

Baldwin County Planning & Zoning Commission Agenda

Thursday, November 7, 2024

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:**
 - October 3, 2024, Work Session Minutes
 - October 3, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

a.) PER24-41, Lone Oak Farms Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for SPP21-14, Lone Oak Farms Subdivision.

Location: Subject property is located on the east side of Pierce Road north of County Road 32 in the Fairhope area in Planning District 39. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

b.) PER24-42, Fairhope Falls Ph 6-7 Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year extension of the Preliminary Plat for cases S-21019 & S-21020, Fairhope Falls Ph 6-7.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill in Planning District 37.

c.) CSP24-36, Bayshore Christian School

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for a 4,902 sf classroom addition to the existing school.

Location: Subject property is located west of County Road 13 and east of Friendship Road, situated between Fairhope and Daphne city limits in Planning District 15.

d.) PUD22-17, Firefly Commons

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting authority to sign off on the Final Site Plan for recording of Firefly Commons.

Location: Subject property is located on the east side of Thompson

Hall Road and the north side of County Road 44 in the Fairhope area in Planning District 8. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

e.) SC24-47, Wynns Place

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

Location: Subject property is located at the northeast corner at the intersection of County Road 64 and Linholm Road in the Wilcox area in Planning District 13.

f.) SC24-51, Resub Lot 6 Bishop Trace

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (Concurrent) approval for a 3-lot subdivision.

Location: Subject property is located east of Bishop Trace, north of County Rd 93 northwest of the Lillian community in Planning District 22.

g.) SPP24-21, The Meadows Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 6-lot subdivision.

Location: Subject property is located on the south side of US Hwy 98 approximately 0.25 miles east of County Road 91 in the Elberta area in Planning District 33.

h.) SPP24-28, Smithfield Estates Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for an 8-lot subdivision.

Location: Subject property is located west of Phillipsville Rd and south of Geaux Rd in Planning District 6.

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 Cases

a.) Z24-17 & SPP24-22 (SC24-21), Point Clear Village PH 3

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

Purpose: The applicant is requesting to rezone 2.2 +/- acres from Neighborhood Business District (B-2) to Residential Single Family (RSF-2).

Location: Subject properties are located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope in Planning District 26.

b.) Z24-31, Volovecky Property & PRD24-04, Lanterna Subdivision

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

Purpose: The applicant is requesting to rezone 39 +/- acres from Neighborhood Business District (B-2) to Residential Multi-Family (RMF-6). Also, to rezone 49 +/- acres from Rural Agricultural (RA) and Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-2).

Location: Subject properties are located west of State Hwy 181 and north of Pleasant Rd in Planning District 15.

c.) Z24-41, Fernandez Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 3.5 +/- acres from Residential Single Family Estates (RSF-E) to Residential Single Family (RSF-1).

Location: Subject property is located on County Road 97 and the corner of Royal Lane in Planning District 32.

d.) Z24-42, Howle Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone .45 +/- acres from Neighborhood Business District (B-2) to Major Commercial District (B-4).

Location: Subject property is located north of US Highway 98, between Saint Francis Street and 6th Street in Planning District 22.

e.) Z24-43, Wild Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 11 +/- acres from Residential Single Family (RSF-2) to Rural District (RR).

Location: Subject property is located south of State Highway 104 and east of County Road 49 near the Town of Silverhill in Planning District 14.

f.) Z24-44, Fletcher Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 22 +/- acres from Base Community Zoning (BCZ) to Neighborhood Business (B-2).

Location: Subject property is located south of County Road 32 and east of State Highway 181 in Fairhope in Planning District 39.

g.) Z24-45, Wiese Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 26 +/- acres from Residential Single Family (RSF-2) to Rural Agricultural (RA).
Location: Subject property is located west of Caney Creek Dr in Planning District 15.

h.) Z24-46, Bed & Blinds Inc Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 3.3 +/- acres from Rural District (RR) to General Business (B-3).
Location: Subject property is located north of County Rd 64, east of County Rd 54 W in Planning District 15.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-10, Southern Path RV Camp

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan approval for a 36-unit RV Park.
Location: Subject properties are located west of State Highway 59 in the Stapleton area in Planning District 7.

b.) SPP24-11, Blueberry Estates Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 6-lot subdivision, Blueberry Estates.
Location: Subject property is located east of Blueberry Lane, south of County Rd. 48 and south of the Town of Silverhill in Planning District 14.

c.) SPP24-20, Legacy Hills Subdivision

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 242-lot subdivision, Legacy Hills.

Location: Subject property is located east of Baldwin Beach Express and north of County Rd 38 in Planning District 18.

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

None.

13. New Business:

a.) Approval of the 2024-2025 Planning Commission meeting calendar.

14. Public Comments: None

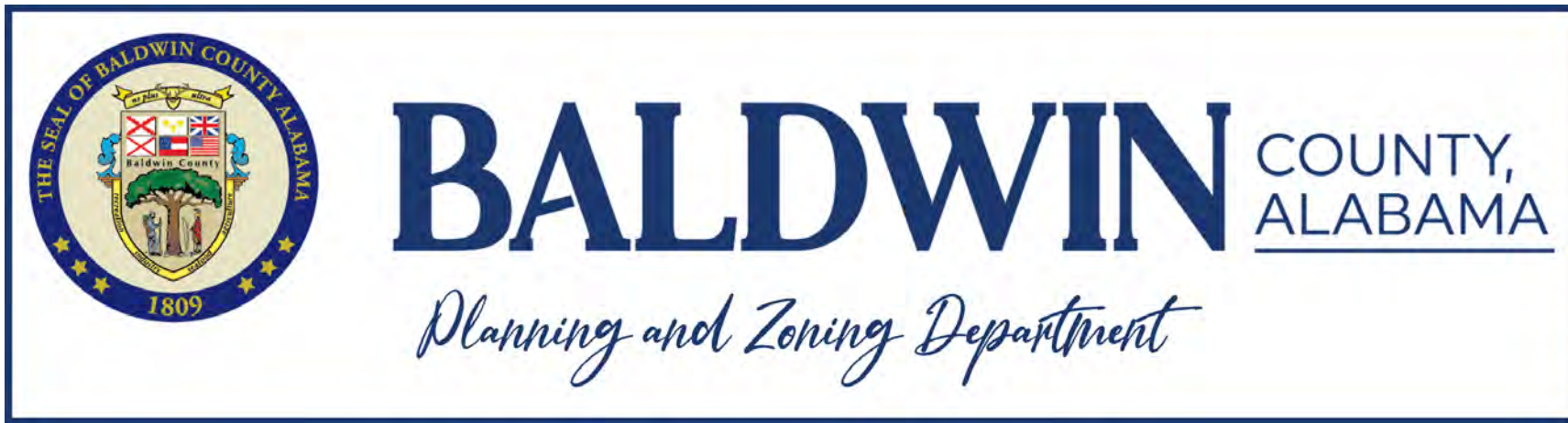
15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***December 5, 2024***

16. Adjournment.



PER24-41 PRELIMINARY PLAT EXTENSION REQUEST
CASE SPP21-000014 LONE OAK FARMS SUBDIVISION
NOVEMBER 7, 2024

PREPARED AND PRESENTED BY:
MARY BOOTH, ASSOCIATE PLANNER

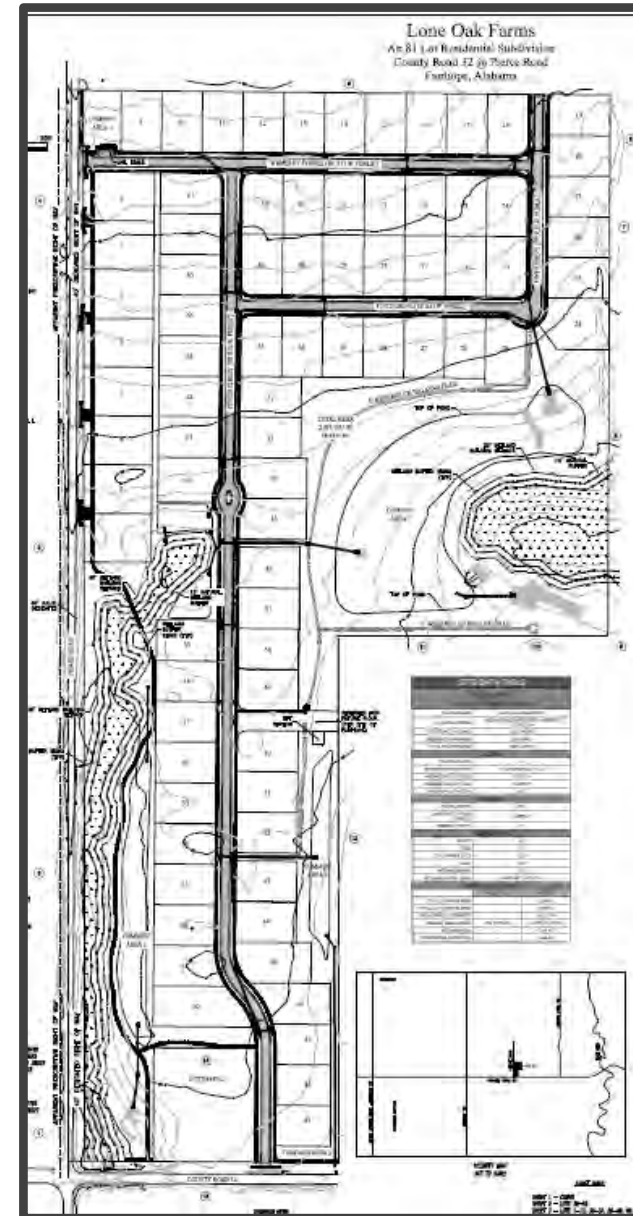
November 7, 2024

Request before the Planning Commission:

Preliminary Plat 1-year extension for LONE OAK FARMS SUBDIVISION as allowed by section 4.5.3 and 7.2.2 of the *Baldwin County Subdivision Regulations*

Staff recommendation:
Approved with conditions

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



PER24-41 LONE OAK FARMS SUBDIVISION

Location: Subject property is located on the east side of Pierce Road north of County Road 32 in the Fairhope area. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

Planning District: 39

Zoning: Zoned RA

Total Property Area: 56.51 acres +/-

Total # of Lots requested: 81 lots

- Smallest lot: 13,459 SF +/-
- Average lot: 15,732 SF +/-
- Building Setbacks: 30' Front, 30' Rear, 10' Side, 20' Street side, 30' wetland building setback with 15' natural buffer

Streets / Roads: 4,869 LF

Owner/Developer:

C. Wesley Grant Etux Gay D. (1/2 INT)
John Chaz Jordan, Jason Racq Jordon, Judson Bragg Jordan (1/4 INT)
Lynne Boothe, (1/4 INT)

Engineer of Record: Perry C. "Trey" Jinright, III, P.E., *Jade Consulting, LLC*

Surveyor: Daniel D. Clark, PLS, *Smith Clark Associates*

Online Case File Number: The official case number for this application is PER24-41, however, when searching the online CitizenServe database, please use PER24-000041.

Parcel: 05-46-07-36-0-000-007.000

PIN: 17050

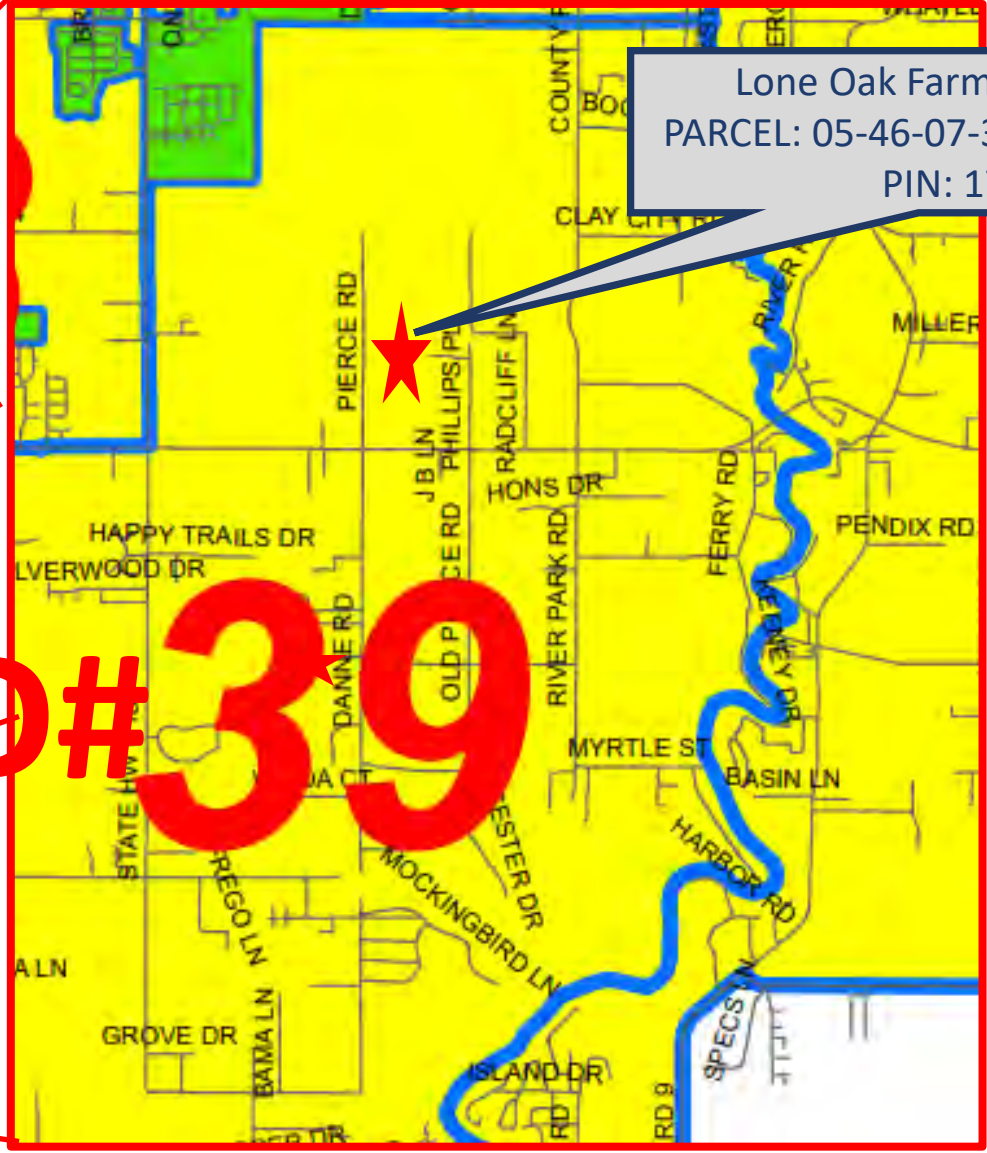
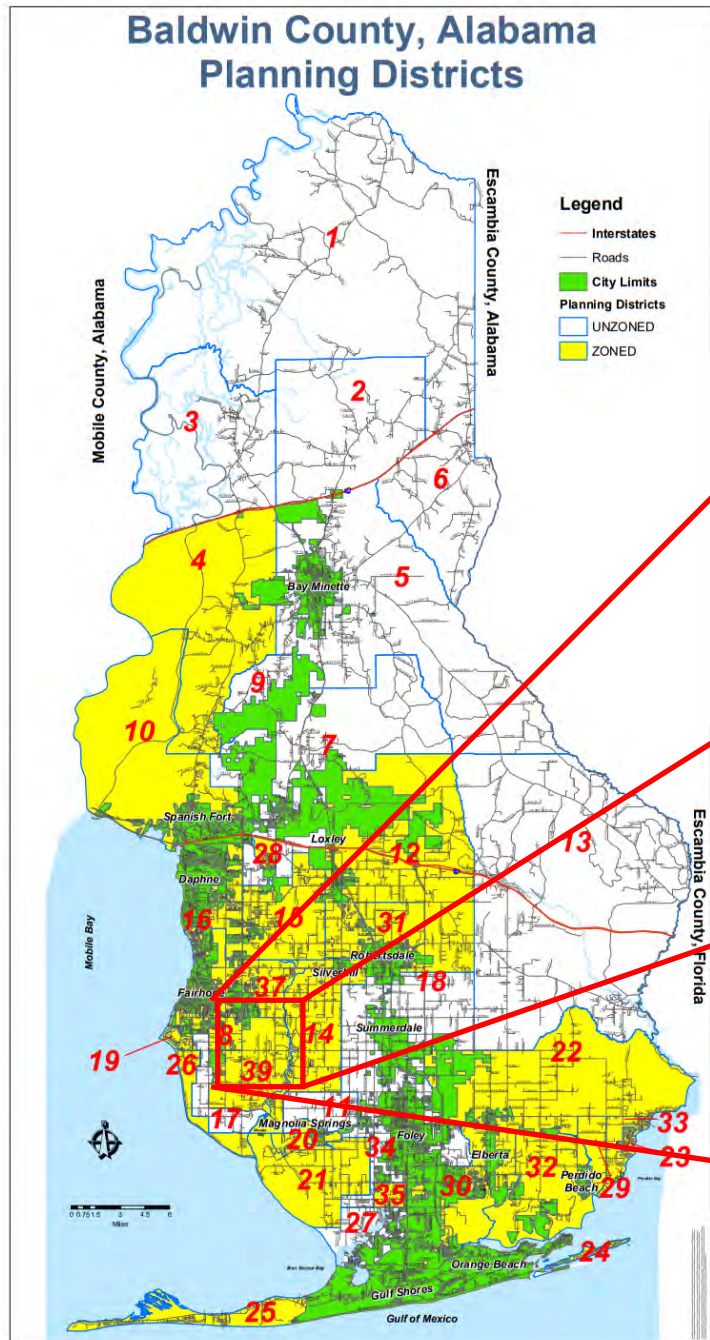
Utility Providers:

- Domestic Water: Fairhope Public Utilities
- Sewer: Baldwin County Sewer
- Electrical: Baldwin EMC

Approval history:

- SPP21-14 Preliminary Plat was approved by Fairhope's Planning Commission on July 7, 2022 (Case SD 21.51)
- Baldwin County granted administrative approval on January 20, 2023.
- Baldwin County approval expires on January 20, 2025.
- Applicant has submitted a permit extension request for a 1-year extension.
- Although the original preliminary plat was administratively approved by Baldwin Co. P&Z, it was determined that P&Z does not have the authority to administratively approve an extension request.

Baldwin County, Alabama Planning Districts



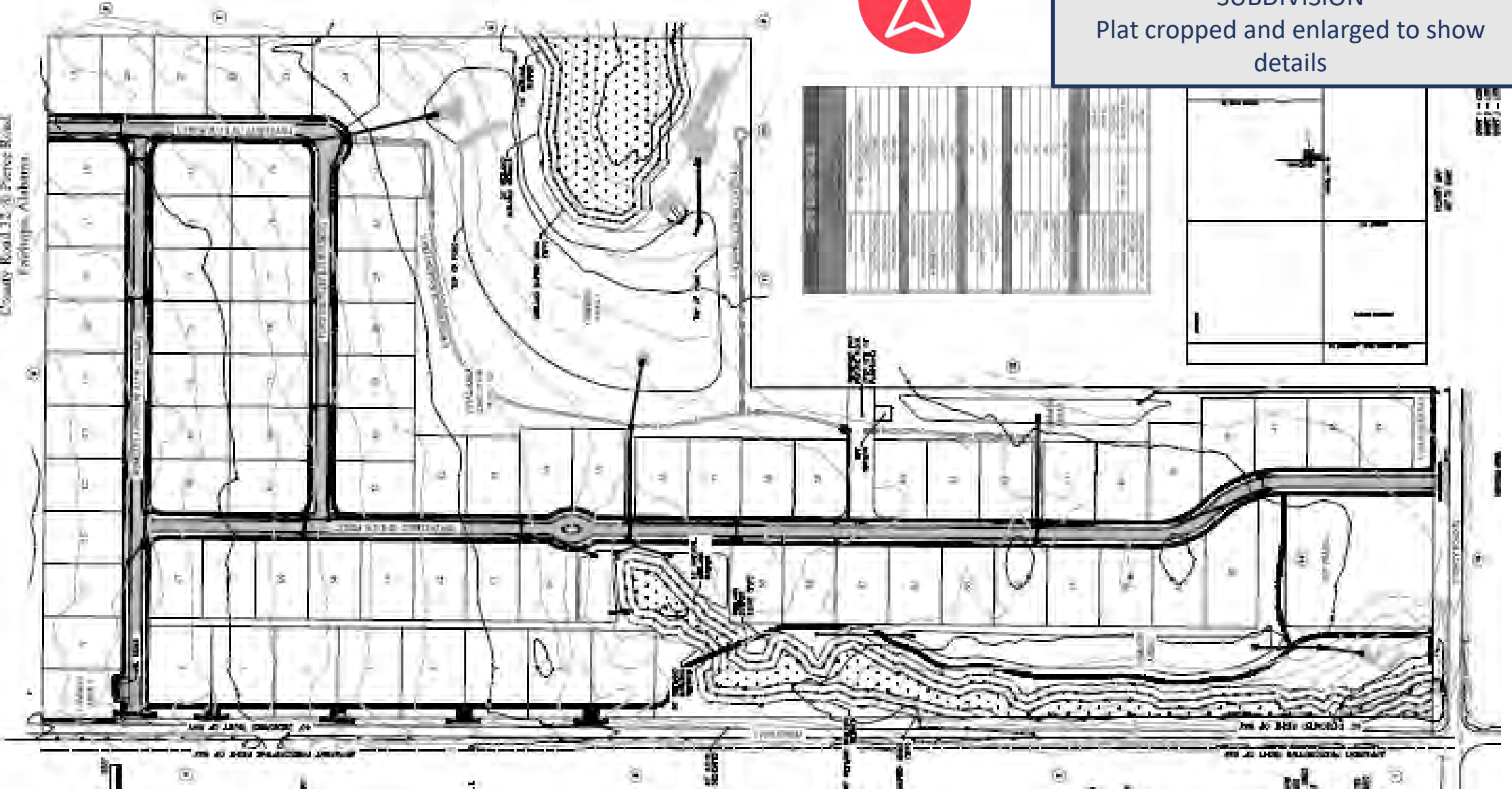
Lone Oak Farms Subdivision
PARCEL: 05-46-07-36-0-000-007.000
PIN: 17050

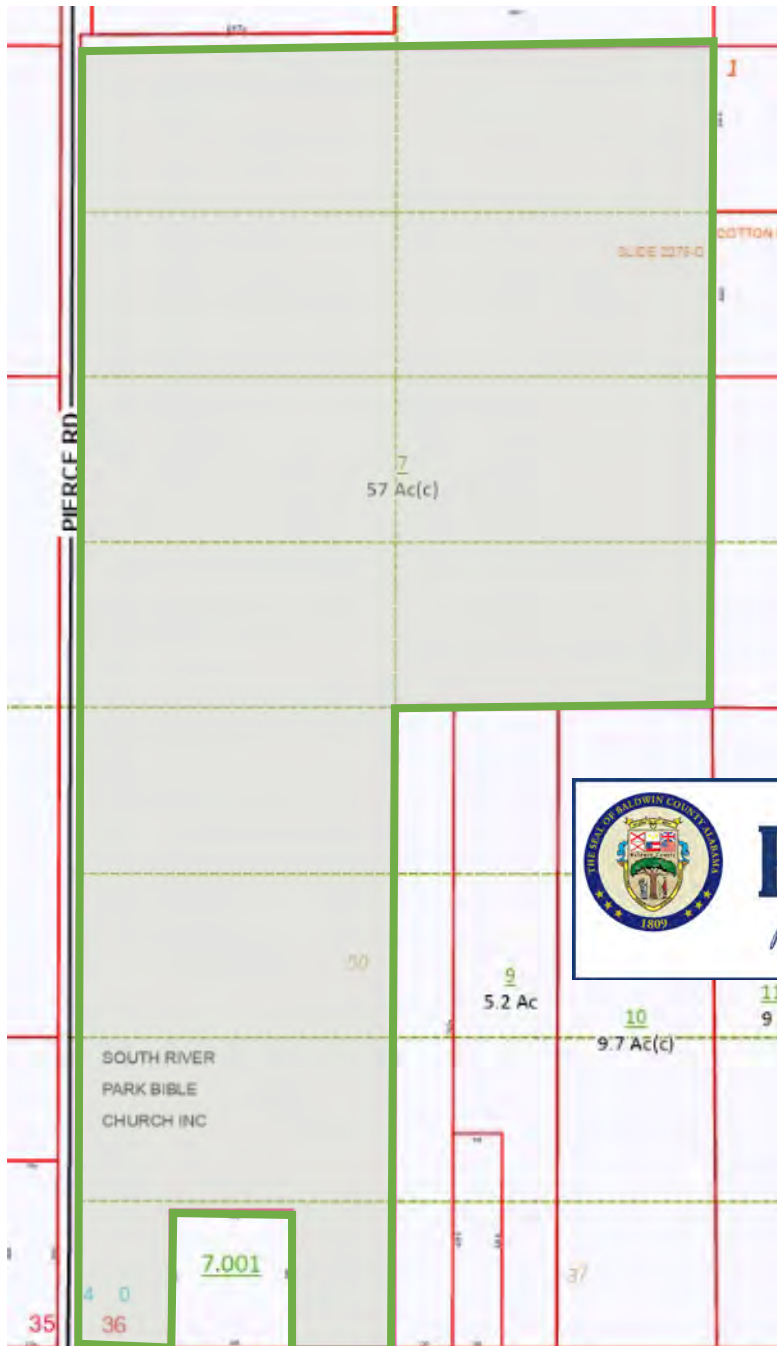
PD# 39


Lone Oak Farms
Ac 81 Lot Residential Subdivision
County Road 32/3 Pierce Road,
Fairhope, Alabama

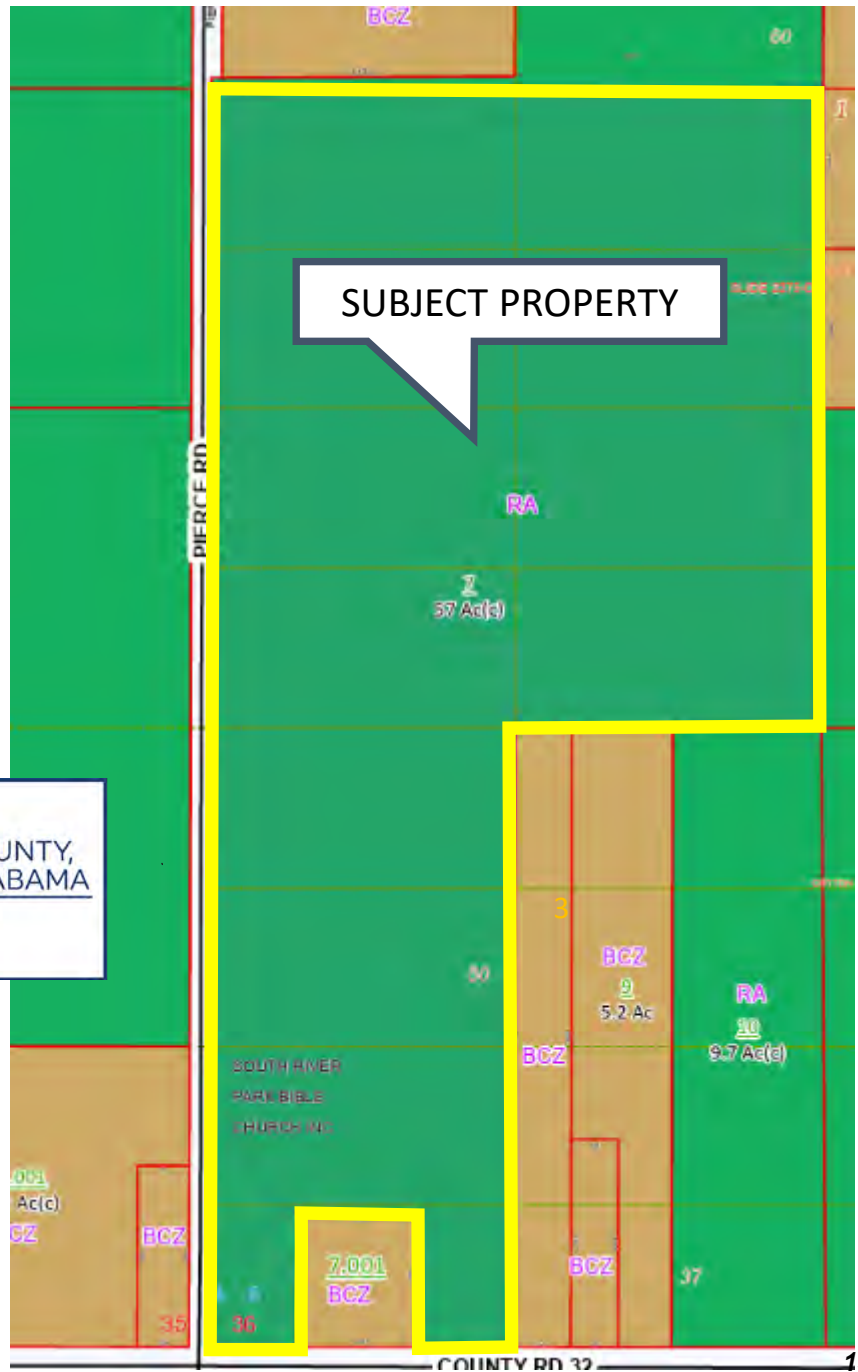


PER24-41 LONE OAK FARMS
SUBDIVISION
Plat cropped and enlarged to show
details






BALDWIN COUNTY, ALABAMA
 Planning and Zoning Department

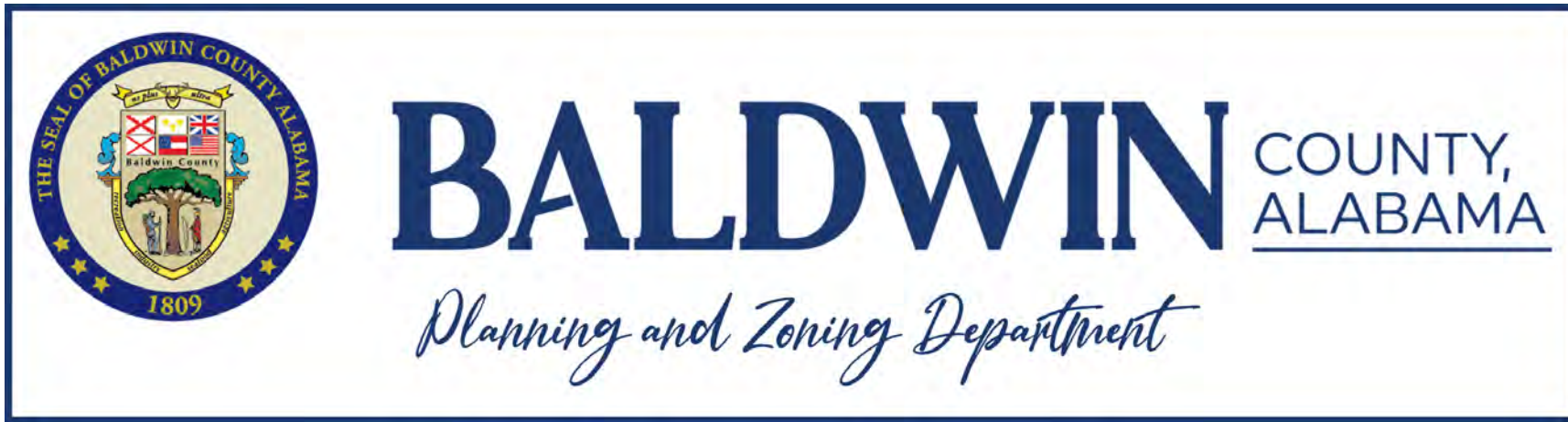


SUBJECT PROPERTY



Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case SPP21-14, LONE OAK FARMS SUBDIVISION, be **APPROVED** with the following conditions:

1. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on the new expiration date of **Friday, January 23, 2026**.
 - a. An additional extension of twelve (12) months may be requested in writing prior to the expiration date and time listed above
 - b. Expiration date has been adjusted for weekends
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by section 4.8(a) shall necessitate additional review by the Baldwin County Planning Commission.
3. Applicant shall apply for a Subdivision Permit by applying for a “CPR” in Citizen Serve prior to the commencement of construction.
4. Memorialize that the applicant may also be required to apply for a Commercial Turnout Permit by applying for a “CTP” in Citizen Serve prior to commencement of construction.
5. Approval of this extension further grants the Planning Commission Chairman approval to sign off on the final plat for recording.



PER24-42 PRELIMINARY PLAT EXTENSION REQUEST

CASES S-21019 & S-21020
FAIRHOPE FALLS PHASE 6-7
NOVEMBER 7, 2024

PREPARED AND PRESENTED BY:
SHAWN MITCHELL, SENIOR PLANNER

PER24-42 FAIRHOPE FALLS PHASE 6-7 EXTENSION (Agenda Item 7b.)

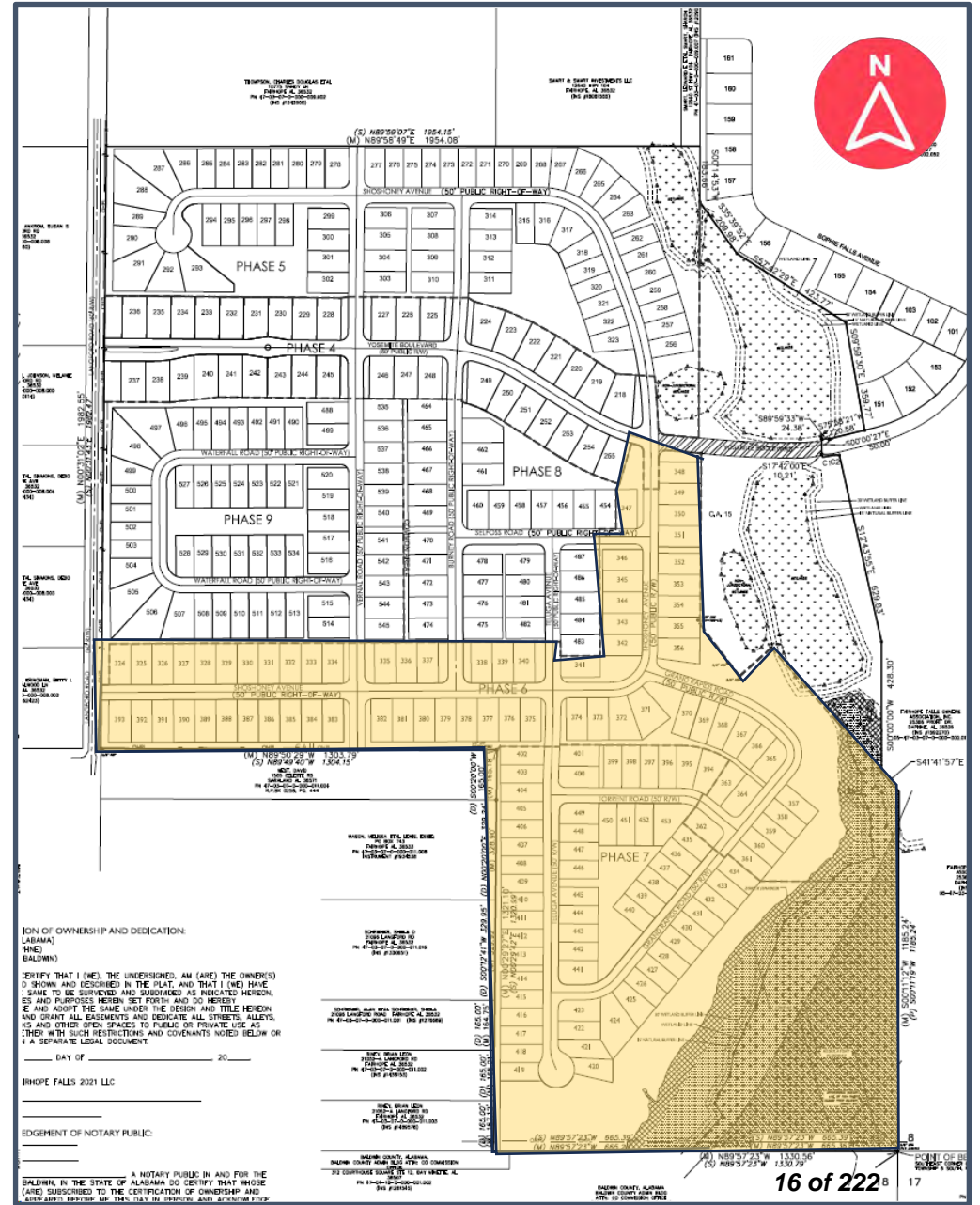
November 7, 2024

Request before the Planning Commission:

Preliminary Plat 1-year extension for Fairhope Falls Ph. 6-7 as allowed by section 4.5.3 and 7.2.2 of the *Baldwin County Subdivision Regulations*

Staff recommendation: **APPROVAL with conditions**

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



Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill.

Planning District: 37 (Planning Dist. 14 at time of preliminary plat approval)

Zoning: Single Family Residential **RSF-3**
(Unzoned at time of preliminary plat approval)

Total Property Area: 62.84 acres +/-

Total # of Lots requested: **130 lots**

- Smallest lot: 7,900 SF +/-
- Largest lot: 16,455 SF +/-
- Building Setbacks: 30' Front, 30' Rear, 10' Side, 20' Street side

Streets / Roads: 6,916 LF

Owner/Developer: 68 V Fairhope Falls 2021 LLC, 707 Belrose Ave, Daphne, AL 36526

Engineer of Record: Victor Germain, PLS, Dewberry, 25353 Friendship Rd., Daphne, AL 36526

Online Case File Number: The official case number for this application is PER24-42, however, when searching the online CitizenServe database, please use PER24-000042.

Parcels: 05-47-03-07-0-000-002.005

PIN: 310029

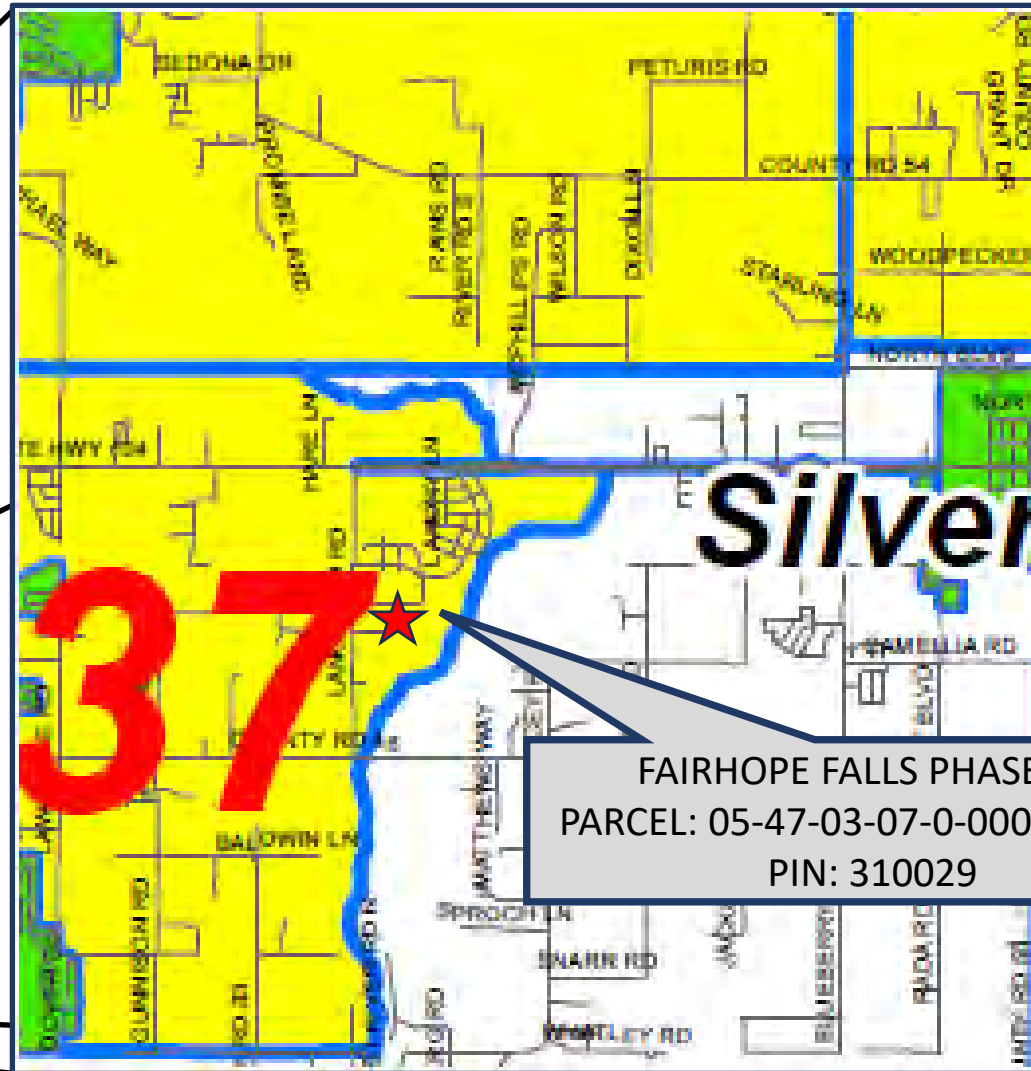
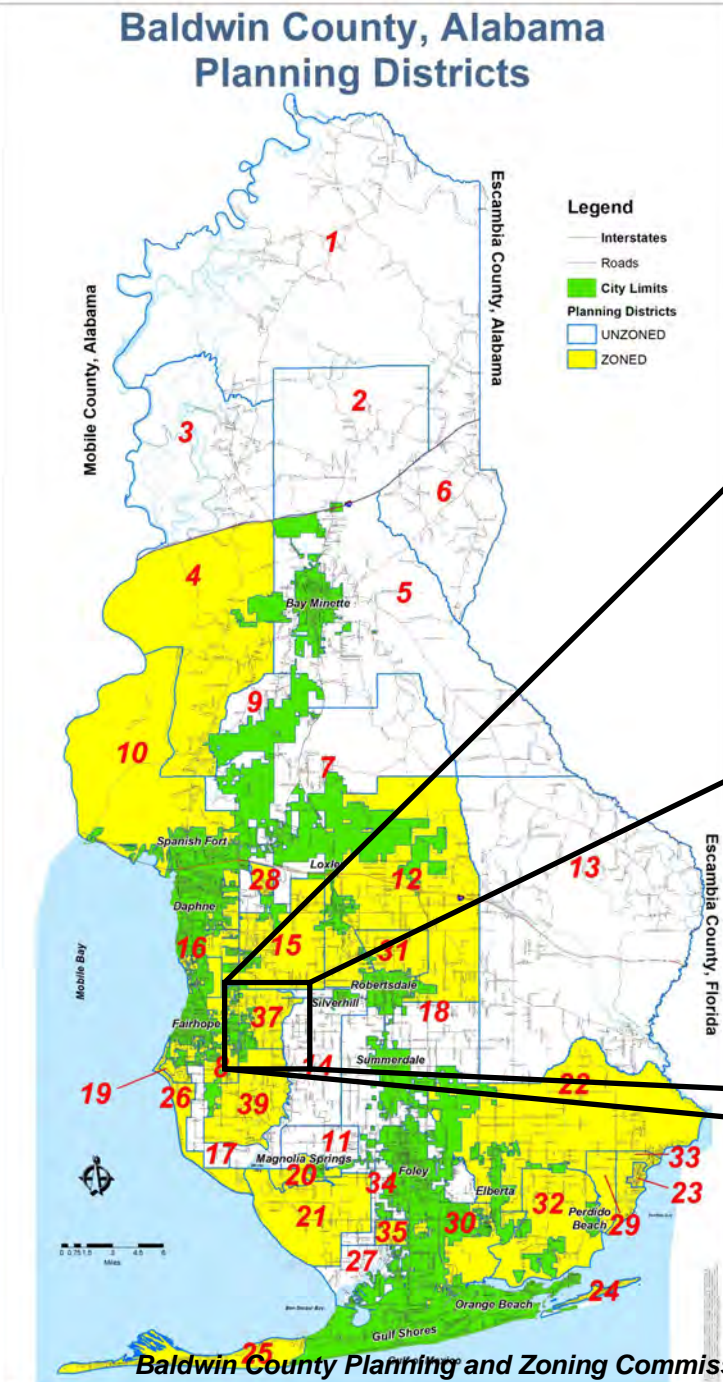
Utility Providers:

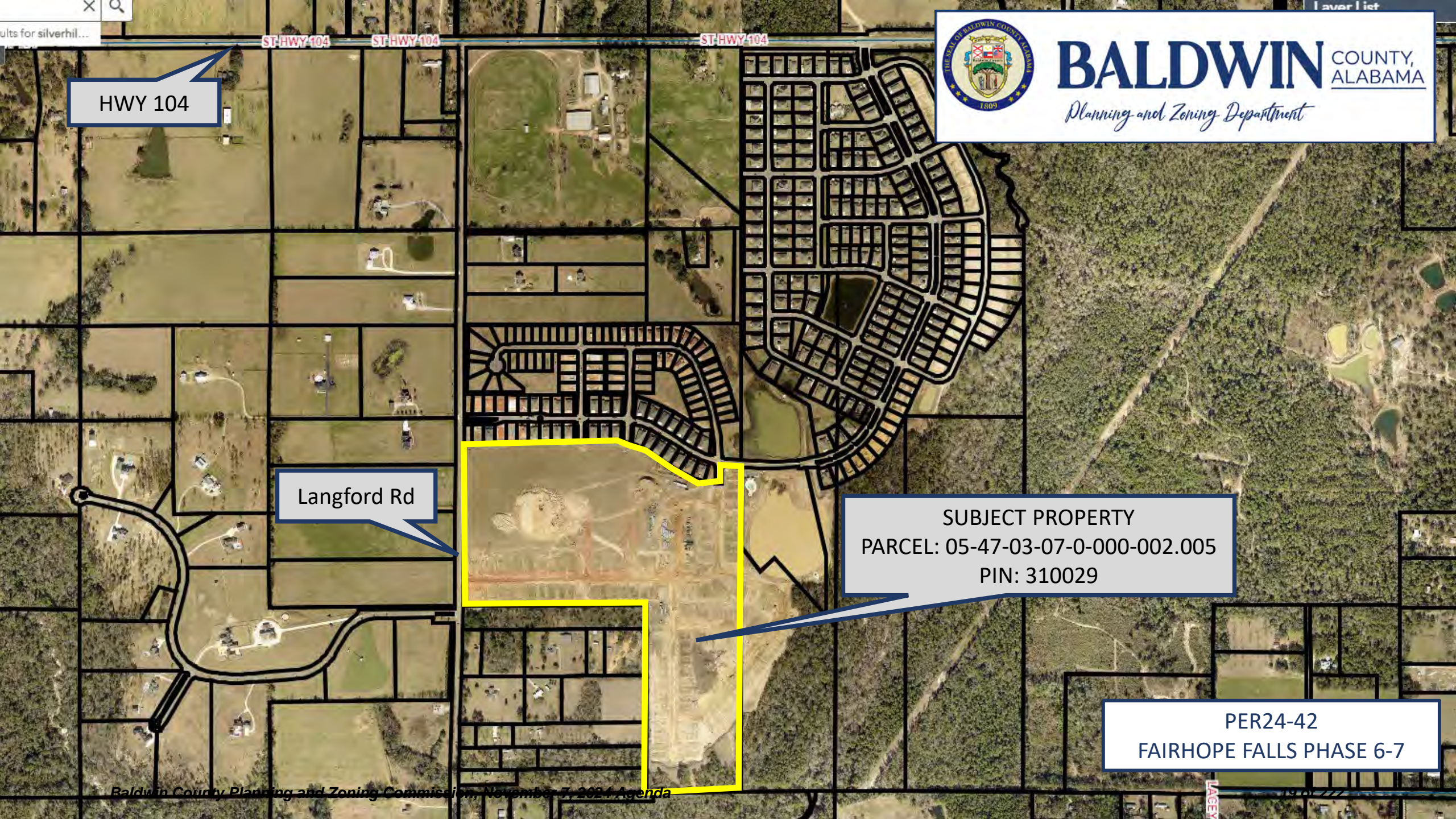
- Domestic Water: City of Fairhope
- Sewer: BCSS
- Electrical: Riviera Utilities

Initial approval:

- **SPP21-10, Jan. 6, 2022.**
- **A one-year extension was granted in Nov. 2023 (PER23-18) that expires on Jan. 2, 2025**

Baldwin County, Alabama Planning Districts





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

HWY 104

ST-HWY-104 ST-HWY-104

Langford Rd

SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER24-42
FAIRHOPE FALLS PHASE 6-7



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

HWY 104

BCZ

Langford Rd

RSE-3

Moratorium

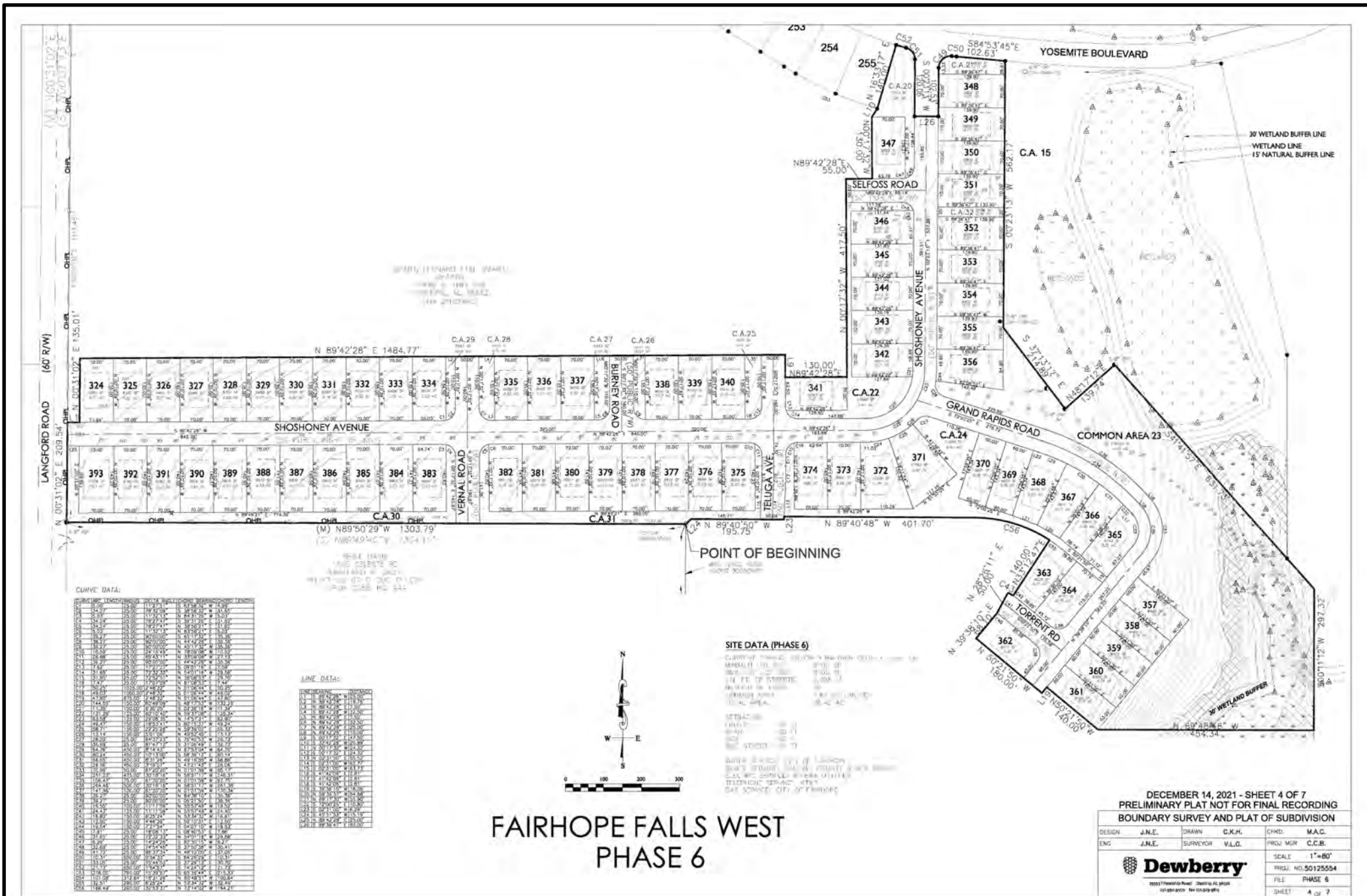
SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER24-42
FAIRHOPE FALLS PHASE 6-7



PHASE 6

70 Lots



FAIRHOPE FALLS WEST PHASE 6

DECEMBER 14, 2021 - SHEET 4 OF 7
PRELIMINARY PLAT NOT FOR FINAL RECORDING
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	C.K.H.	CHKD.	M.A.C.
ENG.	J.N.E.	SURVEYOR	V.L.D.	PROJ. MGR.	C.E.B.

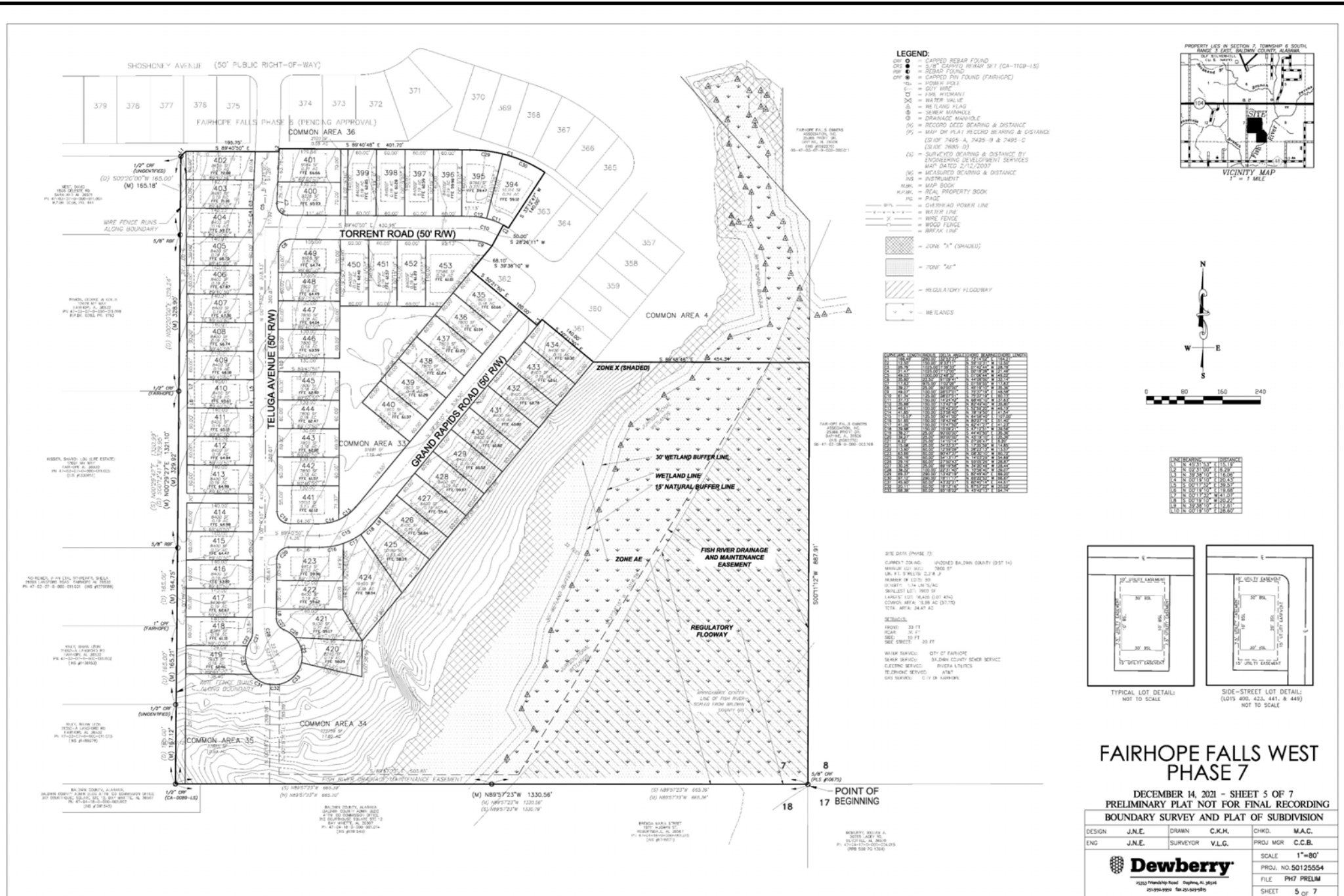
Dewberry
3033 Fremont Road, Auburn, AL 36832
334.821.9900 Fax 334.821.9910

SCALE 1"=80'
PROJ. NO. 50125554
FILE PHASE 6
SHEET 4 of 7



PHASE 7

60 Lots



FAIRHOPE FALLS WEST PHASE 7

DECEMBER 14, 2021 - SHEET 5 OF 7
PRELIMINARY PLAT NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

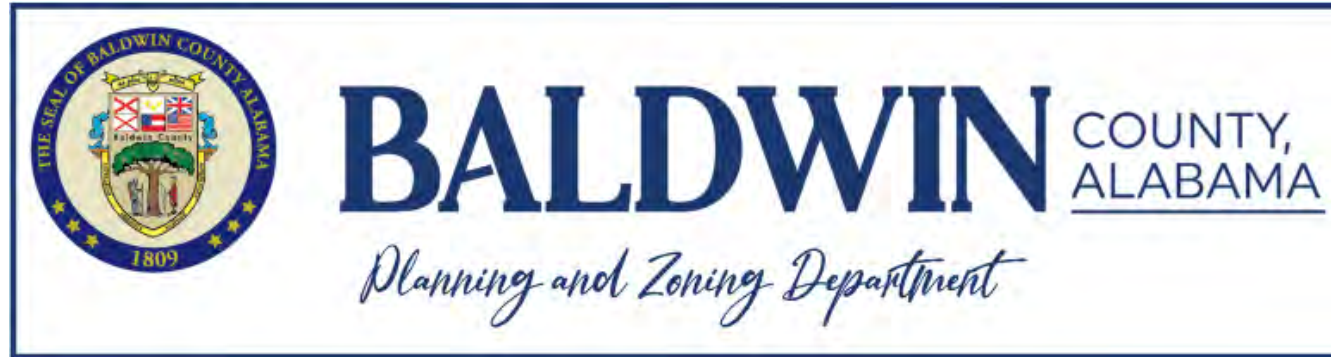
DESIGN	J.N.E.	DRAWN	C.K.H.	CHKD.	M.A.C.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ. MGR	C.C.B.

Dewberry
 2500 Piedmont Road, Dothan, AL 36024
 205-999-9999 fax 205-999-9955

SCALE: 1"=80'
 PROJ. NO. 50125554
 FILE: PH7 PRELIM
 SHEET: 5 OF 7

Staff recommends that a one (1) year extension of the Preliminary Plat approval for cases S-21019 and S-21020 *FAIRHOPE FALLS PHASE 6-7* be **APPROVED** with the following conditions:

1. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on **Tuesday, January 6, 2026**.
 - a. No additional extensions are available. If the final plat is not submitted before the expiration date above, the Applicant must submit a new Preliminary Plat application.
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by section 4.8(a) shall necessitate additional review by the Planning Commission



Case No./Name: CSP24-36 Bayshore Christian Classroom Addition (Agenda Item 7c.)
Meeting Date: November 7, 2024
Request: CSP Approval for a 4,902-sf Classroom Addition to Existing School
Recommendation: Approval

Staff Lead: Brittany Epling, Planning Technician II

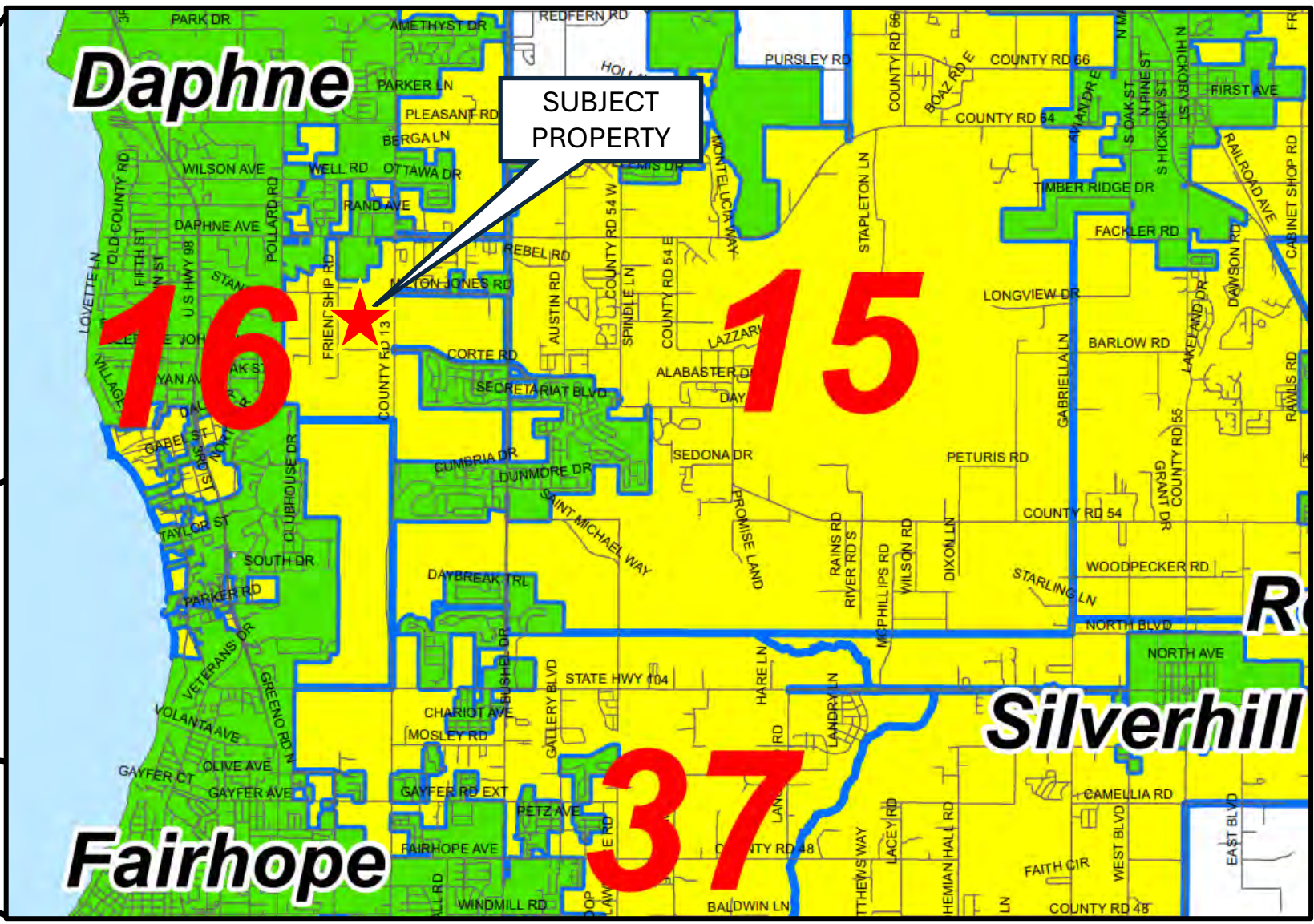
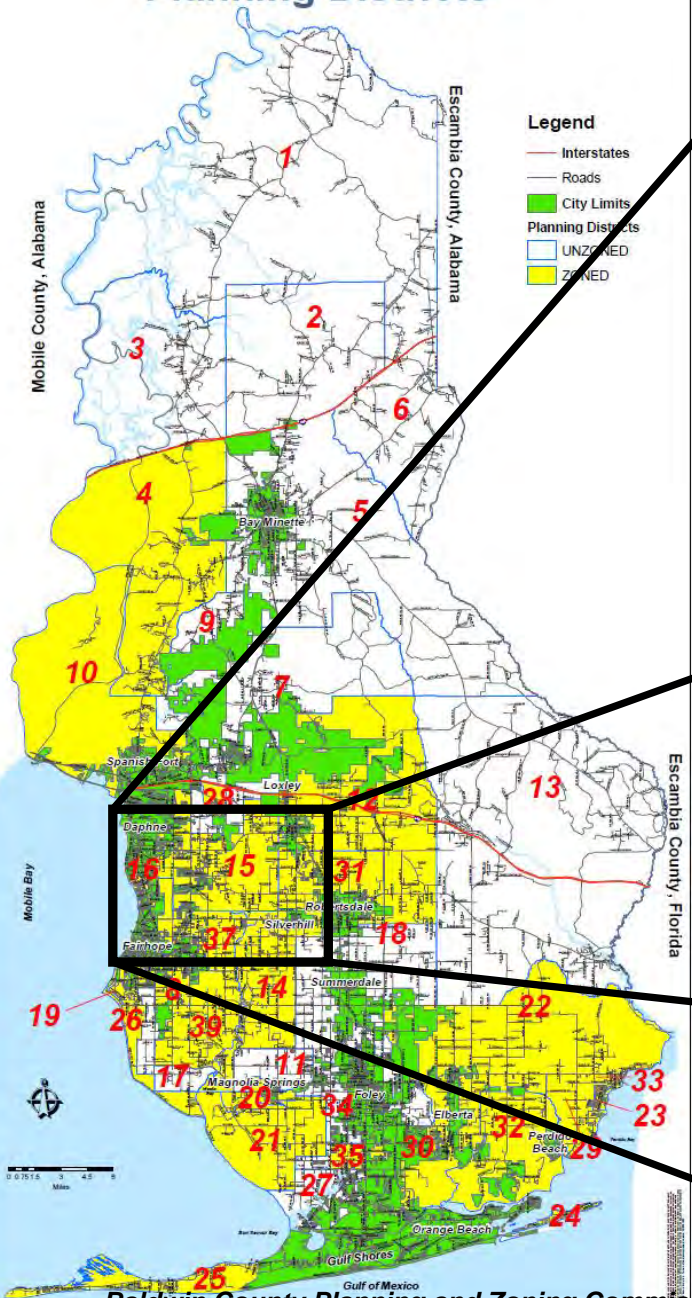
Owner / Developer: Bayshore Christian School Foundation, Inc.

Applicant: Chris Lieb with Lieb Engineering

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 west of County Road 13 and east of Friendship Road, situated between Fairhope and Daphne city limits.

Planning District: 15

Zoning: RA, Rural Agricultural District

Parcel#: 05-43-08-28-0-000-032.002

PIN#: 265222

Total Acres: 20 +/- acres

Current Use: Private Educational Institution

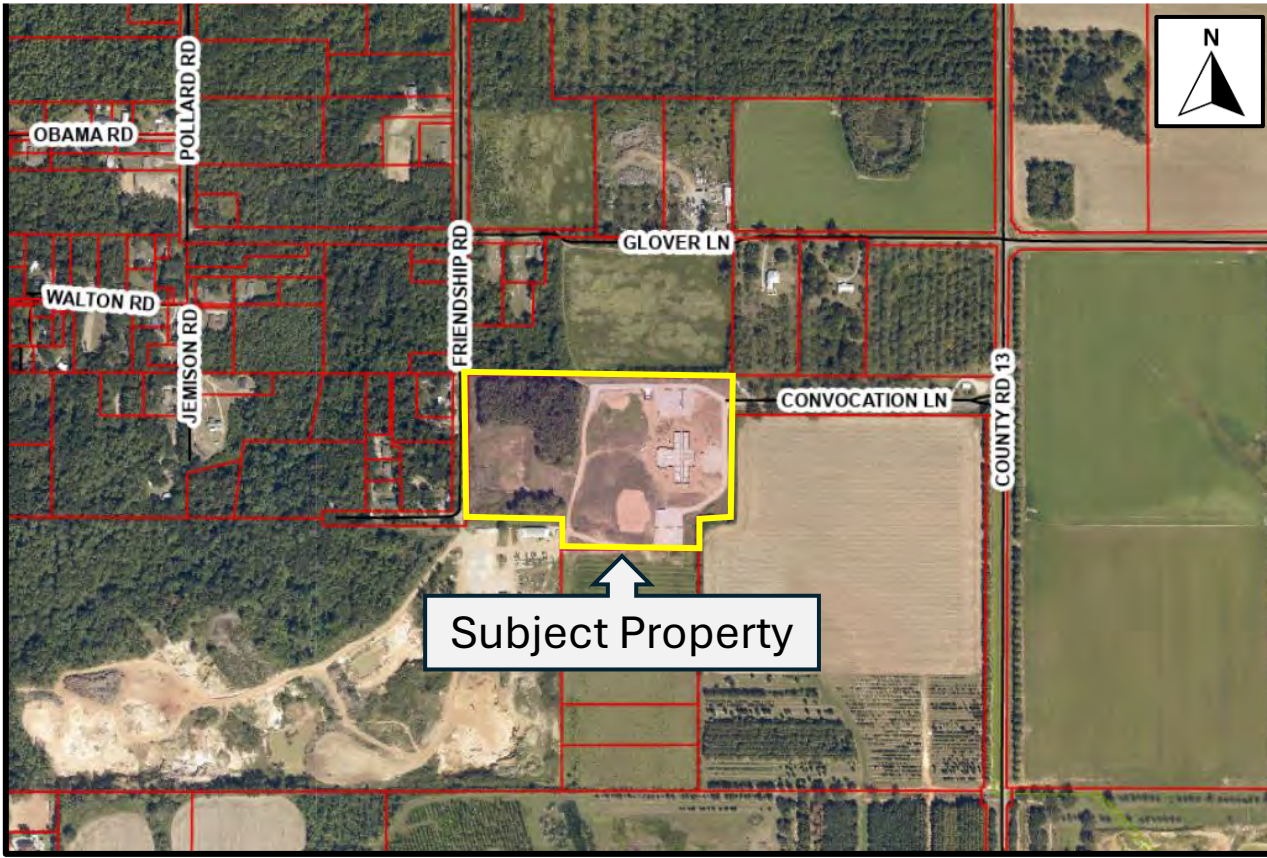
Applicant's Request: The applicant would like Commission Site Plan Approval for a 4,902-sf classroom addition to the existing Bayshore Christian School.

