

## Baldwin County Planning & Zoning Commission Agenda

Thursday, July 11, 2024

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - June 6, 2024, Work Session Minutes
  - June 6, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

## 7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

### a.) PER24-25, Two Lakes RV Park/Subdivision Extension

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of cases S-21087 & S-21089, Two Lakes RV Park & Subdivision PH 1.

Location: Subject property is located on the west side of Roscoe Rd.

### b.) PER24-26, Flamingo RV Park aka Plantation RV Park

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of case S-21080, Flamingo RV Park, formerly Plantation RV Park PH 2.

Location: Subject property is located on the west side of County Rd 65.

### c.) PER24-29, Malbis Park Place Apartments

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year Extension Request of Final Site Plan approval of case S-21066, Malbis Park Place Apartments, formerly Parkside at Eastern Shore.

Location: Subject property is located on the north side of US 90 and immediately east of the Historic Malbis Subdivision.

### d.) PER24-30, South Bend Village

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year Extension Request of Preliminary Plat approval of South Bend Village Subdivision, Phase 1-2, a 125-lot subdivision.

Location: Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

**e.) CSP24-01, Office Space**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for a 720 square foot office building.

Location: Subject property is located west of State Highway 59 and north of Dawson Road in Loxley.

**f.) CSP24-19, Coastal Church**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for construction of a classroom building and lobby area.

Location: Subject property is located north of County Road 64 and east of County Road 54 W in Belforest.

**g.) CSP24-25, G Paws Farm**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for a dog grooming and boarding facility.

Location: Subject property is located east of County Road 87 and north of Frank Road in Elberta.

**h.) SC24-25, Double Eagle Estates**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 7-lot subdivision.

Location: Subject properties are located on the east side of County Rd 97 and north side of Hagendorfer Road in the Lillian area.

**i.) SC24-27, Prickett Subdivision**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for an 8-lot subdivision.

Location: Subject property is located west of County Rd 13 and north of US Hwy 98.

**j.) SC24-28, 3 Amigos Subdivision**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 3-lot subdivision.

Location: Subject property is located west of Hwy 181, south of Twin Beech Rd (County Rd 44), near the City of Fairhope.

**k.) SV24-10, Coleman Family Division**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a variance from the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and grandchildren/great-grandchildren.

Location: Subject properties are located east of Coleman Lane and north of Hwy 31, east of the City of Spanish Fort.

**8. Consideration of Applications and Requests: Old Business**

None.

**9. Consideration of Applications and Requests: Rezoning Cases**

**a.) Z24-17, Point Clear Village III**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 2.2 +/- acres from Local Business District (B-2) to Residential Single-Family (RSF-2).

Location: Subject properties are located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope.

**b.) Z24-18, Bengtson Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 21 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-3).

Location: Subject property is located north of County Rd 54 and west of State Highway 59 in the Robertsdale area.

**c.) Z24-19, Fincher Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 45.30 +/- acres from Residential Single-Family (RSF-3) to Residential Single-Family (RSF-4).

Location: Subject properties are located on the west side of Rawls Rd.

**d.) Z24-21, MacCartee Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 1.6 +/- acres from Neighborhood Business (B-2) to Residential Multiple Family (RMF-6).

Location: Subject property is located west of State Highway 181 in Daphne.

**e.) Z24-22, Lipscomb Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 6.5 +/- acres from Neighborhood Business (B-2) to Residential Single-Family (RSF-2).

Location: Subject property is located at the corner of County Road 12 and Magnolia Springs Hwy, just south of the town of Magnolia Springs.

**f.) Z24-23, Jim & Donna Enterprises LLC Property**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 124 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1).

Location: Subject properties are located north of County Road 20 and west of Stucki Rd.

**g.) Z24-24, Keith Property & PRD24-03, Graden Place**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 20 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1) and approval for a 24-site Planned Residential Development (PRD).

Location: Subject properties are located north of US Hwy 98 and west of County Rd. 13.

**h.) Z24-25, Frank Property & PRD24-02, Farmington Place**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 78 +/- acres from Rural Agricultural (RA) to Residential Single-Family (RSF-1) and approval for a 102-site Planned Residential Development (PRD).

Location: Subject properties are located north of Woerner Rd. and west of County Rd. 95.

**10. Consideration of Applications and Requests: Subdivision Cases**

**a.) SC24-26, Hall's Creek Farm**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 28-lot subdivision.

Location: Subject property is bisected by Old Ganey Rd (County Rd 96), north of the City of Bay Minette.

**11. Consideration of Applications and Requests: Commission Site Plan Approval Cases**

**a.) CSP24-12, Smeraglia Kennels**

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section 15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan approval for a dog kennel.

Location: Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsedale area.

**12. New Business: None**

**13. Public Comments: None**

**14. Reports and Announcements:**

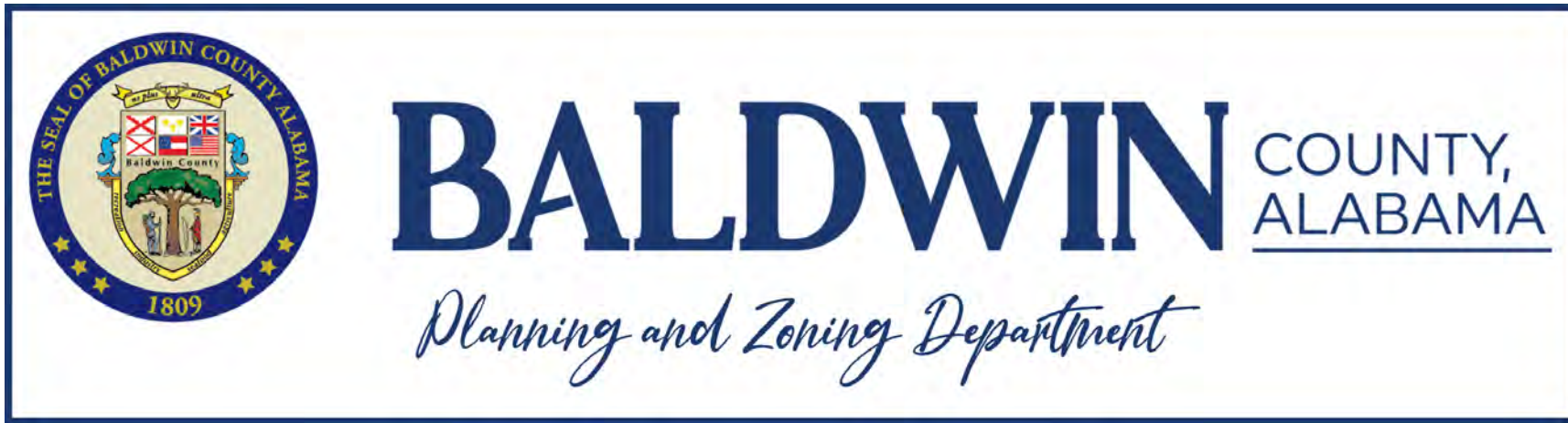
Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***August 1, 2024***

**15. Adjournment.**





# FINAL SITE PLAN EXTENSION REQUEST PER24-25 TWO LAKES RV PARK/SUBDIVISION

## JULY 11, 2024

PREPARED AND PRESENTED BY: FABIA WATERS

# 7.a) PER24-25 S-21087/S-21089 TWO LAKES RV PARK PUD/SUBDIVISION PH 1

## STAFF RECOMMENDATION

July 11, 2024

Request before the Planning Commission:

**One (1) year Extension Request** of final site plan approval of Cases # S-21087 & S-21089 Two Lakes RV Park & Subdivision PH 1

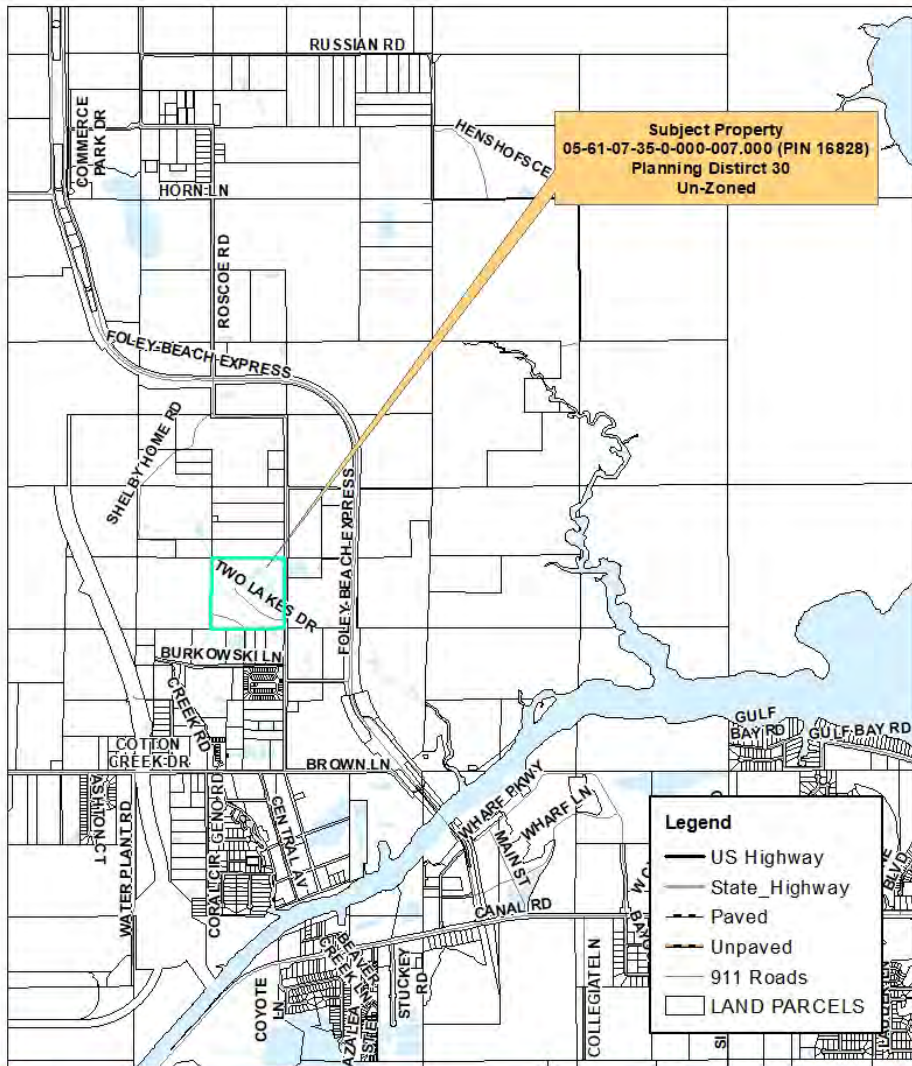
Staff Recommendation: **APPROVAL** with conditions

To view public comments as well as maps/plats in higher resolution please visit the “Upcoming Items” Planning and Zoning webpage:

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

# PER24-25/S-21087/S-21089 TWO LAKES RV PARK PUD/SUBDIVISION PH 1

## STAFF RECOMMENDATION



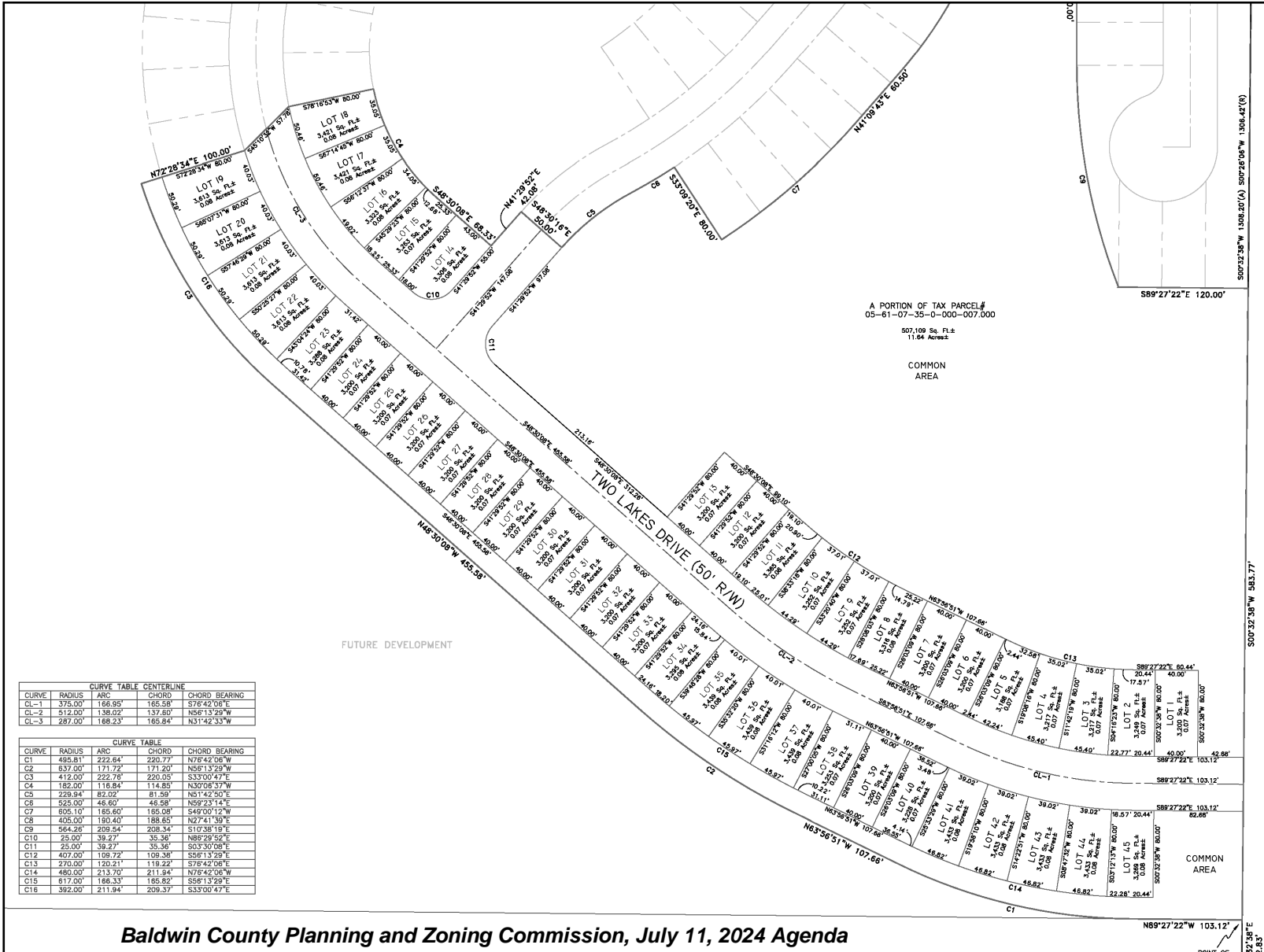
S-21089 Two Lakes RV Park  
Vicinity Map



S-21089 Two Lakes RV Park  
Site Map

# PER24-25/S-21087/S-21089 TWO LAKES RV PARK PUD/SUBDIVISION PH 1

## STAFF RECOMMENDATION



| CURVE | RADIUS  | ARC     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|---------------|
| CL-1  | 375.00' | 166.95' | 165.58' | S78°42'06"W   |
| CL-2  | 512.00' | 138.02' | 137.60' | S86°13'29"W   |
| CL-3  | 287.00' | 166.23' | 165.84' | N31°42'33"W   |

| CURVE | RADIUS  | ARC     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|---------------|
| C1    | 485.81' | 222.64' | 220.77' | N78°42'06"W   |
| C2    | 537.00' | 171.72' | 171.20' | N81°13'29"W   |
| C3    | 412.00' | 222.76' | 220.05' | S33°00'47"E   |
| C4    | 182.30' | 116.84' | 114.85' | N30°06'37"W   |
| C5    | 229.94' | 82.02'  | 81.59'  | N81°42'50"E   |
| C6    | 525.00' | 46.60'  | 46.58'  | S59°23'14"E   |
| C7    | 805.10' | 165.60' | 165.09' | S49°00'12"W   |
| C8    | 425.00' | 190.40' | 188.65' | N2°41'59"E    |
| C9    | 564.26' | 209.54' | 208.34' | S10°38'19"E   |
| C10   | 25.00'  | 39.27'  | 35.36'  | N88°29'52"E   |
| C11   | 25.00'  | 39.27'  | 35.36'  | S83°30'08"E   |
| C12   | 407.00' | 109.72' | 109.38' | S81°13'29"E   |
| C13   | 270.00' | 120.21' | 119.22' | S78°42'06"E   |
| C14   | 486.00' | 213.70' | 211.84' | N78°42'06"W   |
| C15   | 817.00' | 166.33' | 165.82' | S81°13'29"E   |
| C16   | 392.00' | 211.94' | 209.37' | S33°00'47"E   |

**REQUIRED SETBACKS:**

FRONT: 30 FT  
 REAR: 30 FT  
 SIDE: 10 FT  
 SIDE STREET: 15 FT

**UTILITY PROVIDERS:**

WATER SERVICE: CITY OF GULF SHORES  
 SEWER SERVICE: CITY OF GULF SHORES  
 ELECTRIC SERVICE: BALDWIN COUNTY EMC  
 TELEPHONE SERVICE: CENTURYLINK  
 GAS SERVICE: RIVIERA UTILITIES

**DEVELOPER:**

TWO LAKES, LLC  
 7883 DELTA WOODS DRIVE  
 BAY MINNETTE, ALABAMA 36507  
 C/O MR. RAY LEE

**SITE DATA, PHASE I:**

TOTAL ACREAGE = 11.64 ACRES±  
 NUMBER OF LOTS: 45

SMALLEST LOT = 0.07 ACRES± (3,188 S.F.±)  
 TOTAL ACREAGE OF LOTS = 3.42 ACRES± (29%)  
 TOTAL ACREAGE OF R.O.W. = 1.45 ACRES± (13%)  
 TOTAL ACREAGE OF COMMON AREAS = 6.77 ACRES± (58%)  
 LINEAR FEET OF ROADWAY = 1,287 L.F.  
 PARCEL NUMBER = 05-61-07-35-0-000-007.000

**SURVEYOR/ENGINEER:**

THE WOODLANDS GROUP, LLC  
 P.O. BOX 213 MONTROSE, AL 36559  
 JUSTIN PALMER, PLS LIC. NO. 34934

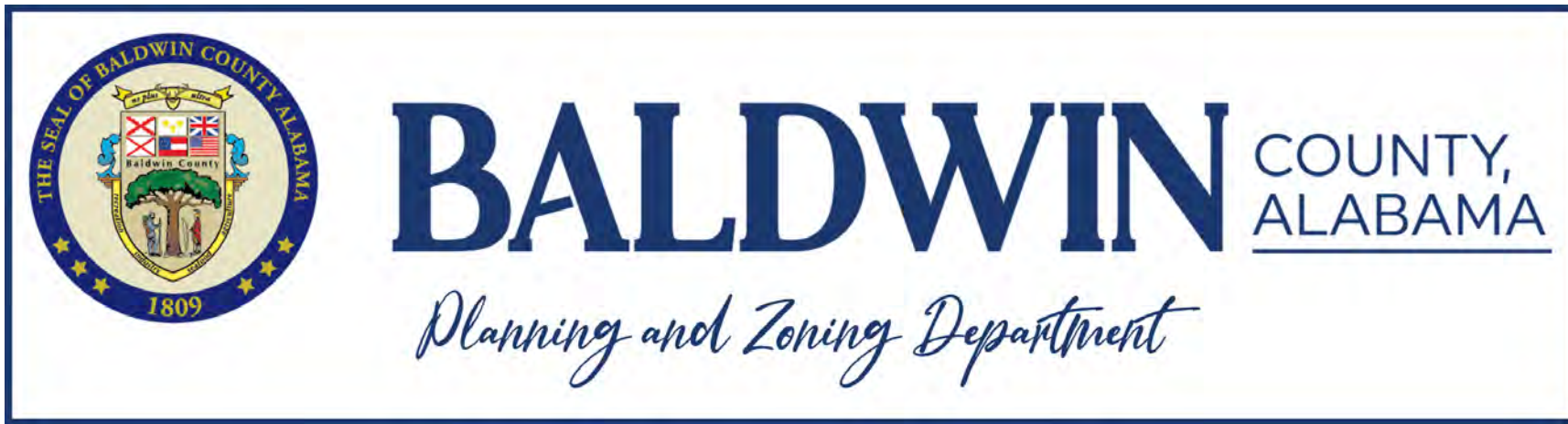
LIEB ENGINEERING COMPANY  
 P.O. BOX 2266  
 FAIRHOPE, AL 36533

**ZONING:**

PLANNED UNIT DEVELOPMENT

Staff recommends that a one (1) year extension of the Preliminary Plat and PUD Final Site Plan related to Phase I of Two Lakes RV Park PUD/Subdivision be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans and issuance of Subdivision Permit from the Planning and Zoning Permit division
2. Record a full plan set for the Final Site Plan
3. Submit application for Building Permit
4. The final site plan approval terminates at 4:30PM CST on Monday, September 8, 2025
  - a. An additional extension is **not available** after this date and an entirely new application will be required to construct the RV Park.



