



**Case No./Name:** PRD24-01 SAILOR'S LANDING  
**Meeting Date:** August 1, 2024  
**Request:** Planned Residential Development approval for a 226-site residential development.  
**Recommendation:** PRD24-01 Approval with conditions

**Staff Lead:** Shawn Mitchell & Celena Boykin

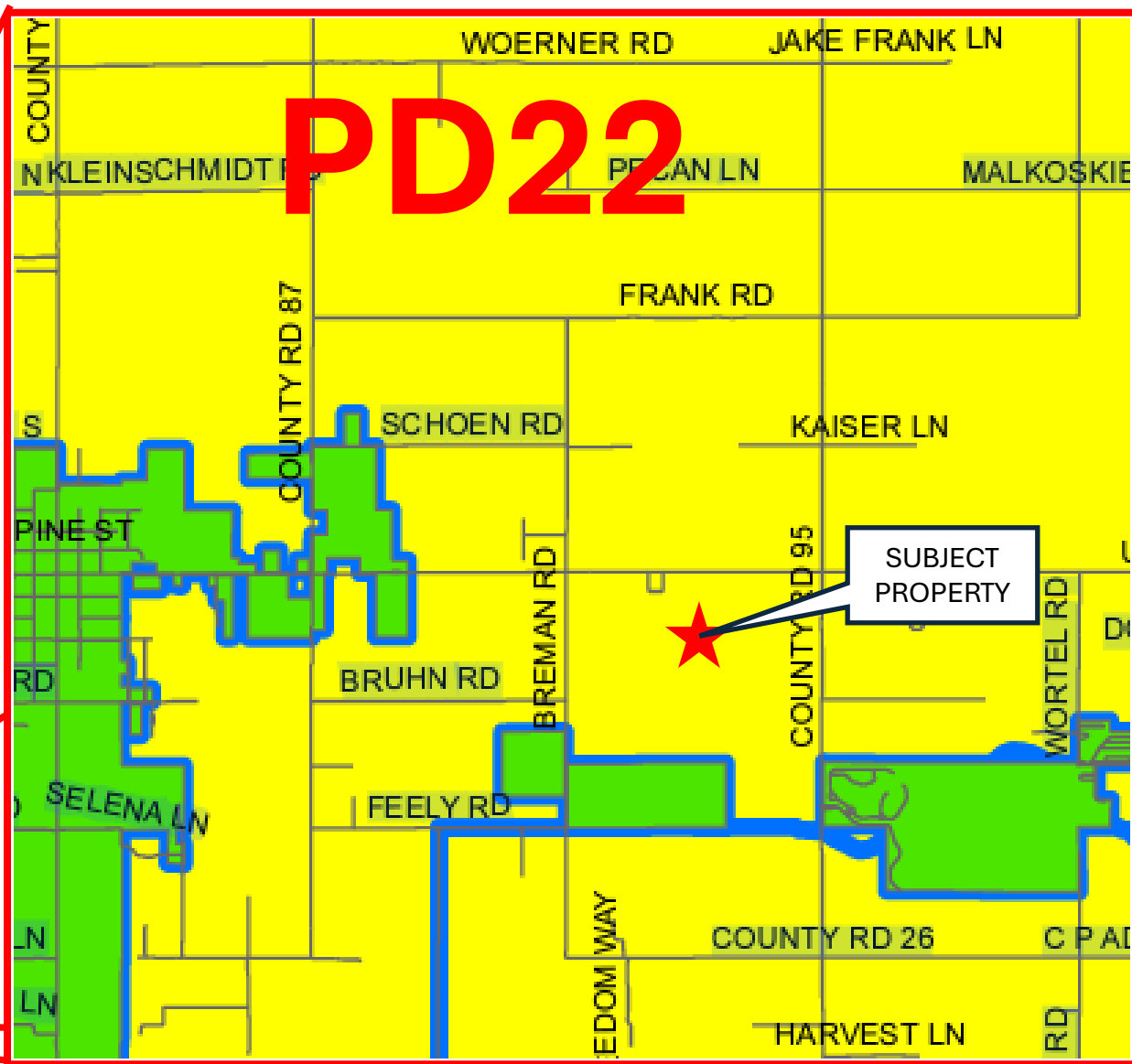
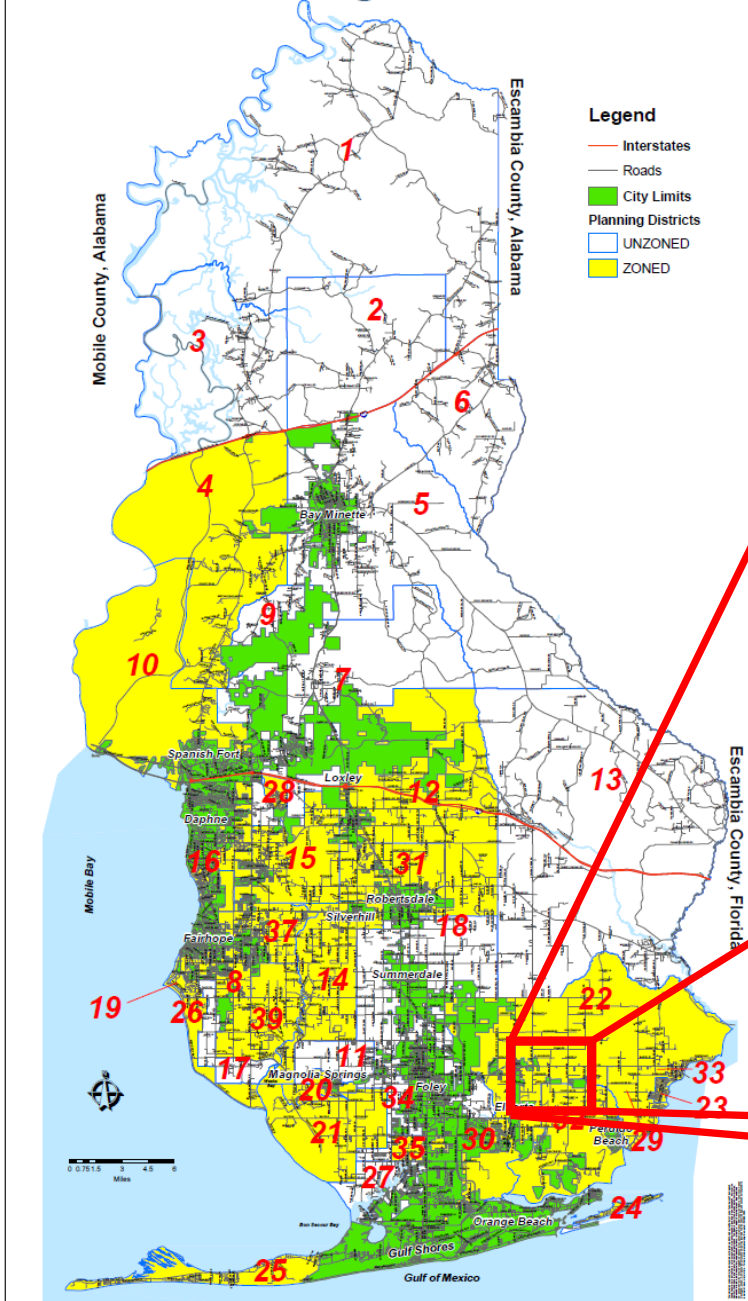
**Owner / Developer:** *Bailey Agriculture & Development, LLC, 27618 US Hwy 98m, Elberta, AL 36530*