Online Case File Number: The official case number for this application is CSP24-36, however, when searching the online CitizenServe database, please use CSP24-000036.

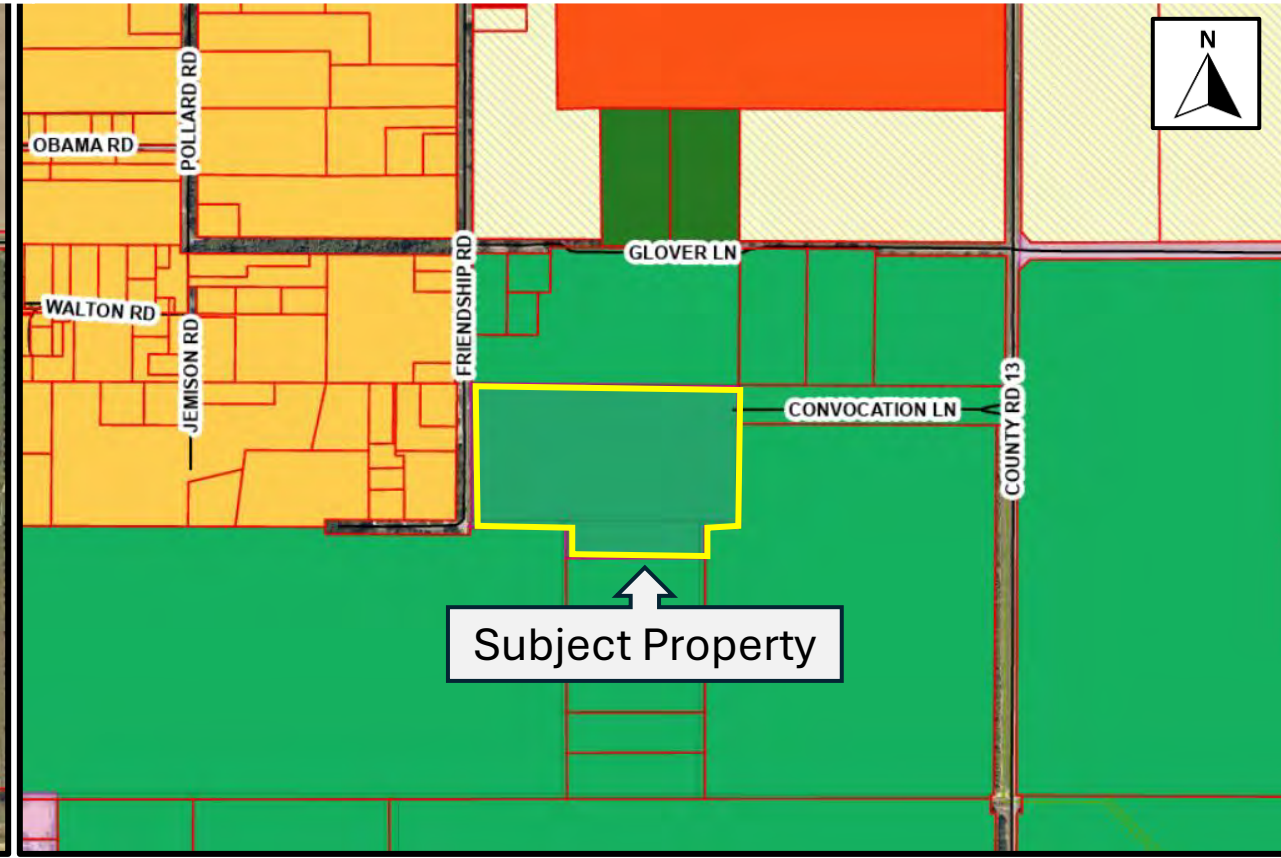
Agency Comments

- **USACE, James Bucklew:** Staff reached out on 10/2/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 10/2/2024 but received no comments.
- **ALDOT, Michael Smith:** Staff reach out on 10/2/2024 but received no comments.
- **City of Daphne, Adrienne Jones:** "Thanks for the opportunity to review the proposed building expansion. I have no comments to offer at this time."
- **Subdivisions, Shawn Mitchell:** "A subdivision is not requested at this time."

Locator Map



Site Map



	Adjacent Zoning
North	RA, Rural Agricultural District
South	RA, Rural Agricultural District
East	RA, Rural Agricultural District
West	RA-2 Residential Single Family

	Adjacent Land Use
North	Vacant
South	Industrial
East	Agricultural
West	Residential



Subject Property
PIN: 265222



Oct 10, 2024 11:57:15 AM
87° E



Adjoining Property to The North
PIN: 3725



Oct 10, 2024 12:02:42 PM
91° E



Adjoining Property to The East
PIN: 4320



Property to The West
PIN: 4425



Oct 10, 2024 11:57:57 AM
201° S

ANALYSIS:

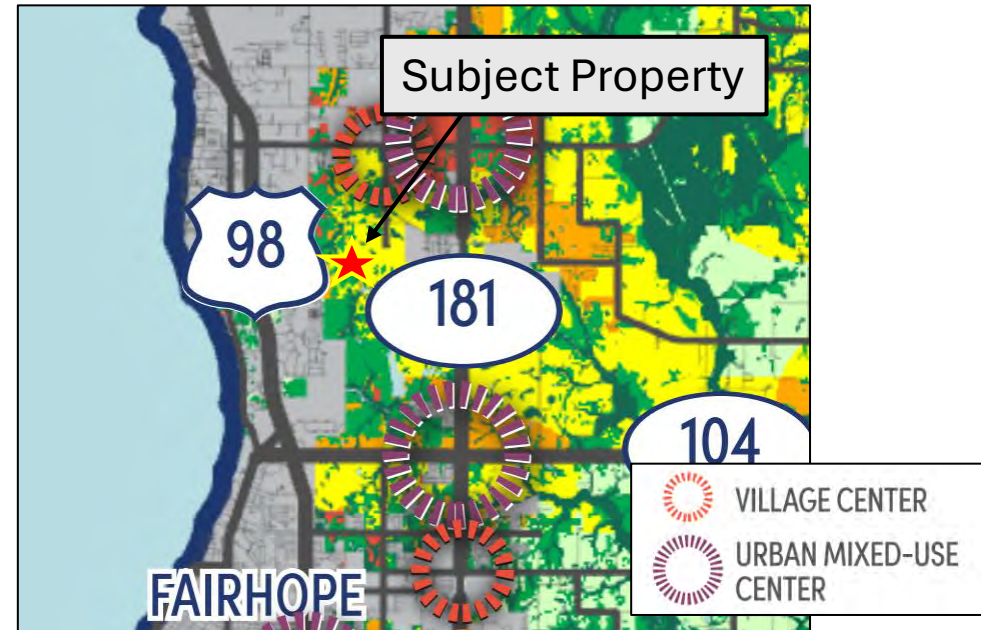
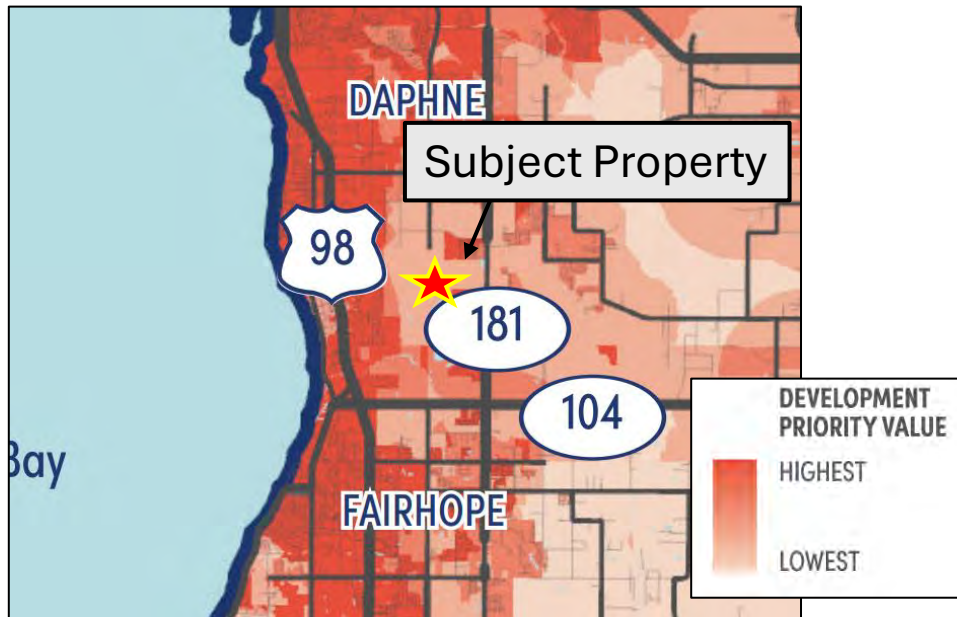
Section 18.9.5 Standards for approval. A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

Staff has reviewed the proposed 4,902 square foot classroom addition and the plans do 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 promotes the coordinated distribution of public services to encourage a high quality of life by ensuring that public health, safety, and education are prioritized and accessible.



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.

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 residential, agricultural, and industrial. The proposed expansion should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

COMMISSION SITE PLAN (CSP) APPROVAL SUMMARY



Traffic Study



Drainage



Zoning / Local Provisions



ALDOT



ADEM NPDES



Landscape Buffers



USACE

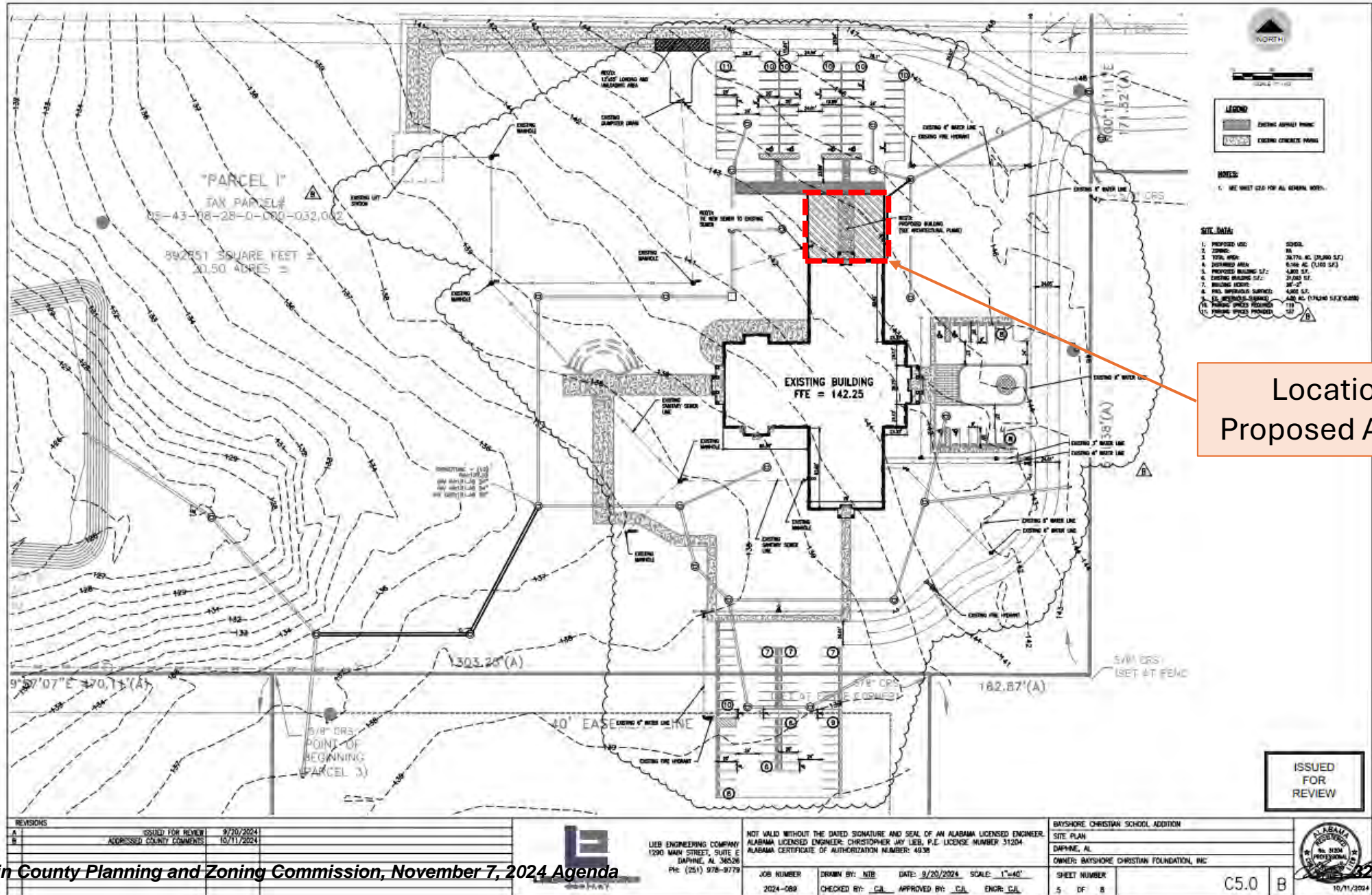


Turn Out Permit

Zoning Use Table

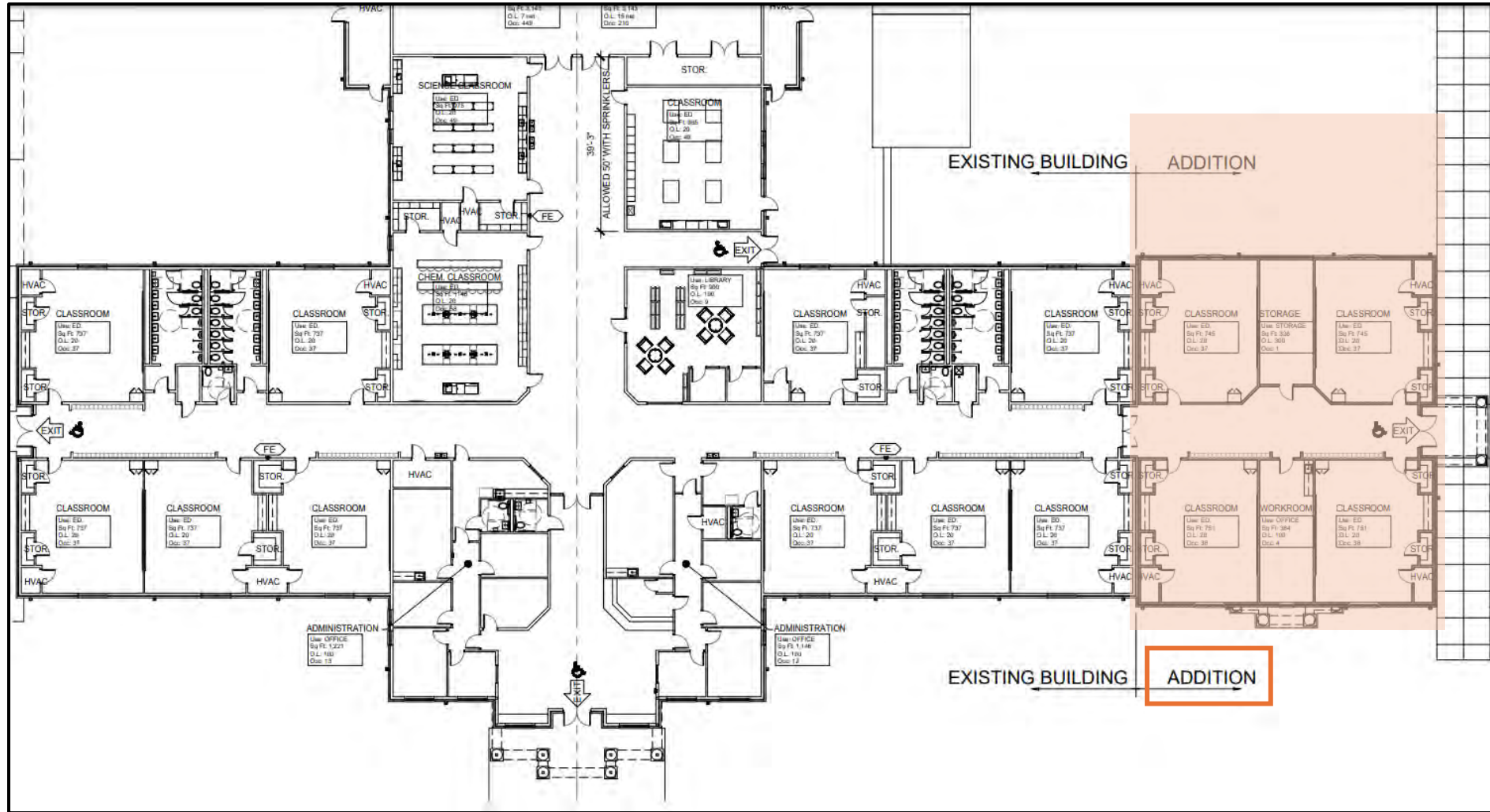
	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB <small><=4000sf</small>	LB <small>>=4000sf</small>	MR	OR	TR	M-1	M-2	
INSTITUTIONAL USES (CONTINUED)																													
Dog Pound	C	C	C															C	C								P	P	
Fire station	C	C	C		C	C	C	C	C	C	C	C	C	C	C	P	P	P	P								P	P	
Funeral home	C	C	C															P	P								P	P	
Hospital	C	C	C															C	C								P	P	
Library	P	C	C													P	P	P	P			P	C				P	P	
Police station	C	C	C													P	P	P	P								P	P	
Post office	P	C	C													P	P	P	P								P	P	
Sanitarium																											P	P	
School (public or private)	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P								P	P	
Teen club or youth center	C	C	C															P	P								P	P	
YMCA, YWCA	C	C	C															P	P								P	P	
Zoo	C	C	C															C	C								P	P	
PROFESSIONAL SERVICE & OFFICE USE																													
Bank	P															P	P	P	P			P	C				P	P	

Overall Site Plan

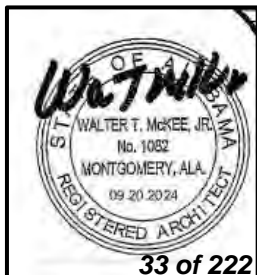


Location of Proposed Addition

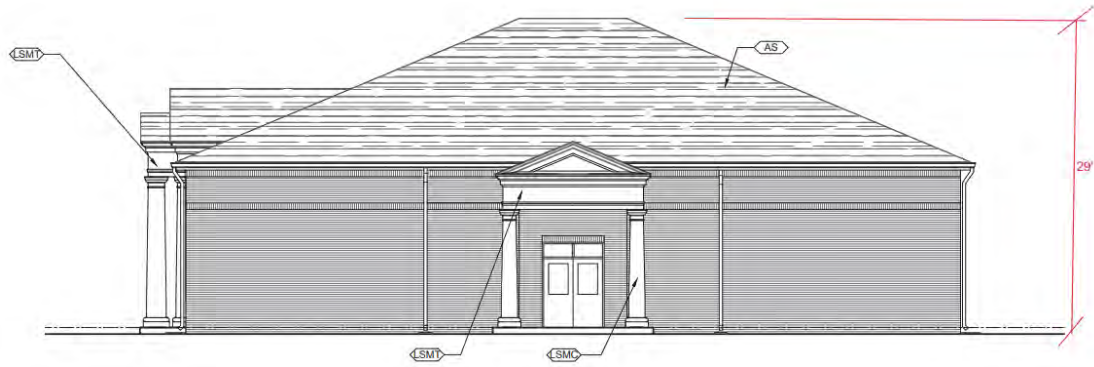
Floor Plans



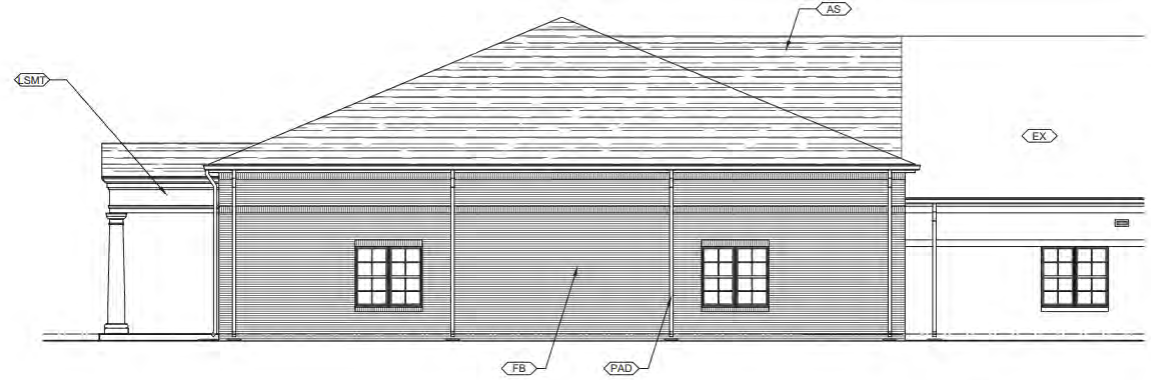
EXIT CALCULATIONS	
TOTAL BUILDING AREA	29,016 SF (EXIST) + 5,320 SF (ADDITION) = 34,336
OCCUPANCY TYPE - GROUP 'E'	
BUILDING TYPE: V-B	
ALLOWABLE SF: 38,000 SQ FT (TABLE 506.2) PLUS FRONTAGE INCREASE OF 28,500 SQ. FT. = 66,500 SQ. FT. TOTAL ALLOWABLE	
ACTUAL SF - 34,336 SQ FT	
ALLOWABLE HEIGHT (TABLE 504.3) ALLOWABLE # OF STORIES (TABLE 504.4)	
ALLOWABLE HEIGHT: 60 FT	
ALLOWABLE NO. OF STORIES: 2	
ACTUAL BUILDING HEIGHT: ± 26 FT	
ACTUAL NO. OF STORIES: 1	
BUILDING AREA MODIFICATION (506.3)	
FRONTAGE INCREASE (506.3.3)	75% (28,500 SQ. FT.)
OCCUPANT LOAD	
OCCUPANT LOAD TOTAL (1004 & TABLE 1004.1.2) = 1,009 (EXIST) + 155 (ADDITION) = 1,164 PERSONS	
EXIT REQUIREMENTS	
EXIT ACCESS (TABLE 1006.2.1 & TABLE 1006.3.1)	
NO. OF EXITS REQUIRED: 4	
NO. OF EXITS FURNISHED: 6	
MEANS OF EGRESS WIDTH (1005.3)	
1,009 X 0.2 = 202 INCH REQUIRED.	
442 INCH PROVIDED.	
MINIMUM CORRIDOR WIDTH (TABLE 1020.2) 72"	



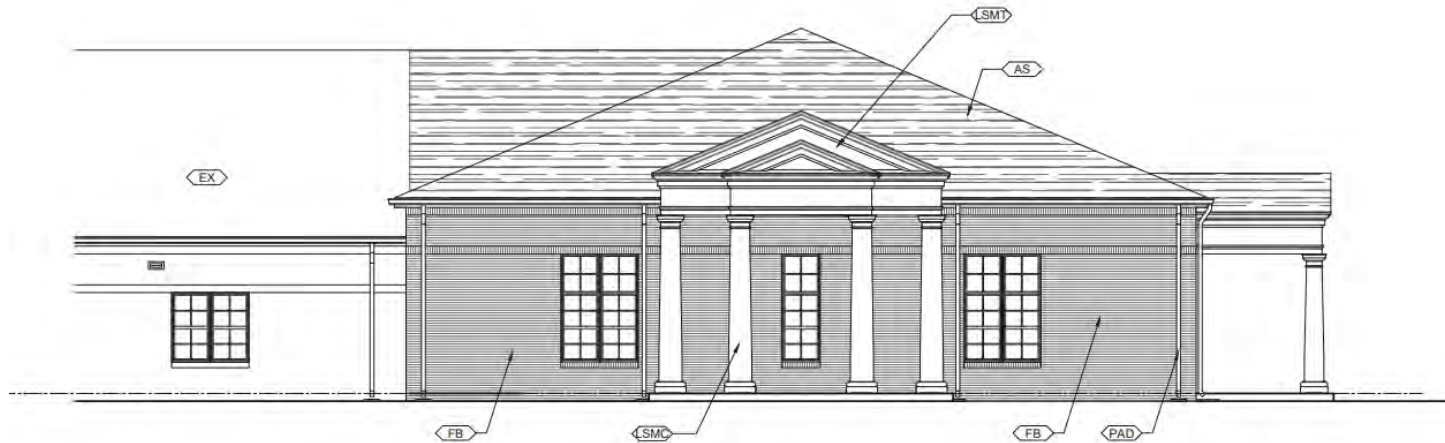
Elevations



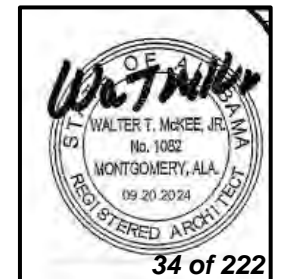
C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"



A EAST ELEVATION
SCALE: 1/8" = 1'-0"



Drainage Report

Bayshore Christian School Addition

DRAINAGE REPORT

County Road 13
Fairhope, AL



10/15/2024

Christopher Lieb, P.E.
Civil Engineer

LIEB ENGINEERING
COMPANY

Page 1 of 5
2024-089



1290 Main Street
Suite E
Daphne, AL 36576
Phone: 251.978.9779

Section 1.0 Project Overview

This property is a 39.77 +/- acre site located in Fairhope, AL. The site currently has one main drainage area. The runoff originates on the east side of the property, and it drains back towards the west. This site also receives 7.04 acres of offsite runoff that is directed towards the detention pond. An existing curve number of 64 will be used which was derived from 75% of the site being type B soil with a curve number of 61 and 25% of the site being type C soil with a curve number of 74. This development has one existing open dry detention pond. The pond is located on the west side of the site and has a drainage area of 39.45 acres. The pond drainage area has a curve number of 67 which was derived from 10.14% of the area being impervious with a curve number of 98 and the remaining 89.86% having a curve number of 64 for existing conditions. The post development bypass has a drainage area of 7.36 acres with a curve number of 64 for predevelopment conditions. The post-development runoff will be captured into one existing open, dry detention pond. The pond has been designed to detain the runoff to maintain the peak runoff rate from the 2-100 year storms to the rate of the pre development runoff. The pond outfall will discharge storm water runoff to the south property line. See the Grading and Drainage Plan as part of the construction documents.

Section 2.0 Site Conditions

Currently the site drains to the west side of the site via underground storm sewer and sheet flow.

Section 3.0 Design Frequency

The drainage will be conveyed to one detention pond located on site that has been designed to mitigate the increased storm water runoff. The pond discharges to the low point located on the southwest side of the property then further under Friendship Road through two existing culver pipes. The low point accepts the water in the predevelopment condition. The drainage improvements have been designed using the SCS Method. The discharge rates have been designed for the 2-100 year storm event. Hydroflow hydrographs extension for AutoCAD Civil 3D 2022 was utilized for the calculations.

The development will have a net decrease in peak flows due to the improvements proposed to be installed.

Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(k)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	---	---	41.77	---	66.87	90.63	130.75	167.26	207.72	Pre development to west
3	SCS Runoff	---	---	40.08	---	61.37	82.78	117.22	148.31	182.60	Postdevelopment to Pond
5	SCS Runoff	---	---	6.667	---	10.37	14.25	20.66	26.30	32.66	Bypass West
7	Reservoir	3	---	27.41	---	40.27	51.74	66.78	79.44	89.69	Pond Discharge
8	Combine	5.7	---	32.63	---	48.09	62.00	80.96	97.22	112.08	Total Post West

LIEB ENGINEERING
COMPANY

Page 3 of 5
2024-089



1290 Main Street
Suite E
Daphne, AL 36526
Phone: 251.978.9779

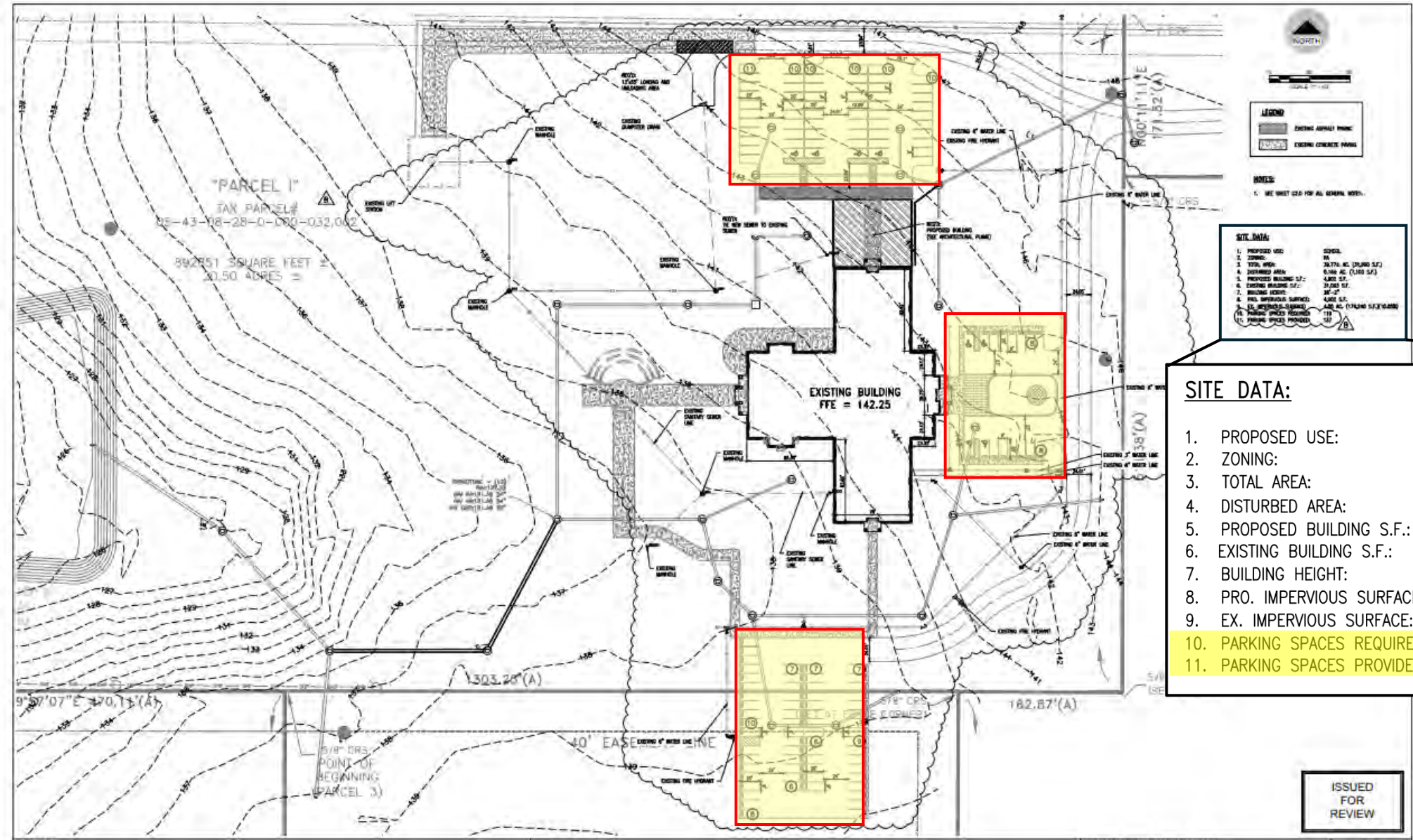
The development will allow for a 2-100 year run off rate or less for the 2-100 year rainstorm event. Therefore, the development will have no adverse impact on downstream properties. No drainage improvements down stream are required for this development.

The storm sewer system is existing and has been checked using the AutoCAD Civil 3D extension Hydraflow Storm Sewers for the 10-year storm event. The invert elevations, throat elevations and top elevations were obtained from the as-built drawings from the first phase of the project. All data for the existing storm sewers are shown below in Appendix A.

LIEB ENGINEERING
COMPANY

Page 4 of 5
2024-089

Parking Plan



LEGEND

[Symbol]	EXISTING ASPHALT DRIVE
[Symbol]	EXISTING CONCRETE DRIVE

NOTES:

- SEE SHEET C-2 FOR ALL GENERAL NOTES.

SITE DATA:

1. PROPOSED USE:	SCHOOL
2. ZONING:	RA
3. TOTAL AREA:	39.77± AC. (31,990 S.F.)
4. DISTURBED AREA:	0.16± AC. (7,100 S.F.)
5. PROPOSED BUILDING S.F.:	4,902 S.F.
6. EXISTING BUILDING S.F.:	31,093 S.F.
7. BUILDING HEIGHT:	26'-2"
8. PRO. IMPERVIOUS SURFACE:	4,902 S.F.
9. EX. IMPERVIOUS SURFACE:	4.00 AC. (174,240 S.F.)(10.05%)
10. PARKING SPACES REQUIRED:	119
11. PARKING SPACES PROVIDED:	137

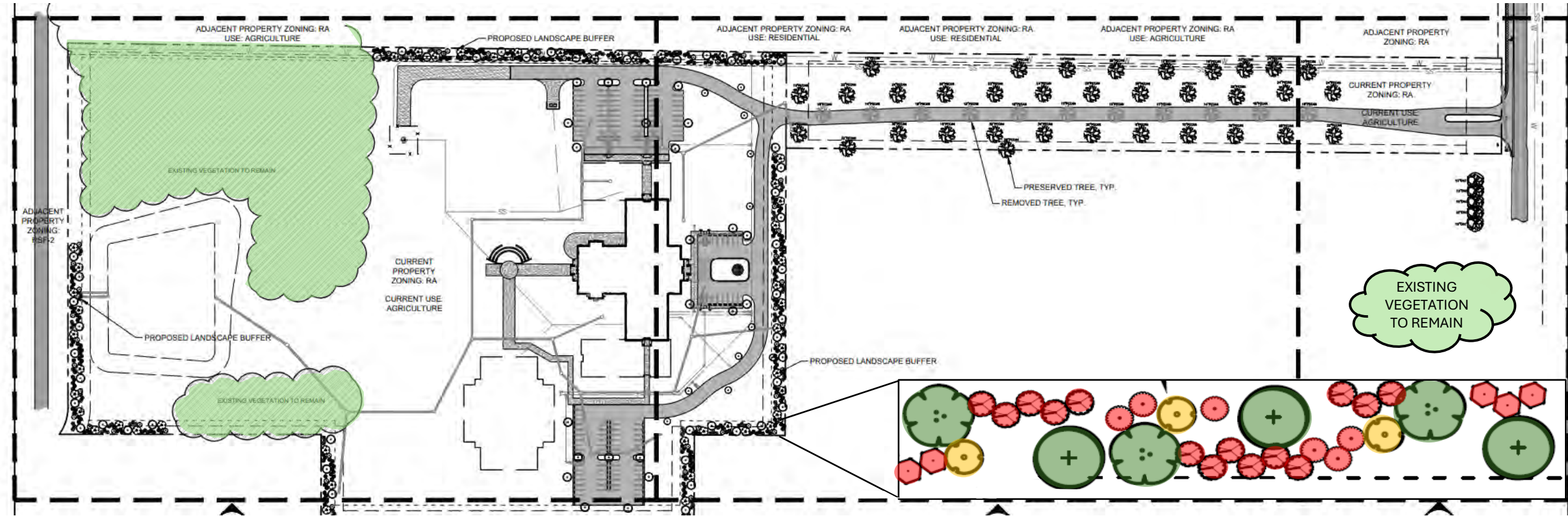
SITE DATA:

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10. PARKING SPACES REQUIRED:	119
11. PARKING SPACES PROVIDED:	137

ISSUED FOR REVIEW

Parking requirements are met with existing conditions. No additional parking spaces are proposed.

Landscape Plan



PLANT SCHEDULE SITE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	
	BH	45	BETULA NIGRA / RIVER BIRCH MIN. 3 TRUNKS	B&B OR CONT		8'-10'	
	CF2	48	CERCIS CANADENSIS / EASTERN REDBUD	B&B OR CONT	1" CAL	4'	
	LN	11	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE STANDARD TRUNK; FULL HEAD	30 GAL	1" CAL	6'	
	QL	61	QUERCUS LYRATA / OVERCUP OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	2" CAL	8' OA	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
	LP4	78	LOROPETALUM CHINENSIS 'BURGUNDY' / BURGUNDY LOROPETALUM	3 GAL			72" o.c.
	MC3	157	MYRICA CERIFERA / COMMON WAX MYRTLE SHRUB FORM, FULL TO GROUND	3 GAL			72" o.c.
	AG	90	RHODODENDRON 'GEORGE TABOR' / GEORGE TABOR AZALEA	3 GAL			72" o.c.

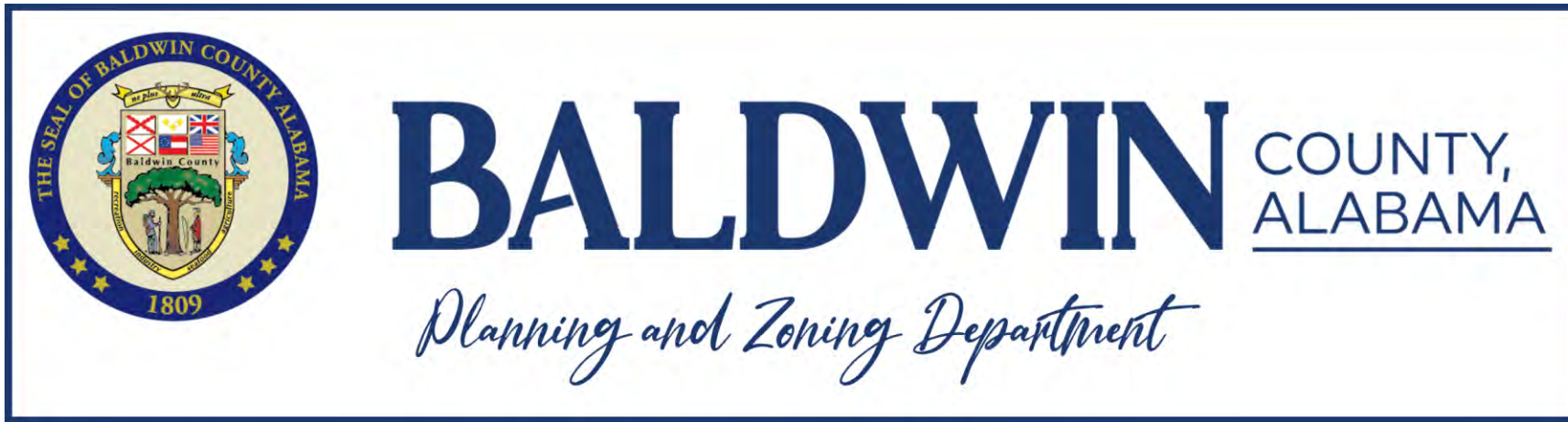
No changes to the previously approved landscape plan with original school build. The landscaping has been installed and inspected and is currently in compliance with regulations.

Baldwin County Planning and Zoning Commission, November 7, 2024 Agenda

Staff Recommendation:

Staff recommends that case number CSP24-36, Bayshore Christian Classroom Addition, 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
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.



PUD22-17 FIREFLY COMMONS

NOVEMBER 7, 2024

PREPARED AND PRESENTED BY:
MARY BOOTH, ASSOCIATE PLANNER

PUD22-17 FIREFLY COMMONS (Agenda Item 7d.)

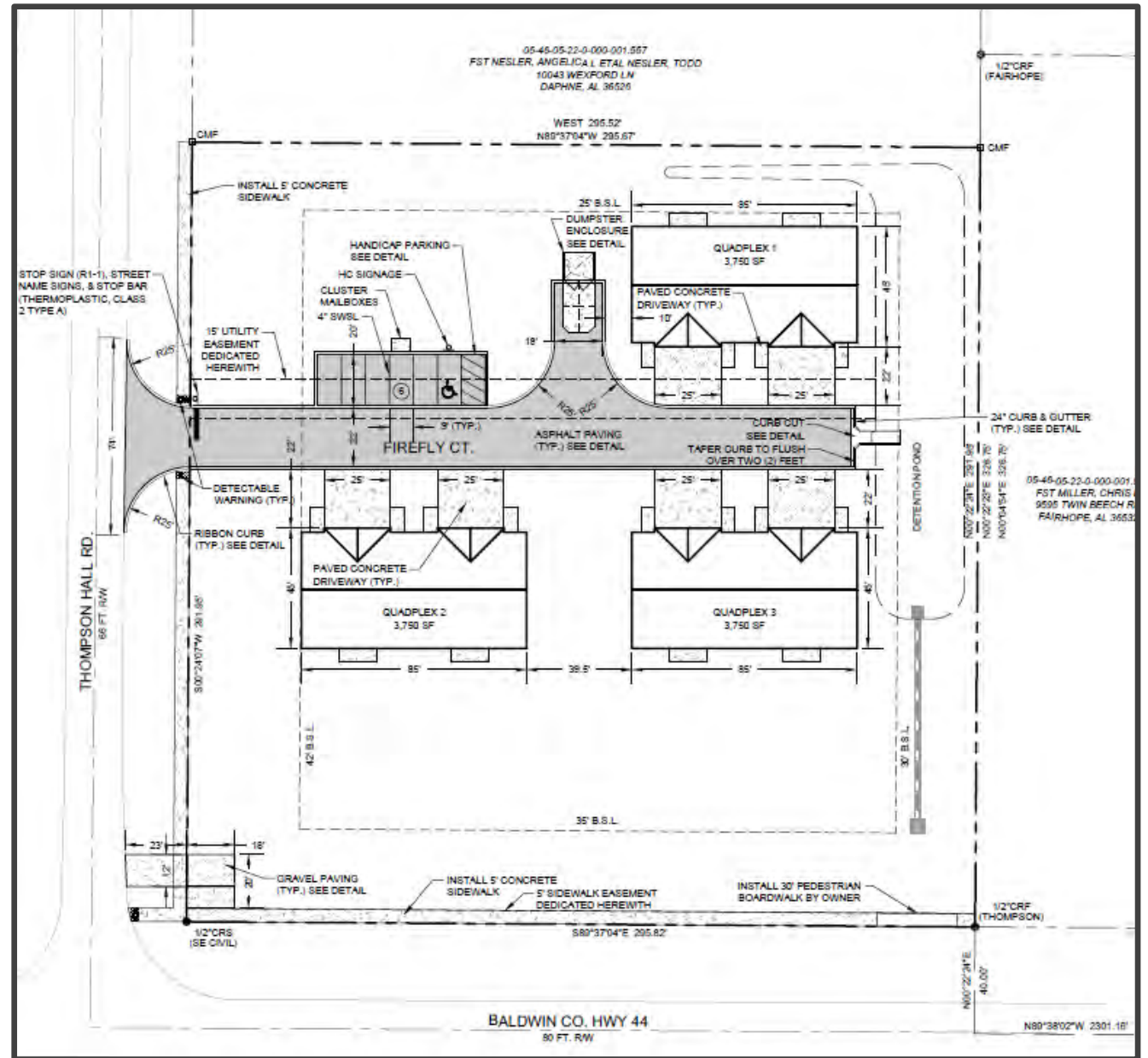
November 7, 2024

Request before the Planning Commission:

Authority to sign off on Final Site Plan for recording

Staff recommendation: **Approve**

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



Location: Subject property is located on the east side of Thompson Hall Road and the north side of County Road 44 in the Fairhope area. The original application was jointly reviewed by Baldwin Co. and the City of Fairhope.

Planning District: 8

Zoning: Zoned RMF-6

Total Property Area: 1.98 acres +/-

Total # of Lots requested: 12 units

- Smallest unit: 938 SF +/-
- Building Setbacks: 42' Front, 30' Rear, 25' Side, 35' Street side,

Streets / Roads: 274 LF (PRIVATE)

Owner/Developer:

Leasehold Owner: FST Olde Town Investments, LLC

Owner: Fairhope Single Tax

Engineer of Record: Larry Smith, P.E., *SE Civil, LLC*

Surveyor: Daniel E. Diehl, PLS, *SE Civil, LLC*

Online Case File Number: The official case number for this application PUD22-17, however, when searching the online CitizenServe database, please use PUD22-000017.

Parcel: 05-46-05-22-0-000-001.558

PIN: 14615

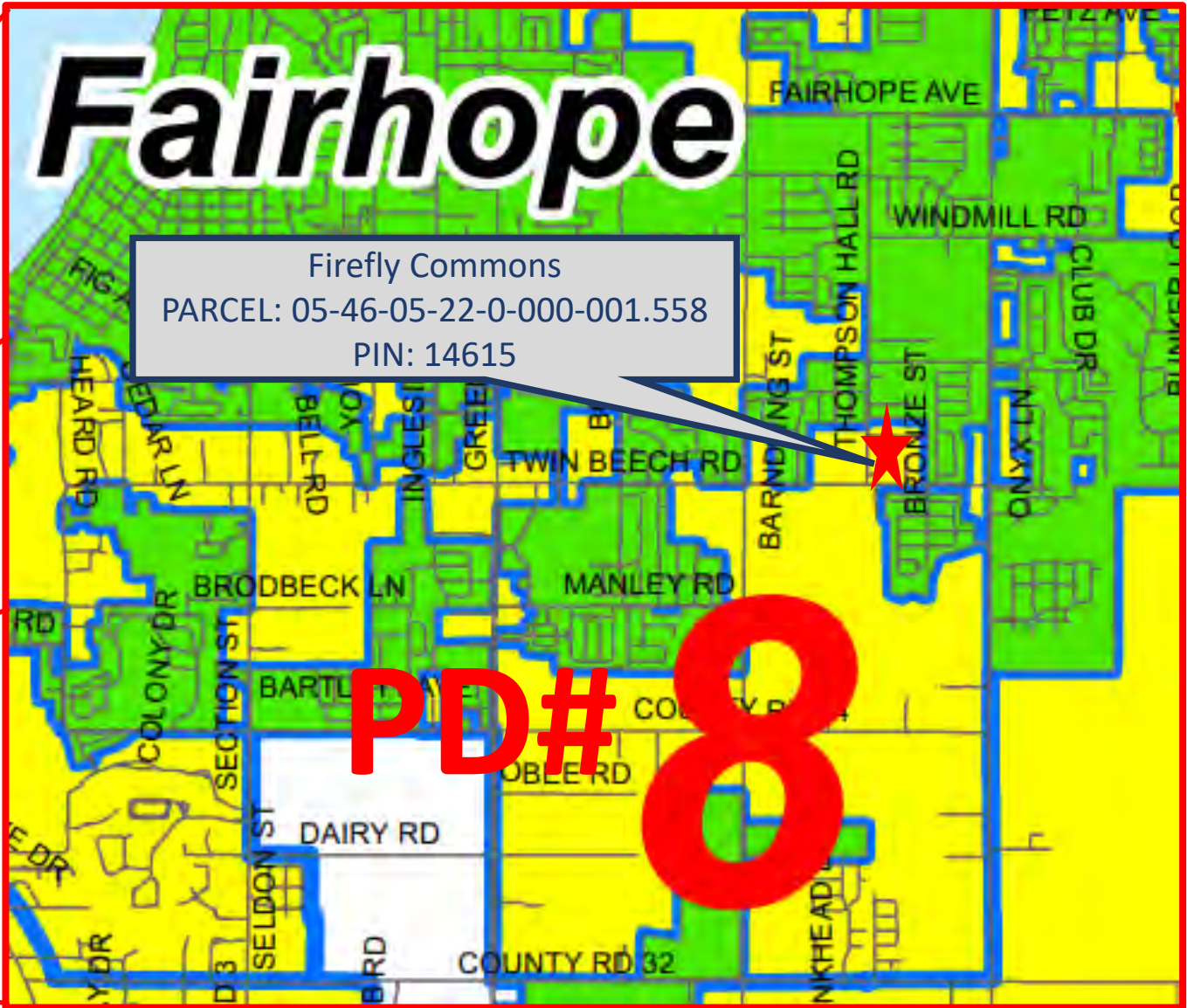
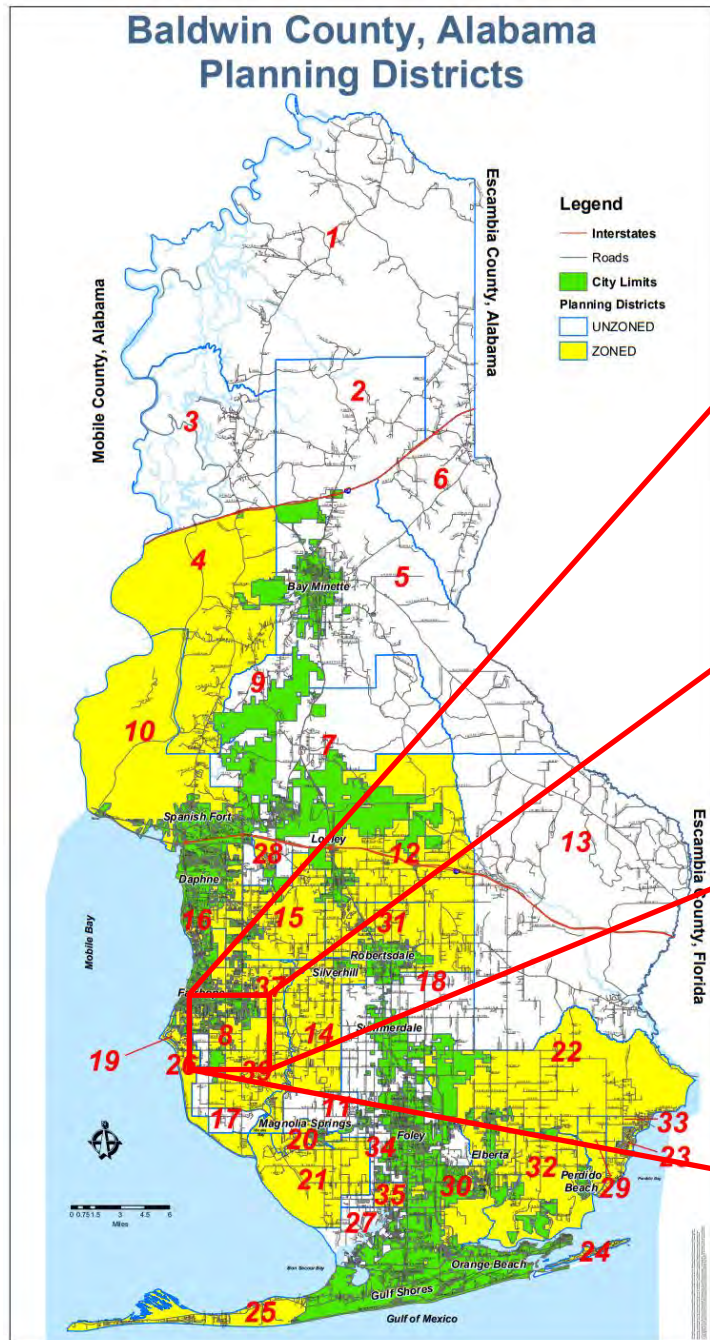
Utility Providers:

- Domestic Water: Fairhope Public Utilities
- Sewer: Fairhope Public Utilities
- Electrical: Baldwin EMC

Approval history:

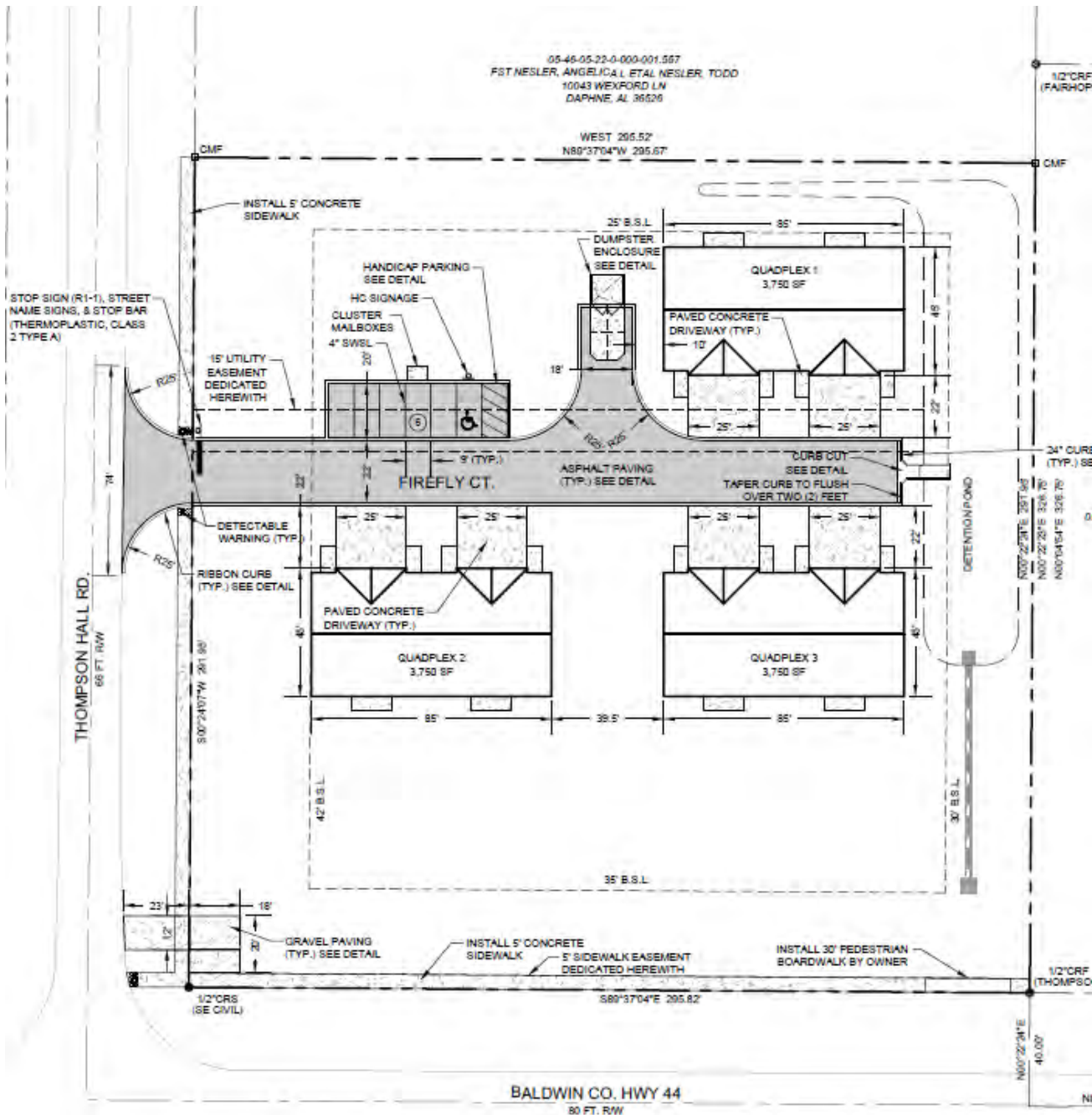
- Thompson Hall Quadplexes was approved by Fairhope's Planning Commission on March 2, 2020(Case SD 20.05)
- Baldwin County granted administrative approval of Firefly Commons (formerly Thompson Hall Quadplexes) on January 19, 2023.
- Baldwin County approval expires on January 19, 2025.
- Applicant has completed construction and is circulating the final site plan for signatures.
- Although the original PUD approval was administratively approved by Baldwin Co. P&Z, it was determined that BC Planning Commission does not have the authority to sign off on final site plan without prior approval.

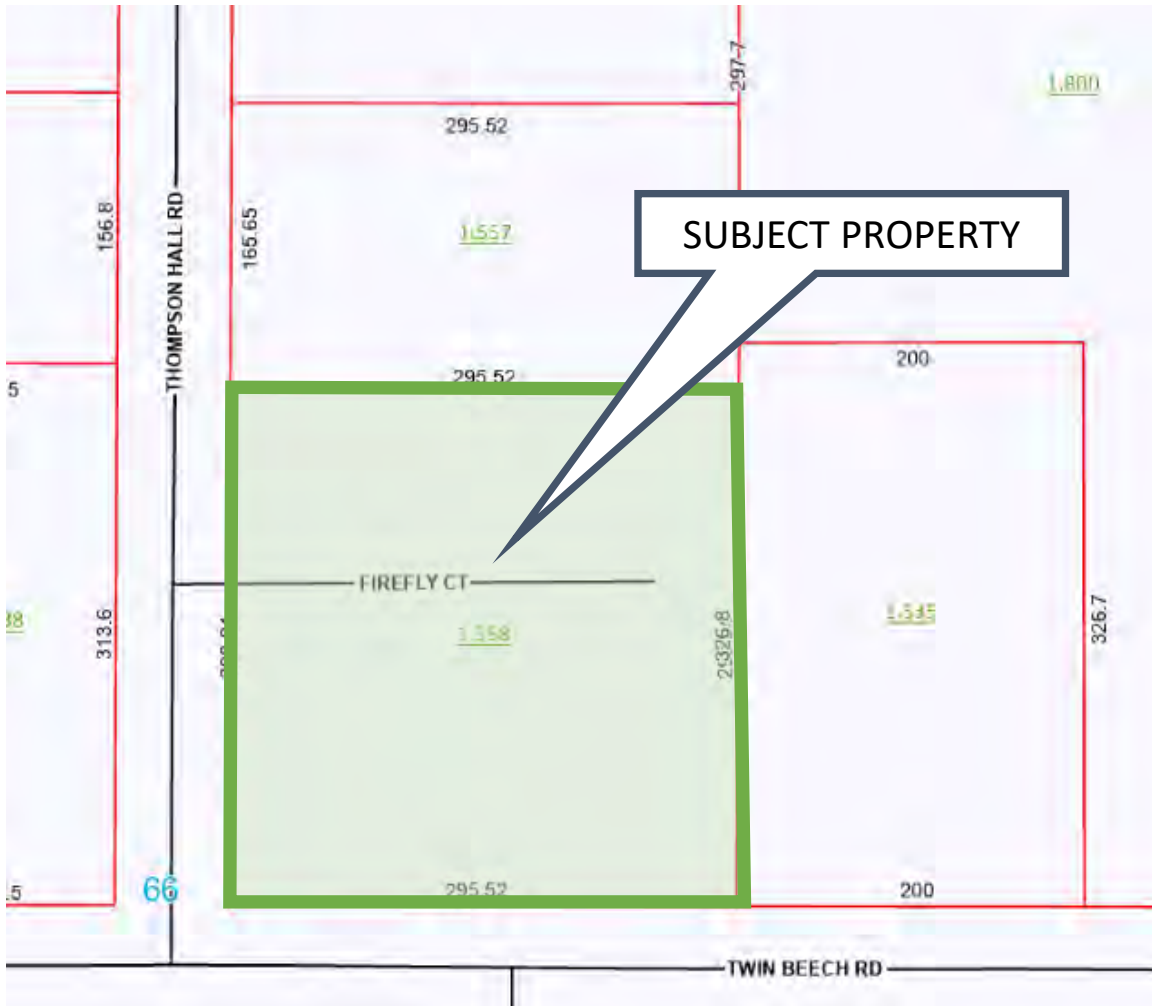
Baldwin County, Alabama Planning Districts





PUD22-17 FIREFLY COMMONS
Plat cropped and enlarged to show
details





BALDWIN COUNTY, ALABAMA

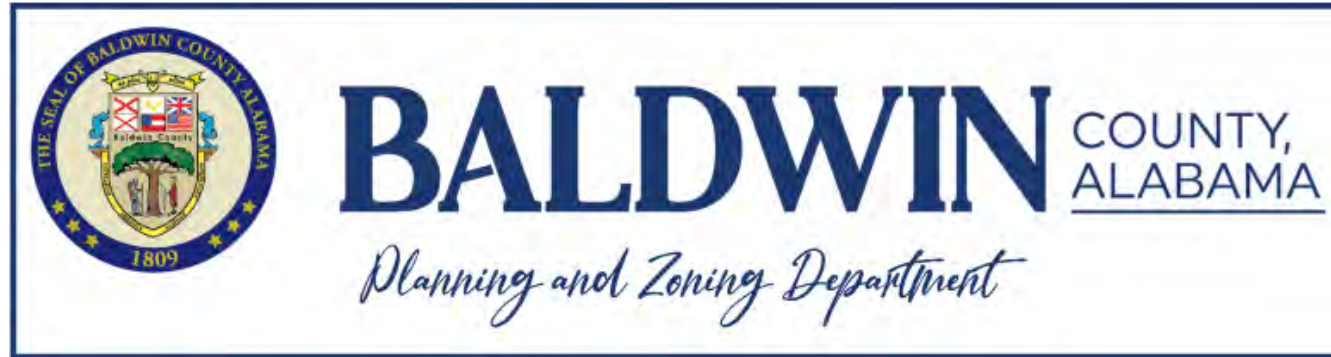
Planning and Zoning Department

Staff Comments:

1. City of Fairhope approval has expired and due to existing Planning Jurisdiction agreement, cannot sign off on the final site plan for recording.
2. P&Z Staff has reviewed and administratively approved the final site plan to be circulated for signatures.

Staff Recommendations:

Staff recommendations approval with no conditions.



Case No./Name: SC24-47 Wynn's Place Subdivision (Agenda Item 7e.)

Meeting Date: November 7, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Mary Booth, Associate Planner

Owner / Developer: Belle Fountain Land Company LLC

Surveyor: Trent Wilson, Weygand Wilson Surveyors

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>

Location: The subject property is at the northeast corner at the intersection of County Road 64 and Linholm Road in the Wilcox area.

Proposed use: Single-family residential subdivision.

Planning District: 13

Zoning: Unzoned

Online Case File Number: The case number is SC24-47. When searching the online CitizenServe database, please use SC24-000047.

Parcel#: 05-47-02-03-0-000-023.008 **PIN#:** 381934

Total Property Area to be divided: 8.25+/- acres

Total # of Lots requested: 2 lots
Smallest lot 2.60 AC

Streets / Roads: No new streets to be installed.

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

Water: Town of Silverhill, letter dated May 22, 2024

Electrical: Riviera Utilities, letter dated May 17, 2024

Sewer: BCSS, letter dated May 16, 2024 (Summerdale facility)

Broadband: Not required

Property History:

Pearson Family Subdivision, Slide No. 2681-D. recorded May 22, 2019

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14).

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Thomas Granger, P.E. Statement by the engineer- *The Subdivision of Lot 3 of the Pearson Family Subdivision will not adversely impact the surrounding properties, nor the two parcels being created."*

Wetlands (5.2.2): No wetlands on subject property

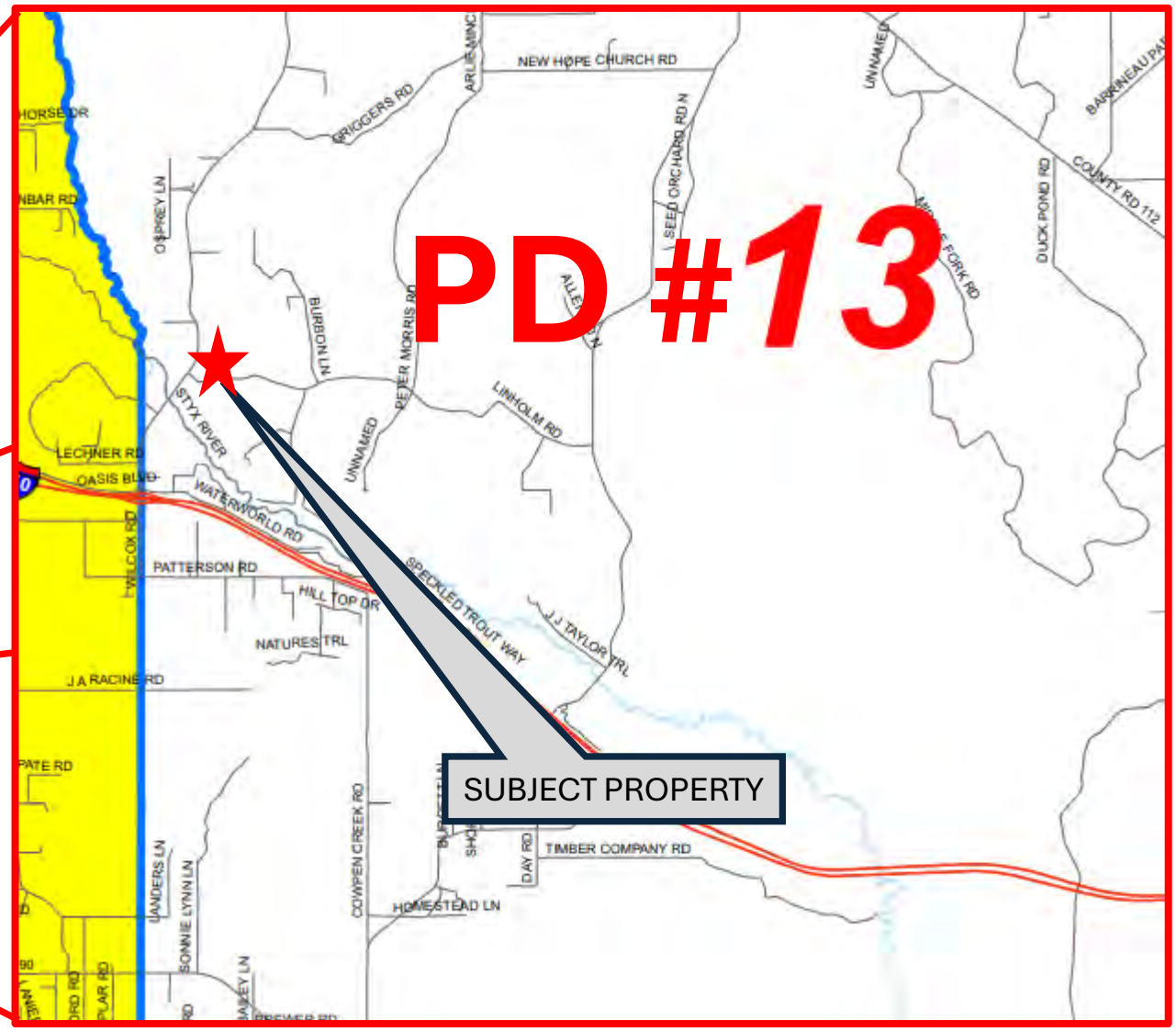
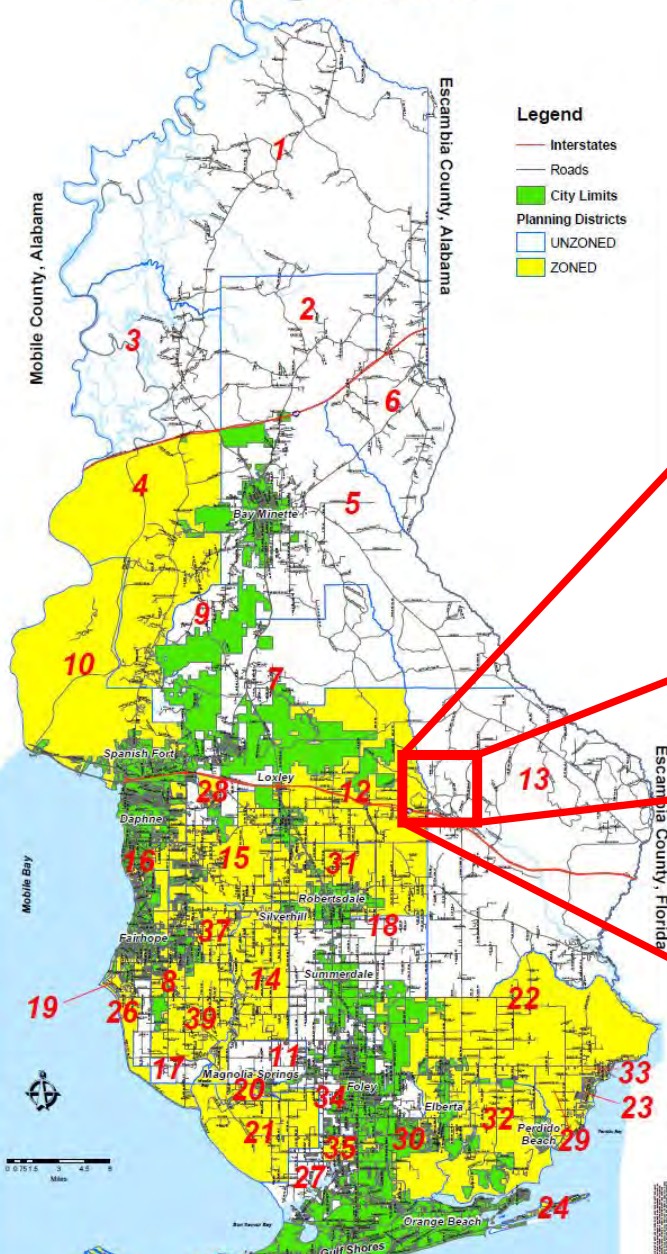
Flood zone (5.19): Zone X, no special requirements.