# FINAL SITE PLAN EXTENSION REQUEST PER24-26 FLAMINGO RV PARK PH 2

## JULY 11, 2024

PREPARED AND PRESENTED BY: FABIA WATERS

# 7.b) PER24-26 S-21080 FLAMINGO RV PARK PH 2 (PLANTATION RV PARK)

## STAFF RECOMMENDATION

July 11, 2024

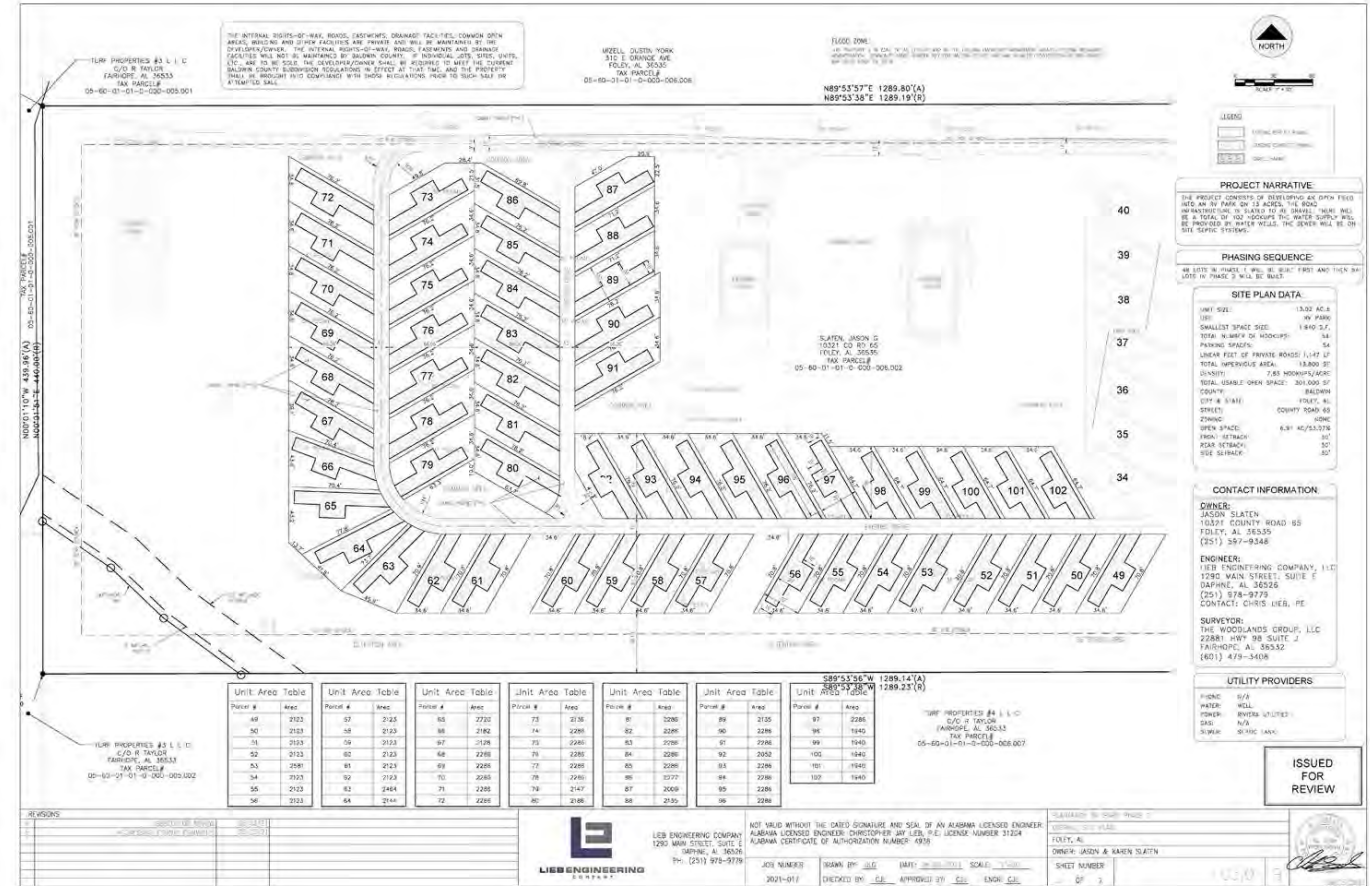
Request before the Planning Commission:

**One (1) year Extension Request for final site plan approval** of Cases # S-21080 Flamingo RV Park, formerly Plantation RV Park Ph 2

Staff Recommendation: **APPROVAL** with conditions

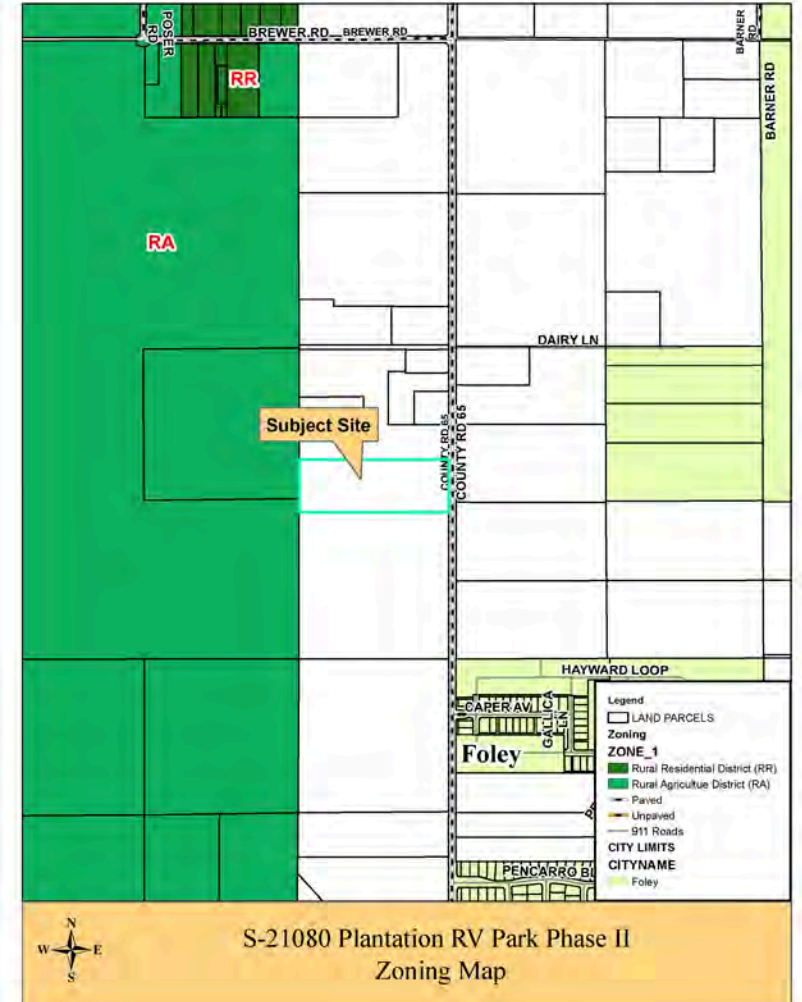
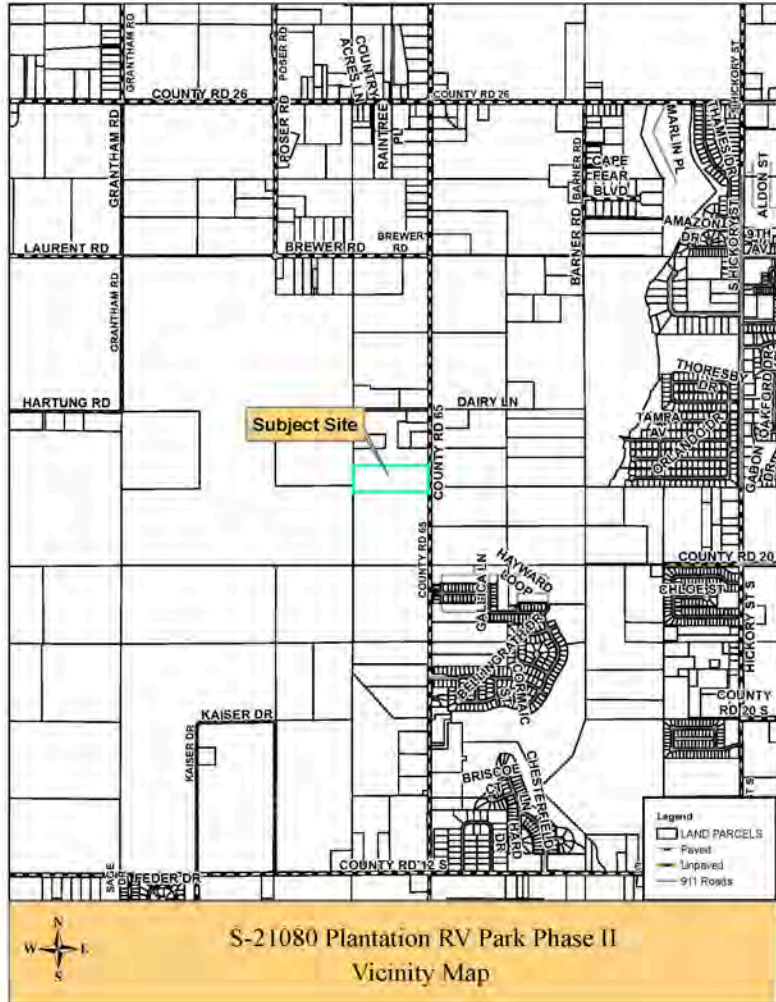
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# PER24-26 / S-21080 FLAMINGO RV PARK (PLANTATION RV PARK) PH II

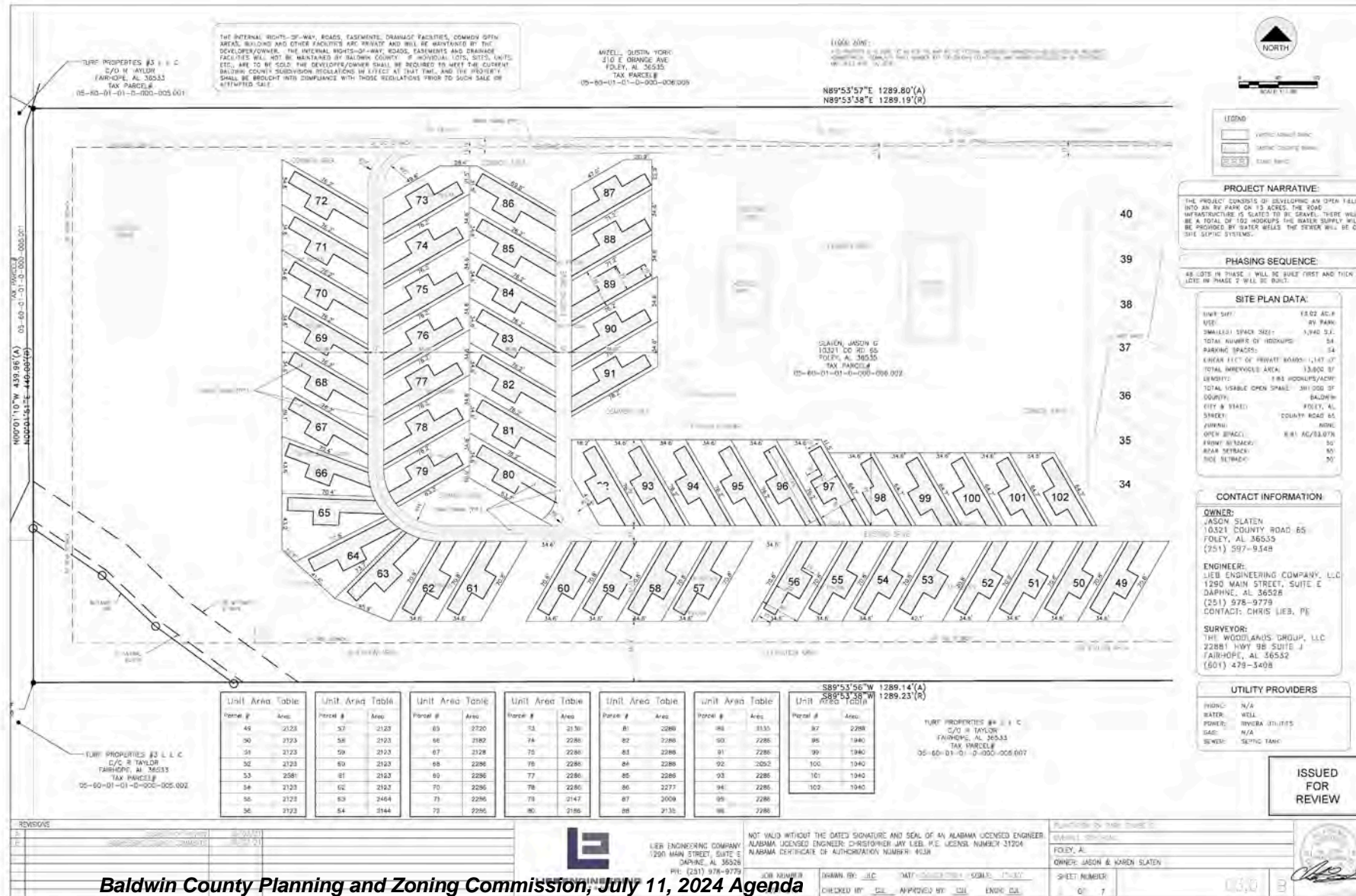
## STAFF RECOMMENDATION





# PER24-26 / S-21080 FLAMINGO RV PARK (PLANTATION RV PARK) PH II

## STAFF RECOMMENDATION



**PHASING SEQUENCE:**  
48 LOTS IN PHASE 1 WILL BE BUILT FIRST AND THEN 54 LOTS IN PHASE 2 WILL BE BUILT.

**SITE PLAN DATA:**

UNIT SIZE: 13.02 AC.±  
USE: RV PARK  
SMALLEST SPACE SIZE: 1,940 S.F.  
TOTAL NUMBER OF HOOKUPS: 54  
PARKING SPACES: 54  
LINEAR FEET OF PRIVATE ROADS: 1,147 LF  
TOTAL IMPERVIOUS AREA: 13,800 SF  
DENSITY: 7.83 HOOKUPS/ACRE  
TOTAL USABLE OPEN SPACE: 301,000 SF  
COUNTY: BALDWIN  
CITY & STATE: FOLEY, AL  
STREET: COUNTY ROAD 65  
ZONING: NONE  
OPEN SPACE: 6.91 AC/53.07%  
FRONT SETBACK: 30'  
REAR SETBACK: 30'  
SIDE SETBACK: 30'

**PROJECT NARRATIVE:**  
THE PROJECT CONSISTS OF DEVELOPING AN OPEN FIELD INTO AN RV PARK ON 13 ACRES. THE ROAD INFRASTRUCTURE IS SLATED TO BE GRAVEL. THERE WILL BE A TOTAL OF 102 HOOKUPS. THE WATER SUPPLY WILL BE PROVIDED BY WATER WELLS. THE SEWER WILL BE ON ONE SEPTIC SYSTEM.

