



Case No./Name: Z24-51 Hagle Property

Meeting Date: February 6, 2025

Request: Rezone from BCZ to RSF-1

Recommendation: Approve Z24-51

Staff Lead: Brittany Epling, Planning Technician II

Owner / Developer: *Joyce Guthrie Hagle, 9135 County Road 32, Fairhope, AL 36532*

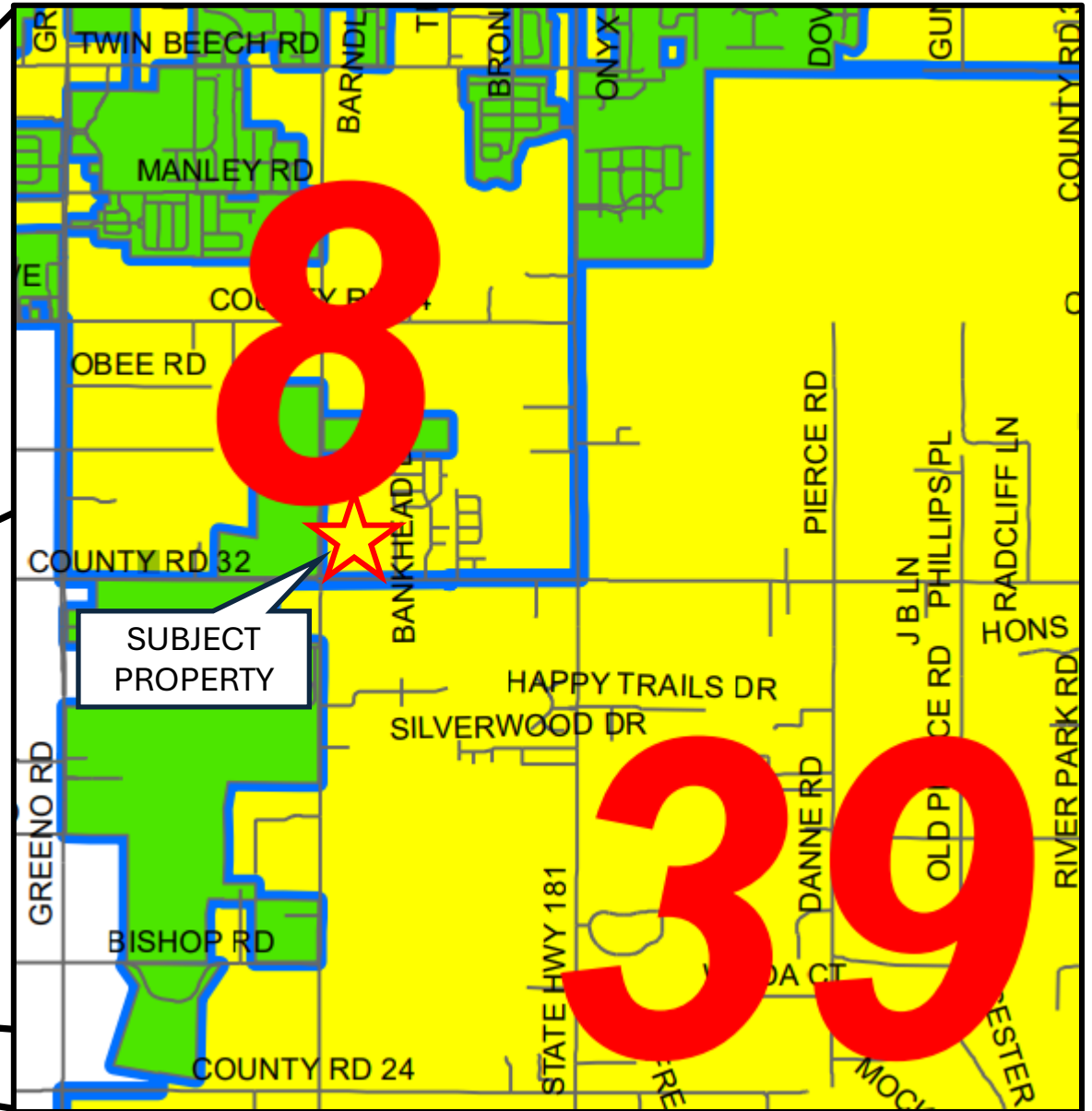
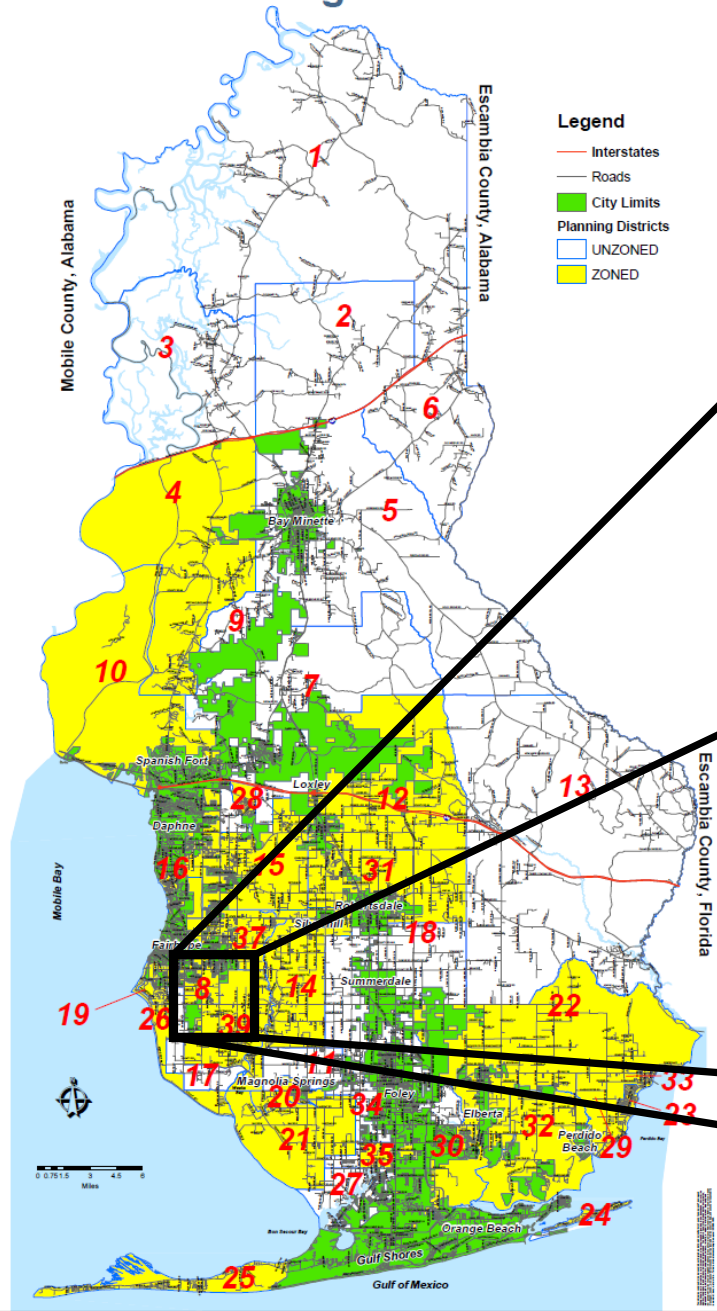
Applicant: *Seth Moore, Moore Surveying, 555 North Section Street, Fairhope, AL 36532*