**Surveyor:** Ricky Sears, 5825 Quietwood Dr., Milton, FL 32583

**Engineer:** Todd Wheeler, *Mullins, LLC., 4900 Bayou Blvd, Suite 200, Pensacola, FL 32503*

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 south of US Hwy 98 and west of County Rd. 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.

**Proposed use:** A 226-unit planned residential development

**Planning District:** 22

**Zoning:** Current zoning: RA. Rural agricultural  
Requested zoning: RSF-2 Single family residential

**Parcel#:** 05-53-08-27-0-000-004.000 **PIN#:** 23227

**Total Property Area to be divided:** 134.08 +/- acres

**Total # of Lots requested:** 226 sites  
RSF-2 Minimum required site: 15,000 SF, width 80 ft  
Smallest site: 8,400 SF

**Density:** 1.9 lots / acre  
Total area 134.08 – (17.11 / 2 wetlands) = 118.97 acres  
226 lots / 118.97 ac = 1.9 units/ac  
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.

**Open Space:** Required 134.08 x 20% = 26.82 ac  
Provided: Usable + Wetlands 33.95 ac (**Additional 7.13 ac**)  
Detention ponds are not counted as open space

**“Useable” open space:** Required 26.82 / 2 = 13.41 ac  
Provided: 13.52 ac

**Setbacks:** 30 front, 20 rear, 7.5 side

**Streets / Roads:** 9,550 of street for public use

**Utility Providers (4.5.1(i), 5.2.5a(1):** Letters are required for PRD, and capacity reports will be required for preliminary plat.

Water: Perdido Bay Water. Letter dated March 19, 2024.

Electrical: Riviera Utilities (May 17, 2024) & Baldwin EMC (May 22, 2024).

Sewer: BC Sewer Service, May 7, 2024. Lillian treatment plant.

