



**Case No./Name:** Z24-27, Corn Branch, LLC Property

**Meeting Date:** August 1, 2024

**Request:** Rezoning request of ±5.7 acres from RA to RSF-1 for residential development

**Recommendation:** **Approval**

**Staff Lead:** Cory Rhodes, Planner

**Applicant:** Hunter Smith

**Owner:** Corn Branch, LLC

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>

# Z24-27 CORN BRANCH, LLC PROPERTY

## RE-ZONING REQUEST FROM **RA** TO **RSF-1**

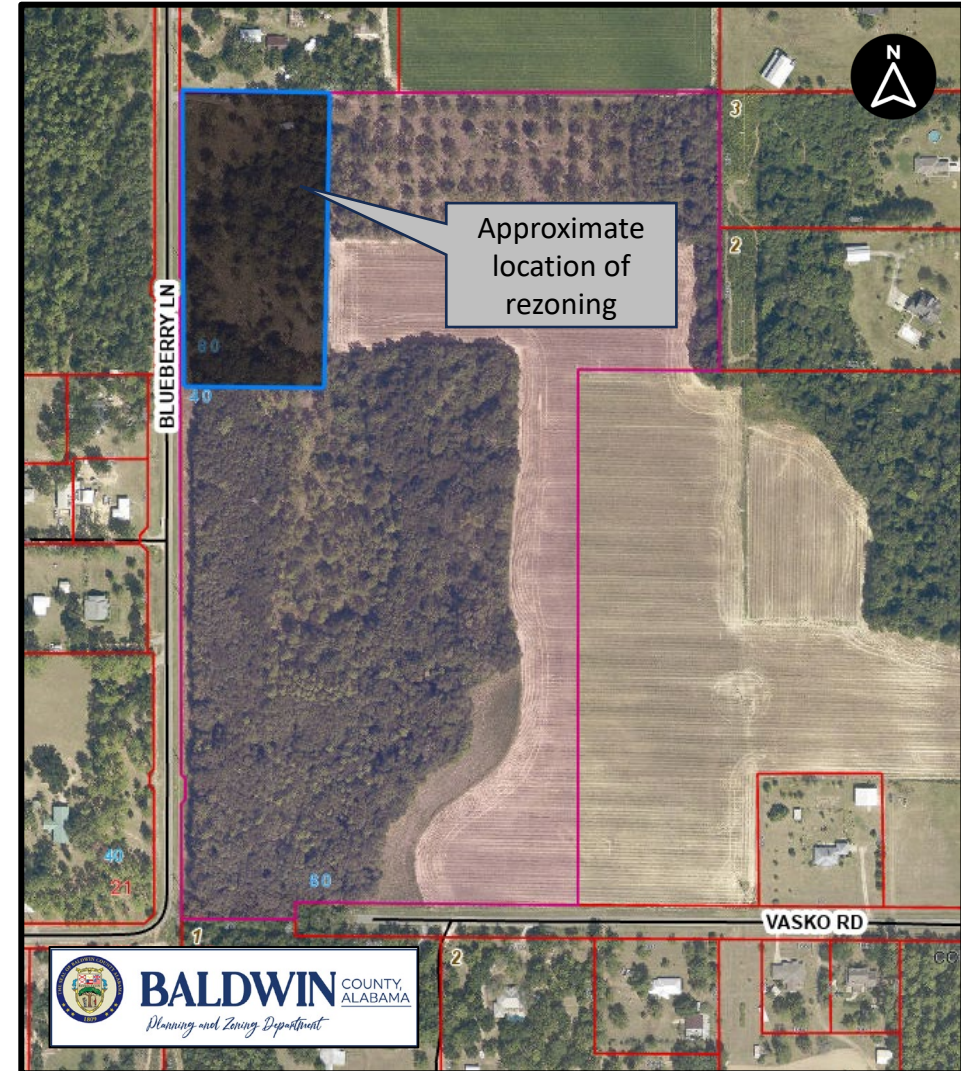
Lead Staff: Cory Rhodes, Planner

Request before the Baldwin  
County Commission:

**Rezone +/- 5.7 acres from RA to  
RSF-1**

To view maps/plats in higher resolution  
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)