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

Legend

- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED



Location: The subject property is located southeast of Fairhope, on the NE corner of County Road 13 and County Road 32.

Planning District: 8

Zoning: Current zoning: BCZ, Base Community Zoning
Requested zoning: RSF-1, Residential Single-Family

Parcel#: 05-46-08-34-0-000-015.000

PIN#: 17754

Total Acres: 29 +/- acres

Current Uses: Residential

Applicant's Request: Rezoning is requested so the owner can sell a one-acre lot with a residence. The rest of the property surrounding the one-acre lot with the existing residence will be used as farmland and buffer.

Online Case File Number: The case number is Z24-51. When searching online CitizenServe database, please use Z24-000051.

Agency Comments

- **USACE, James Buckelew**: Staff reached out but received no comments.
- **ADEM, Scott Brown**: Staff reached out but received no comments.
- **ALDOT, Michael Smith**: Staff reached out but received no comments.
- **BCBE**: Staff reached out but received no comments.
- **City of Fairhope**: Staff reached out but received no comments.
- **Planning and Zoning Staff**: A subdivision plat is currently being reviewed. Approval of the rezoning request is a condition of subdivision approval. (SC25-59 Replat of Lot 1, Guthrie Estates)



Subject Property
PIN: 17754



REZONING
PROPOSED
FOR THIS PROPERTY
Case Number
Z24-000051

For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655 / (251) 990-4623
(251) 972-8523