**Traffic Study (5.5.14, Append. 6):** Prepared by Richard Somers, PE, *Rgood Ground LLC*. Left and right turn lanes on Hwy 98 were recommended. Traffic counts were done on Tuesday, Jan. 30, 2024, when schools were in session.

**Drainage Improvements (4.5.1e, 5.11.7):** A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by *Mullins, LLC*.

**Wetlands (5.2.2):** Wetland report prepared by Craig Martin, *Wetland Sciences*. Wetlands are shown with the required 30 ft. non-disturbed natural buffer.

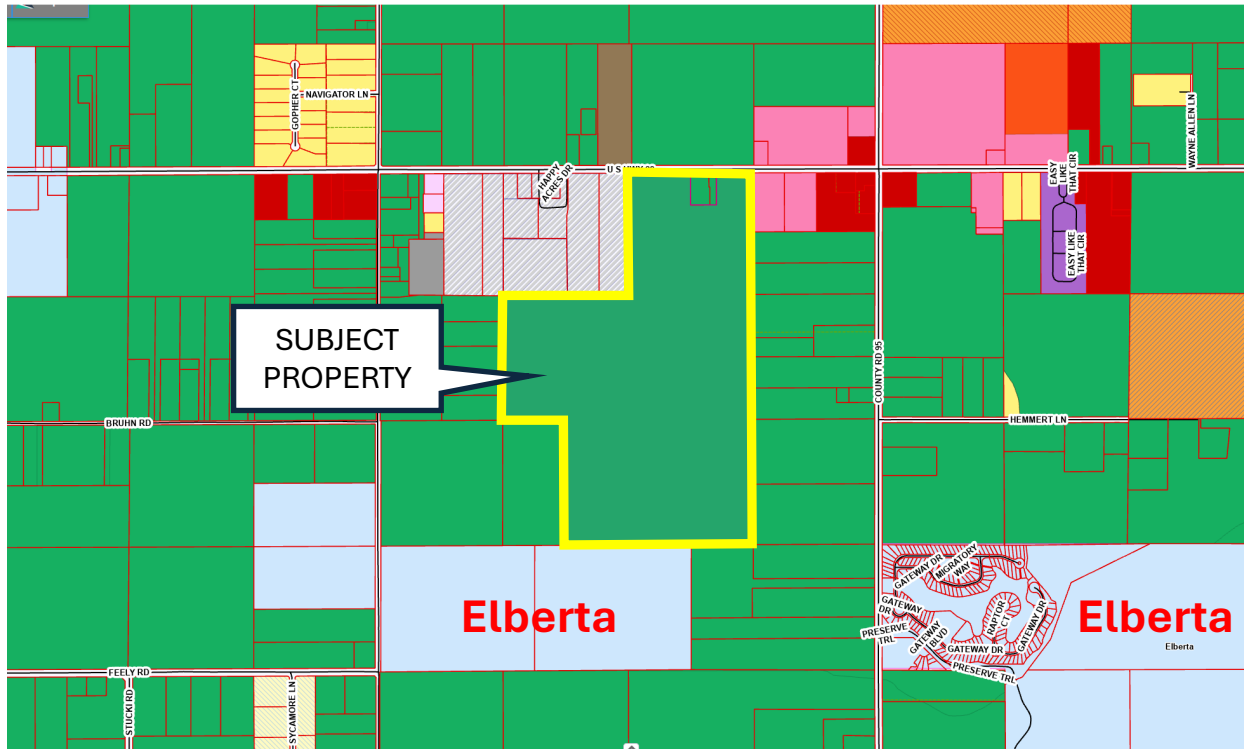
**Flood zone (5.19):** Zone X, no special requirements.

**Fire Protection (5.2.5a(3):** A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat. Flow rates will need to be adequate for reduced side setbacks