**PHASING SEQUENCE:**  
48 LOTS IN PHASE 1 WILL BE BUILT FIRST AND THEN 54 LOTS IN PHASE 2 WILL BE BUILT.

**CONTACT INFORMATION:**

**OWNER:**  
JASON SLATEN  
10321 COUNTY ROAD 65  
FOLEY, AL 36555  
(251) 597-9348

**ENGINEER:**  
LIEB ENGINEERING COMPANY, LLC  
1290 MAIN STREET, SUITE E  
DAPHNE, AL 36528  
(251) 978-9779  
CONTACT: CHRIS LIEB, PE

**SURVEYOR:**  
THE WOODLANDS GROUP, LLC  
22881 HWY 98 SUITE J  
FAIRHOPE, AL 36532  
(501) 479-3498

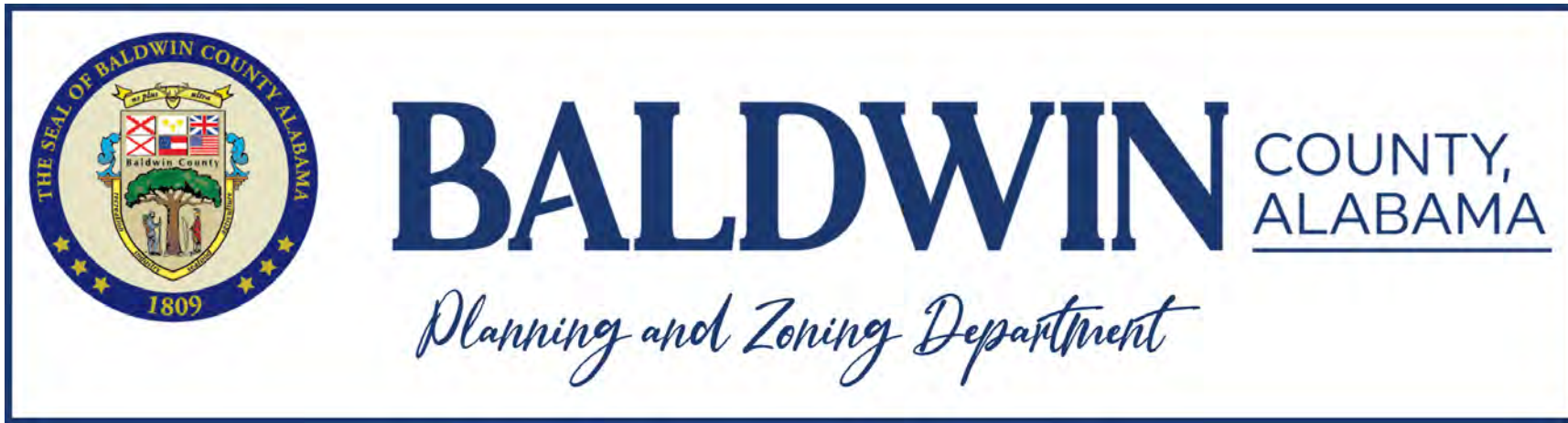
**UTILITY PROVIDERS:**

HYDRO: N/A  
WATER: WELL  
POWER: BROWNS UTILITIES  
GAS: N/A  
SEWER: SEPTIC TANK

**ISSUED FOR REVIEW**

Staff recommends that a one (1) year extension of the Preliminary Plat and PUD Final Site Plan related to Phase II of Flamingo RV Park be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans and issuance of Subdivision Permit from the Planning and Zoning Permit division
2. Approval of name change from Plantation RV Park to Flamingo RV Park
3. Record a full plan set for the Final Site Plan
4. Submit application for Building Permit
5. The final site plan approval terminates at 4:30PM CST on Monday, September 8, 2025
  - a. An additional extension is **not available** after this date and an entirely new application will be required to construct the RV Park.



FINAL SITE PLAN EXTENSION REQUEST  
PER24-29 MALBIS PARK PLACE APARTMENTS  
(PARKSIDE EASTERN SHORE)

JULY 11, 2024

PREPARED AND PRESENTED BY: FABIA WATERS

# 7.c) PER24-29/S-21066 MALBIS PARK PLACE EXTENSION

Staff Report Prepared by:  
Fabia Waters, Associate Planner

July 11, 2024

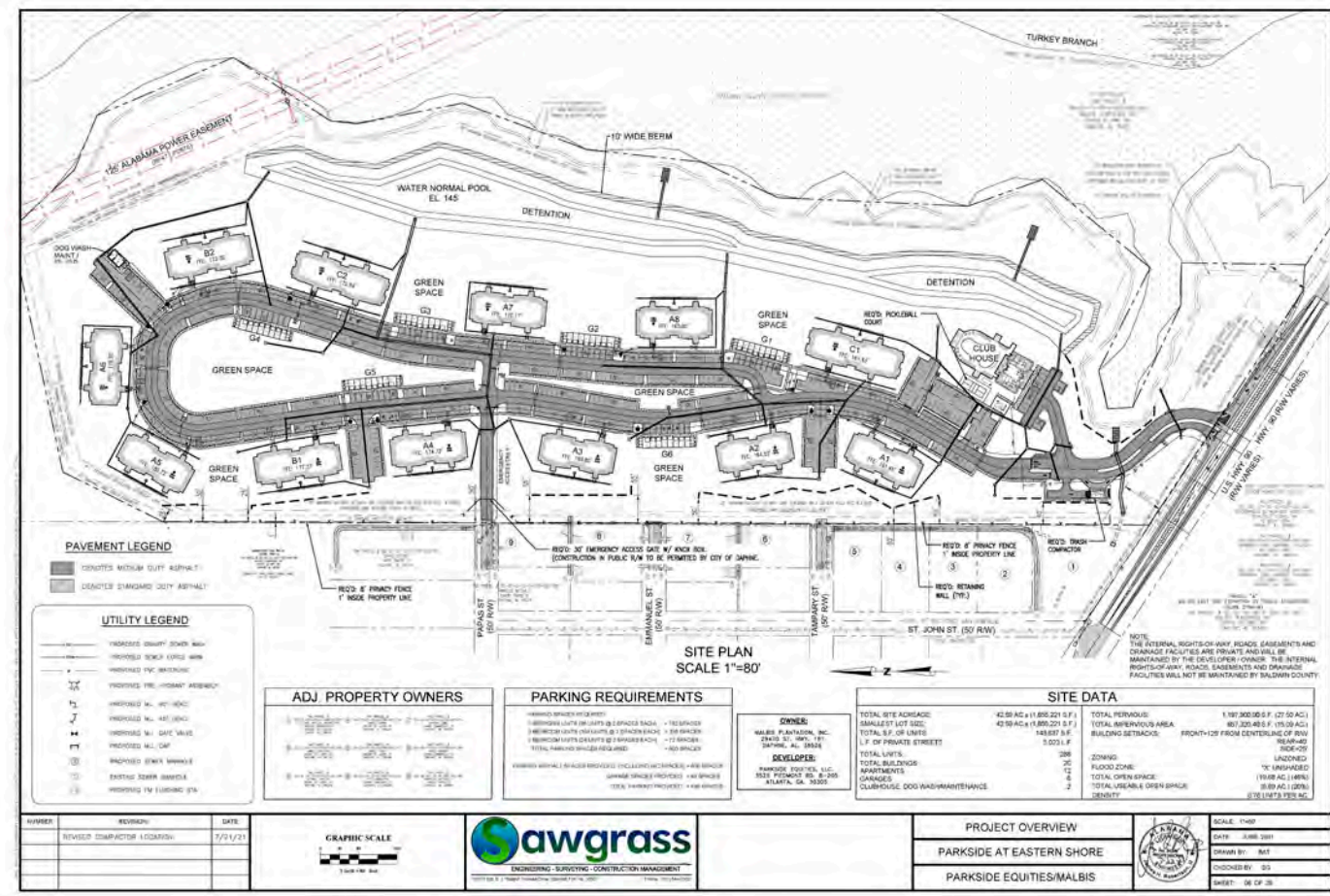
Request before the Planning Commission:

**One (1) year Extension Request of final site plan approval for Case # S-21066 Malbis Park Place Apartments, formerly Parkside at Eastern Shore**

Staff Recommendation: **APPROVAL** with conditions

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

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# PER24-29/S-21066 MALBIS PARK PLACE EXTENSION (PARKSIDE AT EASTERN SHORE)

## *property data*

**Location:** The subject property is located on the north side of US 90 and immediately east of the Historic Malbis Subdivision

**Planning District:** 7

**Zoning:** The citizens of Planning District 7 have not yet implemented zoning

**Total Property Area:** 42.59+/- acres more or less

**Total # of units requested:** 288 Sites

- Building Setbacks: 30' Front, 30' Rear 30' Side, as shown on site plan

**Streets / Roads:** 1,797 LF total proposed streets shall remain private and will be maintained by the developer/owner and not Baldwin County.

Proposed sites will have direct access to internal travel way.

**Surveyor of Record:** Ercil E. Godwin, PLS/PSM- Sawgrass

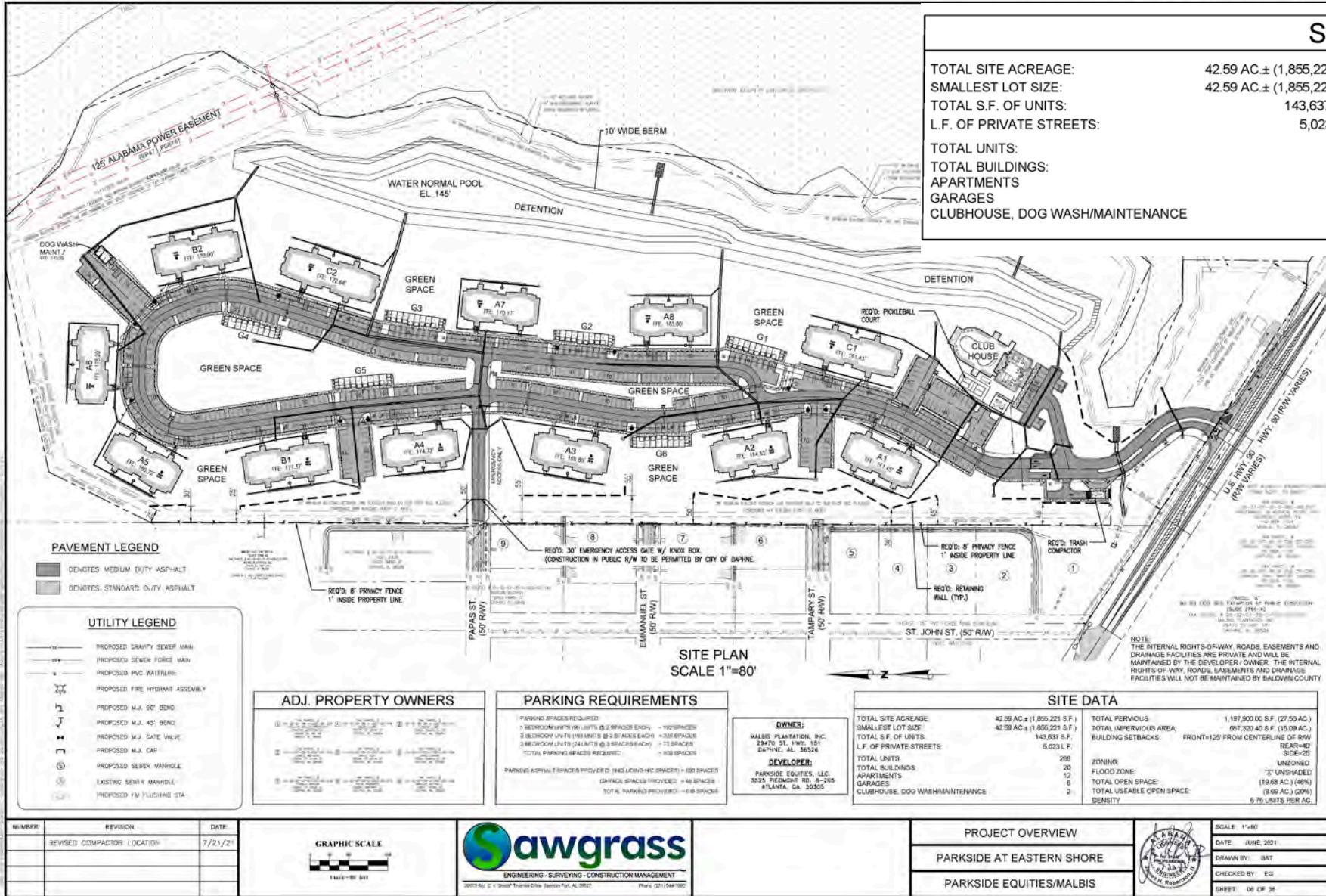
**Owner/Developer:** Malbis Plantation, Inc.

**Parcel:** 05-32-07-35-0-000-001.000

**PIN:** 67562

**Applicant's Request:** Request for extension of final site plan approval to allow construction to be completed.

# PER24-29/S-21066 MALBIS PARK PLACE (PARKSIDE EASTERN SHORE)



| SITE DATA                        |   |
|----------------------------------|---|
| TOTAL SITE ACREAGE:              | 42.59 AC.± (1,855,221 S.F.)                               |
| SMALLEST LOT SIZE:               | 42.59 AC.± (1,855,221 S.F.)                               |
| TOTAL S.F. OF UNITS:             | 143,637 S.F.  |
| L.F. OF PRIVATE STREETS:         | 5,023 L.F.  |
| TOTAL UNITS:                     | 288   |
| TOTAL BUILDINGS:                 | 20  |
| APARTMENTS:                      | 12  |
| GARAGES:                         | 6   |
| CLUBHOUSE, DOG WASH/MAINTENANCE: | 2   |
| TOTAL PERVIOUS:                  | 1,197,900.00 S.F. (27.50 AC.)                             |
| TOTAL IMPERVIOUS AREA:           | 657,320.40 S.F. (15.09 AC.)                               |
| BUILDING SETBACKS:               | FRONT=125' FROM CENTERLINE OF R/W<br>REAR=40'<br>SIDE=25' |
| ZONING:                          | UNZONED   |
| FLOOD ZONE:                      | "X" UNSHADED  |
| TOTAL OPEN SPACE:                | (19.68 AC.) (46%)   |
| TOTAL USEABLE OPEN SPACE:        | (8.69 AC.) (20%)  |
| DENSITY:                         | 6.76 UNITS PER AC.  |

**PAVEMENT LEGEND**

- DENOTES MEDIUM DUTY ASPHALT
- DENOTES STANDARD DUTY ASPHALT

**UTILITY LEGEND**

- PROPOSED GRAVITY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED PVC WATERLINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED M.A. 90' BEND
- PROPOSED M.A. 45' BEND
- PROPOSED M.A. GATE VALVE
- PROPOSED M.A. CAP
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FM UTILITY BOX

**ADJ. PROPERTY OWNERS**

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|

**PARKING REQUIREMENTS**

|   |             |
|---|-------------|
| PARKING SPACES REQUIRED:                                      | 1102 SPACES |
| 1 BEDROOM UNITS (W/ UNITS @ 2 SPACES EACH) - 102 SPACES       |             |
| 2 BEDROOM UNITS (W/ UNITS @ 2 SPACES EACH) - 204 SPACES       |             |
| 3 BEDROOM UNITS (W/ UNITS @ 3 SPACES EACH) - 178 SPACES       |             |
| TOTAL PARKING SPACES REQUIRED:                                | 1102 SPACES |
| PARKING SPACES PROVIDED (1102 UNITS @ 1 SPACES) - 1102 SPACES |             |
| CLUBHOUSE SPACES PROVIDED - 48 SPACES                         |             |
| TOTAL PARKING PROVIDED - 1150 SPACES                          |             |

**OWNER:**  
MALBIS PLANTATION, INC.  
29470 ST. HWY. 181  
DAPHNE, AL. 36526

**DEVELOPER:**  
PARKSIDE EQUITIES, LLC.  
3525 PIEDMONT RD. 8-205  
ATLANTA, GA. 30305

**SITE DATA**

|                                  |                             |
|----------------------------------|-----------------------------|
| TOTAL SITE ACREAGE:              | 42.59 AC.± (1,855,221 S.F.) |
| SMALLEST LOT SIZE:               | 42.59 AC.± (1,855,221 S.F.) |
| TOTAL S.F. OF UNITS:             | 143,637 S.F.                |
| L.F. OF PRIVATE STREETS:         | 5,023 L.F.                  |
| TOTAL UNITS:                     | 288                         |
| TOTAL BUILDINGS:                 | 20                          |
| APARTMENTS:                      | 12                          |
| GARAGES:                         | 6                           |
| CLUBHOUSE, DOG WASH/MAINTENANCE: | 2                           |

**SITE DATA**

|                           |   |
|---------------------------|---|
| TOTAL PERVIOUS:           | 1,197,900.00 S.F. (27.50 AC.)                             |
| TOTAL IMPERVIOUS AREA:    | 657,320.40 S.F. (15.09 AC.)                               |
| BUILDING SETBACKS:        | FRONT=125' FROM CENTERLINE OF R/W<br>REAR=40'<br>SIDE=25' |
| ZONING:                   | UNZONED   |
| FLOOD ZONE:               | "X" UNSHADED  |
| TOTAL OPEN SPACE:         | (19.68 AC.) (46%)   |
| TOTAL USEABLE OPEN SPACE: | (8.69 AC.) (20%)  |
| DENSITY:                  | 6.76 UNITS PER AC.  |

**OWNER:**  
MALBIS PLANTATION, INC.  
29470 ST. HWY. 181  
DAPHNE, AL. 36526

**DEVELOPER:**  
PARKSIDE EQUITIES, LLC.  
3525 PIEDMONT RD. 8-205  
ATLANTA, GA. 30305

| NUMBER | REVISION                   | DATE    |
|--------|----------------------------|---------|
|        | REVISED COMPACTOR LOCATION | 7/21/21 |



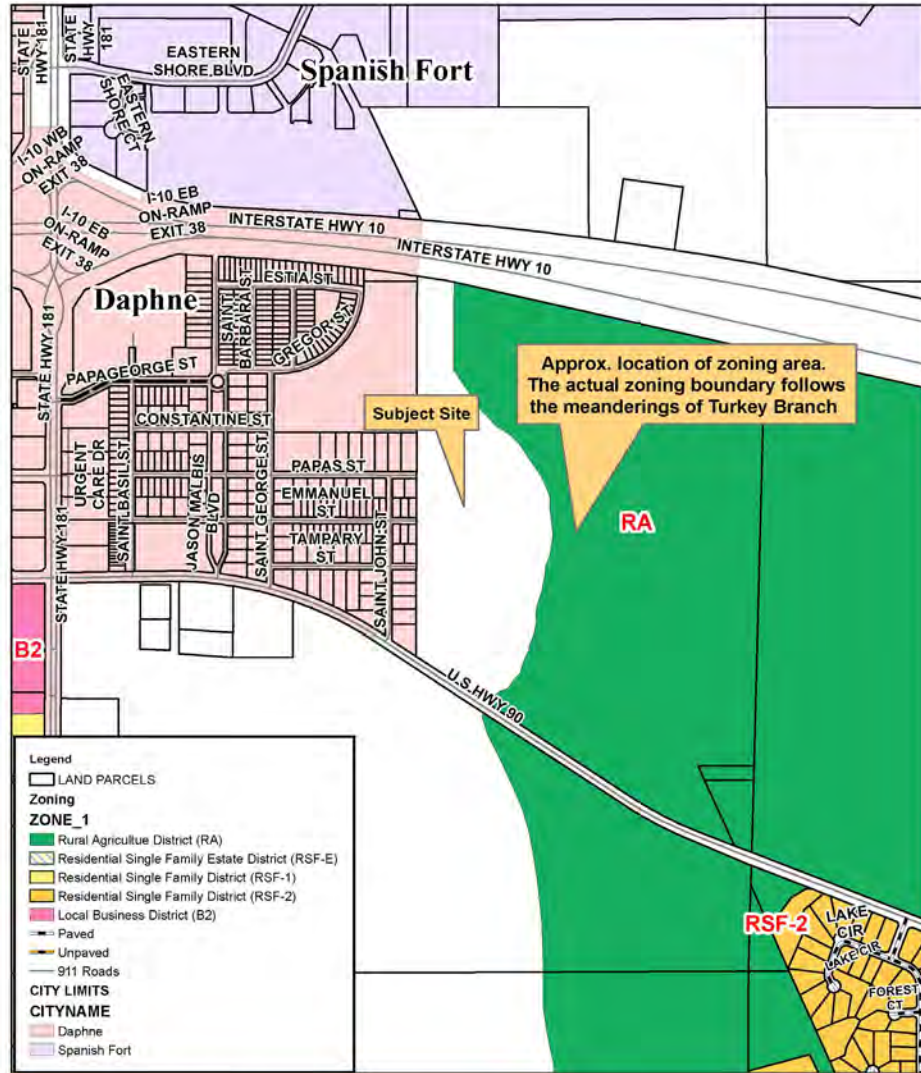
| PROJECT OVERVIEW          |  |
|---------------------------|--|
| PARKSIDE AT EASTERN SHORE |  |
| PARKSIDE EQUITIES/MALBIS  |  |



