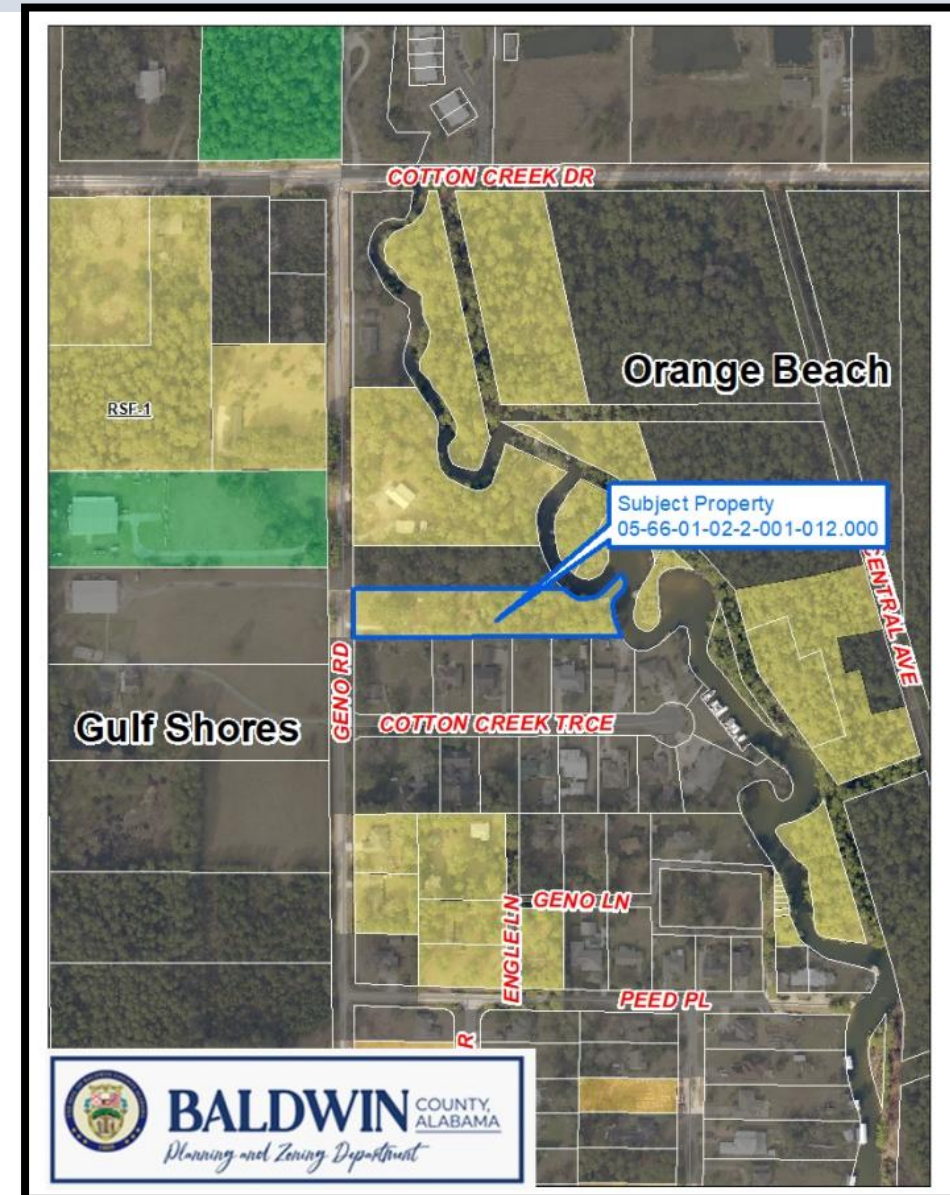


Request before Planning Commission:

Rezone 1.50+/- acres From RSF-1 to RSF-2

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)



Planning District: 30

Zoned: RSF-1, Residential Single Family 1

Location: Subject property is located on the east side of Geno Rd

Current Use: Residential

Acreage: 1.50+/- acres

Physical Address: 4848 Geno Rd, Gulf Shores, AL

Applicant: Stephen Ingersoll

Owner: Stephen Ingersoll

Proposed Zoning: RSF-2, Residential Single Family 2

Proposed Use: Residential

Applicant's Request: Rezone 1.50 acres from RSF-1 to RSF-2

Online Case File Number: The official case number for this application is Z22-11, however, when searching online CitizenServe database, please use Z22-0000011.

Property Images





Current Zoning Requirements

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 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 13.11: Bed and Breakfast Establishments*).