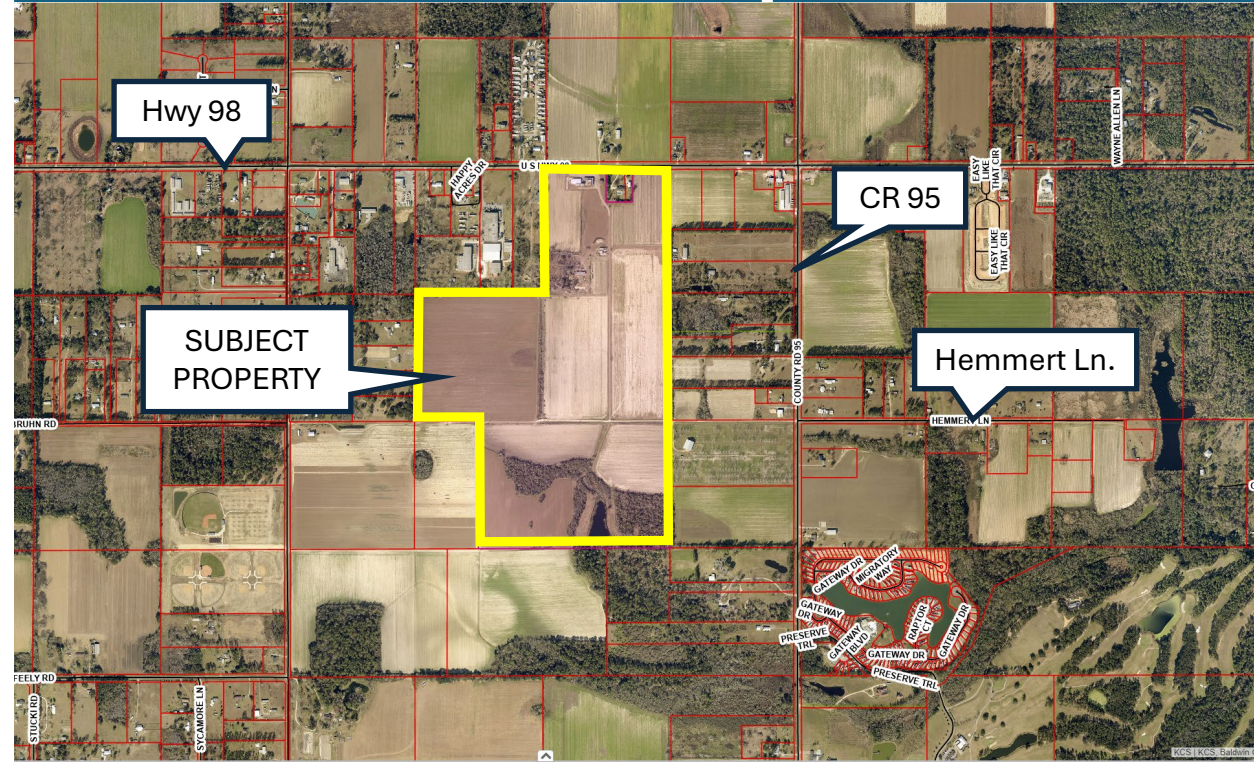
**BCBE Notification:** Email sent on March 25, 2024. They did not express opposition.

**Online Case File Number:** The case number is PRD24-01. When searching online CitizenServe database, please use PRD24-000001.