# Z24-27 CORN BRANCH, LLC PROPERTY

## RE-ZONING REQUEST FROM RA TO RSF-1

Lead Staff: Cory Rhodes, Planner

**Planning District:** 14

**Parcel ID #:** 05-47-05-22-0-000-015.001 (part of)

**PIN:** 100434 (part of)

**Zoned:** RA, Rural Agricultural District

**Location:** Subject property is located east of Blueberry Lane and north of Vasko Road in Silverhill

**Current Use:** Vacant

**Acreage:** +/- 48 acres total (5.7 acres for request)

**Physical Address:** 19200 Blueberry Lane, Silverhill, AL 36576

**Applicant:** Hunter Smith, PLS

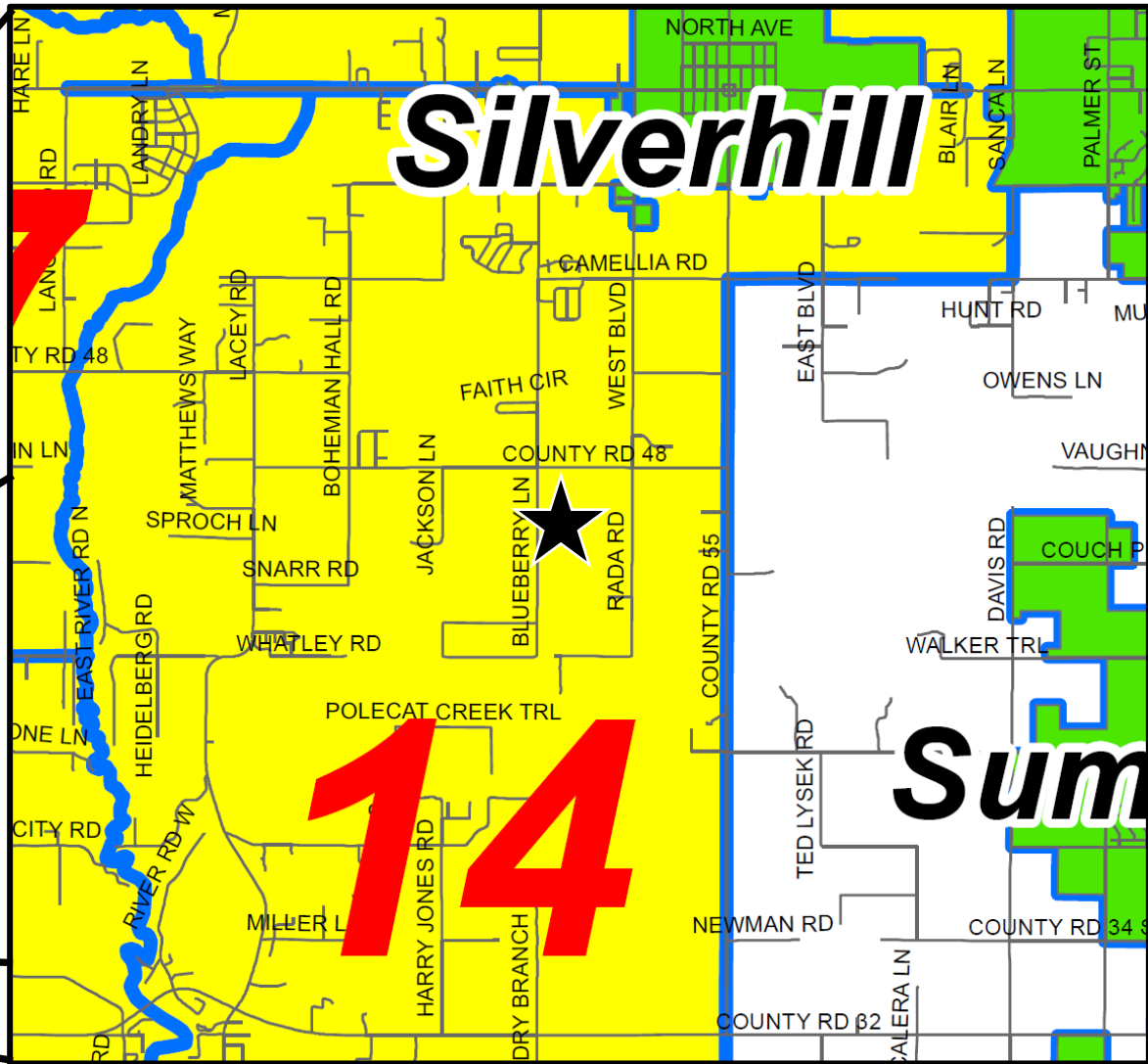
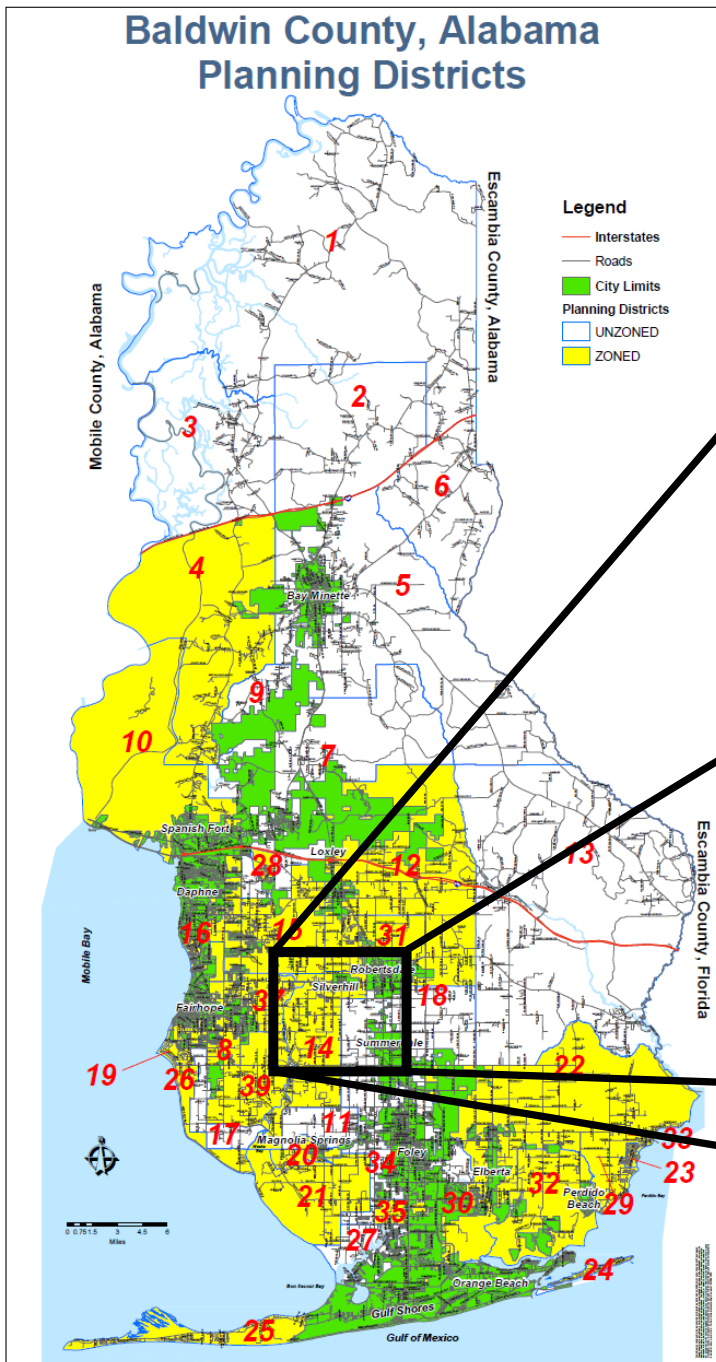
**Owner:** Corn Branch, LLC