Scan 

Jan 7, 2025 3:01:55 PM
30°28'23.38003"N 87°52'9.25788"W
94° E

Baldwin County Code Enforcement



Property to the West
PIN: 62981



Jan 7, 2025 3:02:05 PM
30°28'23.51104"N 87°52'9.31591"W
293° NW

Baldwin County Code Enforcement



Adjoining Property to the North
PIN: 71704



Jan 7, 2025 3:04:58 PM
30°28'40.52417"N 87°52'9.2433"W
95° E

Baldwin County Code Enforcement

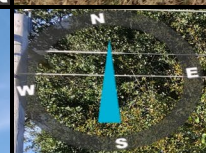


Property to the South
PIN: 71658

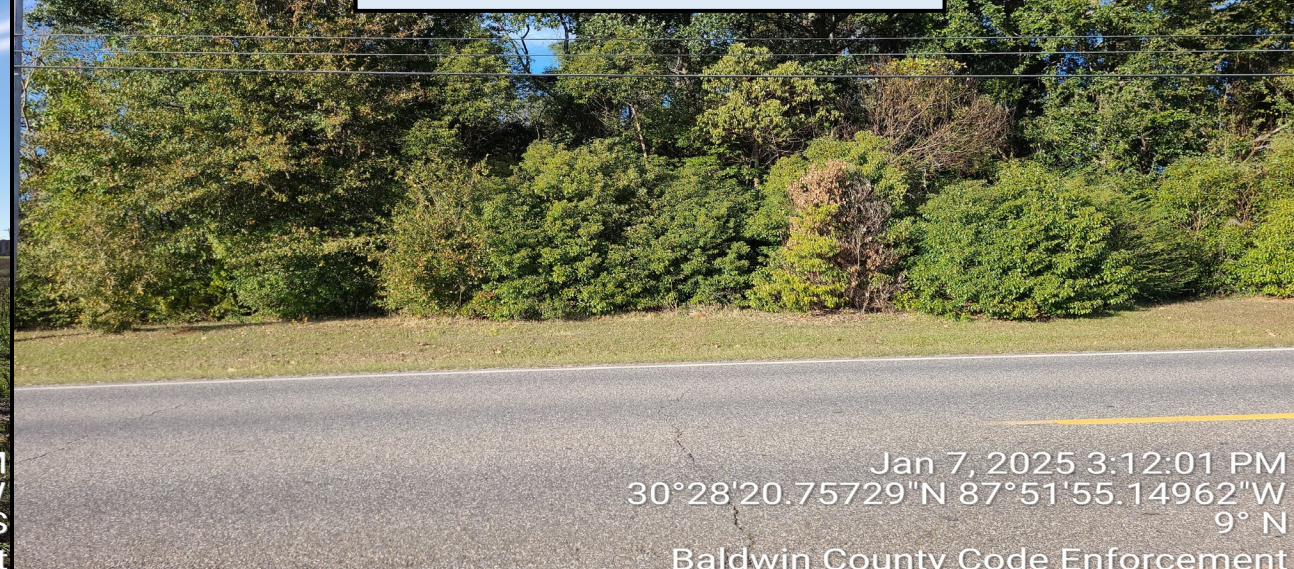


Jan 7, 2025 3:08:04 PM
30°28'20.74368"N 87°52'3.96426"W
179° S

Baldwin County Code Enforcement



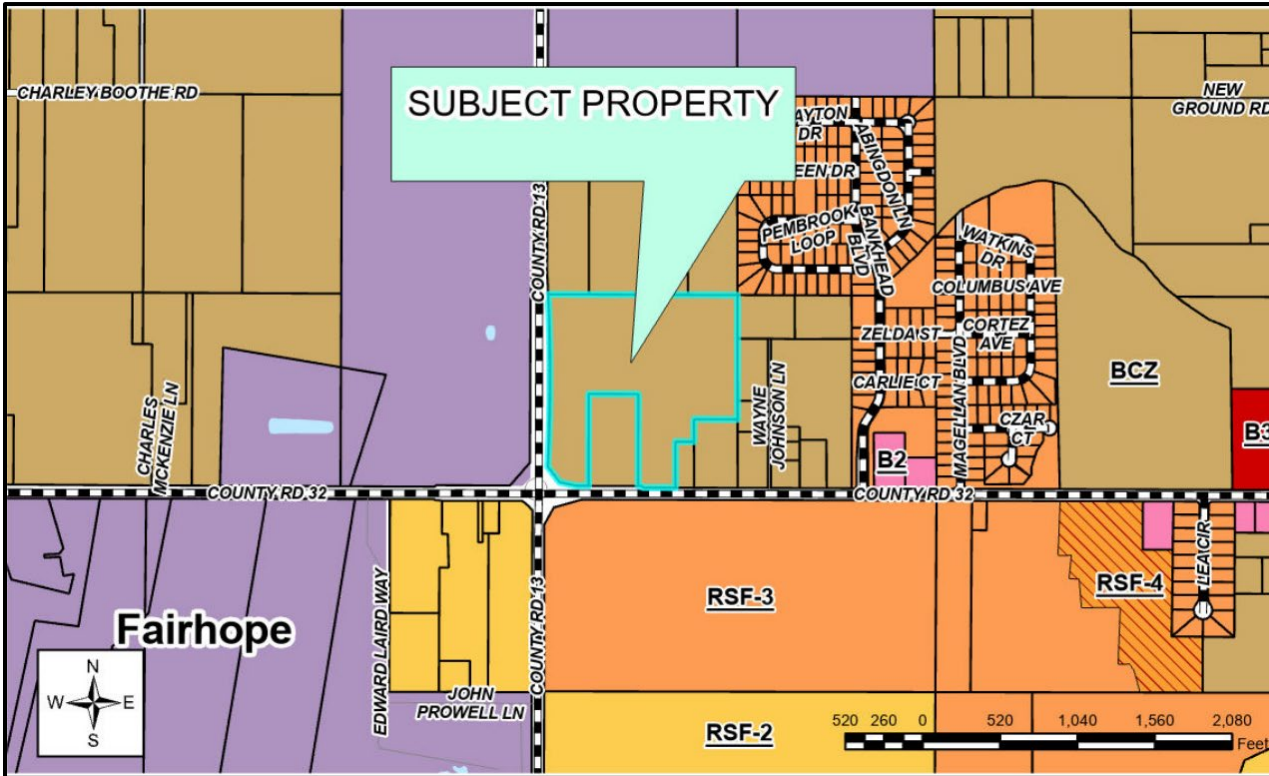
Adjoining Property to the East
PIN: 385848