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: Not Applicable

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 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
Maximum Height in Habitable Stories	2 1/2
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

Proposed Zoning Requirements

Section 4.3 RSF-2, Single Family District

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

4.3.3 *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:

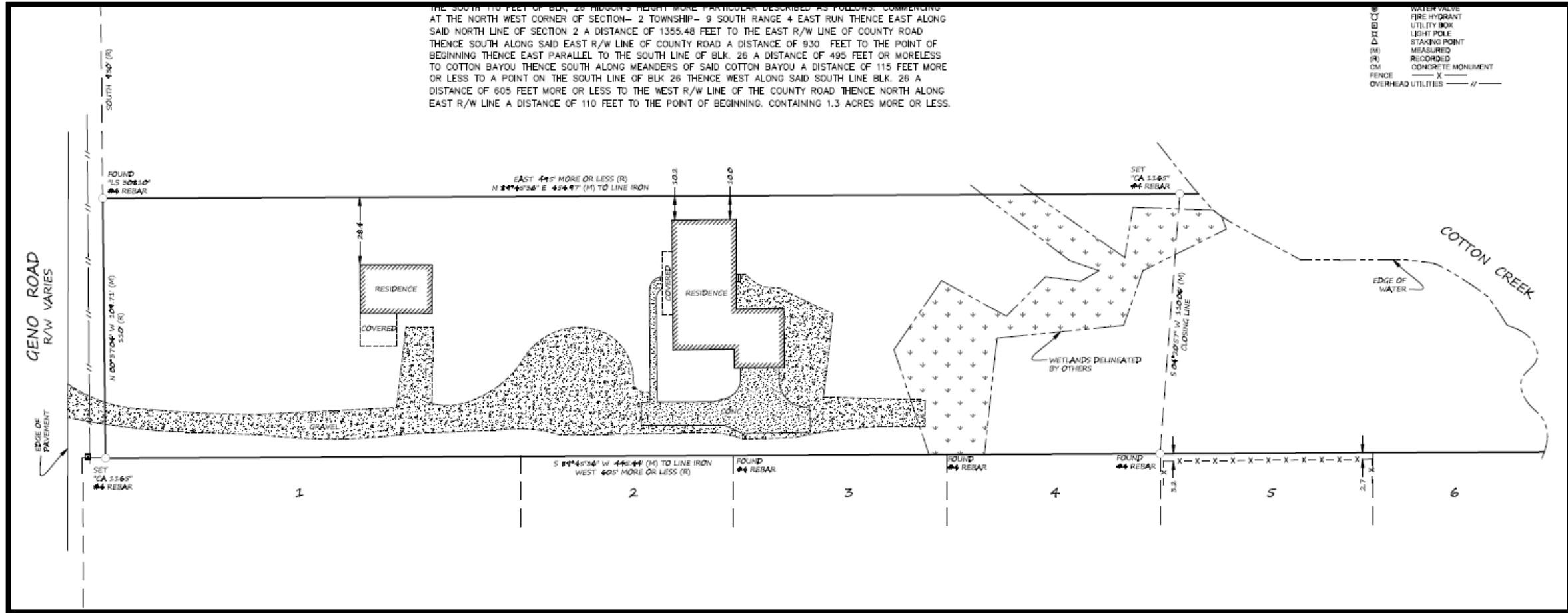
- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.11: Bed and Breakfast 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 in Feet	35-Feet
Maximum Height in Habitable Stories	2 1/2
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