**Proposed Zoning:** RSF-1, Residential Single-Family District

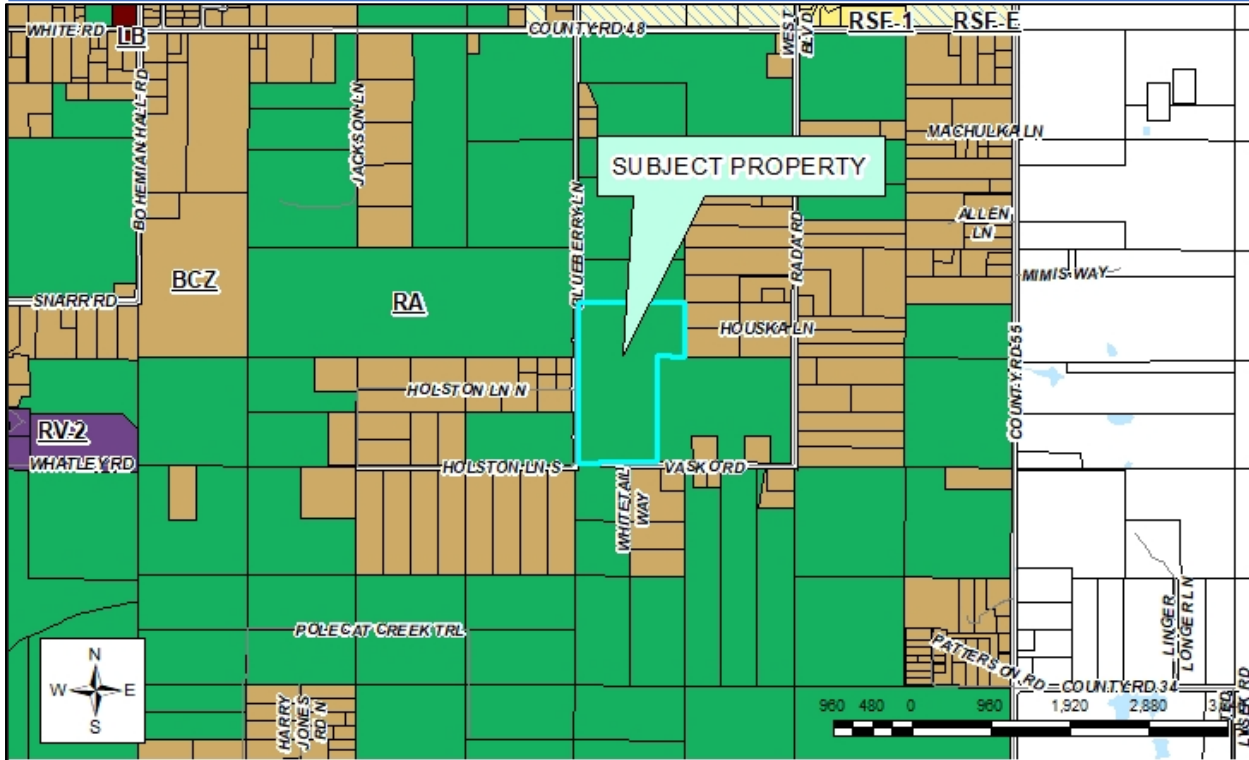
**Applicant's Request:** The applicant would like to rezone a portion of the property for residential use.

**Online Case File Number:** The official case number for this application is Z24-27, however, when searching the online CitizenServe database, please use Z24-000027.