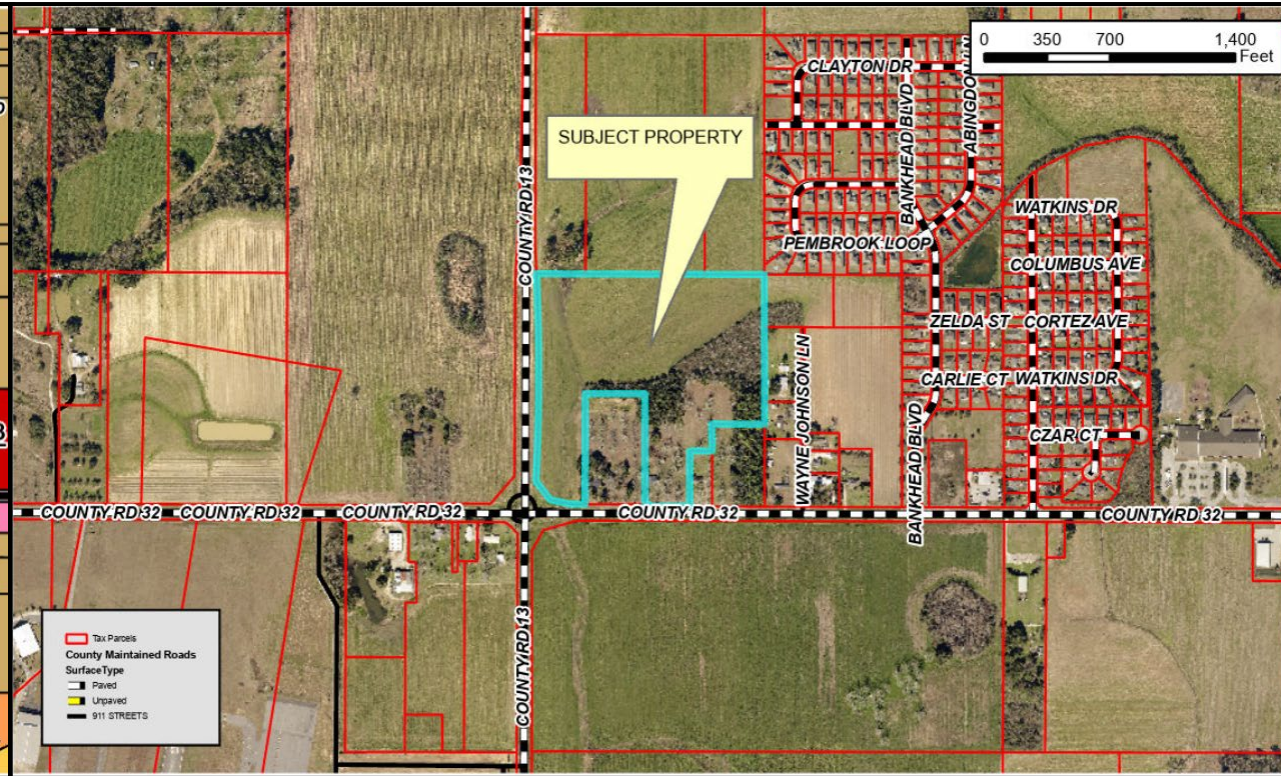
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9° N

Baldwin County Code Enforcement

Locator Map



Site Map



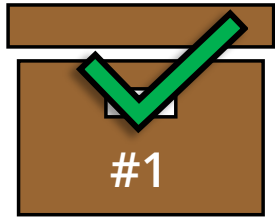
Adjacent Zoning

Adjacent Land Use

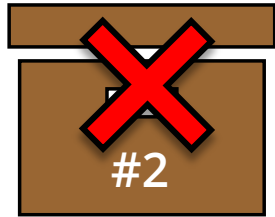
| | | |
|--------------|----------------------------------|--------------|
| North | BCZ, Base Community Zoning | Agricultural |
| South | RSF-3, Residential Single Family | Agricultural |
| East | BCZ, Base Community Zoning | Residential |
| West | City of Fairhope | Agricultural |

Factor Summary:

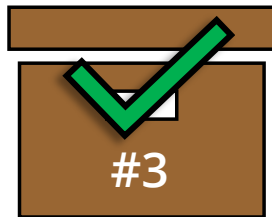
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.



