

BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

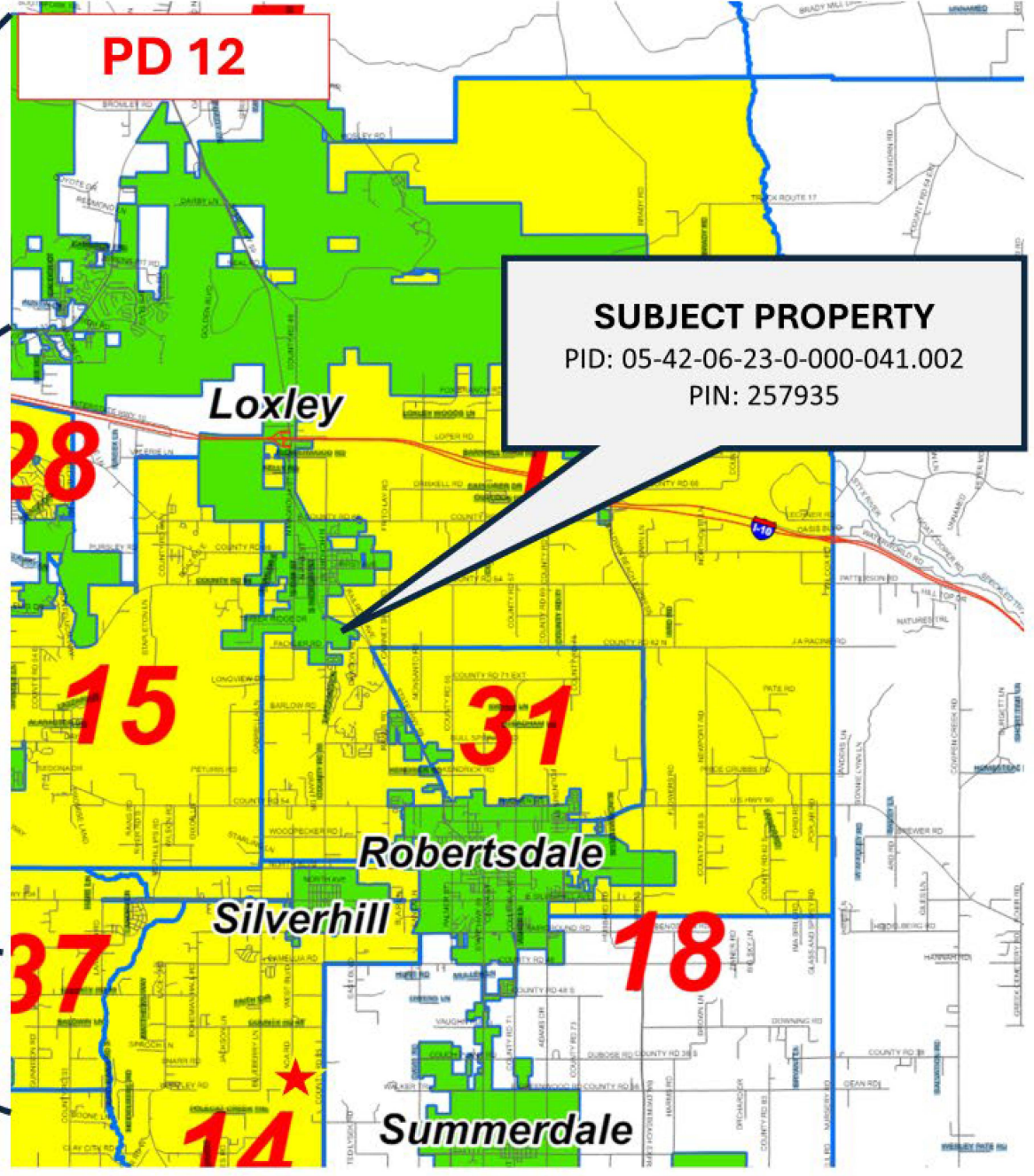
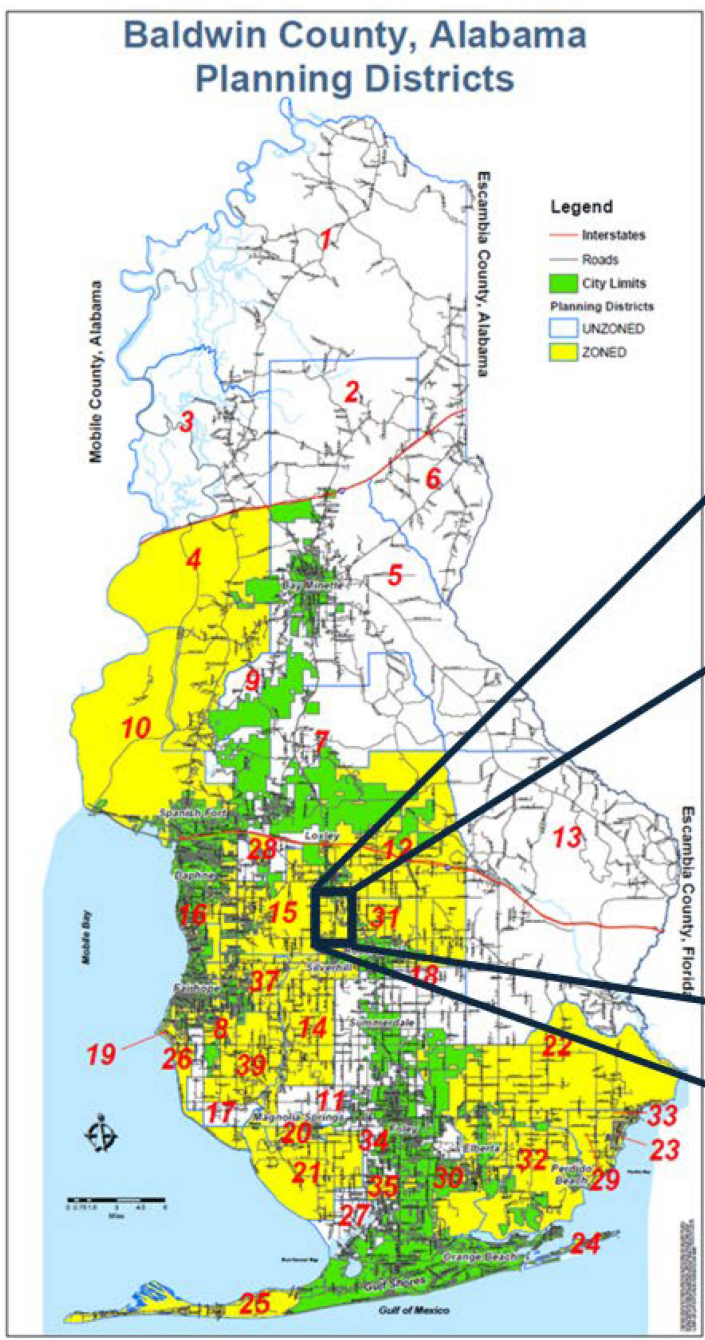
RE-ZONING REQUEST