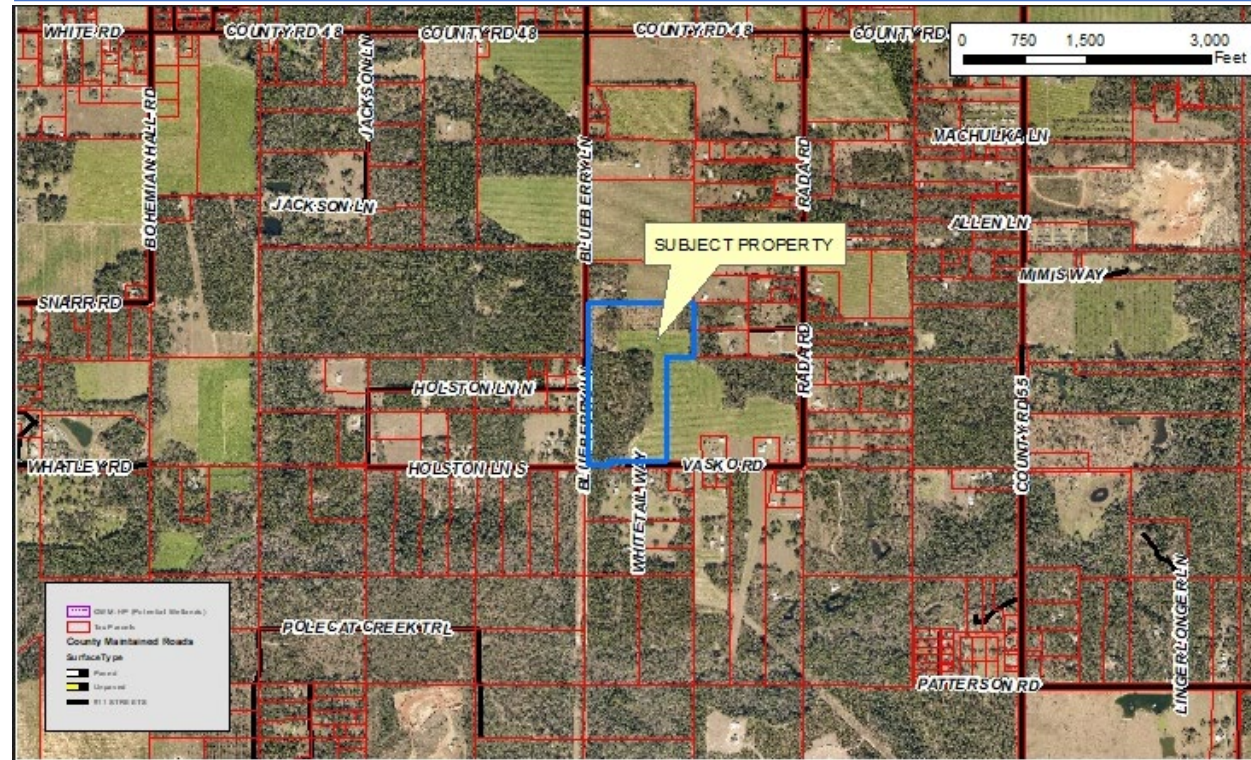
# Baldwin County, Alabama Planning Districts



# Locator Map



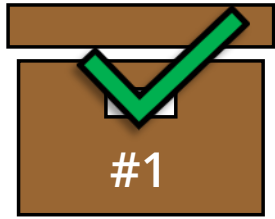
# Site Map



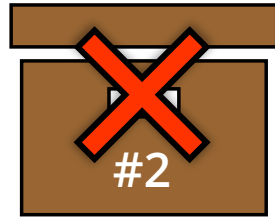
	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural District	Residential
South	RA, Rural Agricultural District & BCZ, Base Community Zoning	Residential
East	RA, Rural Agricultural District & BCZ, Base Community Zoning	Vacant
West	RA, Rural Agricultural District & BCZ, Base Community Zoning	Residential

## Factor Summary:

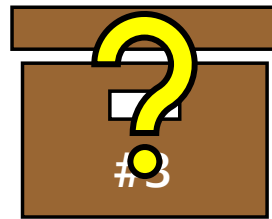
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



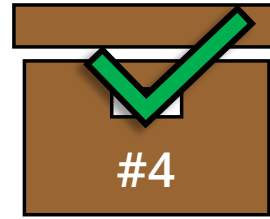
Compatible with development pattern?



Change of conditions since originally zoned?



Proposal conform to Master Plan?



Conflicts with public improvements?



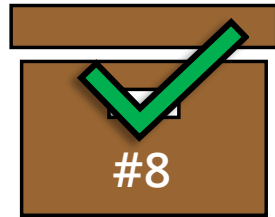
Adverse affect to traffic?



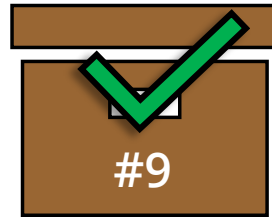
Consistent with development pattern?



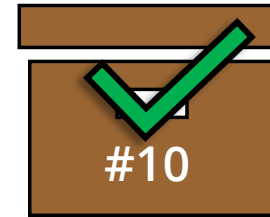
Logical expansion of adjacent zoning?



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.