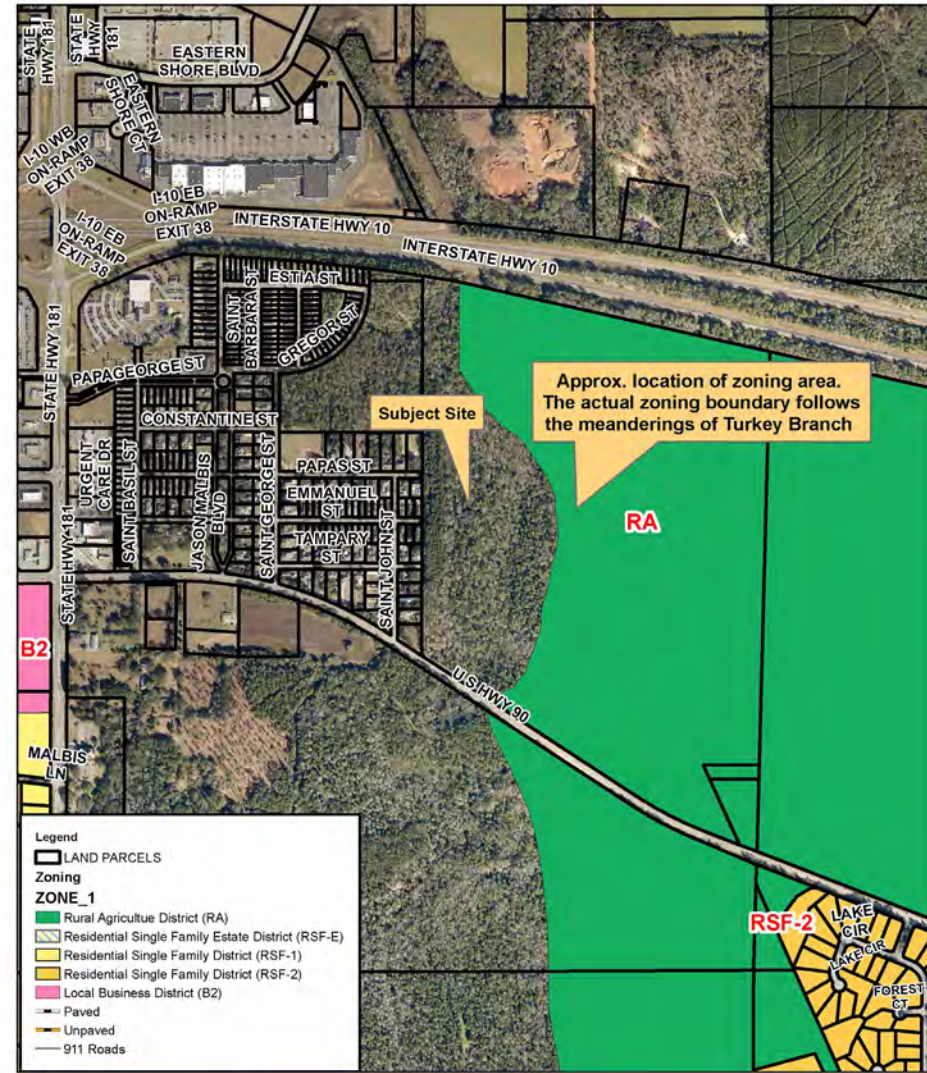
|             |           |
|-------------|-----------|
| SCALE:      | 1"=80'    |
| DATE:       | JUNE 2021 |
| DRAWN BY:   | BKT       |
| CHECKED BY: | EG        |
| SHEET:      | 06 OF 26  |

# PER24-29 / S-21066 MALBIS PARK PLACE (PARKSIDE AT EASTERN SHORE)

## STAFF RECOMMENDATION



S-21066 Parkside At Eastern Shore  
Zoning Map



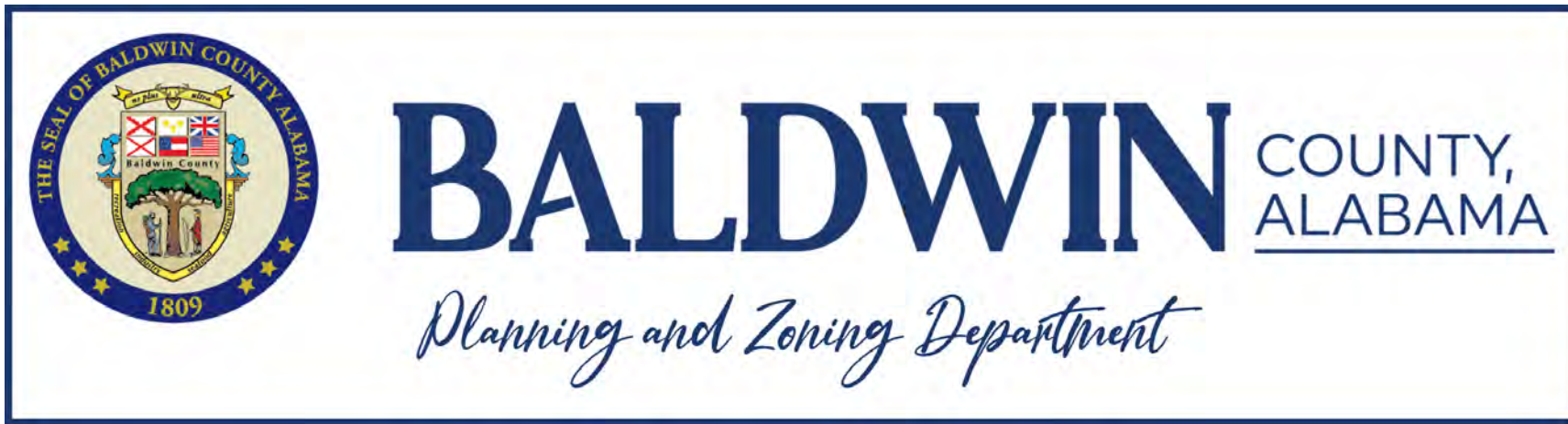
S-21066 Parkside At Eastern Shore  
Site Map

## PER24-29/S-21066 MALBIS PARK PLACE APARTMENTS (PARKSIDE AT EASTERN SHORE) *Staff recommendation*

Staff recommends that a one (1) year extension of the Final Site Plan approval related to case number S-21066 be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans and issuance of Subdivision Permit from the Planning and Zoning Permit division
2. Approval of name change from Parkside at Eastern Shore to Malbis Park Place Apartments.
3. Record a full plan set for the Final Site Plan
4. Submit application for Building Permit
5. The final site plan approval terminates at 4:30PM CST on Tuesday, August 5, 2025
  - a. An additional extension is **not available** after this date and an entirely new application will be required to construct the apartments





PRELIMINARY PLAT EXTENSION  
SPP22-13 SOUTH BEND VILLAGE PH 1 & 2  
JULY 11, 2024

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

# 7.d) PER24-30/SPP22-13 South Bend Village, Ph. 1-2

Staff Report Prepared by:  
Fabia Waters, Associate Planner

July 11, 2024

Request before the Planning Commission:

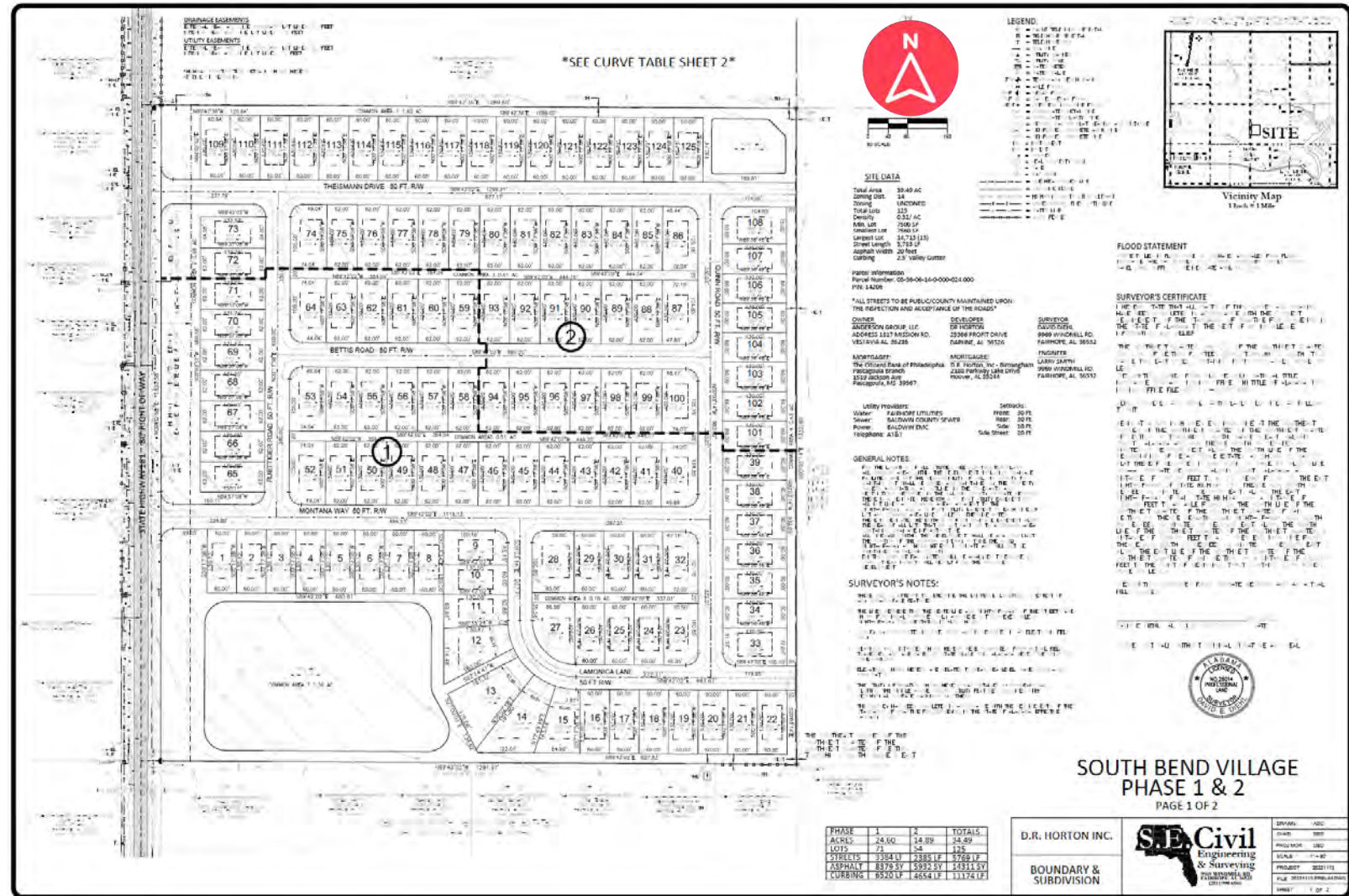
**One (1) year Extension Request of Preliminary Plat approval of South Bend Village Subdivision, Phase 1-2, a 125-lot subdivision.**

Staff recommendation:  
**APPROVAL** with conditions

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 Planning and Zoning Commission, July 11, 2024 Agenda



**Location:** Subject property is located on the east side of State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

**Planning District:** 39

**Zoning:** Zoning was adopted after the preliminary plat for this development was approved. The property is now zoned RSF2.

**Total Property Area:** 39.49 acres +/-

**Total # of Lots requested:** 125 Lots

- Smallest lot: 7,560 sf +/-
- Largest lot: 14,713 sf +/-
- Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

**Streets / Roads:** 5,783 LF of streets for public use

- Proposed lots will access internal streets only

**Owner:** Anderson Group, LLC  
1817 Mission Rd., Vestavia, AL 35216

**Developer:** DR Horton  
25366 Profit Dr., Daphne, AL 36526

**Surveyor:** David Diehl, SE Civil  
9969 Windmill Rd., Fairhope, AL 36532

**Online Case File Number:** The official case number for this application is SPP22-13 South Bend Village Subdivision, however, when searching the online CitizenServe database, please use SPP22-000013

**Parcel:** 05-56-06-14-0-000-024.000

**PINS:** 14206

**Traffic Study:** TIS prepared and stamped by Samantha Islam, PE, and accepted by the Baldwin County Highway Department.

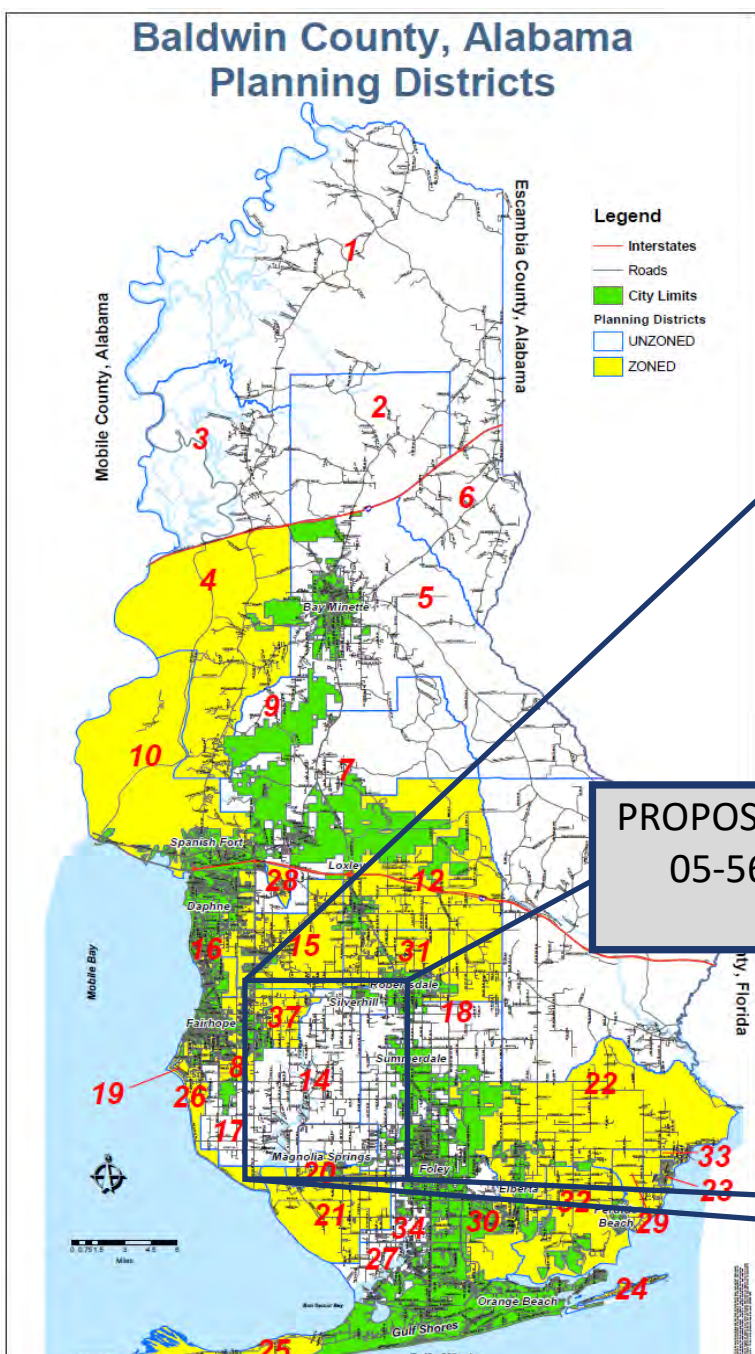
**Drainage Improvements:** A drainage narrative was prepared and stamped by Jared Landry, PE, and accepted by the Baldwin County Highway Department.