Z24-30, CHILDRESS PROPERTY

AUGUST 1, 2024

PRESENTED BY: CRYSTAL BATES, PLANNING TECHNICIAN II

Baldwin County, Alabama Planning Districts



Z24-30 CHILDRESS PROPERTY

RE-ZONING REQUEST FROM **RSF-3** TO **RSF-4**

Lead Staff: Crystal Bates, Planning Technician II

Request before Planning Commission:

Rezone 8.8+/- acres from RSF-3 to RSF-4

Parcel#: 05-42-06-23-0-000-041.002

To view maps/plats in higher resolution please visit the "Upcoming Items" Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



Planning District: 12

Parcel ID: 05-42-06-23-0-000-041.002

PIN: Zoned: RSF-3, Residential Single Family

Location: Subject property is located at 25165 Rawls Rd

Current Use: Vacant

Roads: Rawls Rd is paved and County maintained

Acreage: 8.8 +/- acres

Applicant: Dwayne Smith w/Anchor DBG

Owner: Steven Childress

Lead Staff: Crystal Bates, Planning Technician II

Proposed Zoning: RSF-4, Residential Single Family

Applicant's Request: The owner would like to rezone from RSF-3 to RSF-4

Online Case File Number: The official case number for this application is Z24-000030, when searching the online CitizenServe database, please use Z24-000030.