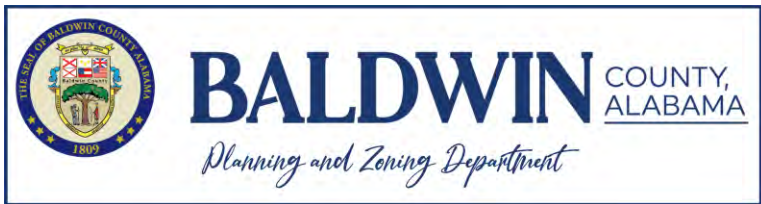
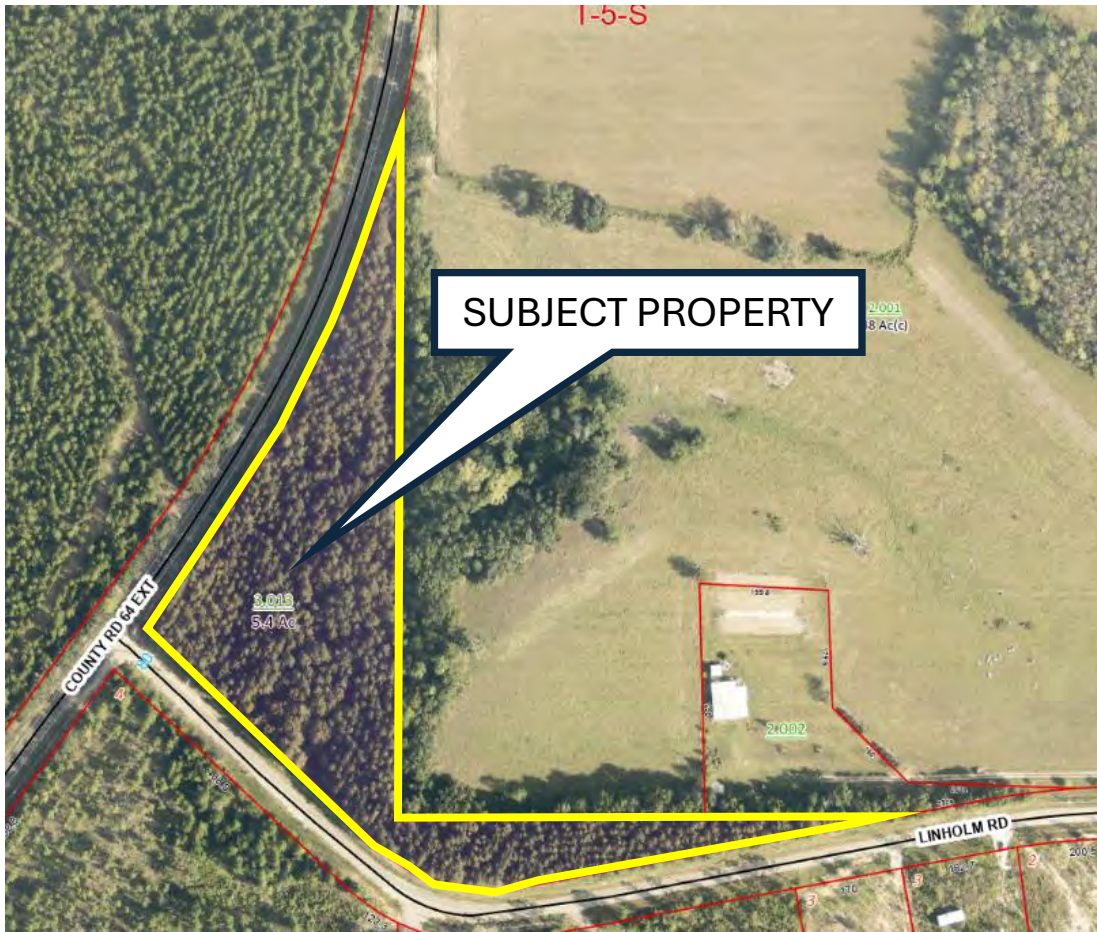
Fire Protection (5.2.5a(3): Not required due to lot size.

BCBE Notification: Not required (less than 50 lots).

Baldwin County, Alabama Planning Districts

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





Sight Distance Letter



1290 Main Street
Suite E
Daphne, AL 36526
Phone: 251.978.9779

October 29, 2024

Baldwin County Highway Staff

Re: Sight Distance - Wynn's Place

The sight distance was measured on 10/18/2024. The posted speed limit for Linholm road is 35 MPH and 55 MPH for County Road 64. The Baldwin County Subdivision Regulations Section 3.22 states that the intersection sight distance shall be 390' for 35 MPH and 610' for 55 MPH. The access driveway for Lot 1 located on County Road 64 shall be installed within the green hatched region in the diagram below to ensure adequate sight distance is obtained. For Lot 2 the driveway shall be installed within the red hatched region in the diagram below to ensure adequate sight distance is obtained. The driveway for Lot 3 shall be installed within the blue hatched region to ensure adequate sight distance is obtained.

Please let me know if you need any additional information.

Sincerely,

Christopher Jay Lieb, PE



Staff comments:

Sight Distance must be achieved when installing the driveways.

Tucker Stuart with Baldwin County Highway Department has reviewed the sight distance approved the driveway locations as reflected on the sight distance letter which shall be reflected on the final plat before recording.

Staff Recommendation:

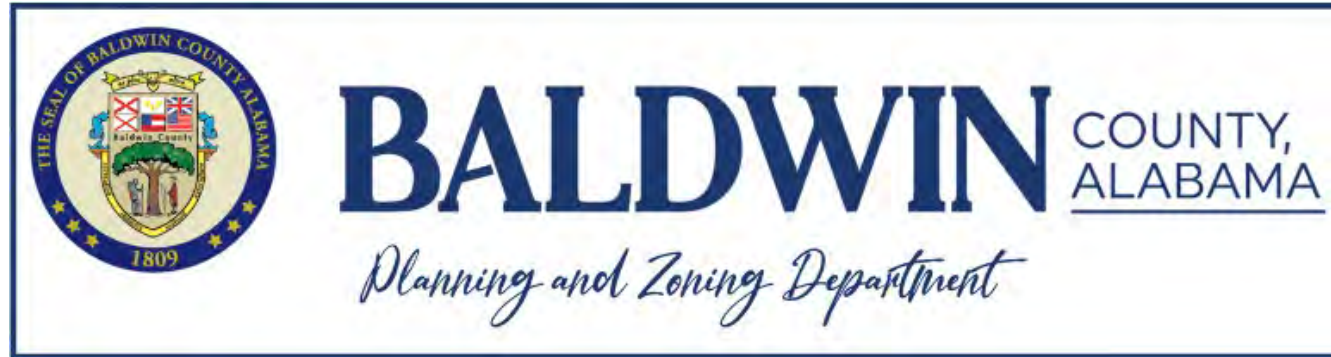
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-47, Wynn's Place Subdivision, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations.

Conditions:

- Driveways may only be installed as reflected on the sight distance letter and shall be shown on the final plat before recording.

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: SC24-51 BISHOP TRACE SUBDIVISION (Resubdivision of Lot 6 of Phase II of Bishop Trace) **(Agenda Item 7f.)**

Meeting Date: November 7, 2024

Request: Preliminary & Final Plat (Concurrent) approval for a 3-lot subdivision

Recommendation: Approval

Staff Lead: Shawn Mitchell, Senior Planner

Owner / Developer: Ryan and Cody Maley, 15641 Bishop Trace, Lillian, AL 36549

Surveyor: David Lowrey, David Lowery Surveying LLC. 55284 Martin Ln., Stockton, AL 36579

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 east of Bishop Trace, north of County Rd 93 northwest of the Lillian community.

Proposed use: Residential subdivision

Planning District: 22

Zoning: RA Rural Agricultural

Parcel#: 05-52-02-10-0-000-001.006 **PIN#:** 120571

Total Property Area to be divided: 18.8 +/- acres

Total # of Lots requested: 3 lots

Largest lot: 12.83 ac Smallest lot: 3 ac

Streets / Roads: No new streets to be installed.

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

Water: Well

Electrical: Riviera Utilities, Letter dated 8/19/2024.

Sewer: On-site septic

Broadband: Not required

Online Case File Number: The case number is SC24-51. When searching the online CitizenServe database, please use SC24-000051.

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 David Shumer, PE, *Barton & Shumer Engineering, LLC*

Wetlands (5.2.2): Wetland report by Joey Koptis, *Koptis Environmental Consulting, LLC*. Wetlands were identified on the parcel and are shown on the plat with a 30 ft. buffer.

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

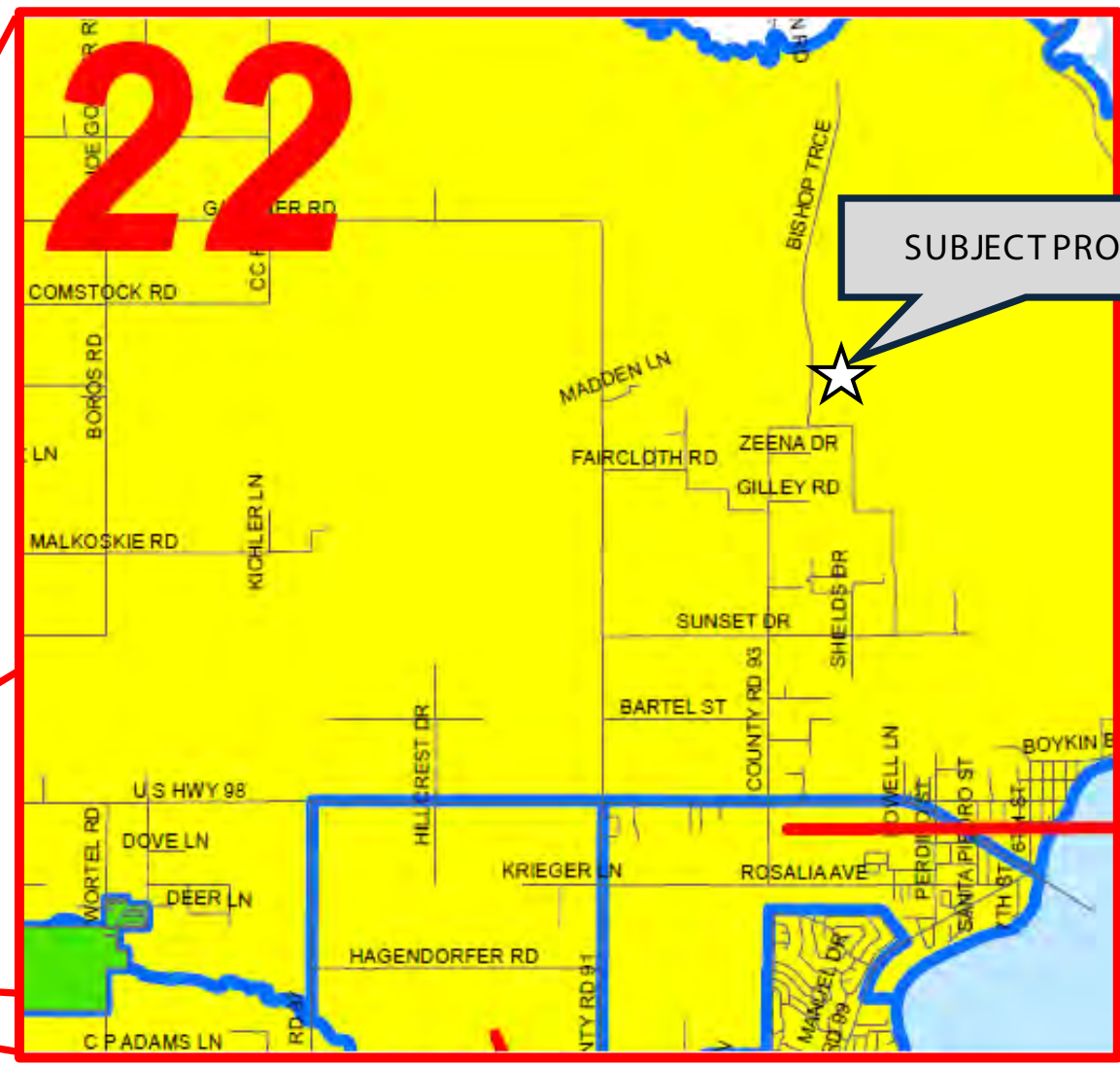
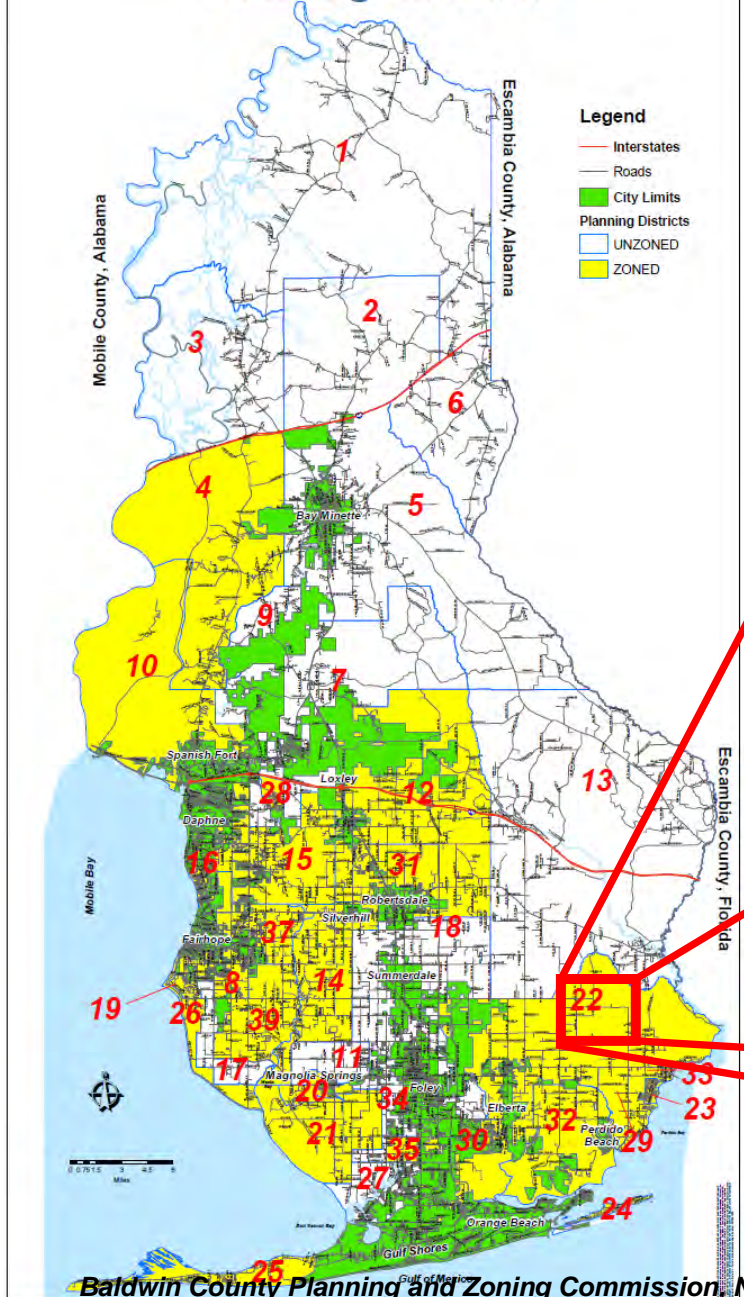
Fire Protection (5.2.5a(3): Not required by lot size.

BCBE Notification: Not required (less than 50 lots)


Property History:

This is a resubdivision of Lot 6 of Phase 2, Bishop Trace, Slide 1444-B.

Baldwin County, Alabama Planning Districts






-  Rural District (RR)
-  Rural Agricultural District (RA)
-  Conservation Resource District (CR)
-  Residential Single Family Estate District (RSF-E)
-  Residential Single Family District (RSF-1)

SUBJECT PROPERTY

Bishop Trace

County Rd 93

Faircloth Rd



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department
57 of 222



-  Rural District (RR)
-  Rural Agricultural District (RA)
-  Conservation Resource District (CR)
-  Residential Single Family Estate District (RSF-E)
-  Residential Single Family District (RSF-1)

Bishop Trace

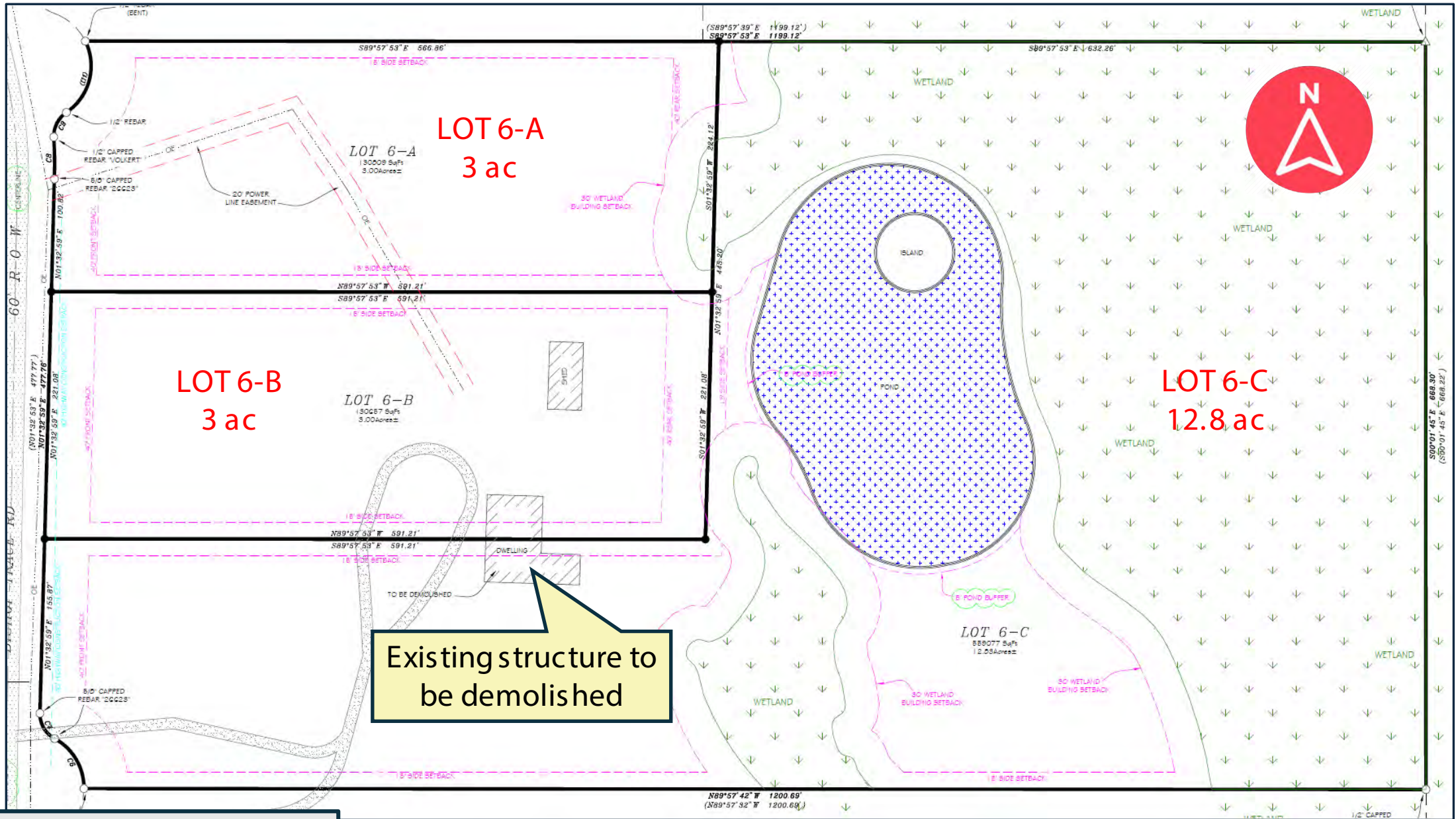
SUBJECT PROPERTY

County Rd 93



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Existing structure to be demolished

Plat cropped and enlarged to show details

SC24-51 BISHOP TRACE SUBDIVISION (Resubdivision of Lot 6 of Phase II of Bishop Trace Subdivisions, Slide 1444-B)

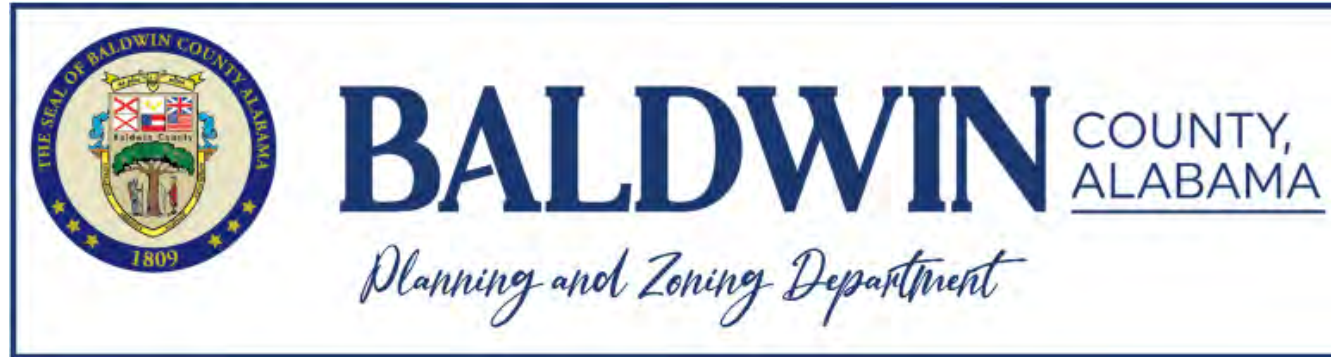
Staff Recommendation:

Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-51 BISHOP TRACE SUBDIVISION (Replat of Lot 6 of Phase 2 of Bishop Trace) be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

Specific Conditions: No special conditions

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: SPP24-21 THE MEADOWS SUBDIVISION (Agenda Item 7g.)

Meeting Date: November 7, 2024

Request: Preliminary Plat approval for a 6-lot subdivision

Recommendation: Approval with conditions

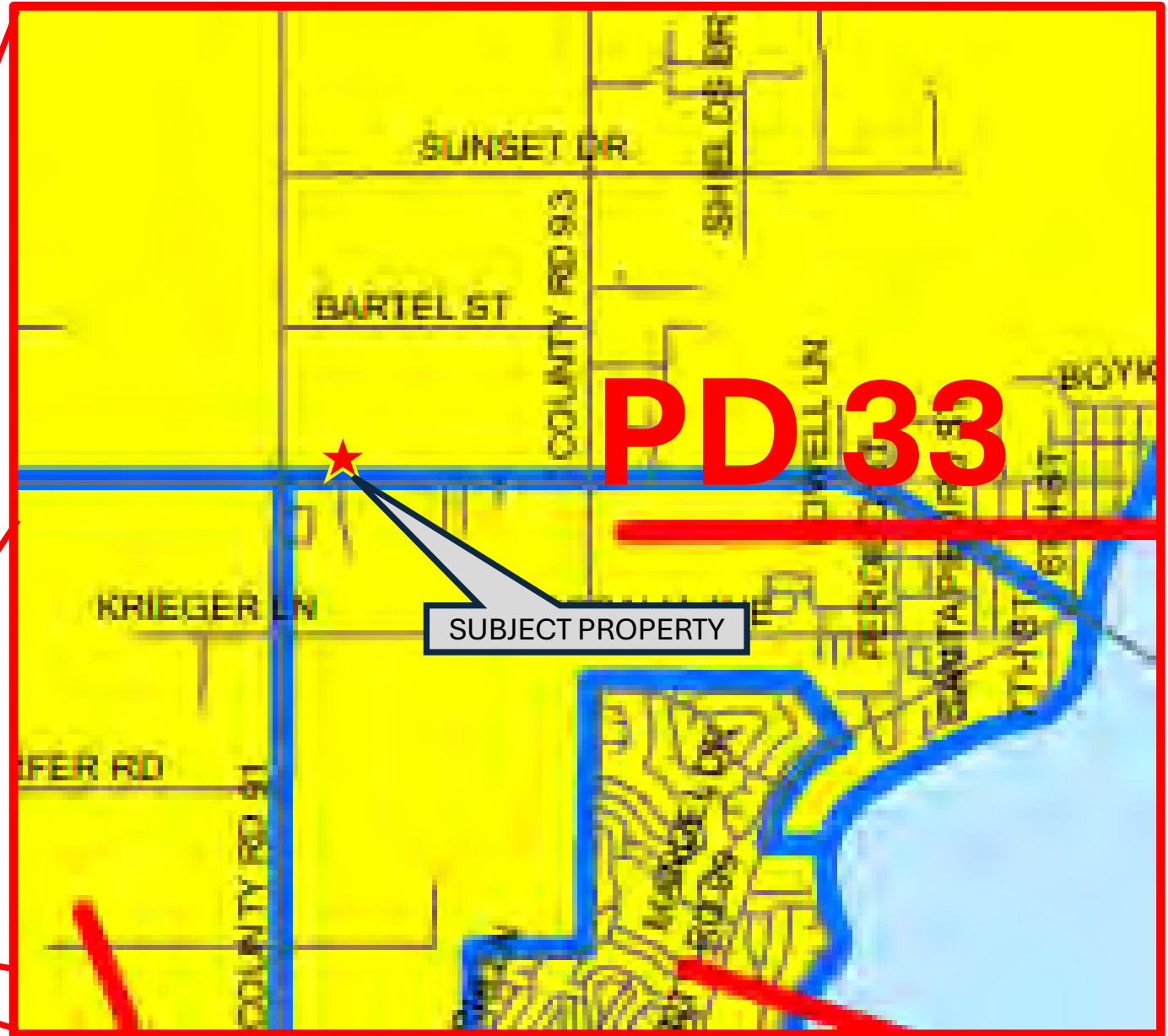
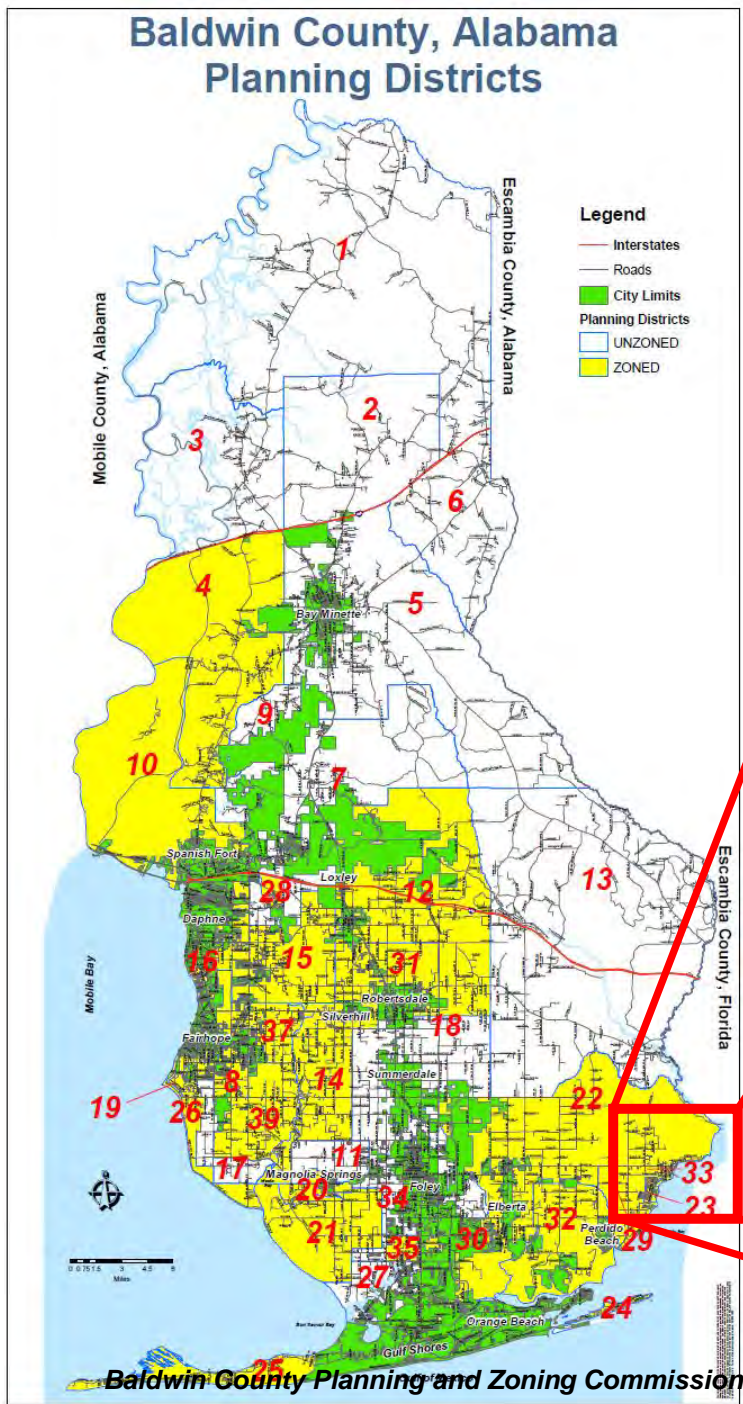
Staff Lead: Mary Booth, Associate Planner **Owner / Developer:** Gulf Coast Farm LLC

Surveyor: David Lowery PLS, Lowery Surveying LLC- 55284 Marin Lane, Stockton, AL 36579

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 on the south side of US Hwy 98 approximately 0.25 miles east of County Road 91 in Elberta area.

Proposed use: Single-family residential subdivision

Planning District: 33

Zoning: RA, Rural Agriculture

Online Case File Number: The case number is SPP24-21. When searching the online CitizenServe database, please use SPP24-000021.

Parcel#: 05-52-08-28-0-000-030.000 **PIN:** 62276

Total Property Area to be divided: 39.295 +/- acres

Total # of Lots requested: 6 lots
Smallest lot: 4.0ac

Streets / Roads: N/A all lots front paved a paved and publicly maintained road.

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

Water: Perdido Bay Water – Letter dated August 14, 2024

Sewer: On Site Septic

Electrical: Riviera Utilities - Letter dated August 19, 2024

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

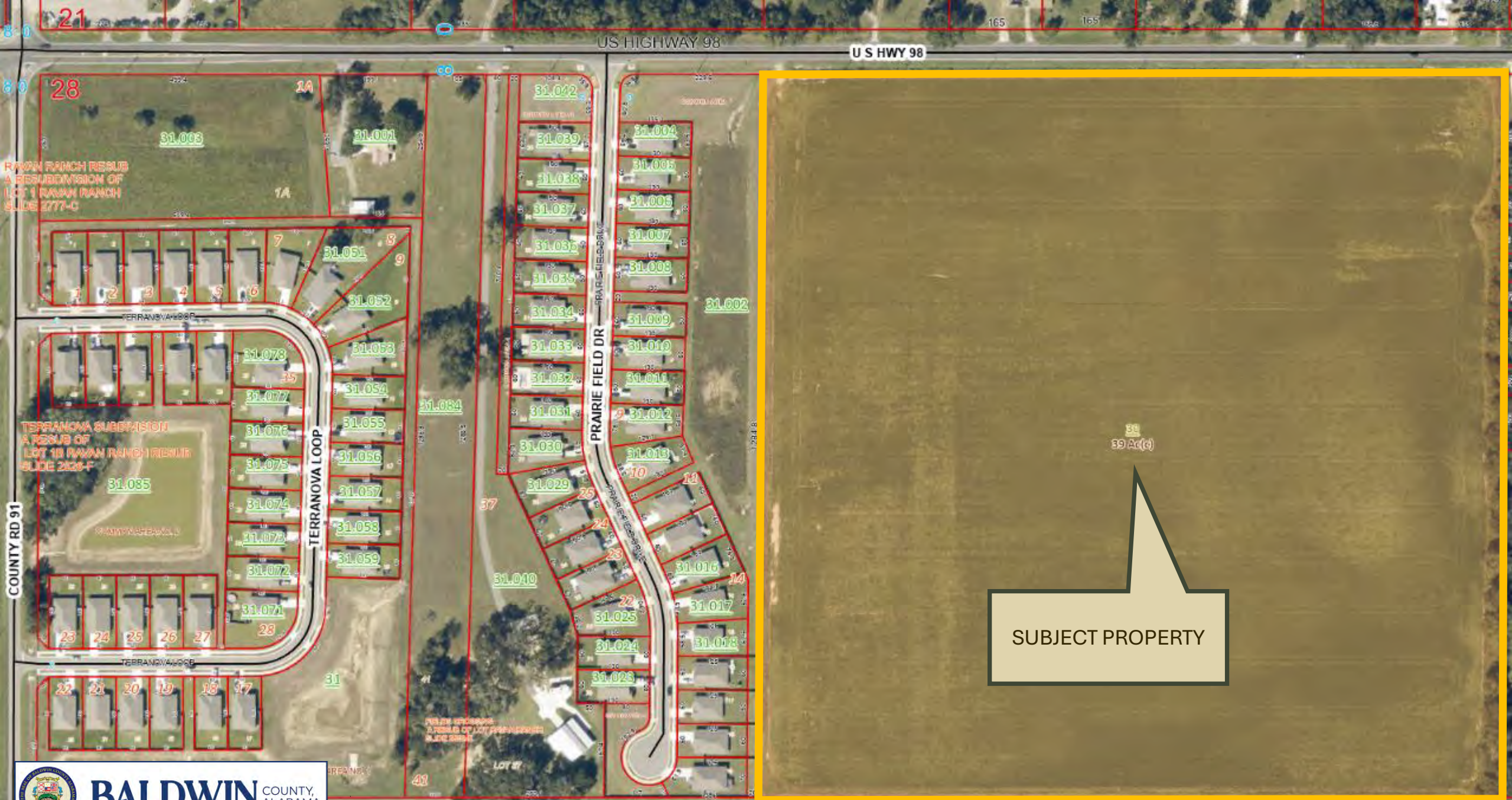
Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Shumer, PE., *Barton & Shumer Engineering, LLC*. It was reviewed and accepted by the Baldwin County P&Z Civil Engineer. Per Engineer statement: “Due to the large size of the lots, proposed use as residential, and anticipated reduction of runoff, a detention pond and additional drainage infrastructure to abate storm water runoff is not warranted for this Subdivision”.

Wetlands (5.2.2): Wetland reports prepared by *Craig Martin*, Wetland Science did not identify any wetlands, and the entire parcel is 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.

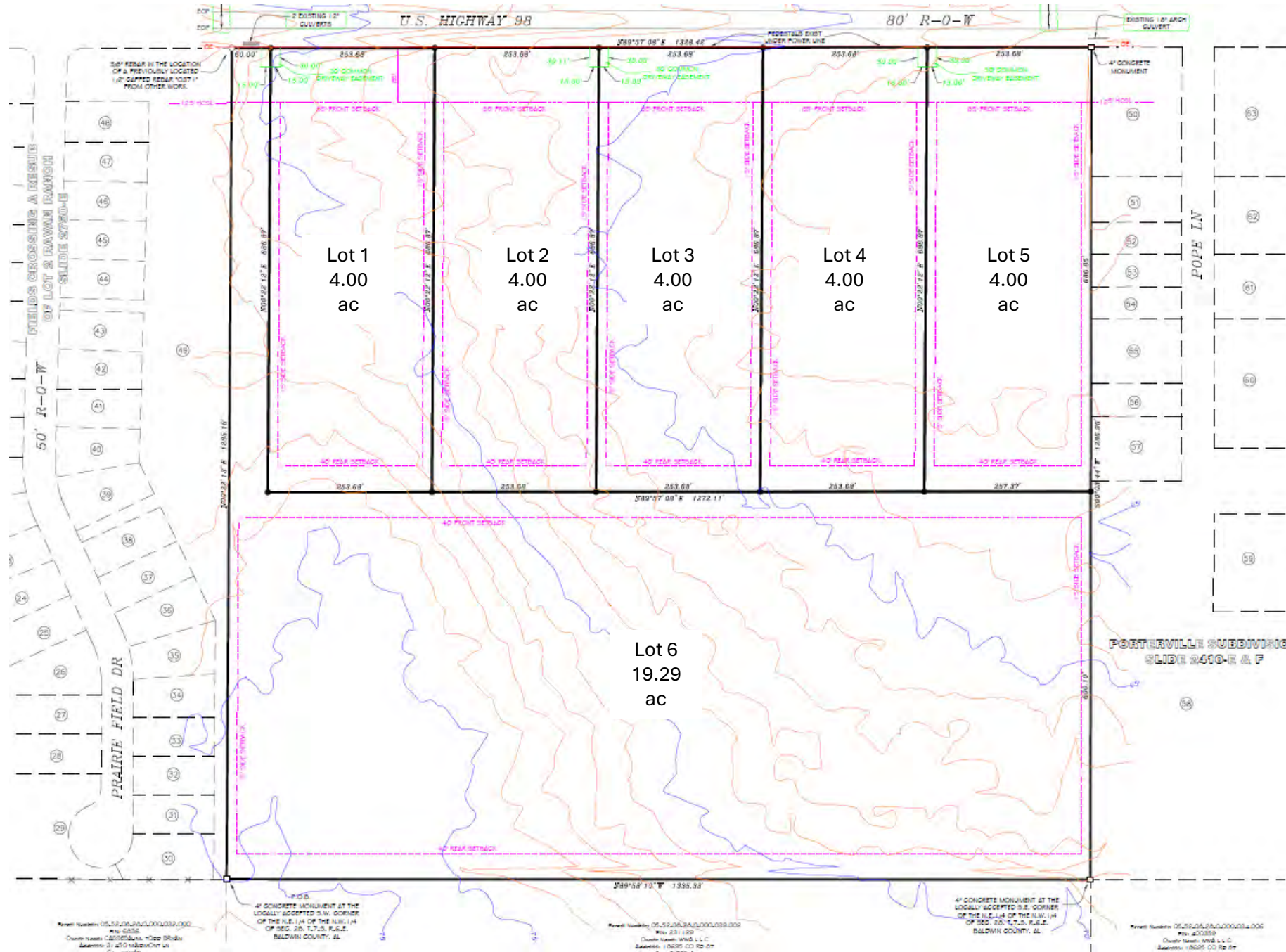


88
89 Ac(±)

SUBJECT PROPERTY



BALDWIN COUNTY, ALABAMA



Staff Comments:

Access will be to US Highway 98 and will be approved through ALDOT permitting process.

Staff Recommendation:

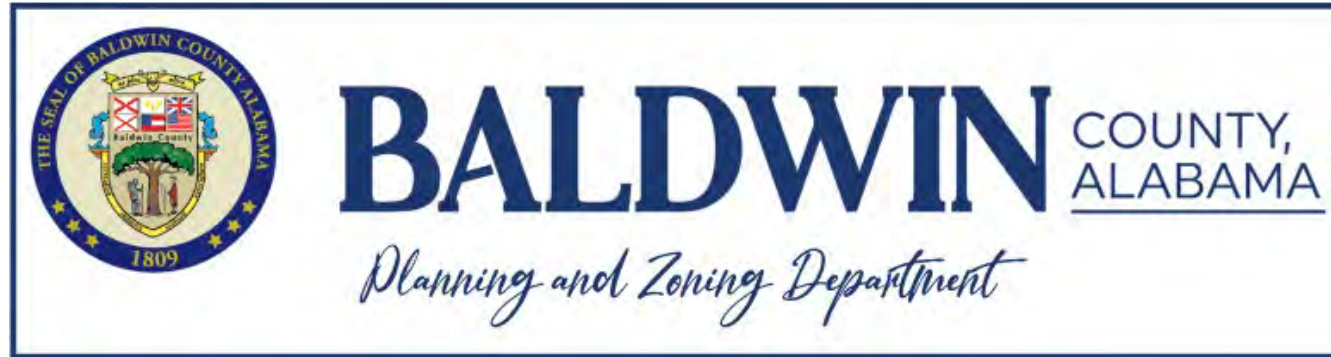
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-21, THE MEADOWS SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant will submit a final plat application that will be reviewed and approved administratively by staff.

General Conditions:

- Effective period is 2 years from approval of preliminary plat.



Case No./Name: SPP24-28 SMITHFIELD SUBDIVISION (Agenda Item 7h.)

Meeting Date: November 7, 2024

Request: Preliminary Plat approval for a 8-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

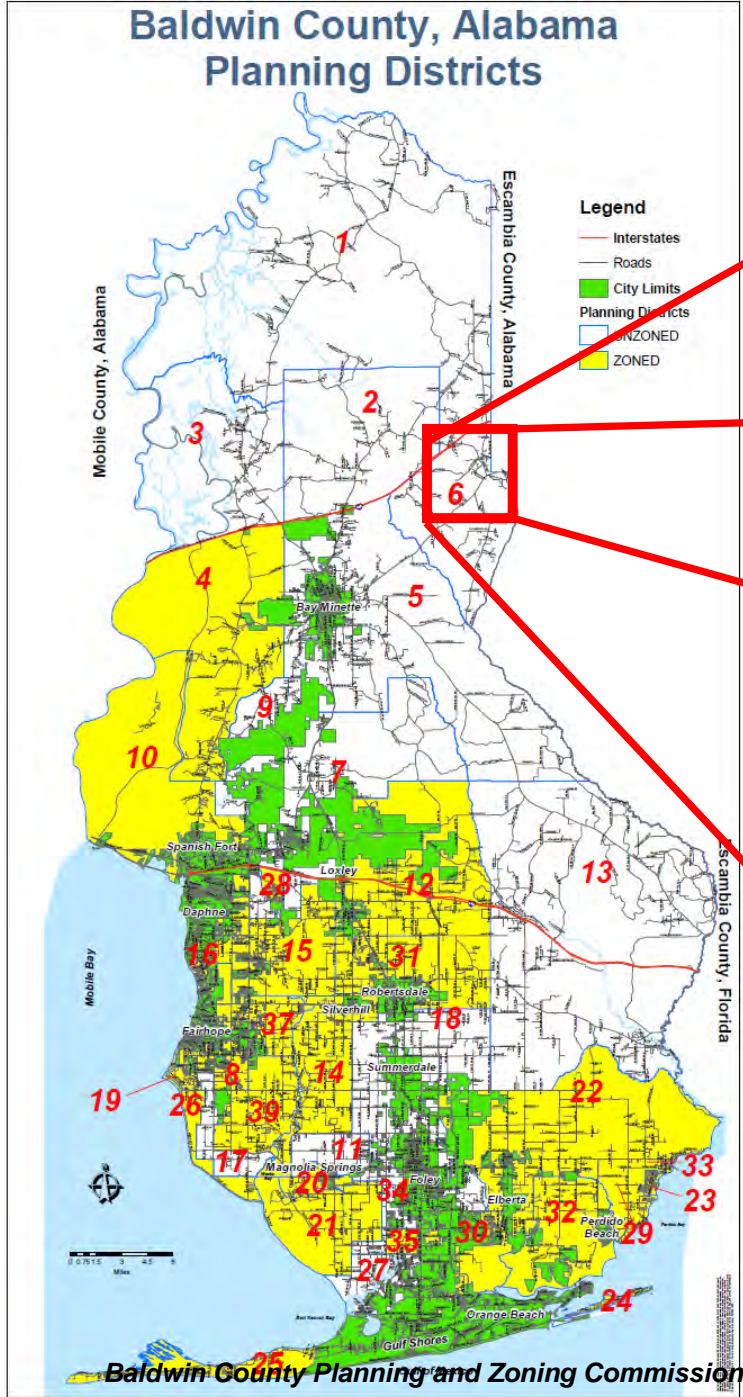
Owner / Developer: TM Smith Holdings LLC- 51556 Oakwood Dr, Bay Minette, AL 36507

Surveyor: David Lowery PLS, Lowery Surveying LLC- P.O. Box 995, Bay Minette, AL 36507

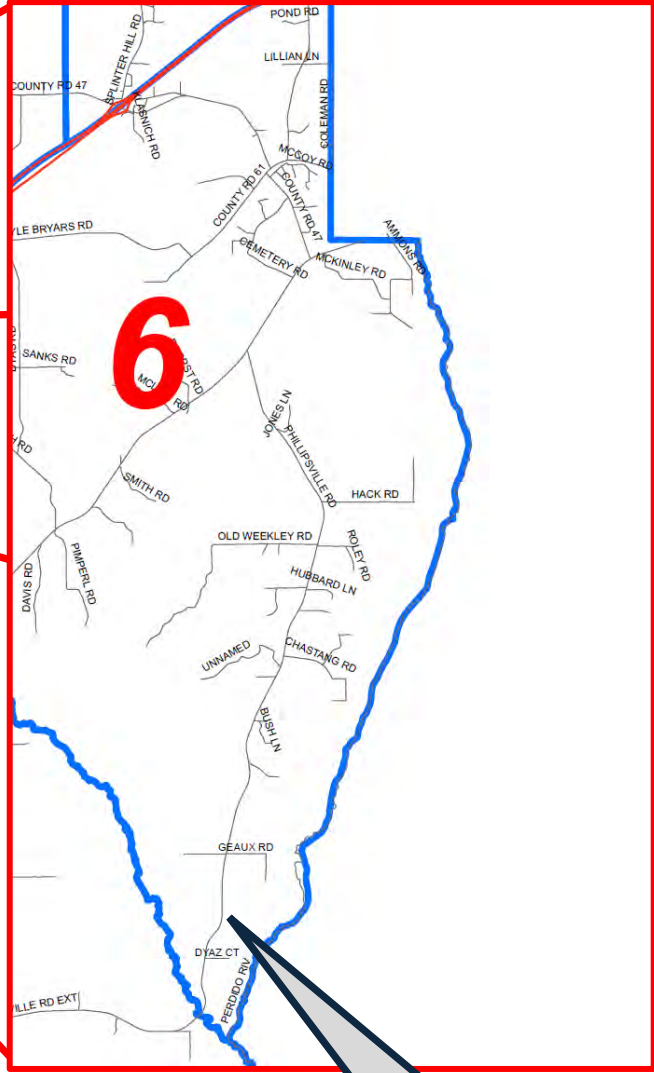
Engineer: N/A

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



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



SUBJECT PROPERTY

Location: Subject property is west of Phillippsville Rd and south of Geaux Rd.

Proposed use: Single-family residential subdivision

Planning District: 6

Zoning: RSFE- Residential Single-Family Estates

Online Case File Number: The case number is SPP24-28. When searching the online CitizenServe database, please use SPP24-000028.

Parcel#: 05-24-01-11-0-000-012.001 **PIN:** 627421

Total Property Area to be divided: 25.00 +/- acres

Total # of Lots requested: 8 lots
Smallest lot: 3.0ac

Streets / Roads: N/A all lots front a county paved and maintained road.

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

Water: Well

Sewer: On Site Septic

Electrical: Alabama Power -Letter dated September 17, 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 by David Shumer, PE., It was reviewed and accepted by the Baldwin County P&Z Civil Engineer.

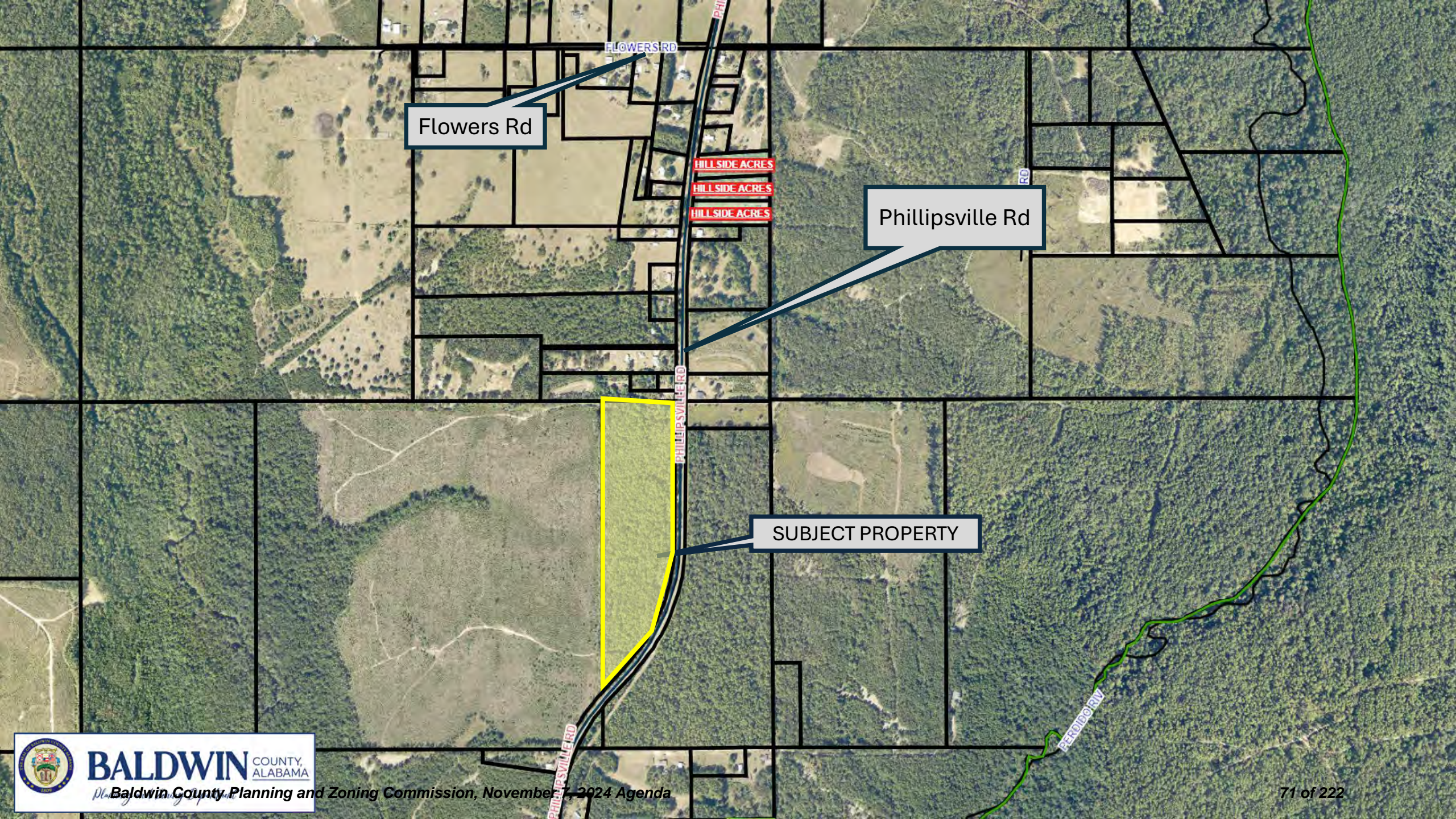
“ Due to the large size of the lots, proposed use as residential, and anticipated negligible change of runoff, a detention pond and additional drainage infrastructure to abate storm water runoff is not warranted for this subdivision.”

Wetlands (5.2.2): No potential wetlands were 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.



Flowers Rd

FLOWERS RD

HILL SIDE ACRES

HILL SIDE ACRES

HILL SIDE ACRES

Phillipsville Rd

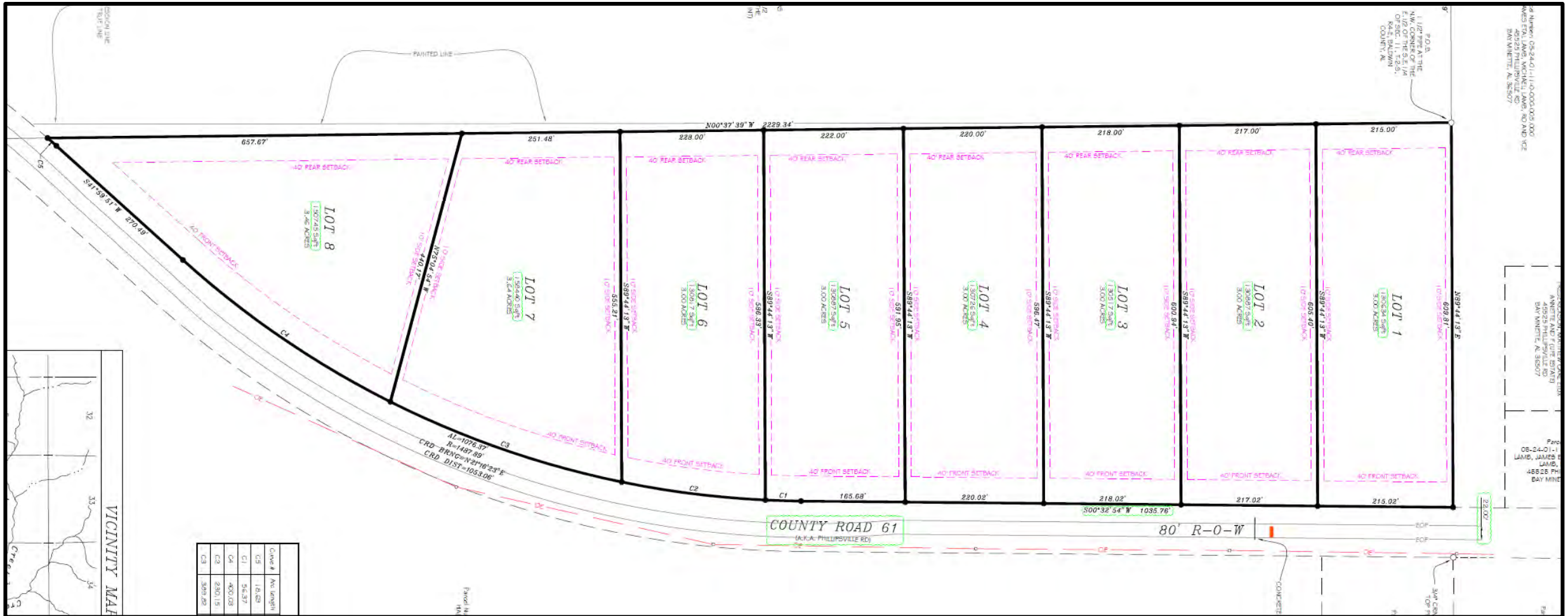
PHILLIPPSVILLE RD

SUBJECT PROPERTY

PERDIDO RIV



Plat has been cropped and enlarged to show details



Staff Recommendation:

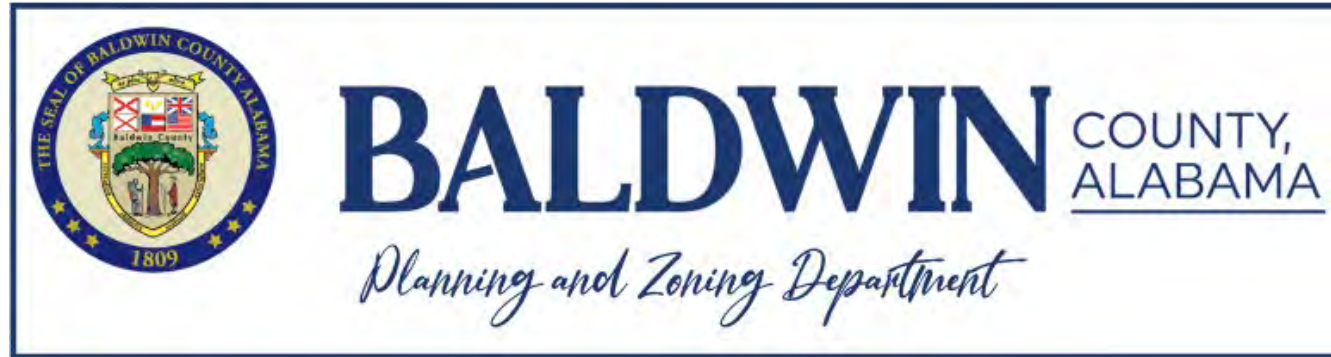
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-28, SMITHFIELD SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant will submit a final plat application that will be reviewed and approved administratively by 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, 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./Project Name: SPP24-22 (SC24-21) and Z24-17 Point Clear Village III (**Agenda Item 10a.**)

Meeting Date: November 7, 2024

Applicant: *Goodwyn Mills Cawood, LLC*

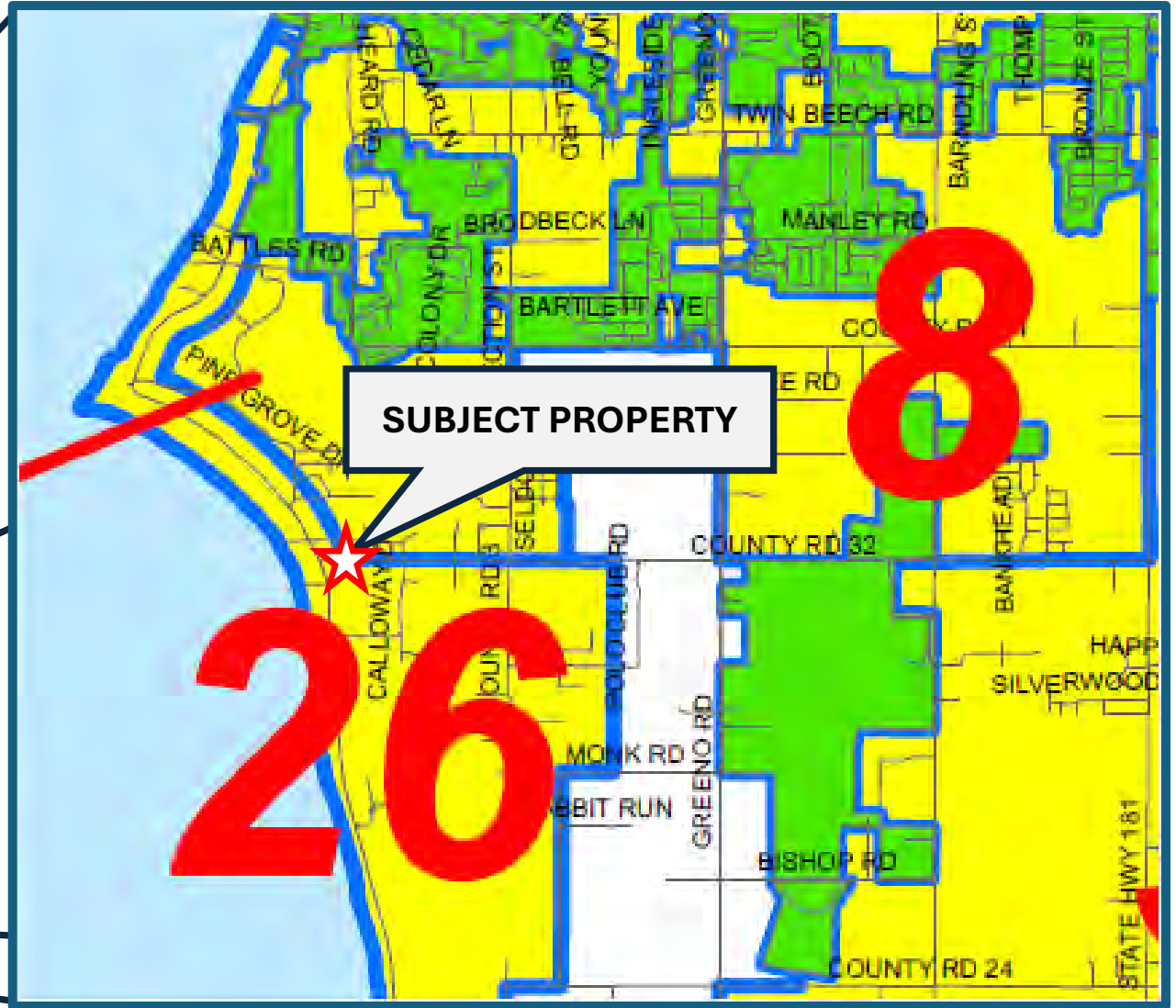
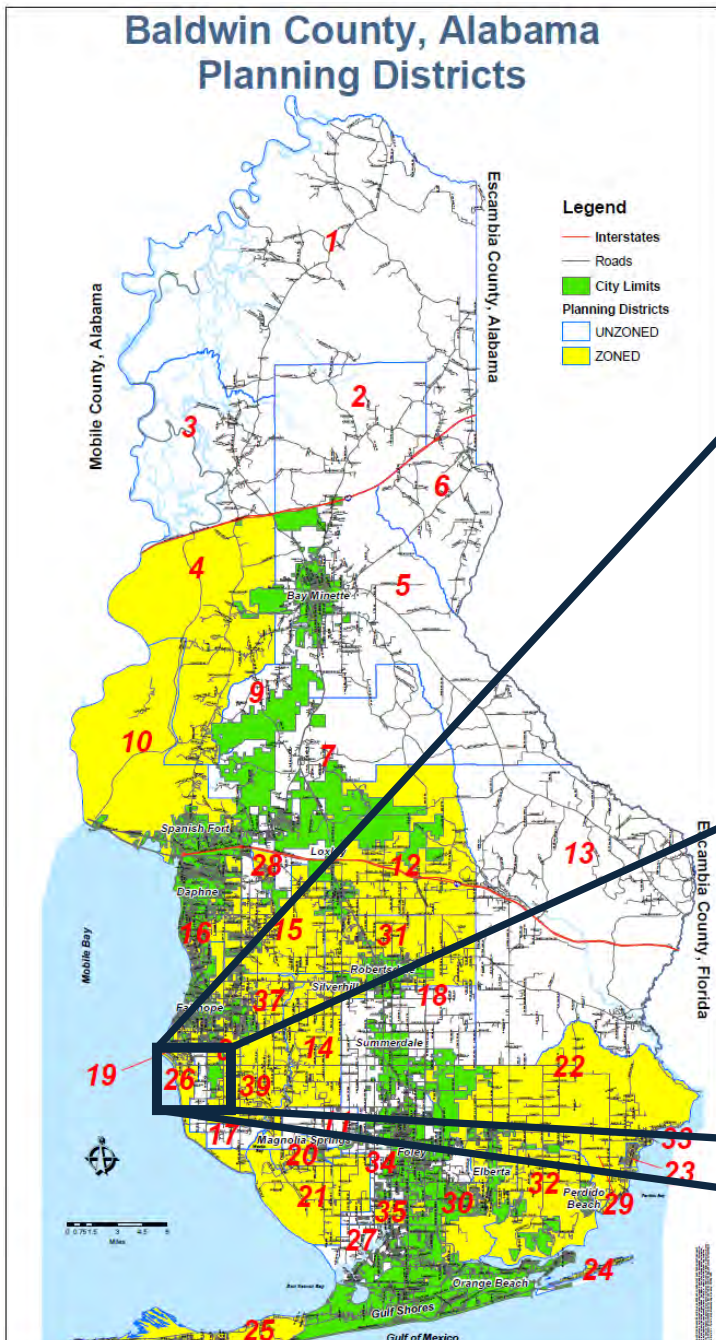
Owner: *William Dorgan, Point Clear 98, LLC*

Requested Action: Preliminary Plat for a 3-lot subdivision and Zoning change for 2.2 acres from Local Business District (B-2) to Residential Single-Family (RSF-2)

Staff Determination: Subdivision – Approval with conditions
Zoning request - Approval

Staff Lead: Shawn Mitchell, Senior Planner

Baldwin County, Alabama Planning Districts



Subject Property Information

Planning District: 26

Parcel ID #: 05-56-03-31-0-000-017.0000 **PIN:** 979
 5-56-03-31-0-000-021.001 **PIN:** 300361

Current Use: Vacant

Size: Approximately 2.2 acres

Location: The subject property is located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope.

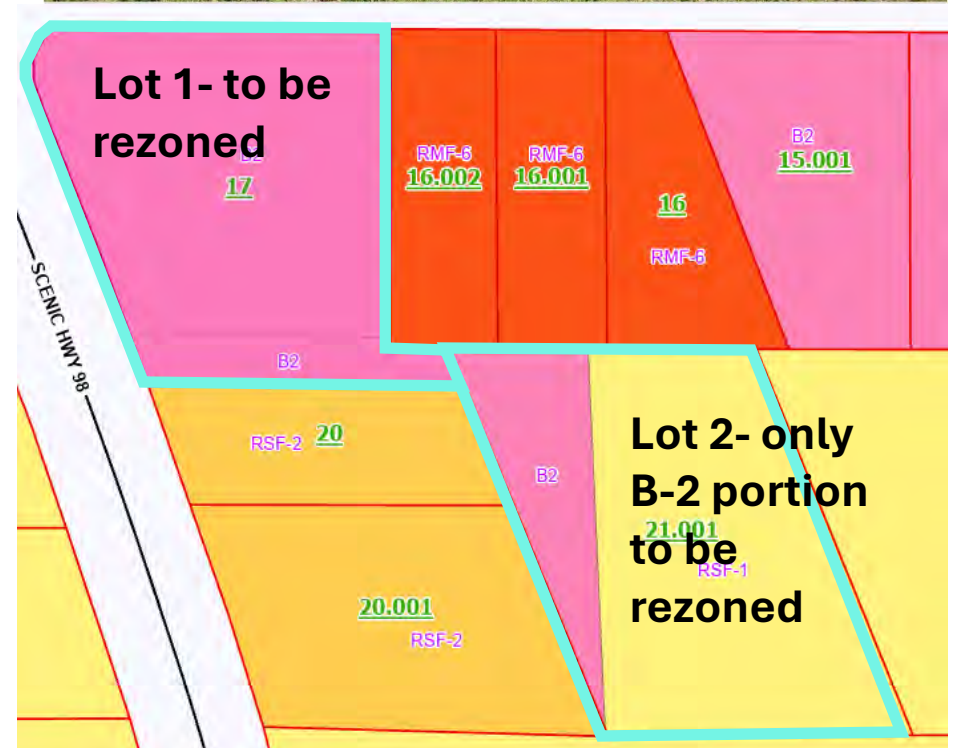
Current Zoning District: B-2, Local Business District
 Compatible near residential areas. Transitional zoning between residential areas and higher intensity commercial zoning districts.

Proposed Zoning District: RSF-2, Residential Single-Family
 Intended for moderate density residential, single-family homes.

Future Land Use: Recommends Conservation Development Potential

RSF-2, Single Family District

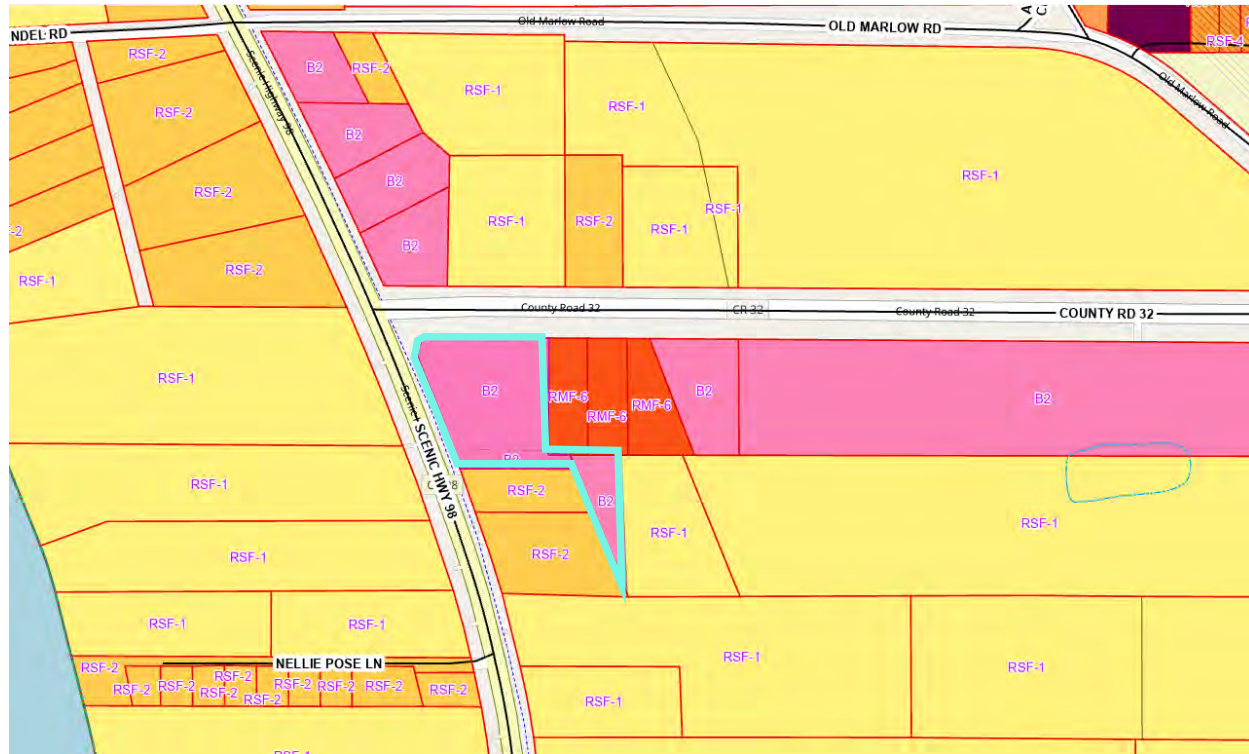
Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35





Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	B-2 Local business, RSF-1 & RSF-2 Single family residential	Commercial and residential
South	RSF-1 and RSF-2 Single family residential	Residential
East	RMF-6 and RSF-1 Single family residential	Residential (single family)
West	RSF-1 Single family residential	Residential

ANALYSIS:

1. Compatibility with the existing development pattern and the zoning of nearby properties? The subject property is currently vacant and zoned B-2, Local Business District. The surrounding lots are zoned for commercial and residential use. The parcels immediately to the east are zoned RMF-6 but are used for single family residential homes and the lot size matches RSF-2 zoning. Most parcels in the area are zoned RSF-1. Staff feels that rezoning to residential use is compatible with the surrounding area.