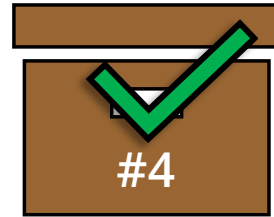
Compatible with development pattern?



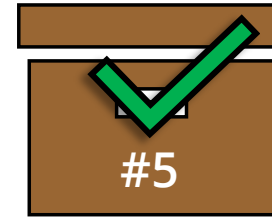
Change of conditions since originally zoned?



Proposal conform to Master Plan?



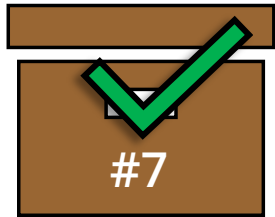
Conflicts with public improvements?



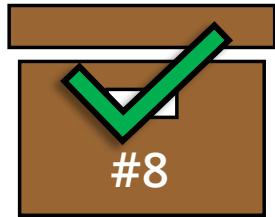
Adverse affect to traffic?



Consistent with development pattern?



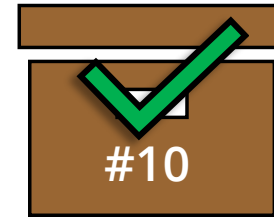
Logical expansion of adjacent zoning?



Timing appropriate given development trends?



Environmental or Historic impact?



Adverse impact on health, safety, & wellness?



Other appropriate matters?

Public Hearing:

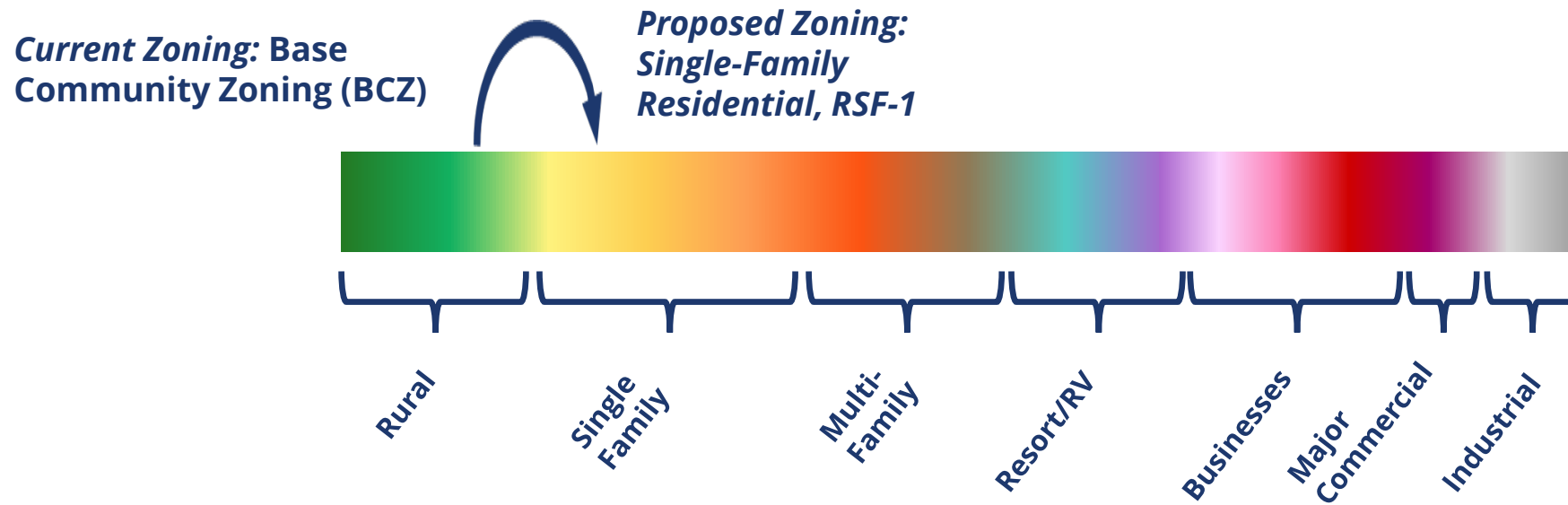
Only credible information impacting one of the factors above will be considered by the Planning Commission.