# Locator Map

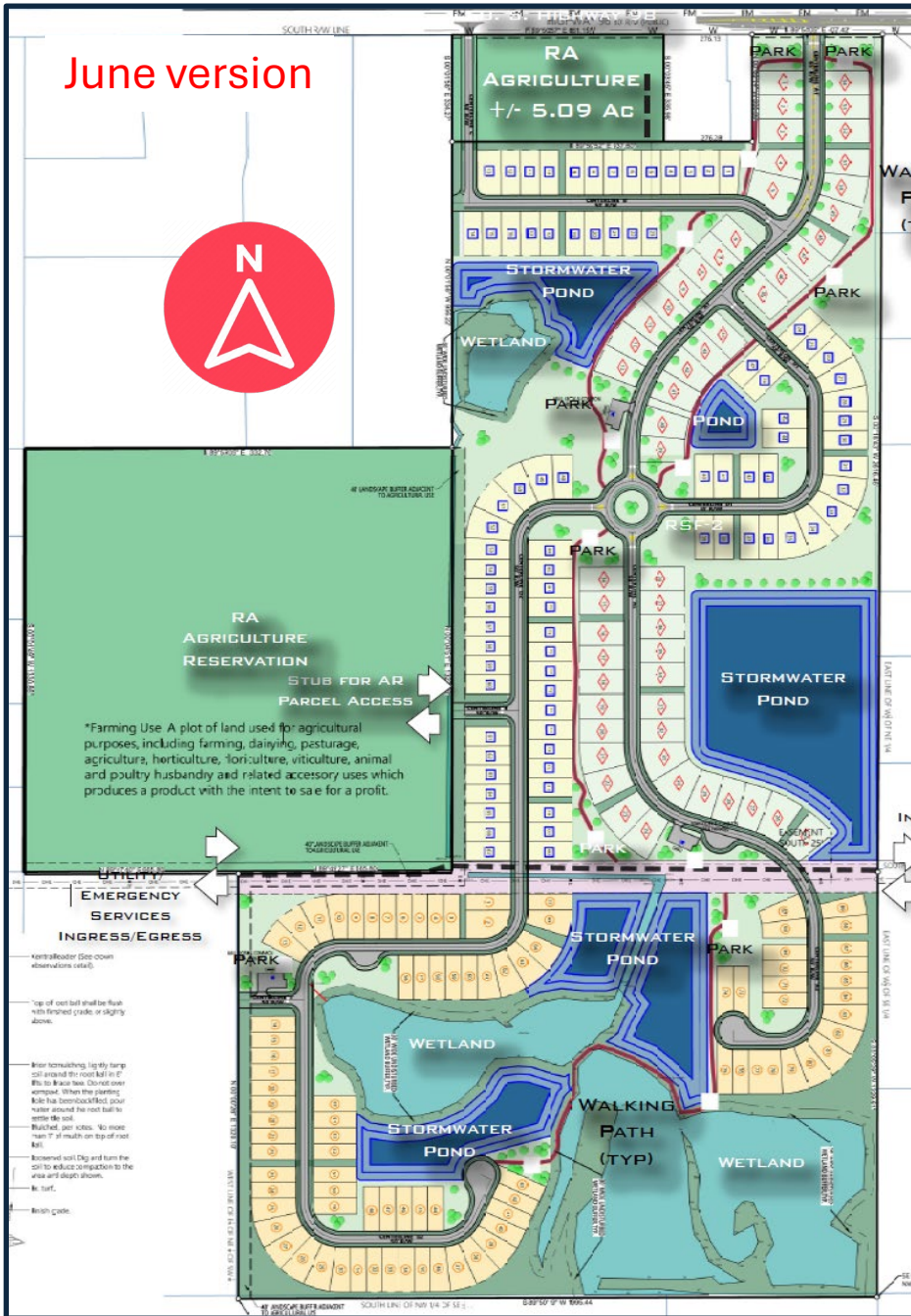


# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA- rural agriculture and M1- light industrial	Agricultural, light industrial
South	RA- rural agriculture	Agricultural
East	RA- rural agriculture and B-2 neighborhood business	Agricultural, residential
West	RA- rural agriculture and M1- light industrial	Agricultural, residential