Site Plan



Staff Analysis and Findings

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

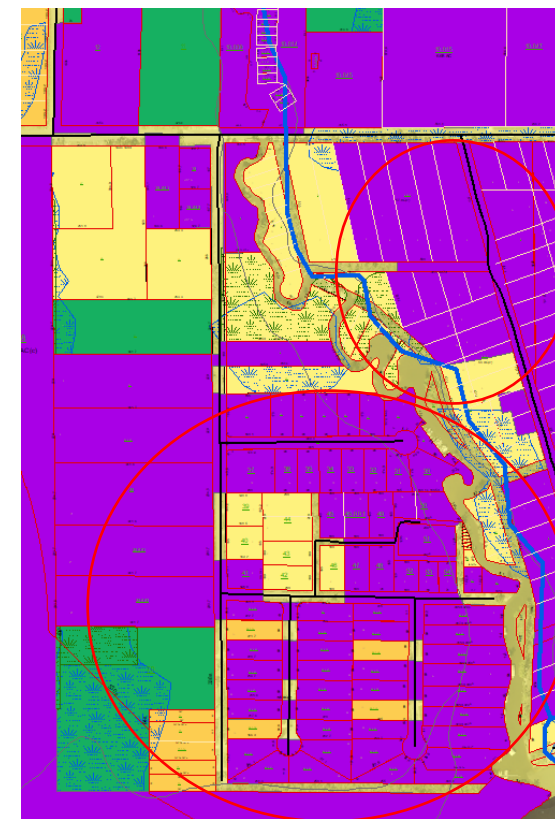
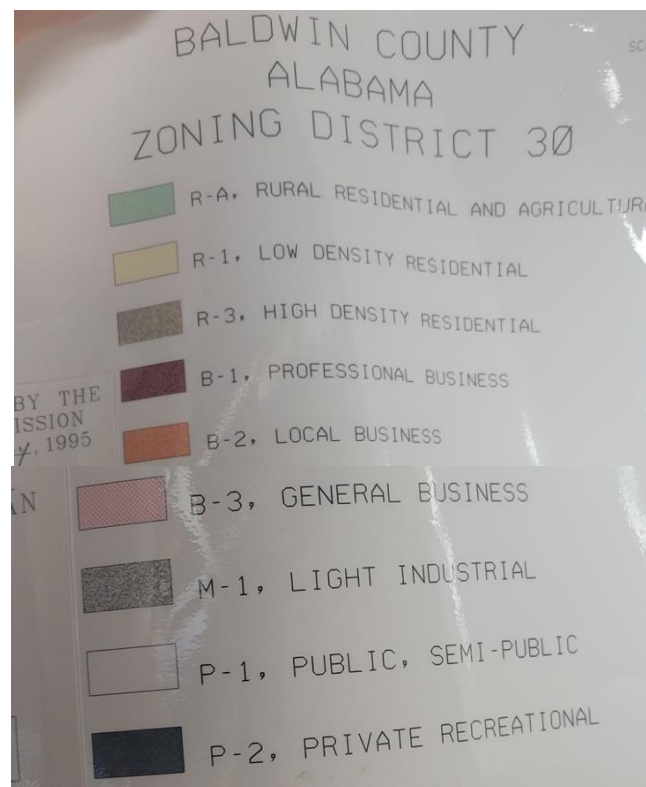
The subject property is currently zoned RSF-1, Residential Single-Family District with minimum lot area of 30,000 square feet. The current property is developed with two single family dwellings. If the proposed rezoning was approved to RSF-2, Residential Single Family the minimum lot area is 15,000 square feet. The properties to the North and South are zone R-1-4, Residential Single Family with the minimum lot size of 11,000 square feet.

Staff believes the requested change is compatible with the existing development patterns of the area.

Staff Analysis and Findings

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 30 zoning map was adopted on February 21, 1995. At that time, the property was zoned RSF-1.



As you can see it's been a significant amount of annexation and divisions since 1995.

Staff Analysis and Findings

3.) Does the proposed zoning better conform to the MasterPlan?

The Baldwin County Master Plan, 2013, provides future land use designations for properties located within the zoned areas of the County. These categories represent the recommendations for the physical development of the unincorporated areas of the County. They are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, the future land use designations are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

A future land use designation of residential has been provided for the subject property. This category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRD. Approval of this rezoning will not require a change to the future land use designations

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? The subject property already has two dwellings on the parcel one dwelling will be demo and rebuilt.

Staff Analysis and Findings

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.

Staff believes the proposed amendment is consistent with the development patterns in the area based on the significant amount of more dense lots created in the area.

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

Adjacent properties to the north, south, are zone R-1-4, Residential Single Family within the City of Gulf Shores and the minimum lot size of 11,000 square feet. The subject property fronts Geno Road and across the road the property is zoned agriculture within the City of Gulf Shores.

Staff Analysis and Findings

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

Staff believes that timing is not an issue.

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

The subject property has wetlands on the front (water side) the new structures will be located in the rear not within the 30 foot of the non disturbed wetland setback. If any land disturbance or structures will be located within the 30 foot non disturbed wetland setback/buffer a wetland variance will be required.

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.