REZONING Staff's Recommendation:

Z24-51 RE-ZONING REQUEST FROM **BCZ** TO **RSF-1**.

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

The Planning Commission voted to recommend Approval of the rezoning with a vote of 6-0.



STAFF ANALYSIS

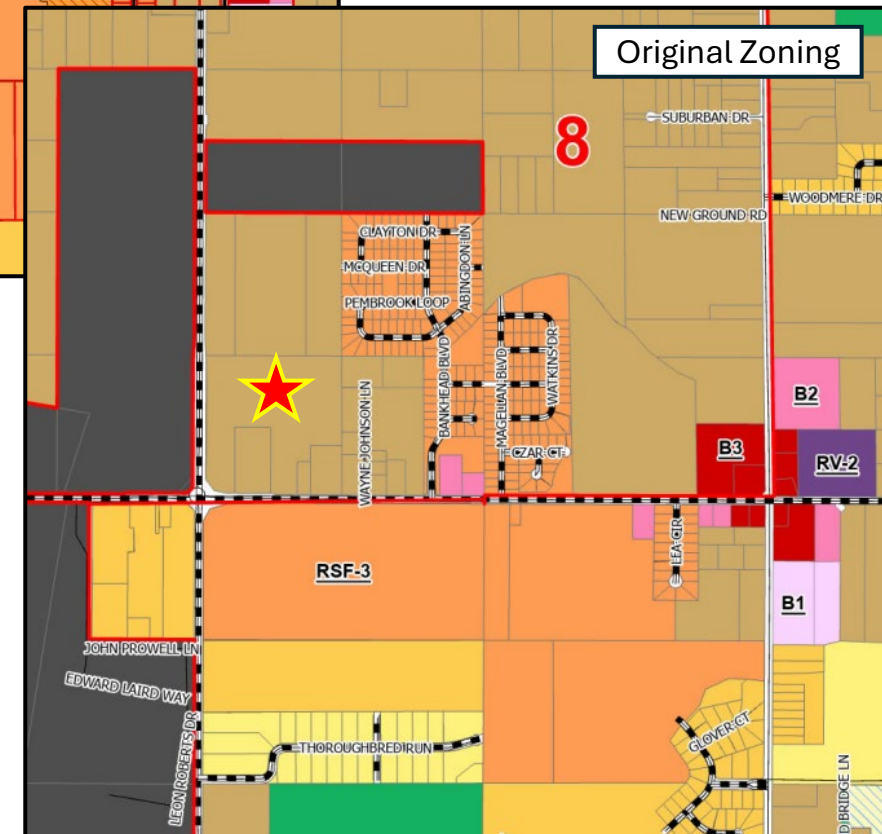
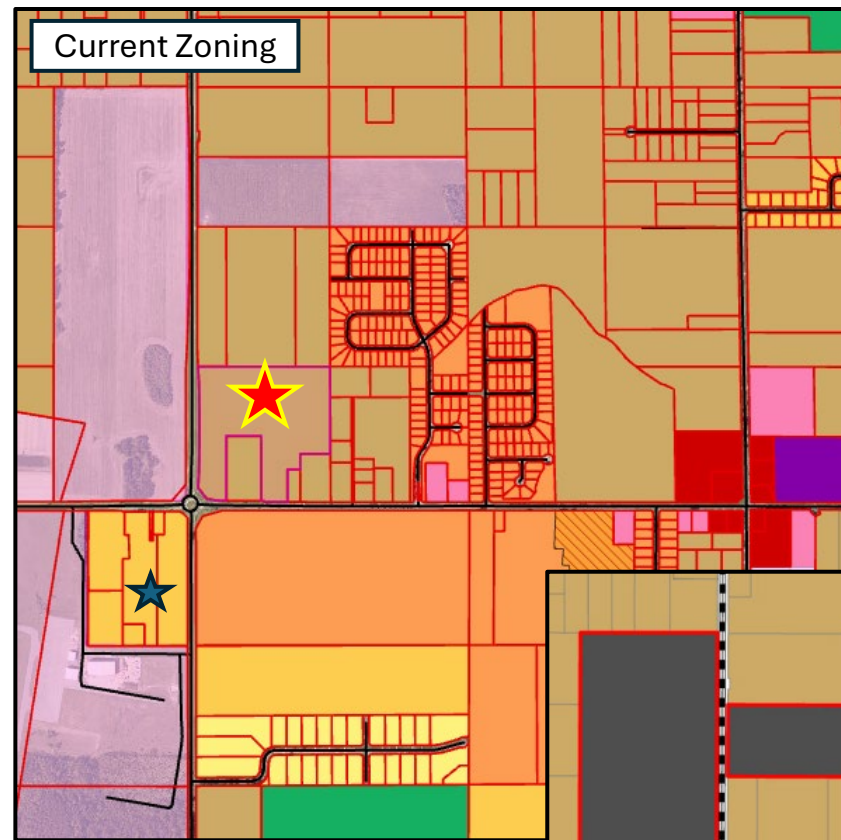
- 1) **Is the requested change compatible with the existing development pattern and the zoning of nearby properties?**