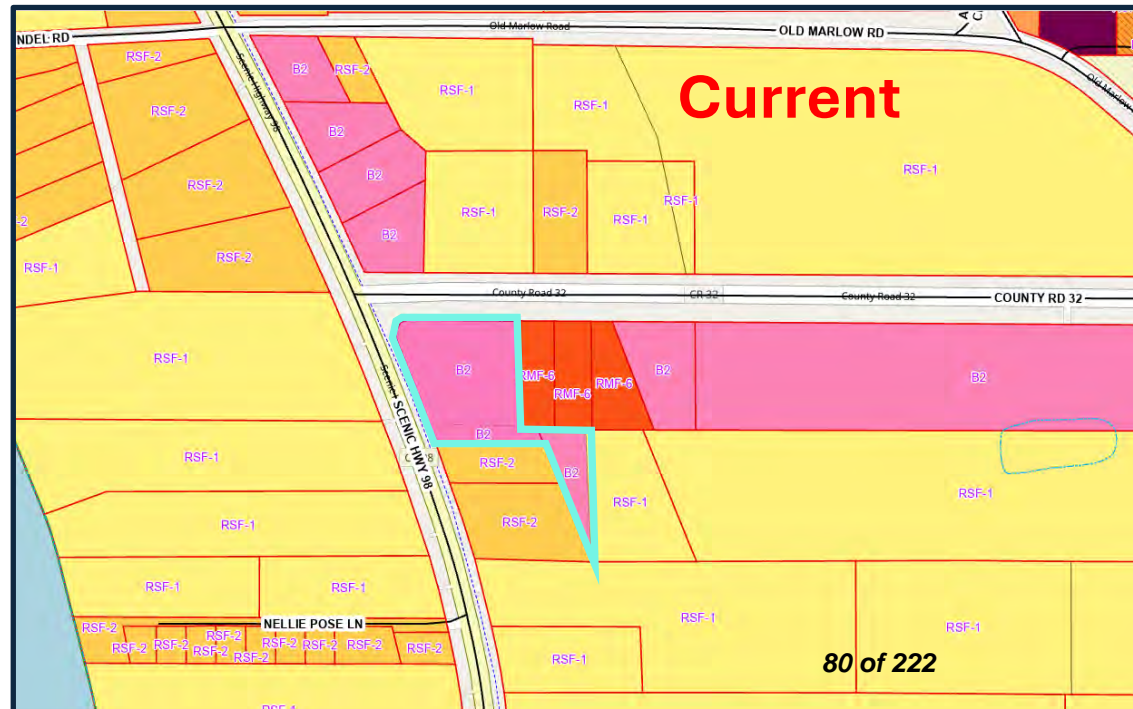
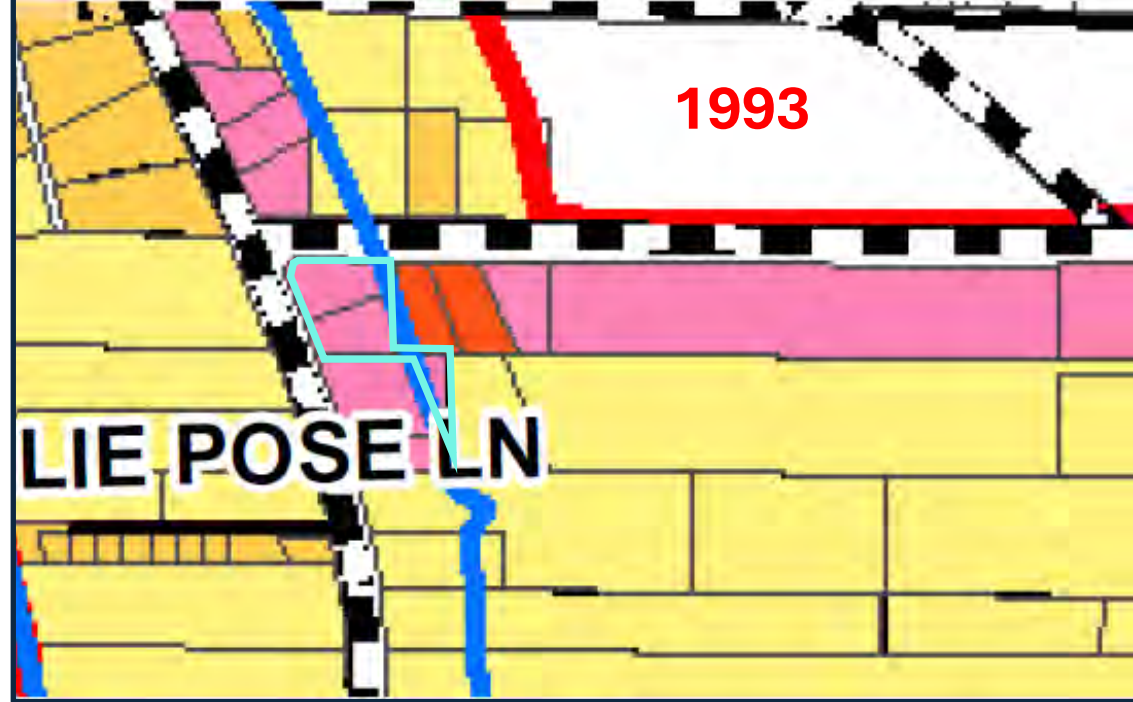
RSF-1, Single Family District

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	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

RSF-2, Single Family District

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

2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established? Planning District 26 adopted zoning on June 9, 1992, and local provisions were amended in 2023. The original zoning map from 1992 shows that the subject property was zoned B-2. Two parcels south of the subject property have been rezoned from B-2 to RSF-2. This factor supports rezoning.



ANALYSIS:

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

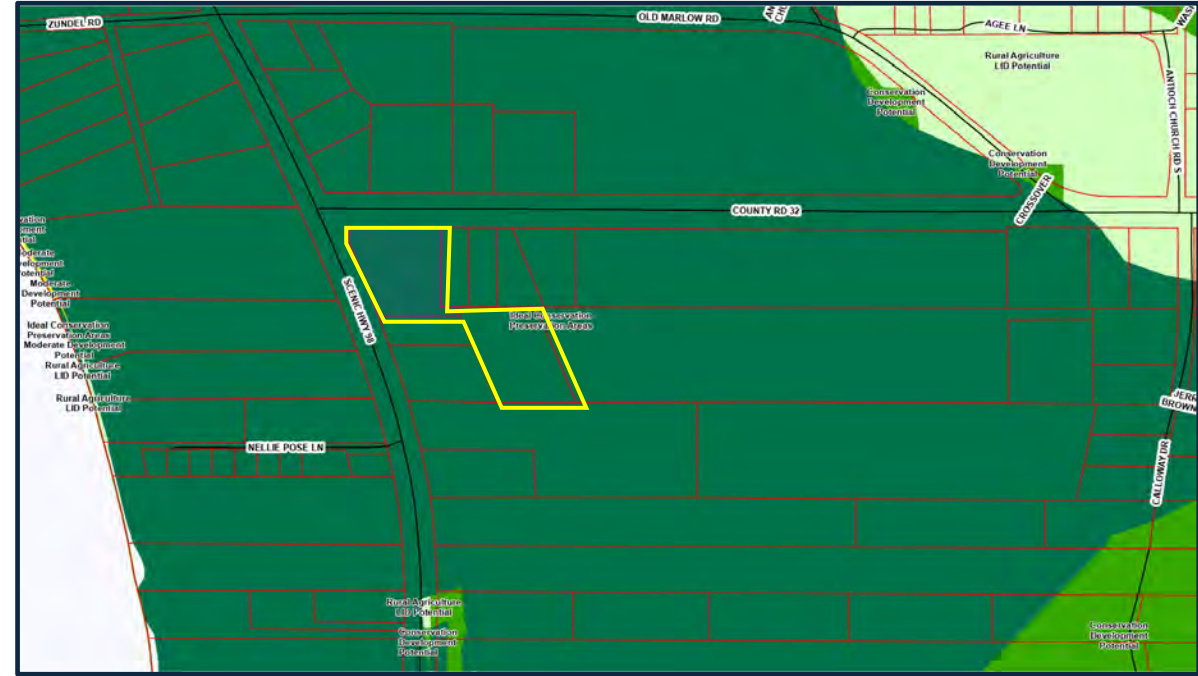
The future land use for the property includes Ideal Conservation Development due to the presence of wetlands and coastal flooding in this area. The recommended zonings are CR-Conservation Resource District and OR-Outdoor Recreational District. The projected use of the property is residential and does not conform to the Master Plan.

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? Scenic Hwy 98 and Country Rd 32 are both classified as minor arterials with a 100-foot highway construction setback. Residential use would not generate significant traffic, but residential driveways must comply with the Baldwin County Highway Dept. recommendations.

6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The development pattern shows primarily residential use in the area. Rezoning for low density residential use would be compatible.

Future Land Use Map



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

LEGEND

PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL

7. Is the proposed amendment the logical expansion of adjacent zoning designations? The surrounding land uses in this area are primarily residential and commercial. Staff believes this factor supports the rezoning request.

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?

Local provisions for Planning District 26 prohibit rezoning that increases land use density or intensity. Rezoning from B-2 to residential would decrease intensity. However, the impact on density depends on the use of the property. This factor is inconclusive.

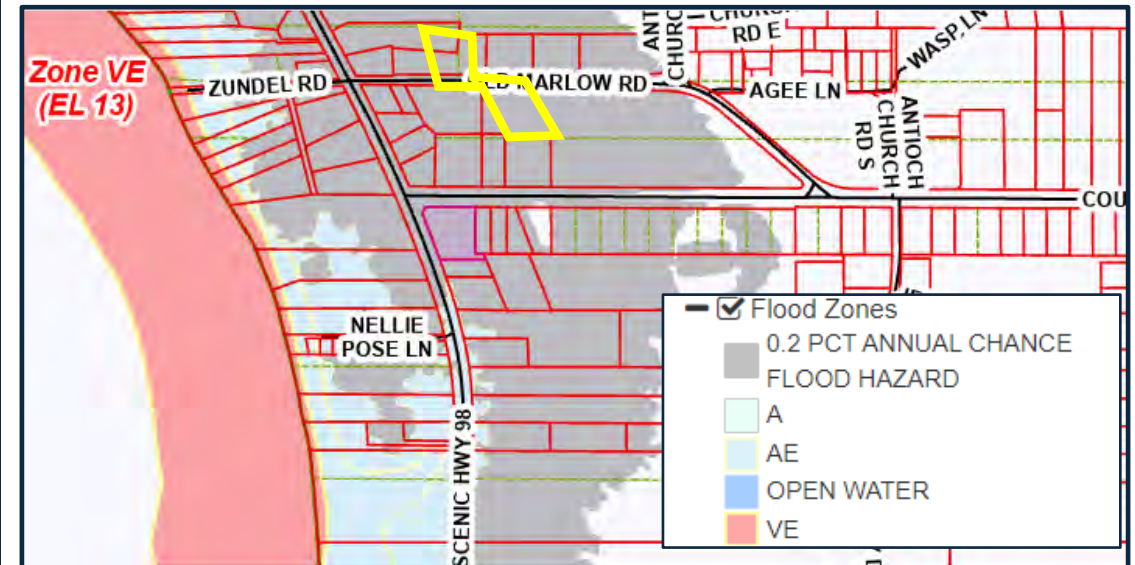
10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity? The subject property is near Mobile Bay in a flood hazard area and near wetlands. Increasing the amount of impervious surface could increase the risk of flooding for either commercial or residential development. Low density residential use would be the best use of the property

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

Local provisions for Planning District 26 2.3.26.3(i) Baldwin Co. Zoning Ordinance

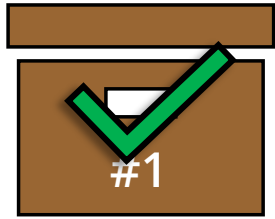
- (i) Following the adoption of this amendment, increases in land use density or intensity through re-zoning or similar land use regulation changes are prohibited and shall not be permitted in those parts of Planning District 26 which are designated by the Baldwin County Master Plan "Guide to the Future" dated July 18, 2023, or amendments thereto, as either an Ideal Conservation/Preservation Area or a Conservation Development Area (Future Land Use Map).

Baldwin Co. Parcel Viewer – flood zones

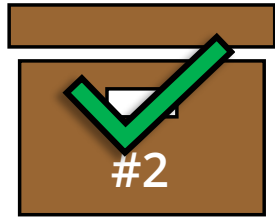


Factor Summary:

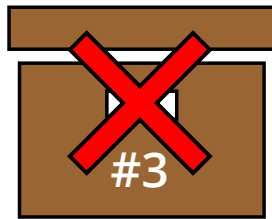
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



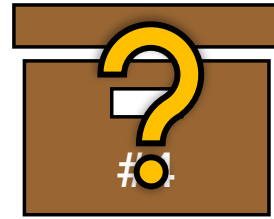
Compatible with development pattern?



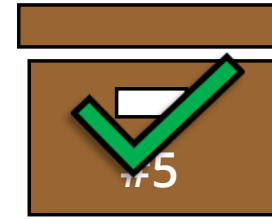
Change of conditions since originally zoned?



Proposal conform to Master Plan?



Conflicts with public improvements?



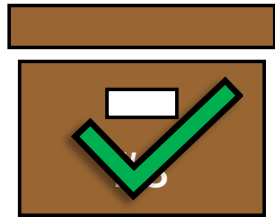
Adverse affect to traffic?



Consistent with development pattern?



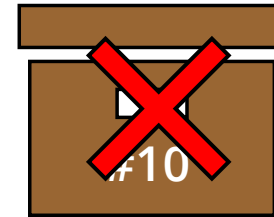
Logical expansion of adjacent zoning?



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.

SUBDIVISION REQUEST SPP24-22

Location: Subject property is located south of CR 32 and east of Hwy 98 south of the City of Fairhope.

Proposed use: Residential subdivision

Planning District: 26

Zoning: B-2 Local Business District, requesting RSF-2

Parcel#: 05-56-03-31-0-000-017.0000 **PIN:** 979
05-56-03-31-0-000-021.001 30036

Total Property Area to be divided: 2.2 +/- acres

Total # of Lots requested: 3 lots
Largest lot: 01.41 ac Smallest lot: 0.35 ac

Streets / Roads: No new streets to be installed.

Density: 2.2 ac – (.84 ac wetlands/2) = 1.78 ac
3 lots / 1.78 ac = 1.7 lots / acre

Property History:

This is a resubdivision of Lot 4, Point Clear Village Phase 2, approved in 2019 and recorded in Slide 2683 D

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 letter signed and stamped by Scott Hutchinson, PE.

Wetlands (5.2.2): Wetland report by Craig Martin, *Wetland Sciences*. Wetlands and the required buffers are shown on the plat.

Flood zone (5.19): Flood Zone X-shaded (“100-year flood”)

Fire Protection (5.2.5a(3)): Flow test by Fairhope Water Utility, dated July 7, 2024. Flow is 2609 GPM at 20 PSI and meets ISO requirements for proposed setbacks.

BCBE Notification: Not required (less than 50 lots)

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

Water: Fairhope Utilities, letter dated Oct. 10, 2017.

Capacity report provided June 10, 2024

Electrical: Riviera, letter provided April 19, 2024

Sewer: Fairhope Utilities, letter dated Oct. 10, 2017.

Capacity report provided June 10, 2024

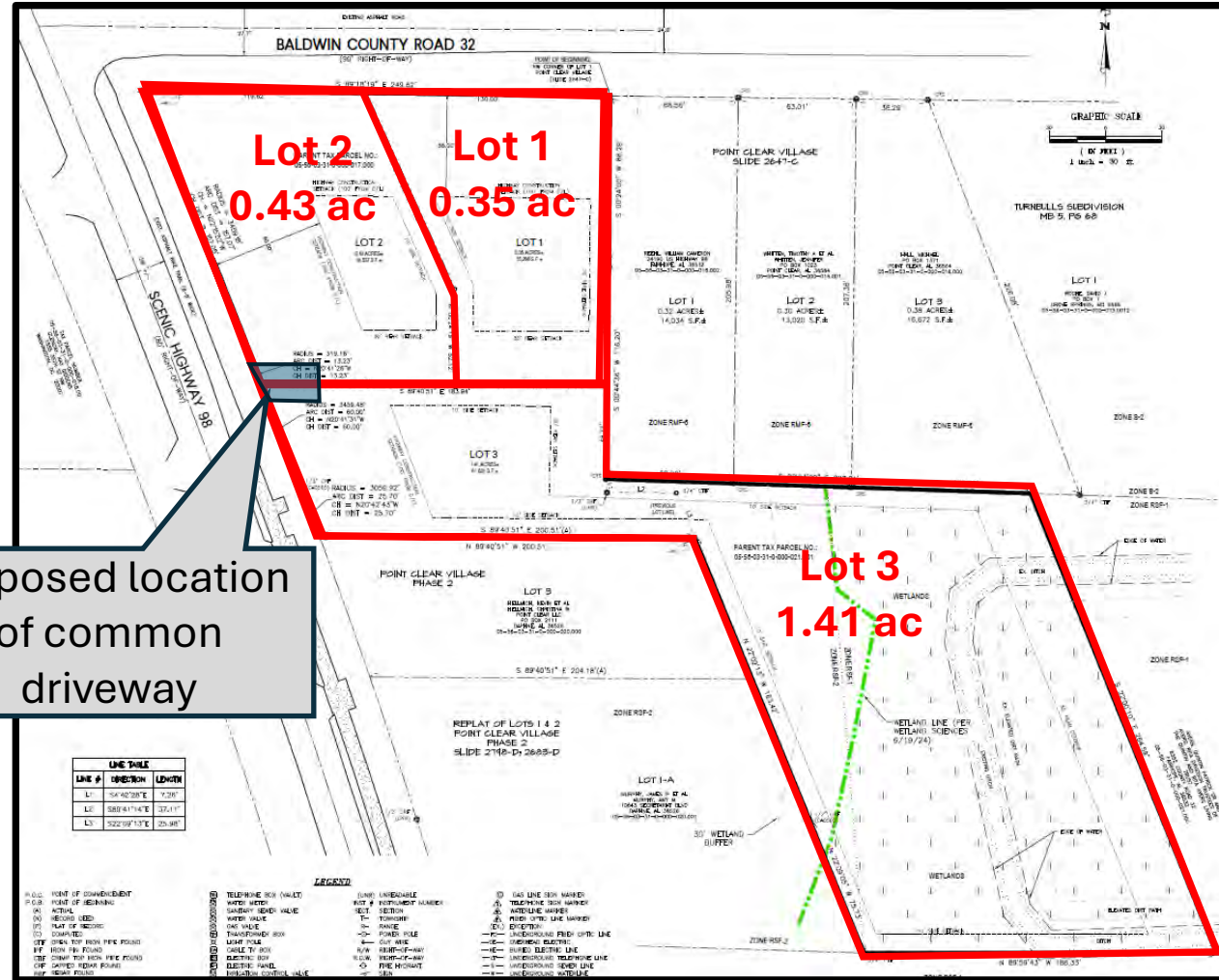
Online Case File Number: The case number is SPP24-22. When searching the online CitizenServe database, please use SPP24-000022.

Staff comments:

1. Scenic Hwy 98 and Country Rd 32 are both classified as minor arterials. The installation of common drives is required on arterials (*Subdivision Regulations, Section 5.5.17*). A common driveway must be installed on Hwy 98 for Lots 2 & 3.

2. The installation of infrastructure, including common drives, requires a Preliminary Plat application rather than a Concurrent Plat application. The Preliminary Plat application was submitted on Sept. 24, 2024

Proposed location of common driveway



Staff comments:

3. The drainage letter states, "There are no improvements or infrastructure planned with this subdivision, therefore, there is no change to the existing drainage. Individual site plans will be submitted if the lots are developed in the future."

A comprehensive drainage plan has not been provided for this subdivision due to the number of lots in each phase. For this phase (Phase III), post-development stormwater runoff cannot exceed pre-development runoff. Each lot must address drainage with onsite measures when lot owners apply for ZSP/Building permits



Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2626
F (251) 626-6934

www.gmcnetwork.com

April 22, 2024

Baldwin County Planning Department

RE: The Villages of Point Clear Phase III

Please accept this letter in lieu of Drainage Plan & Calculations. There are no improvements or infrastructure planned with this subdivision, therefore, there is no change to the existing drainage. Individual site plans will be submitted if the lots are developed in the future.

Sincerely,

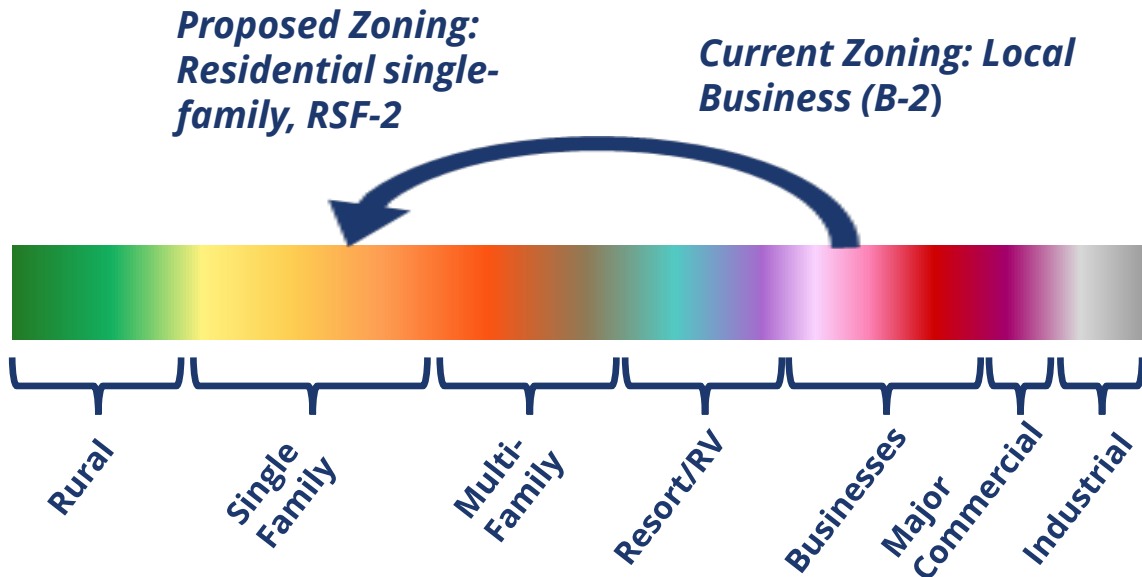


REZONING Staff's Recommendation:

Z24-17 RE-ZONING REQUEST FROM B-2 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.



Staff Recommendation:

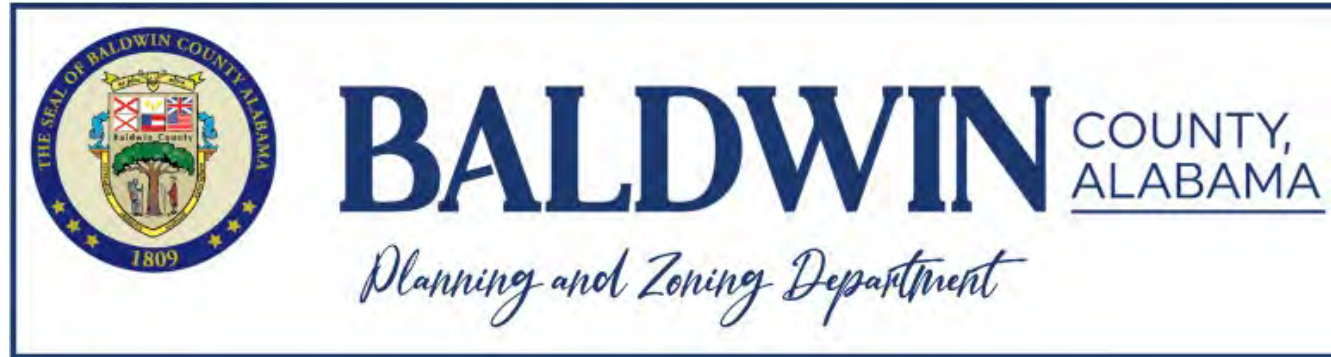
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-22 POINT CLEAR PH. III SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific Conditions:

1. A common driveway must be installed on Hwy 98 for Lots 2 and 3.
 - a. After the driveway has been installed, the Applicant will submit a Final Plat application.
 - b. The Final Plat will be administratively approved. No lots can be sold or leased until the Final Plat has been approved.
2. Post-development stormwater runoff cannot exceed pre-development stormwater runoff for each lot. Drainage must be addressed with onsite measures when lot owners apply for ZSP / Building permits for each lot.

General Conditions:

1. 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.
2. 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.
3. Effective period is 2 years from approval of preliminary plat. A final plat must be submitted before the preliminary plat expires.



Case No./Name: Z24-31 Volovecky Property & PRD24-04 Lanterna **(Agenda Item 10b.)**
Meeting Date: November 7, 2024
Request: Rezoning request and Planned Residential Development approval for a 295 unit residential development.
Recommendation: Approval for Z24-31 and Approval for PRD24-04

Staff Lead: Celena Boykin

Owner: Jerry Volovecky, Jr, 10139 Volovecky Dr., Daphne, AL 36526

Developer: Maronda Homes, LLC of Alabama

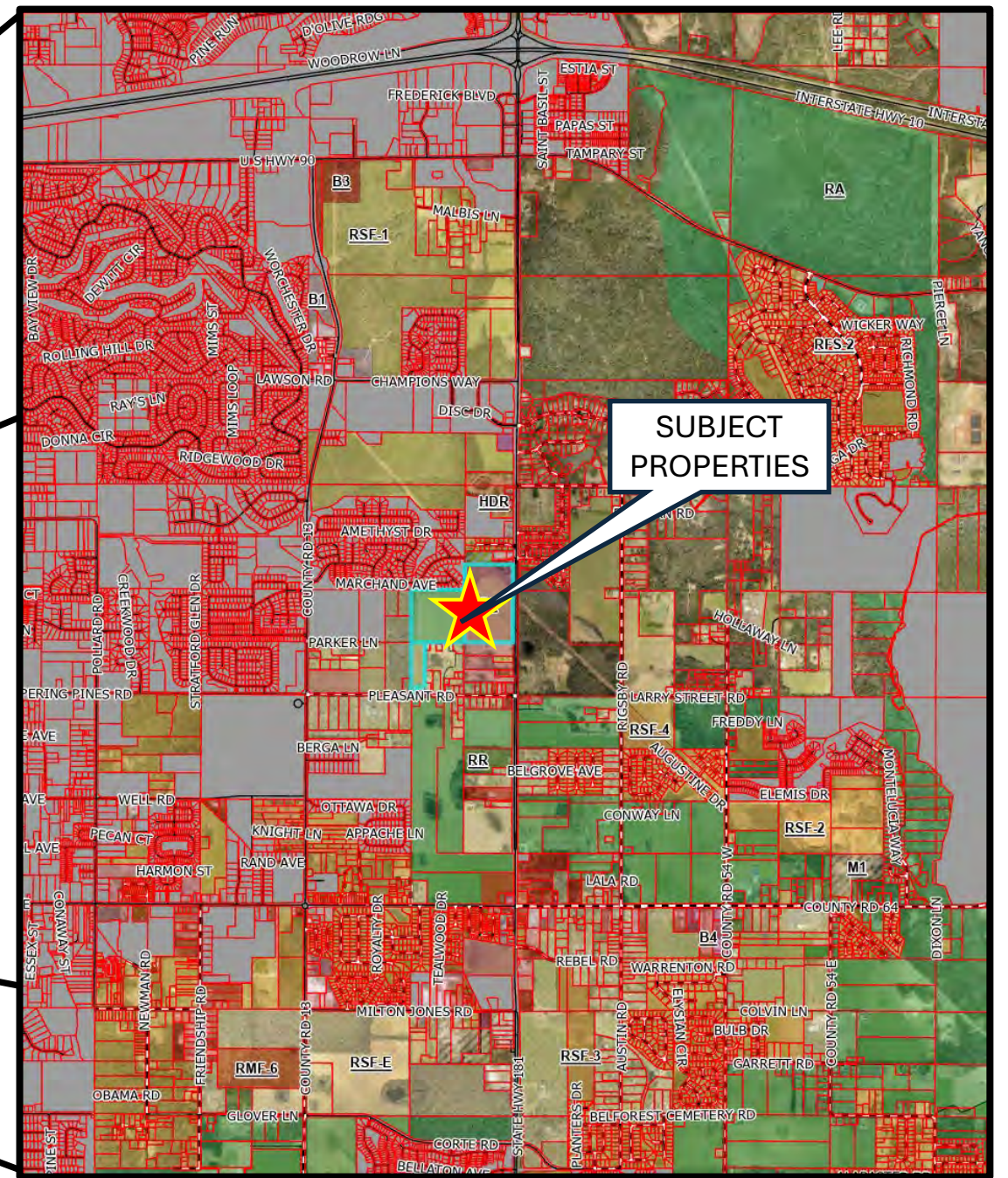
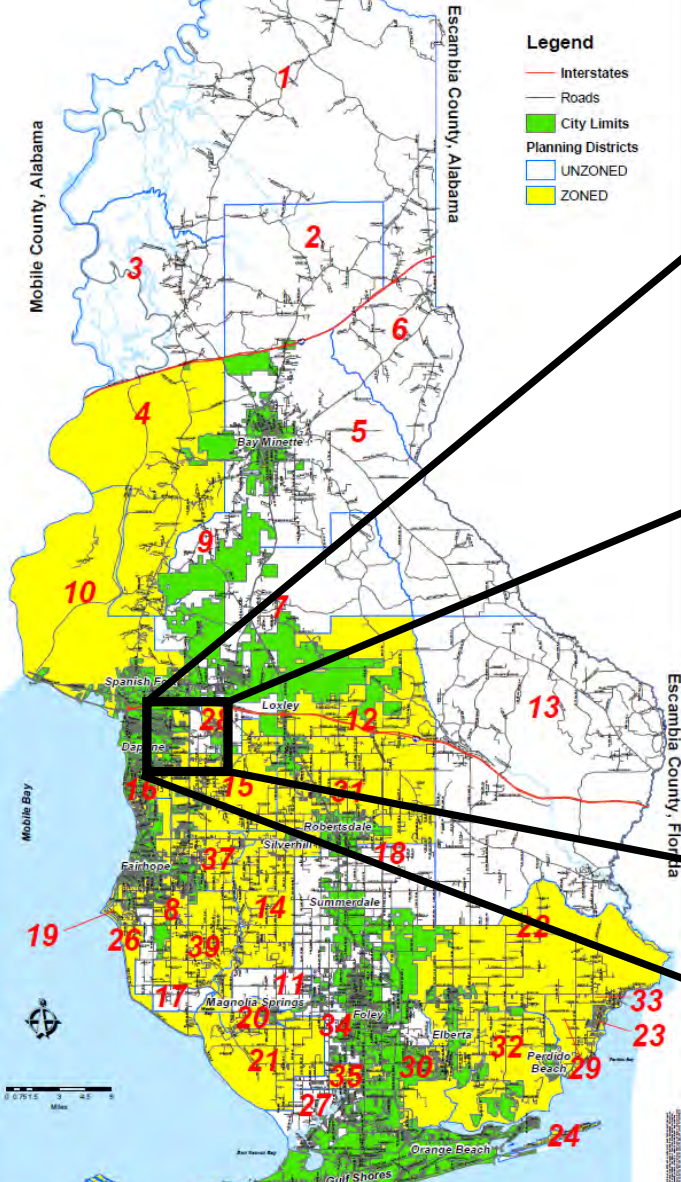
Engineer: *Jade Consulting, LLC, 208 N Greeno Rd, Suite C, Fairhope, AL 36532*

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



SUBJECT PROPERTIES

Location: The subject property is located west of State Hwy 181 and north of Pleasant Rd.

Proposed use: A 295-unit planned residential development

Planning District: 15

Zoning: Current zoning: RA. Rural Agricultural/RSF-E, Estate Residential/B2, Neighborhood Business
Requested zoning: RSF-2 Single Family Residential & RMF-6, Multi-Family

Parcel#: 05-43-02-10-0-000-008.000, 009.000,014.000

Total Property Area to be divided: 89.03 +/- acres

Total # of Lots requested: 132 single-Family sites/ 156 Townhomes
RSF-2 Minimum required site: 15,000 SF, width 80 ft
Smallest site: 6,240 SF, width 50ft
RMF-6 Minimum required site: 2,500sf, width 25ft
Smallest site: 2,200 SF, width 20ft

Density (Single Family): 2.81 lots / acre
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-2 density of 2.9 units/acre.

Density (Multi-Family): 3.93 lots / acre
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RMF-6 density of 6 dwelling units/acre.

Open Space: Required $89.03 \times 20\% = 17.81$ ac
Provided (Site data table):17.81ac
Open space cannot include detention ponds or internal ROW.

“Useable” open space: Required $17.81 / 2 = 8.9$ ac
Provided (Site data table): 8.9 ac

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

Water: Belforest Water(Letter dated August 6, 2024)

Electrical: Riviera Utilites. Letter dated July 25, 2024.

Sewer: BCSS, Malbis Treatment Plant (Letter dated March 13, 2024)

Traffic Study Not required for a PRD but will be required for a preliminary plat.

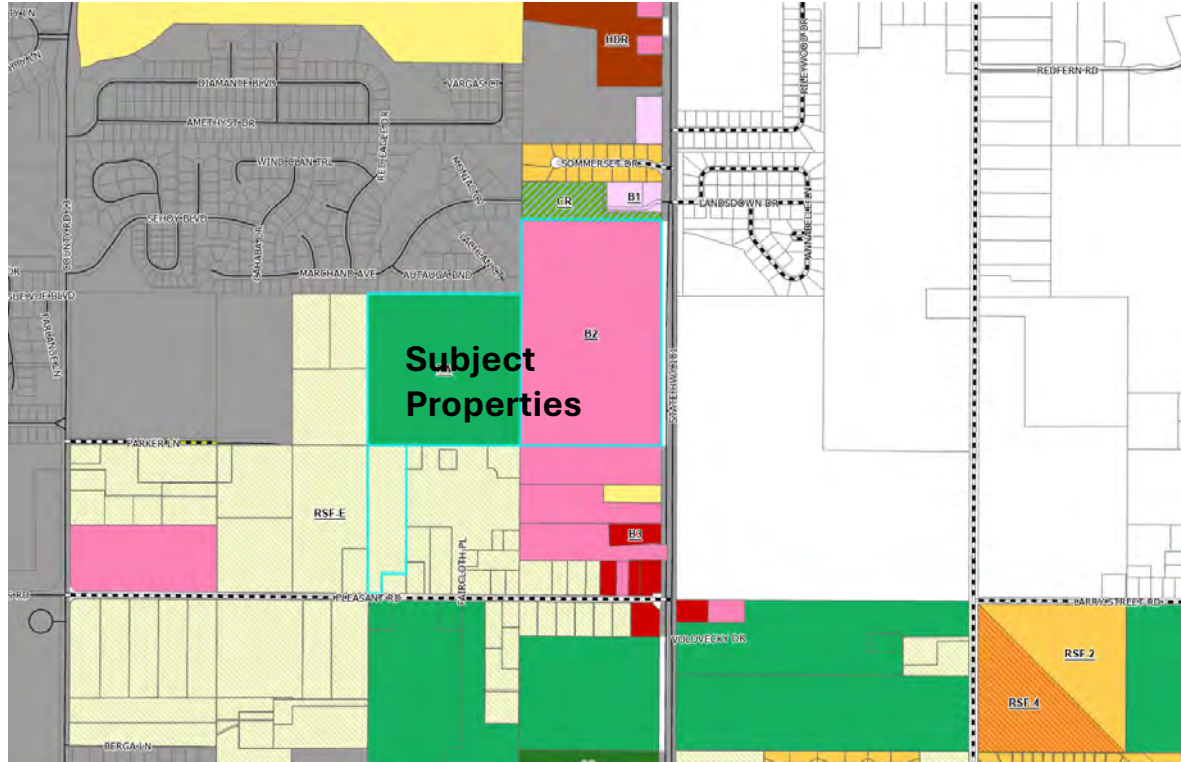
Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat.

Wetlands (5.2.2): Wetland report *Wetlands Sciences, Inc.* Wetland acreage is 8.13 acres, shown with the required 30 ft non-disturbed buffer.

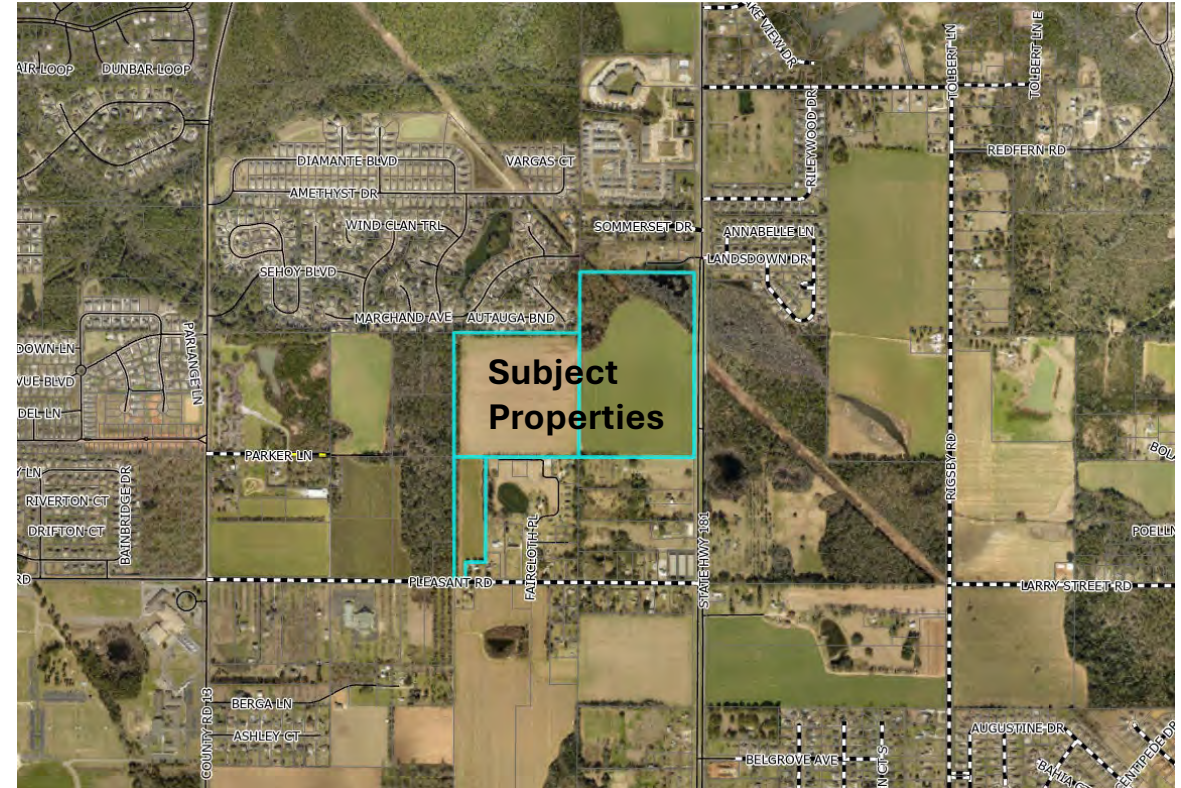
Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

Online Case File Number: The case number is PRD24-04 or Z24-31. When searching online CitizenServe database, please use PRD24-000004 or Z24-000031.

Locator Map

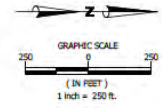


Site Map



	Adjacent Zoning
North	CR- Conservation Resource, City of Daphne,
South	B2- Neighborhood Business, RSF-E – Residential Single Estate
East	RSF-E – Residential Single Estate and PD 7 - Unzoned
West	RSF-E – Residential Single Estate and City of Daphne

	Adjacent Land Use
North	Residential & Commercial
South	Residential
East	Residential
West	Vacant



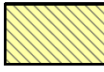


EXIST. PARCEL ZONING
PLANNING DISTRICT 15






PROPOSED PRD ZONING

LEGEND

-  BALDWIN COUNTY ZONING - B2 (56.02 AC)
-  BALDWIN COUNTY ZONING - RA (40.36 AC)
-  BALDWIN COUNTY ZONING - RSF-E (8.98 AC)

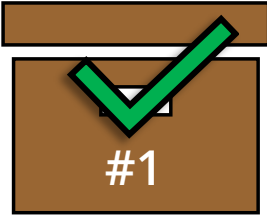
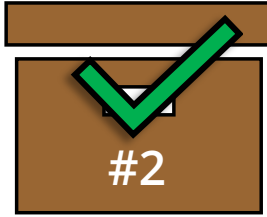
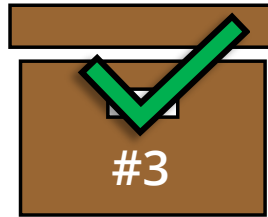
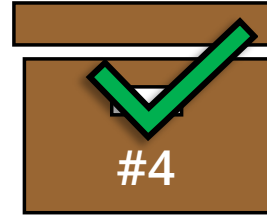



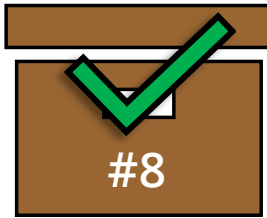
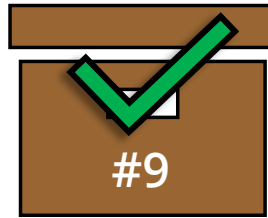
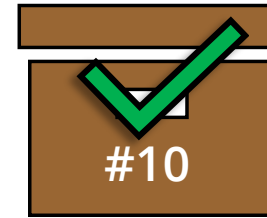

LEGEND

-  NOT PART OF PRD ZONING - B2 (16.33 AC)
-  PROPOSED UNDERLYING ZONING - RMF-6 (39.69 AC @ 156 UNITS = 3.93 UNIT/AC)
-  PROPOSED UNDERLYING ZONING - RSF-2 (49.34 AC @ 139 LOTS = 2.81 LOT/AC)

UNDERLYING ZONING PLAN
LANTERNA PRD
PROPOSED MIXED-USE DEVELOPMENT
PLEASANT ROAD
AND
AL-181
DAPHNE, AL

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?	

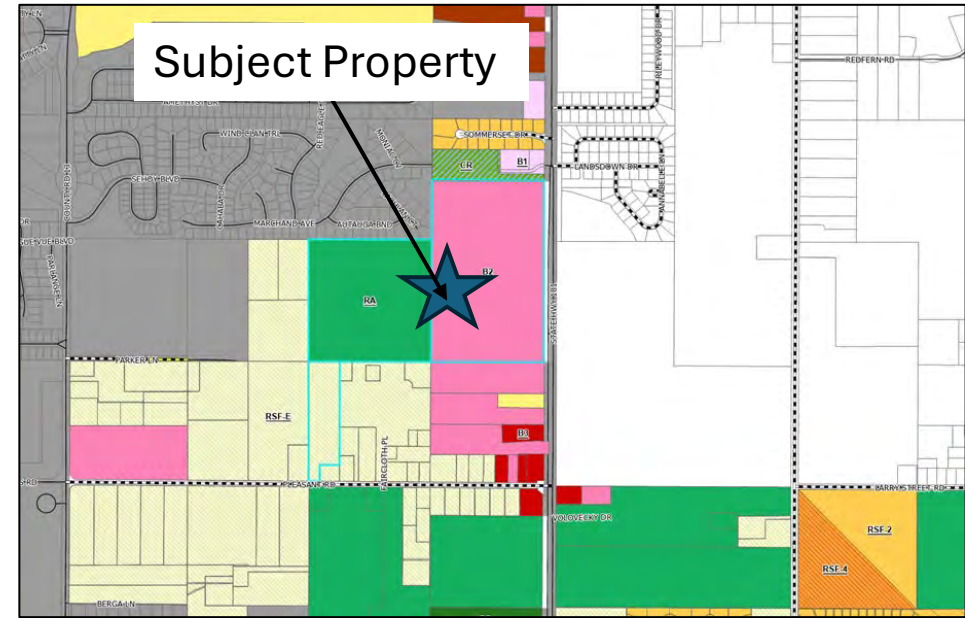
Public Hearing:

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?

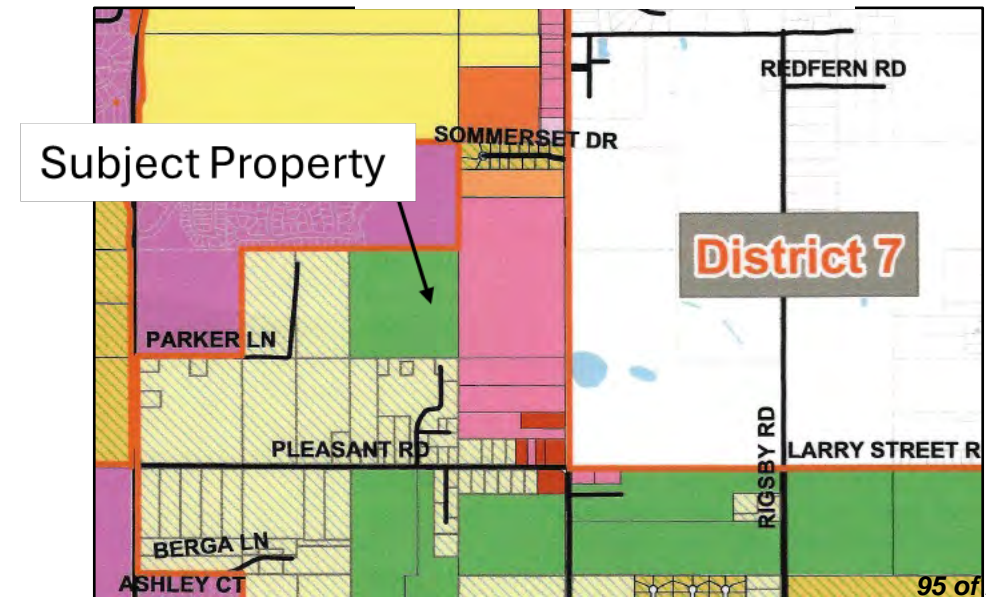
The subject property is currently zoned RA, Rural Agricultural District, B2, Neighborhood Business District, and RSF-E, Residential Single Family Estate. Nearby parcels are zoned B2 and RSF-E. The uses adjacent to the subject property are agricultural, commercial, and residential. This area of Planning District 15 has development pattern ranging from commercial to residential to high density residential. 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?

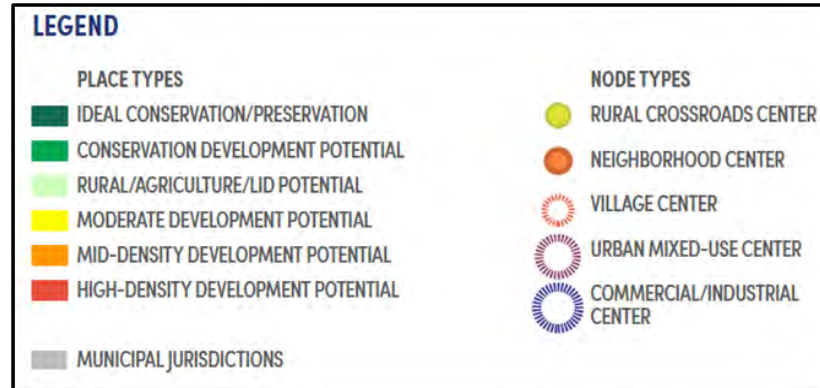
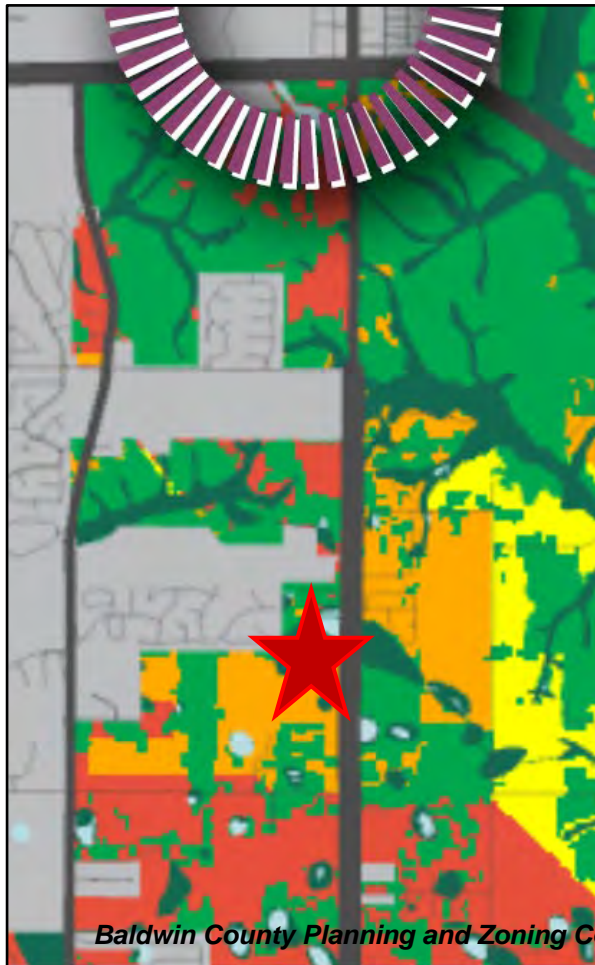
Planning District 15 adopted a zoning map on August 1, 2006. Since this time there has been multiple annexations into the City of Daphne, along with commercial rezonings. There has been more development along Hwy 181 since Planning District 15 became zoned.

Original Zoning Map 2009



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

The majority of the future land use for the subject property is Mid-Development Potential Areas. These areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.



MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.



PRIMARY LAND USES

- Traditional neighborhood designs
- Village center/node

RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails



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

There are some planned public improvements in this area. The County plans to extend Pleasant Road east of State Hwy 181 and add also regional detention. This proposed development would no have any conflict with these improvements.

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

A traffic study is not required for a PRD but will be reviewed at preliminary plat approval. Pleasant Road is classified as a major collector and a turnout permit would be reviewed by the County for Pleasant Road. There are some concerns with possible turnouts being in front of adjacent driveways and this will be addressed during preliminary plat when a traffic study is required. State Hwy 181 is a minor arterial and a turnout permit would have to be reviewed by ALDOT.

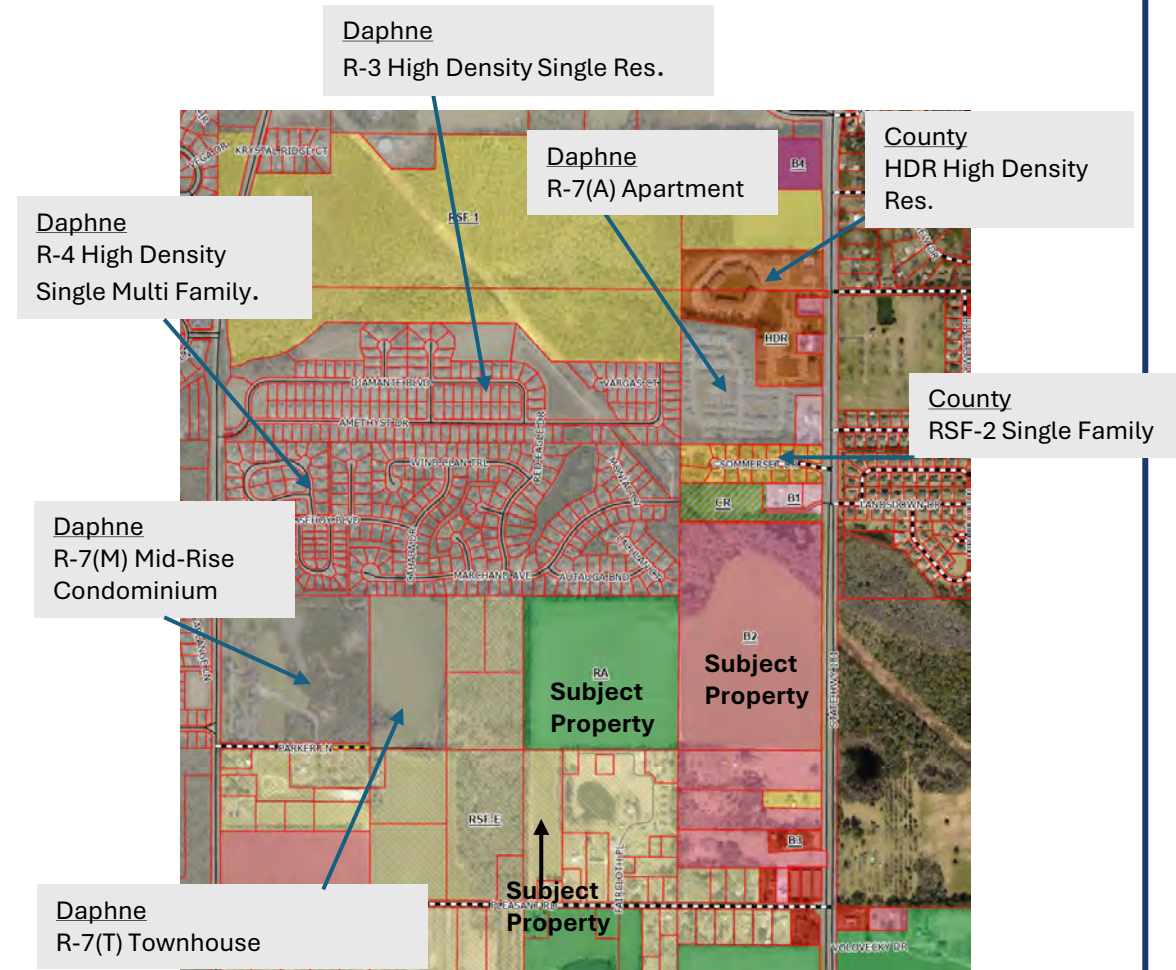
Also, as stated above in number 4 the County will be extending Pleasant Road east of State Hwy 181 and this will help with any additional traffic.

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

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

The proposed amendment is consistent with the development pattern in the area. The parcels within the City of Daphne that are near the subject properties are zoned for High Density, Condominium, Townhomes, and Apartments. The County's zoning in the area range High Density, Moderate Density, Single

Family Estate and Commercial. The proposed RSF-2 zoning would be adjacent to the RSF-E and the proposed RMF-6 would be adjacent to the commercial zonings. This would make a good transition between the densities in the area. Staff feels the proposed amendment 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

Agency Comments

- USACE, James Buckelew: Staff reached out 10/2/2024 but received no comments.
-
- ADEM, Scott Brown: Staff reached out 10/2/2024 but received no comments.
- BCBE: Staff reached out 10/2/2024 but received no comments.
- City of Daphne: Thanks for sharing this. The agents for this application met with us a few times to discuss the project with the initial intent to annex the property and develop the site in the City of Daphne. If memory serves me correctly, they were not agreeable to the City's new design standards and determined it better to present the application to the County. We also discussed swapping the location of some of the larger lots to place them where adjacent to Sehoj Subdivision. In general, the mixed-use design concept is consistent with the Mixed Use Corridor and Traditional Neighborhood Development place type designations of the Envision Daphne 2042 Comprehensive Plan.
- Subdivisions, Shawn Mitchell: If the PRD is approved, preliminary and final plat approval will be required to create individual lots.
- Buford King on behalf of the Permit Engineer: Staff is concerned about the proposed turnout onto Pleasant Road. Pleasant Road is classified as a major collector. The proposed Pleasant Road turnout will be placed approximately 120' +/- from an existing residential turnout and thus will not comply with turnout safety spacing requirements under development by the Baldwin County Highway Department. A traffic study is not required for a PRD and thus it is not known what improvements the traffic study will recommend. Staff's greatest concern will be stacking of vehicles in front of the residence that exists on PIN 57223 should a west bound, right hand turn lane be required. Further, it is possible that a left hand turn lane from Pleasant Road may be required, and if so there is the possibility of two turn lanes in front of two residences and significant road widening would be required.

Site Plan

UTILITY'S:
RIVERIA UTILITIES - POWER
BELLFOREST WATER SYSTEM - WATER
ICSS - SANITARY SEWER
ATT - COMMUNICATIONS

DEVELOPER:
MAIRGONA HOMES, LLC OF ALABAMA
101 FLY CREEK AVE, STE 526
FAIRHOPE, AL 36532

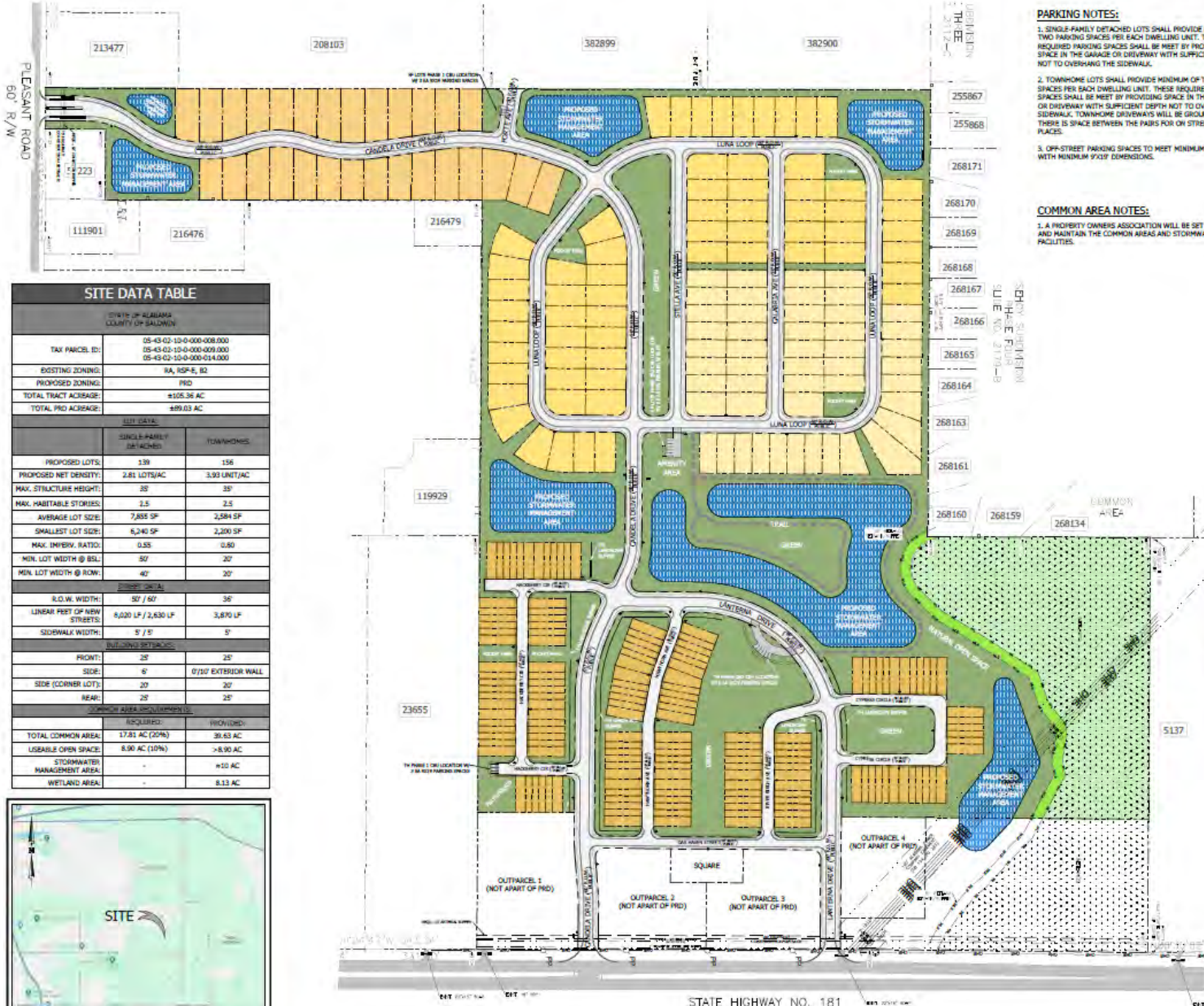
ENGINEER:
JADE CONSULTING, LLC
208 GREEN ROAD N, STE C
FAIRHOPE, AL 36532

SURVEYOR:
WATTER SURVEYING, INC
315 DOWNTOWNER LOOP N, STE H
MOBILE, AL 36609



Jingrit & Associates Development Engineers
208 Green Road N, Ste. C Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
Phone: (251) 928-3443 Fax: (251) 928-3665
jadingriters.com

DATE: 10/22/2024

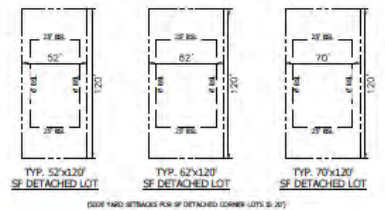
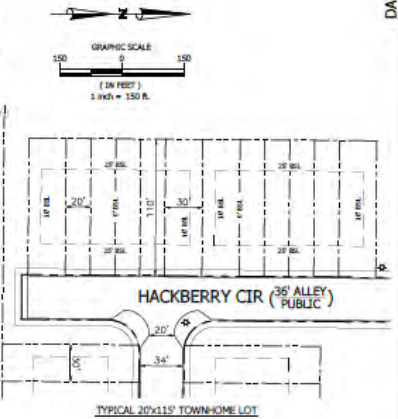


SITE DATA TABLE		
CITY OF ALABAMA COUNTY OF S Baldwin		
TAX PARCEL ID:	05-43-03-10-0-000-008.000 05-43-03-10-0-000-009.000 05-43-03-10-0-000-014.000	
EXISTING ZONING:	RA, RSP-E, B2	
PROPOSED ZONING:	PRD	
TOTAL TRACT ACREAGE:	#105.36 AC	
TOTAL PRD ACREAGE:	#89.83 AC	
SITE DATA:		
	SINGLE-FAMILY (DETACHED)	TOWNHOMES
PROPOSED LOTS:	139	156
PROPOSED NET DENSITY:	2.81 LOTS/AC	3.93 UNITS/AC
MAX. STRUCTURE HEIGHT:	35'	35'
MAX. HABITABLE STORIES:	2.5	2.5
AVERAGE LOT SIZE:	7,855 SF	2,584 SF
SMALLEST LOT SIZE:	5,240 SF	2,200 SF
MAX. IMPERV. RATIO:	0.55	0.50
MIN. LOT WIDTH @ BSL:	50'	30'
MIN. LOT WIDTH @ ROW:	40'	30'
STREET DATA:		
S.O.W. WIDTH:	50' / 60'	36'
LINEAR FEET OF NEW STREETS:	6,020 LF / 2,630 LF	3,870 LF
SIDEWALK WIDTH:	5' / 5'	5'
BUILDING SETBACKS:		
FRONT:	25'	25'
SIDE:	5'	0'/10' EXTERIOR WALL
SIDE (CORNER LOT):	20'	20'
REAR:	25'	25'
COMMON AREA OUTLAYS:		
TOTAL COMMON AREA:	17.81 AC (20%)	36.43 AC
USABLE OPEN SPACE:	8.90 AC (10%)	>8.90 AC
STORMWATER MANAGEMENT AREA:	-	#10 AC
WETLAND AREA:	-	8.33 AC



PARKING NOTES:
1. SINGLE-FAMILY DETACHED LOTS SHALL PROVIDE MINIMUM OF TWO PARKING SPACES PER EACH DWELLING UNIT. THESE REQUIRED PARKING SPACES SHALL BE MET BY PROVIDING SPACE IN THE GARAGE OR DRIVEWAY WITH SUFFICIENT DEPTH NOT TO OVERHANG THE SIDEWALK.
2. TOWNHOME LOTS SHALL PROVIDE MINIMUM OF TWO PARKING SPACES PER EACH DWELLING UNIT. THESE REQUIRED PARKING SPACES SHALL BE MET BY PROVIDING SPACE IN THE GARAGE OR DRIVEWAY WITH SUFFICIENT DEPTH NOT TO OVERHANG THE SIDEWALK. TOWNHOME DRIVEWAYS WILL BE GROUPED SO THAT THERE IS SPACE BETWEEN THE PAIRS FOR ON STREET PARKING PLACES.
3. OFF-STREET PARKING SPACES TO MEET MINIMUM 171 SF WITH MINIMUM 9'x20' DIMENSIONS.

COMMON AREA NOTES:
1. A PROPERTY OWNERS ASSOCIATION WILL BE SET UP TO OWN AND MAINTAIN THE COMMON AREAS AND STORMWATER FACILITIES.



SETBACK NOTES:
1. FINAL SIDE SETBACK SPACING MAY BE LARGER TO BE DETERMINED BY FLOW TEST RESULTS AND DESIGNED WATER SYSTEM. FLOW OF 100+ GPM REQUIRED FOR SPACING LESS THAN 5' BETWEEN BUILDINGS TO MEET SD.