# Z24-27 CORN BRANCH, LLC PROPERTY

RE-ZONING REQUEST FROM **RA** TO **RSF-1**

Lead Staff: Cory Rhodes, Planner

Staff Recommendation: **Approval**

Planning Commission Recommendation: **Denial** (7-0)

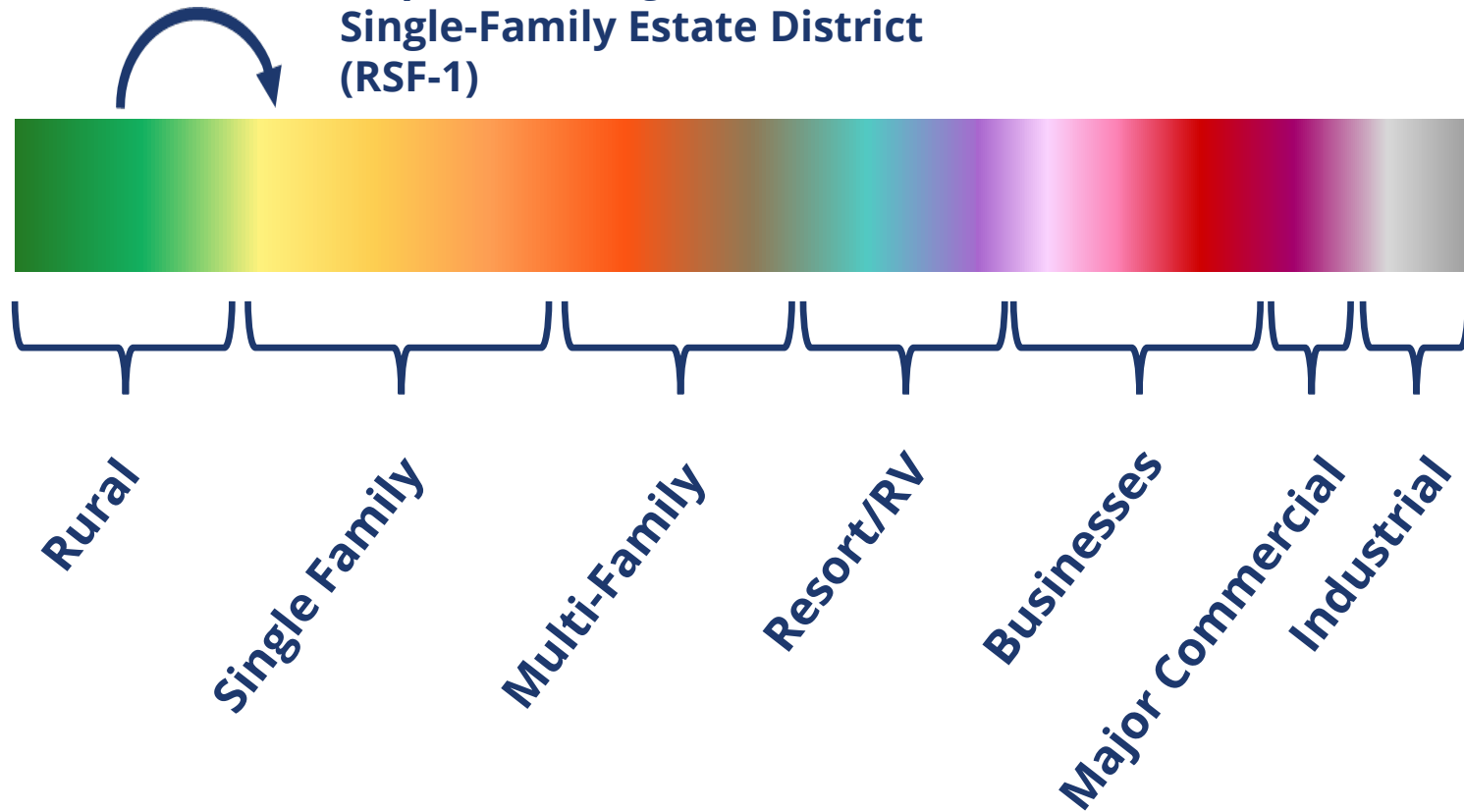
# Z24-27 CORN BRANCH, LLC PROPERTY

## RE-ZONING REQUEST FROM RA TO RSF-1

Lead Staff: Cory Rhodes, Planner

*Current Zoning:* Rural  
Agricultural District (RA)

