



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. Z-18020

Loxley Super Storage, Inc., Property

Rezone RSF-1, Single Family District to B-3, General Business District

June 19, 2018

Subject Property Information

Planning District: 12
General Location: South side of Dawson Road west of State Highway 59
Physical Address: 26110 Dawson Road
Parcel Number: 05-42-06-23-0-000-012.004
Existing Zoning: RSF-1, Single Family District
Proposed Zoning: B-3, General Business District
Existing Land Use: Storage Facility
Proposed Land Use: Additional Storage Building
Acreage: 3.99± acres
Applicant: Loxley Super Storage, Inc.
26377 Marina Road
Orange Beach, AL 36561
Owner: Loxley Super Storage, Inc.
Lead Staff: Linda Lee, Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-2, Single Family District
South	Residential	RSF-1, Single Family District
East	Residential	RSF-1, Single Family District
West	Residential	RSF-1, Single Family District

Summary

The subject property is currently zoned RSF-1, Single Family District, and is currently occupied with a storage building and fenced storage area. The property adjoins Dawson Road to the north. The adjoining properties are residential and commercial. The requested zoning designation is B-3, General Business District. According to the submitted information, the purpose of this request is to allow for an additional storage building on an existing slab.

The Baldwin County Planning Commission considered this request at its May 3, 2018 meeting and voted to recommend APPROVAL to the County Commission. Staff concurs with that recommendation.

**On rezoning applications, the County Commission will have the final decision.*

Section 4.2 RSF-1, Single Family District

4.2.1 *Generally.* 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.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) 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.

4.2.3 *Conditional uses.* 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 conditional uses:

- (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.

4.2.4 *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:

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

4.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
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

Section 5.3 B-3, General Business District

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

5.3.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District:

- | | | |
|--|--|---------|
| (a) All uses permitted by right under the B-2 zoning designation | (cc) Funeral home | |
| (b) Air conditioning sales and service | (dd) Golf course | |
| (c) Amusement arcade | (ee) Golf driving range | |
| (d) Animal clinic/kennel | (ff) Grocery store | |
| (e) Arboretum | (gg) Landscape sales | |
| (f) Auto convenience market | (hh) Marine store and supplies | |
| (g) Automobile service station | (ii) Miniature golf | |
| (h) Bakery, wholesale | (jj) Mini-warehouse | |
| (i) Ball field | (kk) Night club, bar, tavern | |
| (j) Bicycle sales and service | (ll) Nursery | |
| (k) Bowling alley | (mm) Office equipment and supplies | sales |
| (l) Business machine sales and service | (nn) Park or playground | |
| (m) Business school or college | (oo) Pawn shop | |
| (n) Butane gas sales | (pp) Pet shop | |
| (o) Cemetery | (qq) Plumbing shop | |
| (p) City hall or courthouse | (rr) Printing/publishing establishment | |
| (q) Country club | (ss) Restaurant sales and supplies | |
| (r) Department store | (tt) Riding academy | |
| (s) Discount/variety store | (uu) Rug and/or drapery cleaning | service |
| (t) Drug store | (vv) Seafood store | |
| (u) Elevator maintenance service | (ww) Sign shop | |
| (v) Exterminator service office | (xx) Skating rink | |
| (w) Farmer's market/truck crops | (yy) Stone monument sales | |
| (x) Firing range | (zz) Swimming pool (outdoor) | |
| (y) Fitness center or gym | (aaa) Taxidermy | |
| (z) Florist | (bbb) Teen club or youth center | |
| (aa) Fraternity or sorority house | (ccc) Tennis court (outdoor) | |
| (bb) Fruit and produce store | (ddd) Wildlife sanctuary | |
| | (eee) YMCA, YWCA | |

5.3.3 Conditional uses. The following uses are permissible as conditional uses in the B-3: General Commercial District, subject to the standards and procedures established in *Section 18.11: Conditional Use*:

- | | |
|--|---|
| (a) Airport | (x) Hospital |
| (b) Ambulance/EMS service | (y) Landfill |
| (c) Amusement park | (z) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies |
| (d) Armory | (aa) Manufactured housing sales, service and repair |
| (e) Auditorium, stadium, coliseum | (bb) Marina |
| (f) Automobile parts sales | (cc) Motorcycle sales service and repair |
| (g) Automobile repair (mechanical and body) | (dd) Movie theatre |
| (h) Automobile storage (parking lot, parking garage) | (ee) Radio/television tower |
| (i) Barge docking | (ff) Railroad facility |
| (j) Boat sales and service | (gg) Recreational vehicle park |
| (k) Broadcasting station | (hh) Recreational vehicle sales service, and repair |
| (l) Building materials | (ii) Restaurant, drive-in |
| (m) Bus and railroad terminal facility | (jj) Restaurant, fast-food |
| (n) College or university | (kk) Sewage treatment plant |
| (o) Convalescent or nursing home | (ll) Taxi dispatching station |
| (p) Correctional or penal institution | (mm) Taxi terminal |
| (q) Dog pound | (nn) Telephone exchange |
| (r) Electric power substations | (oo) Water or sewage pumping station |
| (s) Farm implements | (pp) Water storage tank |
| (t) Flea market | (qq) Wireless telecommunication facility |
| (u) Freight depot, rail or truck | (rr) Zoo |
| (v) Home improvement center | |
| (w) Hotel or motel | |

5.3.4 Area and dimensional ordinances.

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

5.3.5 Lighting standards. The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

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

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

Agency Comments

Baldwin County Highway Department: No comments received.

Army Corps of Engineers: No comments received.

ADEM: No comments received.

Baldwin County Subdivision Department:

To: D Hart <DHart@baldwincountyal.gov>

Cc: Laurie Rumbaugh <LRUMBAUGH@baldwincountyal.gov>

Subject: RE: Z-18020

DJ,

I do not have any comments on this case.

Thanks,
Seth

Municipality: No comments received

Alabama Department of Transportation: No comments received

Staff Analysis and Findings

The following factors for reviewing zoning amendments are found in Section 19.6 of the *Baldwin County Zoning Ordinance*. These factors are to be considered when an application is being reviewed for rezoning.

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

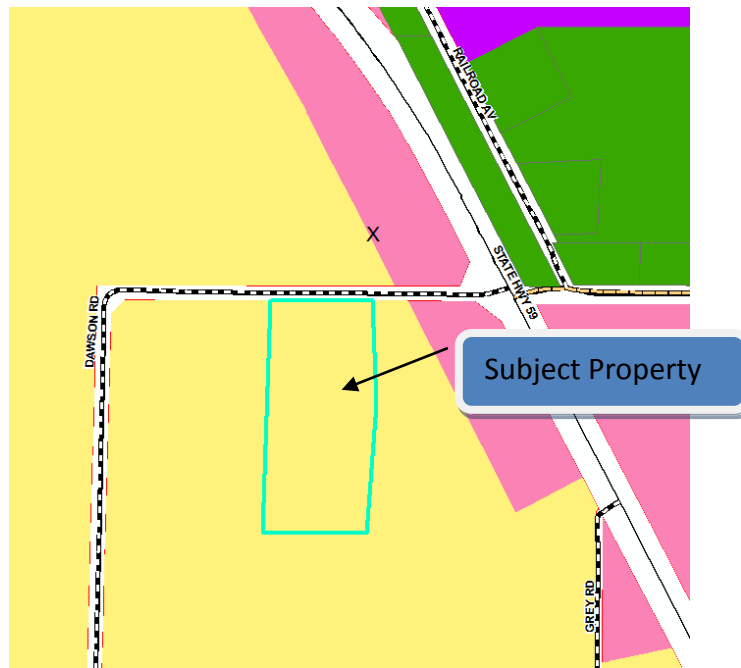
The subject property is currently zoned RSF-1, Single Family District, and is occupied with a storage building and a fenced storage area. The requested zoning designation is B-3, General Business District. The adjacent properties are all zoned RSF-1 and RSF-2. The adjacent uses are residential with one commercial use adjacent to the east. There are commercially zoned properties with frontage on State Highway 59 just east of this property. The requested change is compatible with the existing zoning of nearby properties to the north and east. The current use is commercial and was established prior to the implementation of zoning in planning district 12.

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

Planning District 12 was zoned in November 2006. The subject property was zoned RSF-1, Single Family District at that time. The building permit for the existing storage building was issued in April 2006. Per the aerial photography from 2013 there was a single family dwelling on the property. The dwelling and other accessory structures have been subsequently removed.

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

The Baldwin County Master Plan, 2013, provides a future land use designation of Residential for the subject property. If the rezoning is approved, the Future Land Use Map will be amended to reflect the designation of Commercial. The surrounding future land use designations are residential and commercial.