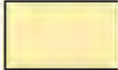


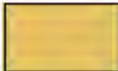
LEGEND

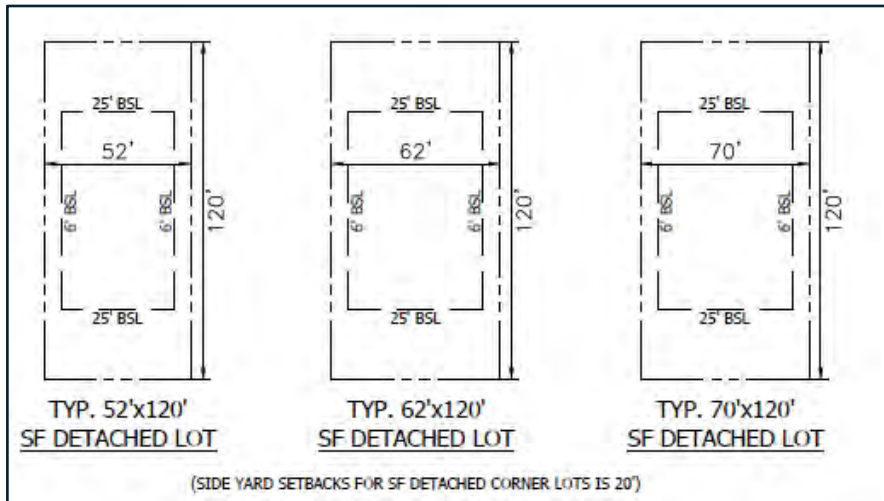
[Light Yellow Box]	SINGLE-FAMILY - 52'x120' TYP. (46 LOTS)
[Yellow Box]	SINGLE-FAMILY - 62'x120' TYP. (62 LOTS)
[Orange Box]	SINGLE-FAMILY - 70'x120' TYP. (28 LOTS)
[Dark Orange Box]	TOWNHOMES 64'x11' - 35'x10' TYP. (136 UNITS)

PRELIMINARY SITE PLAN
LANTERNA PRD
PROPOSED MIXED-USE DEVELOPMENT
PLEASANT ROAD
AND
AL-181
DAPHN 99 of 222

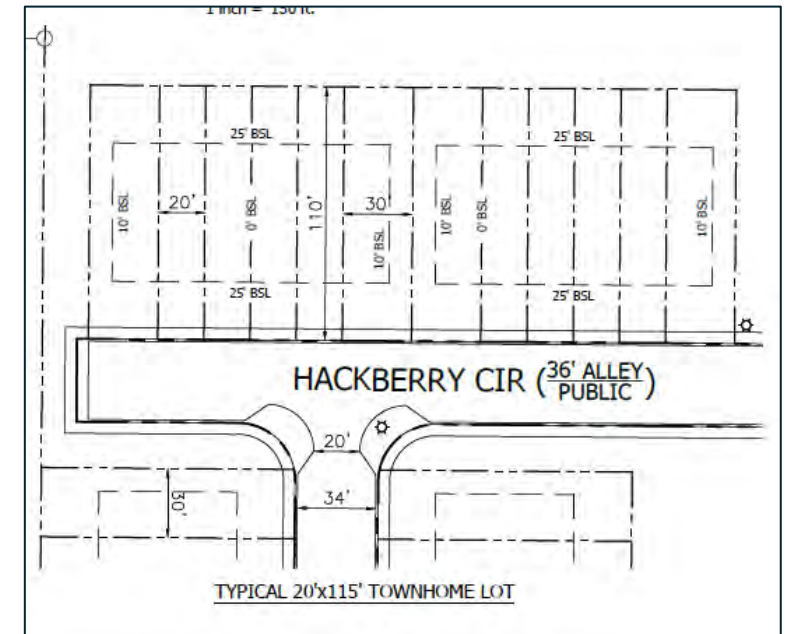
Site Data

LEGEND

-  SINGLE-FAMILY - 52'x120' TYP. (48 LOTS)
-  SINGLE-FAMILY - 62'x120' TYP. (63 LOTS)
-  SINGLE-FAMILY - 70'x120' TYP. (28 LOTS)
-  TOWNHOMES 6-UNIT - 20'x110' TYP. (156 UNITS)



SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN		
TAX PARCEL ID:	05-43-02-10-0-000-008.000 05-43-02-10-0-000-009.000 05-43-02-10-0-000-014.000	
EXISTING ZONING:	RA, RSF-E, B2	
PROPOSED ZONING:	PRD	
TOTAL TRACT ACREAGE:	±105.36 AC	
TOTAL PRD ACREAGE:	±89.03 AC	
LOT DATA:		
	SINGLE-FAMILY DETACHED	TOWNHOMES
PROPOSED LOTS:	139	156
PROPOSED NET DENSITY:	2.81 LOTS/AC	3.93 UNIT/AC
MAX. STRUCTURE HEIGHT:	35'	35'
MAX. HABITABLE STORIES:	2.5	2.5
AVERAGE LOT SIZE:	7,855 SF	2,584 SF
SMALLEST LOT SIZE:	6,240 SF	2,200 SF
MAX. IMPERV. RATIO:	0.55	0.80
MIN. LOT WIDTH @ BSL:	50'	20'
MIN. LOT WIDTH @ ROW:	40'	20'
STREET DATA:		
R.O.W. WIDTH:	50' / 60'	36'
LINEAR FEET OF NEW STREETS:	8,020 LF / 2,630 LF	3,870 LF
SIDEWALK WIDTH:	5' / 5'	5'
BUILDING SETBACKS:		
FRONT:	25'	25'
SIDE:	6'	0'/10' EXTERIOR WALL
SIDE (CORNER LOT):	20'	20'
REAR:	25'	25'
COMMON AREA REQUIREMENTS:		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	17.81 AC (20%)	39.63 AC
USEABLE OPEN SPACE:	8.90 AC (10%)	>8.90 AC
STORMWATER MANAGEMENT AREA:	-	≈10 AC
WETLAND AREA:	-	8.13 AC



Proposed PRD Variations from Zoning

RSF-2 Zoning

Minimum Front Yard: 30 Feet
Minimum Rear Yard: 30 Feet
Minimum Side Yards: 10 Feet (20 Feet for side corner lot)
Minimum Lot Area: 15,000 SF
Minimum Lot Width at Building Line: 80 Feet
Minimum Lot Width at Street Line: 40 Feet
Maximum Ground Coverage Ratio: 0.35

Proposed PRD Variation

Minimum Front Yard: 25 Feet
Minimum Rear Yard: 25 Feet
Minimum Side Yards: 6 Feet (20 Feet for side corner lot)
Minimum Lot Area: 6,240 SF
Minimum Lot Width at Building Line: 50 Feet
Minimum Lot Width at Street Line: 40 Feet
Maximum Ground Coverage Ratio: 0.55 (Impervious Area)

RMF-6 Zoning (Townhouses)

Maximum Height of Structure: 35-Feet
Maximum Height in Habitable Stories: 2 ½
Minimum Front Yard: 25-Feet
Minimum Rear Yard: 25-Feet
Minimum Side Yards: 10-Feet (exterior wall side yards)
Maximum Density: 6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit: 2,500 Square Feet
Minimum Lot Width at Building Line: 25-Feet
Minimum Lot Width at Street Line: 25-Feet
Maximum Ground Coverage Ratio: .80

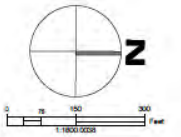
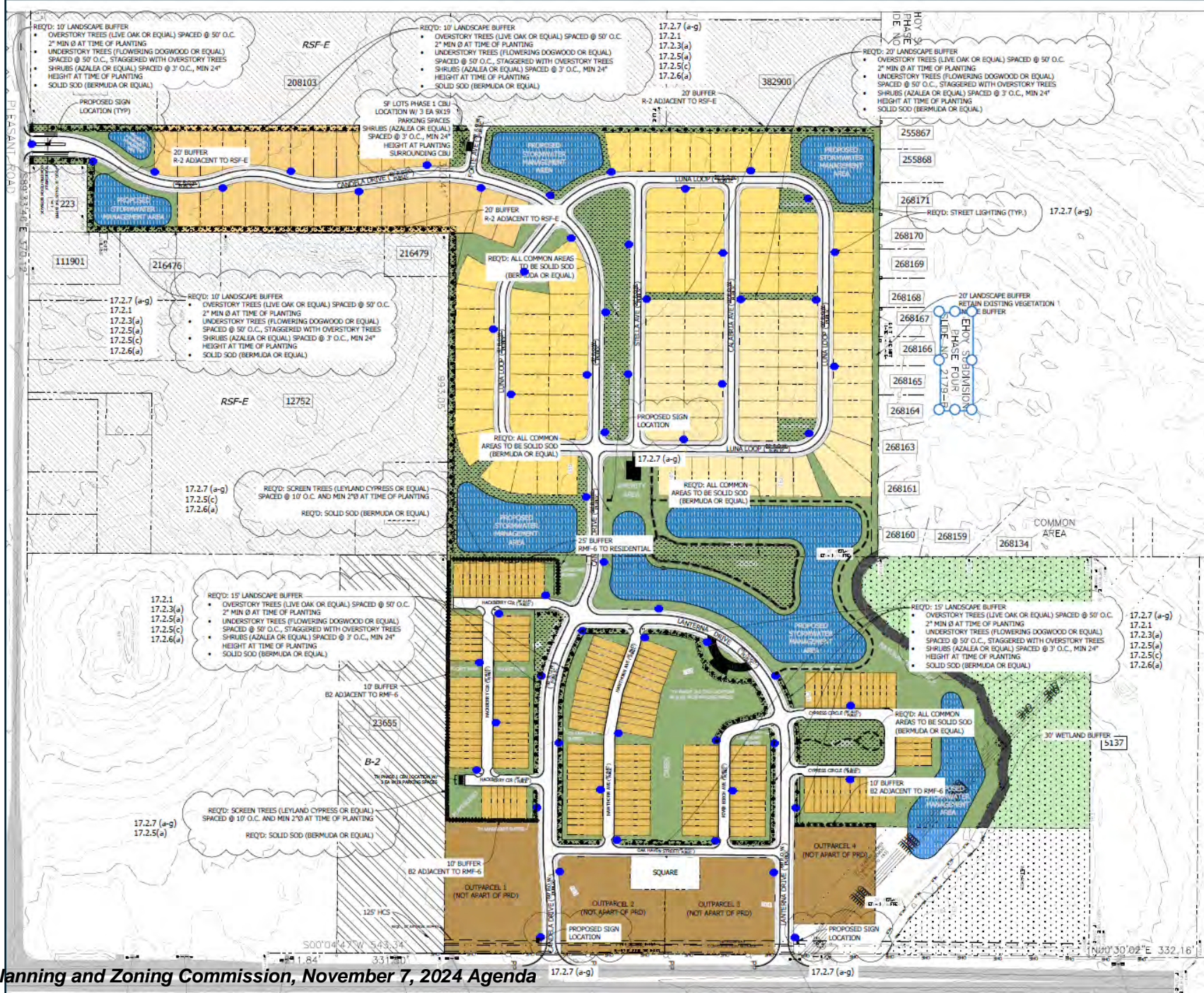
Proposed PRD Variation (Townhouses)

Maximum Height of Structure: 35-Feet
Maximum Height in Habitable Stories: 2 ½
Minimum Front Yard: 25-Feet
Minimum Rear Yard: 25-Feet
Minimum Side Yards: 10-Feet (exterior wall side yards)
Maximum Density: 3.93 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit: 2,200 Square Feet
Minimum Lot Width at Building Line: 20-Feet
Minimum Lot Width at Street Line: 20-Feet
Maximum Ground Coverage Ratio: .80

Amenities Plan



Landscape Plan



LEGEND

	B-2 ZONING
	RSF-E ZONING
	SOLID SOD (BERMUDA)
	MULCH WALKING TRAIL
	STREET LIGHTING
	PROPOSED SIGNAGE
	UNDERSTORY TREE
	SCREENING TREE
	SHRUBS
	OVERSTORY TREE

- NOTES**
1. LANDSCAPING PLAN AND AMENITIES ARE CONCEPTUAL ONLY. THESE PLANS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 2. ALL PLANTINGS, INCLUDING SPECIES, SPACING, AND SIZE AT PLANTING, SHALL BE IN ACCORDANCE WITH BCC REGULATIONS.
 3. APPLICABLE BUFFERS:
 RSF-2 ADJACENT TO RSF-E: 20'
 RMF-6 ADJACENT TO RESIDENTIAL: 25'
 B-2 ADJACENT TO RESIDENTIAL: 25'
 B-2 ADJACENT TO RMF-6: 10'
 4. LIGHTING AND SIGNAGE SYMBOLS ARE NOT TO SCALE. THEY HAVE BEEN ENLARGED FOR PLAN LEGIBILITY.
 5. ALL IMAGES SHOWN ARE AVAILABLE ON PUBLIC DOMAIN.

REZONING Staff's Recommendation:

Z24-31 RE-ZONING REQUEST FROM RA AND RSF-E TO RSF-2 AND B2 TO RMF-6

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.

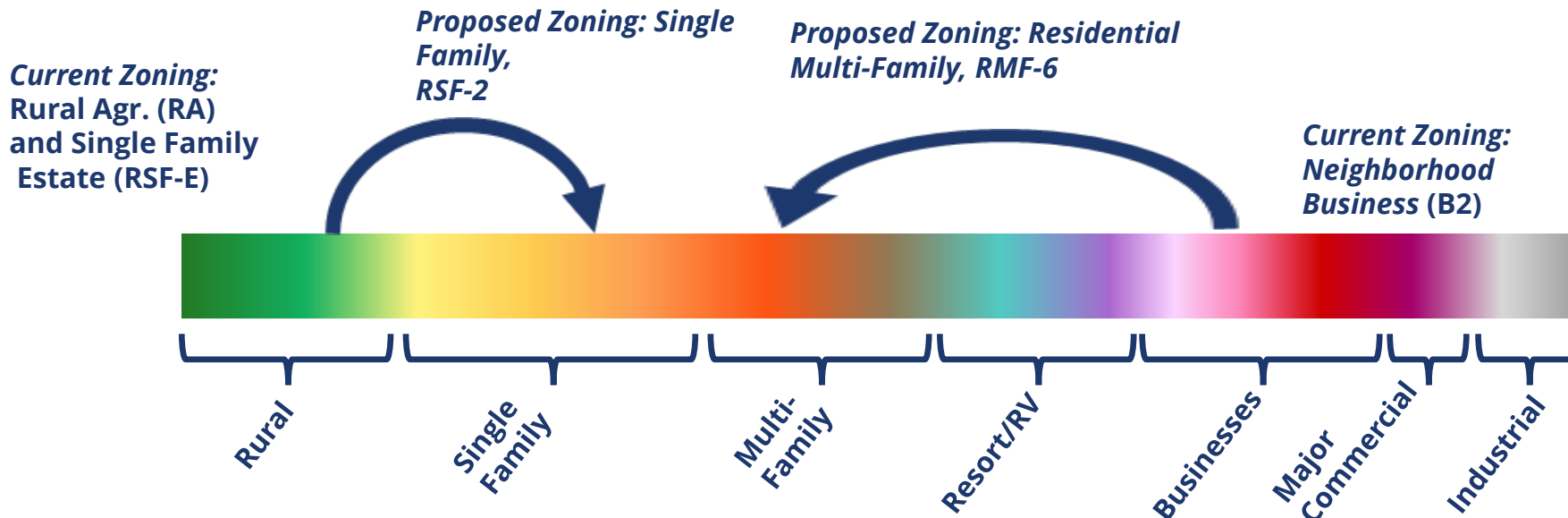
PRD Staff's Recommendation:

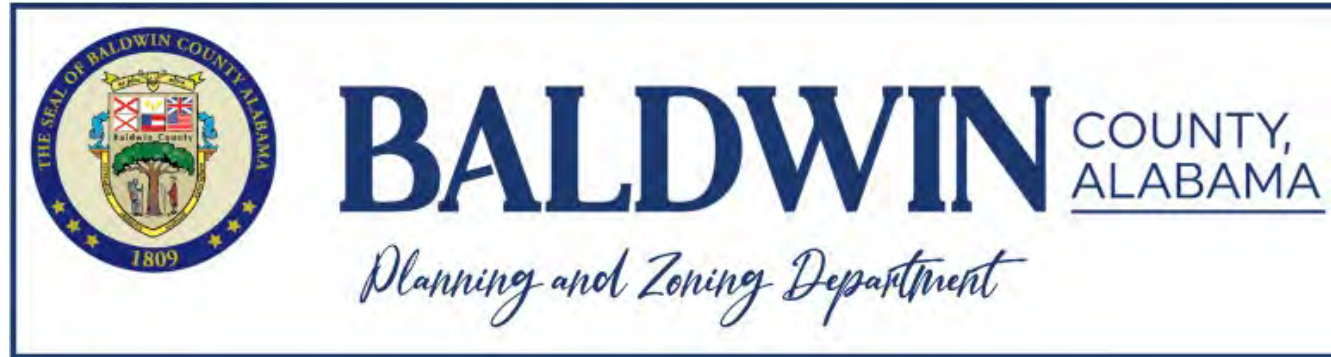
Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-04 Lanterna** application should be recommended for **APPROVAL*** with the following condition(s):

Conditions of approval:

1. Approval of the rezoning request from RA and RAF-E to RSF-2 and B-2 to RMF-6.

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





Case No./ Name: Z24-41 Fernandez Property– REZONING (**Agenda Item 10c.**)

Meeting Date: November 7, 2024

Request: Rezone 3.5 acres from Residential Single-Family Estate (RSF-E) to Residential Single-Family (RSF-1) for a 2-lot subdivision.

Recommendation: APPROVAL

Staff Lead: Crystal Bates, Planning Technician II

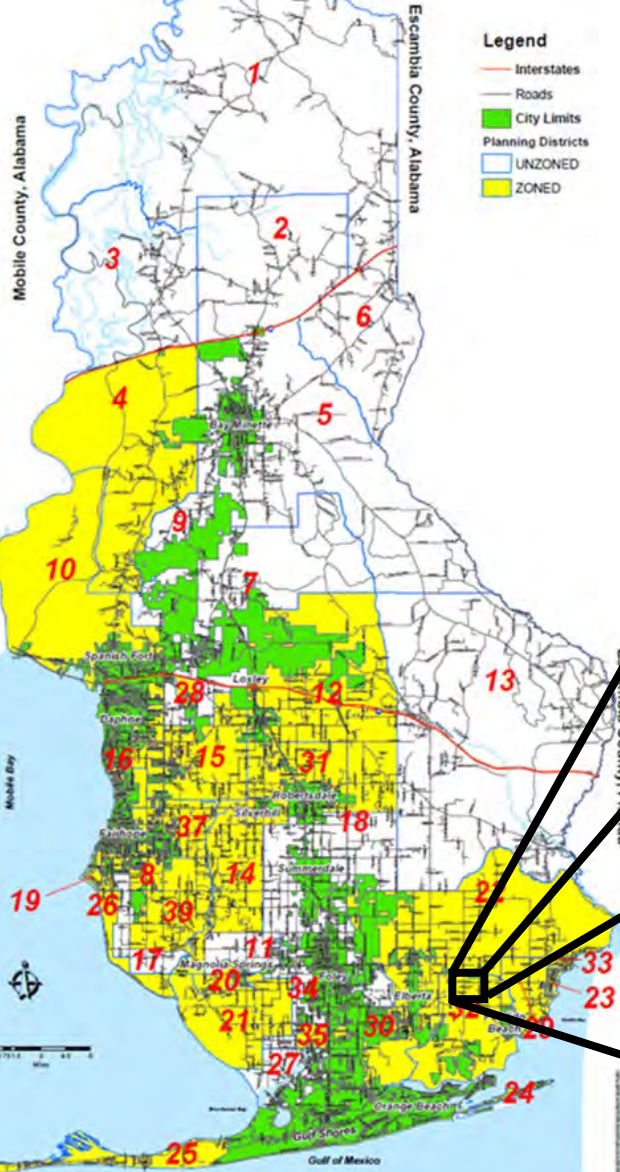
Applicant: *Simone Fernandez*

Owner: Simone Fernandez

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



PD 32

32

**Perdido
Beach**

SUBJECT PROPERTY
PID:05-52-09-31-0-000-008.014
PIN: 304522

Subject Property Information

Planning District: 32

Parcel ID #: 05-52-09-31-0-000-008.014 **PIN:** 304522

Current Use: Vacant

Size: Approximately 3.5 acres

Location: The subject property is located on County Road 97 and the corner of Royal Lane.

Current Zoning District: RSF-E, Residential Single-Family Estate, This zoning district is provided to afford the opportunity for the choice of a very low-density residential environment consisting of single-family homes on estate-size lots.

Proposed Zoning District: RSF-1, Residential Single-Family, This zoning district is provided to afford the opportunity for the choice of a low-density residential environment consisting of single-family homes on large lots.

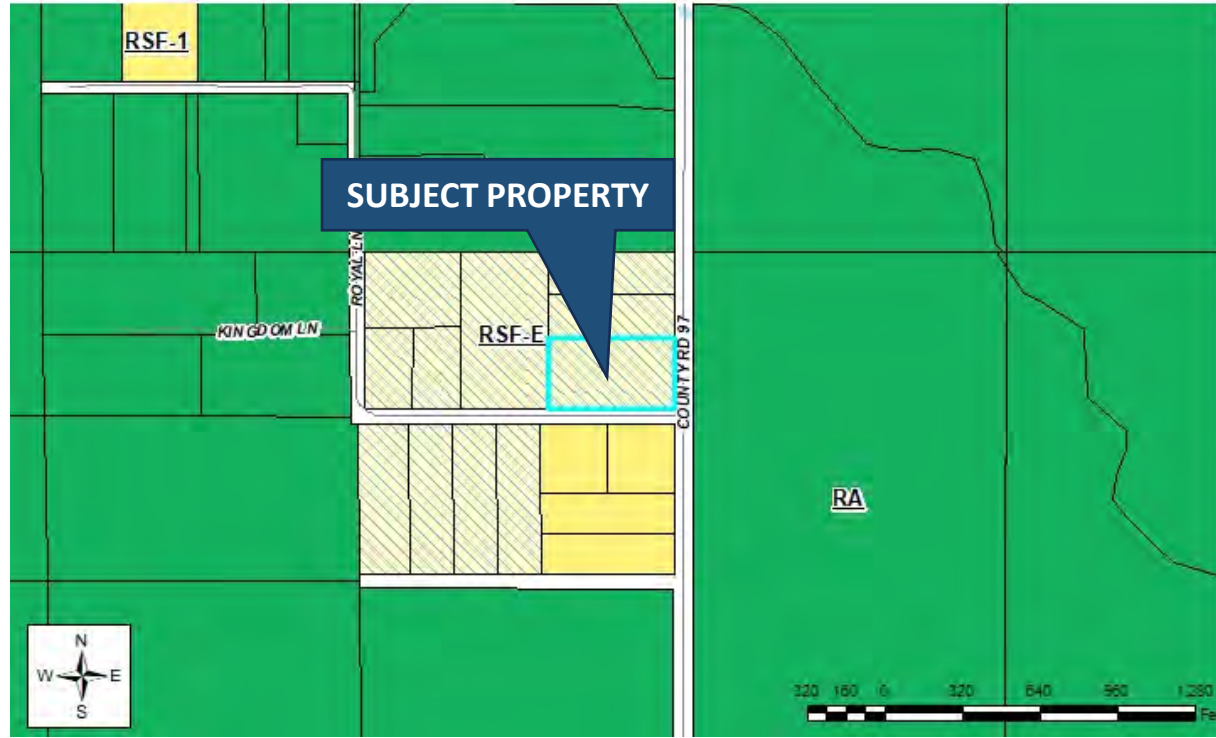
Future Land Use: Recommends Conservation Development Potential

Online Case File Number: The official case number for this application is Z24-39, however, when searching the online CitizenServe database, please use Z24-000039.

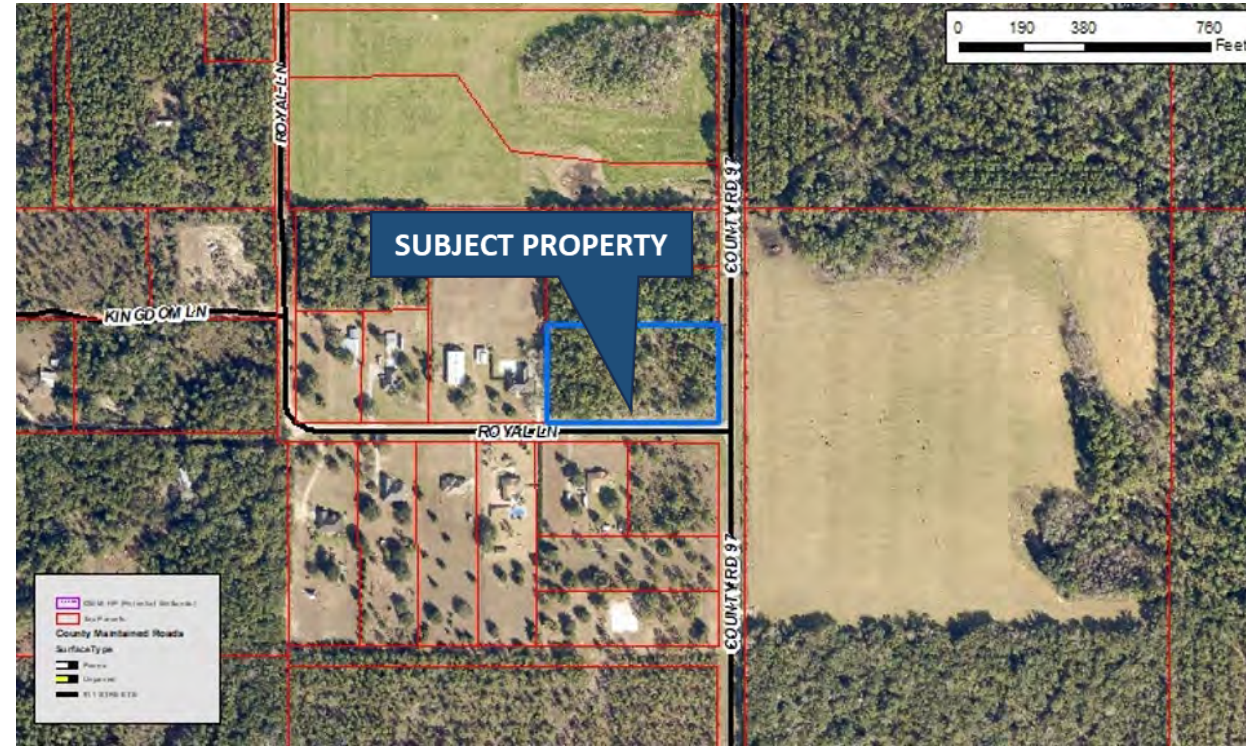




Locator Map



Site Map



	Adjacent Zoning
North	RSE-E, Residential Single-Family Estate
South	RSE-1, Residential Single-Family
East	RA, Rural Agricultural
West	RSE-E, Residential Single- Family Estate

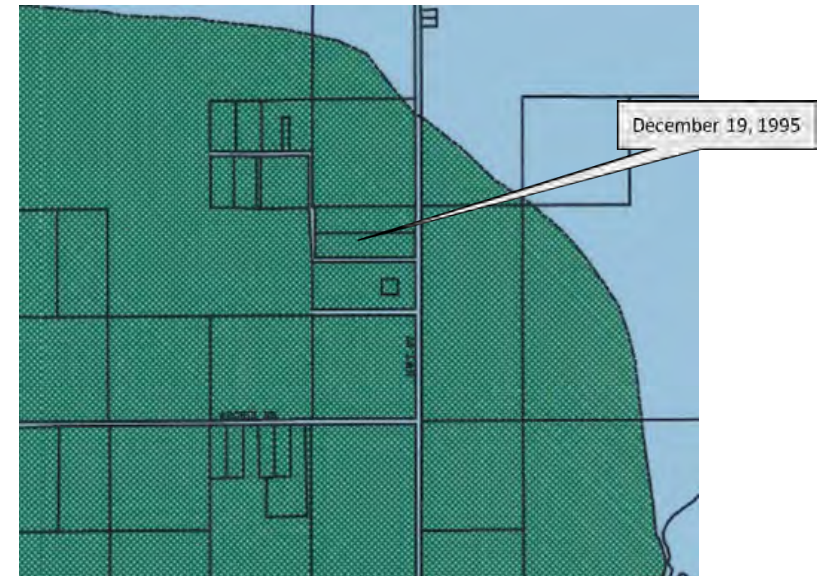
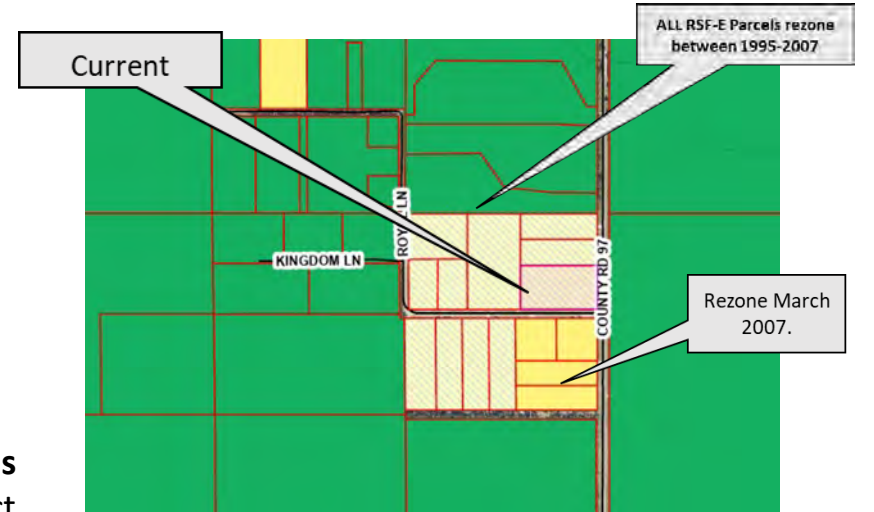
	Adjacent Land Use
North	Residential
South	Vacant/Residential
East	Vacant
West	Residential

Staff Analysis and Findings

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

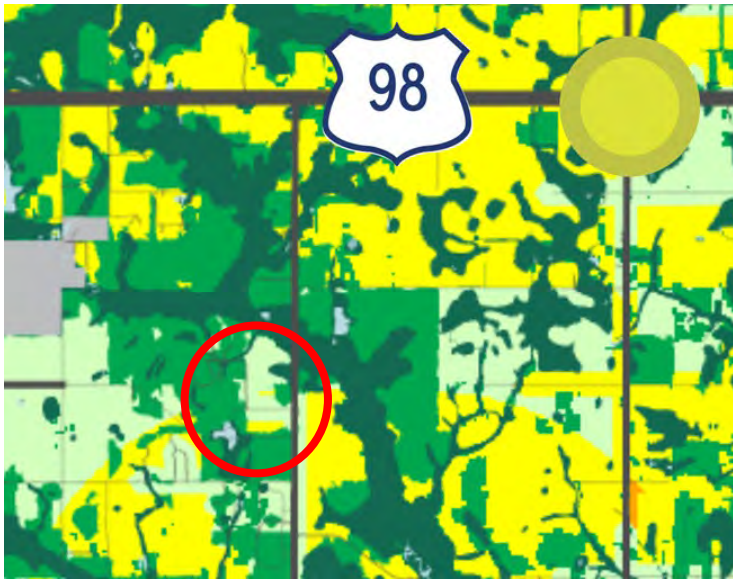
The subject property is currently zoned RSF-E Residential Single-Family Estate District. The requested designation is RSF-1 Residential Single-Family District. The subject property is vacant. Surrounding parcels in the immediate area are zoned RSF-E, and RSF-1, and used as residential, and vacant. Staff feels that the requested change is compatible with 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 32 adopted zoning on December 19, 1995. The property was zoned RA, Rural Agriculture when Planning District 32 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



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

The future land use for the property is a Conservation Development potential area. The projected use of the property is residential; therefore, the proposed zoning of RSF-1, Residential District doesn't conform with the Future land use map for the subject property. The majority of the area is Rural Agriculture LID Potential Area with some Conservation Development Potential area. The related zoning districts are RSF-E and RSF-1. The existing lots predate the FLUM map by several years. As staff understands the request, the subdivision that would follow the rezoning would add one other lot on the 3.5 acres.



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	

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

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

Guide for the Future | 79

✓ **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 property corners County Road 97 and Royal Lane. County Road 97 is classified as a minor collector with a Highway Construction Setback of 50' from the centerline of the right-a-way. Royal Lane is classified as a local road with Highway Construction setback of 40' from the centerline of the right-away. 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 surrounding land uses in this area are residential, agricultural. Staff believes that **factor six encourages Approval** of this rezoning request due to adjacent parcel uses.

✓ **7. Is the proposed amendment the logical expansion of adjacent zoning designations?**

The surrounding land uses in this area are primarily residential. **Staff believes the factor six encourages Approval of this rezoning request due to adjacent zoning and land uses.**

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

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 factors are dealt with when the Commission Site plan is submitted or when development is requested for the subject property.

✓ **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 that will not be otherwise identified and mitigated by the Commission Site Plan, Land Disturbance, or other appropriate approval.

✓ **11. Other matters which may be appropriate.** N/A

Agency Comments

ADEM, Autumn Nitz: Outside coastal area.


Baldwin County Deputy Planning Director – Buford King: Subject property fronts upon both CR97 and Royal Lane. Royal Lane is a local road, however CR97 is functionally classified as a minor collector. A subdivision requested for subject property, should the re-zoning be granted, will likely restrict the subdivision approval to only allow a single turnout (driveway) along CR97 to comply with sight distance requirements. Staff memorializes here that should the re-zoning be approved, the applicant is requested to reflect on the subdivision plat the requested turnout (driveway) locations as well as include AASHTO sight distance requirements at each turnout location based upon the posted speed limit of the roadway where the turnout is requested. Staff reserves the right to require common driveways for which a Commercial Turnout Permit (CTP) shall be required, and the common driveways installed, prior to final plat approval. STAFF: Please make certain this comment is included in the notice of action taken.

Baldwin County Civil Engineer:

Baldwin County Subdivision– Shawn Mitchell: When a subdivision is posed the applicant will submit a preliminary plat application for review and approval.

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.

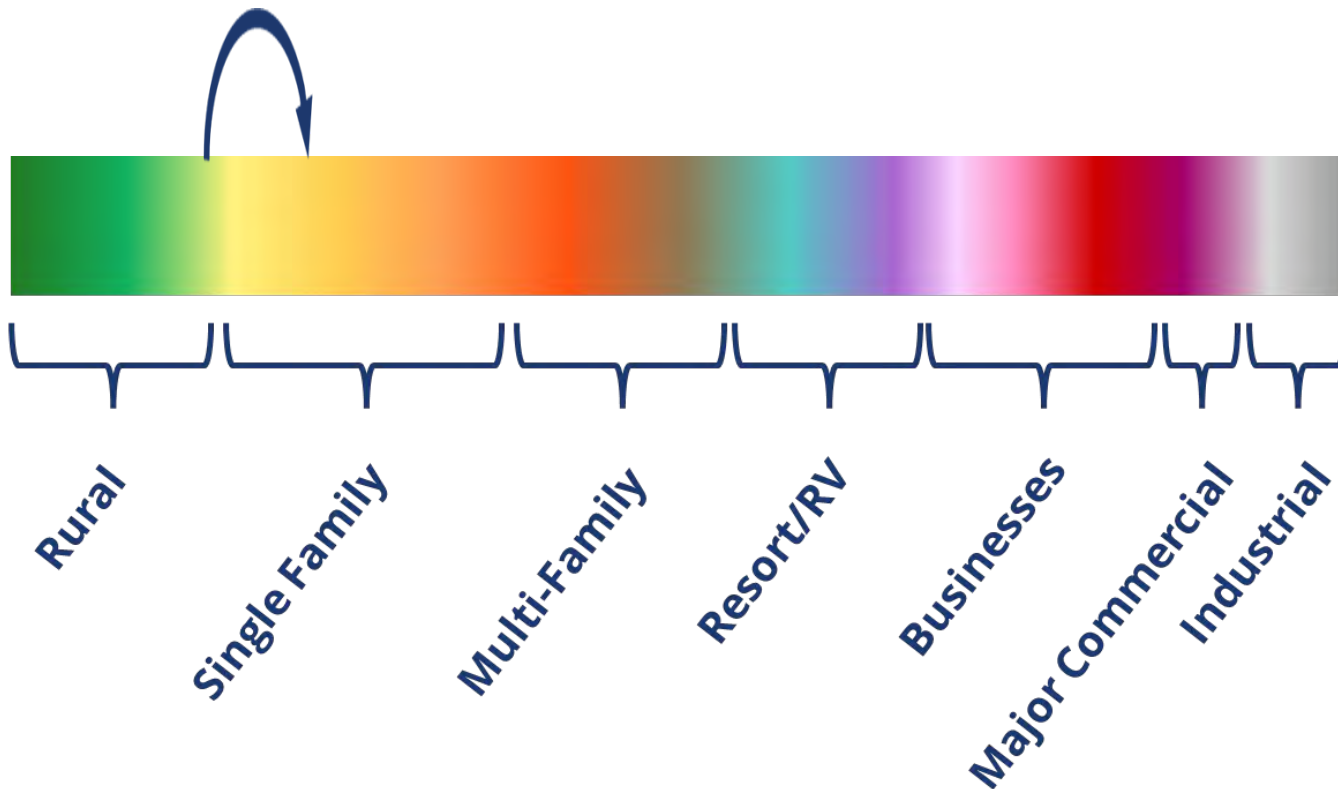
Z24-41 Fernandez Property

Rezoning Request From RSF-E to RSF-1

Lead Staff: Crystal Bates, Planning Technician II

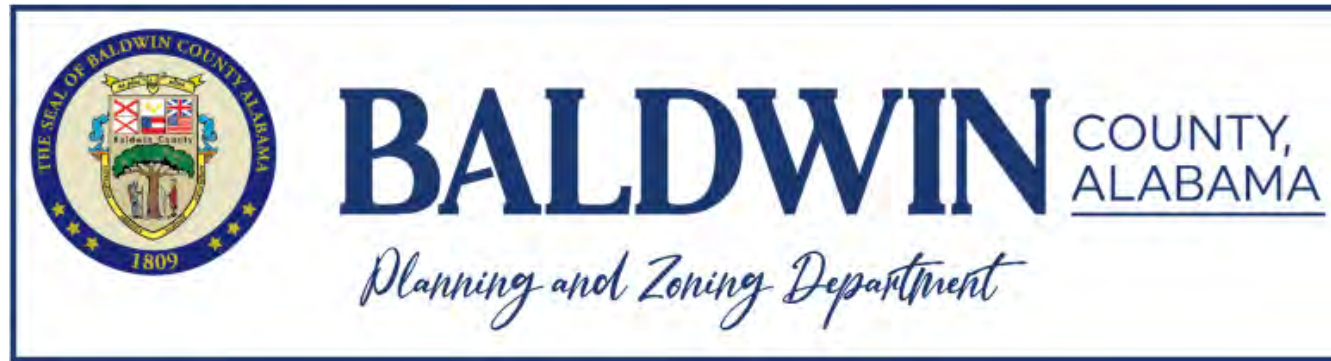
Current Zoning:
RSF-E, Residential Single-Family Estate

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: Z24-42 Howle Property (Agenda Item 10d.)

Meeting Date: November 7, 2024

Request: Rezoning request for B-2 to B-4

Recommendation: Approval

Staff Lead: Brittany Epling

Owner: Christopher and Janine Howle

Applicant: Christopher Howle

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>

Z24-42 HOWLE PROPERTY

RE-ZONING REQUEST FROM B-2 TO B-4

Lead Staff: Brittany Epling, Planning Technician II

Planning District: 22

Parcel ID #: 05-52-07-26-0-001-117.000

PIN: 3302

Zoned: B-2 – Neighborhood Business District

Location: Subject property is located north of US Highway 98, between Saint Francis Street and 6th Street

Current Use: Vacant

Acreage: 0.45 +/- acres

Applicant: Christopher Howle

Owner: Christopher and Janine Howle

Proposed Zoning: B-4, Major Commercial District

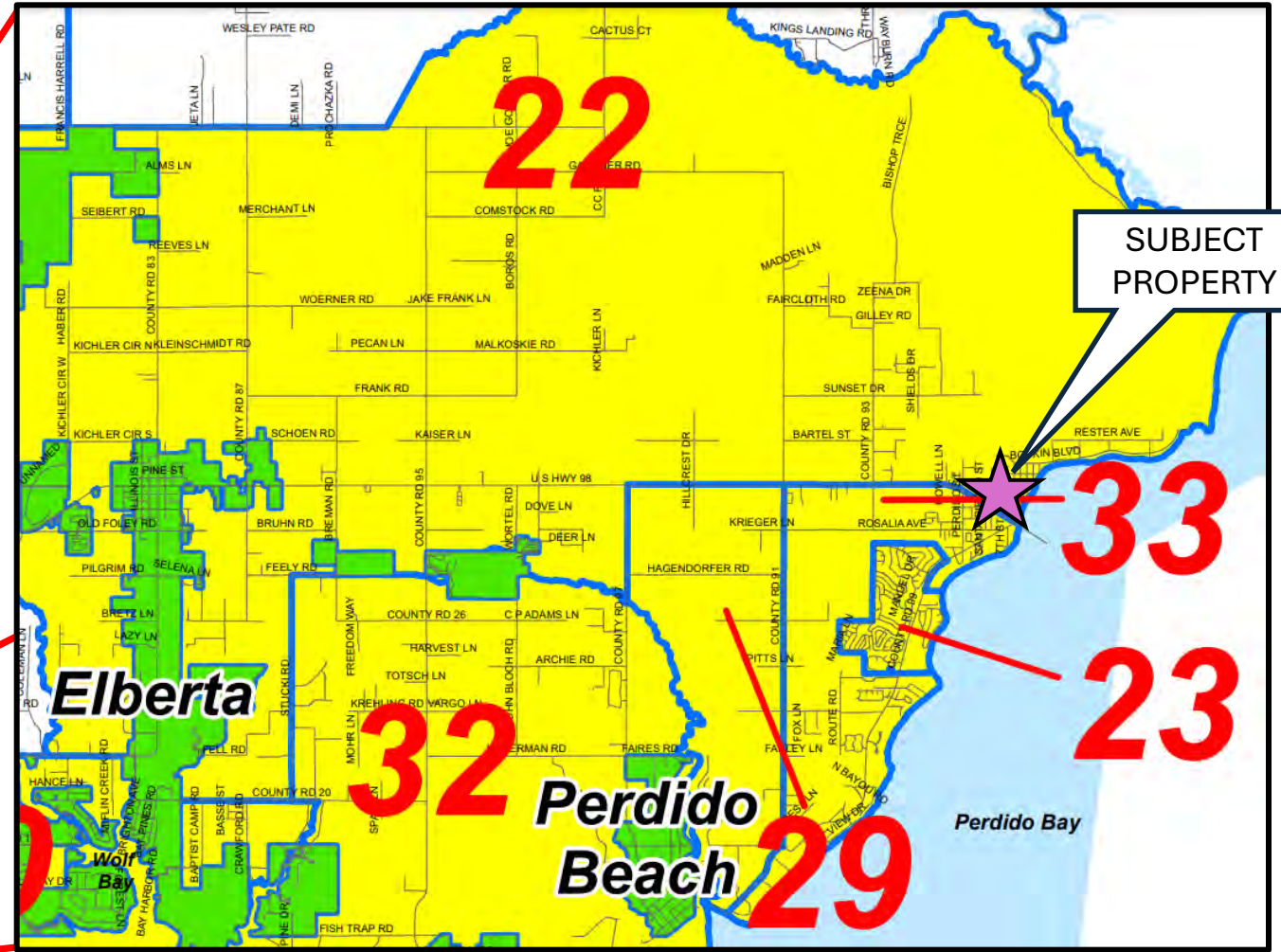
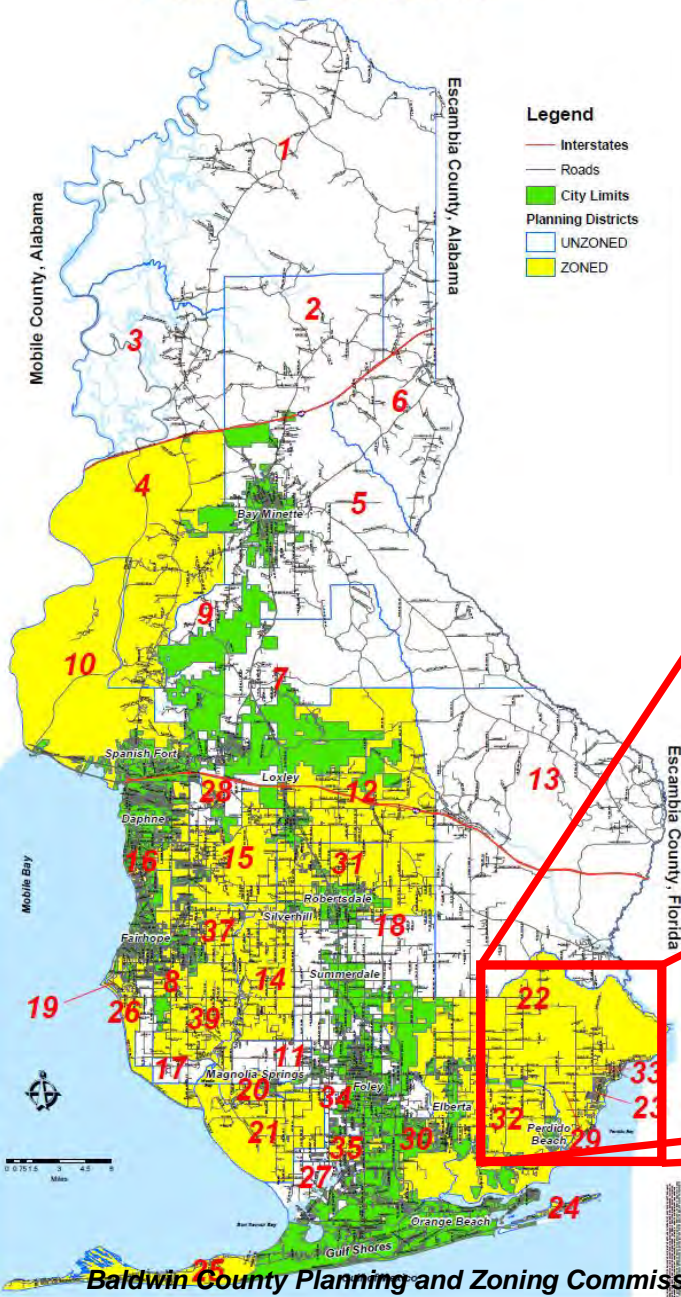
Applicant's Request: The applicant would like to rezone from B-2 to B-4 to establish continuity with the adjacent properties owned by the applicant in preparation for future sale or development of the property.

Online Case File Number: The official case number for this application is Z24-42, however, when searching the online CitizenServe database, please use Z24-000042.

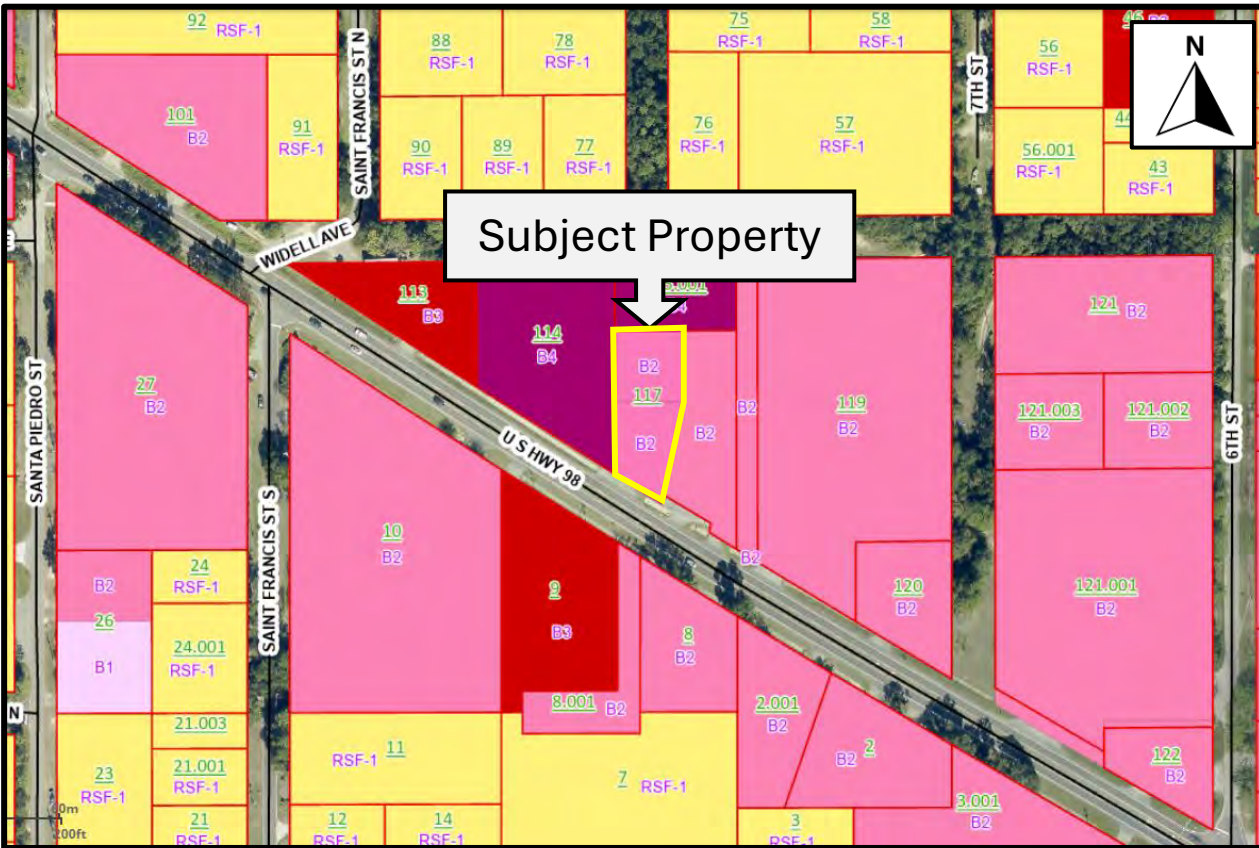
Baldwin County, Alabama Planning Districts

Legend

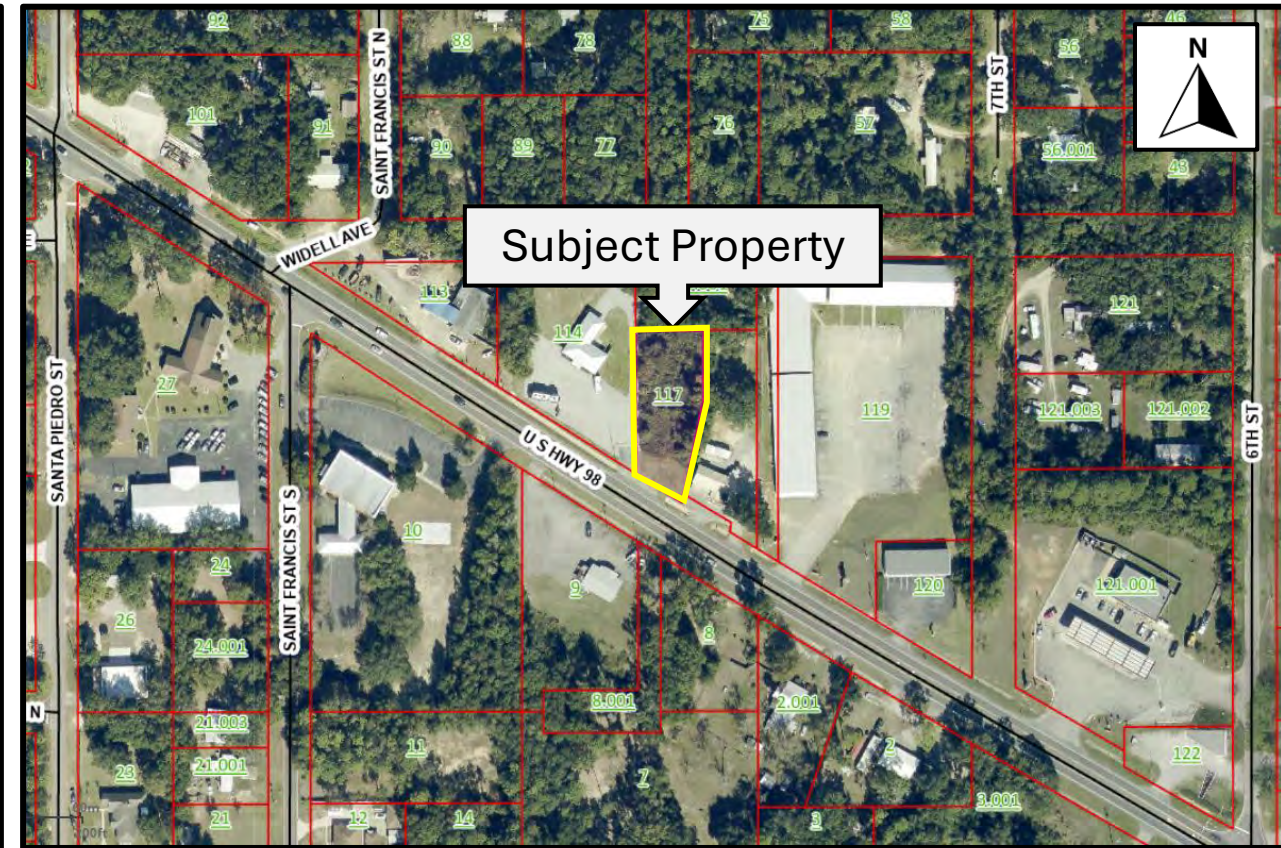
-  Interstates
-  Roads
-  City Limits
- Planning Districts**
-  UNZONED
-  ZONED



Locator Map



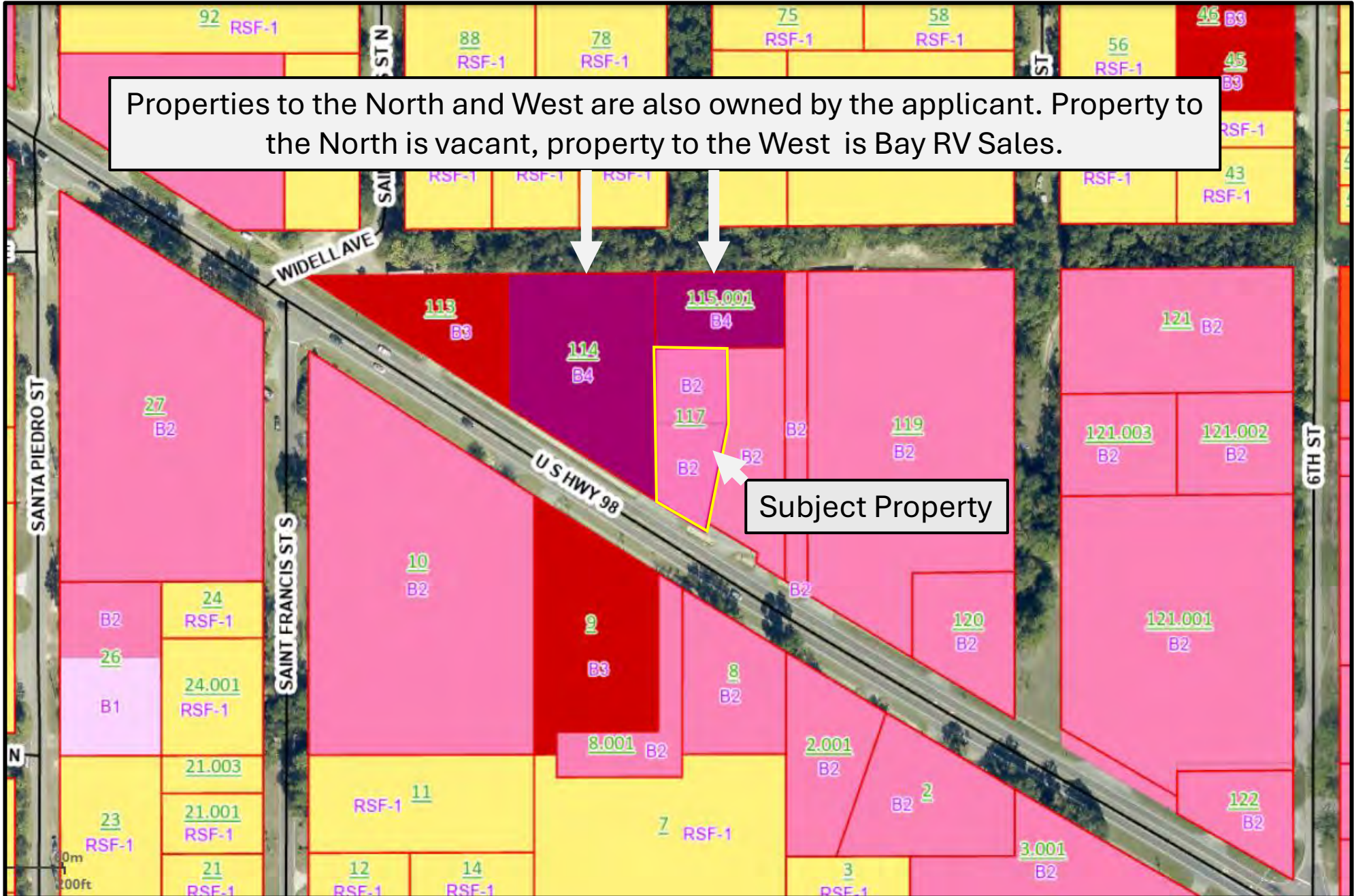
Site Map



	Adjacent Zoning
North	B-4, Major Commercial District
South	B-2, Neighborhood Business District
East	B-2, Neighborhood Business District
West	B-4, Major Commercial District

	Adjacent Land Use
North	Vacant
South	Commercial
East	Residential
West	Commercial

Properties to the North and West are also owned by the applicant. Property to the North is vacant, property to the West is Bay RV Sales.



Subject Property



Subject Property
PIN: 3302



NO
TRESPASSING

REZONING
PROPOSED
FOR THIS PROPERTY
Case Number
Z24-000042
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Oct 8, 2024 3:13:57 PM



Adjoining Property to The East
PIN: 286838



Oct 8, 2024 3:16:00 PM



Adjoining Property to The West
PIN: 37796



Oct 8, 2024 3:14:51 PM
19° N



Adjoining Property to The South
PIN: 3305



Oct 8, 2024 3:14:08 PM

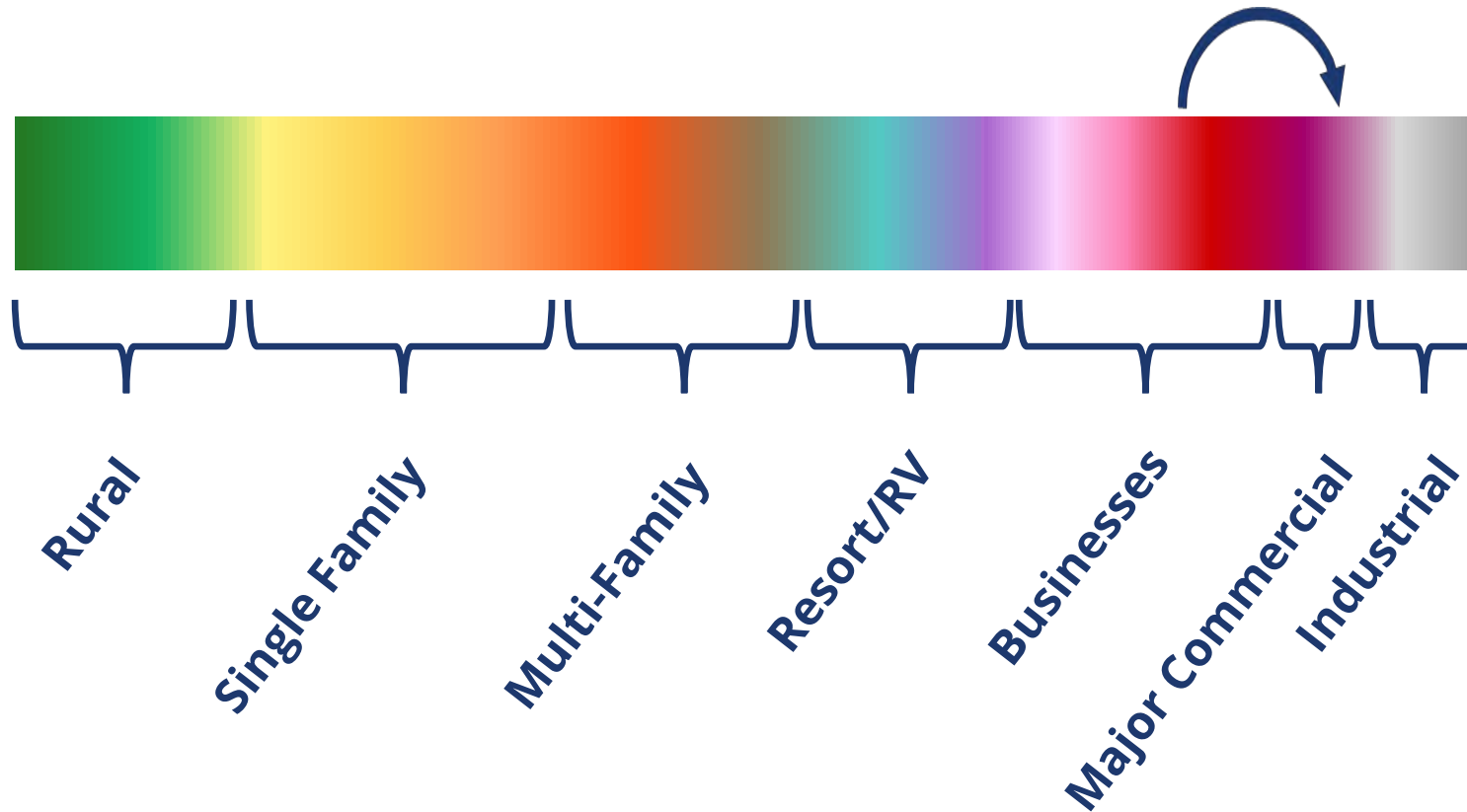
Z24-42 HOWLE PROPERTY

RE-ZONING REQUEST FROM B-2 TO B-4

Lead Staff: Brittany Epling, Planning Technician II

Current Zoning: Neighborhood Business District (B-2)

Proposed Zoning: Major Commercial District (B-4)



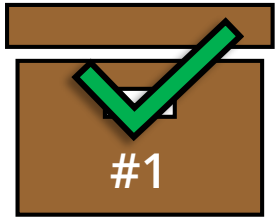
Staff's Recommendation:

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

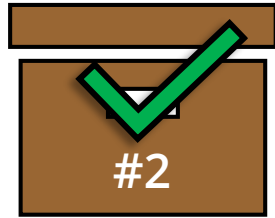
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Factor Summary:

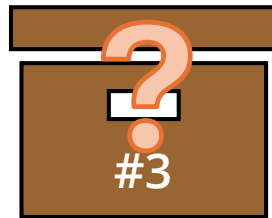
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



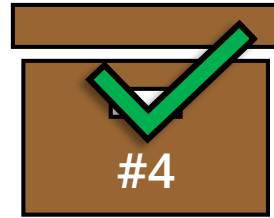
Compatible with development pattern?



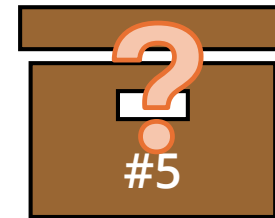
Change of conditions since originally zoned?



Proposal conform to Master Plan?



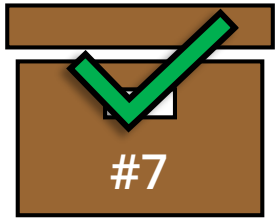
Conflicts with public improvements?



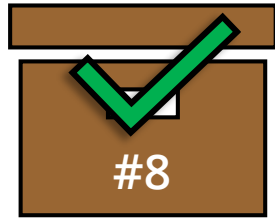
Adverse affect to traffic?



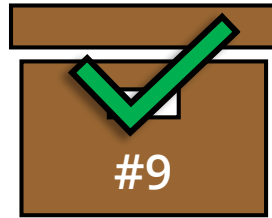
Consistent with development pattern?



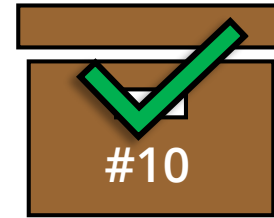
Logical expansion of adjacent zoning?



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.

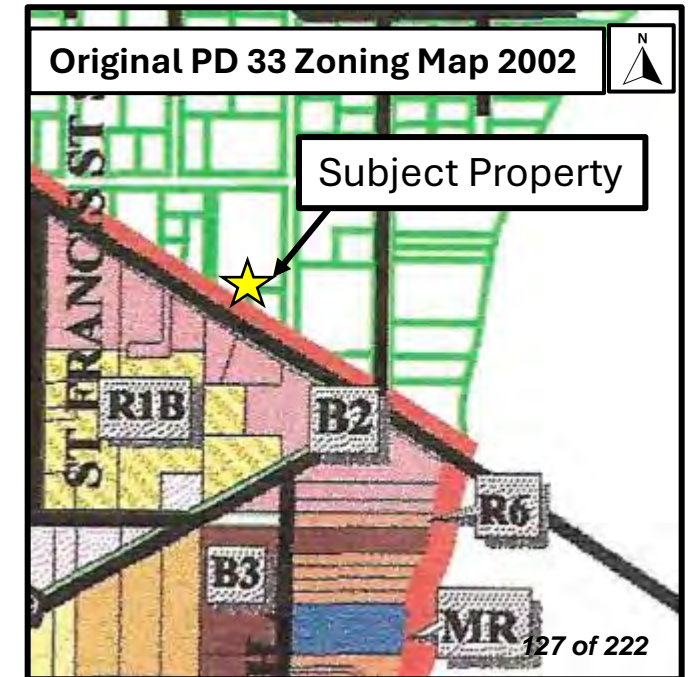
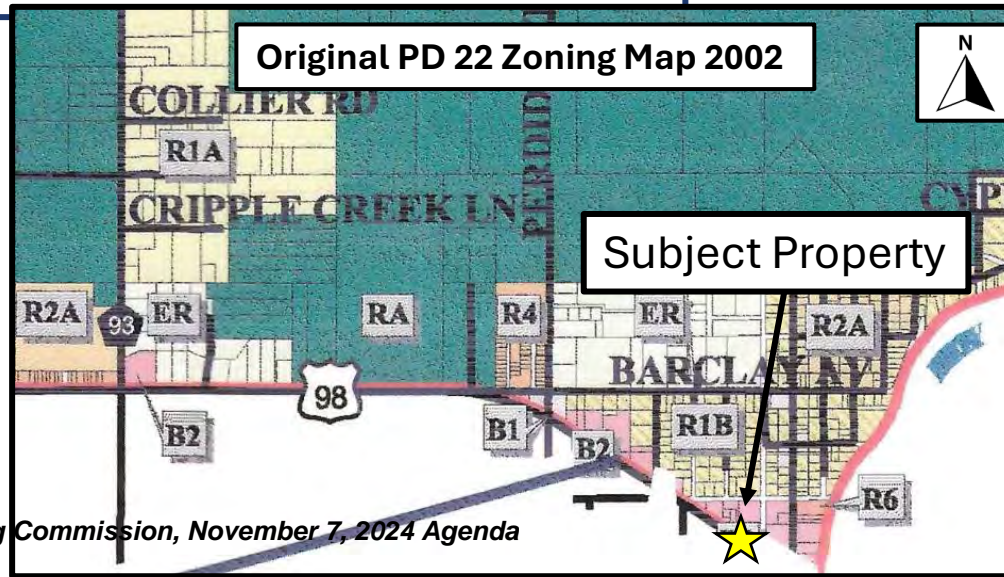
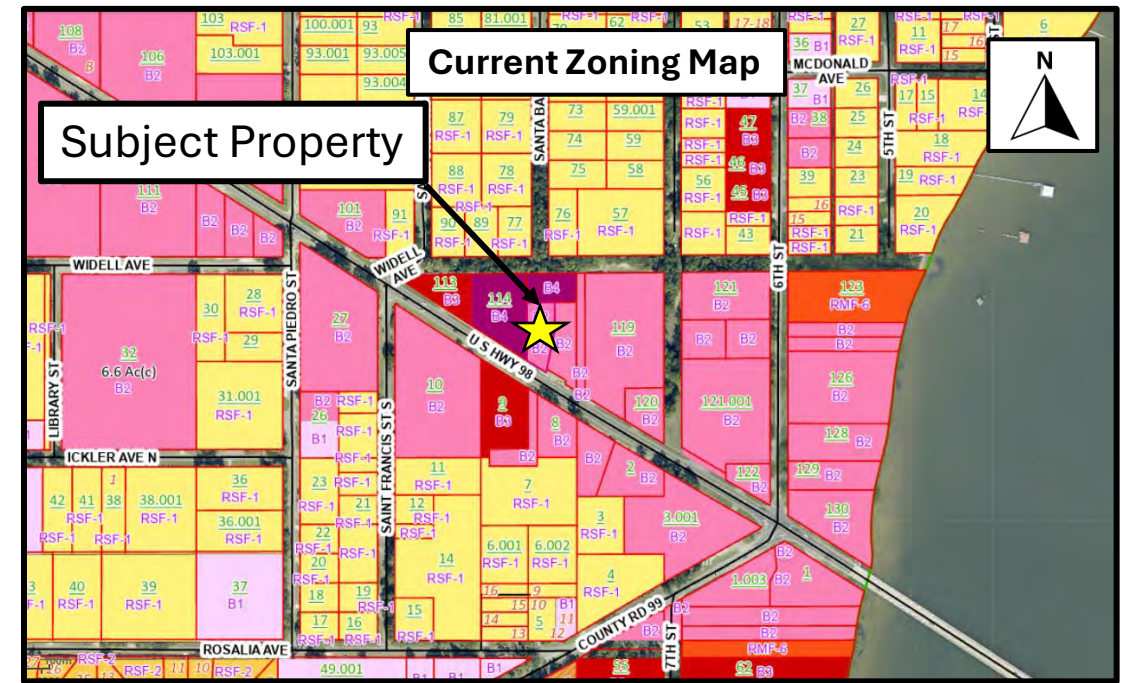
STAFF ANALYSIS

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

The subject property is currently zoned B2, Professional Business District and is vacant. Nearby parcels are zoned B2, B3, and B4. The uses adjacent to the subject property are commercial, residential, and vacant. 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 22 adopted a zoning map in 2002. Planning District 33 (adjacent to the subject property to the south) adopted zoning in 2002. Since this time, there have been four up zonings in the immediate area from a lesser intense commercial to a higher intensity commercial zoning.



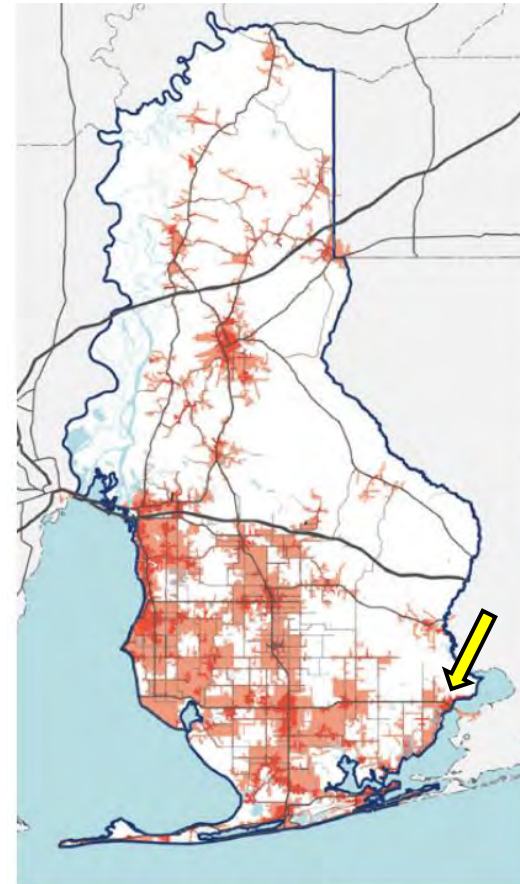
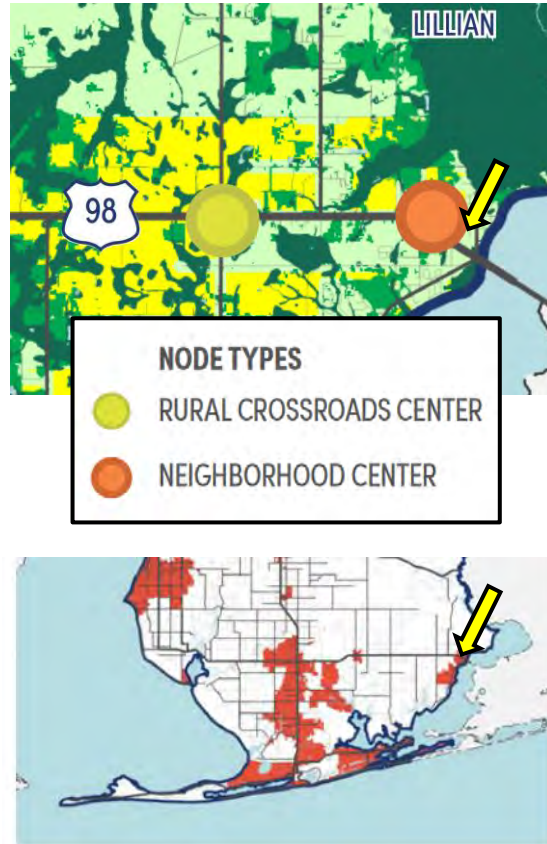
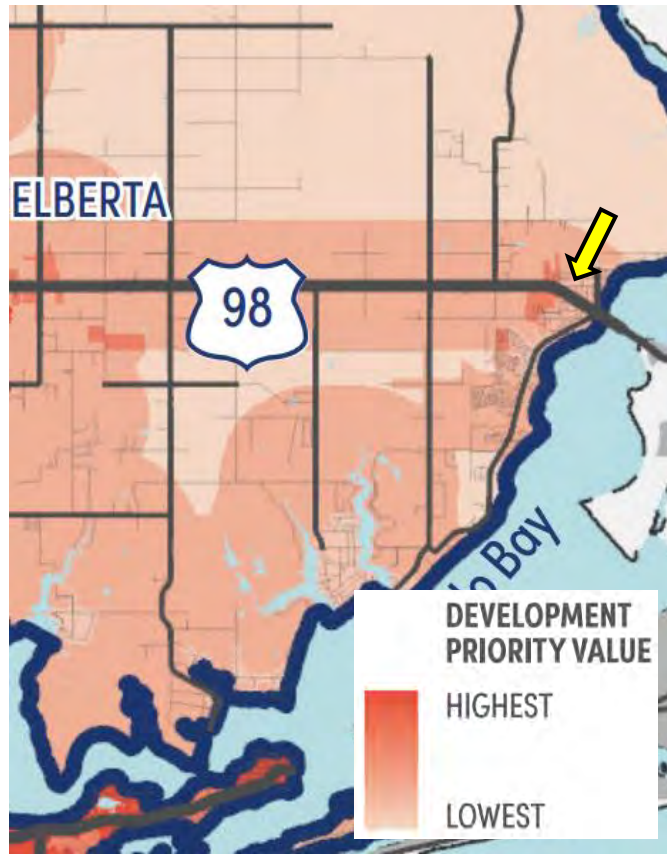


3.) Does the proposed zoning better conform to the Master Plan?