*Proposed Zoning:* Residential  
Single-Family Estate District  
(RSF-1)

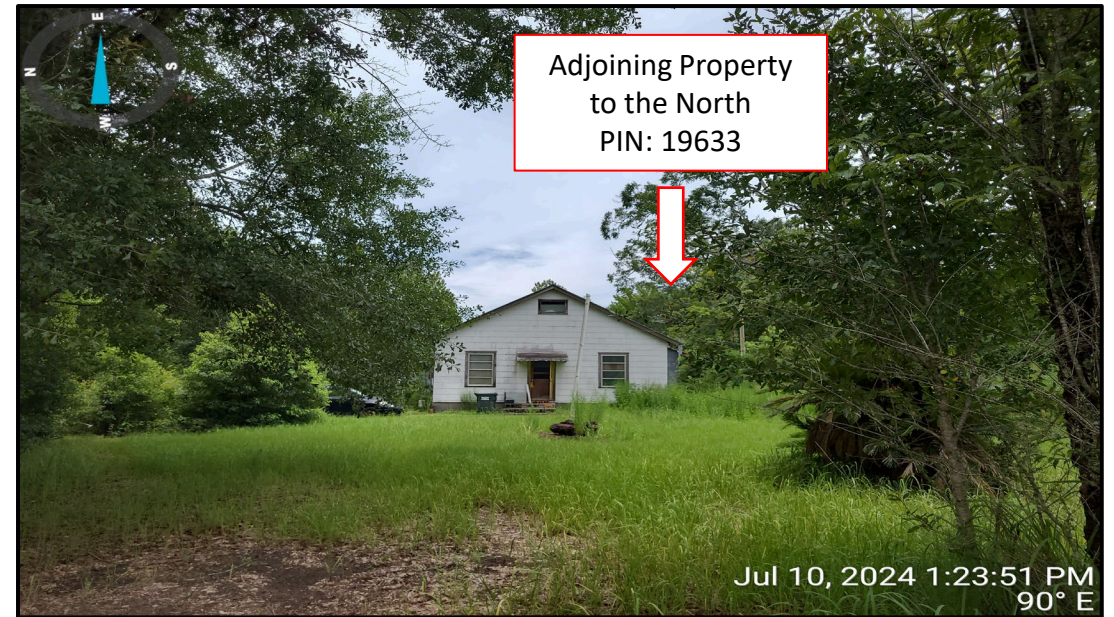


### Staff's Recommendation:

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.







# Agency Comments

- **Baldwin County P&Z Permitting Department**, *Buford King on behalf of the vacant permit engineer*: A future subdivision may be required to dedicate ROW to the County for a future roadway extension that connects Vasko Road to Blueberry Lane/Holston Lane South. A possible existing stormwater management area within the wooded portion of the property may have to be accounted for by any improvements installed by a subdivision.
- **Senior Planner, Subdivisions**, *Shawn Mitchell*: “If the rezoning is approved, preliminary and final plat approval will be required to create a subdivision.”

# Staff Analysis and Findings

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

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA and BCZ, Base Community Zoning, with primarily residential and agricultural uses. The existing development pattern consists of single-family homes situated on large lots of an acre or greater. The requested change would be compatible with the existing development pattern of the 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 14 adopted zoning in November of 2023. There have been no changes in the immediate area since zoning was adopted.

# 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 pockets of Conservation Development Potential. 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. 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. **The proposed rezoning may possibly be better suited for an area within the FLUM recommending Moderate Development Potential.**