Factor Summary:

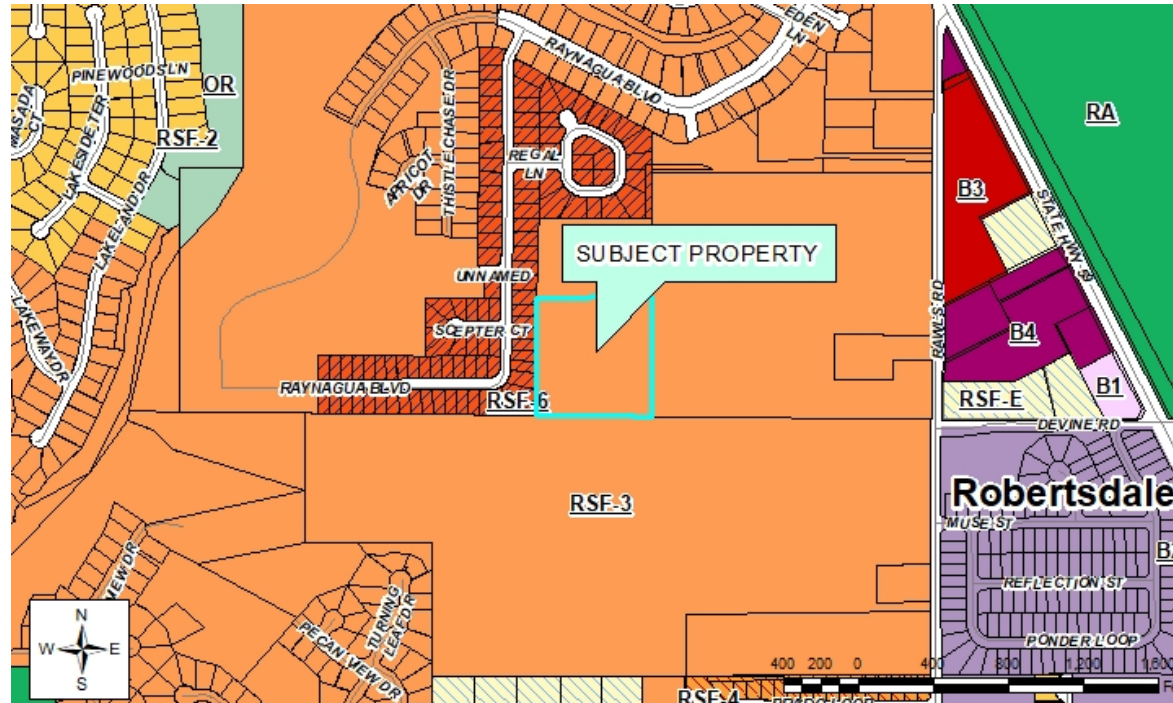
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 <p>#1</p>	 <p>#2</p>	 <p>#3</p>	 <p>#4</p>	 <p>#5</p>	 <p>#6</p>
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?
 <p>#7</p>	 <p>#8</p>	 <p>#9</p>	 <p>#10</p>	 <p>#11</p>	
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.

Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-3, Residential Single-Family	Vacant
South	RSF-3, Residential Single-Family	Vacant
East	RSF-3, Residential Single Family	Vacant
West	RSF-6, Residential Single- Family	Residential