Add some kind of language clarify this property was zoned and divided well in advance of the FLUM creation

The Future Land Use Map (FLUM) designates the subject property as a Low Impact Development Potential area, aligning with rural, agricultural, or low-density residential zoning, however, this property was zoned and divided prior to the creation of the FLUM. The subject property is located at a neighborhood center node which would encourage B-2 zoning with small-scale shops and local serving business and retail land use. It is situated within one mile of US Highway 98, identified as a growth corridor, which is a key factor in assessing development suitability. Additionally, the property is close to existing community facilities and lies within an urban area of a zoned county planning district in unincorporated Baldwin County. The area's environmental conditions do support this request, as the property is not located in a flood zone, wetland, hurricane surge area, or priority habitat. The master plan encourages development to be contained to areas with lower environmental value.

DEVELOPMENT SUITABILITY COMPOSITE FUTURE LAND USE MAP (FLUM) WITH NODES



PROXIMITY TO EXISTING COMMUNITY FACILITIES



PROXIMITY TO GROWTH CORRIDORS (1 MILE)


URBAN AREAS

 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?

US Highway 98, a Principal Arterial, connects key metropolitan and rural areas. B-4 zoning is designed for business uses that require access to major roads and intersections to ensure safe traffic flow. B-4 developments typically generate significant traffic due to their intensity. While future development details are uncertain, staff believes this location may be well-suited for the requested zoning and anticipate minimal impact. If a commercial project is proposed, a commercial turnout permit from ALDOT will be required and assessed during the site plan approval process. Further, staff memorialized that US Highway 98 requires a highway construction setback of 125' for any potential development fronting the road.

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

The proposed zoning (B-4) allows for high intensity commercial uses, which is consistent with the adjacent development to the west but is slightly more intense than other developments in the vicinity. It appears this area is trending toward a more intense commercial area with recent rezonings from B-2 to B-3 on the same block within the last 10 years.

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


The applicant owns both the adjacent parcels to the west and north, which are zoned B-4. 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?

Staff believes there are no conflicts regarding the timing of 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. There are no potential wetlands on the site, and this parcel is not located in a historic district.

 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

Agency Comments

Buford King, Deputy Director: Though an exhaustive study of the property history was not conducted, subject property appears to consist of Lots 3-7 of an older subdivision that was recorded prior to the more modern subdivision regulations that require direct access to paved roads. Further, it appears that Lots 3-7 are unified into a single tax parcel for taxation purposes but are available for individual sale as they are existing “lots of record”. Staff memorializes that should the property be successfully re-zoned, developing the property will be challenging if individual lots are sold due to the lack of access to US98. The Planning Commission and County Commission may have numerous questions about the development of the property that cannot be addressed at the time of a “straight re-zoning” consideration and that is why a site plan approval process is required for many types of land use. Staff further memorializes that US HWY 98 is functionally classified as a Principle Arterial for which a 125’ Highway Construction Setback (HCS) is required that may possibly consume the entirety of Lots 6 and 7 and also extend into Lot 5. In addition, the applicant is reminded that either a Commercial or Commission Site Plan (CSP) approval will be required for most available uses within B4 zoning. Should the property be successfully re-zoned, the applicant for development activity is urged to contact Baldwin County Planning and Zoning staff very early in the development process to review procedures for applying for a CSP, and the applicant is further advised any CSP application shall include a fully-approved turnout permit from ALDOT at the time of CSP submittal.

Baldwin County Subdivision Department, Shawn Mitchell: “If more than 2 businesses units will occupy and individual parcel, a Planned Unit Development application will be required.”

ALDOT: No Comments Received.

Current Zoning Requirements

Section 5.2 B-2, Neighborhood Business District

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

5.2.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- | | |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service |
| (b) Antique store | (w) Florist |
| (c) Apparel and accessory store | (x) Fraternity or sorority house |
| (d) Appliance store including repair | (y) Fruit and produce store |
| (e) Art gallery or museum | (z) Gift shop |
| (f) Art supplies | (aa) Hardware store, retail |
| (g) Bait store | (bb) Ice cream parlor |
| (h) Bakery retail | (cc) Interior decorating shop |
| (i) Bed and breakfast or tourist home | (dd) Laundry, self service |
| (j) Bicycle sales and service | (ee) Lawnmower sales and service |
| (k) Boarding, rooming or lodging house, dormitory | (ff) Locksmith |
| (l) Book store | (gg) Music store |
| (m) Café | (hh) Neighborhood convenience store |
| (n) Camera and photo shop | (ii) News stand |
| (o) Candy store | (jj) Paint and wallpaper store |
| (p) Catering shop or service | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop | (ll) Restaurant |
| (r) Delicatessen | (mm) Shoe repair shop |
| (s) Discount/variety store (not to exceed 8,000 square feet) | (nn) Shoe store |
| (t) Drug store (not to exceed 8,000 square feet) | (oo) Sign shop |
| (u) Fixture sales | (pp) Sporting goods store |
| | (qq) Tailor shop |
| | (rr) Tobacco store |
| | (ss) Toy store |

5.2.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-2, Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- | | |
|--|--|
| (a) Air conditioning sales and service | (q) Park or playground |
| (b) Amusement arcade | (r) Pawn shop |
| (c) Animal clinic/kennels | (s) Pet shop |
| (d) Arboretum | (t) Plumbing shop |
| (e) Ball field | (u) Restaurant sales and supplies |
| (f) Business machine sales and service | (v) Riding academy |
| (g) Car wash | (w) Rug and/or drapery cleaning service |
| (h) Country club | (x) Seafood store |
| (i) Discount/variety store (exceeding 8,000 square feet) | (y) Swimming pool (outdoor) |
| (j) Drug store (exceeding 8,000 square feet) | (z) Tennis court (outdoor) |
| (k) Exterminator service office | (aa) Water storage tank |
| (l) Golf course | (bb) Wildlife sanctuary |
| (m) Liquor store | (cc) Wireless telecommunication facility |
| (n) Mini warehouse | (dd) Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses |
| (o) Night club, bar, tavern | |
| (p) Office equipment and supplies sales | |

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

Proposed Zoning Requirements

Section 5.4 B-4, Major Commercial District

5.4.1 Purpose and intent. The B-4, Major Commercial District, is intended for business uses which require a location with access to an arterial or major collector road (as defined by the Functional Classification System attached as Appendix) or which have close proximity to major intersections. Due to the nature of the businesses permitted within the B-4 district, this zoning designation should be limited to property fronting on principal arterials, major arterials, or minor arterials. Ingress and egress to a roadway should promote safe and smooth traffic flow for the general traveling public. It is also the intent of this district to provide areas for businesses which, because of their intensity, outside storage areas, or large volumes of traffic, would have significant negative impacts on adjoining properties. These uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light.

5.4.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-4, Major Commercial District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- | | |
|--|--|
| (a) All uses permitted by right under the B-3 zoning designation | (l) Flea market |
| (b) Amusement Park | (m) Home improvement center |
| (c) Auto convenience market | (n) Hotel or motel |
| (d) Automobile parts sales | (o) Manufactured housing sales, service and repair |
| (e) Automobile repair (mechanical and body) | (p) Marina |
| (f) Automobile sales | (q) Motorcycle sales service and repair |
| (g) Automobile service station | (r) Movie theatre |
| (h) Automobile storage (parking lot, parking garage) | (s) Recreational vehicle park |
| (i) Boat sales and service | (t) Recreational vehicle sales, service and repair |
| (j) Building materials | (u) Restaurant, drive-in |
| (k) Farm implements | (v) Restaurant, fast food |

5.4.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-4, Major Commercial District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- | | |
|--|---|
| (a) Airport | (p) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (b) Ambulance/EMS service | (q) Racetrack |
| (c) Armory | (r) Radio and television station and transmitting tower |
| (d) Auditorium, stadium, coliseum | (s) Railroad facility |
| (e) Barge docking | (t) Sewage treatment plant |
| (f) Broadcasting station | (u) Taxi dispatching station |
| (g) Bus and railroad terminal facility | (v) Taxi terminal |
| (h) College or university | (w) Telephone exchange |
| (i) Convalescent or nursing home | (x) Water or sewage pumping station |
| (j) Correctional or penal institution | (y) Water storage tank |
| (k) Dog pound | (z) Wireless telecommunication facility |
| (l) Electric power substations | (aa) Zoo |
| (m) Freight depot, rail or truck | |
| (n) Hospital | |
| (o) Landfill | |

5.4.4 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

5.4.4 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.

5.4.5 Distance between structures. If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of

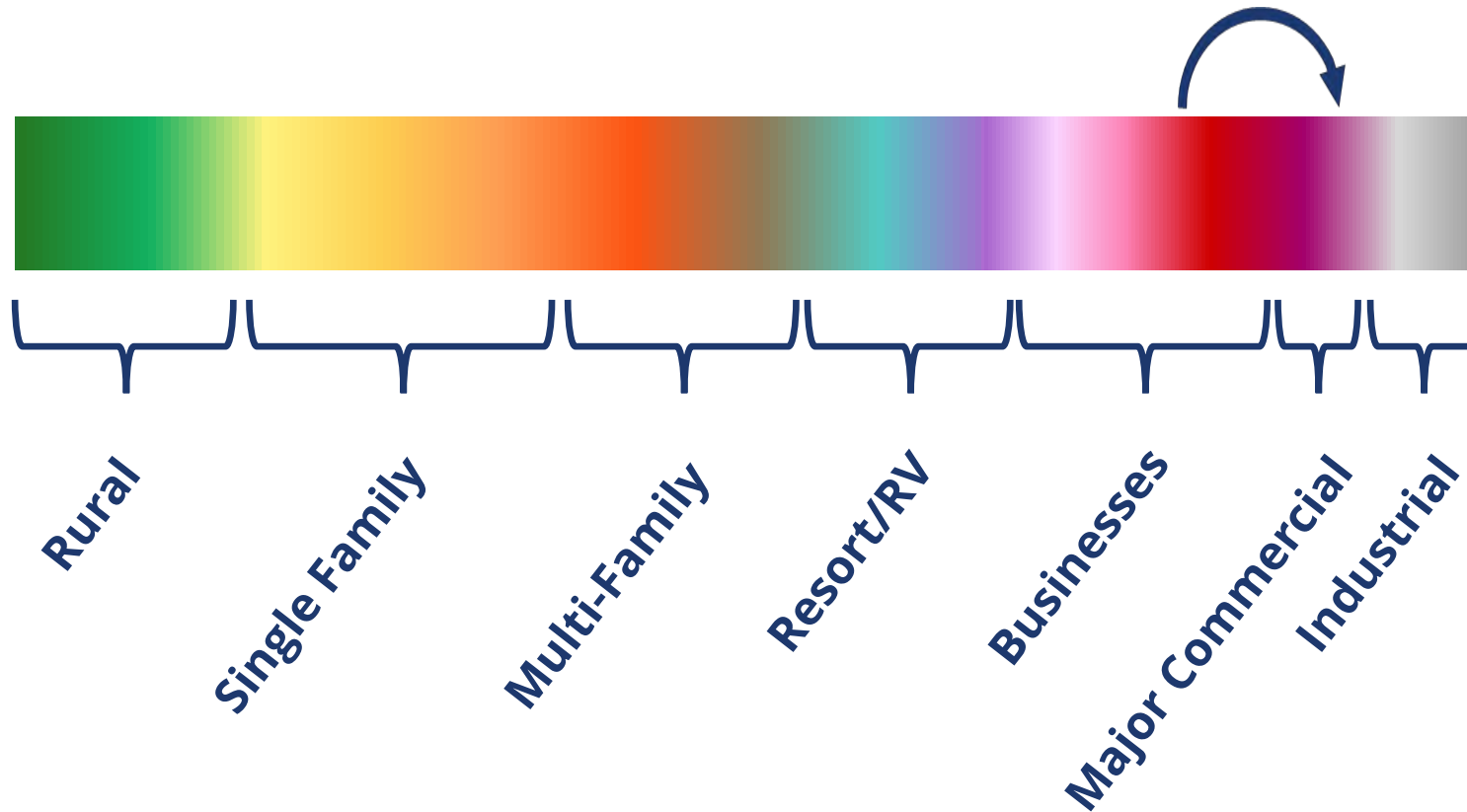
Z24-42 HOWLE PROPERTY

RE-ZONING REQUEST FROM B-2 TO B-4

Lead Staff: Brittany Epling, Planning Technician II

Current Zoning: Neighborhood Business District (B-2)

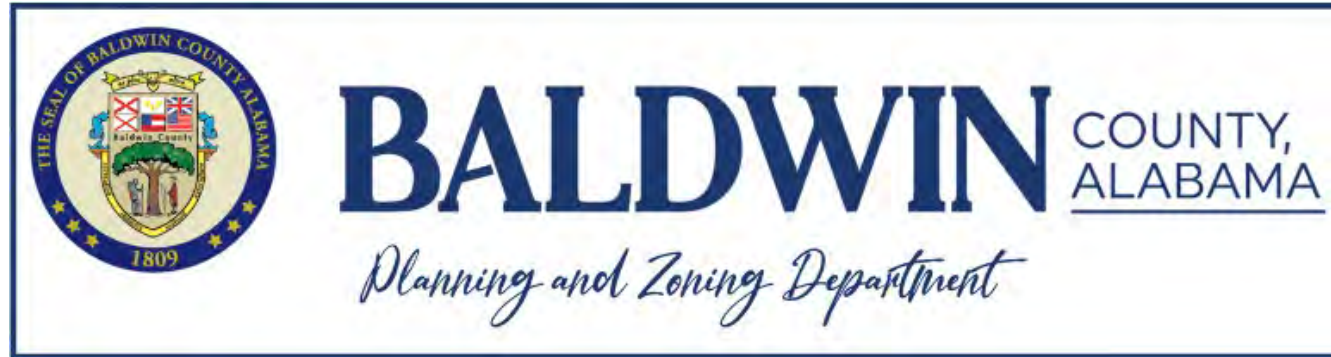
Proposed Zoning: Major Commercial District (B-4)



Staff's Recommendation:

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: Z24-43, Wild Property (**Agenda Item 10e.**)

Meeting Date: November 7, 2024

Request: Rezoning request of ±11 acres from RSF-2 to RR for an additional commercial building

Recommendation: **Denial**

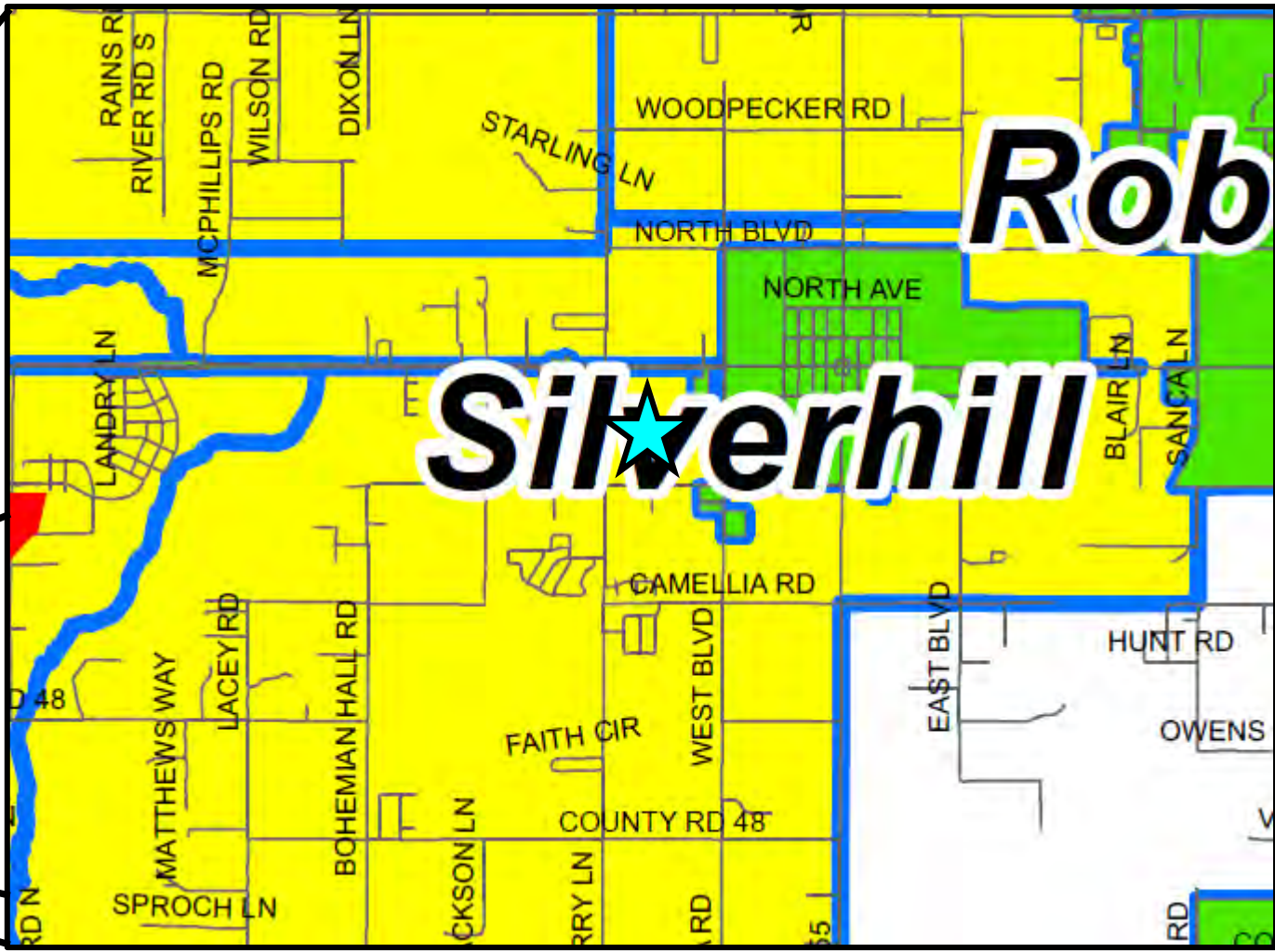
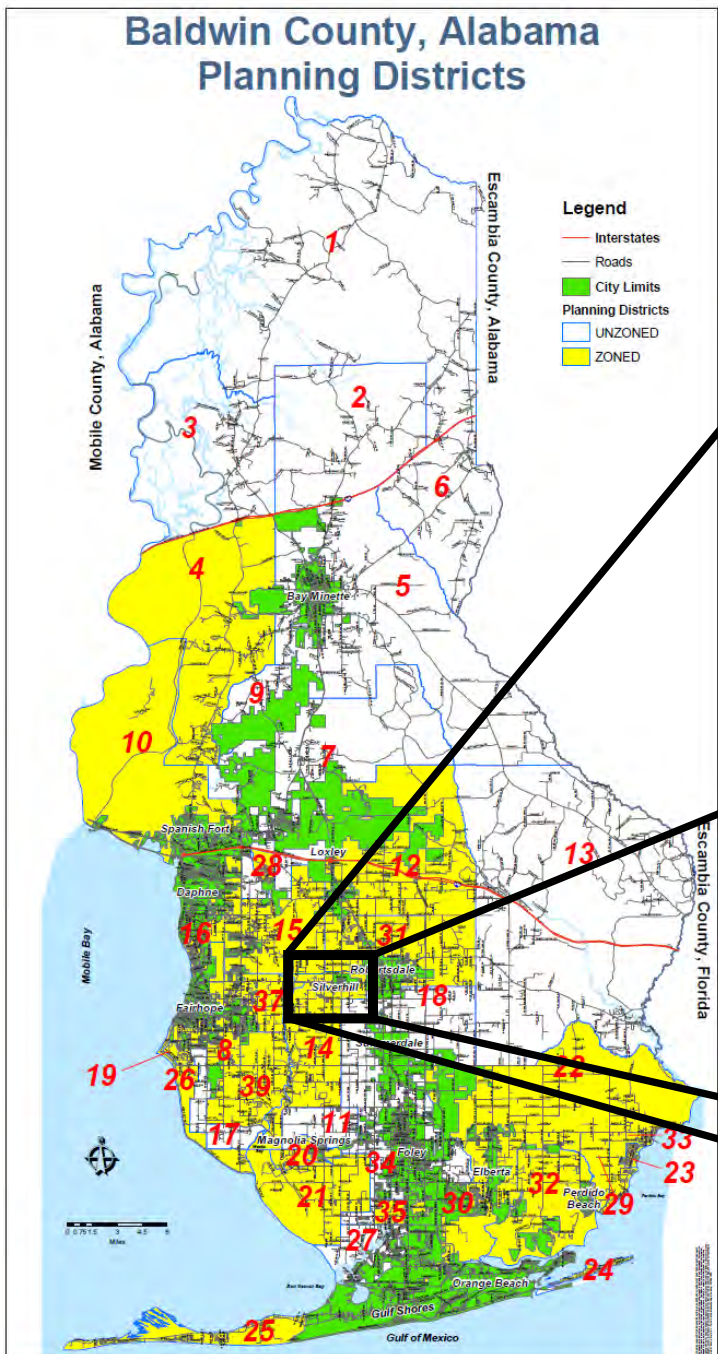
Staff Lead: Cory Rhodes, Planner

Applicant: Apex Contracting Services, LLC – Zac Bell

Owner: William (Josh) Wild

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



Z24-43 WILD PROPERTY

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

Lead Staff: Cory Rhodes, Planner

Planning District: 14

Parcel ID #: 05-56-01-02-0-001-009.014

PIN: 395431

Zoned: RSF-2, Residential Single Family District

Location: Subject property is located south of State Highway 104 and east of County Road 49 near the Town of Silverhill

Current Use: Commercial

Acreage: +/- 11 acres

Physical Address: 21806 County Road 49, Silverhill, AL 36576

Applicant: Apex Contracting Services, LLC – Zac Bell

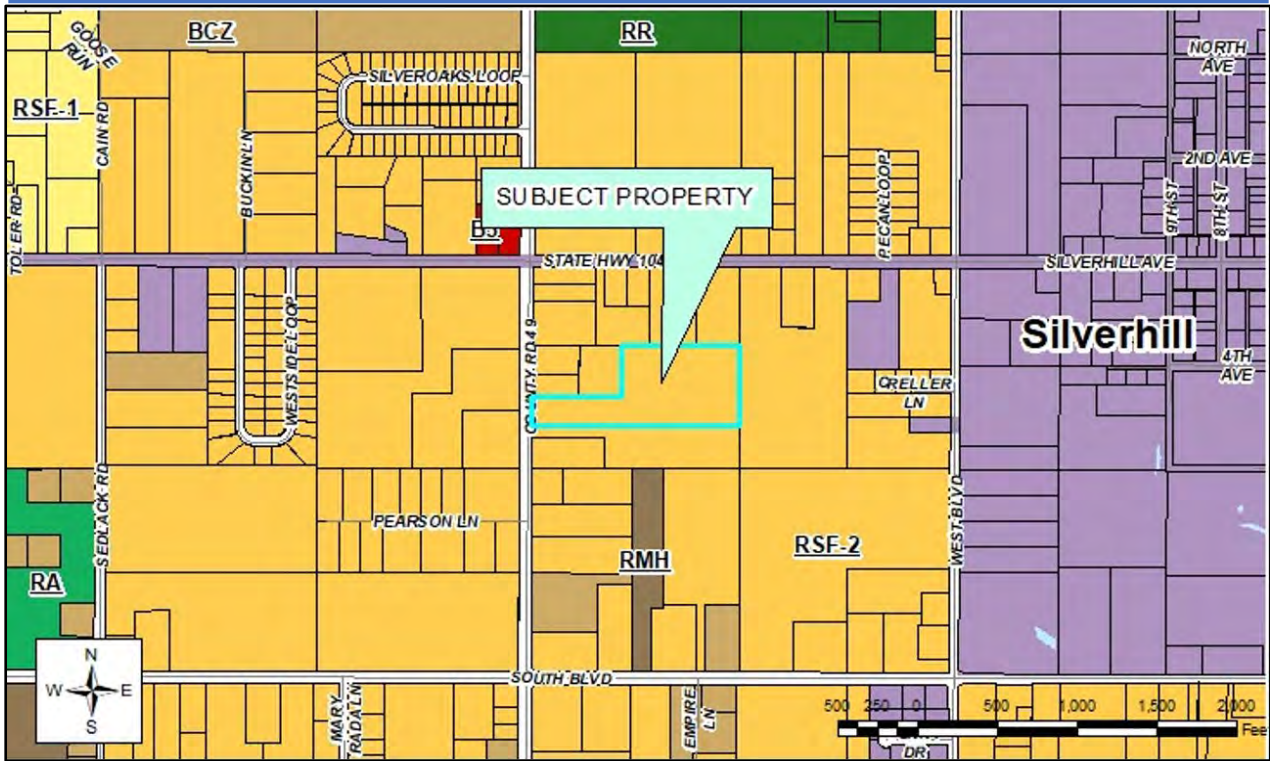
Owner: William (Josh) Wild

Proposed Zoning: RR, Rural Agricultural District

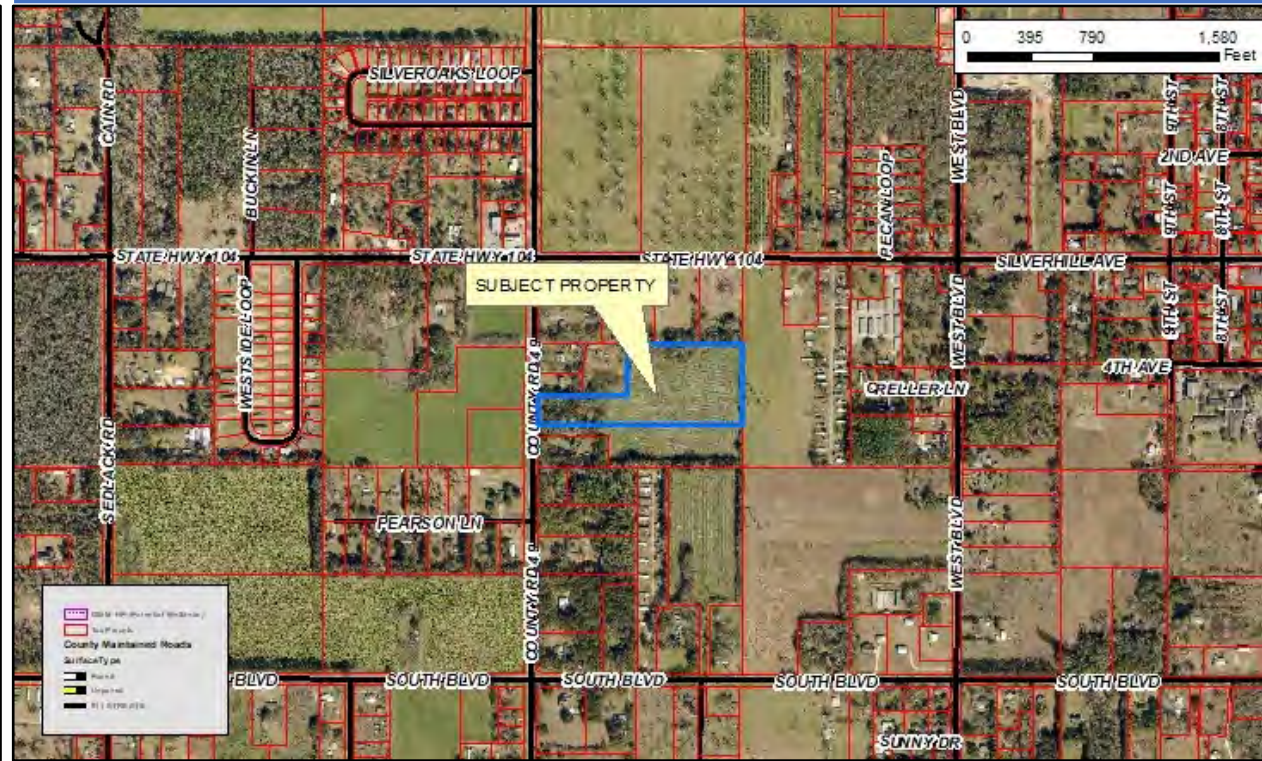
Applicant's Request: The applicant would like to rezone to allow for an additional commercial building on the property

Online Case File Number: The official case number for this application is Z24-43, however, when searching the online CitizenServe database, please use Z24-000043.

Locator Map



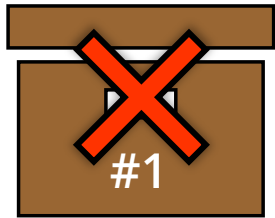
Site Map



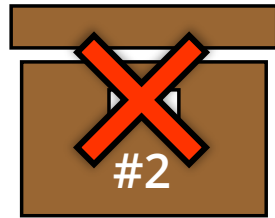
	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single-Family District	Residential
South	RSF-2, Residential Single-Family District	Agricultural
East	RSF-2, Residential Single-Family District	Residential
West	RSF-2, Residential Single-Family District	Residential and Vacant

Factor Summary:

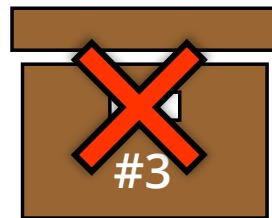
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



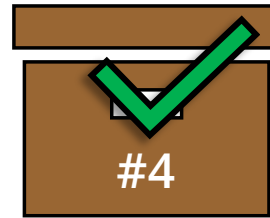
Compatible with development pattern?



Change of conditions since originally zoned?



Proposal conform to Master Plan?



Conflicts with public improvements?



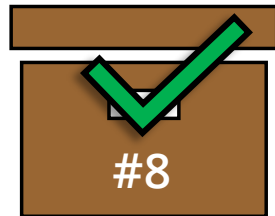
Adverse affect to traffic?



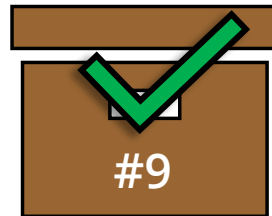
Consistent with development pattern?



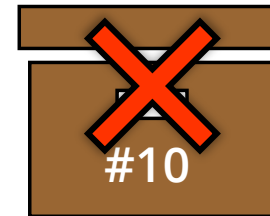
Logical expansion of adjacent zoning?



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.

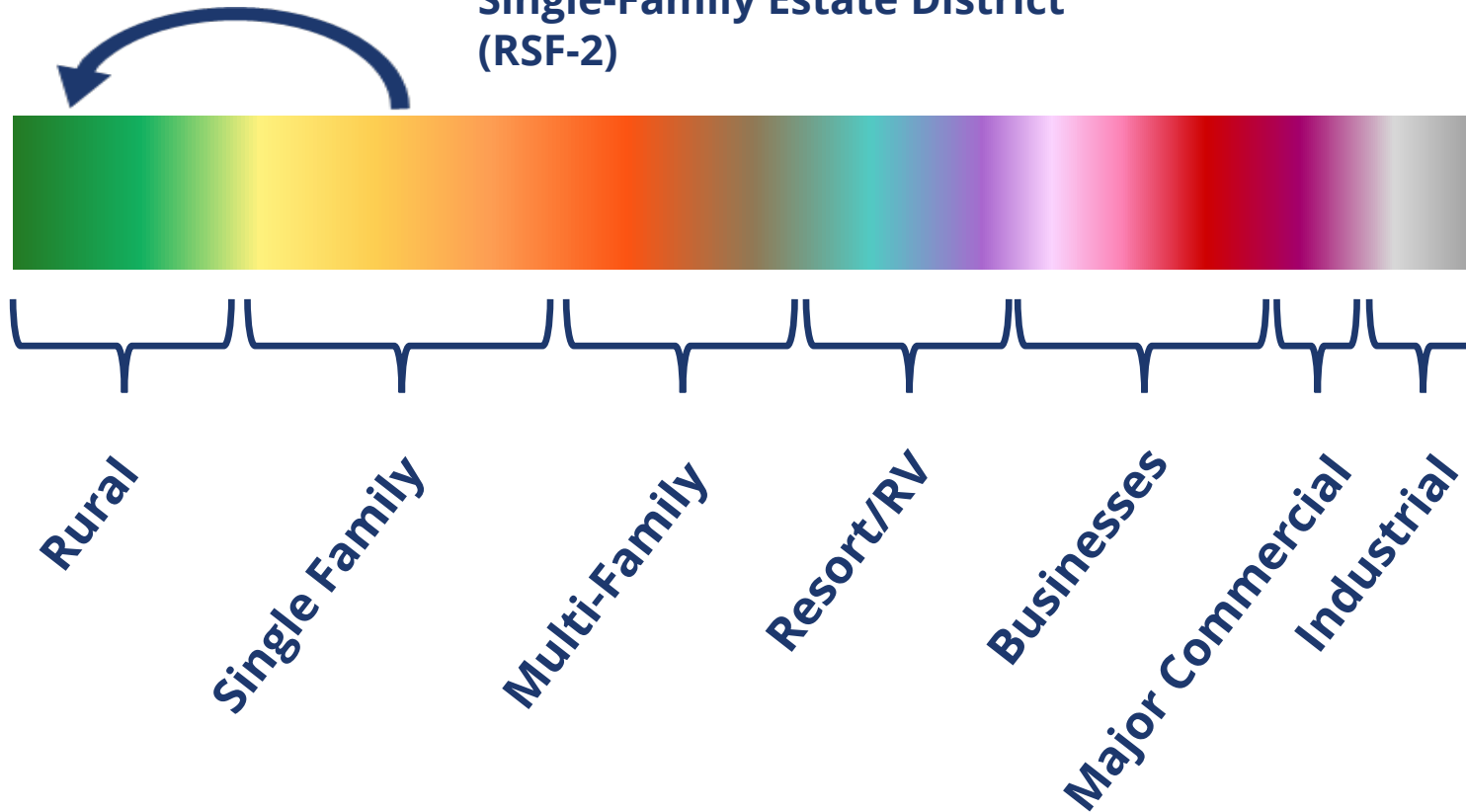
Z24-43 WILD PROPERTY

RE-ZONING REQUEST FROM RSF-2 TO RR

Lead Staff: Cory Rhodes, Planner

Proposed Zoning: Rural District (RR)

Current Zoning: Residential Single-Family Estate District (RSF-2)



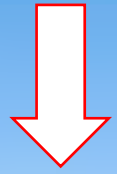
Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, due to incompatibility with the surrounding land use, staff believes this application should be recommended for **Denial**.*

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



Subject Property
PIN: 397516



PROPOSED REZONING
FOR THIS PROPERTY
Case Number
Z24-000043
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1855 / (251) 990-4623
(251) 972-8623

Oct 10, 2024 1:18:12 PM
140 of 222 92° E



Adjoining Property to
the North
PIN: 202593



Oct 10, 2024 1:23:14 PM



Adjoining Property
to the South
PIN: 26138



Oct 10, 2024 1:19:50 PM



Adjoining Property
to the East
PIN: 37158



Oct 10, 2024 1:30:40 PM



Property to
the West
PIN: 382813



Oct 10, 2024 1:19:16 PM

Agency Comments

Baldwin County P&Z Permitting Department, Buford King: An exhaustive study of the site history was not conducted; however, it appears the site has developed “organically” without any type of master plan due to the lack of zoning prior to the adoption of Planning District 14. As a result, two storage units and an athletic facility were constructed on the site prior to the adoption of zoning, with one storage unit possibly encroaching into the required 75’ Highway Construction Setback (HCS). The three structures do not appear to initiate the requirements of Planned Unit Development (PUD) approval. Should this site be successfully rezoned, staff has a number of concerns that shall be addressed during the Commercial or Commission Site Plan (CSP) review process. The portion of the property fronting on CR49 contains two existing driveways, including a northern driveway that provides access to adjacent PIN 202593. The southern driveway is located within close proximity to the southern most storage unit and the proximity of the two turnouts may not satisfy AASHTO sight distance requirements for the posted speed limit on CR49 (45 MPH, 500’ sight distance) if further development of the site is requested. In addition, the existing driveway separation of approximately 130’ does not comply with the Baldwin County Highway Department requested safety separation of 240’ for collector or arterial roadways and will likely have to be mitigated by the Commercial Turnout Permit (CTP) process. A possible remedy that may be contemplated at the time of CTP review is re-location of the driveway providing access to PIN 202593 to a more northern location within PIN 202593. The developer of subject property would be expected to obtain the necessary cooperation with the owner of PIN 202593 for such an arrangement. Though staff acknowledges the applicant has indicated it intends to install a type of recreational facility on the subject property, should “RR” zoning be approved the property would now have a number of intensive light industrial as well as transportation, communication, and utility uses that would be available for land use requests. If the zoning change is approved, there is no assurance what the requested land use will be in terms of a CSP. The wide-ranging available land uses in “RR” zoning includes uses that may include significant heavy truck traffic, such as lumber yards, contractor yards, bus terminals, and freight depots – uses that will have to negotiate the turnout challenges described in detail above. Staff memorializes that any application for Commission or Commercial Site Plan (CSP) shall be preceded by and include a fully-approved Commercial Turnout Permit (CTP). Staff further memorializes that High Volume Commercial and Industrial Sites, Service Stations, and Convenience Stores, or as required by the Permit Engineer, shall require a traffic study to be included with the application for a CTP. Further, the CTP application will reflect AASHTO sight distance compliance at each requested turnout (driveway) location. Each existing turnout appears to utilize a “dry ramp” (no culvert pipe is used) and thus if dry ramps are proposed with the new CTPs, the CTP shall include a drainage narrative indicating how stormwater will not be permitted to accumulate on the County roadway.

Agency Comments

- **Senior Planner, Subdivisions, Shawn Mitchell**: If more than 2 businesses or units will occupy the parcel, a Planned Unit Development application will be required.
- **Town of Silverhill**: Staff reached out 10/2/2024 but received no comments.
- **USACE, James Buckelew**: Staff reached out 10/2/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out 10/2/2024 but received no comments.

Current 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

Proposed Zoning Requirements

Section 3.1 RR, Rural District

3.1.1 *Generally.* This zoning district is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area.

3.1.2 *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) Marine recreation uses.
- (d) Outdoor recreation uses.
- (e) The following general commercial uses: animal clinic and/or kennels; farm implement sales; farmer's market/truck crops; nursery; landscape sales.
- (f) Local commercial uses.
- (g) Professional service and office uses.
- (h) The following institutional uses: church or similar religious facility; childcare center; childcare institution; day care home; fire station; library; post office; school (public or private).
- (i) Agricultural uses.
- (j) Single family dwellings including manufactured housing and mobile homes.
- (k) Accessory structures and uses.

3.1.3 *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

3.1.4 *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 Commission site plan approval process:

- (a) Transportation, communication, and utility uses not permitted by right.
- (b) Light industrial uses.
- (c) General commercial uses not permitted by right, except racetrack.
- (d) Institutional uses not permitted by right, except correctional, detention, or penal institution and sanitarium.
- (e) Boarding house, rooming house, lodging house, or dormitory.
- (f) Fraternity or sorority house.

3.1.5 *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	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

3.1.6 *Area and dimensional modifications.* Within the RR 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	20,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	80-Feet

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	LB	MR	OR	TR	M-1	M-2
Department store	C																	P	P								P	P
Discount/variety store (exceeding 8,000 square feet)	C																C	P	P								P	P
Drug store (exceeding 8,000 square feet)	C																C	P	P								P	P
Elevator maintenance service	C																		P	P							P	P
Event Venue	C	C			C											C	C	P	P				C	P		P	P	P
Exterminator service office	C																C	P	P								P	P
Farmer's market/truck crops	P	P														C	C	P	P								P	P
Firing range	C																		P	P							P	P
Fitness center or gym	C																		P	P							P	P
Golf driving range	C																		P	P							P	P
Grocery store	C																		P	P							P	P
Landscape sales	P	P															C	P	P								P	P

Closest use to an indoor training facility

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 RSF-2, Residential Single-Family District. Surrounding properties are zoned RSF-2 with primarily residential use. Although commercial uses currently exist on the subject property, the proposed commercial addition would increase in the non-conforming use, which is incompatible with the existing development pattern and zoning of nearby property.

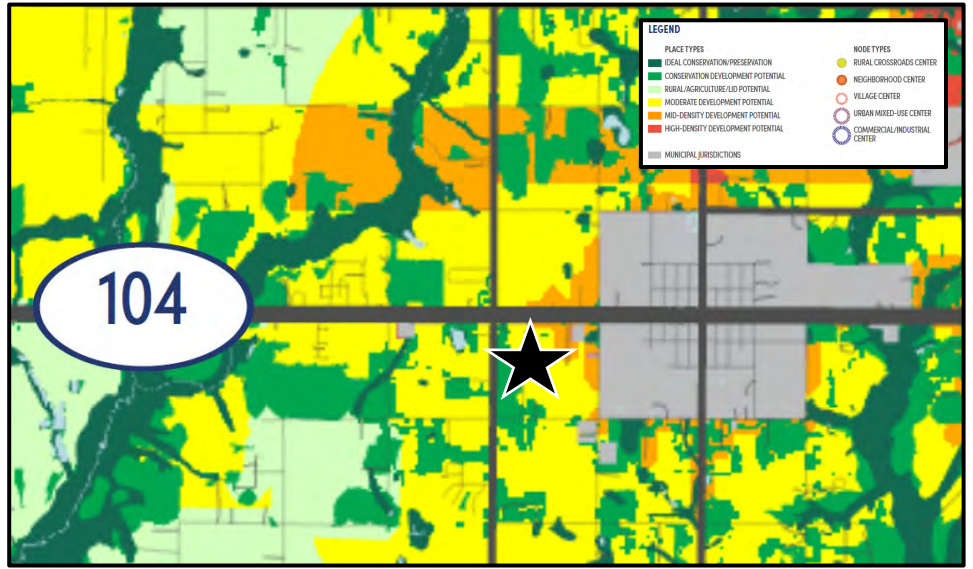
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 14 adopted zoning in November of 2023. There have been no changes in the immediate area since zoning was adopted.

Staff Analysis and Findings

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

The future land use for the property is primarily Moderate Development Potential, with an area of Conservation Development Potential. 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. 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. **The proposed request does not conform to the Master Plan and would be better suited for future land use designated as High-Density Development Potential for commercial use.**



CONSERVATION DEVELOPMENT AREAS

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

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


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 effect traffic patterns or congestion?**
The functional classification of County Road 49 is 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. They balance mobility with land access. **The proposed commercial addition will likely have adverse effects on traffic patterns or congestion in the area, which is primarily residential.**

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

&

 7.) **Is the proposed amendment the logical expansion of adjacent zoning districts?**
While the request to Rural zoning better conforms to the existing and proposed uses, the proposed addition is not consistent with the surrounding residential development pattern nor is it a logical expansion of adjacent residential zoning districts. As mentioned earlier, **the request would be better suited for commercial zoning located in an area of high-density development.**

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?

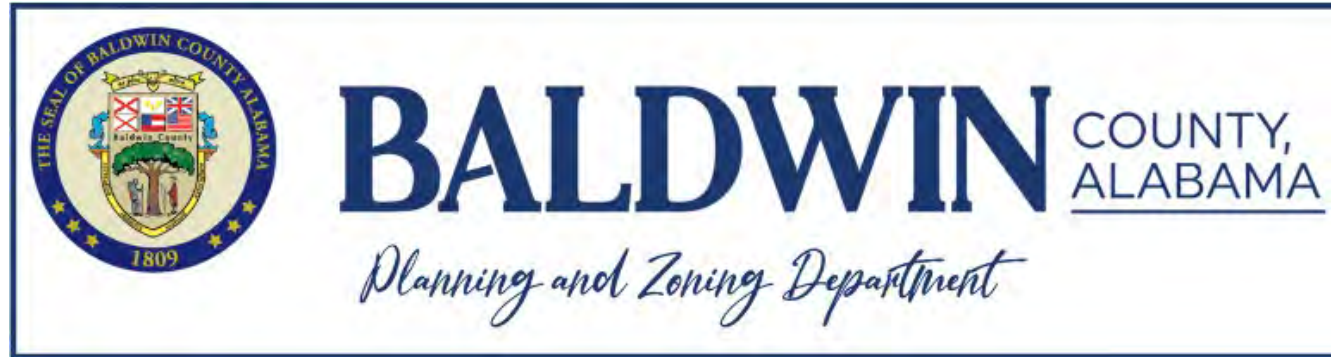
Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change. Commission Site Plan (CSP) approval as well as a Planned Unit Development (PUD) will be required in order to make alterations to the site and all required regulations will be enforced as a function of the CSP and PUD review processes.



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

The addition of a commercial structure on property that is located in a residential area will likely affect traffic patterns and lead to potential safety issues within the region.

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



Case No./Name: Z24-44, Fletcher Property (**Agenda Item 10f.**)

Meeting Date: November 7, 2024

Request: Rezoning request of ±22 acres from BCZ to B-2 for an event venue

Recommendation: **Approval**

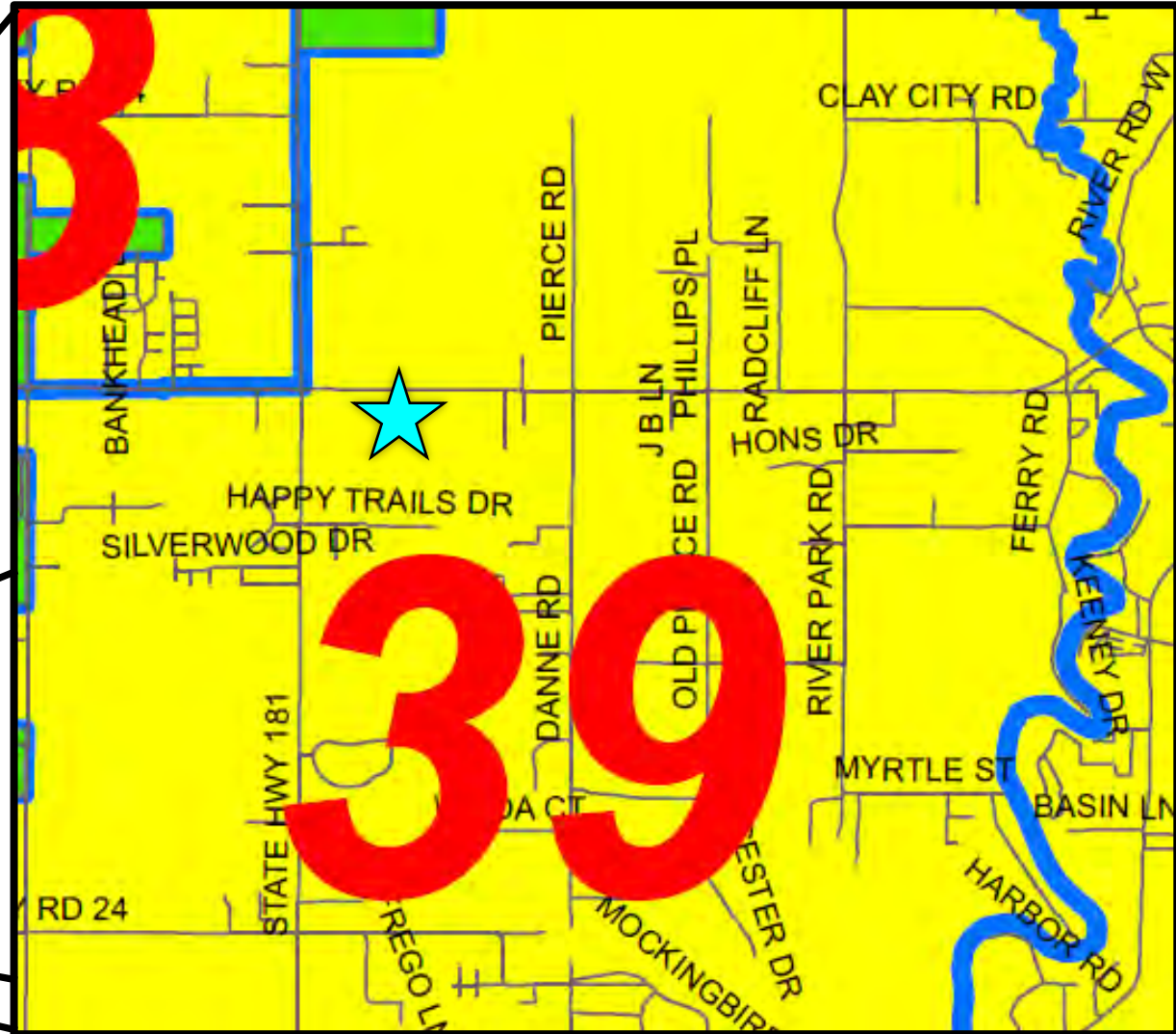
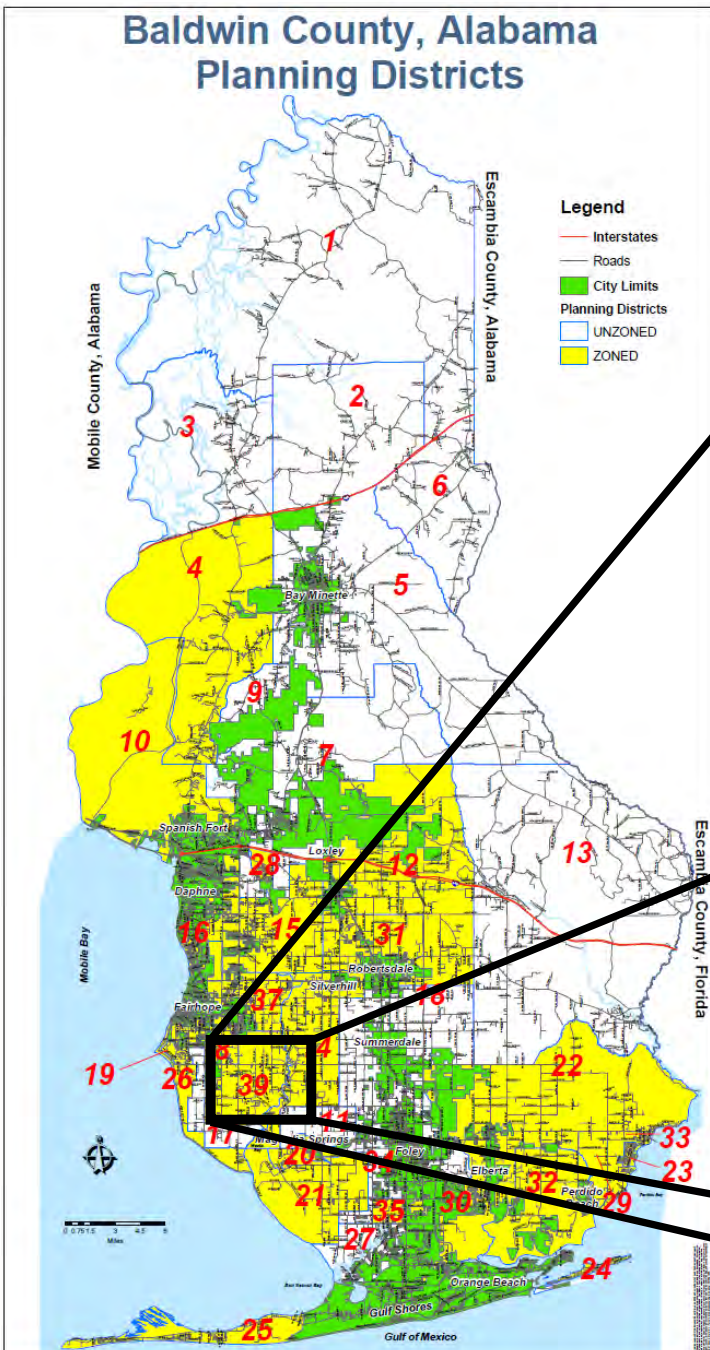
Staff Lead: Cory Rhodes, Planner

Applicant: Dawn Fletcher

Owner: Dawn & Rick Fletcher

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



Z24-44 FLETCHER PROPERTY

RE-ZONING REQUEST FROM **BCZ** TO **B-2**

Lead Staff: Cory Rhodes, Planner

Planning District: 39

Parcel ID #: 05-56-01-02-0-001-009.014

PIN: 395431

Zoned: BCZ, Base Community Zoning District

Location: Subject property is located south of County Road 32 and east of State Highway 181 in Fairhope

Current Use: Commercial

Acreage: +/- 22 acres

Physical Address: 10176 County Road 32, Fairhope, AL 36532

Applicant: Dawn Fletcher

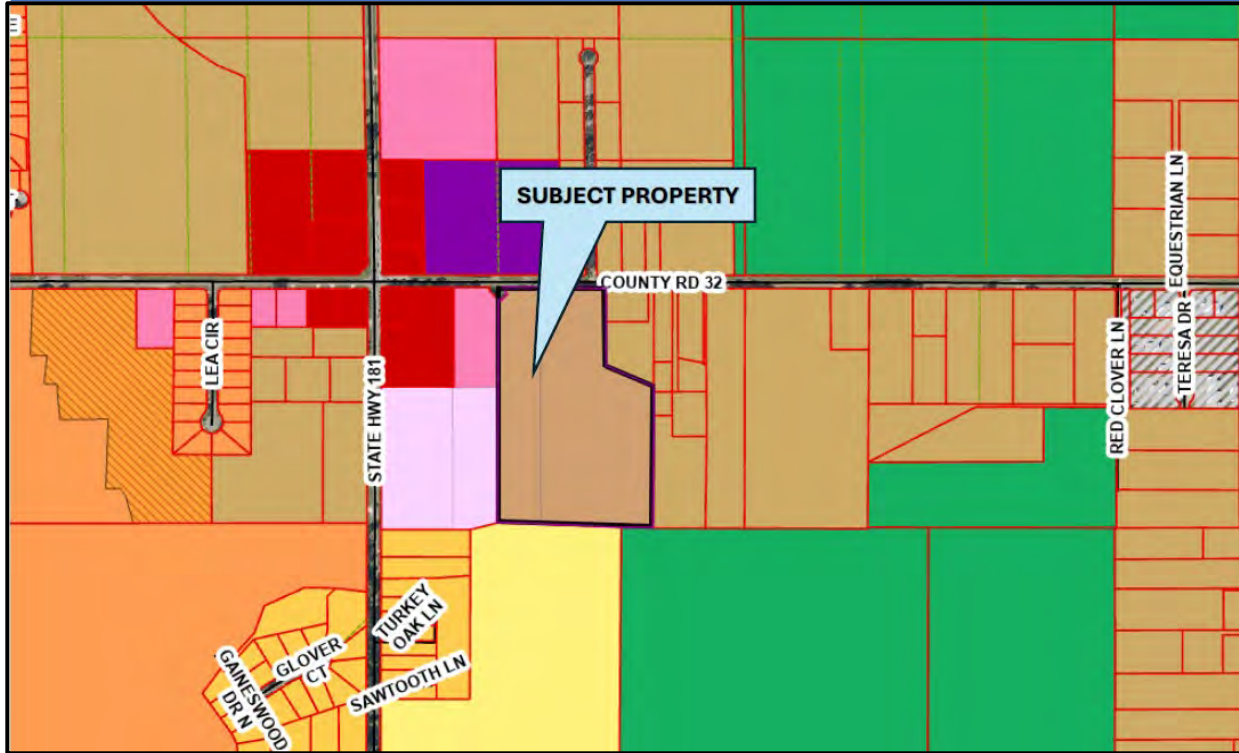
Owner: Rick & Dawn Fletcher

Proposed Zoning: B-2, Neighborhood Business District

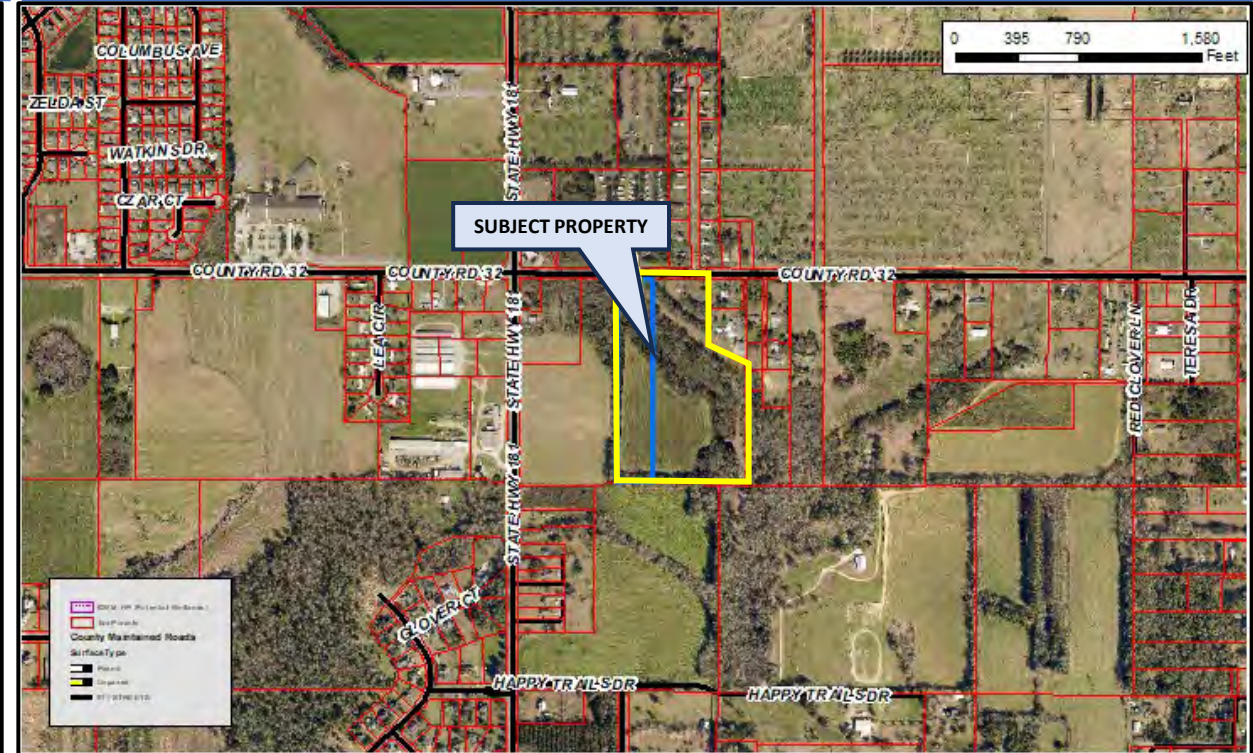
Applicant's Request: The applicant would like to rezone to allow for an existing event venue on the property installed prior to the adoption of zoning to be expanded

Online Case File Number: The official case number for this application is Z24-44, however, when searching the online CitizenServe database, please use Z24-000044.

Locator Map














Site Map



	Adjacent Zoning	Adjacent Land Use
North	RV-2, Recreational Vehicle Park District & BCZ, Base Community Zoning	Residential
South	RSF-1, Residential Single-Family District & RA Rural Agricultural	Vacant & Residential
East	BCZ, Base Community Zoning	Residential
West	B-1, Professional Business District & B-2, Neighborhood Business District	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.

 #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.

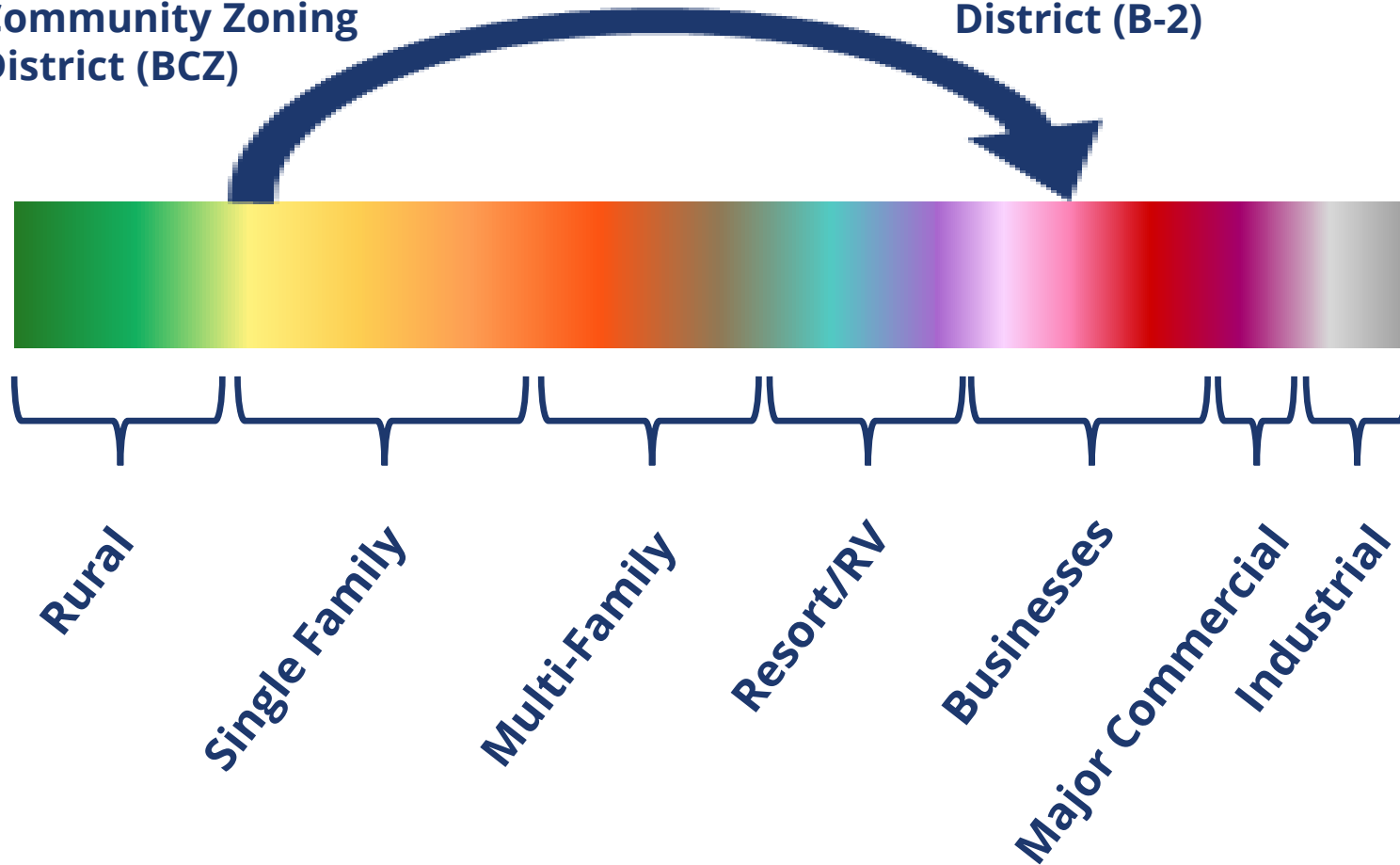
Z24-44 FLETCHER PROPERTY

RE-ZONING REQUEST FROM BCZ TO B-2

Lead Staff: Cory Rhodes, Planner

Current Zoning: Base
Community Zoning
District (BCZ)

Proposed Zoning:
Neighborhood Business
District (B-2)



Staff's Recommendation:

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

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



Subject Property
PIN: 395431



PROPOSED REZONING
FOR THIS PROPERTY
- Case Number
Z24-000044
For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)990-4623
(251)972-8523

Oct 10, 2024 2:15:47 PM



Property to
the North
PIN: 80851



Oct 10, 2024 2:16:05 PM



Adjoining Property
to the East
PIN: 24425



Oct 10, 2024 2:22:16 PM



Adjoining Property
to the West
PIN: 291520



Oct 10, 2024 2:25:09 PM

Agency Comments

Baldwin County P&Z Permitting Department, Buford King: Subject property appears to contain an event venue (winery) that pre-dates the adoption of zoning in Planning District 39. Should the requested re-zoning be approved, a Commission Site Plan (CSP) shall be required to expand the event venue. As a result, a Commercial Turnout Permit (CTP) will also be required. The existing turnout (driveway) from subject property onto CR32 contains sloped paved headwalls and grassed shoulders similar to a Commercial Turnout, and if the culvert pipe is determined by drainage calculations to be of sufficient size, the addition of a stop sign and stop bar to the existing driveway paving may sufficiently convert the driveway to a commercial turnout. There are no existing driveways between the existing turnout and the CR32/SR181 intersection, and the nearest driveway east of the existing turnout appears to comply with the desired 240' driveway separation desired by the Baldwin County Highway Department for collector or arterial roadways. Staff memorializes that any application for Commission Site Plan (CSP) shall be preceded by and include a fully-approved Commercial Turnout Permit (CTP). Further, the CTP application will reflect AASHTO sight distance compliance at each requested turnout (driveway) location accounting for the 55 MPH speed limit of CR32 (610 feet of sight distance required). The CTP application shall include a drainage narrative indicating how stormwater will not be permitted to accumulate on the County roadway, as well as demonstration that the existing or proposed culvert pipe or pipes are of sufficient size. Subject property contains potential wetlands which shall be delineated and reflected in a CSP and include required wetland buffers.

Agency Comments

- **Senior Planner, Subdivisions, Shawn Mitchell**: If more than 2 businesses or units will occupy the parcel, a Planned Unit Development application will be required.
- **USACE, James Buckelew**: Staff reached out 10/2/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out 10/2/2024 but received no comments.

Current Zoning Requirements

Section 3.4 BCZ Base Community Zoning District

3.4.1 *Generally.* This zoning district is designed to preserve the character and sense of place in Baldwin County's unique communities and natural resource areas. As a result, the district may be applied to a wide variety of lot sizes and uses located within rural and suburban communities. Thus, the Base Community Zoning District places an emphasis on ensuring changes from the existing state do not disrupt the character and quality of life in a rural or suburban community. The appropriate time to apply a Base Community Zoning designation will generally be at the inception of zoning in a new Planning District.

3.4.2 *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 institutional uses: church or similar religious facility; school (public or private).
- (d) Agricultural uses.
- (e) On parcels that are three (3) acres or greater in size, up to two (2) single-family dwellings.
- (f) On parcels that are less than three (3) acres in size, a single-family dwelling and one accessory dwelling with a gross floor area no greater than 60% of the gross floor area of the primary dwelling.
- (g) Accessory structures and uses including a residential accessory structure on a vacant parcel.
- (h) A Home Occupation that conforms with Section 13.3 of the Baldwin County Zoning Ordinance.
- (i) All existing uses, unless one of the following changes is proposed:
 - 1. A change that would trigger a Commission Site Plan Approval under *Section 18.9.2 Applicable Uses*.
 - 2. Any division of land except an exempt division of land under Section 4.2 of the Baldwin County Subdivision Regulations or a division where each resulting parcel meets the minimum area and dimension requirements

for Residential Single Family Residential Estate (RSF-E) District under Section 4.1.5 herein.

Under Base Community Zoning, a use that has been abandoned for a period of five (5) years shall no longer be considered an existing use. The intent to abandon shall be presumed from the cessation of business or the removal of equipment, goods, structures, or other aspects of such nonconforming use of the property.

3.4.3 *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

3.4.4 *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: Not Applicable

3.4.5 *Area and dimensional regulations.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, and unless a change is triggered by Section 3.4.2(i), the area and dimensional ordinances set forth below shall be observed for new construction:

(a) Primary Structures:

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

(b) Accessory Structures are not permitted in the front yard and shall be a minimum of 5-feet from property when located within the side or rear yard.

(c) When a residential accessory structure is proposed on a vacant parcel, it shall meet the dimensional regulations applicable to a primary structure.

3.4.6 *Minimum requirements for exempt subdivisions.* Within the Base Community Zoning district, the area and dimensional requirements of Section 5.4(a) of the Baldwin County Subdivision Regulations shall apply to exempt subdivisions.

3.4.7 *Applicability of the Baldwin County Zoning Ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the remaining provisions of the Baldwin County Zoning Ordinances shall not apply to parcels within the Base Community Zoning District, unless a change under Section 3.4.2(i), is proposed. In which case, the following shall apply:

Current Zoning Requirements

- (a) A rezoning application under the provisions of *Article 19, Amendments to Official Zoning Map and Ordinances* shall be submitted. The evaluation of compatibility under *Section 19.6 Factors for Reviewing Proposed Amendments* shall consist of an examination of existing uses rather than existing zoning designations.
- (b) If a rezoning is approved by the Baldwin County Commission under subsection (a), the provisions of the Baldwin County Zoning Ordinances shall thereafter apply to the rezoned lot as applicable.