Agency Comments

ALDOT, Michael Smith:

Fish and Wildlife, Bill Lynn: No Comments

ADEM, Scott Brown: From a desktop review it appears that this parcel, which is located in the defined coastal area of Alabama (ADEM Admin. Code r . 335-8-1-.02 (k), is inundated with wetlands- a highly protected coastal resource. The applicant should be advised that no alteration of the existing natural grade/elevation (neither by placing fill into nor dredging material from) any wetlands on this parcel without authorization from the ADEM. And it is possible, but not conclusive- that the entire parcel is comprised of coastal wetlands. The ADEM encourages the applicant to have a wetlands delineation survey completed prior to undertaking any site development activities.

Agency Comments

Baldwin County Hwy Department- Weesie Jeffords: The residential access is existing. The owners can request confirmation from Area 300 Maintenance Facility if needed in the future.

Baldwin County Environmental Review- Ashley Campbell After reviewing the site plan and rezoning application, I have the following comments:

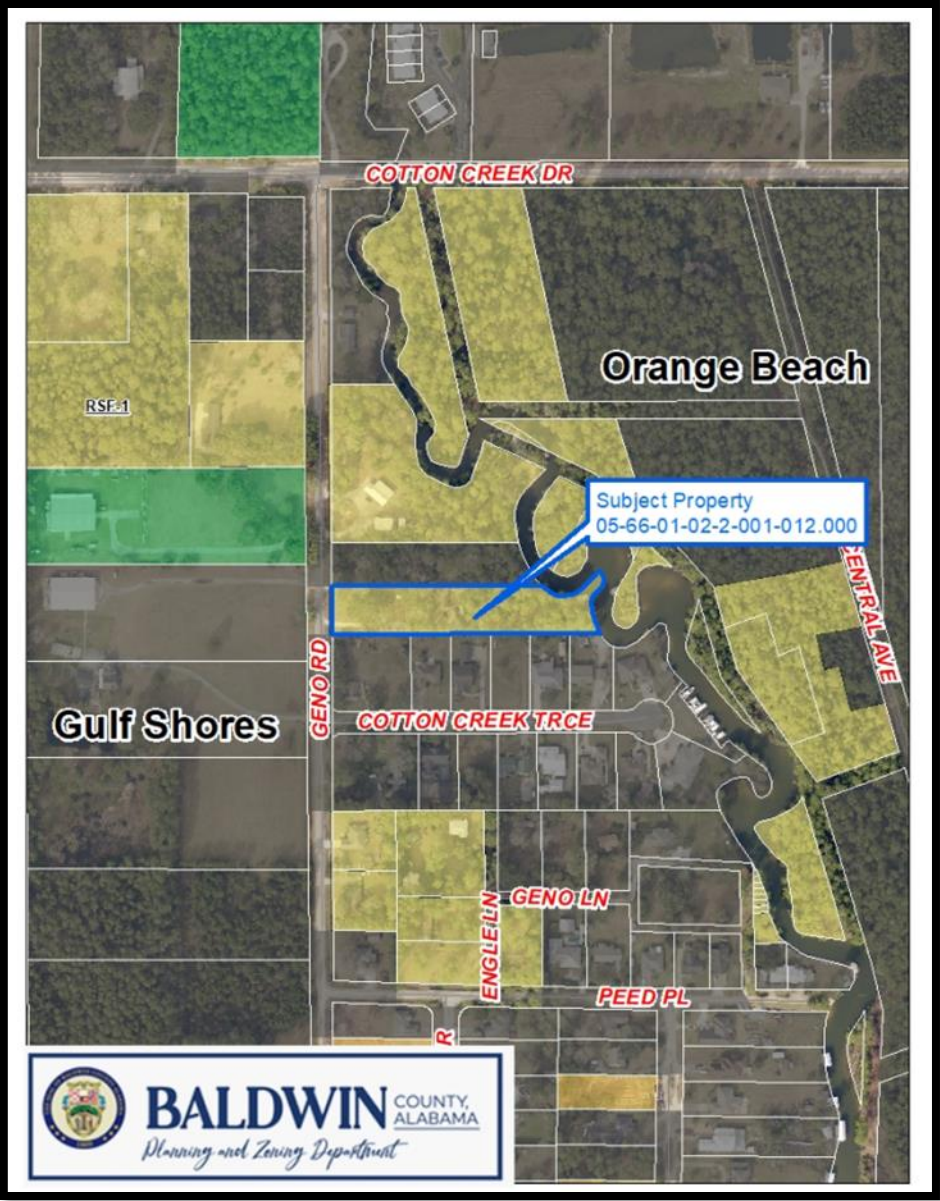
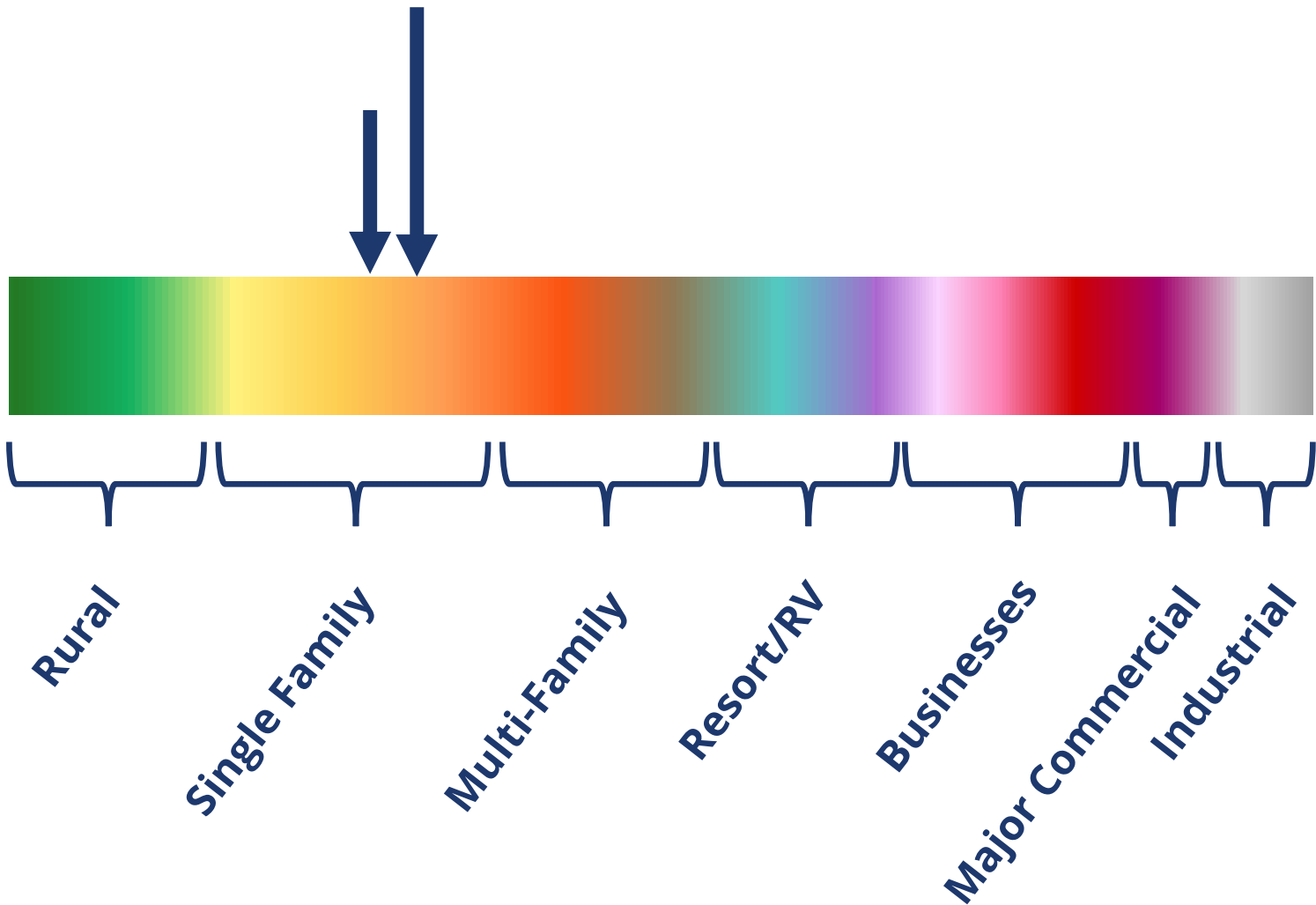
1. Please show a 30' non disturbed wetland setback/buffer on the site plan for the delineated wetlands.
2. The new structures are located near the road not within 30' of the not disturbed wetland setback. In the future, if any land disturbance or structures will be located within the 30' non disturbed wetland setback/buffer a wetland variance will be required.
3. After calculating the Wetland Density formula, both lots appear to meet the required lot minimum square footage. Lot 1=15,200sf of uplands-no wetlands, Lot 2 42,471sf upland + $4356/2$ Wetland = 44,649 sf