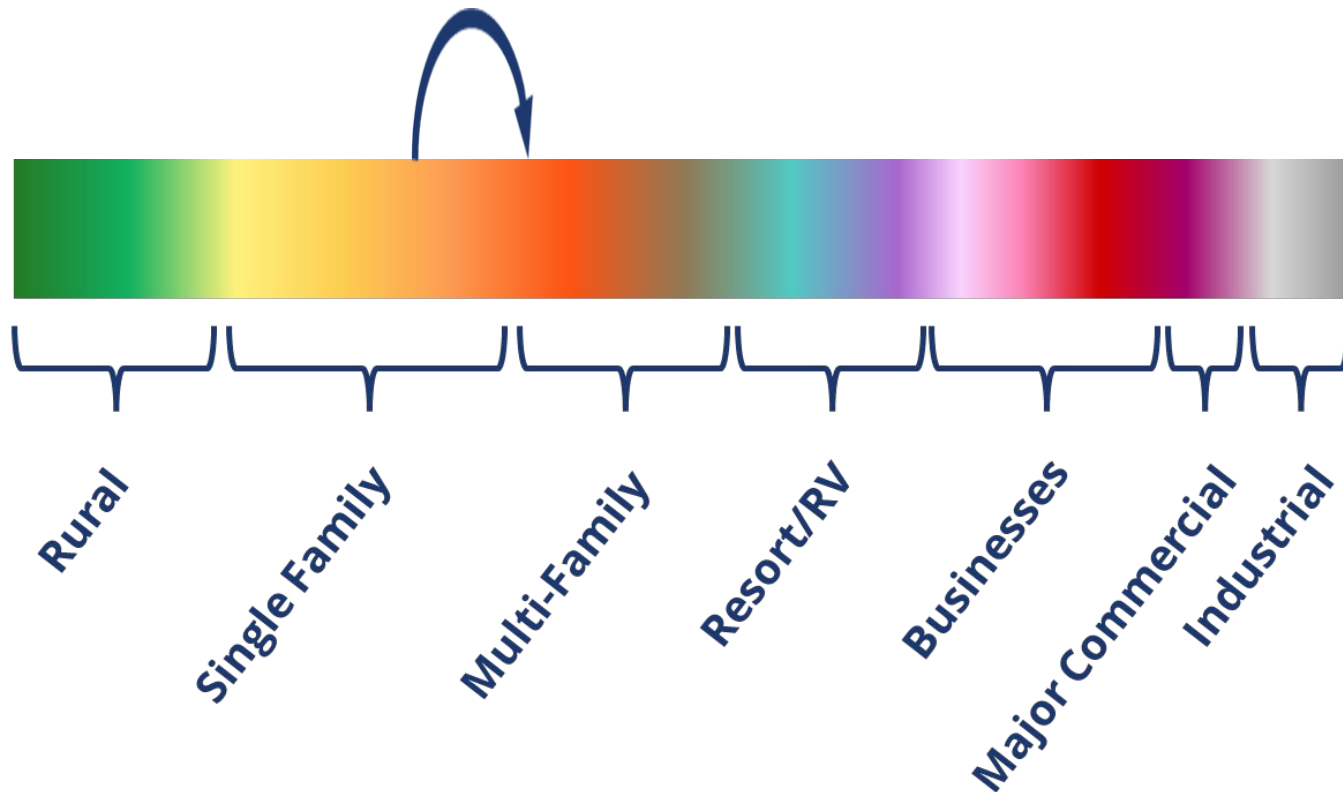
Z24-30 Childress Property

Rezoning Request From RSF-3 to RSF-4

Lead Staff: Crystal Bates, Planning Technician II

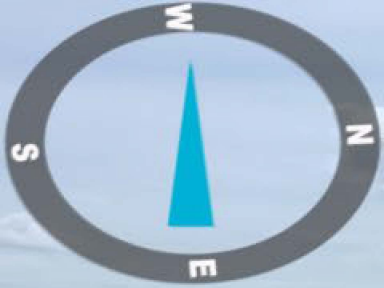
Current Zoning:
RSF-3, Residential Single Family

Proposed Zoning:
RSF-4, Residential Single Family



Staff's Recommendation:

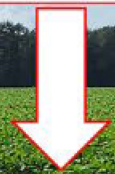
Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **Approval**.*



Subject Property
PIN: 257935



Adjoining Property
to The East
PIN: 7332



REZONING
PROPOSED
FOR THIS PROPERTY
Case Number
Z24-000030
Scan QR Code
For Information Contact:
Baldwin County Planning & Zoning Department
(251) 560-1655



Adjoining Property
to The East
PIN: 7332



Jul 8, 2024 3:28:15 PM
281° W



Adjoining Property
to The West
PIN: 277255



Jul 8, 2024 3:38:46 PM
100° E



Adjoining Property
to The South
PIN: 7333



Jul 9, 2024 9:04:55 AM
249° W

Current Zoning Requirements

Section 4.4 RSF-3, Single Family District

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

4.4.2 *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 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.