3.4.8 Land Disturbance Requirements. The Land Disturbance Ordinance for Flood Prone Areas or Territories with Probable Exposure to Flooding in Unincorporated Baldwin County, Alabama, shall apply to land disturbances within the Base Community Zoning District.

3.4.9 Uses Expressly Disallowed. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, and *Article 20, Nonconformities*, the following uses are expressly disallowed in the Base Community Zoning District:

- (a) On parcels that are less than three (3) acres in size, the occupancy of a recreational vehicle as a dwelling other than as an accessory dwelling to a standard single-family residence (non-recreational vehicle or non-manufactured home).
- (b) On parcels that are less than three (3) acres in size, the occupancy of a manufactured home as an accessory dwelling when the primary dwelling is also a manufactured home.

3.4.10 Severability and Reversion. Should any phrase, sentence, paragraph, section or provision of this *Section 3.4 BCZ Base Community Zoning District* be declared by the courts to be unconstitutional or invalid, such that the intent of this Section cannot be carried out, individual parcels within the Base Community Zoning District shall automatically revert to Rural Agriculture (RA), Residential Single-Family Estate (RSF-E), Residential Single-Family (RSF-1), and Residential Single-Family (RSF-2) based on the land area of each parcel in relation to the minimum lot size of each district.

Proposed Zoning Requirements

Section 5.2 B-2, Neighborhood Business District

5.2.1 *Purpose and intent.* The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

5.2.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- | | |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (s) Discount/variety store (not to exceed 8,000 square feet) |
| (b) Antique store | (t) Drug store (not to exceed 8,000 square feet) |
| (c) Apparel and accessory store | (u) Fixture sales |
| (d) Appliance store including repair | (v) Floor covering sales or service |
| (e) Art gallery or museum | (w) Florist |
| (f) Art supplies | (x) Fraternity or sorority house |
| (g) Bait store | (y) Fruit and produce store |
| (h) Bakery retail | (z) Gift shop |
| (i) Bed and breakfast or tourist home | (aa) Hardware store, retail |
| (j) Bicycle sales and service | (bb) Ice cream parlor |
| (k) Boarding, rooming or lodging house, dormitory | (cc) Interior decorating shop |
| (l) Book store | (dd) Laundry, self service |
| (m) Café | (ee) Lawnmower sales and service |
| (n) Camera and photo shop | (ff) Locksmith |
| (o) Candy store | (gg) Music store |
| (p) Catering shop or service | (hh) Neighborhood convenience store |
| (q) Copy shop | (ii) News stand |
| (r) Delicatessen | (jj) Paint and wallpaper store |

- | | |
|--|---------------------------|
| (kk) Picture framing and/or mirror silvering | (pp) Sporting goods store |
| (ll) Restaurant | (qq) Tailor shop |
| (mm) Shoe repair shop | (rr) Tobacco store |
| (nn) Shoe store | (ss) Toy store |
| (oo) Sign shop | |

5.2.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-2, Neighborhood Business District, subject to the standards and procedures established in Section 18.9: *Commission Site Plan Approval:*

- | | |
|--|---|
| (a) Air conditioning sales and service | (p) Office equipment and supplies sales |
| (b) Amusement arcade | (q) Park or playground |
| (c) Animal clinic/kennels | (r) Pawn shop |
| (d) Arboretum | (s) Pet shop |
| (e) Ball field | (t) Plumbing shop |
| (f) Business machine sales and service | (u) Restaurant sales and supplies |
| (g) Car wash | (v) Riding academy |
| (h) Country club | (w) Rug and/or drapery cleaning service |
| (i) Discount/variety store (exceeding 8,000 square feet) | (x) Seafood store |
| (j) Drug store (exceeding 8,000 square feet) | (y) Swimming pool (outdoor) |
| (k) Exterminator service office | (z) Tennis court (outdoor) |
| (l) Golf course | (aa) Water storage tank |
| (m) Liquor store | (bb) Wildlife sanctuary |
| (n) Mini warehouse | (cc) Wireless telecommunication facility |
| (o) Night club, bar, tavern | (dd) Dwellings, in combination with commercial uses, subject to the standards |

Proposed Zoning Requirements

listed under *Section 5.2.4: Mixed uses*

5.2.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.

- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

5.2.6 *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.

5.2.7 *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.

5.2.8 *Landscaping and buffering.* All B-2, Neighborhood Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

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	LB	MR	OR	TR	M-1	M-2
Department store	C																	P	P								P	P
Discount/variety store (exceeding 8,000 square feet)	C																C	P	P								P	P
Drug store (exceeding 8,000 square feet)	C																C	P	P								P	P
Elevator maintenance service	C																		P	P							P	P
Event Venue	C	C			C											C	C	P	P				C	P		P	P	P
Exterminator service office	C																C	P	P								P	P
Farmer's market/truck crops	P	P														C	C	P	P								P	P
Firing range	C																	P	P								P	P
Fitness center or gym	C																	P	P								P	P
Golf driving range	C																	P	P								P	P
Grocery store	C																	P	P								P	P
Landscape sales	P	P															C	P	P								P	P

An approved use with Commission Site Plan approval



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 BCZ, Base Community Zoning District. Surrounding properties are zoned commercial and residential. Due to the proximity of the property to the commercial area, staff believes the requested change is compatible with the existing development pattern and zoning of nearby properties.



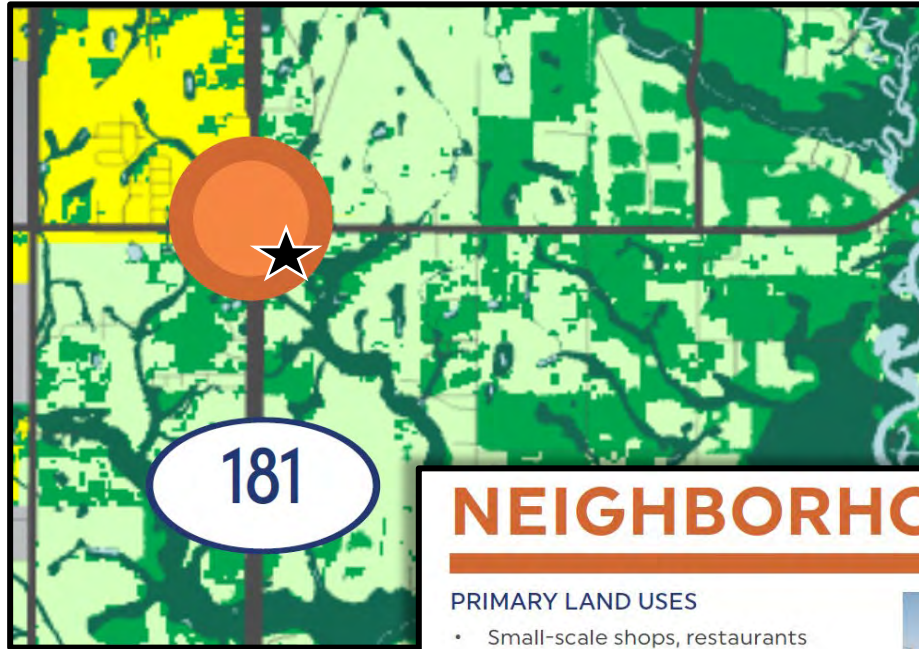
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 39 adopted zoning in November of 2023. The existing winery on the subject property was constructed in 2022 and has been functioning as such ever since. While there have been no zoning changes within the vicinity since zoning was established, the expansion of the existing use on the subject property would warrant a change in the conditions upon which the original zoning designation was based.

Staff Analysis and Findings

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

The future land use for the property is primarily Rural/Agriculture/Low-Impact Development Potential, with areas of Ideal Conservation and Conservation Development Potential. 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. While the FLUM associates the property with low-impact development potential, the parcel is situated within a Neighborhood Center Node, which supports B-2 zoning. Therefore, it can be argued that the parcel conforms to the proposed request due to residing within this Node.



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	

NEIGHBORHOOD CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery store, farm stand, hardware store.
- Agriculture-support businesses, services
- Public safety and services
- Small parks, playgrounds, and open spaces

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access



Staff Analysis and Findings

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

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.



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

The functional classification of County Road 32 is a Minor Arterial. Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. As mentioned earlier, the site contains an existing winery that pre-dates zoning. Commission Site Plan (CSP) approval will be required for the event venue, which includes submission of an Event Management Plan. Within this Plan, a thorough explanation of traffic management before, during, and after any event shall be included.



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

&



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

The development pattern in the area spans from primarily residential to the east with an increase towards commercial development further west, supporting an orderly development pattern in the area. The subject property is also located within a Neighborhood Business Node, which supports the proposed rezoning request and demonstrates a logical expansion of the adjacent zoning districts.

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?

Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change. Commission Site Plan (CSP) approval will be required in order to make alterations to the site and all required regulations will be enforced as a function of the CSP review process.

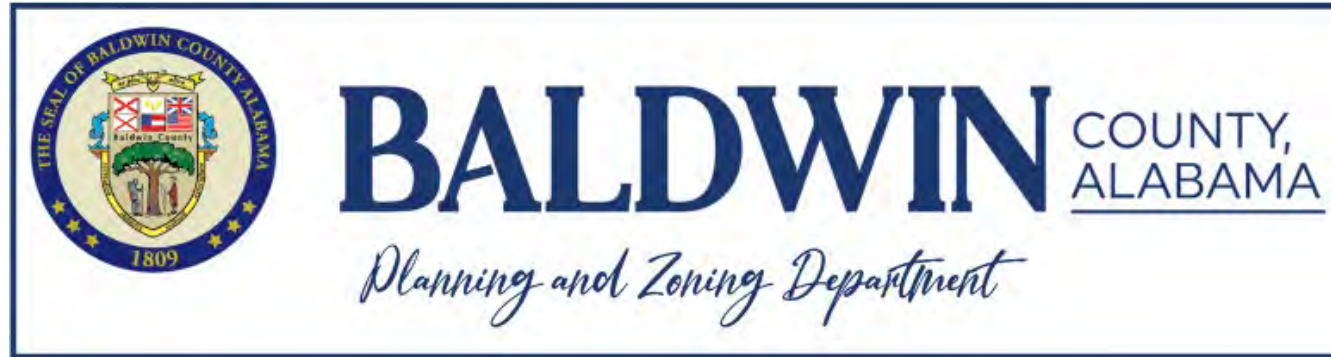


10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

The additional commercial use on the property may have an affect on traffic patterns and safety. As mentioned earlier, Commission Site Plan (CSP) approval will be required for the event venue, and an Event Management Plan is required. Within this Plan, a thorough explanation of traffic management before, during, and after any event as well as clarification of how any land use incompatibilities are mitigated shall be included.

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

Baldwin County Planning and Zoning Commission, November 7, 2024 Agenda



Case No./Name: Z24-45 Wiese Property (**Agenda Item 10g.**)
Meeting Date: November 7, 2024
Request: Rezoning request from **RSF-2**, Residential Single Family, to **RA**,
Rural Agricultural
Recommendation: **Approval**

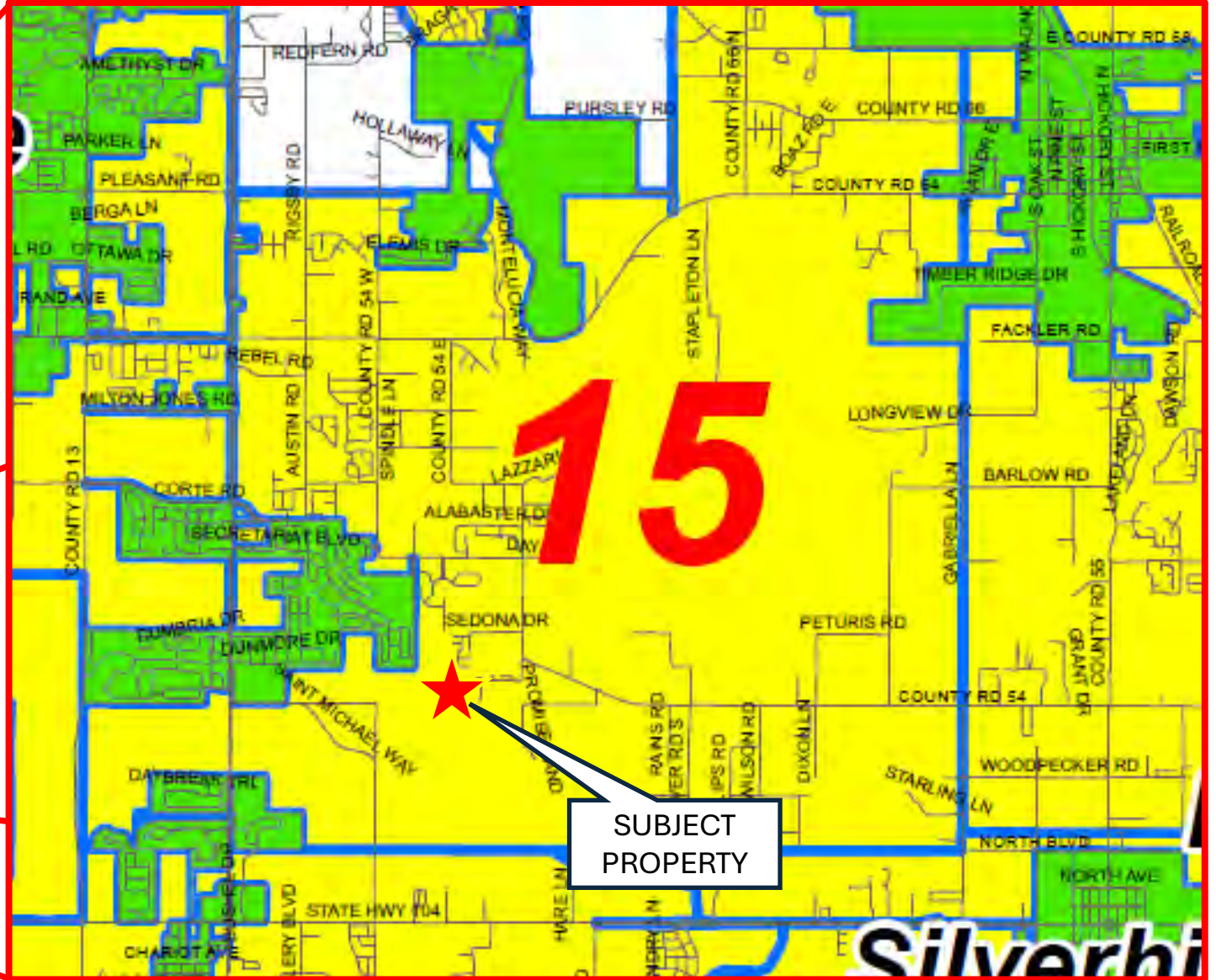
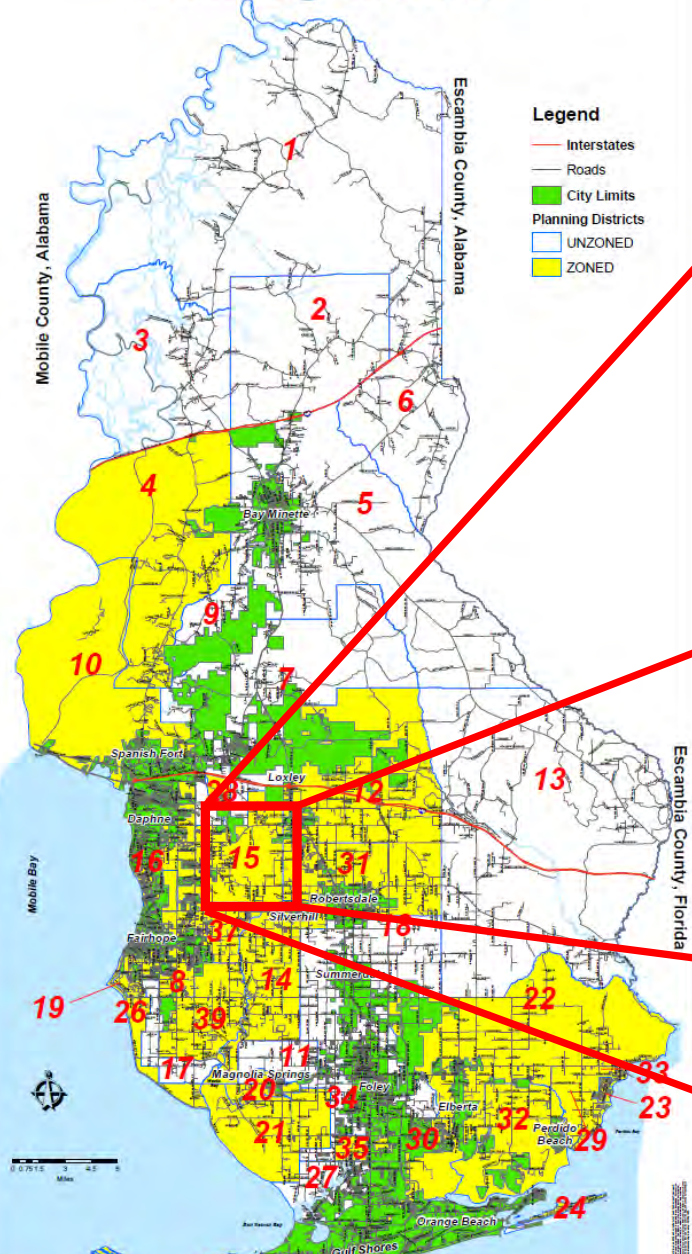
Staff Lead: Calla McKenzie, Planning Technician II
Owner / Applicant: Andrew Wiese

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 west of Caney Creek Dr.

Planning District: 15

Zoning: Current zoning: RSF-2, Residential Single Family
Requested zoning: RA, Rural Agricultural

Parcel#: 05-43-07-36-0-000-001.030 **PIN#:** 213859

Total Acres: 26 +/- acres

Current Use: Vacant

Applicant's Request: The applicant would like to rezone for an agricultural use.

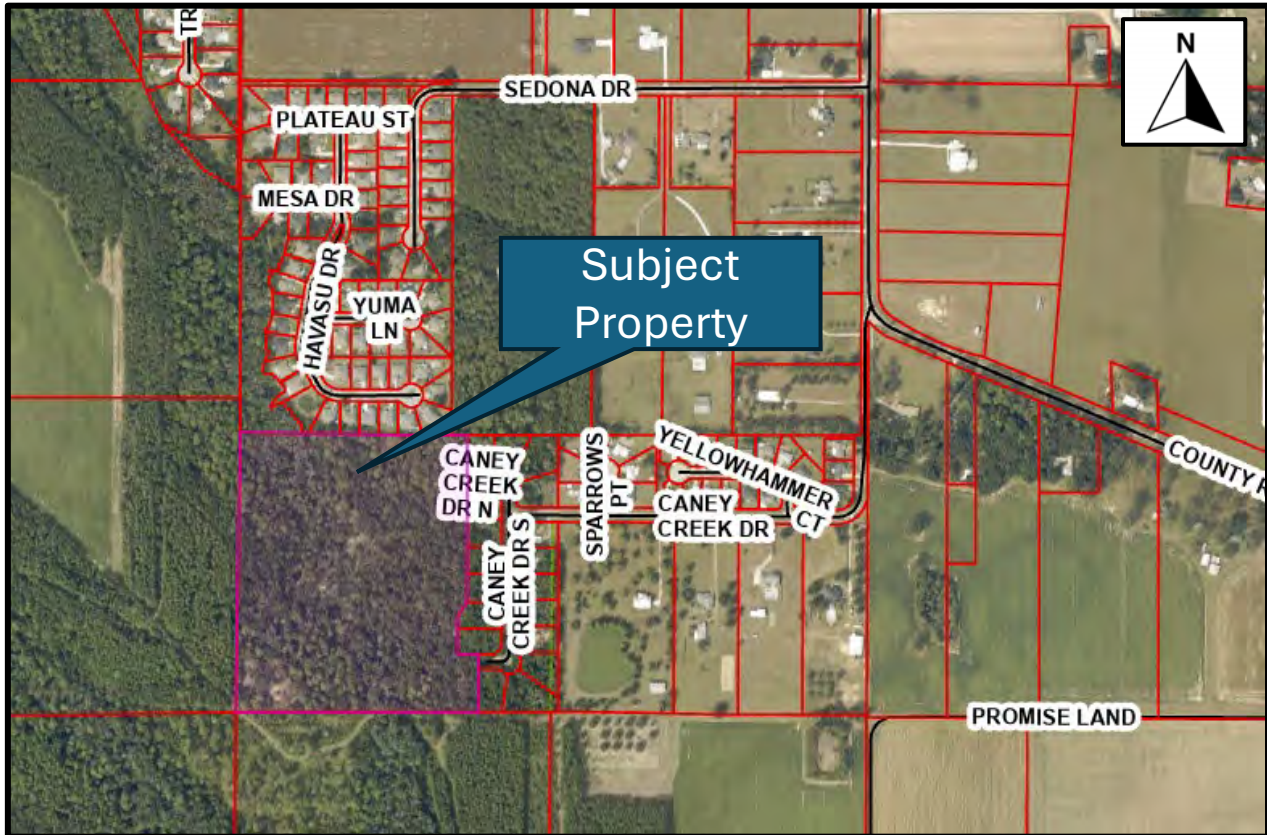
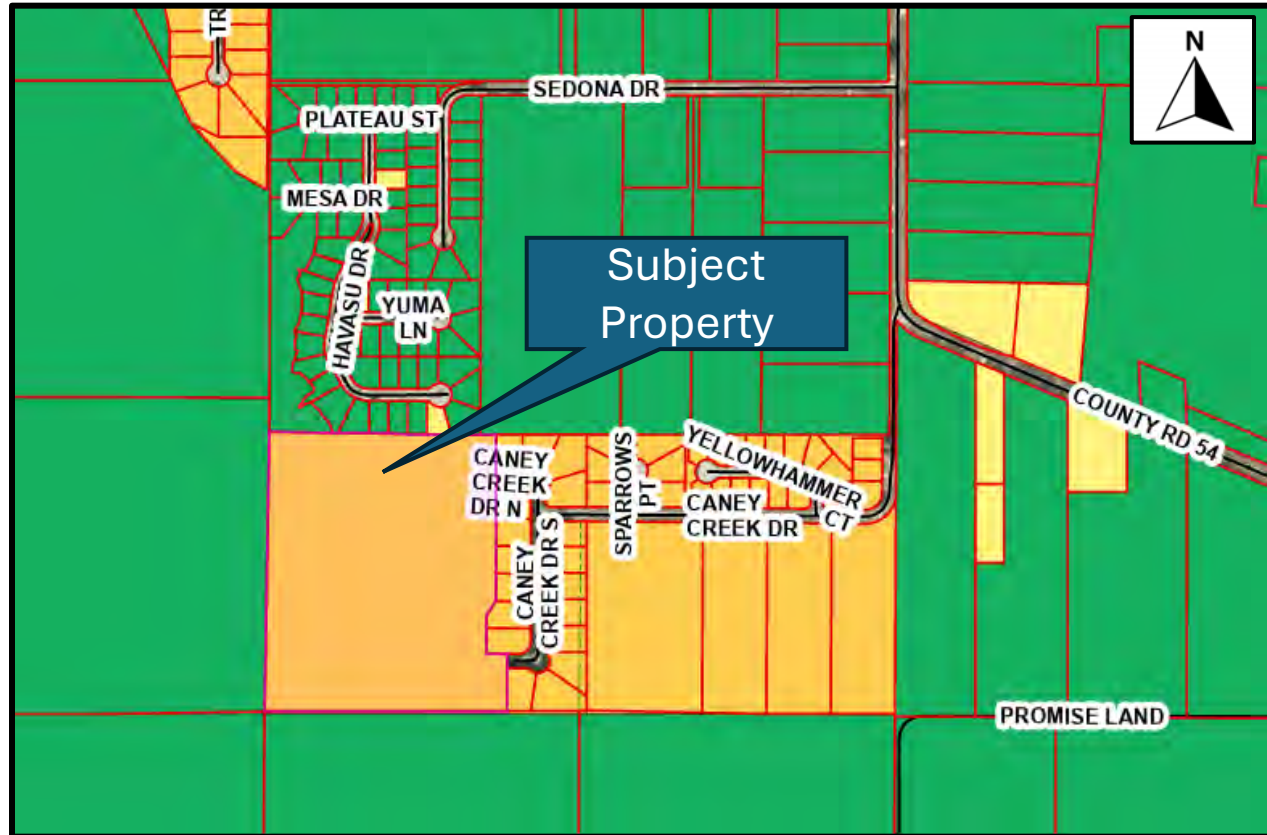
Online Case File Number: The official case number for this application is Z24-45, however, when searching the online CitizenServe database, please use Z24-000045.

Agency Comments

- **USACE, James Buckelew:** Staff reached out on 10/2/2024 but received no comments.
- **ADEM, Scott Brown:** Staff reached out on 10/22/2024 but received no comments.
- **Subdivisions, Shawn Mitchell:** A subdivision is not requested at this time. If the Applicant wishes to subdivide the property, Preliminary and Final Plat applications will be required.
- **Buford King on behalf of Permit Engineer:** An RSF-2 to RA zoning change is an atypical zoning change request and it appears the applicant may not wish to develop the property at this time in such a way that will generate any specific technical comments from permit staff. Staff will memorialize that the existing access for the subject property traverses Caney Creek Estates Unit "1" and a number of available uses within RA zoning will not trigger any type of site plan approval. Staff further memorializes that though a number of agricultural uses are available in RA zoning, the applicant should not assume that those uses are immediately available without conducting a wetland delineation or obtaining a Zoned Land Disturbance permit.

Locator Map

Site Map



	Adjacent Zoning
North	RSF-1, Residential Single Family and RA, Rural Agricultural
South	RA, Rural Agricultural
East	RSF-2, Residential Single Family
West	RA, Rural Agricultural

	Adjacent Land Use
North	Residential
South	Vacant
East	Residential
West	Agricultural



Subject Property
PIN: 213859



**REZONING
PROPOSED
FOR THIS PROPERTY**
Z24-000045
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655



Oct 10, 2024 12:37:56 PM



Adjoining Property
to The North
PIN: 335435



Oct 10, 2024 12:51:35 PM

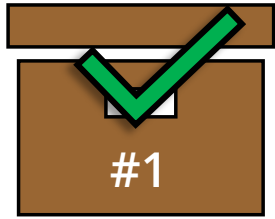


Adjoining Property
to The East
PIN: 114960

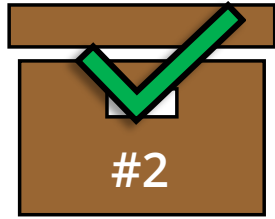


Factor Summary:

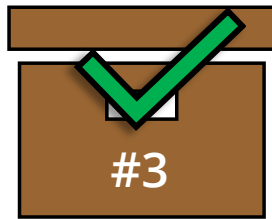
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



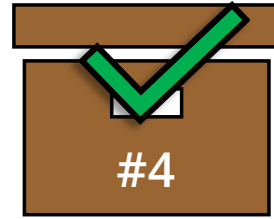
Compatible with development pattern?



Change of conditions since originally zoned?



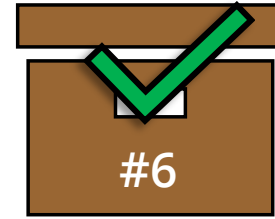
Proposal conform to Master Plan?



Conflicts with public improvements?



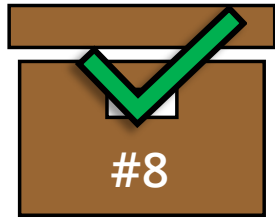
Adverse affect to traffic?



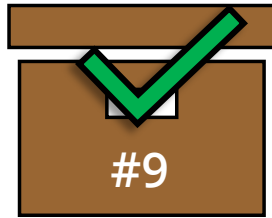
Consistent with development pattern?



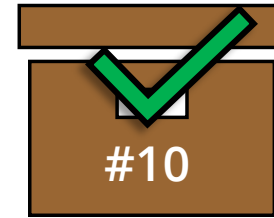
Logical expansion of adjacent zoning?



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

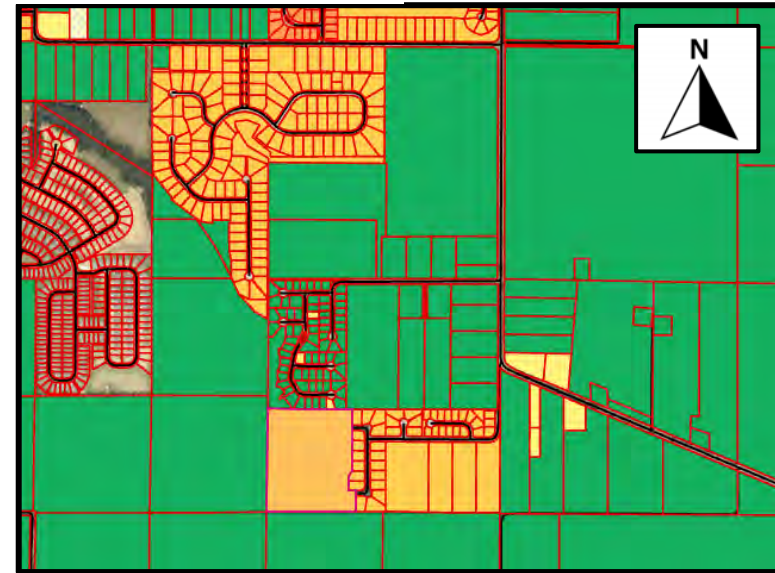
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RSF-2, Residential Single Family District. Nearby parcels are zoned RA, RSF-1 and RSF-2. The uses adjacent to the subject property are residential, agricultural and vacant. Therefore, staff feels that the requested change is compatible with the development pattern of the surrounding areas.

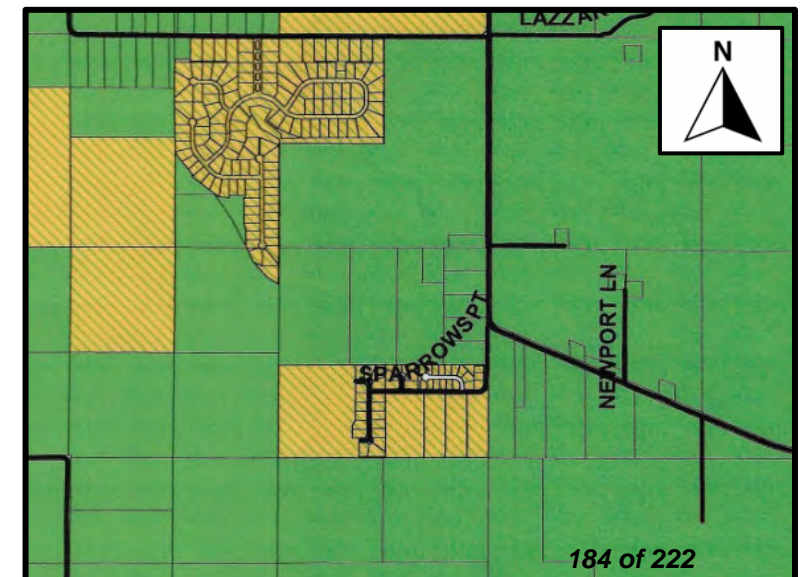
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 15 adopted a zoning map on August 1, 2006. Since this area was zoned, there have only been a few rezonings in this immediate area. It looks like this property was likely going to be a future phase of the subdivision when zoning was established (as the property was under the subdivision's name and remained so until 2023). The new owner wants to use it as a homestead with agricultural and residential uses.

Current Zoning Map



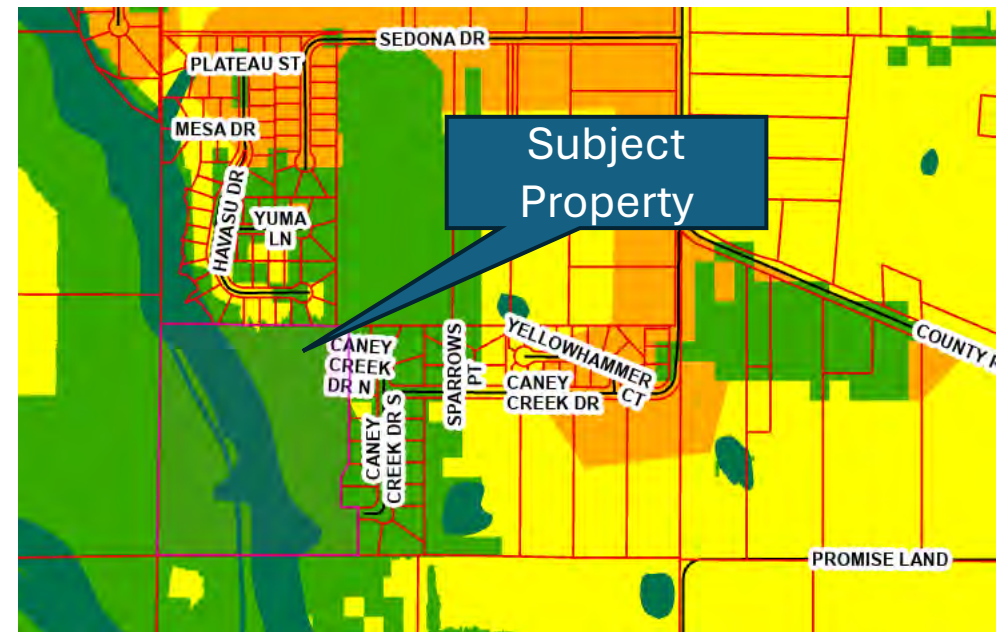
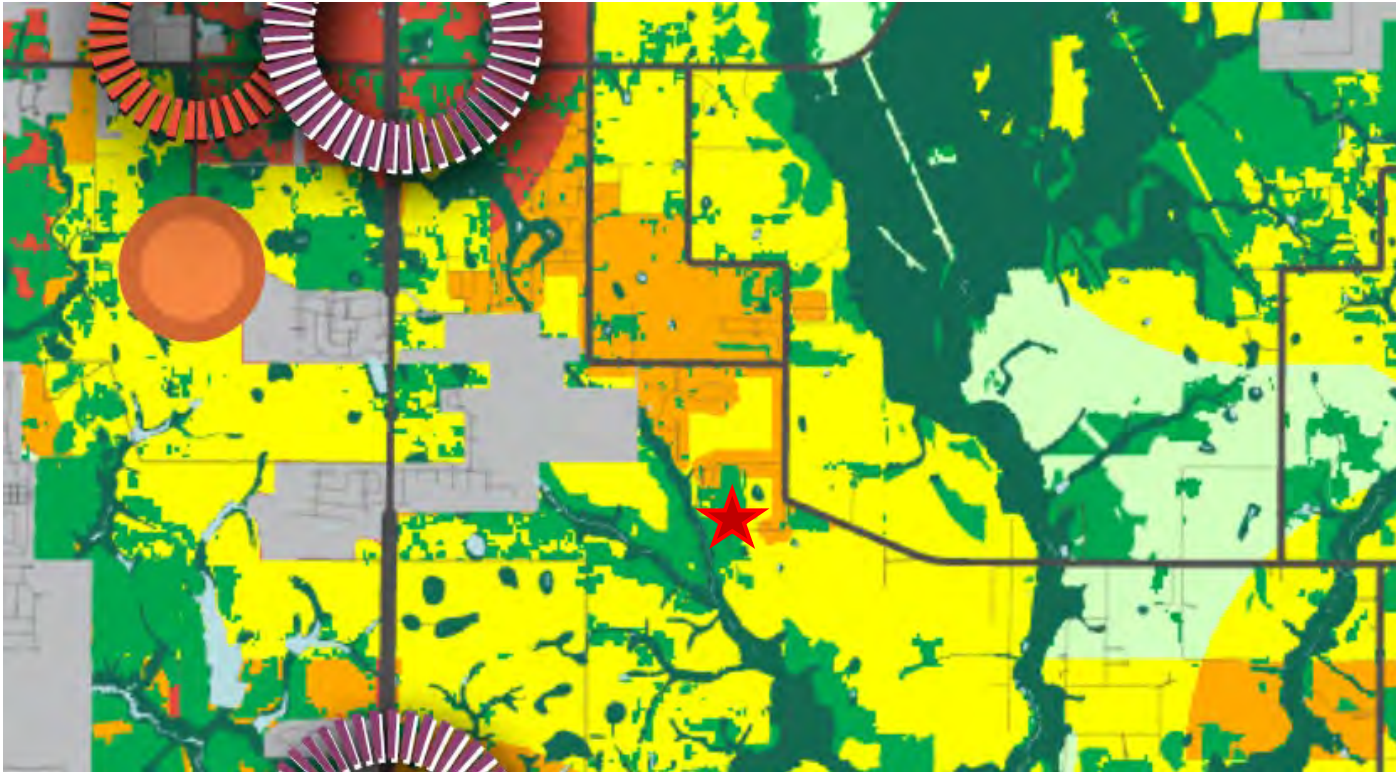
Original Zoning Map 2006





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

The future land use on the FLUM (Future Land Use Map) for the subject property is Conservation Development Potential Area and Ideal Conservation Preservation Area. 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. The related zoning districts CR and OR. **While the proposed rezoning is not for either of these zoning districts, an RA zoning is closer to conforming to the master Plan than an RSF-2 zoning (which is related to Moderate Development Potential Areas.)**




 **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?**

Staff does not perceive the proposed zoning, and its permitted use would adversely affect traffic patterns or congestion.

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

The proposed zoning (RA) allows for agricultural uses. This consistent with the adjacent development.

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

The permitted uses allowable in RA Zoning include agricultural and residential uses. **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?**

Staff believes there are **no conflicts** regarding the timing of 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

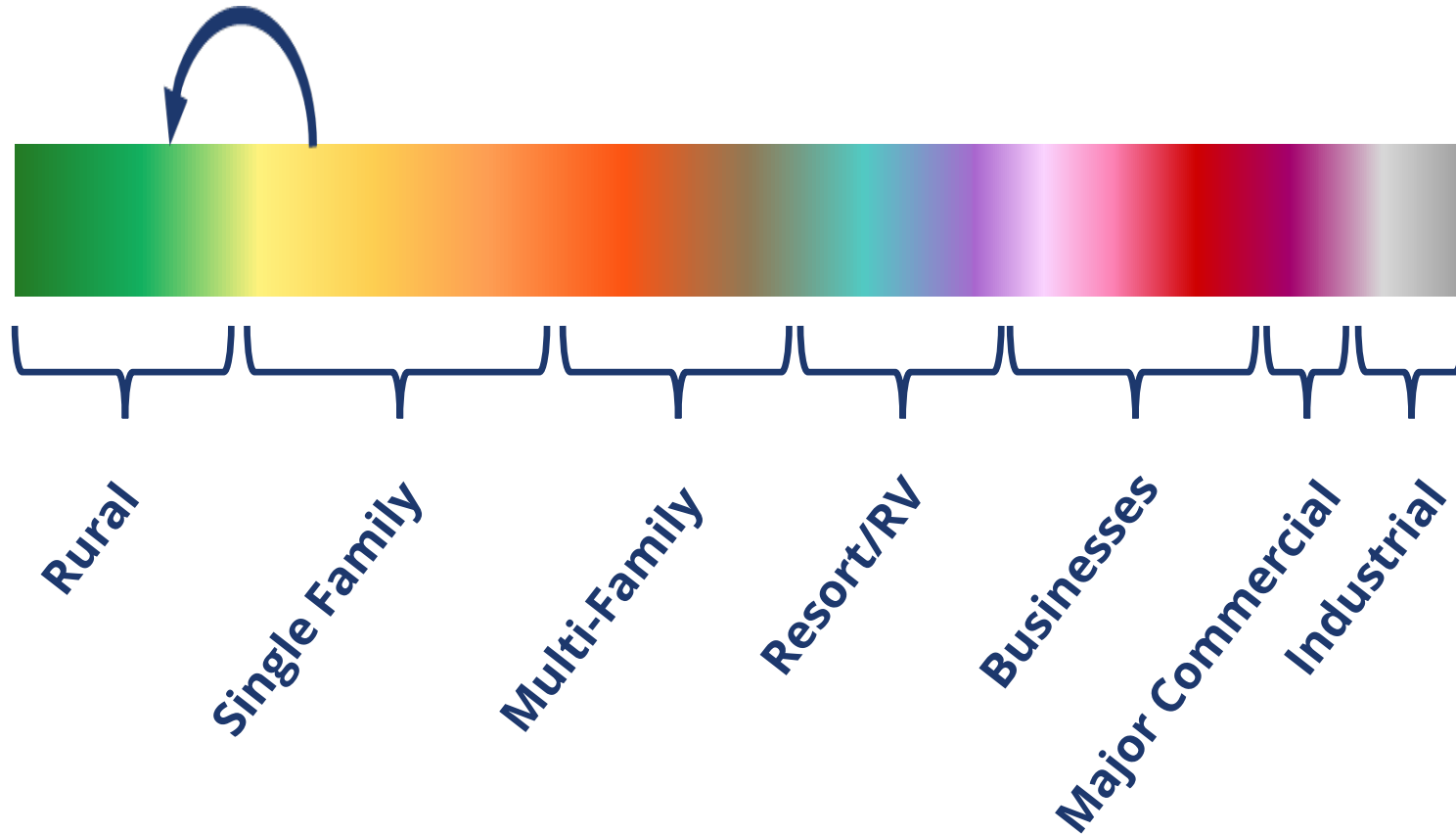
Z24-45 WIESE PROPERTY

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

Lead Staff: Calla McKenzie, Planning Technician II

Current Zoning:
Residential Single Family 2 (RSF-2)

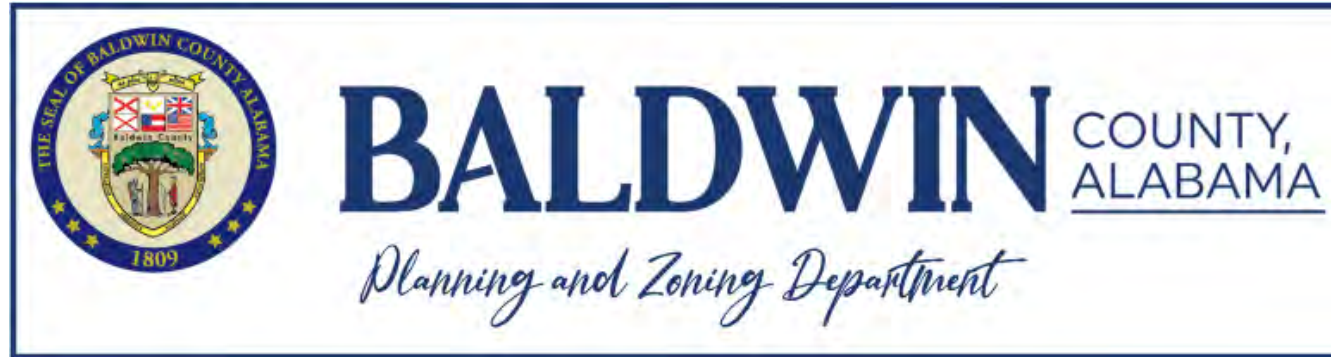
Proposed Zoning:
Rural Agriculture (RA)



Staff's Recommendation:

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: Z24-46 Beds & Blinds, Inc Property (**Agenda Item 10h.**)
Meeting Date: November 7, 2024
Request: Rezone from RR to B-3 to be compliant with current use
Recommendation: Approve Z24-46

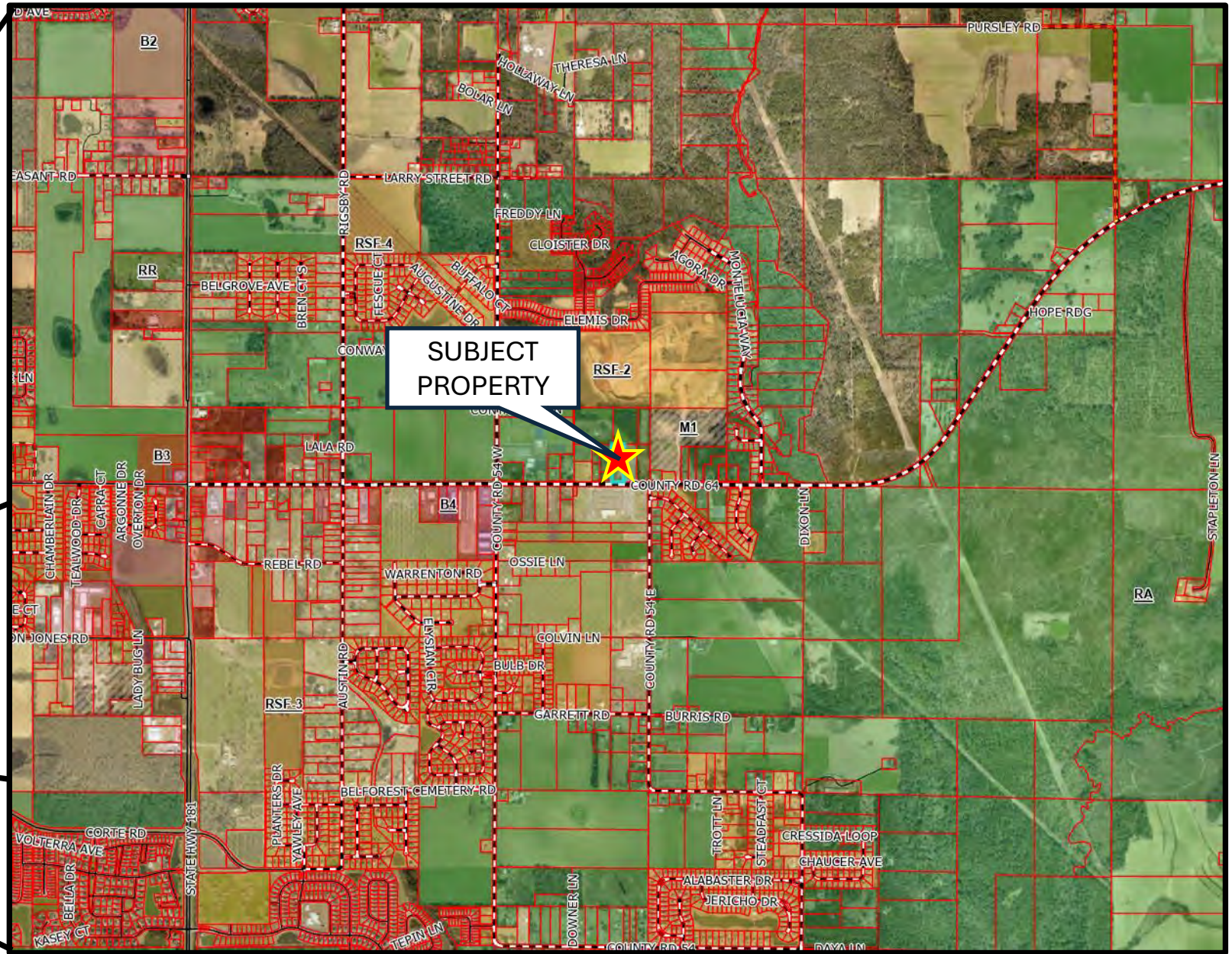
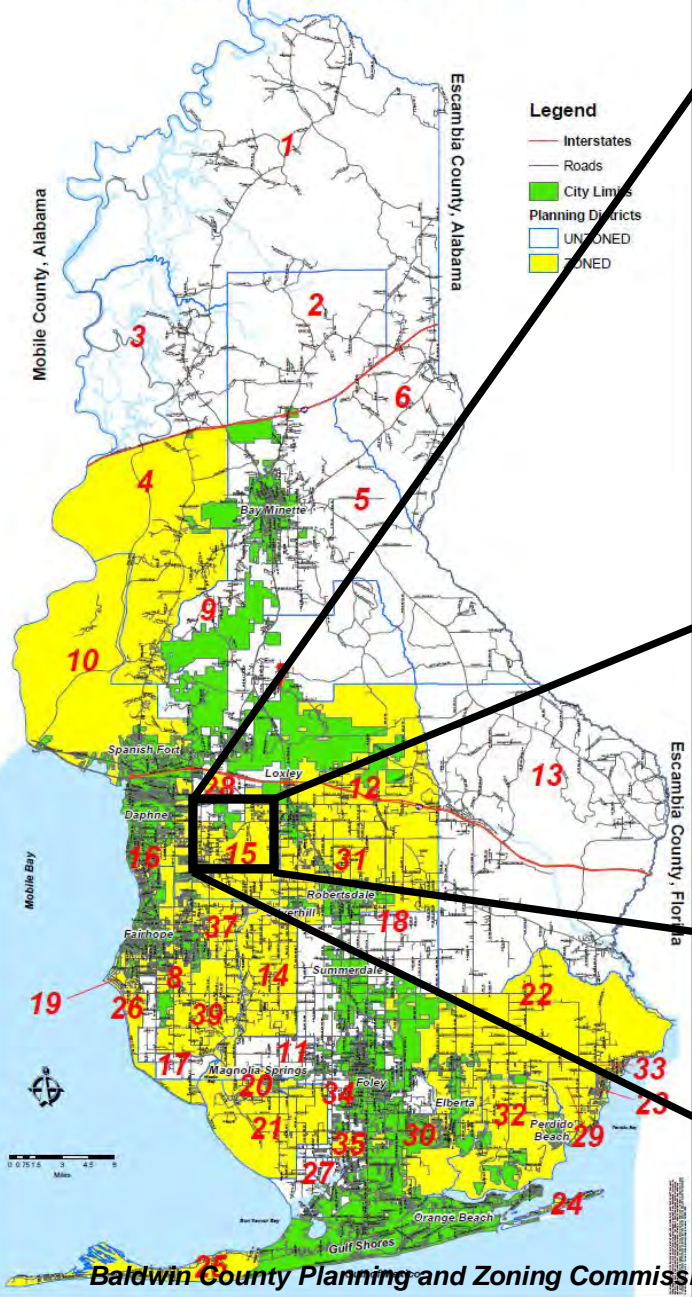
Staff Lead: Celena Boykin, Senior Planner

Owner / Developer: *Beds and Blinds, Inc, 11371 Co Rd 64, Daphne, AL 36526*

Applicant: Chason & Chason, P.C., P.O. Box 100, Bay Minette, AL 36507

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 north of County Rd 64, east of County Rd 54 W.

Planning District: 15

Zoning: Current zoning: RR Rural District
Requested zoning: B3 General Business

Parcel#: 05-43-06-13-0-000-017.005 **PIN#:** 84326

Total Acres: 3.24 +/- acres

Current Use: Commercial

Applicant's Request: Rezoning is requested to conform to the use that existed at time zoning was adopted in District.

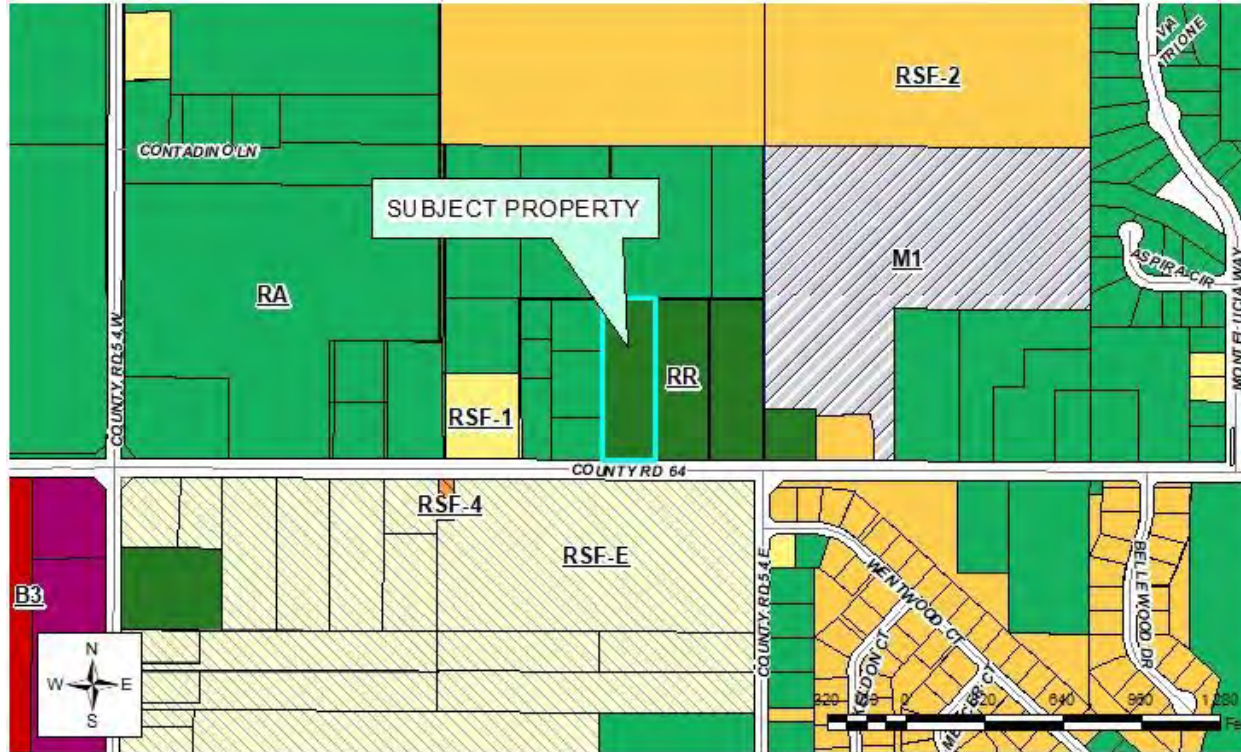
Online Case File Number: The case number is Z24-46. When searching online CitizenServe database, please use Z24-000046.



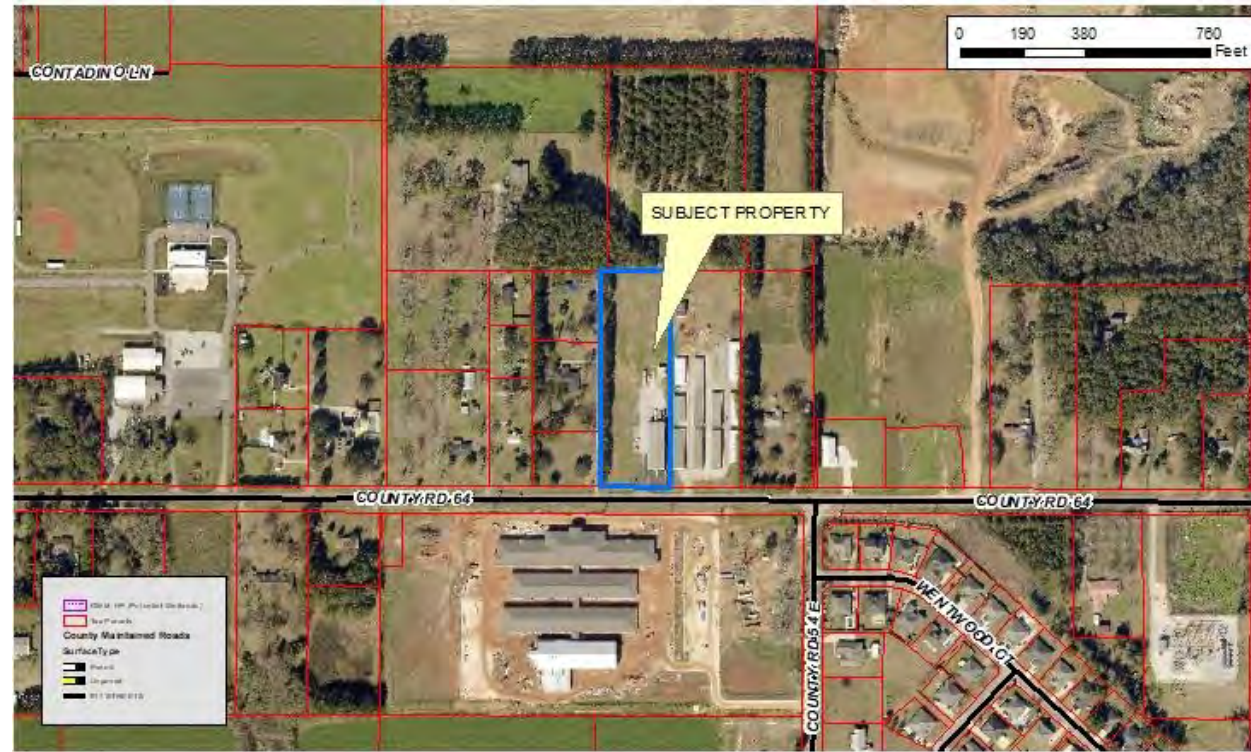
Agency Comments

- **USACE, James Buckelew:** Staff reached out ??? but received no comments.
- **ADEM, Scott Brown:** Staff reached out but received no comments.
- **BCBE:** Staff reached out but received no comments.
- **Subdivisions, Shawn Mitchell:** If more than 2 businesses will occupy the subject property, a Planned Unit Development application will be required.
- **Buford King on behalf of the Permit Engineer:** It is staff's understanding that the requested re-zoning is in an effort to re-develop the property and possibly subdivide the property to take advantage of the 20,000sf lot size available with B-3 zoning. The Planning Commission and County Commission may have numerous questions about the future development of the property that cannot be addressed during a "straight rezoning" discussion because the exact future development request is not known. Staff notes that any re-development, whether that will be a subdivision or Commission/Commercial Site Plan (or a combination of both) will require a Commercial Turnout Permit (CTP) for the turnout onto CR64. County Road 64 is functionally classified as a minor arterial with a 45 MPH speed limit (west bound). Staff memorializes that any application for Commission Site Plan (CSP) shall be preceded by and include a fully-approved Commercial Turnout Permit (CTP). Further, the CTP application will reflect AASHTO sight distance compliance at each requested turnout (driveway) location accounting for the 45 MPH speed limit of CR64 (500 feet of sight distance required). The CTP application shall also include a drainage narrative indicating how stormwater will not be permitted to accumulate on the County roadway, as well as demonstration that the proposed culvert pipe or pipes are of sufficient size. Further, there are two existing turnouts (driveways) east and west of the subject property that are roughly half the distance of the preferred 240' of driveway separation requested by the Baldwin County Highway Department for arterial or collector roadways. The CTP associated with any future development shall propose a means of mitigating the driveway separation issue, among all other roadway issues. Due to the location of subject property in relation to Belforest Elementary School as well as a number of existing developments that will be coming online in the coming months, staff memorializes that any further development of the site may require inclusion of a traffic study that includes recommended roadway improvements to mitigate traffic issues associated with subject property's location along CR64. In addition, the traffic study will also be coordinated with the future widening of CR64 that is expected to add a center turn lane beginning east of SR181 and extending to the point where CR64 crosses Fish River. The roadway and turnout comments included herein are not intended to convey the opinion that the property should not be re-zoned, as the requested B-3 actually includes fewer allowable uses than the existing RR zoning classification. However, staff memorializes here that further development of the property to include additional units or lots will require addressing a number of challenges.

Locator Map



Site Map



Adjacent Zoning

North	RA- Rural Agriculture
South	RSF-E – Single Family Estate
East	RR- Rural District
West	RA- Rural Agriculture

Adjacent Land Use

	Vacant
	School
	Commercial
	Vacant and 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.



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 RR, Rural District. Adjacent parcels are zoned RA, RSF-E, and RR. The uses adjacent to the subject property are residential, institutional, and commercial. The current use existed before Planning District 15 adopted zoning. 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 15 adopted a zoning map on August 1, 2006. Since this time there has been significant growth near the intersection of County Rd 64 and Hwy 181. There have been multiple commercial rezonings, residential, and industrial rezonings in this area along County Rd 64.

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

The subject property falls within a Moderate Development Potential and is not far from an Urban Mixed- Use Center. The Urban Mixed- Use Center's primary land uses include commercial center, office and other employment uses with the related zoning district of B-3.

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



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	

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

This is an area where County Rd 64 will be widened and staff feels this rezoning request will not have any conflict with this planned improvement.

5.) Will the proposed change adversely affect traffic patterns or congestion? Per the Federal Highway Administration, the functional classification of County Road 64 is minor arterial. Arterials provide a high level of mobility and a greater degree of access control.

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

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

The purpose of B-3 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. The current RR zoning is provided to accommodate the rural areas of Baldwin County. Rural District ordinances are designed to protect the rural character of the area. Since the subject property is located near an Urban Mixed Use Center and not a rural center 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?

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:

Z24-46 RE-ZONING REQUEST FROM RR TO B3

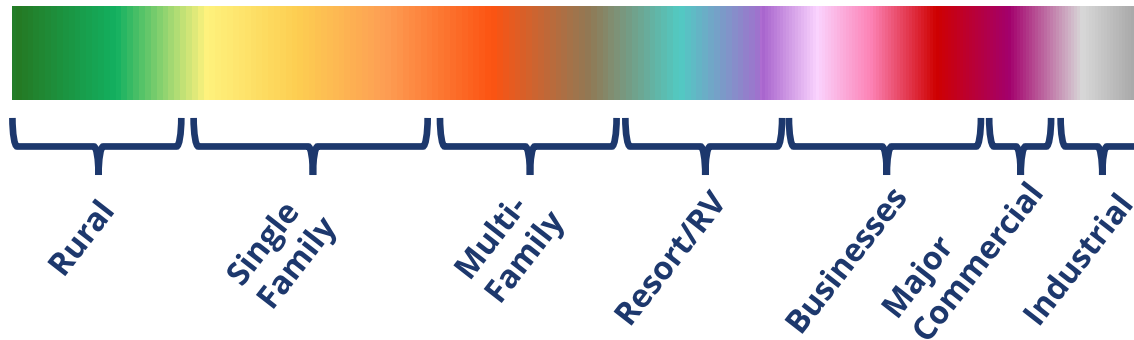
Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **APPROVAL***

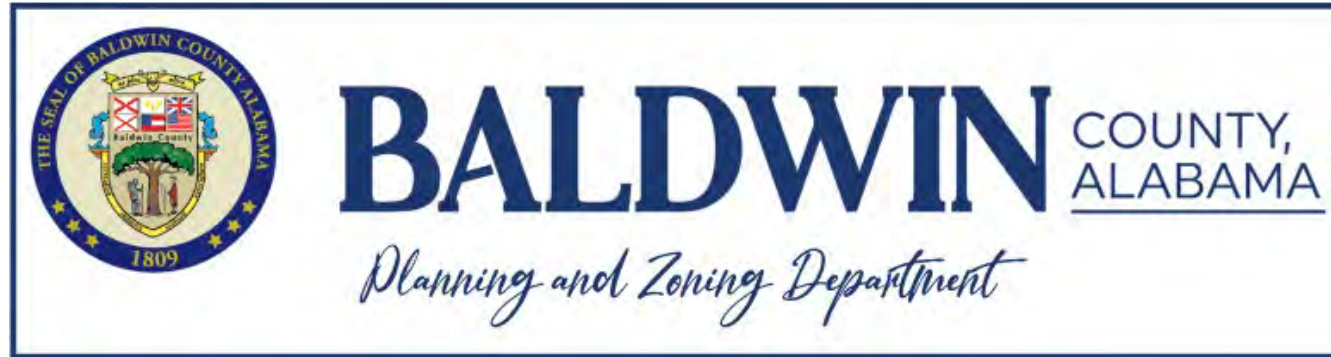
*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

Current Zoning: Rural District (RR)



Proposed Zoning: General Business, B3





Case No./Name: PUD24-10 SOUTHERN PATH RV CAMP (Agenda Item 11a.)

Meeting Date: November 7, 2024

Request: Final site plan approval for a 36-unit RV Park

Recommendation: Approve with conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Jeffrey Paul Hartley- 36603 St Hwy 59, Stapleton, AL 36578

Surveyor: David Lowery, *David Lowery Surveying LLC*- 55284 Martin Lane, Stockton, AL 36579

Engineer: Chris Lieb, *Lieb Engineering Inc*- 1290 Main St., 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 State Highway 59 in the Stapleton area.

Proposed use: Final site plan approval for a 36-unit RV Park

Planning District: 7

Zoning: Unzoned

Online Case File Number: The case number is PUD24-10. When searching online CitizenServe database, please use PUD24-000010.

Parcel#: 05-28-09-29-0-000-009.000 **PIN#:** 31214

Parcel#: 05-28-09-29-0-000-009.005 **PIN#:** 106924

Total Property Area to be divided: 8.37 +/- acres

Total # of units requested: 36 units

Minimum required site: 3 acres

Density: 4.3 units / acre

Streets / Roads: 1467 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, Letter dated September 17, 2024

Sewer - BCSS, Letter dated September 17, 2024- Summerdale Plant

Electrical: Baldwin EMC, Letter dated August 20, 2024

Traffic Study (5.5.14, Append. 6): Not required due to unit count.

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

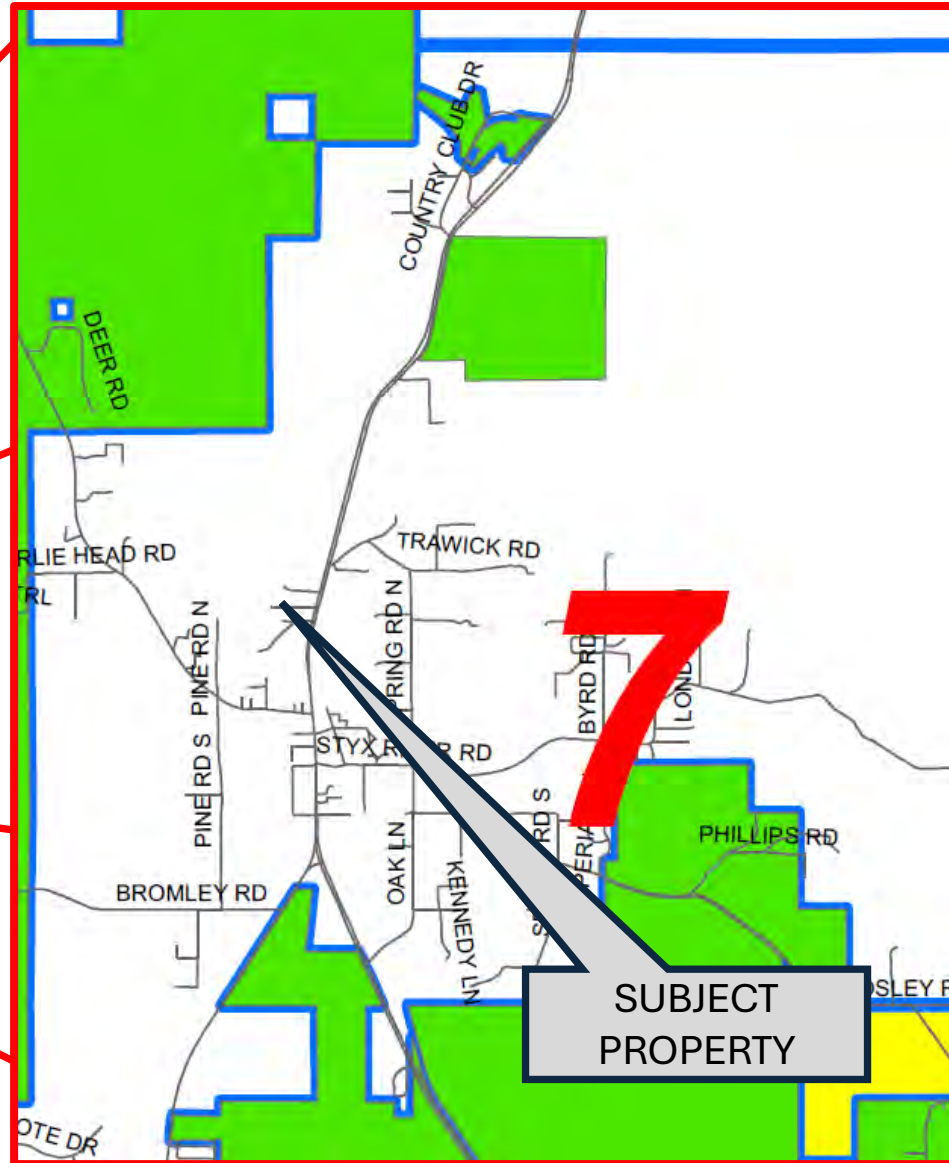
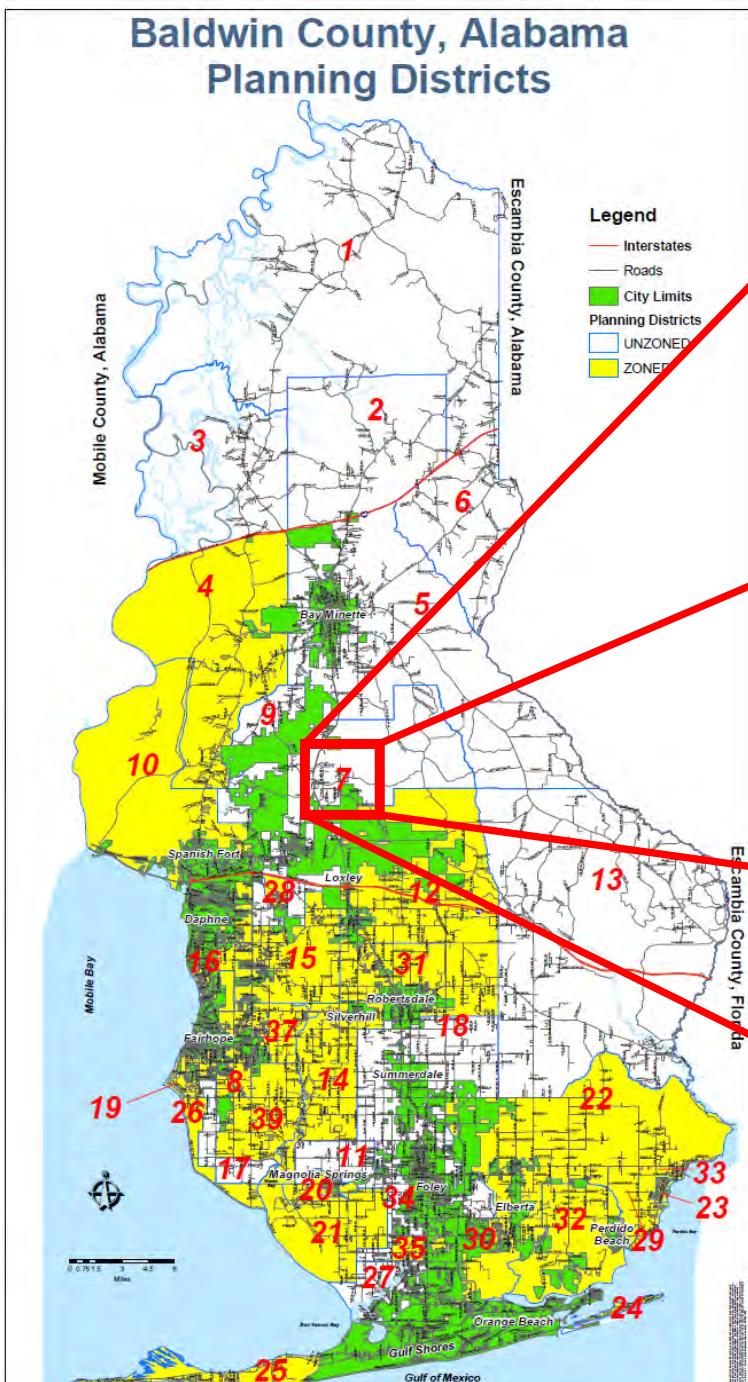
Wetlands (5.2.2): A wetland delineation and Corp of Engineer permit were provided to staff and reviewed and accepted by the Natural Resources planner.

