Rd. 55 adjacent to this subject property.

Robertsdale is willing to provide Water Service to this subject property. 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 and current Utility Policy. For Water service to future proposed lots in 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

Gregory B. Smith, P.E.
City Engineer

Cc: File
Charles Murphy, Mayor
Lee Irwin; Water, Sewer & Gas Foreman
Scott Gilbert; Public Works Director

Subdivision Narrative

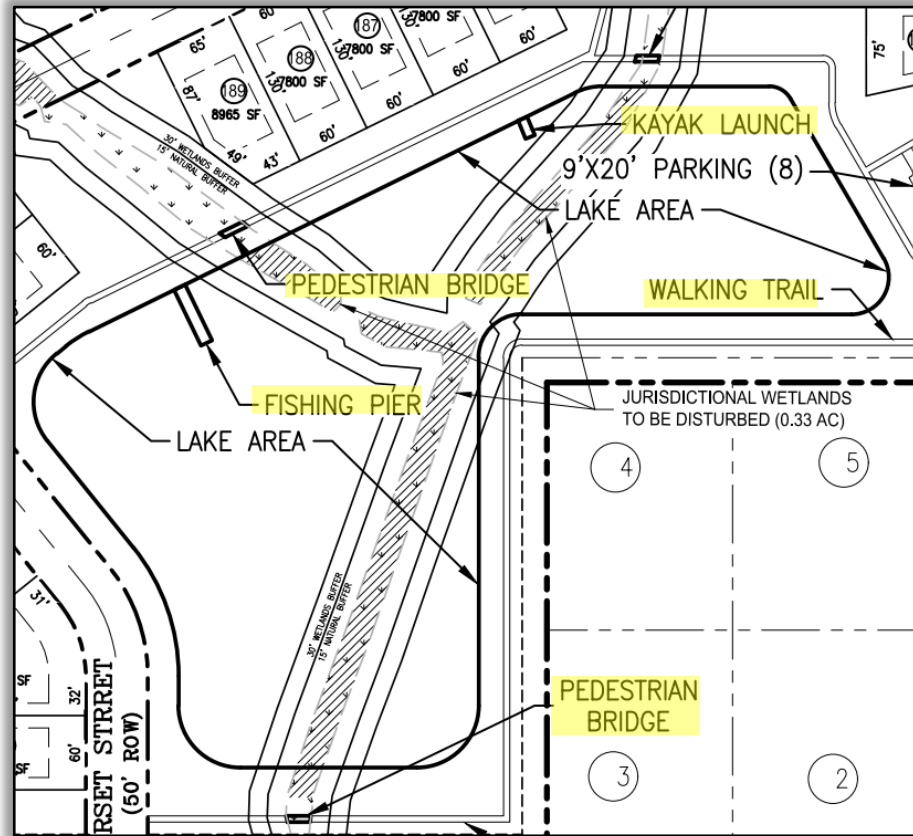
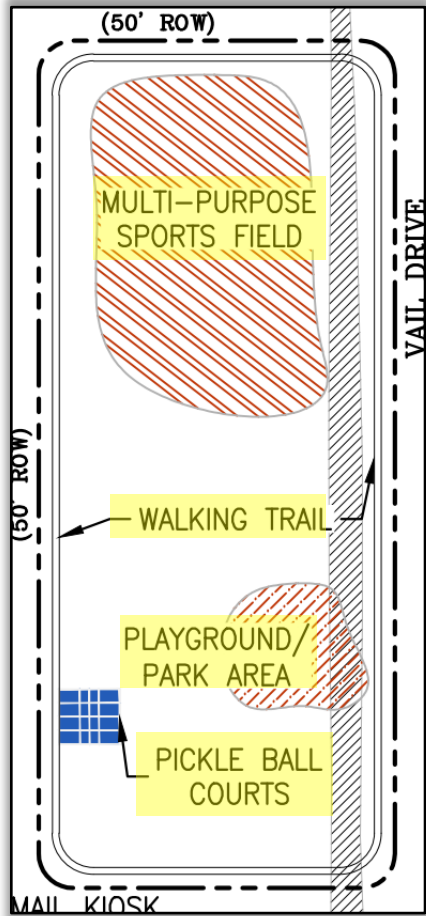
CAMBRIDGE SUBDIVISION NARRATIVE