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?

Dawson Road is a county maintained paved road. Staff doesn't anticipate any adverse affect to 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 cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

Yes, the surrounding land uses in this area are residential and commercial.

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

See response to item number 6 which is listed above.

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

Timing is not a factor.

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

Staff is not aware of any environmental conditions or historic resources which would be impacted by this request. The property is currently used for a storage facility.

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

Staff anticipates no adverse impacts.

11.) Other matters which may be appropriate.

Staff Comments and Recommendation

As stated previously, the subject property is currently zoned RSF-1, Single Family District, and is currently occupied with a storage building and fenced storage area. The property adjoins Dawson Road to the north. The adjoining properties are residential and commercial. The requested zoning designation is B-3, General Business District. According to the submitted information, the purpose of this request is to allow for an additional storage building on an existing slab.

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Property Images











ADJOINING BUSINESS
TO THE EAST

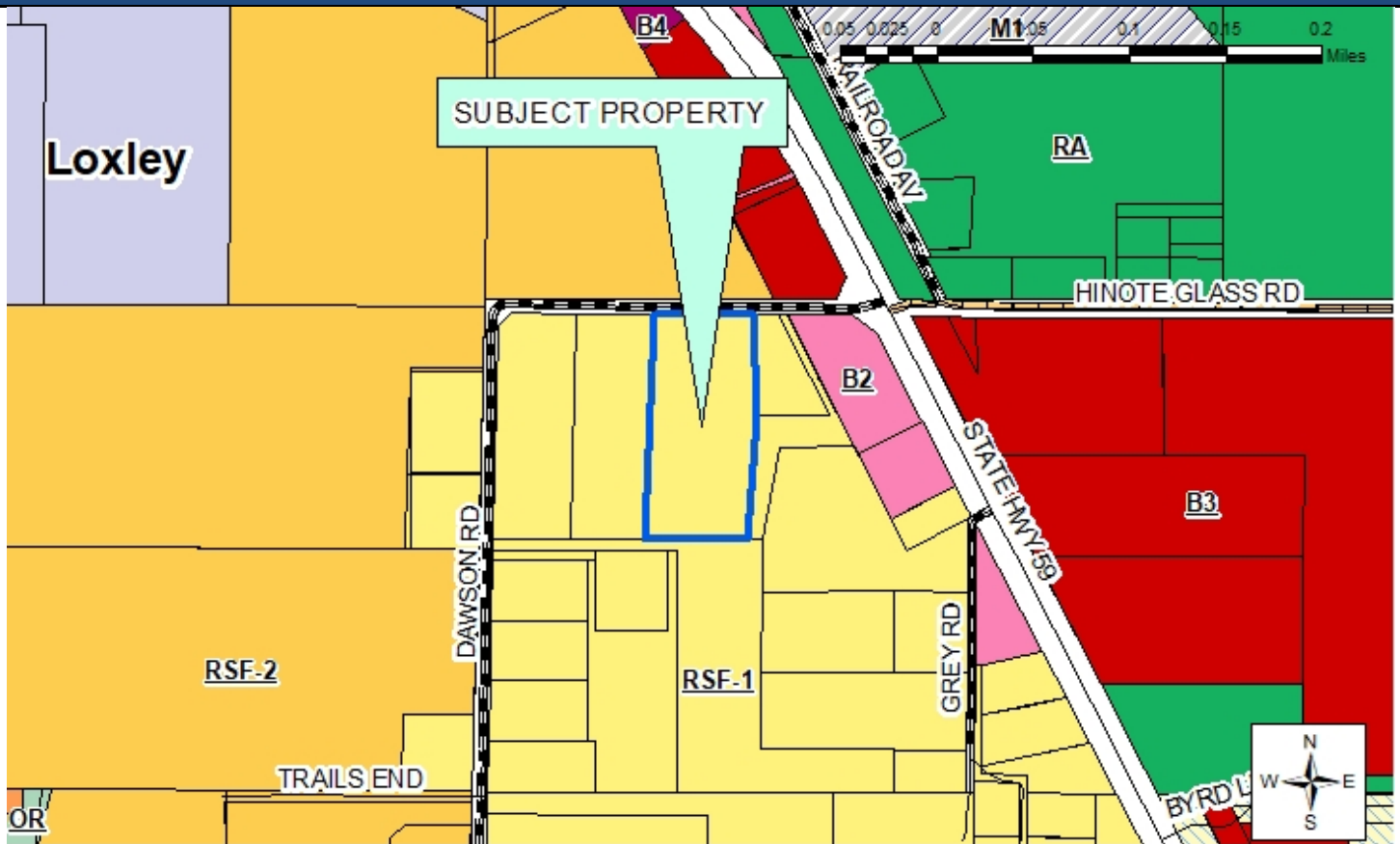
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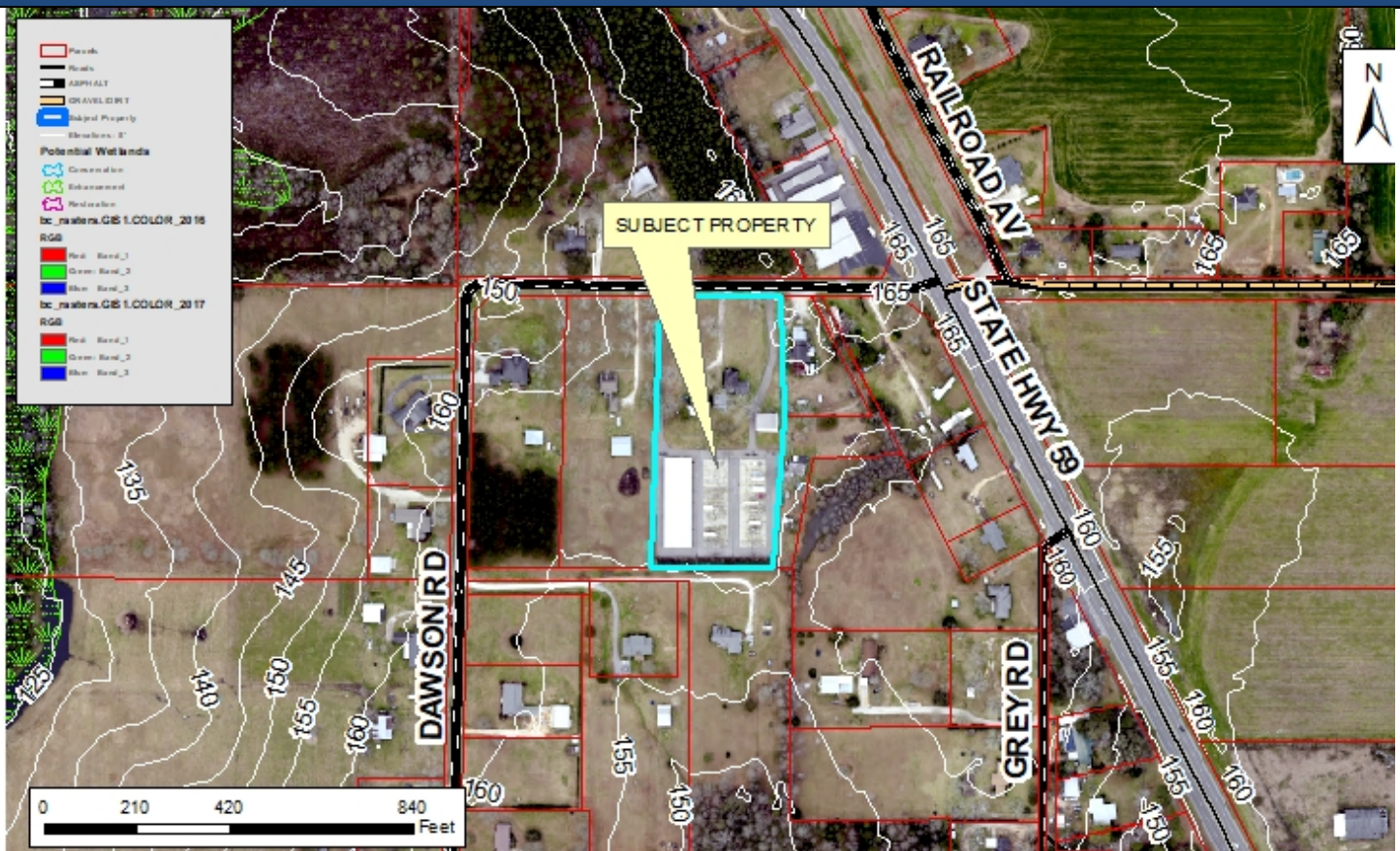
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Locator Map



Site Map





DAWSON RD