### 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

#### 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

#### 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

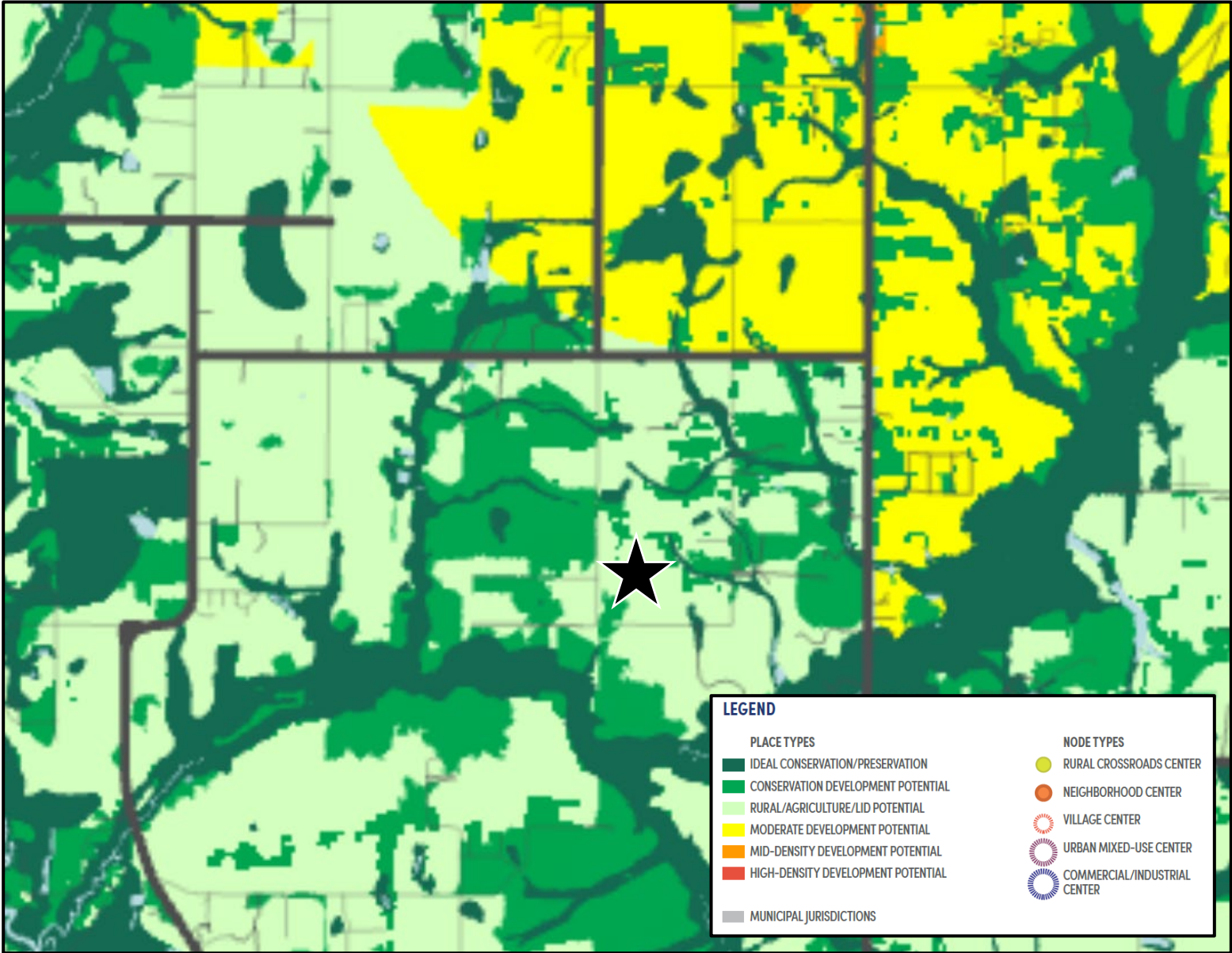
#### RELATED ZONING DISTRICTS

- 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



# Staff Analysis and Findings

-  **4.) Will the proposed change conflict with existing or planned public improvements?**  
Staff is unaware of any planned public improvements, however see permit engineer's comments.
-  **5.) Will the proposed change adversely effect traffic patterns or congestion?**  
The functional classification of both Blueberry Lane and Vasko Road is a Local Road. Local Roads provide limited mobility and are the primary access to residential areas, businesses, farms, and other areas. **The proposed change should have minimal effects on 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?**  
As mentioned earlier, the development pattern of the area consists of single-family homes situated on large lots of an acre or greater. **The request is for a partial rezone, so while the proposed change would slightly increase the density, it should remain compatible with the land use pattern of the surrounding area.**
-  **7.) Is the proposed amendment the logical expansion of adjacent zoning districts?**  
Adjacent zonings include RA and BCZ. There is currently no RSF-1 zoning within  $\frac{3}{4}$  mile of the subject property, so the change would not be considered a logical expansion of 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.

 **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**