Please accept this letter as the required narrative for the proposed Cambridge PRD. It is the Owner's intent to re-zone the proposed property to PRD with an underlying zoning of RSF-2 & RSF-3 to allow for the development of approximately 445 single family residential lots. The proposed lots are 52'x135' & 60'x135, contain a minimum approximately 6,600 square feet of area, and will have a 30 foot front minimum building setback, 30 foot rear minimum building setback, 10 foot side minimum building setback and a 20 foot side street minimum building setback. The proposed setbacks meet the Baldwin County subdivision regulations for RSF-2 & RSF-3 lots. We are requesting a variance from the subdivision regulations for dimension and area. Beyond the unique lot sizes, area and setbacks it is the Owner's intent to proceed with this development as a typical single family residential subdivision.

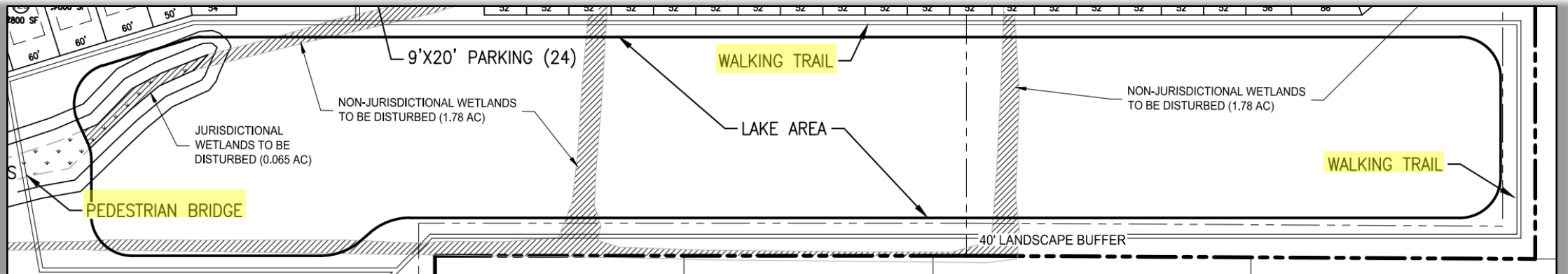
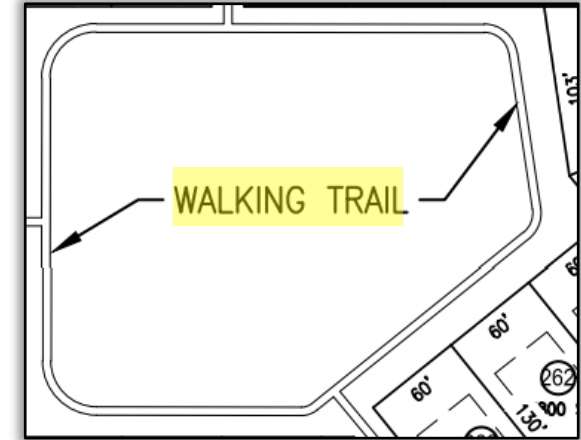
Potable Water and Sanitary Sewer will be public with all proposed utility infrastructure to be designed and constructed in accordance with utility specifications. All proposed roads and stormwater infrastructure will be designed and constructed in accordance with the Baldwin County's Land Use Ordinance. It is the intent for all roads, rights-of-way, and utilities to be dedicated to Baldwin County and all on site detention and common areas will be owned and maintained by the Homeowner's Association.

The subdivision is planned to consist on single-story homes ranging between 1,600 and 2,700 sf in finish living area. Each home will have 2 or 3 car garages and will be priced between \$270,000 and \$500,000.