**Wetlands:** No wetlands appear to be present on the subject property.

**Utility Providers:**

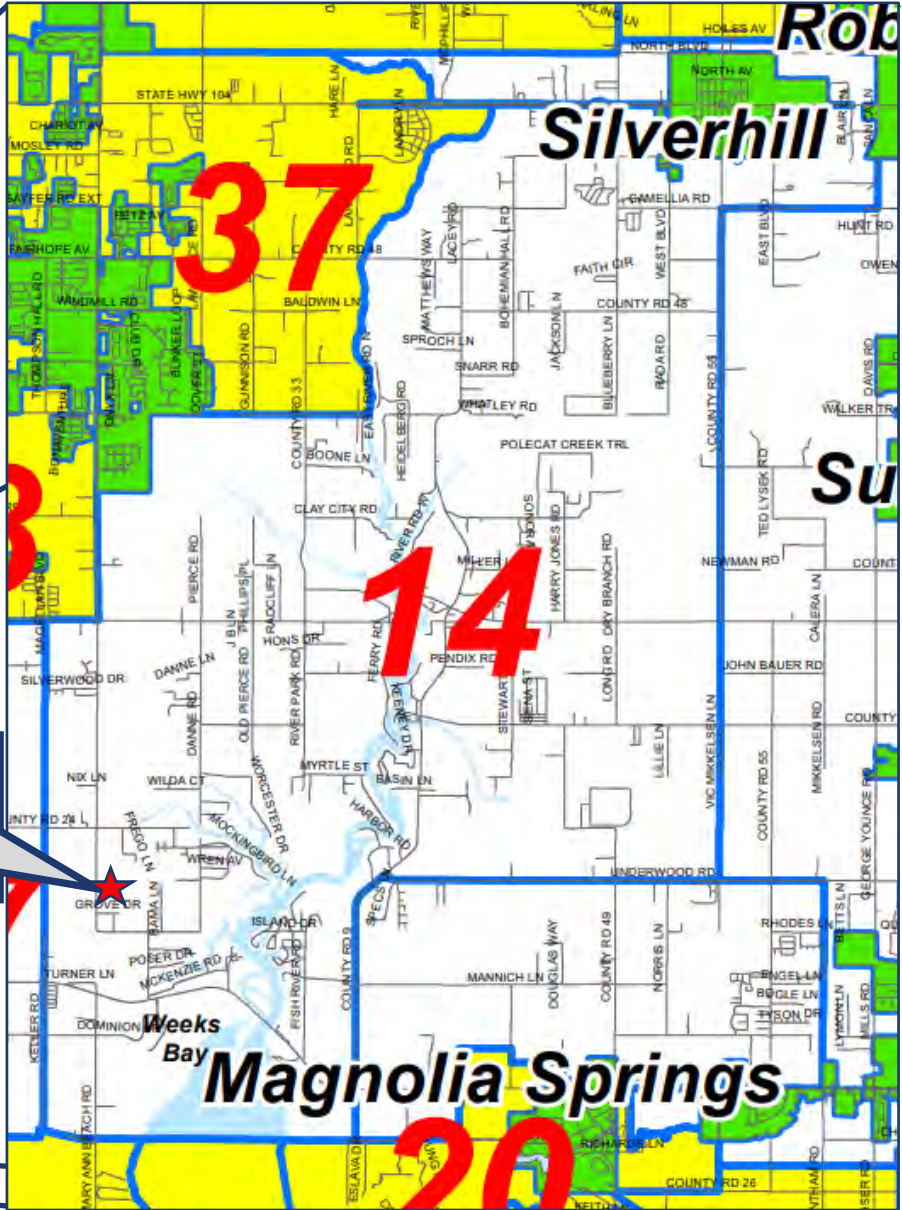
- Domestic Water: Fairhope Utilities
- Sewer: Baldwin County Sewer Service
- Electrical: Baldwin EMC
- Broadband: AT&T

# Baldwin County, Alabama Planning Districts



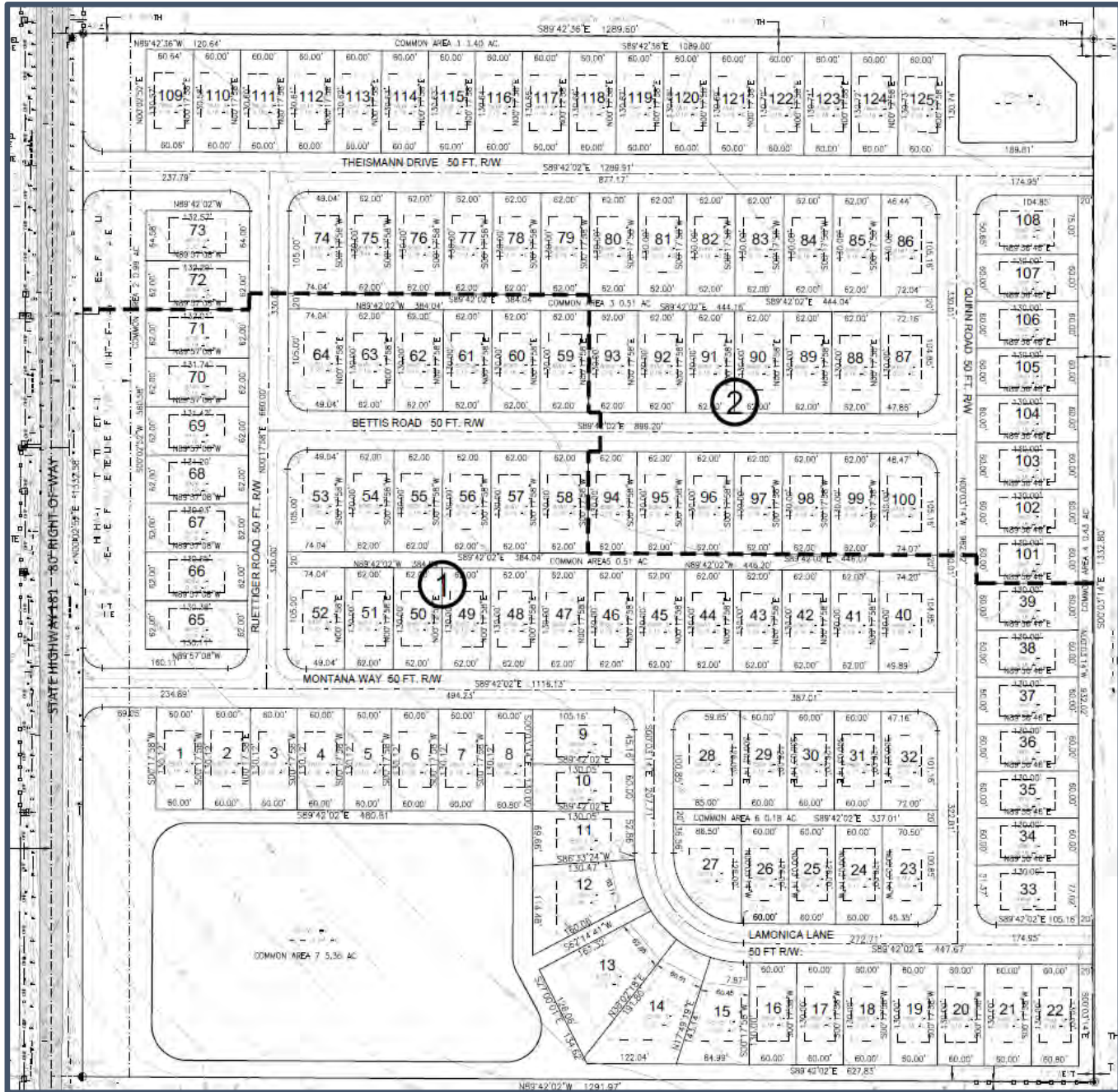
- Legend**
- Interstates
  - Roads
  - City Limits
  - Planning Districts
  - UNZONED
  - ZONED

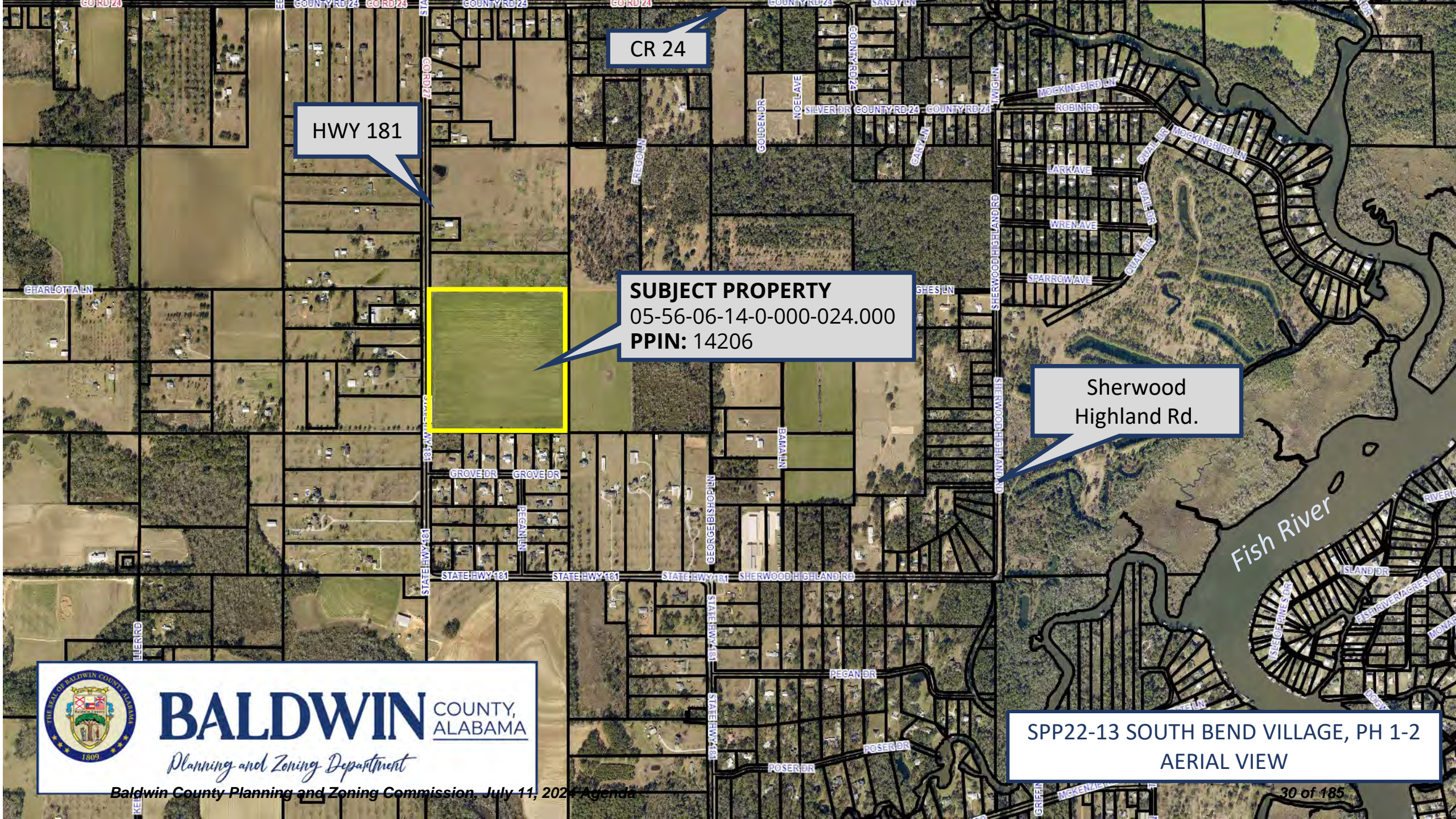
**PROPOSED SOUTH BEND VILLAGE**  
 05-56-06-14-0-000-024.000  
 PIN: 14206





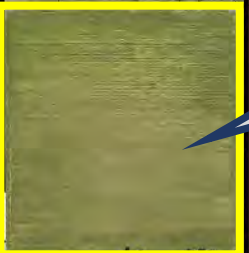
SPP22-13 SOUTH BEND VILLAGE  
Preliminary plat cropped and enlarged  
to show details





CR 24

HWY 181



**SUBJECT PROPERTY**  
05-56-06-14-0-000-024.000  
PPIN: 14206

Sherwood  
Highland Rd.



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

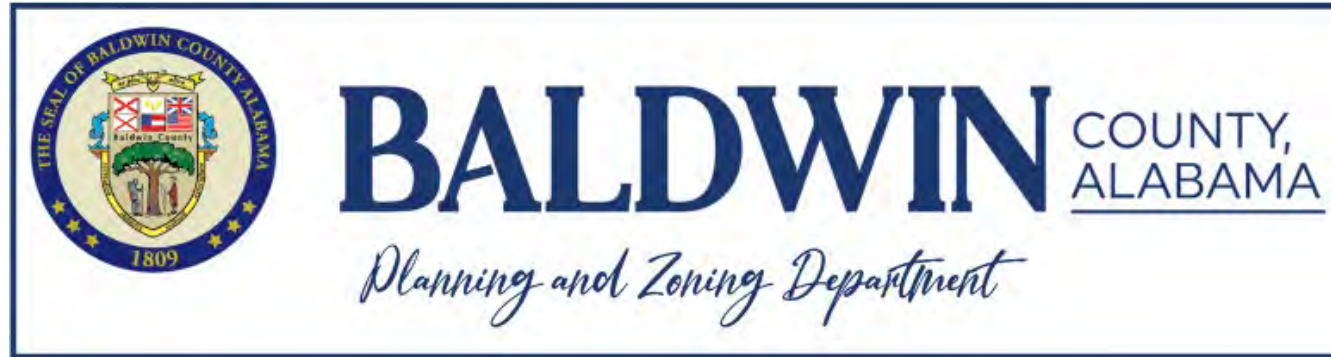
Baldwin County Planning and Zoning Commission, July 11, 2024 Agenda

SPP22-13 SOUTH BEND VILLAGE, PH 1-2  
AERIAL VIEW

Staff recommends that the EXTENSION OF PRELIMINARY PLAT approval for Case No. PER24-30, *South Bend Village- SPP22-13*, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations and the following general conditions:

General Condition(s):

1. Baldwin County Permit Division will re-issue the subdivision permit to reflect the 1-year extensions request approved date. This request will grant a one-year extension and will expire on Monday, September 1, 2025.
2. Upon completion of construction and issuance of 'No Deficiencies Letter' to applicant from Baldwin County Highway Department, applicant shall submit a final plat application for review and approval.
3. Upon review and acceptance of final plat submittal, P&Z Staff will issue administrative approval with authorization to circulate plat for signatures.
4. Applicant will have 90 days from the date of administrative final plat approval to obtain signatures, record the final plat, and upload a digital copy of the recorded plat to the Portal.



**Case No./Project Name:** CSP24-01, Office Space – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7e.)

**Meeting Date:** July 11, 2024

**Applicant:** Reliable Properties LLC – Randy Smith

**Owner:** Reliable Properties LLC – Randy Smith

**Request:** CSP approval for a 720 square foot office building

**Staff Determination:** Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request with the standard conditions and memorialized provisions.

**Staff Lead:** Brittany Epling



### **Subject Property Information**

**Current Use:** Commercial

**Size:** 0.5 +/- acres

**Location:** Subject property is located west of State Highway 59 and north of Dawson Road in Loxley

**Address:** 26099 State Highway 59, Loxley, AL 36551

**Planning District:** 12

**Parcel ID #:** 05-42-06-14-0-000-016.001

**PIN:** 625440

**Zoning District:** B-3, General Business District

This zoning district provides for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs.

### **Adjacent Property Land Use Table**

|              | <b>Adjacent Land Use</b> | <b>Adjacent Zoning</b>                    |
|--------------|--------------------------|---|
| <b>North</b> | Commercial               | B-3, General Business District            |
| <b>South</b> | Commercial               | B-3, General Business District            |
| <b>East</b>  | Vacant                   | State Highway 59, RA, Rural Agriculture   |
| <b>West</b>  | Residential              | RSF-2, Residential Single-Family District |

**ANALYSIS:**

*Section 18.9.5 Standards for approval.* A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met

**1) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed 720 square foot addition does conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.

**2) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The 2023 Baldwin County Master Plan indicates a future land use potential of Moderate Development Potential and Conservation Development Potential for the area. The 2023 Baldwin County Master Plan indicates a future land use potential of Moderate Development Potential and Conservation Development Potential for the area. Moderate Development Potential Areas are suitable for single family neighborhoods (suburban), amenity-based communities, and neighborhood centers/nodes. 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. 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. An office space on this parcel is supported by the FLUM as a moderate development potential area.

**3) The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.** The use should not detract from the public’s convenience at the planned location. A office is allowed by right in B-3 zoning.

**4) The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.

**5) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are commercial and residential. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

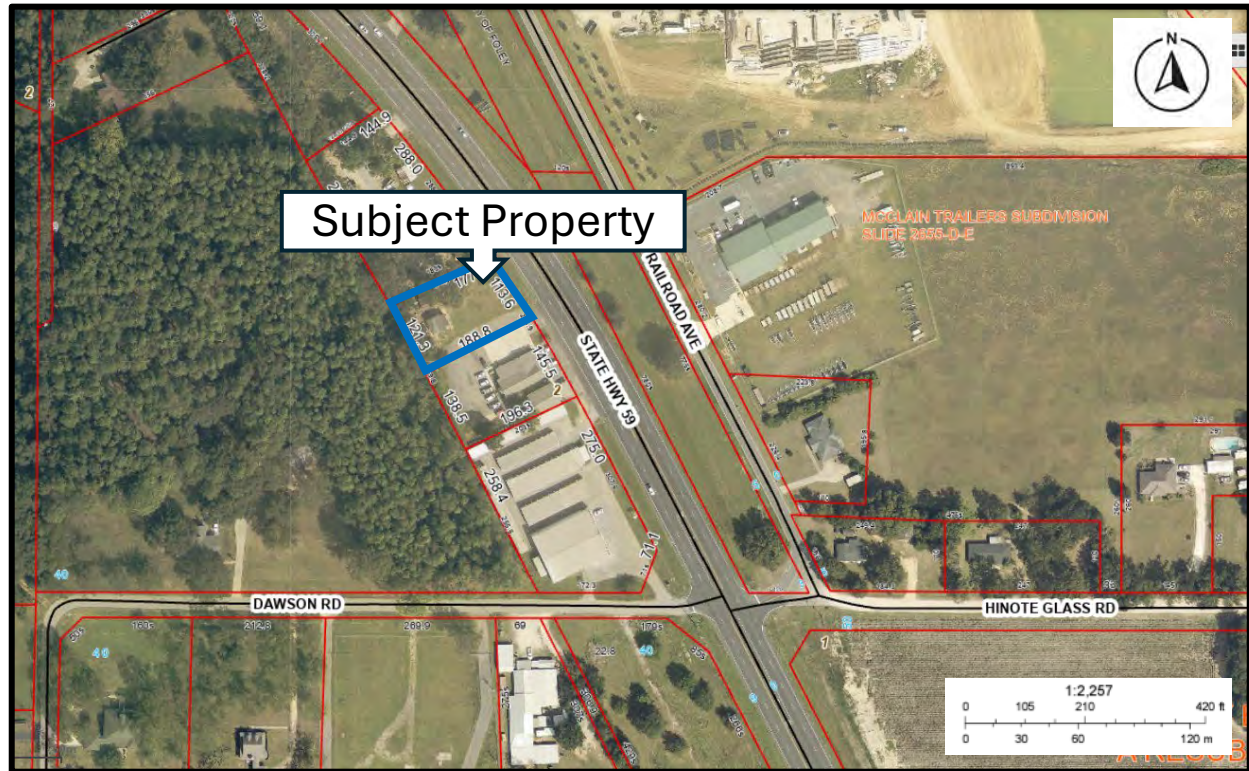
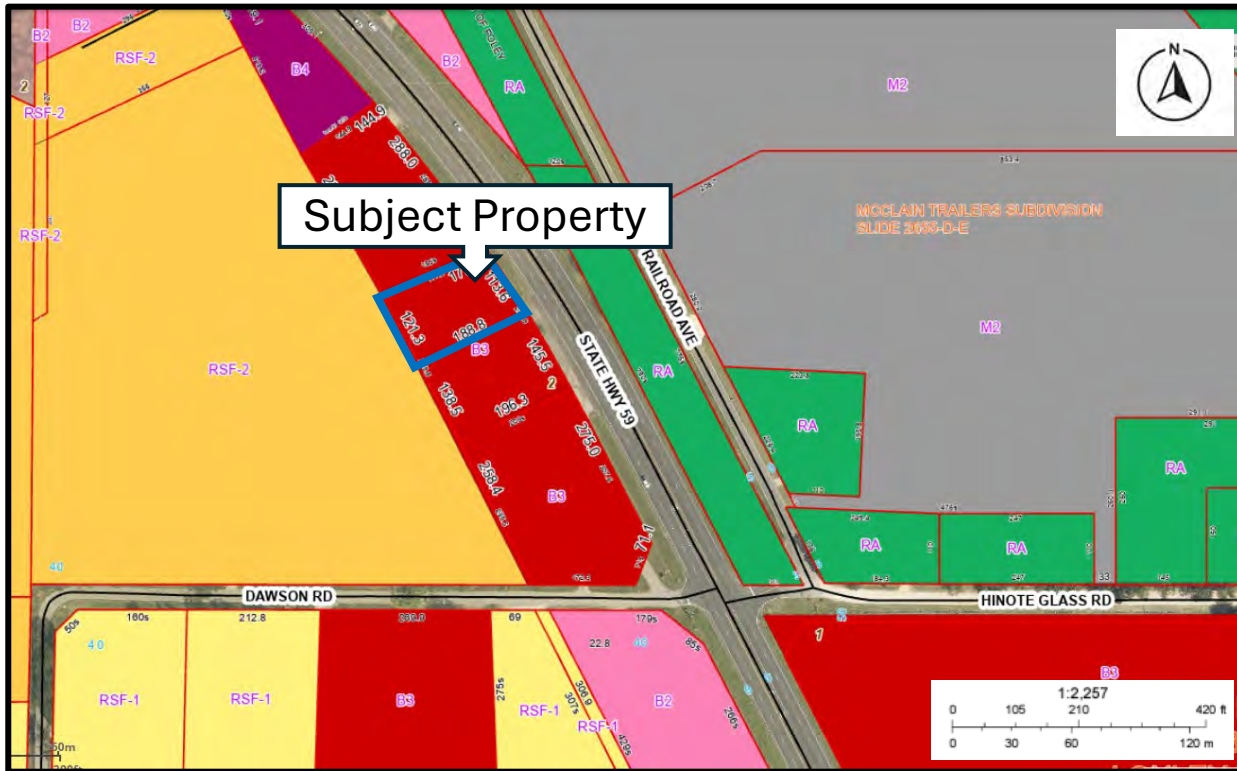
**Staff Recommendation:** Staff recommends that case number CSP24-01, Office Space, be APPROVED with the following standard conditions and memorialized provisions:

1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. The closeout requirements of section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

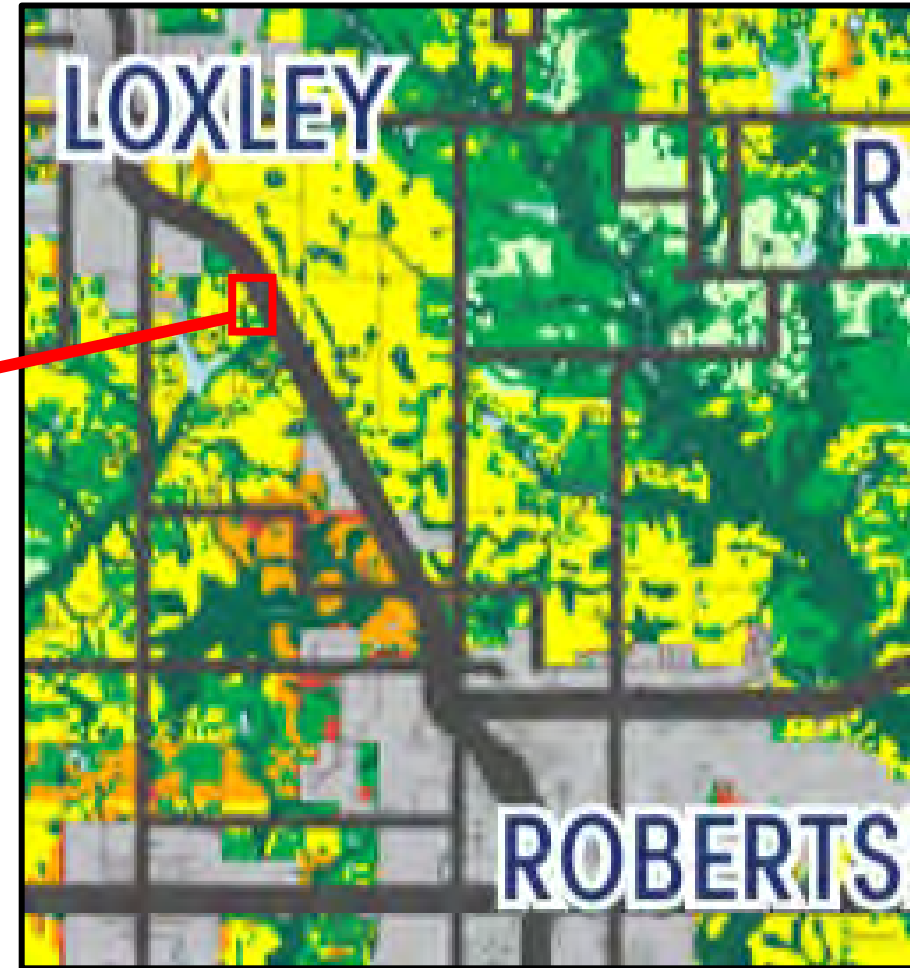
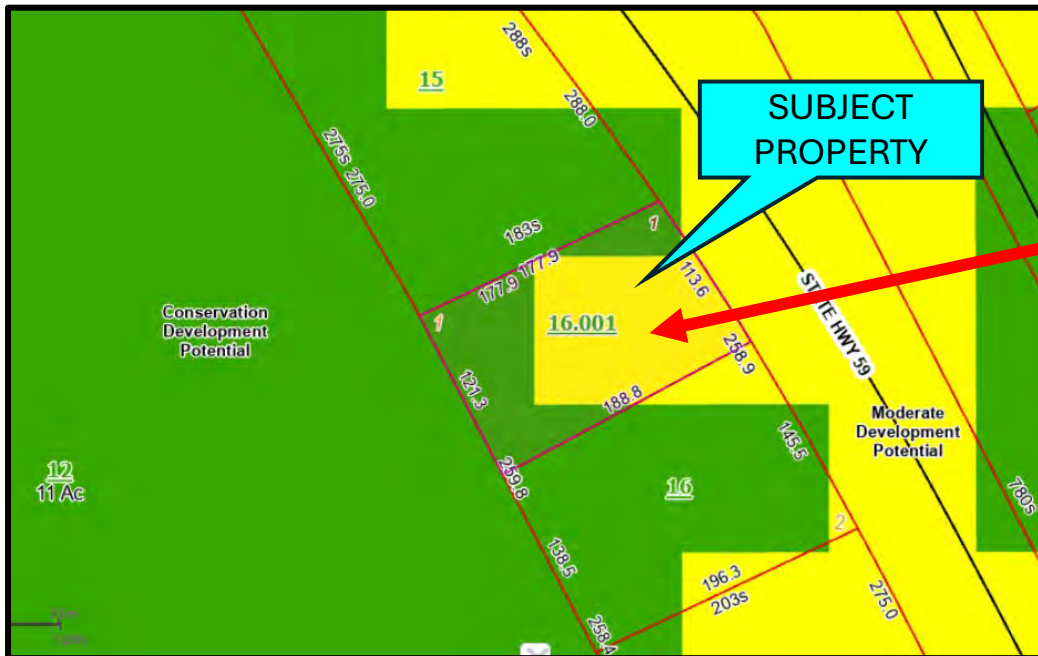
**Attachments Included:** 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Landscape Plan



# Attachment 2: Locator and Site Maps



**Attachment 3: Future Land Use Map**



## **Attachment 3: Future Land Use Map**

**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

**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.

### **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

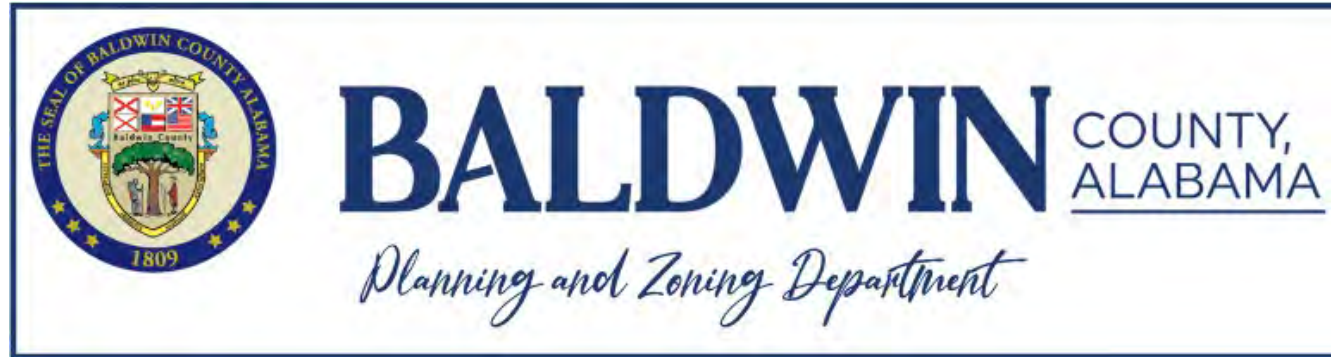
### **CONNECTIVITY NETWORK**

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers









**Case No./Project Name:** CSP24-19, Coastal Church – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7f.)

**Meeting Date:** July 11, 2024

**Applicant:** Lieb Engineering Company – Chris Lieb

**Owner:** Coastal Church

**Request:** CSP approval for construction of a classroom building and lobby area, totaling 13,875 square feet

**Staff Determination:** Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request with the standard conditions and memorialized provisions.

**Staff Lead:** Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:  
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

### Subject Property Information

**Current Use:** House of Worship

**Size:** 24.7 ± acres

**Location:** The subject property is located north of County Road 64 and east of County Road 54 W in Belforest

**Planning District:** 15

**Parcel ID #:** 05-43-06-13-0-000-015.000

**PIN:** 25333

**Roads:** County Road 64 is a paved, County-maintained road

**Zoning District:** RA, Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Houses of worship are allowed in all zoning districts.

### Future Land Use (See Attachments):

- Recommends the majority is Moderate Development Potential with a mix of Conservation Development Potential Areas.

### Adjacent Property Land Use Table

|              | Adjacent Land Use | Adjacent Zoning                                  |
|--------------|-------------------|--|
| <b>North</b> | Agricultural      | RA, Rural Agricultural District                  |
| <b>South</b> | Agricultural      | RSF-E, Residential Single-Family Estate District |
| <b>East</b>  | Residential       | RA, Rural Agricultural District                  |
| <b>West</b>  | Residential       | RA, Rural Agricultural District                  |

**ANALYSIS:**

*Section 18.9.5 Standards for approval.* A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed additions to the church do conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for RA zoning setbacks. All required documents have been provided for the proposed additions.
- 2) **The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The 2023 Baldwin County Master Plan indicates a future land use for the subject property of Moderate Development Potential with pockets of Conservation Development Potential. 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. 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 community with small gardens, parks and playground with 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.

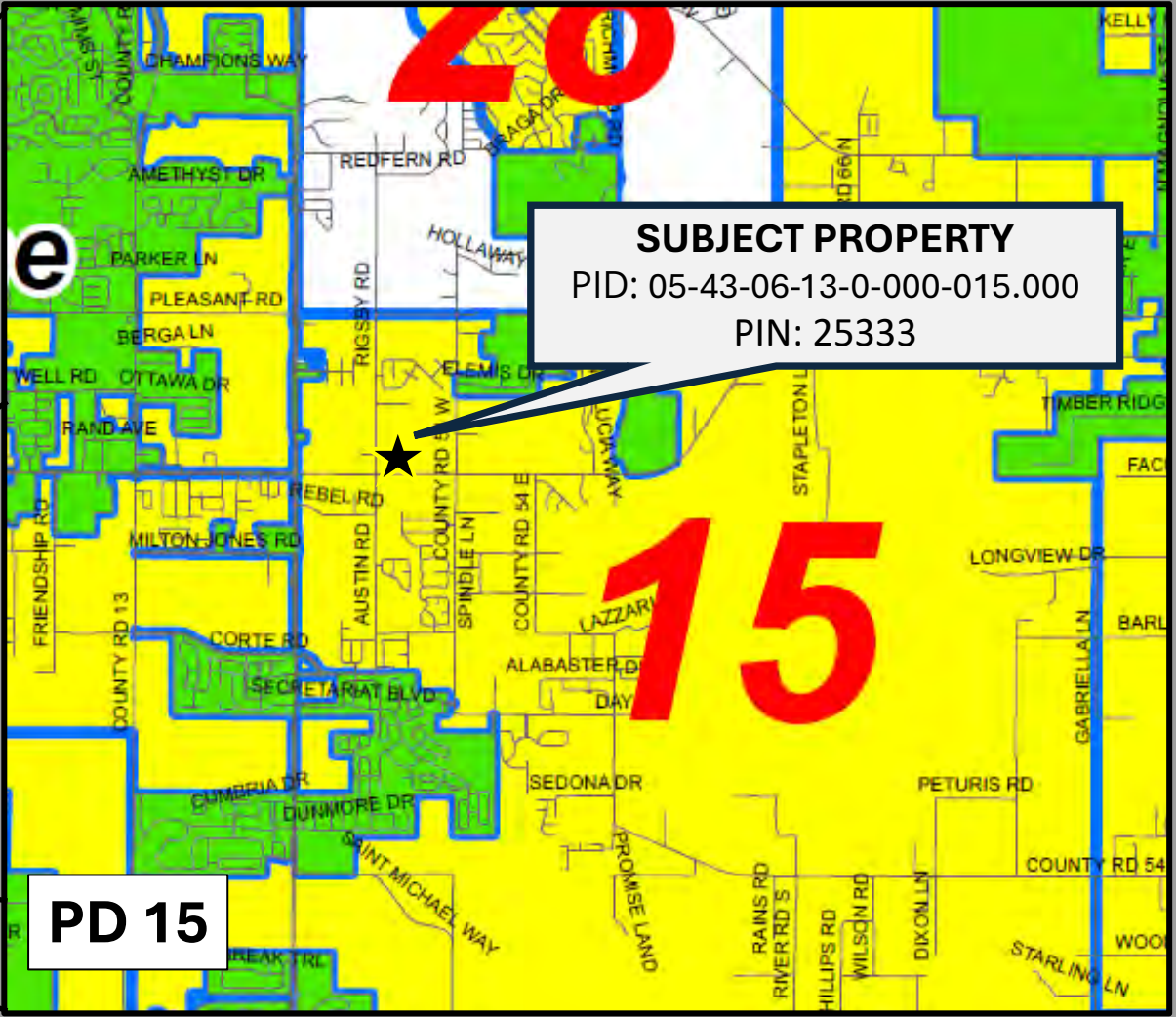
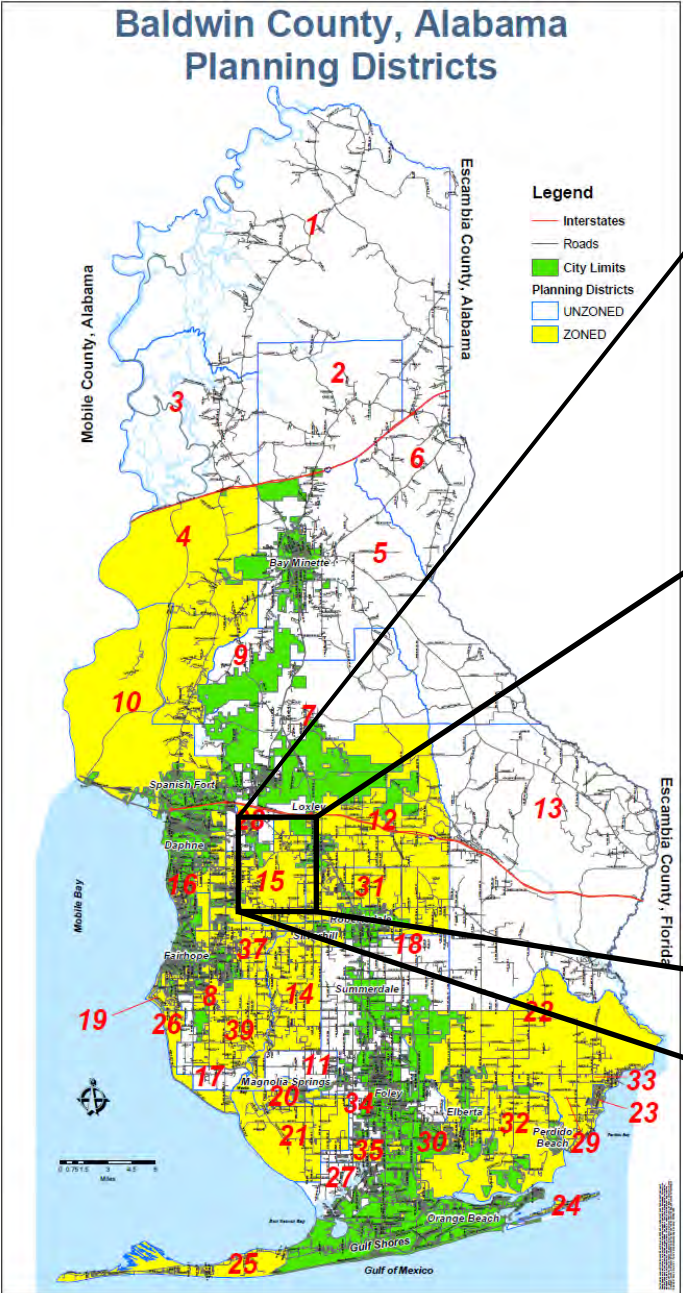
- 3) **The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.** The use should not detract from the public's convenience as the current use is institutional. The proposed additions are allowed by right in RA zoning.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** The proposed additions to the church will be institutional. The existing church was constructed in 2012 therefore additions should not unduly affect the value of neighboring property.
- 5) **The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are residential and agricultural. The proposed additions should no impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

**Staff Recommendation:** Staff recommends that case number CSP24-19, Coastal Church, be APPROVED with the following standard conditions and memorialized provisions:

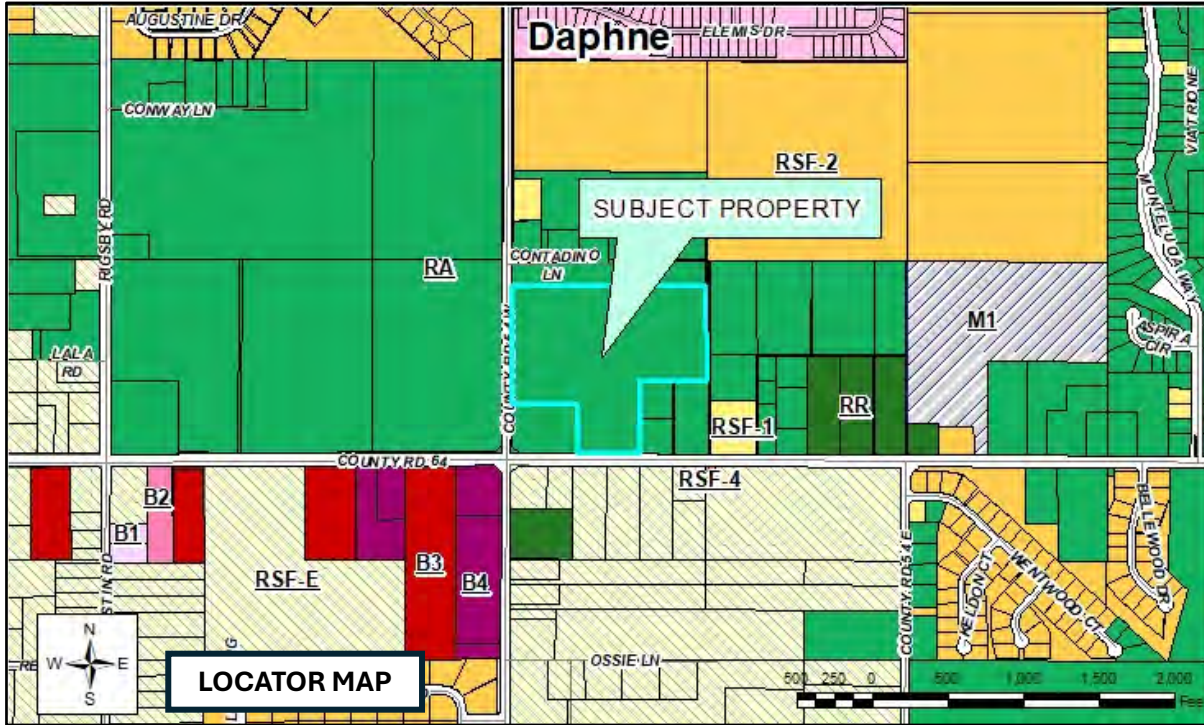
1. Staff requests the Building Permit 180-day deadline required by Section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits.
2. A CBMPP was provided with the application and replaces the requirement for a separate Land Disturbance Permit via approval of CSP24-19.
3. The closeout requirements of Section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed building.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that Section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

**Attachments Included:** 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Landscape Plan

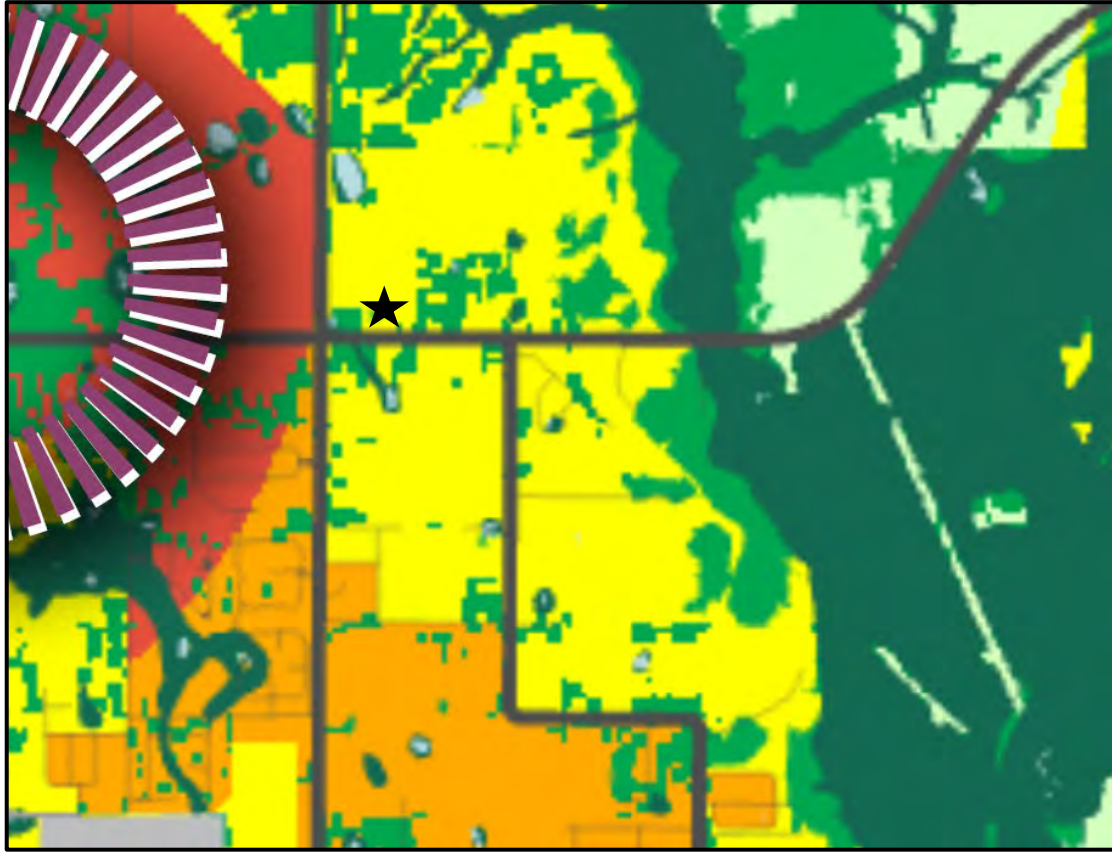
**Attachment 1: County Planning District Map**



# Attachment 2: Locator and Site Maps



# Attachment 3: Future Land Use Map



- 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

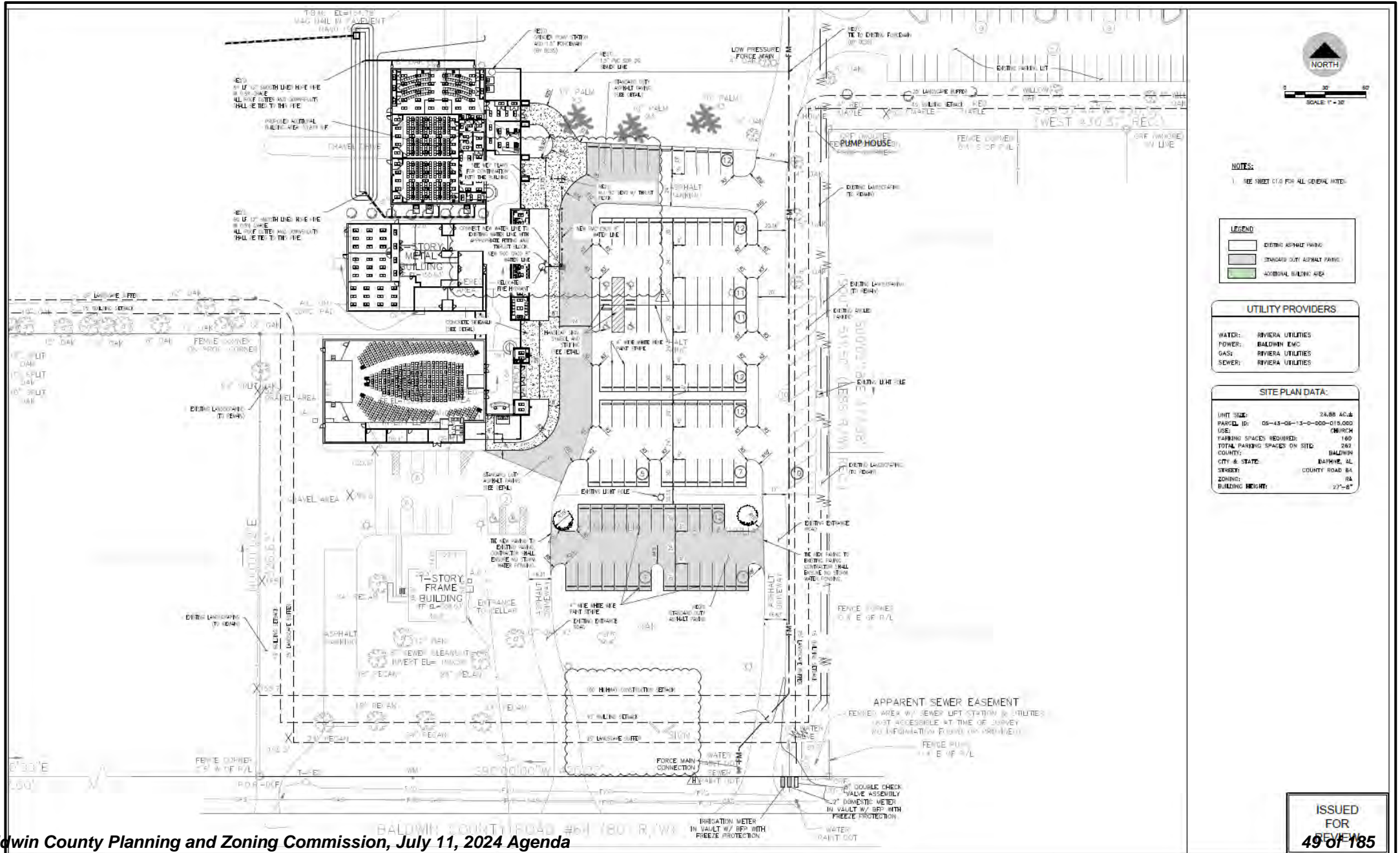
- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
  - CONSERVATION DEVELOPMENT POTENTIAL
  - RURAL/AGRICULTURE/LID POTENTIAL
  - MODERATE DEVELOPMENT POTENTIAL
  - MID-DENSITY DEVELOPMENT POTENTIAL
  - HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

- NODE TYPES**
- RURAL CROSSROADS CENTER
  - NEIGHBORHOOD CENTER
  - VILLAGE CENTER
  - URBAN MIXED-USE CENTER
  - COMMERCIAL/INDUSTRIAL CENTER

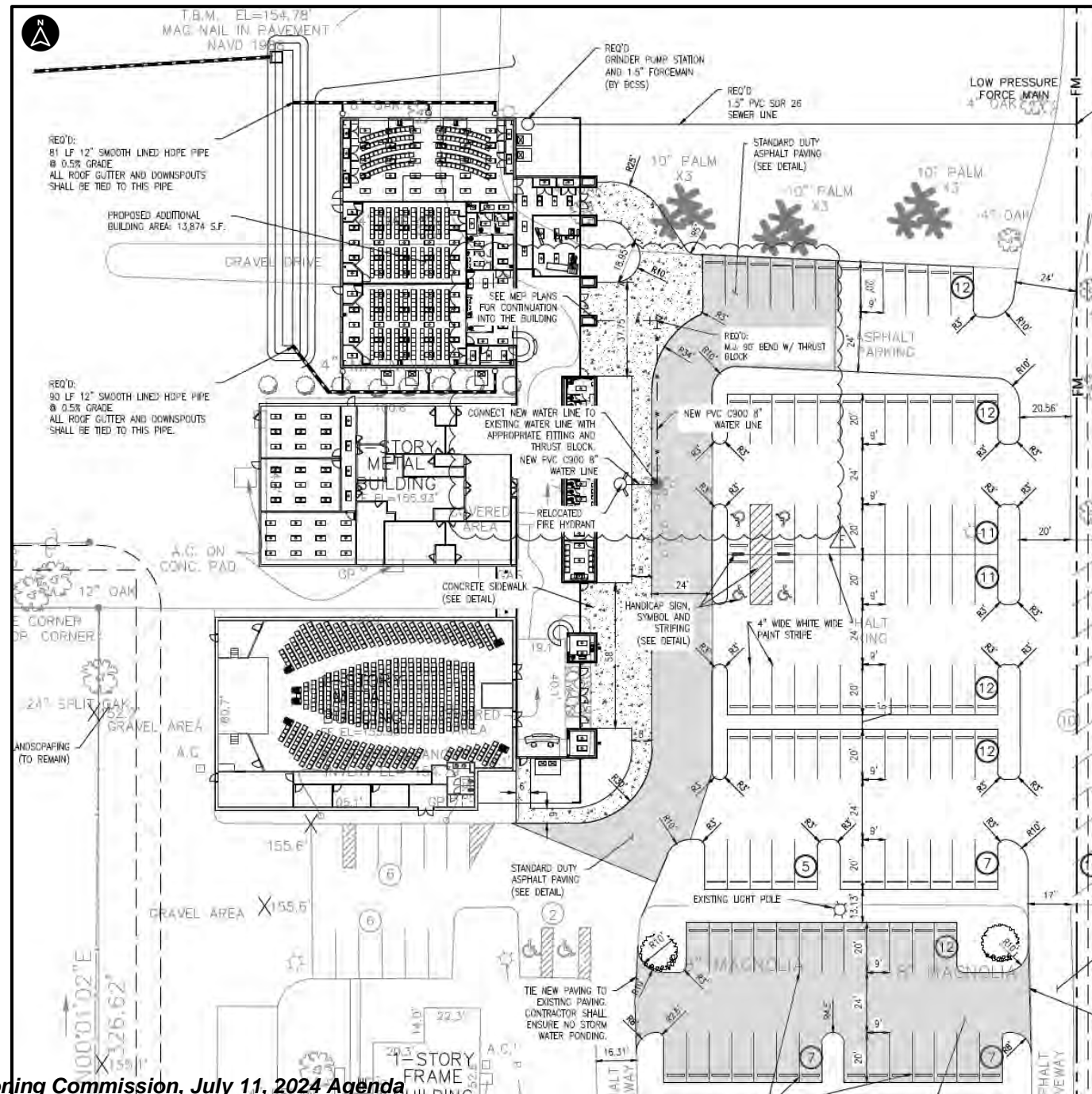
**Moderate Development Potential Areas** are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns 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.



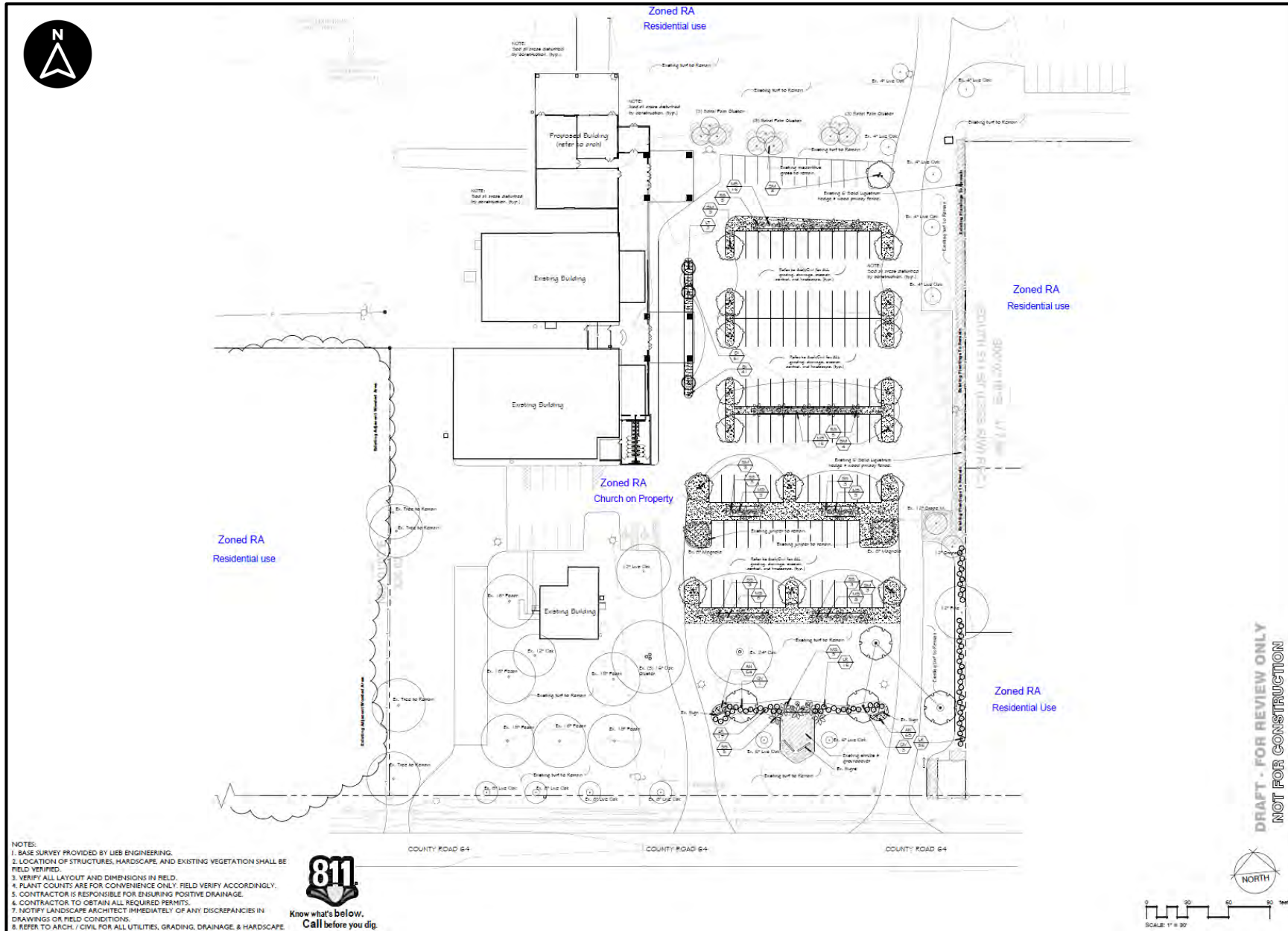
# Attachment 4: Site Plan



**Attachment 4:**  
**Site Plan (zoomed)**



# Attachment 5: Landscape Plan











# Attachment 5: Landscape Plan

## PLANT SCHEDULE

| TREES   | CODE | QTY | BOTANICAL NAME                   | COMMON NAME                         | CONT      | CAL              | SIZE        | REMARKS  |
|---|------|-----|----------------------------------|-------------------------------------|-----------|------------------|-------------|--|
|  | LT   | 3   | Lagerstroemia x 'Sioux'          | Sioux Pink Crape Myrtle Multi-Trunk | 15 gal    | 1" Cal. Min.     | 4' Ht. Min. | Multi. Trunk, 5 Cane Min, 3/4"/Cane Min., 4' Ht., Greenforest Nursery              |
|   | SM   | 17  | Magnolia virginiana 'Jim Wilson' | Moon Glow Sweet Bay                 | 30 gal    | 1" Cal. Per Cane | 6' Ht. Min. | Multi. Trunk, 3-1"Cal. Canes Min. Greenforest Nursery                              |
|  | QV   | 4   | Quercus virginiana               | Live Oak                            | 30 gal    | 2" Cal. Min.     | 8' Ht. Min. |  |
|   | SS   | 27  | Sabal palmetto                   | Cabbage Palmetto                    | 10-12' CT |                  |             | Must be planted no farther than 10' apart in clusters of 3 to equal 1 Tree Credit. |

| SHRUBS  | CODE | QTY | BOTANICAL NAME                      | COMMON NAME          | SIZE  | FIELD2 | FIELD3 | SPACING  | REMARKS |
|---|------|-----|-------------------------------------|----------------------|-------|--------|--------|----------|---------|
|  | LR   | 69  | Ligustrum japonicum 'Recurvifolium' | Curly Leaf Ligustrum | 3 gal |        |        | 36" o.c. |         |
|  | MS   | 63  | Miscanthus sinensis 'Adagio'        | Adagio Miscanthus    | 3 gal |        |        | 36" o.c. |         |

| SHRUB AREAS   | CODE | QTY      | BOTANICAL NAME                               | COMMON NAME | CONT | FIELD2 | FIELD3 | SPACING | REMARKS |
|---|------|----------|--|-------------|------|--------|--------|---------|---------|
|  | AD   | 5,313 sf | Existing shrub plantings. See notes on plan. | Existing    |      |        |        |         |         |

| GROUND COVERS  | CODE | QTY      | BOTANICAL NAME    | COMMON NAME   | CONT  | FIELD2 | FIELD3 | SPACING  | REMARKS |
|--|------|----------|-------------------|---------------|-------|--------|--------|----------|---------|
|   | AN   | 129      | Annuals           | Annuals       | 1 gal |        |        | 12" o.c. |         |
|   | CD   | 7,726 sf | Cynodon dactylon  | Bermuda Grass | sod   |        |        |          |         |
|  | DI   | 102      | Dietes iridioides | African Iris  | 1 gal |        |        | 24" o.c. |         |

- NOTES:
1. LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
  2. 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
  3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
  4. PREP. PLANTING PITS & GROUND COVER AREAS WITH PLANTING MIX. SEE NOTES.
  5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
  6. SEE LANDSCAPE NOTES.