## June version

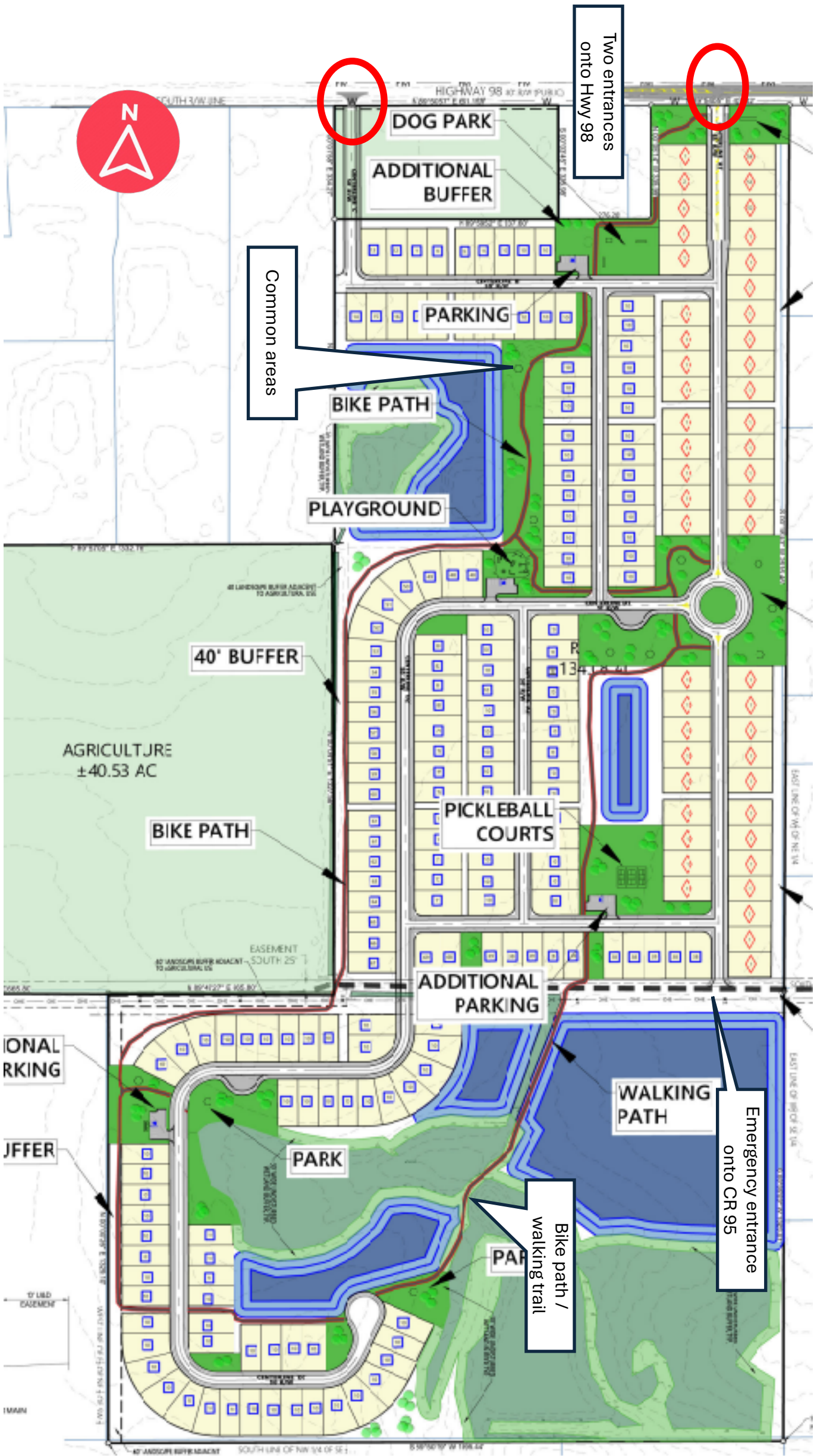


## August version



### CHANGES FROM PREVIOUS PLAN

1. Active open space is more accessible but has been reduced by 6.1 acres. It still meets the minimum requirements.
2. The smallest lots, 50 ft wide, have been removed. The number of lots remains the same.
3. The landscape plan has been accepted and details about amenities have been added (pickleball courts, playground, dog park, pavilion).
4. Road circulation has improved with multiple routes from north to south.



Two entrances onto Hwy 98

Common areas

Emergency entrance onto CR 95

Bike path / walking trail

40' BUFFER

AGRICULTURE ±40.53 AC

BIKE PATH

DOG PARK

ADDITIONAL BUFFER

PARKING

BIKE PATH

PLAYGROUND

PICKLEBALL COURTS

ADDITIONAL PARKING

WALKING PATH

PARK

PARK

ADDITIONAL PARKING

BUFFER

TO LAND EASEMENT

1MMIN



Examples of proposed homes:



RSF-2 Minimum required site:  
15,000 SF, width 80 ft

PRD Smallest site: 8,400 SF, width 60'

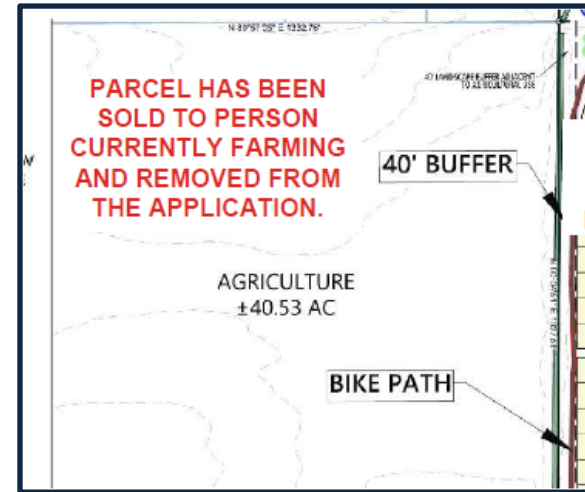
**SITE DATA TABLE**

<b>Total Area for Residential Rezoning:</b>	<b>134.08± Ac</b>
<b>Total Area of Lots and R/Ws:</b>	<b>60.77± Ac</b>
<b>Total Area within Wetlands and Buffers:</b>	<b>17.13± Ac</b>
<b>Total Area within Stormwater Facilities:</b>	<b>20.92± Ac</b>
<b>Required Open Space:</b>	<b>20% = 26.82± Ac</b>
<b>Provided Open Space:</b>	<b>39% = 52.39± Ac</b>
<b>Required Active/Passive Recreation Space:</b>	<b>10% = 13.41± Ac</b>
<b>Provided Active/Passive Recreational Space:</b>	<b>10% = 13.52± Ac</b>
<b>Max. Lot Density = 2 U/A with 1/2 Credit for Wetlands = (134.08 - (17.13/2))*2 = 251 Lots</b>	
<b>Proposed Total = 226 Lots</b>	
<b>75' Wide - 100 Lots</b>	
<b>60' Wide - 126 Lots</b>	
<b>Smallest Lot Size - ±8,400 SF</b>	
<b>Linear ft of Proposed Streets - 9.550 LF</b>	
<b>Amount of Proposed Impervious Surfaces - 42.19± Ac</b>	

## Staff comments:

- Two **entrances** are shown on Hwy 98 and an emergency access is proposed to connect the development to County Rd. 95. The developer must coordinate with ALDOT for access to Hwy 98. The southern emergency ingress/egress must meet ISO requirements for emergency vehicle use. If 2 entrances cannot be approved onto Hwy 98, a second full-service entrance shall be required onto County Rd. 95.
- The site plan shows reduced rear and side **setbacks**. This will require revised letters from utility companies and adequate flow test results for fire protection. The current Riviera & Baldwin EMC letters require 10 ft on each side. If the spacing between houses must be increased, the amount of usable open space reflected on this site plan (13.52 ac) cannot be reduced.
- A bike path appears to encroach into the required 30 ft non-disturbed wetland buffer. This will require a variance from the Board of Adjustments #2. If the variance is denied, the path must be relocated.