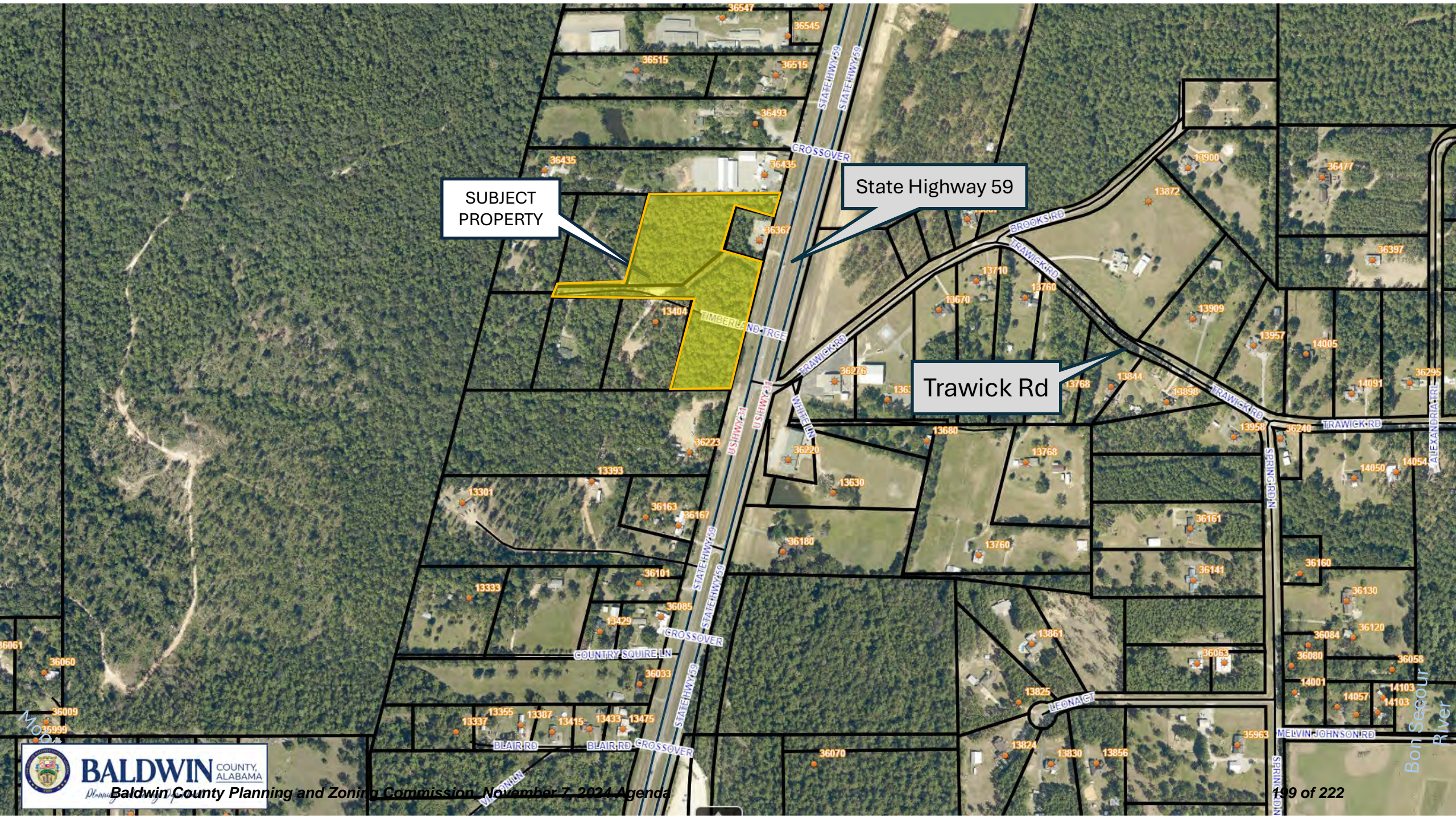
Flood zone (5.19): X zone, no special requirements.

Fire Protection (5.2.5a(3): Local fire authority didn't respond. Flow test results: 480.86 gpm at 12 psi, not adequate for 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)

Baldwin County, Alabama Planning Districts





SUBJECT
PROPERTY

State Highway 59

Trawick Rd

Cropped & Enlarged to Show Details



Not part of development

Dumpster & Clubhouse

THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE 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.

LOT AREA TABLE			
LOT#	S.F.	LOT#	S.F.
1	2,050 S.F.	20	2,450 S.F.
2	2,805 S.F.	21	2,450 S.F.
3	2,805 S.F.	22	2,100 S.F.
4	2,805 S.F.	23	2,250 S.F.
5	2,805 S.F.	24	2,420 S.F.
6	2,780 S.F.	25	2,350 S.F.
7	2,860 S.F.	26	2,350 S.F.
8	2,740 S.F.	27	2,350 S.F.
9	2,300 S.F.	28	2,320 S.F.
10	2,340 S.F.	29	2,310 S.F.
11	2,410 S.F.	30	2,340 S.F.
12	2,350 S.F.	31	2,350 S.F.
13	2,350 S.F.	32	2,270 S.F.
14	2,300 S.F.	33	2,060 S.F.
15	2,400 S.F.	34	2,040 S.F.
16	2,250 S.F.	35	2,380 S.F.
17	2,520 S.F.	36	2,370 S.F.
18	2,380 S.F.		



CAPACITY REPORT AND WAIVER REQUEST



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: Hartley RV Park

Utility Provider: BCSS water sewer

Location of the treatment facility: Malbis

ADEM permit number	AL0042234
Current permitted capacity	3.0 MGD
Current available capacity (including developments that have not come online to date)	1.372 MGD

Utility representative signature: *Lisa M. Burke*

Date signed: 9-12-2024

Comments:

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

Thank you,
Planning and Zoning Staff

Lisa M. Burke

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



Hartley RV Park

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

vice, LLC, is willing and able to provide sewer service to the proposed development, 1) BCSS's standard terms and conditions ; (2) performance by the owner/applicant of all in the required written agreement between the applicant/owner and BCSS regarding the ne construction of all required sewer infrastructure within the proposed development; (4) sion plat approval for the proposed development from the appropriate governmental ment of all required fees, including, but not limited to, all required impact fees, tap fees atisfaction of all of the aforementioned conditions and the continued use of sewer service es constitutes a commitment of BCSS to provide sewer service and treatment for the

d to obtain a building permit. A \$1,500* impact fee per lot will need to be paid to Baldwin ew subdivision plat is signed. This letter is valid for a period of one year from the date of as not paid the necessary fees before this letter expires will need to contact BCSS and e willing and able letter. BCSS will treat the wastewater at our Malbis wastewater

anchise areas.



NORTH BALDWIN UTILITIES

NATURAL GAS | WATER | WASTEWATER

il 22, 2024

: PIN 31214 and PIN 106924

whom it may concern

th Baldwin Utilities is the supplier for potable water to the above referenced perties. Please feel free to contact me at 251-580-1626 should you have any further stions.

cerely,

[Signature]

g Hagan
ing Supervisor
th Baldwin Utilities

Site History:

N/A

Staff Comments:

An exemption verification letter is required in order to delete the property lines and combine the two parcels of the proposed RV Park.

Staff Recommendation:

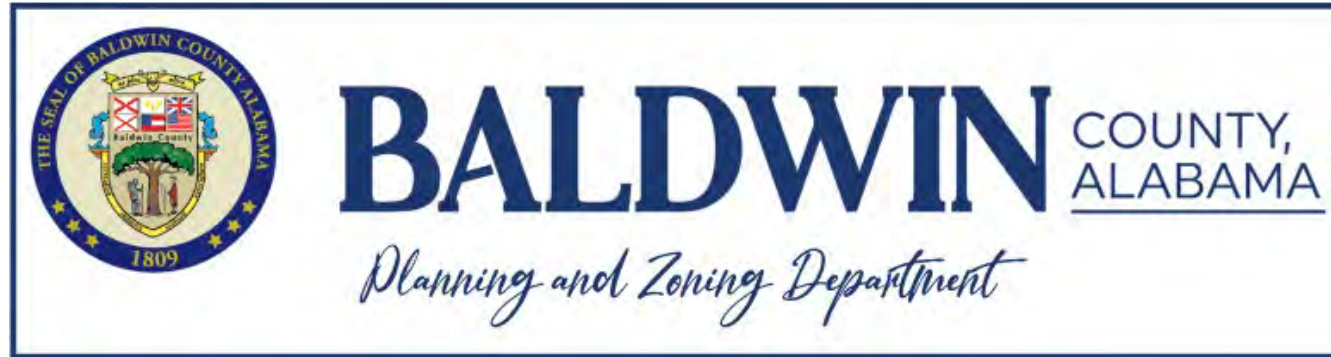
Staff recommends that the FINAL SITE PLAN for Case No. PUD24-10, SOUTHERN PATH RV CAMP be APPROVED with conditions:

Specific Conditions:

1. Provide Turnout Approval from ALDOT for the access onto State Highway 59 prior to applying for a construction plans review application to be reviewed by Baldwin County Planning and Zoning staff.
2. Apply and record a subdivision exemption verification to combine the two parcels proposed for this project.

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: SPP24-11 BLUEBERRY ESTATES SUBDIVISION (Agenda Item 11b.)

Meeting Date: November 7, 2024

Request: Preliminary Plat approval for a 6-lot subdivision

Recommendation: Approve with conditions

Staff Lead: Shawn Mitchell, Senior Planner

Owner / Developer: Bill Patterson, *Corn Branch LLC*, 18044 Vaughn Rd, Summerdale, AL 36580

Surveyor: Daniel Clark, *Smith Clark & Assoc.*, 30941 Mill Ln, Spanish Fort, AL 36527

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 east of Blueberry Lane, south of County Rd. 48 and south of the Town of Silverhill.

Proposed use: Residential and commercial subdivision

Planning District: 14

Zoning: RA Rural Agricultural and
RSF-1 Single Family District

Parcel#: 05-47-05-22-0-000-015.001 **PIN#:** 100434

Total Property Area to be divided: 48 +/- acres

Total # of Lots requested: 6 lots
Largest lot: 42.3 ac Smallest lot: 1.15 ac

Streets / Roads: No new streets to be installed.

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

Water: Well

Electrical: Baldwin EMC. Letter dated June 12, 2024

Sewer: Onsite septic

Broadband: Not required

Online Case File Number: The case number is SPP24-11. When searching the online CitizenServe database, please use SPP24-000011.

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 Benjamin White, PE.

Wetlands (5.2.2): Wetland report not required – no potential wetlands are shown on the Baldwin Co. Parcel Viewer.

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

Fire Protection (5.2.5a(3): Not required by lot size.

BCBE Notification: Not required (less than 50 lots)

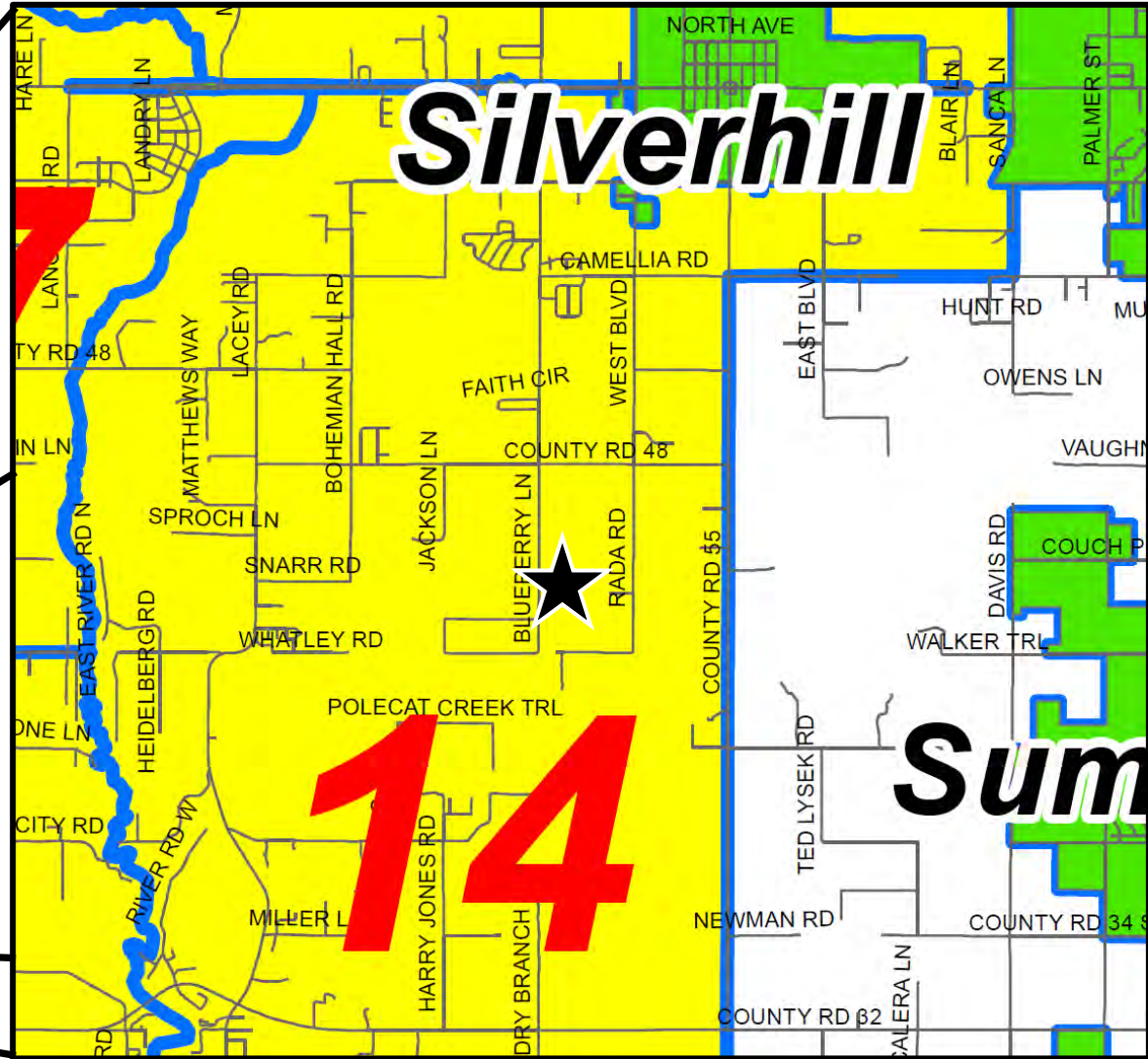
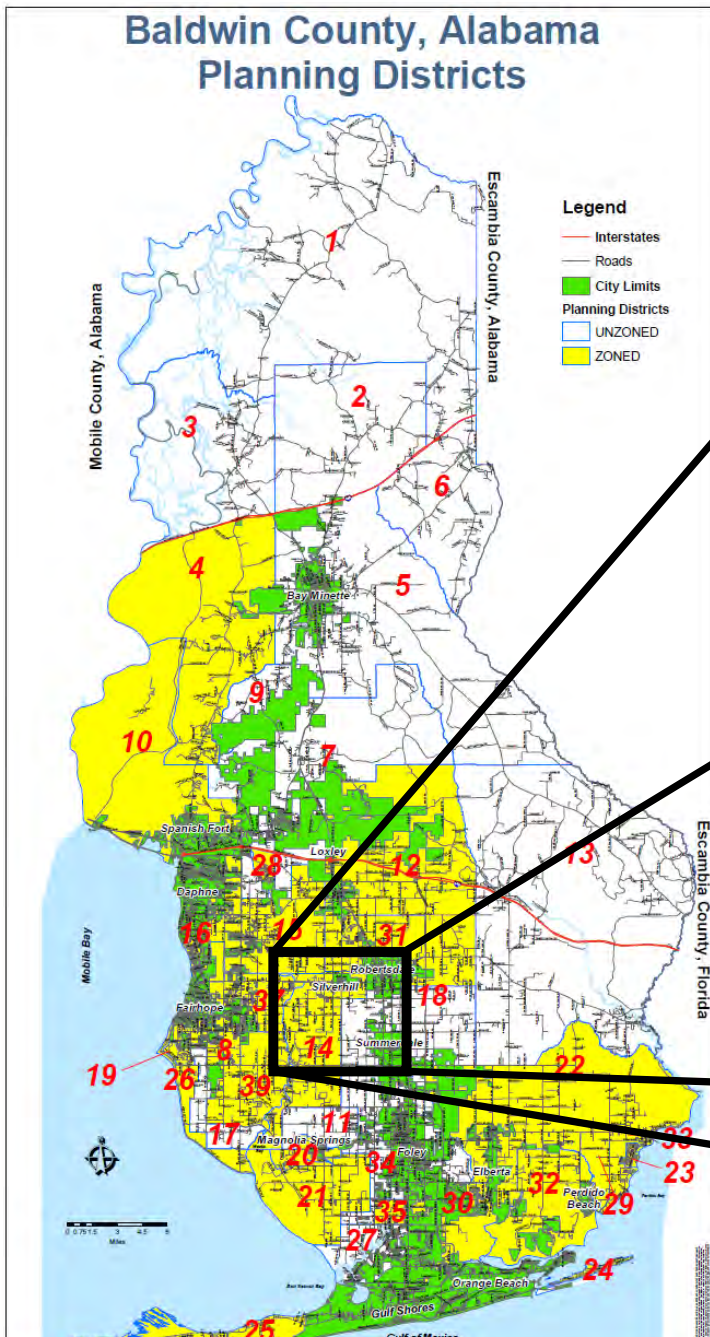
Property History:

Rezoning Request – RA to RSF-1 (Z24-27 Corn Branch)

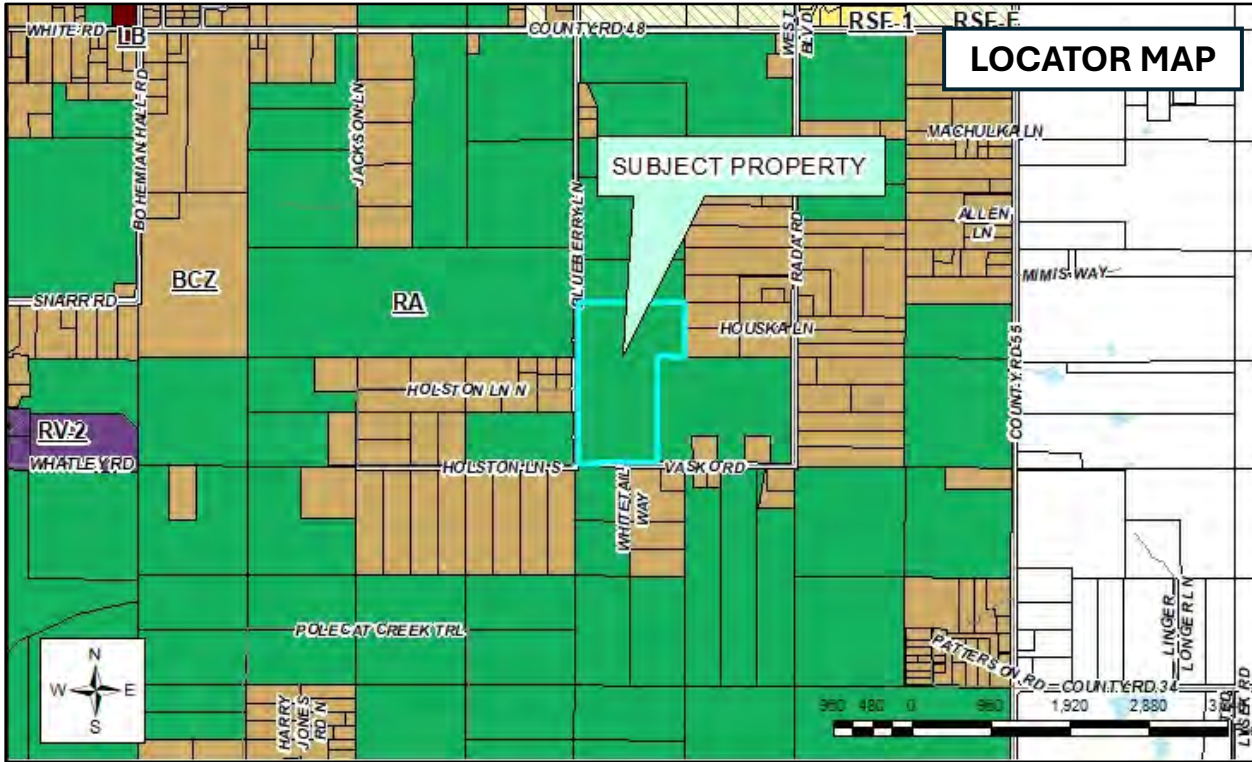
- Denied by Planning Commission (8/01/2024)
- Approved by County Commission (10/15/2024).

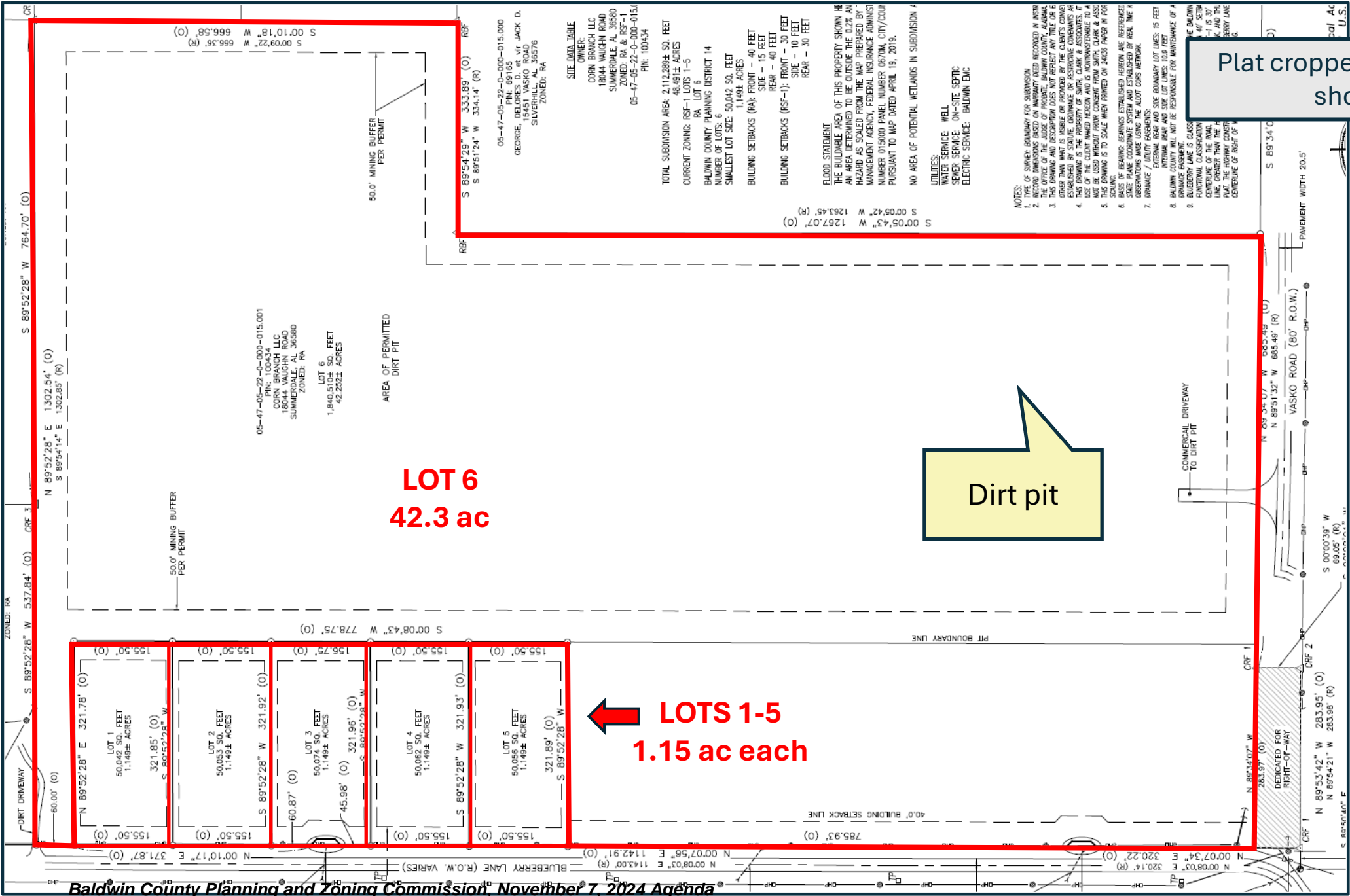
Baldwin County, Alabama Planning Districts

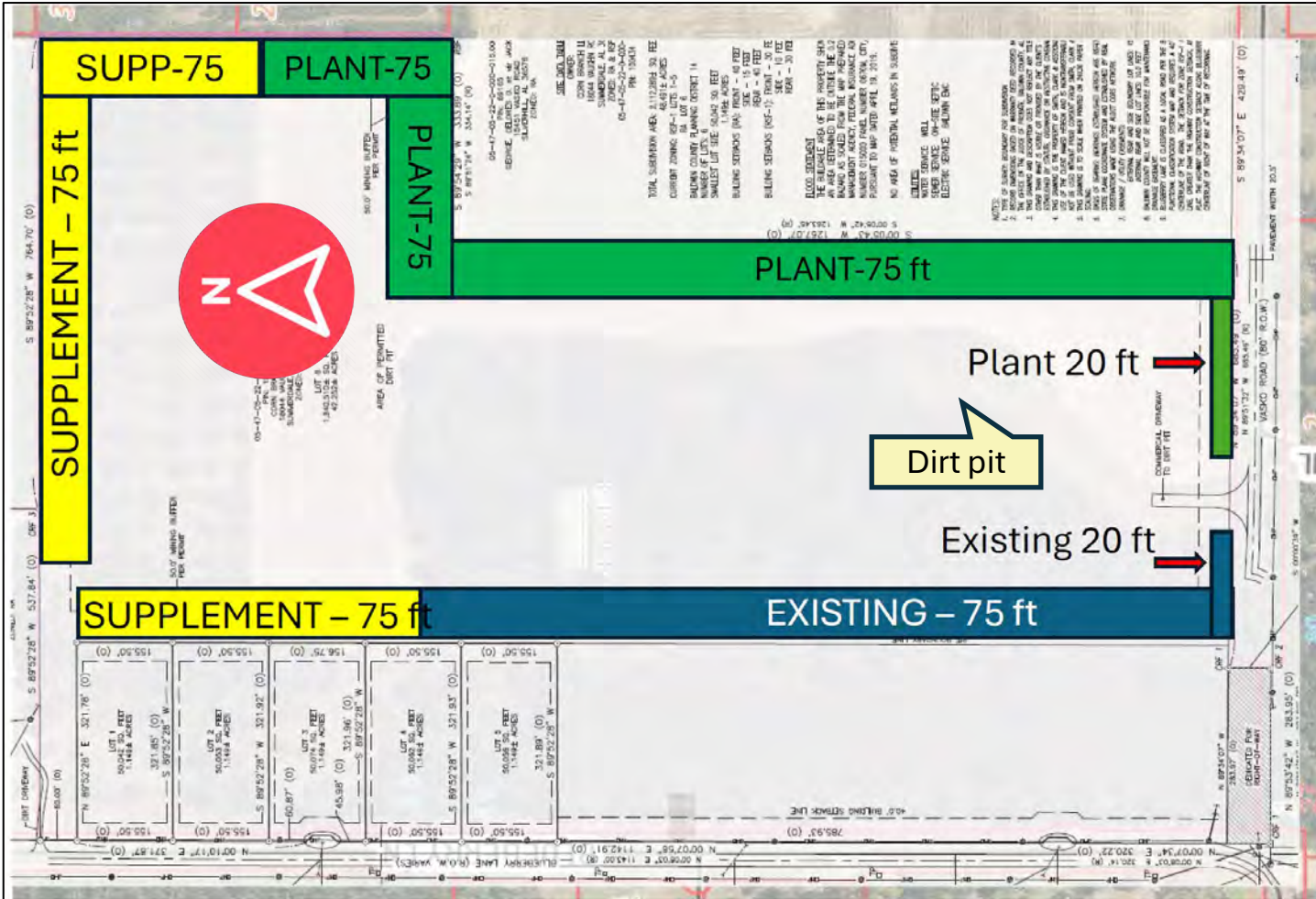
Attachment 1: County Planning District Map



Attachment 2: Locator and Site Maps







Staff comments:

This application was submitted as a residential subdivision. During the review process, a code enforcement case was opened on the parcel due to the development of a dirt pit on Lot 6 without an approved commercial turnout permit. The Applicant has resolved the violation, but the change in land use during the subdivision process triggers the requirement for a landscape plan.

Dirt pits are classified as a “light industrial” use in the Zoning Ordinance. When adjacent to residential use (Lots 1-5 and the parcel to the east), a 75-foot landscape buffer is required.

The plat shows the location and width of the landscape buffer, but the required landscape plan was not provided.

- Existing vegetation may be used where it meets width requirements (**blue** on diagram).
- In areas where the existing vegetation is inadequate, supplemental plantings are required (**yellow**).
- Where no vegetation exists, the full 75 ft buffer must be planted (**green**).

A 20 ft. buffer is also required along Vasko Rd. according to the Local Provisions for Planning District 14 for light industrial use.

Landscaping must be installed before a Final Plat application is submitted.

Staff comments:



Adjacent residential use to east.

Proposed residential lots west of trees to the north. Trees must be preserved / supplemented



Staff Recommendation:

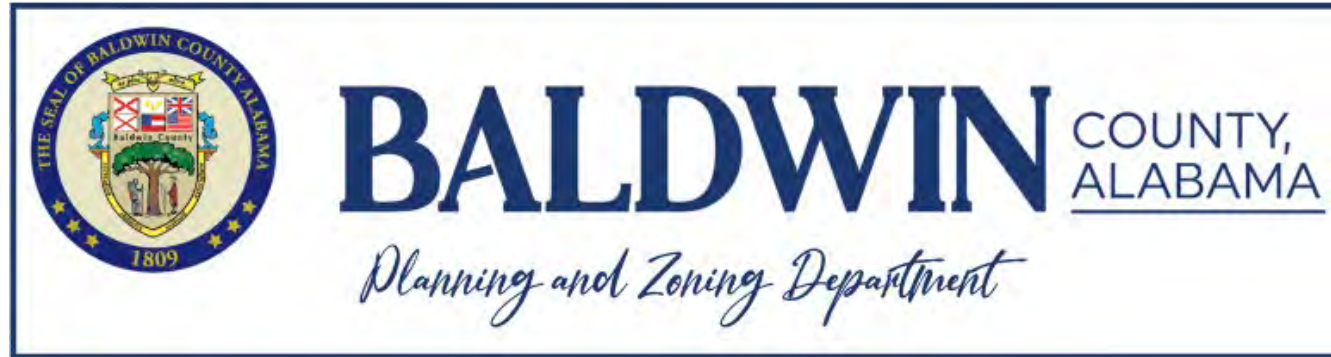
Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-11 BLUEBERRY ESTATES SUBDIVISION be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific Conditions:

1. A landscape plan must be submitted that shows the types of plants (species of canopy, understory, shrubs), plant spacing, and buffer width where plantings are required. It shall also show where existing vegetation will be preserved.
2. Buffers must be planted before Applicant submits a Final Plat application.

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: SPP24-20 LEGACY HILLS (Agenda Item 11c.)

Meeting Date: November 7, 2024

Request: Preliminary Plat approval for a 242-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Fabia Waters, Associate Planner

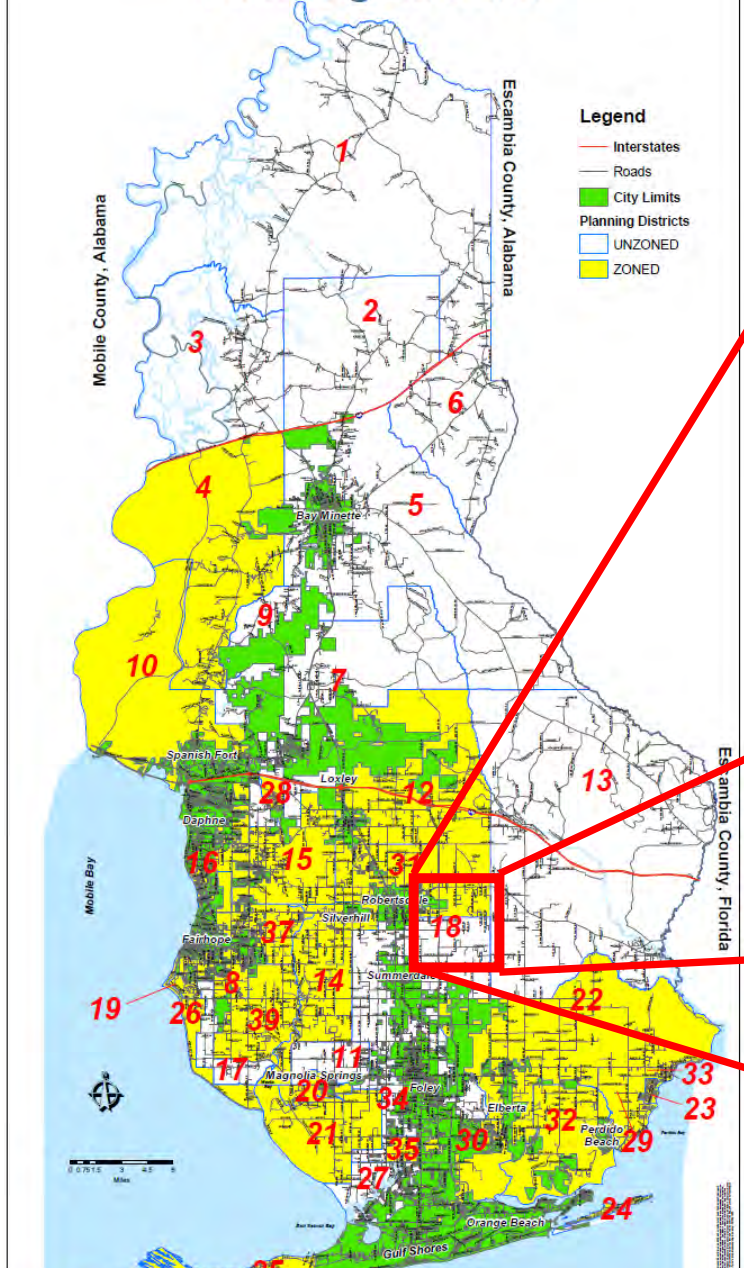
Owner / Developer: Belle Fountain Land Company, P.O. Box 250, Elberta, AL 36530

Surveyor: Trent Wilson- Weygand Wilson Surveying, 229 East 20th Avenue, Unit 12, Gulf Shores, AL 36542

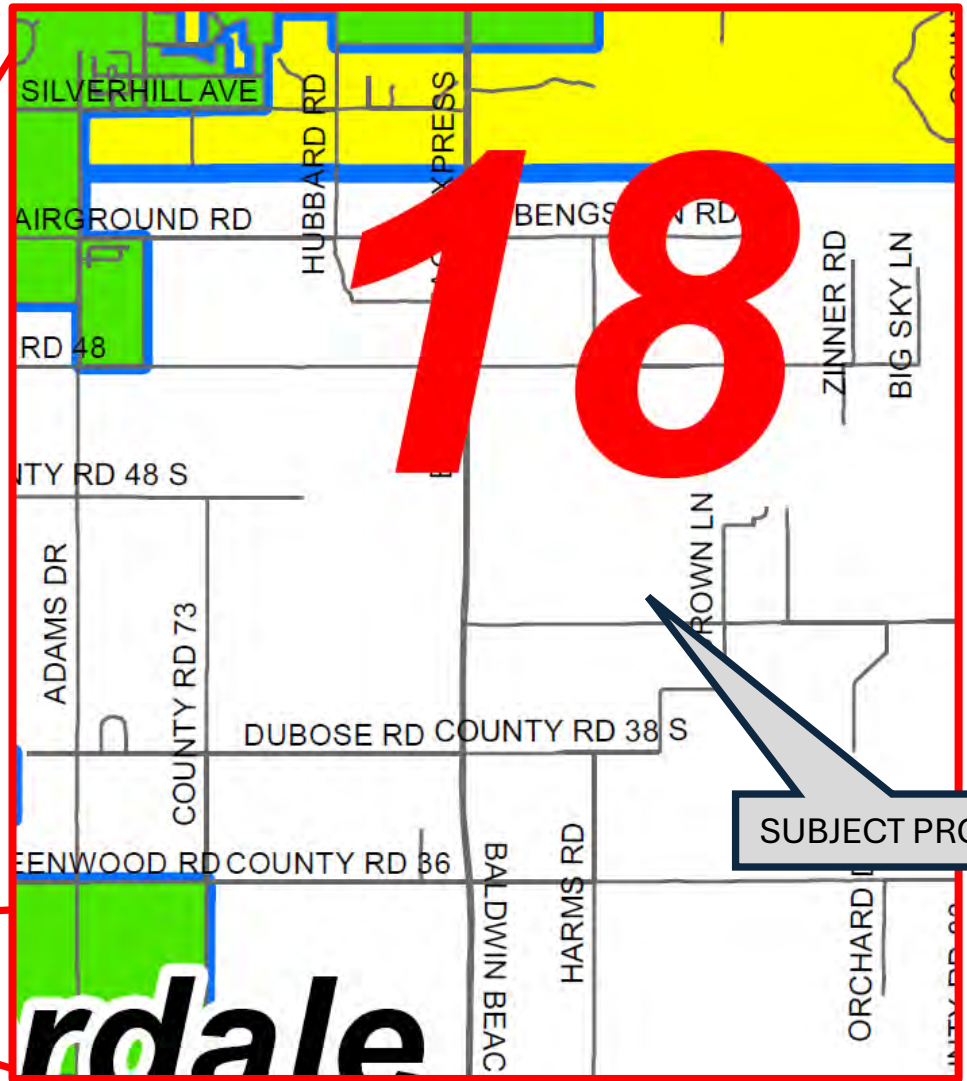
Engineer: David Dichiara- Kadre Engineering, 28678 Sampson Avenue, Orange Beach, AL 36561

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: Subject property is east of Baldwin Beach Express and north of County Rd 38.

Proposed use: Single-family residential subdivision

Planning District: 18

Zoning: Unzoned

Online Case File Number: The case number is SPP24-20. When searching the online CitizenServe database, please use SPP24-000020.

Parcel#: 05-48-05-15-0-000-004.000 **PIN#:** 9830

Parcel#: 05-48-05-15-0-000-004.001 **PIN#:** 625659

Total Property Area to be divided: 181 +/- acres

Total # of Lots requested: 242 lots
Smallest lot: 8,400 SF
Density: 1.3 lots / acre

Streets / Roads: 9,727 LF of streets for public use

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

Water: East Central Baldwin County. Letter dated September 17, 2024

Electrical: Baldwin EMC. Letter August 20, 2024

Sewer: Baldwin County Sewer Service. Letter dated September 17, 2024
Capacity report provided September 17, 2024

Broadband: Mediacom. Letter dated September 18, 2024

Property History: The Planning Commission at its January 4, 2024, meeting approved the request for a two-lot subdivision for SC23-60 BFLC Waterhole Branch

Traffic Study (5.5.14, Append. 6): Prepared and stamped by Jennifer Cody Long, P.E, *AECOM*. The report (9/17/2024) was reviewed by the P&Z Civil Engineer and the Highway Dept. Traffic count was done on Tuesday, August 20, 2024, when school was in session.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Dichiara, PE, *Kadre Engineering*. 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.

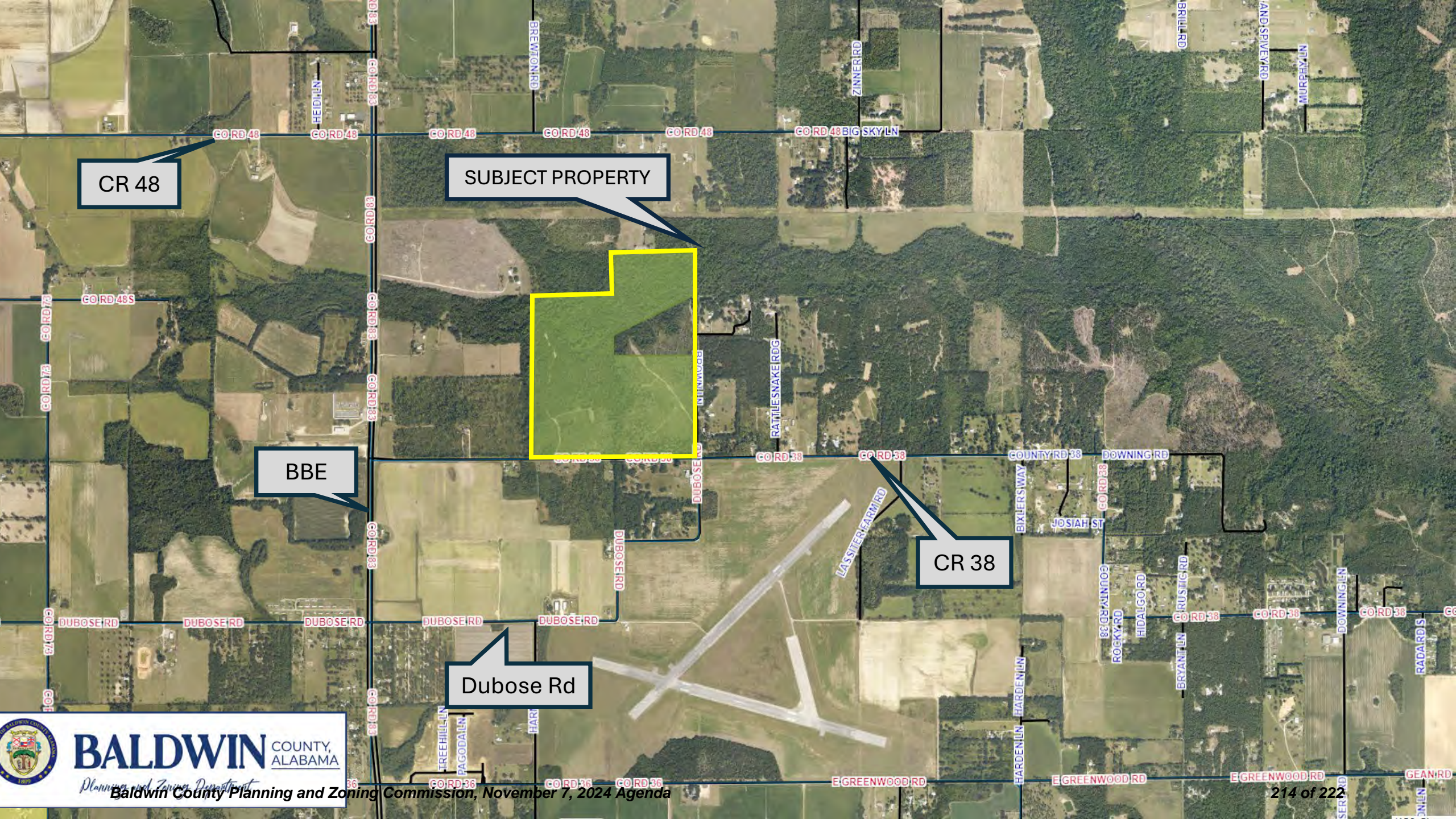
Wetlands (5.2.2): Wetland reports prepared by Craig Martin, Wetland Sciences.

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

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

Fire Protection (5.2.5a(3): The Summerdale Fire Dept. responded and reviewed the proposed subdivision. Fire flow test by Southeast Management Services: 1765 GPM @ 48PSI at the nearest hydrant on County Rd 38.

BCBE Notification: Email sent on October 9, 2024. They did not express opposition.



CR 48

SUBJECT PROPERTY

BBE

CR 38

Dubose Rd



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, November 7, 2024 Agenda



PLANNING DISTRICT 18
 ZONING: UN-ZONED
 TOTAL AREA: 181.84 ACRES
 NUMBER OF LOTS: 242
 SMALLEST LOT: 8400 SF
 LARGEST LOT: 19228 SF
 TOTAL LF OF STREETS: 9,727

BUILDING SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDE - 10'
 SIDE ON STREET - 20'
 (UNLESS OTHERWISE SHOWN HEREON)
 HCS FOR CR 38 IS 50' AT TIME OF RECORDING

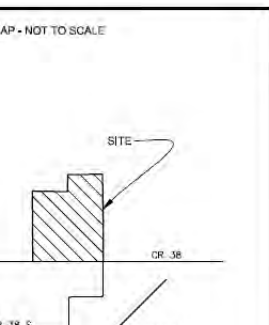
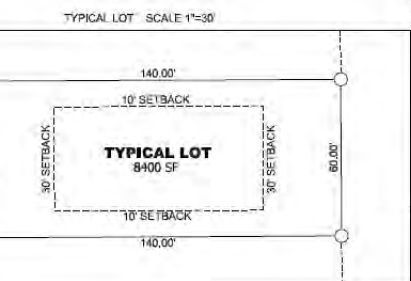
DRAINAGE/UTILITY EASEMENTS
 Is a dedicated herewith a 10-foot utility easement on all lot lines and on areas adjacent to the right-of-way's and a 10-foot utility easement each side of lot and common area lines, unless otherwise noted

LEGEND

- Calc: CALCULATED
- Ch: CHORD
- D: DILTA
- R: RADIUS
- RW: RIGHT OF WAY
- SF: SQUARE FEET
- CM: CONCRETE EMBANKMENT
- O: 15" REBAR
- C: COMMUNICATION UTILITY
- W: WATERLINE

UTILITY PROVIDER

ELECTRIC - BALDWIN EMC
 EAST CENTRAL BALDWIN COUNTY WATER, SEWER AND FIRE PROTECTION AUTHORITY
 SANITARY SEWER - BALDWIN COUNTY SEWER SERVICE
 TELECOMMUNICATIONS - MEDIACOM

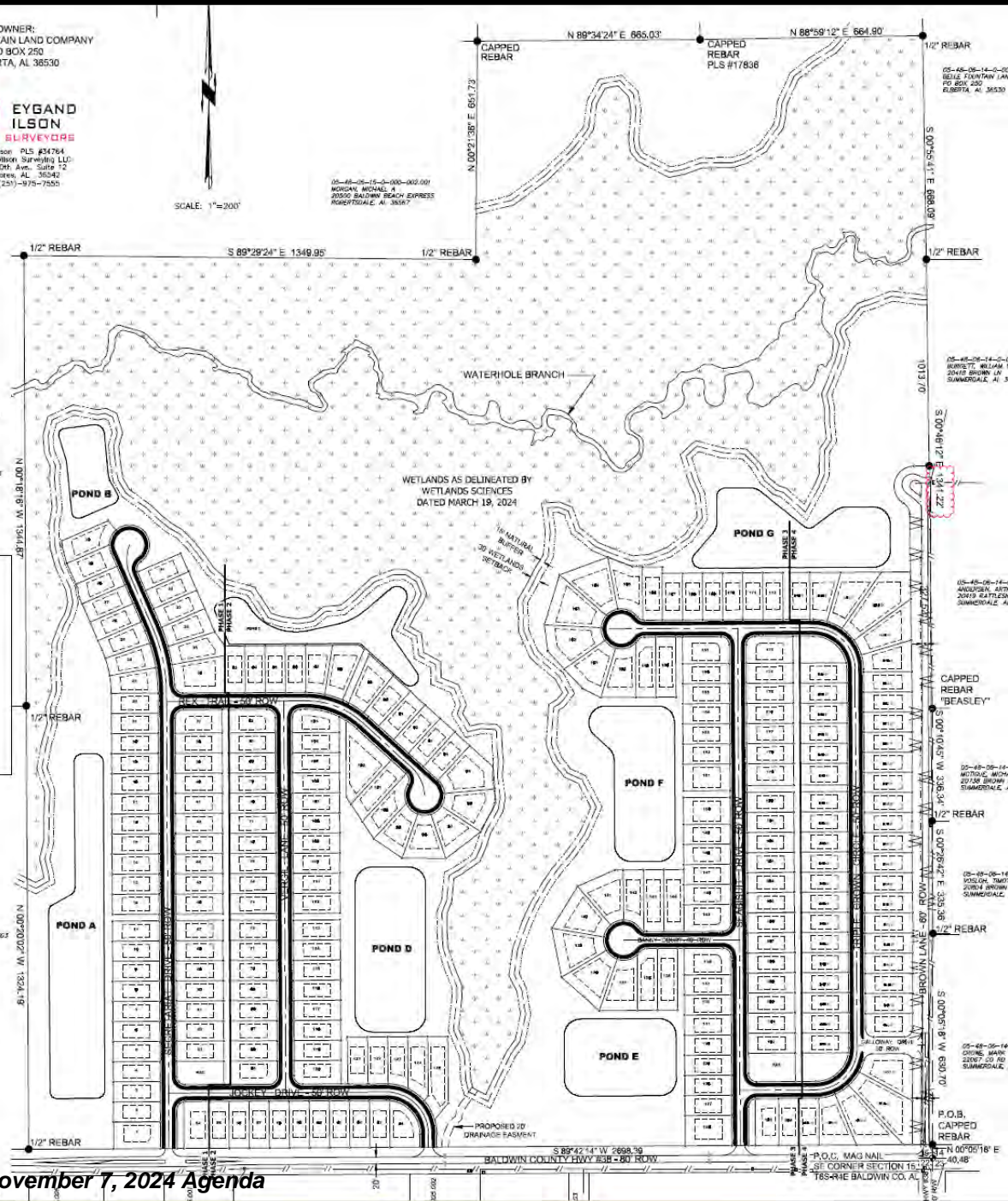


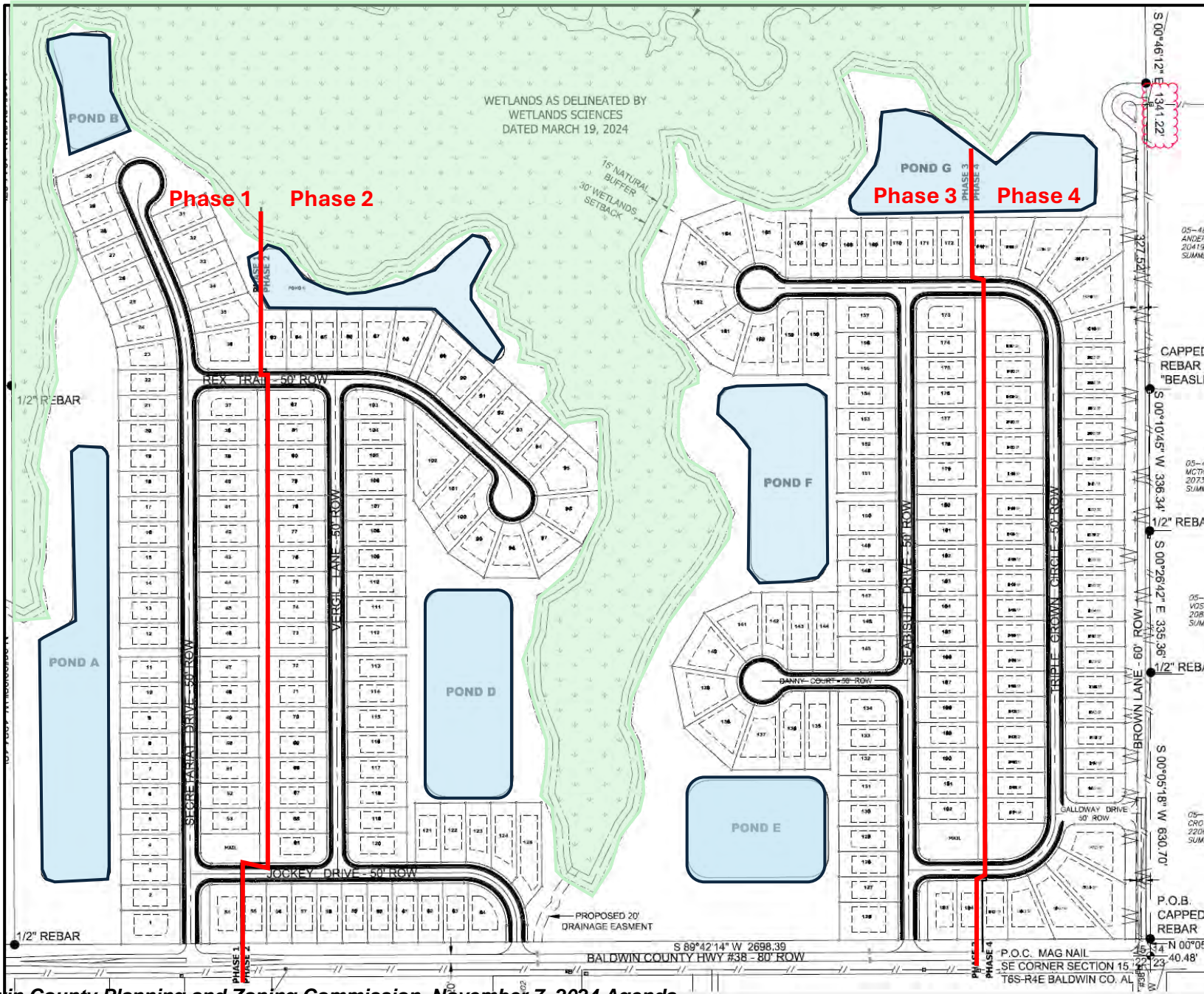
OWNER:
 BELLE FOUNTAIN LAND COMPANY
 P O BOX 250
 ELBERTA, AL 36530

**W EYGAND
 I LSON
 SURVEYORS**

Traci Wilson PLS #34764
 Weygard Wilson Surveying LLC
 225 E 20th Ave. Suite 12
 Gulf Shores, AL 36542
 Phone: (251)-975-7555

SCALE: 1"=200'





Indicates phase lines. Phases 1 and 2 will be built together. Phases 3 and 4 will be build together.

Two entrances must be constructed as part of Phase 1. Phase lines must be adjusted to show two entrances in Phase 1.

Utility Will Serve Letters

EAST CENTRAL BALDWIN COUNTY WATER, SEWER AND FIRE PROTECTION AUTHORITY

22844 County Road 87
Robertsdale, AL 36567

Phone 251-942-1242

E-mail: Office@eastcentralbaldwinwater.com

Fax 251-942-1459

September 17, 2024

VENTURE 38, LLC
PO BOX 250
ELBERTA, AL 36530

Project Name: Circle CW Ranch
Parcel Numbers: 05-48-05-15-0-000-004.000 & 05-48-05-15-0-000-004.001 (183 acres)
Proposed number of Lots: 242

Dear Sir/Madam,


We would like to inform you that East Central Baldwin Water Authority can provide service to the proposed 242 lots situated on CR-38, in Baldwin County, AL. We have received the preliminary plan for the subdivision from Weygand Wilson Surveyors, and we acknowledge its receipt.

Currently, the water system has a 10" water main running along the South side of CR-38. In addition, we have two water treatment facilities that collectively have a capacity of two million gallons per day. According to the data from May, the peak daily demand for the system was 758,000 gallons per day. Based on this information, we can confirm that the system has an available capacity of 1,242,000 gallons per day. The water system is also in the process of evaluating a third treatment facility which will be used for additional capacity.

The development will need to meet the Authority's minimum infrastructure requirements in order for the Authority to accept the water infrastructure. Before construction begins, please set up a time with our office to go over the infrastructure requirements. System impact fees and tap fees will be computed at the time of each phase of construction.

We are ready and eager to provide our services whenever the request is made.

Respectfully,



RYAN FROLIK
General Manager



September 17, 2024

David Dichiara, Principal
Engineering

County Rd 38 Subdivision, PINs 9830 & 625659

David Dichiara,

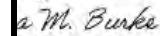
Per your request, this letter is to serve as a written report that Baldwin County Sewer Service, LLC (BCSS), is willing and financially capable of providing service to the proposed development to be located on the referenced property. Sewer service may be connected to this property at the owner's expense and cost, 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 structure 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. The execution of all of the aforementioned conditions and the continued use of sewer service and payment of 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 Summerdale wastewater treatment plant.

Franchise fees apply in franchise areas.

Sincerely,



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



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

September 20, 2024

David Dichiara
Engineering
Sampson Avenue
Orange Beach, AL 36561

Parcel # 05-48-05-15-0-000-004.000 & Parcel #05-48-05-15-0-000-004.001
County Rd 38 & Brown Lane

David Dichiara:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service area. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are obtained using our standard easement form and all other appropriate documents and are finalized in advance. Baldwin EMC must be given proper notice and planning with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below are our typical required easements for subdivisions:

Each lot is dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and on area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0106.

Sincerely,




Stewart
Director of Staking

HEADQUARTERS
19600 State Highway 59
Summerdale, AL 36580

NORTH BALDWIN
47525 Highway 59
Bay Minette, AL 36507

SOUTH BALDWIN
21801 University Lane
Orange Beach, AL 36561

Capacity Report and Fire Flow Test

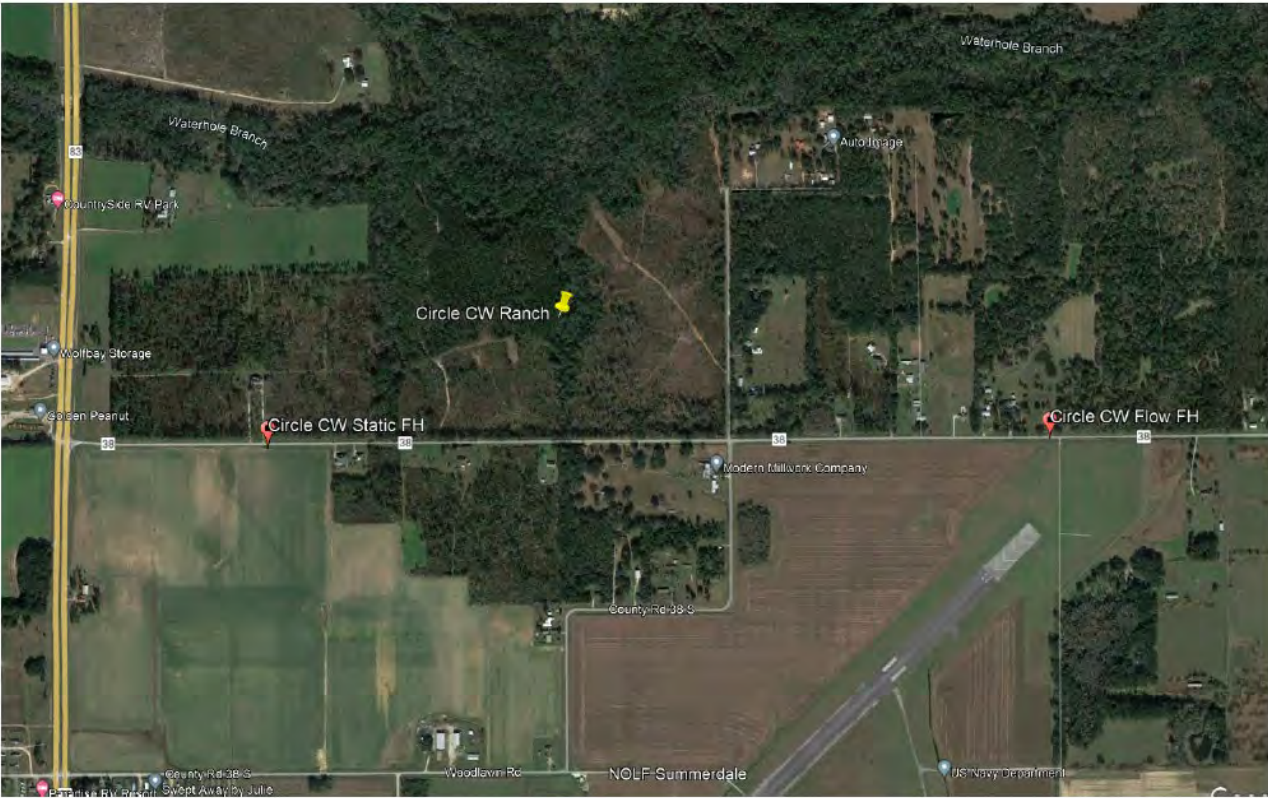


S.E.M.S.
Southeast Management Services
"Fire Equipment Testing & Repairs"
340 First Lane
Frisco City, Alabama 36445
Email: sems@sems.com
251-282-0858 (or) 251-714-5065

Job Number: 1045705410
Date: 8/19/2024
Customer Name: KADRE ENGINEERING
Contact Name: DAVID DICHIARA
Address: P.O. BOX 101205
City, State, Zip: IRONDALE, AL 35210
Phone: (205) 777-9045
Email: info@kadre-eng.com

Technicians: Tristan Rainer and Rodney Hixon

NO.	STATIC HYDRANT ID#	LATITUDE	LONGITUDE	STATIC PSI	RESIDUAL PSI	FLOW HYDRANT ID#	LATITUDE	LONGITUDE	PITOT PSI	TOTAL GPM FLOWING	TEST NOTES
1	STATIC1	30.516334	-87.660850	85	55	FLOW1	30.516327	-87.640815	48	1765	





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: County Rd 38, PINs 9830 & 625659

Utility Provider: BCSS water or sewer

Location of the treatment facility: Summerdale

ADEM permit number	AL0083470
Current permitted capacity	.500 MGD
Current available capacity (including developments that have not come online to date)	.166 MGD

Utility representative signature: Lisa M. Burke Digitally signed by Lisa M. Burke
Date: 2024.08.17 10:07:17 -0500

Date signed: 9-17-2024

Comments:

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

Thank you,
Planning and Zoning Staff

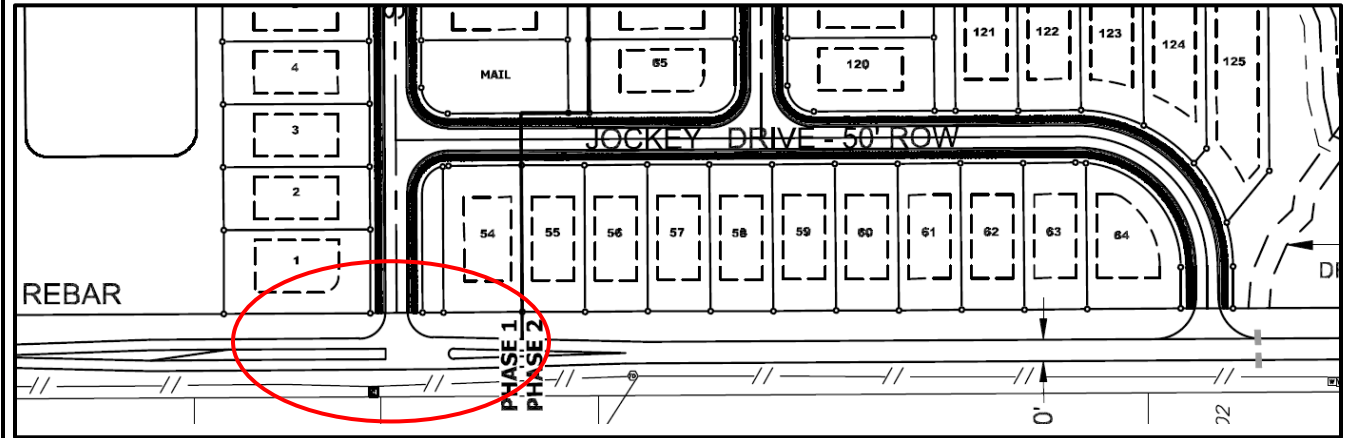
TRAFFIC IMPROVEMENTS

- Discussion of improvements

- Schematic Markup of improvements



- Evaluate adding a right turn lane and provide sufficient length to get past the queued left turning traffic.
- 1st two phases are likely built out in 24 months (yr 2026).
- Timing of improvements – Look at operation of 1st two phases.



Left turn lane shall be constructed at the beginning of Phase I of the project.

Good afternoon Fabia,

To follow-up with you on the subject project, these were our comments to the applicant regarding the TIS:

- Concerns exist regarding future-build operational conditions at the BBE/CR-38 intersection. The TIS indicates future LOS F conditions with more than 2 minutes of delay (137s) for the CR-38 westbound approach to BBE and queues in the 200' range. These projected delays and queues will likely generate future calls and requests for improvements.

We met with the EOR for the site last week and discussed the provision of a dedicated right-turn lane from CR-38 to the Beach Express to help address this concern. The applicant's team will evaluate adding a right turn lane of sufficient length to get past the queued left turning traffic.

Please let us know if you have any questions.

Thanks,

Adam H. Campbell

ALDOT, Southwest Region-Mobile Permits

1701 West I-65 Service Road North

Mobile, AL 36618

Office: 251-470-8206

campbellad@dot.state.al.us

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-20, LEGACY HILLS, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The developer must install necessary road improvements as determined by the Baldwin Co. Highway Dept. and ALDOT.
 - Install right turn lanes on Baldwin Beach Express
 - Southwestern entrance - Install left turn lane on County Rd 38. Design entrance for right-in, right-out only
2. Provide an approved permit for all improvements requested by ALDOT prior to applying for a Construction Plans Review with Baldwin County Planning and Zoning.
3. Two entrances onto County Rd. 38 must be constructed as part of Phase I. Redraw phase lines to show two entrances as part of Phase I.

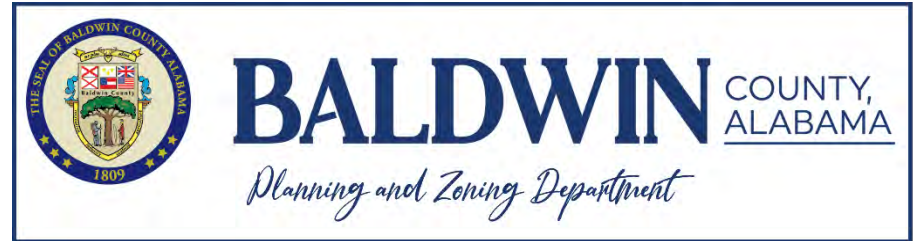
General Conditions:

- 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.

2024-2025 MEETING & APPLICATION SCHEDULE

MEETING LOCATION: Baldwin County Central Annex
22251 Palmer St.
Robertsdale, Al. 36567

MEETING TIME: 4:00 p.m.



MEETING DATE	APPLICATION DEADLINE DATE 12:00 NOON	SUBDIVISION SKETCH PLAN MEETING (REQUIRED) <i>Robertsdale Office</i>	SUBDIVISION SKETCH PLAN APPLICATION DEADLINE 12:00 NOON
December 5, 2024	October 21, 2024	October 8, 2024	September 24, 2024
January 9, 2025**	November 18, 2024	November 12, 2024	October 29, 2024
February 6, 2025	December 23, 2024	December 10, 2024	November 26, 2024
March 6, 2025	January 21, 2025**	January 14, 2025	December 31, 2024
April 3, 2025	February 18, 2025**	February 11, 2025	January 28, 2025
May 1, 2025	March 17, 2025	March 11, 2025	February 25, 2025
June 5, 2025	April 21, 2025	April 8, 2025	March 25, 2025
July 10, 2025**	May 19, 2025	May 13, 2025	April 29, 2025
August 7, 2025	June 23, 2025	June 10, 2025	May 27, 2025
September 4, 2025	July 21, 2025	July 8, 2025	June 24, 2025
October 2, 2025	August 18, 2025	August 12, 2025	July 29, 2025
November 6, 2025	September 22, 2025	September 9, 2025	August 26, 2025
December 4, 2025	October 20, 2025	October 14, 2025	September 30, 2025
January 8, 2026**	November 17, 2025	November 12, 2025**	October 28, 2025

Please Note: The Application Deadline Submittal time is 12:00 pm (noon)

** DATE MOVED DUE TO A HOLIDAY**

APPROVED THE _____ DAY OF _____ SIGNATURE OF CHAIRMAN _____



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY
PLANNING AND ZONING COMMISSION
DECEMBER 5, 2024, 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).