4.4.3 *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*).

4.4.4 *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

4.4.5 *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	10,000 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 4.4 RSF-3, Single Family District

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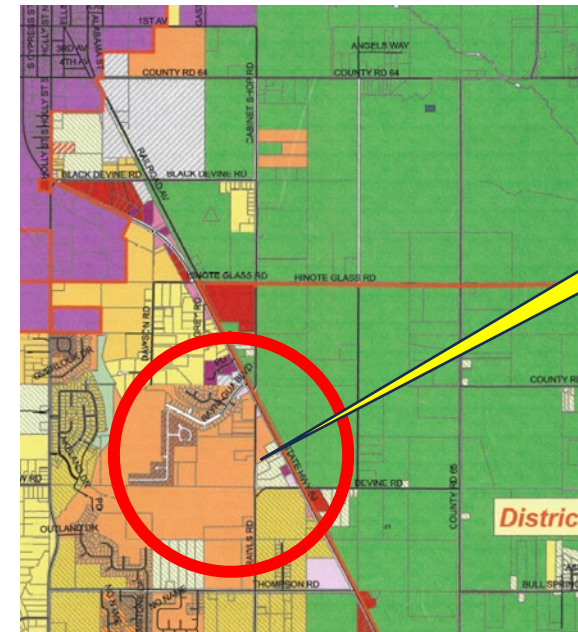
Staff Analysis and Findings

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

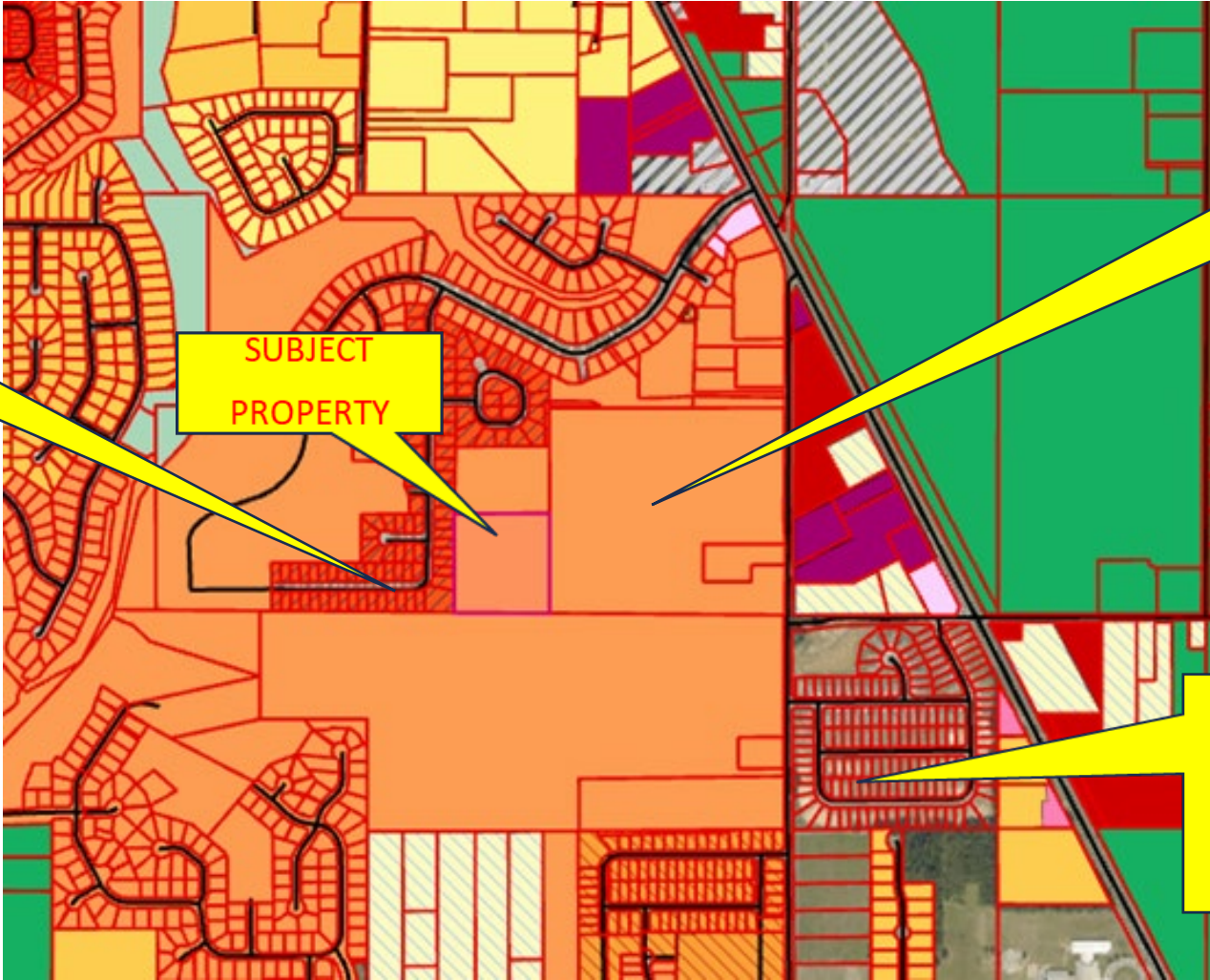
The subject property is currently zoned RSF-3 Residential Single-Family District. The requested designation is RSF-4 Residential Single-Family District. The subject property is vacant. Surrounding parcels in the immediate area are zoned RSF-3 and RSF-6, uses are residential and vacant. Staff feels that 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 12 adopted zoning on November 7, 2006. The property was zoned RSF-3 when Planning District 12 came into effect. There have been a few changes in the immediate area with rezonings since of commercial along St Hwy 59. 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