The subject property is currently zoned BCZ, Base Community Zoning. Nearby parcels are zoned BCZ, RSF-2 and RSF-3 (Moderate to Mid-Density Residential Single Family). The uses less than one mile from the property include low to mid-density residential, which can be found to the east with the Greythorne Estates subdivision and various independent residential lots. As a result, **there is compatibility with the existing development pattern and zoning of the surrounding area.**

- 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 8 adopted a zoning map on February 15, 2022. Since then, **there have been no changes in zoning designations or change in conditions in the immediate area.**

- 3) **Does the proposed zoning better conform to the Master Plan?** The subject property falls primarily within the Moderate Development Potential area. **Moderate-Density Development Areas support the proposed RSF-1 zoning.**



- 4) **Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any conflict with existing or planned public improvements.
- 5) **Will the proposed change adversely affect traffic patterns or congestion?** Per the Federal Highway Administration, the functional classification of County Road 32 and County Road 13 are both Minor Arterials, requiring a 100' highway construction setback. The FHWA classifies minor arterials as roads that connect smaller cities and towns to principal arterials and are often used as intra-community travel. **The proposed subdivision (split off a single 1-acre lot with existing home) should not negatively impact traffic. However, RSF-1 zoning does allow for 30,000 square foot lot sizes, and if the requested zoning is granted on the 29-acre parcel, this leaves potential for additional lots which may impact traffic if further subdivision of land is requested in the future.**
- 6) **Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The purpose of the requested RSF-2 is to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes. **The current development pattern in the area consists of commercial and high density residential to the north and west, and agricultural to the east and south.**

- 7) **Is the proposed amendment the logical expansion of adjacent zoning districts?** When taking into consideration the RSF-2 and RSF-3 zoning nearby, which allows for moderate to mid-density residential development, **staff believes RSF-1 (allowing for moderate density residential development) is a logical expansion of adjacent zoning and land uses.**
- 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 in the vicinity or the historic resources of the County with the proposed change.** If any further subdivision or development is proposed, a wetland delineation shall be required due to the potential wetlands on certain areas of the parcel. Any jurisdictional wetland or existing stormwater management area will need to be protected with the appropriate buffers.
- 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

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

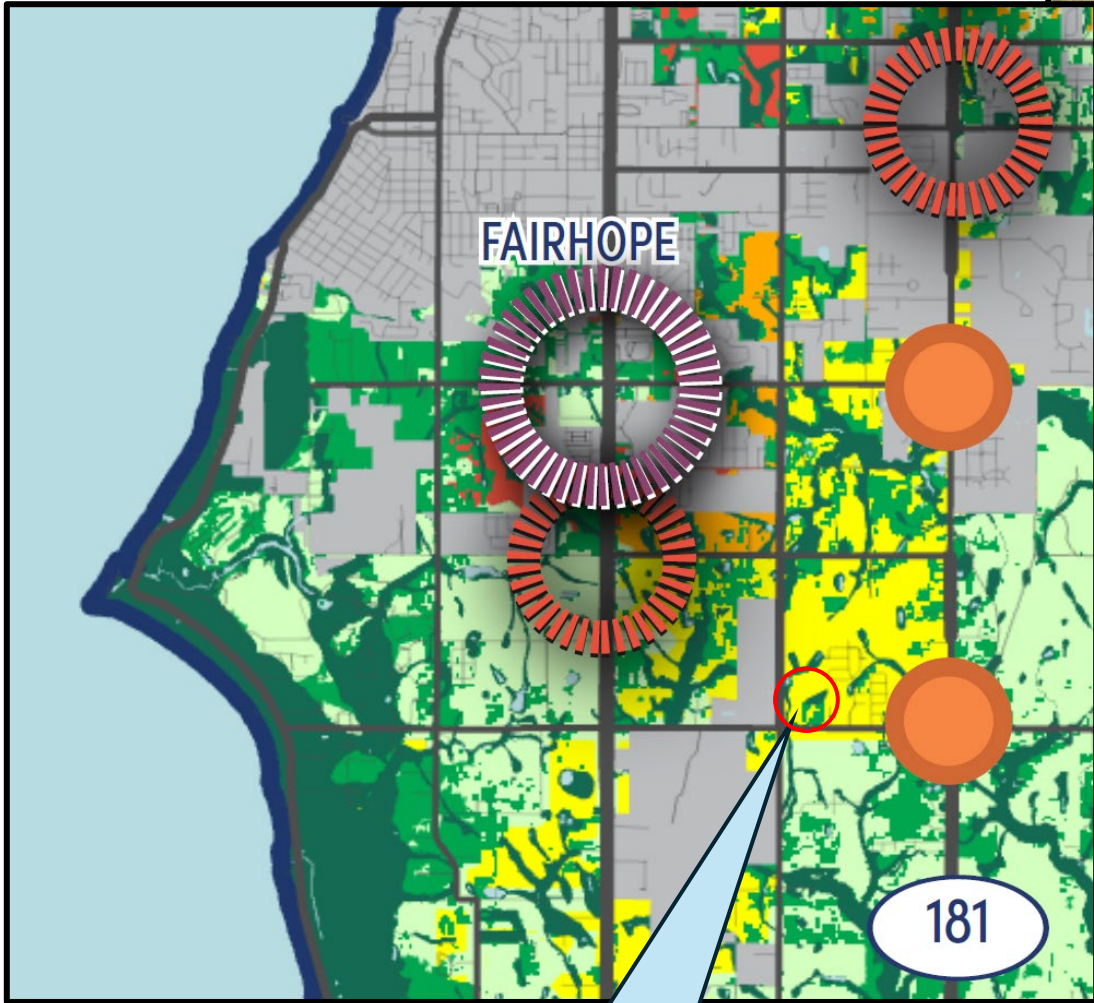
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