It is the Owner's intent to commence the design of the proposed development immediately upon a successful PRD zoning by Baldwin County Robertsdale with an anticipated date of completion of the development within 48 months of the commencement of the design.

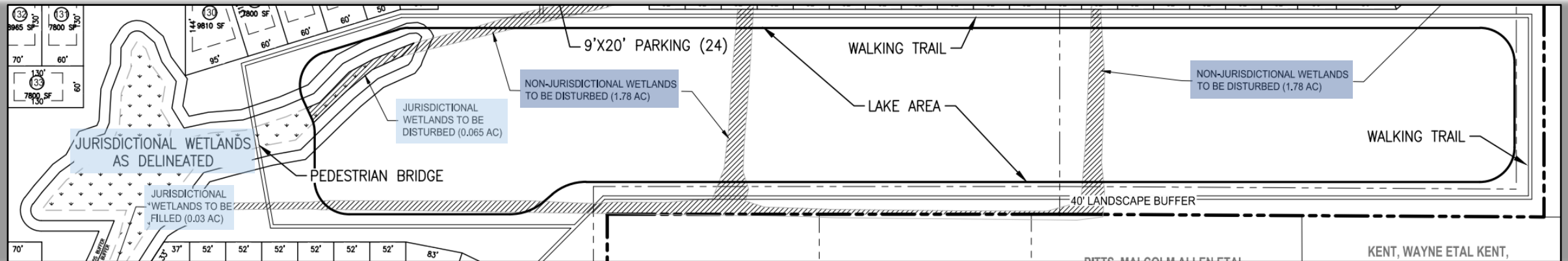
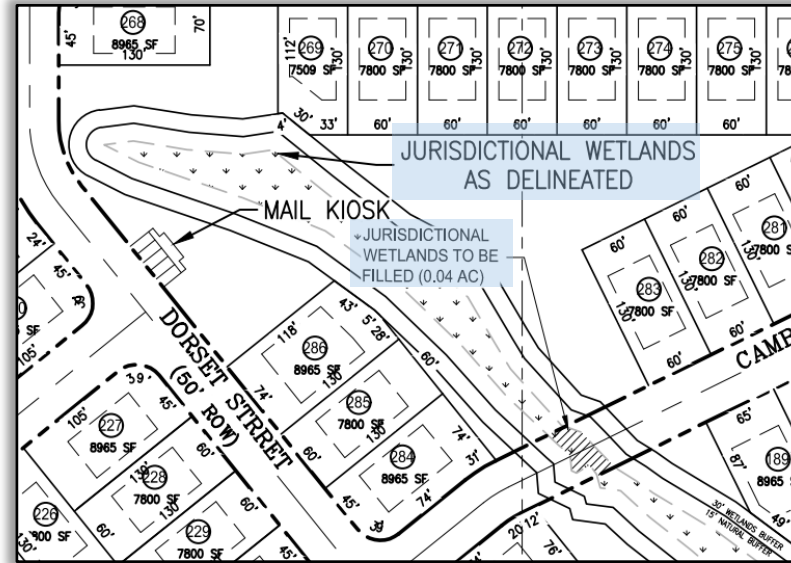
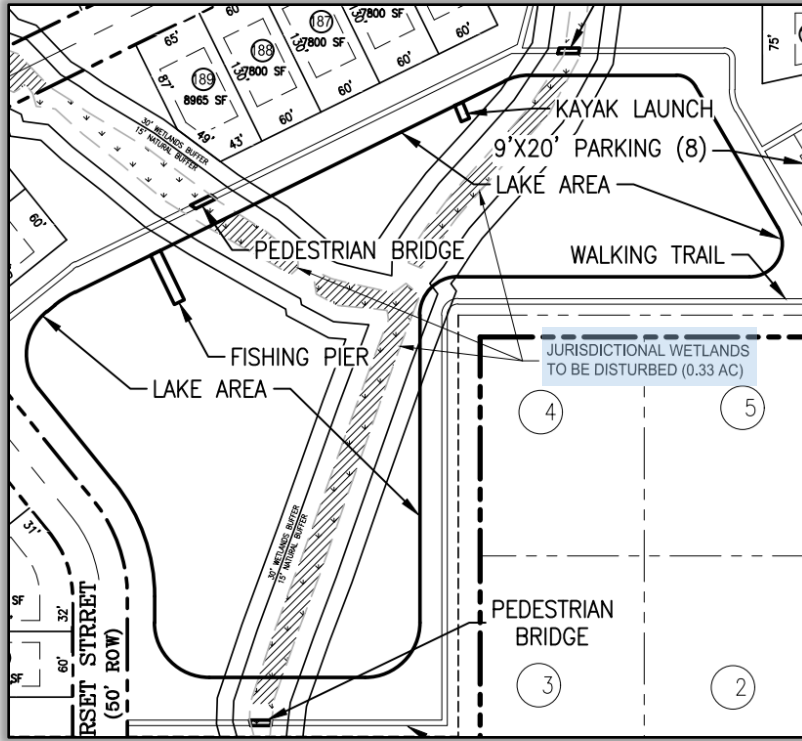