November 7, 2006



SUBJECT
PROPERTY

Lakeland Phase 10
Unit 2 Minimum
Lot Size 7,500 SF

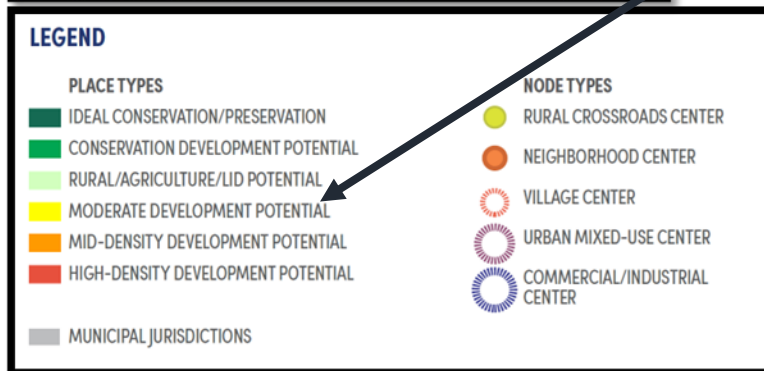
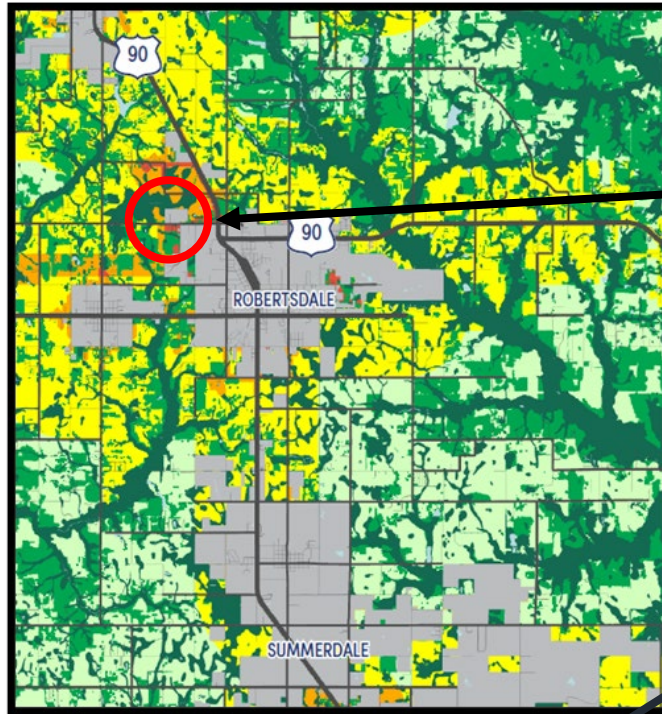
Z24-19, RSF-3 RSF-4
Requested July 2024