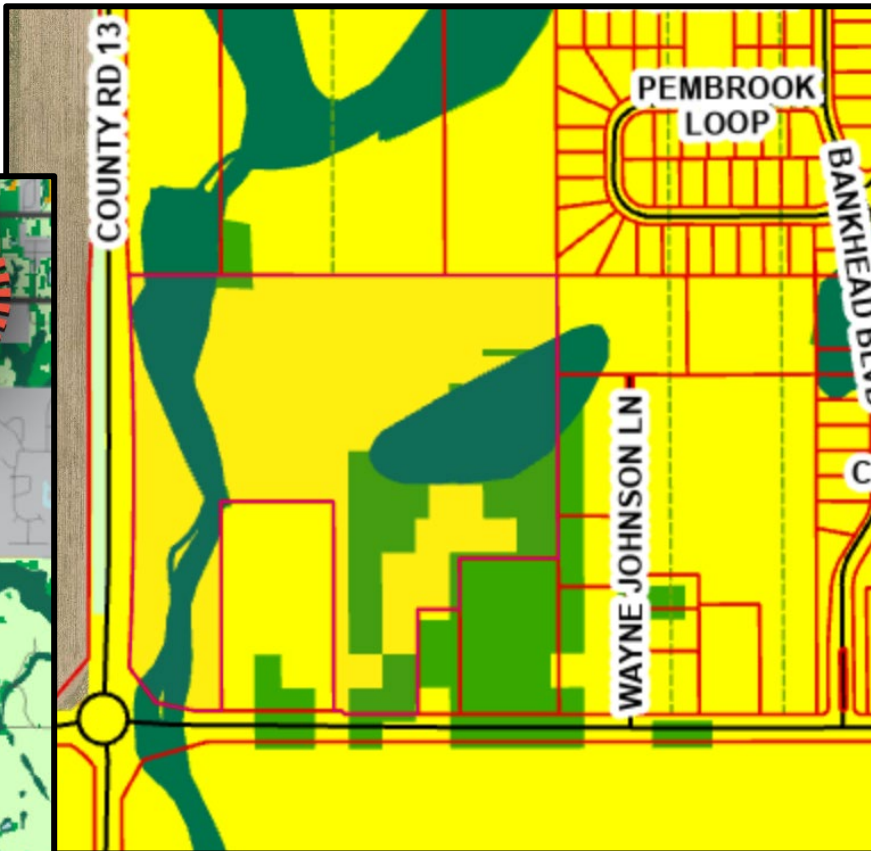
- RSF-1 Single Family District
- RSF-2 Single Family District

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



Subject Property



LEGEND

- | | | | |
|--------------------|------------------------------------|-------------------|------------------------------|
| PLACE TYPES | | NODE TYPES | |
| | IDEAL CONSERVATION/PRESERVATION | | RURAL CROSSROADS CENTER |
| | CONSERVATION DEVELOPMENT POTENTIAL | | NEIGHBORHOOD CENTER |
| | RURAL/AGRICULTURE/LID POTENTIAL | | VILLAGE CENTER |
| | MODERATE DEVELOPMENT POTENTIAL | | URBAN MIXED-USE CENTER |
| | MID-DENSITY DEVELOPMENT POTENTIAL | | COMMERCIAL/INDUSTRIAL CENTER |
| | HIGH-DENSITY DEVELOPMENT POTENTIAL | | |
| | MUNICIPAL JURISDICTIONS | | |