INGERSOLL PROPERTY

Lead Staff: Crystal Bates, Planning Technician

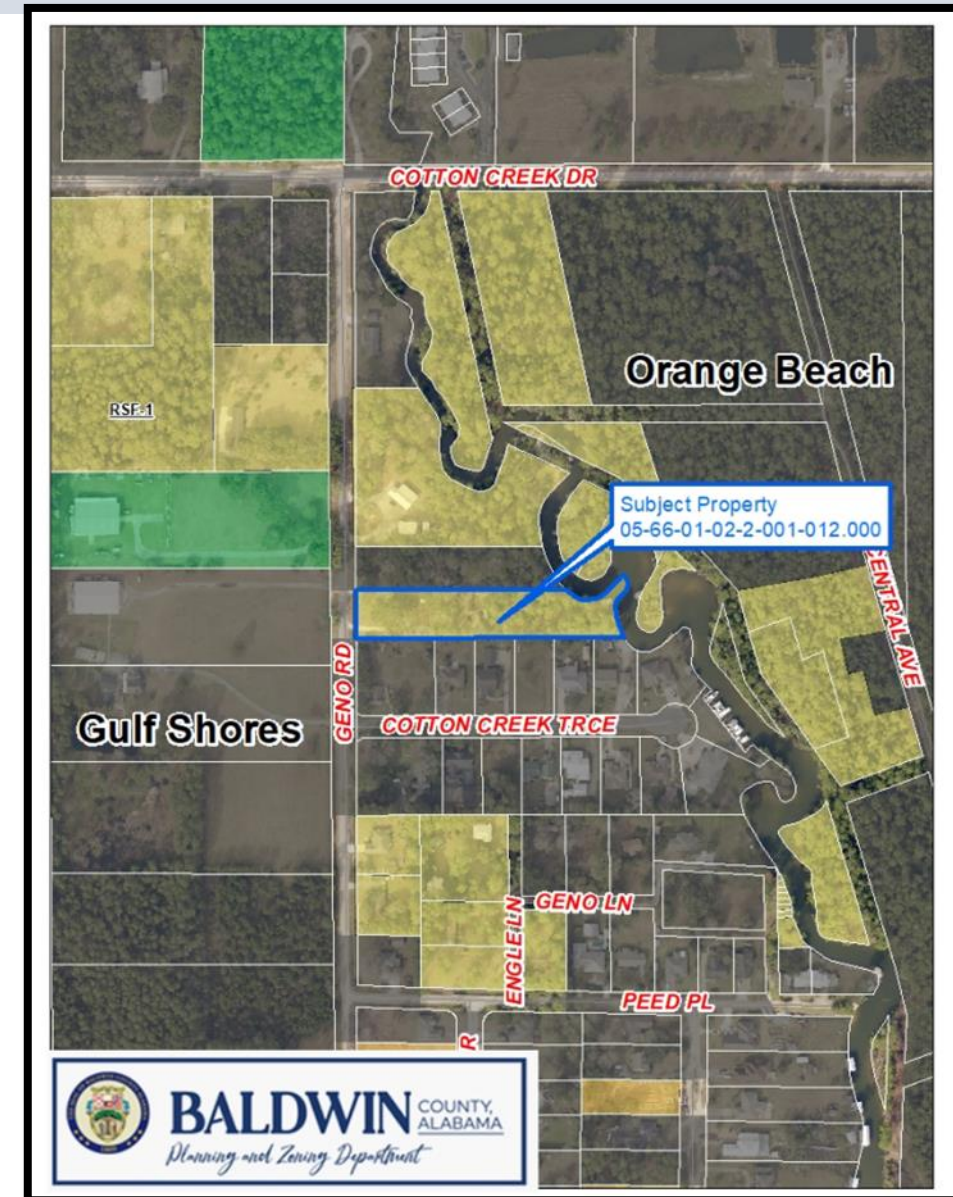
Current Zoning:
Residential Single Family 1

Requested Zoning:
Residential Single Family 2



Staff's Summary and Comments:

As stated previously, the subject property is currently zoned RSF-1, Residential Single Family 1, and is currently used as residential. The property adjoins parcels to the North and South are inside the City of Gulf Shores and the current zoning is R1-4. The adjoining properties are residential. The requested zoning designation is RSF-2, Residential Single Family 2. According to the submitted information, the purpose of this request is to allow for a family division. If the property is rezoned, the proposed uses would require an exemption letter from the Planning Dept as well as a zoning site plan approval for any other structures built or demo on the property.



INGERSOLL PROPERTY

REZONING REQUEST

Lead Staff: Crystal Bates, Planning Technician

Staff's Recommendation:

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

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

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