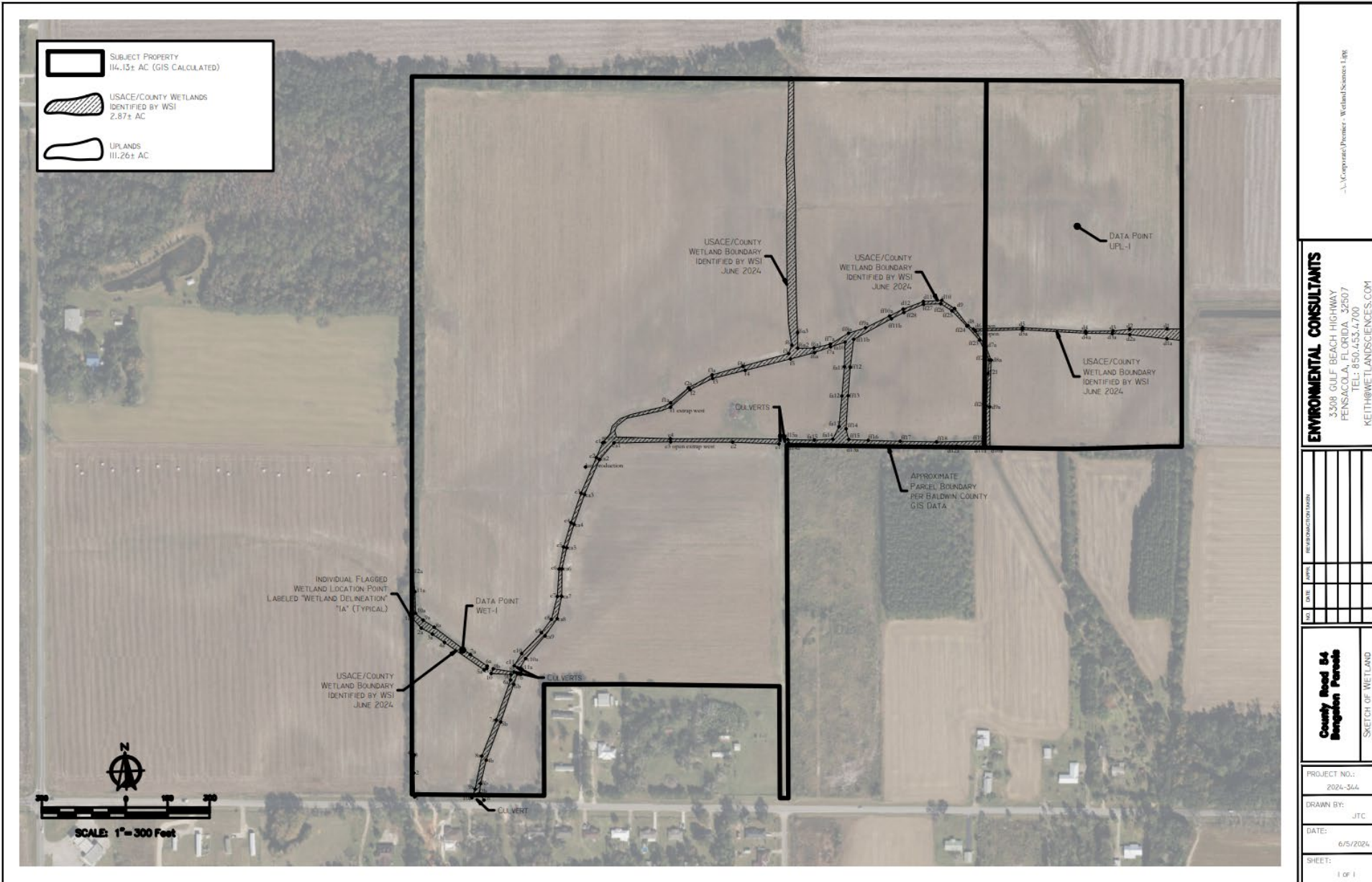
- PROPOSED AMENITIES:**
- MULTI-PURPOSE SPORTS FIELD
 - WALKING TRAILS
 - PLAYGROUND / PARK AREA
 - PICKLEBALL COURTS
 - FISHING PIER
 - KAYAK LAUNCH