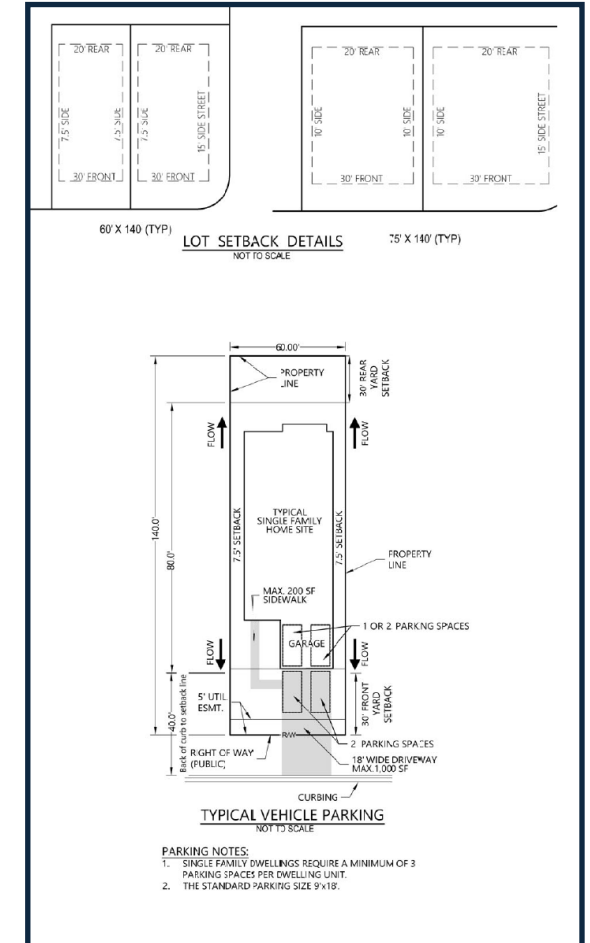
## Comment in site plan



## Bike path and wetland buffer



## Proposed setbacks





**Staff comments:**

5. Traffic study – level of service (LOS) for two intersections included in the study. For preliminary plat review, the TIS must be revised to show 2 entrances onto Hwy 98.

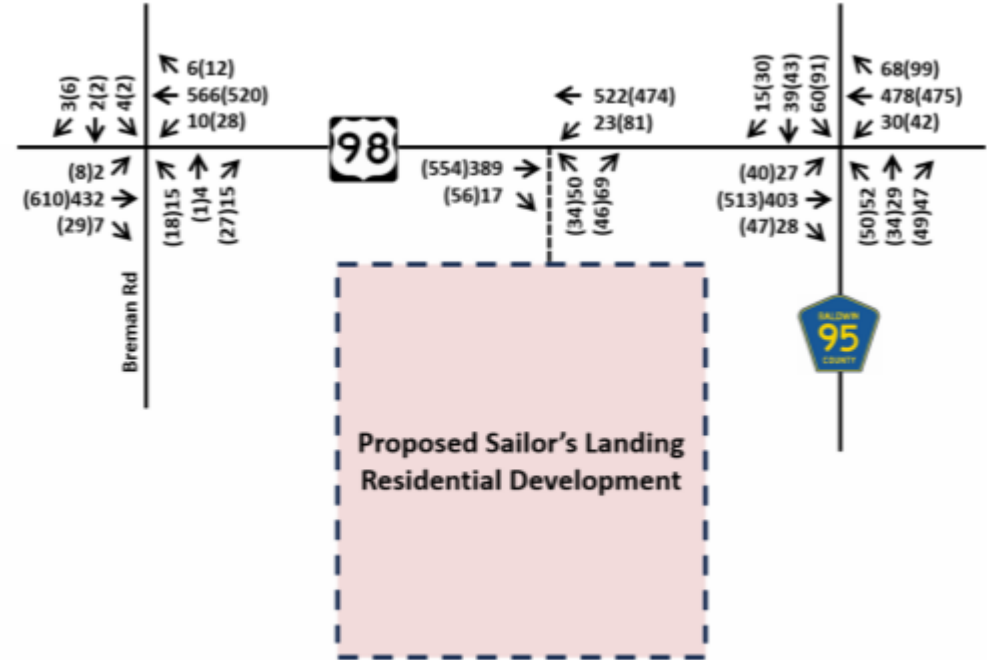
The current TIS recommends left and right turn lanes at the entrance (one entrance shown but 2 are required). Staff defers to the Highway Dept. and ALDOT to determine what improvements will be required.