PONDER PLACE PHASE 1
(CITY OF ROBERTSDALE)
MINIMUM LOT SIZE
7,800SF

Staff Analysis and Findings

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

The future land use for the property is a Moderate Development potential area. The projected use of the property is residential; therefore, the proposed zoning of RSF-4, Residential District conforms to the Master Plan.



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

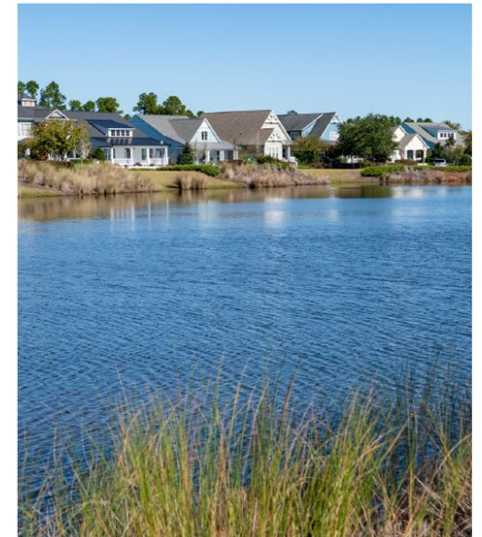
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

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



Staff Analysis and Findings

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?

Staff is unaware of any planned public improvements or any conflicts with existing public improvements. The property fronts Rawls Rd and is classified as a local road with a Highway Construction Setback of 40' from the centerline of the right-a-way. 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 primarily residential uses with commercial on parcels that abut St Hwy 59. 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 districts?

The surrounding land uses in this area are primarily residential uses with commercial on parcels that abuts St Hwy 59. Staff believes that factor six encourages Approval of this rezoning request due to adjacent parcel uses.

Staff Analysis and Findings

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.

Staff Analysis and Findings

11.) Other matters which may be appropriate.

Agency Comments

ALDOT, Michael Smith: No Comments Received.

ADEM, Autumn Nitz: Outside coastal area.

Baldwin County Permit Engineer– Buford King on behalf of the vacant permit engineer: This is a "straight re-zoning" and a subdivision or site plan was not included concurrently with the re-zoning application. It is expected that a future subdivision will be requested on subject property to utilize the RSF-4 zoning that allows 7,500sf lots. The subdivision process will analyze and take into account any and all required drainage improvements, any required traffic or roadway improvements, and turnout permits onto Rawls Road will be required. Memorialize here that the turnout permits will account for sight distance based upon the posted speed limits of Rawls Road in the vicinity of the project site. Further memorialize that the size of the property creates the potential for creating more than 50 lots which will automatically trigger a traffic study that will be submitted with the subdivision application. Depending upon the information presented in the traffic study and the analysis of the traffic study data, the developer of a subdivision may be required to contribute to offsite roadway improvements in order to receive preliminary plat approval. ***The subdivision process may require improvements to Devine Road to provide a fully paved connector from Rawls Road to State Route 59. Further, the subdivision may require an internal connection via stub street to the Lakeland Development and/or a stub street to PIN 7333 should PIN 7333 be developed in the future.***

Baldwin County Subdivision– Shawn Mitchell: This parcel is in a recorded subdivision in Loxley's subdivision jurisdiction. If the rezoning is approved, the applicant will go through Loxley's review and approval process. Because it is zoned, preliminary and final plat applications will also be reviewed by the County for administrative approval

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.*