STAFF COMMENTS

- Multiple amenities are proposed
- A permit from USACE (#: SAM-2024-00869) has been applied for to fill jurisdictional wetlands where the streets cross the wetlands
- The proposed ponds should assist in **regional detention**. The pond located along the southeast portion of the property will have a littoral shelf that mimics wetlands
- The development will be surrounded by landscape buffers, reducing the visual impact on surrounding parcels and the road





— Environmental Sciences Lab

ENVIRONMENTAL CONSULTANTS
 3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.452.4700
 KEITH@WETLANDSCIENTES.COM

NO.	DATE	REVISIONS

**County Road B4
Bergman Park**
 SKETCH OF WETLAND
 RESOURCES

PROJECT NO.:
2024-364

DRAWN BY:
JTC

DATE:
6/5/2024

SHEET:
1 OF 1

First wetland delineation provided by Environmental Consultants identifies approximately 2.87± acres of jurisdictional wetlands on the subject property

First wetland delineation courtesy of Environmental Consultants, prepared on June 5, 2024.

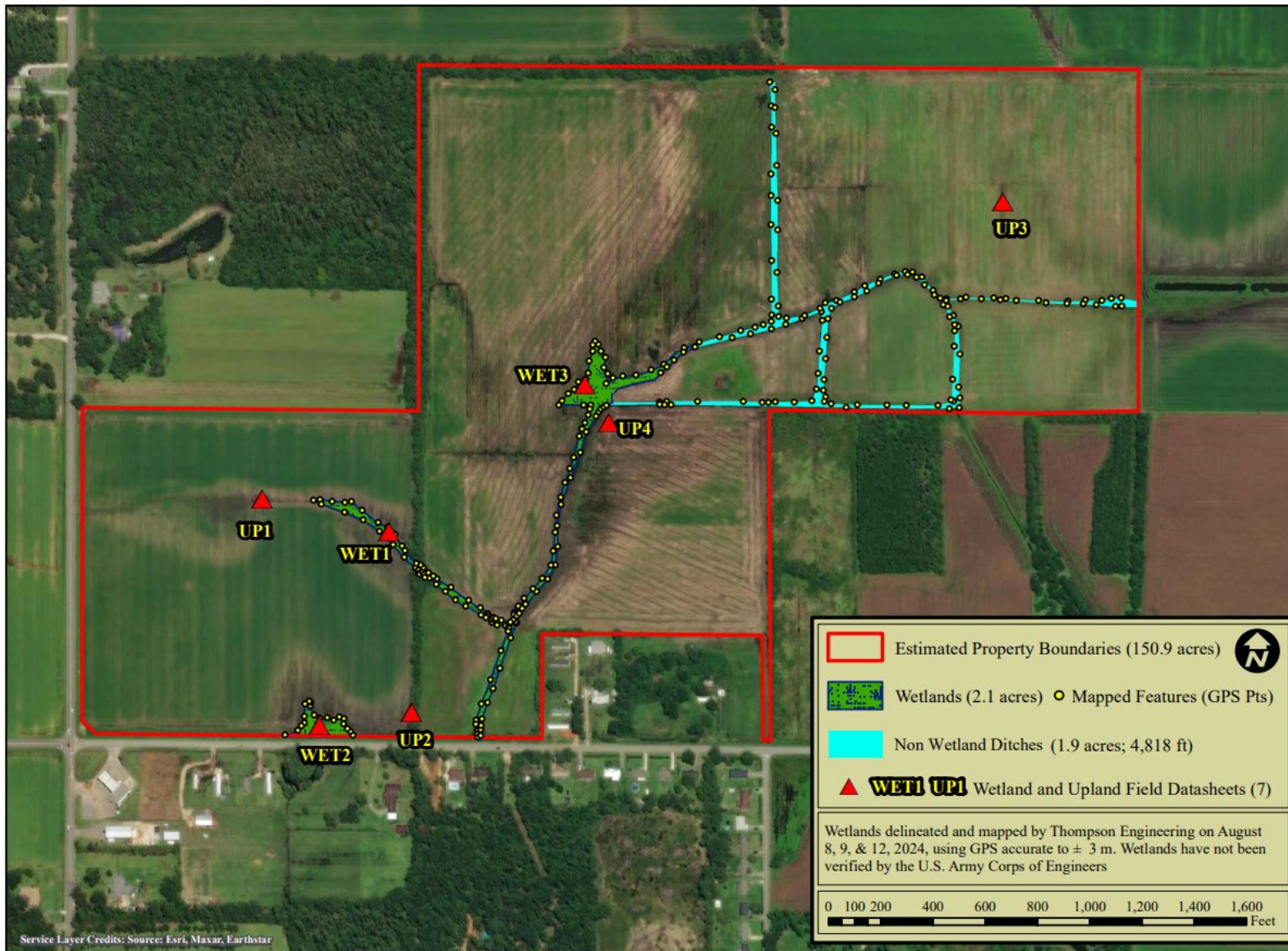


Figure 3. Wetland Map (Aerial View)

Second wetland delineation courtesy of Thompson Engineering. The delineation was performed on August 8, 9, and 12, 2024

Second wetland delineation provided by Thompson Engineering identifies approximately 2.1± acres of wetlands on the subject property.

The areas shown in light blue are non-wetland ditches (1.9± acres), which are identified as non-jurisdictional

REZONING Staff's Recommendation:

Z24-28 RE-ZONING REQUEST FROM RA & B-3 TO RSF-2

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.

PRD Staff's Recommendation:

Staff finds that the **PRD24-05 Cambridge Subdivision** application should be recommended for **Approval*** with the following conditions:

Conditions of approval:

1. Approval of the rezoning request from RA & B-3 to RSF-2 as well as approval of Z24-18 (Bengston Property).
2. Per the Natural Resource Planner, the two wetland delineations reflecting jurisdictional wetlands (based on the professional wetland delineators' opinions) shall be reconciled into a single document and also reflected on the PRD Site Plan to be presented to the County Commission.
3. The US Army Corp of Engineers (USACE) permit #SAM-2024-00869 will need to be approved and reflected on the PRD Sketch Plan which will need to be submitted prior to Preliminary Plat approval.
4. When the preliminary plat is submitted, the wetlands and wetland buffer may be adjusted to reflect what is shown on an acceptable wetland report, but the number of lots cannot be increased without Planning Commission approval.

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