**Existing LOS:**

	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (sec)	LOS	Delay (sec)
US Highway 98 at County Road 95	B	18.7	B	19.7
US Highway 98 at Breman Road	A	0.9	A	1.3
<i>Northbound Left/Throughs/Rights</i>	C	18.1	C	21.7
<i>Southbound Left/Throughs/Rights</i>	C	18.3	C	17.8
<i>Eastbound Left Turns</i>	A	8.5	A	8.4
<i>Westbound Left Turns</i>	A	8.2	A	8.8

**Projected LOS**

	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (sec)	LOS	Delay (sec)
US Highway 98 at County Road 95	C	20.4	C	24.1
US Highway 98 at Breman Road	A	0.9	A	1.4
<i>Northbound Left/Throughs/Rights</i>	C	20.9	D	26.9
<i>Southbound Left/Throughs/Rights</i>	C	21.4	C	21.1
<i>Eastbound Left Turns</i>	A	8.8	A	8.6
<i>Westbound Left Turns</i>	A	8.4	A	9.1
US Highway 98 at Proposed Access	A	2.3	A	2.2
<i>Northbound Left/Right Turns</i>	C	19.1	D	25.0
<i>Westbound Left Turns</i>	A	8.3	A	9.3



## Feedback from Caryn Woerner, Town Clerk, Planning Department, Town of Elberta - email dated Tuesday, 5/21/2024

*"I spoke with the Mayor yesterday about the proposed PUD. As well, we had a conversation with Mark Acreman pursuant to some other traffic issues and did briefly discuss some of the comments with him on this plan. Please find some of our thoughts below:*

**Traffic Management** on US Hwy 98 with continual increases of residential developments requiring abutting ingress/egress

**Traffic Congestion** within a development with 50 foot right of ways and small lots (parking in the streets could cause issues with emergency vehicles trying to maneuver around vehicles that could possibly be parked on both sides of the street). Cul-de-sacs need to be of enough diameter for large fire trucks and school buses especially on winding interior roadways

**Impact on Schools** - the smaller the lot the greater potential increase to population in our schools. As most are aware, the town was recently awarded monies to put in a turn lane at US Hwy 98 /87 to help with the enormous traffic issues already being experienced in this area each morning / afternoon during school sessions.

**Police Protection** - the smaller the lot the greater potential increase to overall population - additional assistance from the Baldwin County Sheriff's Office may be needed in the Elberta area with dramatic increases of population into our school systems; sporting facilities, etc. that are located within the Elberta Corporate limits and/or police jurisdiction.

One other concern with the rezoning of large properties along the US Hwy 98 corridor into residential uses is that it **precludes future business opportunities** to support current and future residents of our area. We hope that consideration is given toward leaving some commercial frontage areas along US Hwy 98 for future business growth.

Of note: the town currently has a minimum lot size of 100 x 150 feet for any residential district; density calculations are figured after the deduction of storm water systems and jurisdictional wetlands from gross acreage; no back-to-back or back/side lots are allowed without a 10-foot common easement between them. We also have a moratorium on PUD annexations or applications as we work to update our regulations."

## PRD Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-01 SAILOR'S LANDING** application should be recommended for **APPROVAL\* with the following condition(s)**:

1. Approval of the rezoning request from RA to RSF-2 by the County Commission (the Planning Commission approved the rezoning in June).
2. ALDOT must approve 2 accesses onto Hwy 98. The southern emergency ingress/egress must meet ISO requirements for use by emergency vehicles. If ALDOT does not approve 2 entrances on Hwy 98, the access to County Rd. 95 must be a full-service entrance, and the road must meet pavement and right-of-way requirements. If the subdivision is requested in phases, all ALDOT entrances and required improvements shall be installed in the first phase of development.
2. During preliminary plat review, the traffic study must be revised to show 2 entrances onto Hwy 98.
3. Provide revised utility letters that show approval for reduced utility setbacks. If setbacks must be increased, the amount of open space reflected on the site plan (33.95 ac) must be maintained.
4. Fire flow must meet ISO requirements for home spacing (1,000+ gpm at 20 psi for spacing between 11-20 feet). If building setbacks must be increased, the amount of open space reflected on the approved site plan (33.95 ac) must be maintained.
5. The agriculture parcel has been restored to the site plan since the initial staff report was written.
6. A bike path appears to encroach into the required 30 ft. non-disturbed wetland buffer. This will require a variance from the Board of Adjustments #2. If the variance is denied, the path must be relocated.
7. The size of lots approved – 50 75-ft lots, 176 60-ft lots
7. Details for all amenities must be submitted during preliminary plat review.

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