- APPROVED NURSERIES:
1. GREEN FOREST NURSERY
  2. FLOWERWOOD NURSERY
  3. GREENS NURSERY
  4. CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.



LIVE OAK

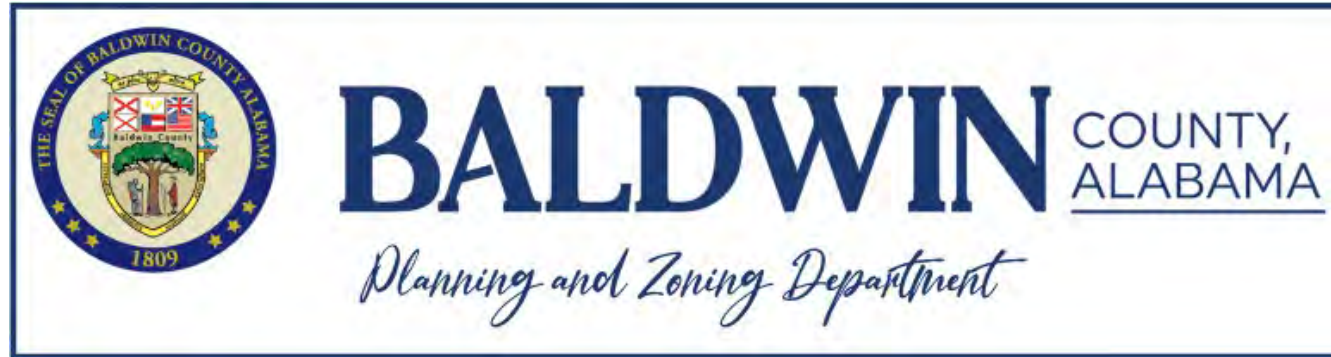


SWEETBAY  
MAGNOLIA



CRAPE  
MYRTLE





**Case No./Project Name:** CSP24-25, “G Paws Farm” – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7g.)  
**Meeting Date:** July 11, 2024  
**Applicant:** Lieb Engineering – Chris Lieb  
**Owner:** Allen and Debra Foley  
**Request:** CSP approval for a dog grooming and boarding facility  
**Staff Determination:** Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request with standard conditions and memorialized provisions.  
**Staff Lead:** Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:  
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

**Subject Property Information**

**Current Use:** Agricultural

**Size:** 9.7 ± acres

**Location:** Subject property is located east of County Road 87 and north of Frank Road in Elberta

**Planning District:** 22

**Parcel ID #:** 05-53-05-16-0-000-003.011

**PIN:** 316062

**Roads:** County Road 87 is a paved, County-maintained road

**Zoning District:** RA, Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest, or other rural purposes.

**Future Land Use (See Attachments):**

- Recommends the majority is Ideal Conservation Preservation Area, Conservation Development Potential, and Moderate Development Potential Areas
- Less than two (2) miles from a Neighborhood Center node

**Adjacent Property Land Use Table**

|              | Adjacent Land Use | Adjacent Zoning                 |
|--------------|-------------------|---------------------------------|
| <b>North</b> | Residential       | RA, Rural Agricultural District |
| <b>South</b> | Residential       | RA, Rural Agricultural District |
| <b>East</b>  | Vacant            | RA, Rural Agricultural District |
| <b>West</b>  | Residential       | RA, Rural Agricultural District |

## **ANALYSIS:**

*Section 18.9.5 Standards for approval.* A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The grooming and boarding facility conforms to the requirements of the Zoning Ordinance. The submitted Site Plan meets the requirements for a CSP.
- 2) **The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The 2023 Baldwin County Master Plan indicates a future land use for the subject property of **Moderate Development Potential** and **Conservation Development Potential**. 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. 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. The development pattern of the area shows large, single-family lots and a Neighborhood Center node located less than two (2) miles from the property. Therefore, it can be concluded that the grooming/boarding facility complies with the Master Plan.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.** The subject property fronts County Road 87 and is surrounded by agricultural and residential property. County Road 87 is a Major Collector, which connects local roads and streets with arterials, balancing mobility with land access. Staff believes that the use is consistent with the community welfare and should not detract from the public's convenience at this location.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the existing use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are agricultural and residential. The facility will be surrounded by landscape buffering along the perimeter of the site to assist in visual impact and noise reduction. Therefore, the use is not expected to impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses.



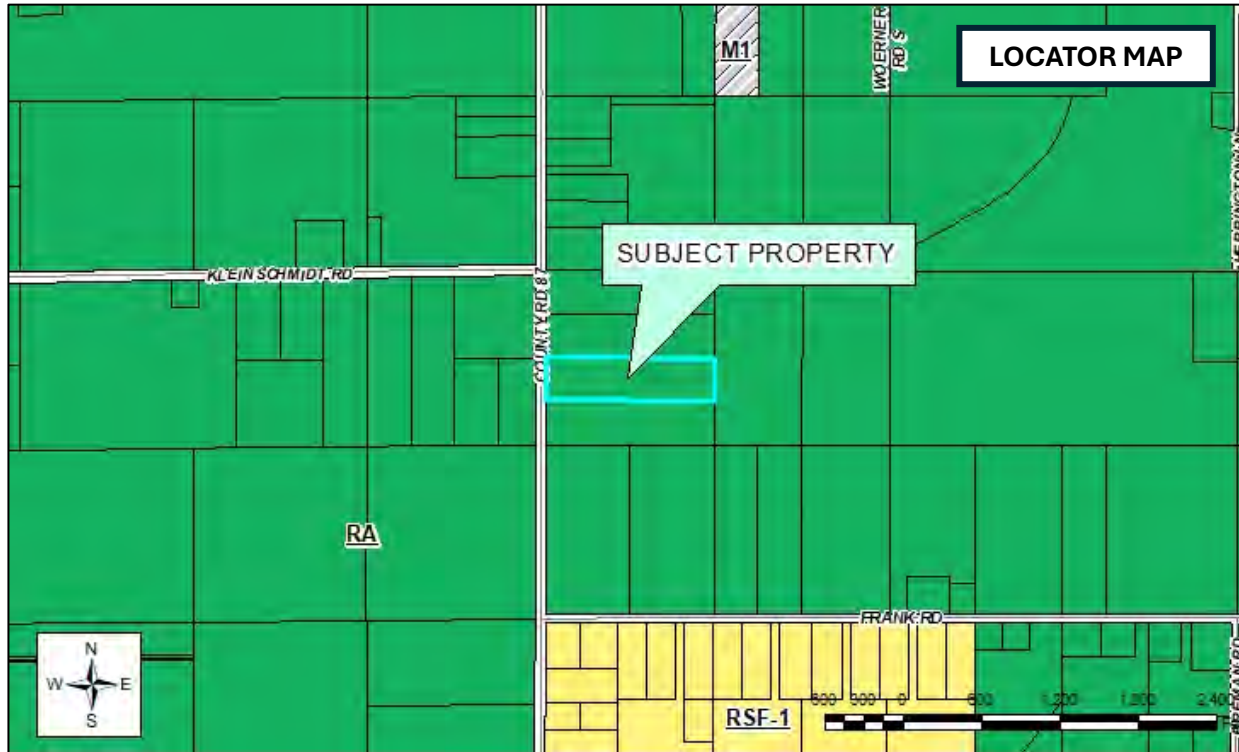
**Staff recommends that case number CSP24-25, “G Paws Farm” be APPROVED with the following standard conditions and memorialized provisions:**

1. A copy of “G Paws Farm” Management/Operations Plan will be kept on file in the Planning & Zoning office.
2. Staff requests the Building Permit 180-day deadline required by Section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. A CBMPP was provided with the application and replaces the requirement for a separate Land Disturbance Permit via approval of CSP24-25.
4. The closeout requirements of Section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed building.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
5. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that Section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
6. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
7. Per Section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

**Attachments Included:** 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Landscape Plan, 6) Kennel Management/Operations Plan



## Attachment 2: Locator and Site Maps



**Attachment 3: Future Land Use Map**



**LEGEND**

**PLACE TYPES**

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL

MUNICIPAL JURISDICTIONS

**NODE TYPES**

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

**PLACE TYPE CATEGORIES**

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
  - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
  - Single Family Neighborhoods (suburban)
  - Amenity-based Communities
  - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
  - New Urban Communities
  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node

# FUTURE LAND USE MAP (FLUM)

**Ideal Conservation or Preservation Areas** would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

- PRIMARY LAND USES**
- 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 corridors

- RELATED ZONING DISTRICTS**
- Environmental Conservation
- CONNECTIVITY NETWORK**
- Greenways and trails

**PLACE TYPE CATEGORIES**

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
  - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
  - Single Family Neighborhoods (suburban)
  - Amenity-based Communities
  - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
  - New Urban Communities
  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node

# Attachment 3: Future Land Use Map

**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.

**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

**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**

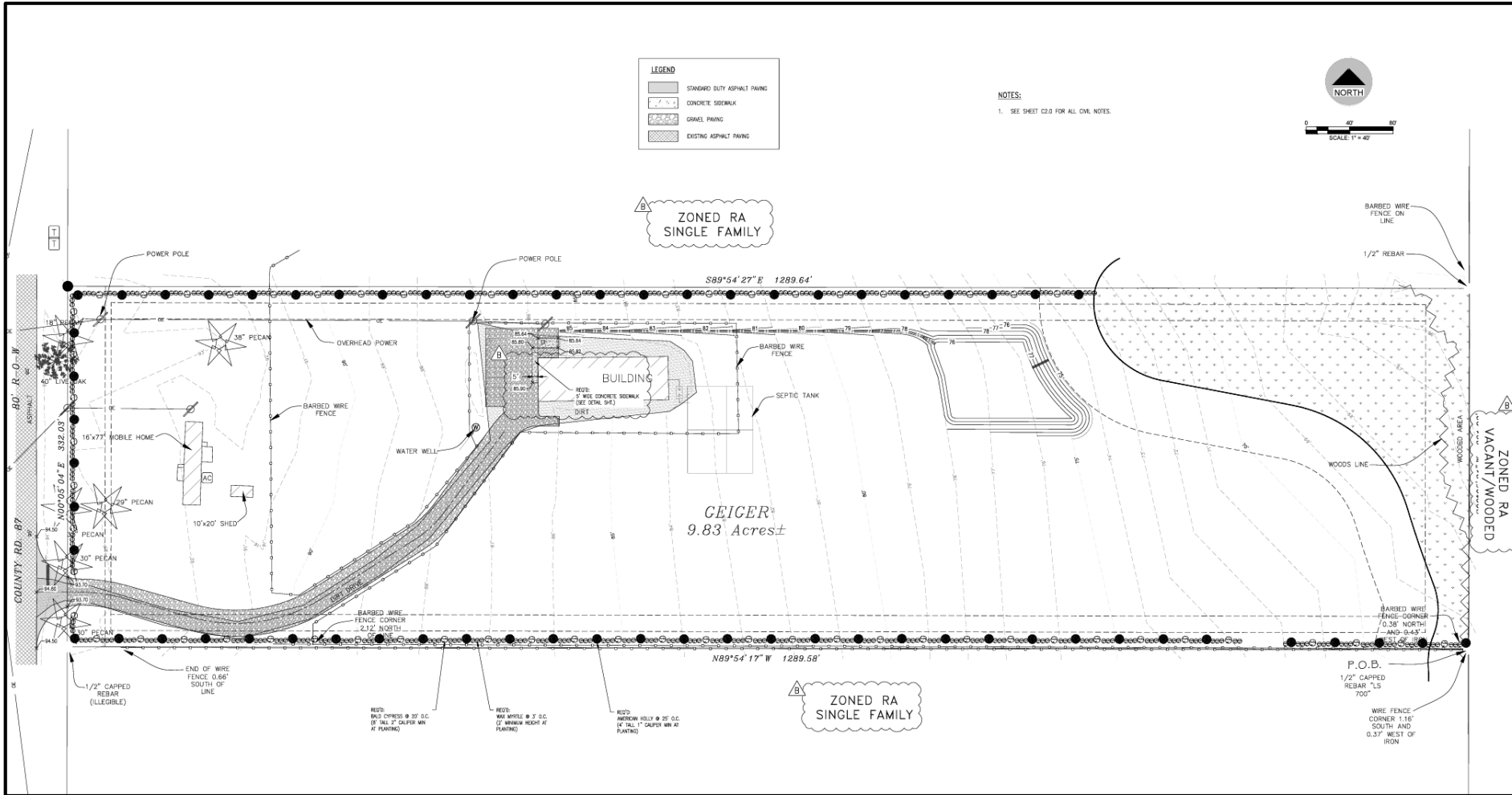
- Suburban street networks/ limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails

**PLACE TYPE CATEGORIES**

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
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- MODERATE DEVELOPMENT POTENTIAL**
  - Single Family Neighborhoods (suburban)
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  - Neighborhood Center/Node
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  - New Urban Communities
  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node



# Attachment 5: Landscape Plan





# **KENNEL MANAGEMENT/OPERATIONS PLAN**

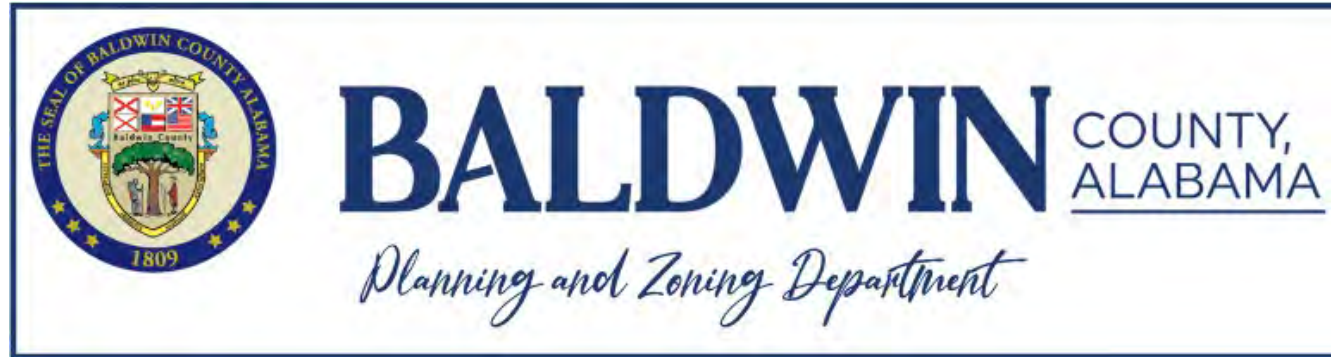
The applicant has submitted a Kennel Management/Operations Plan which outlines management objectives, hours of operation, feeding times, boarding, sanitation/odor mitigation, and sound/noise mitigation procedures.

## **SOUND/NOISE MITIGATION**

The following strategies will be implemented to minimize and mitigate the occurrence of dog noise -- seeing as there is not currently a county sound ordinance the following will be instituted in part of our daily best practices.

- *Kennel staff will implement a regular daily routine to minimize stress of pets that might lead to barking.*
- *Pets will be given the opportunity for adequate exercise and socialization with Kennel staff and other dogs daily to minimize anxiety that might lead to barking.*
- *The Kennel building is insulated in conjunction with a significant distance to any residential home that is not family. This project is centered east and west on the north property line on 9.83ac. (with owner owning the adjacent north property of 10ac.) East of the kennel property contains thick vegetative trees and shrubs nearly impassible which will aide to minimize noise travelling.*
- *A privacy fence will be installed along the north and south side of building perimeter to fence outdoor play yard.*
- *All pets will be confined to their individual accommodations from 6pm to 7:00am. The kennel will be securely locked from any stimulant that might disturb sleep. Calming instrumental music will be left on to play overnight. Staff will not disturb the pets overnight unless there is an emergency. Owners live on-site and will attend to any incidence of excessive barking or noise in a timely manner.*

*Crystal Geiger, Owner*



**Case No./Name:** SC24-25 DOUBLE EAGLE ESTATES SUBDIVISION (Agenda Item 7h.)

**Meeting Date:** July 11, 2024

**Request:** Preliminary & Final Plat (concurrent) approval for a 7-lot subdivision

**Recommendation:** Approval

**Staff Lead:** Mary Booth, Associate Planner

**Owner / Developer:** M. Kenneth Larkin

**Surveyor:** Justin Palmer, PLS, (THE WOODLANDS GROUP, LLC)

**Engineer:**

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>

**Location:** Subject property is located on the east side of County Road 97 and north side of Hagendorfer Road in the Lillian area.

**Proposed use:** Residential

**Planning District:** 29

**Zoning:** RA

**Online Case File Number:** The case number is SC24-25. When searching the online CitizenServe database, please use SC24-000025.

**Parcel#:** 05-52-09-30-0-000-013.000 **PIN#:** 18008  
05-52-09-30-0-000-013.001 346018

**Total Property Area to be divided:** 28.70 +/- acres

**Total # of Lots requested:** 7 lots  
Largest lot: 397,667 SF      Smallest lot: 130,751 SF

**Streets / Roads:** No new streets to be installed.

**Utility Providers (4.5.1(i), 5.2.5a(1):**

Water: Perdido Bay Water, May 15, 2024

Electrical: Riviera Utilities, May 15, 2024

Sewer: Baldwin County Sewer, May 15, 2024

Broadband: Not required

**Property History:**

N/A

**Traffic Study (5.5.14, Append. 6):** Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements (4.5.1e, 5.11.7):** Drainage narrative prepared and stamped by Jason Wooten, P.E., Wooten Engineering. Statement by the engineer- 'the proposed improvements will have minimal impact to the existing drainage conditions with post-construction storm water release estimated to be a minimal increase. It is estimated that storm water runoff will increase by 0.47 to 2.12 cfs once the lots are fully developed. No detention and/or retention is planned at this time since the minimal increase to runoff is directly released to existing drainage ways and is not anticipated to impact neighboring public and/or private property'.

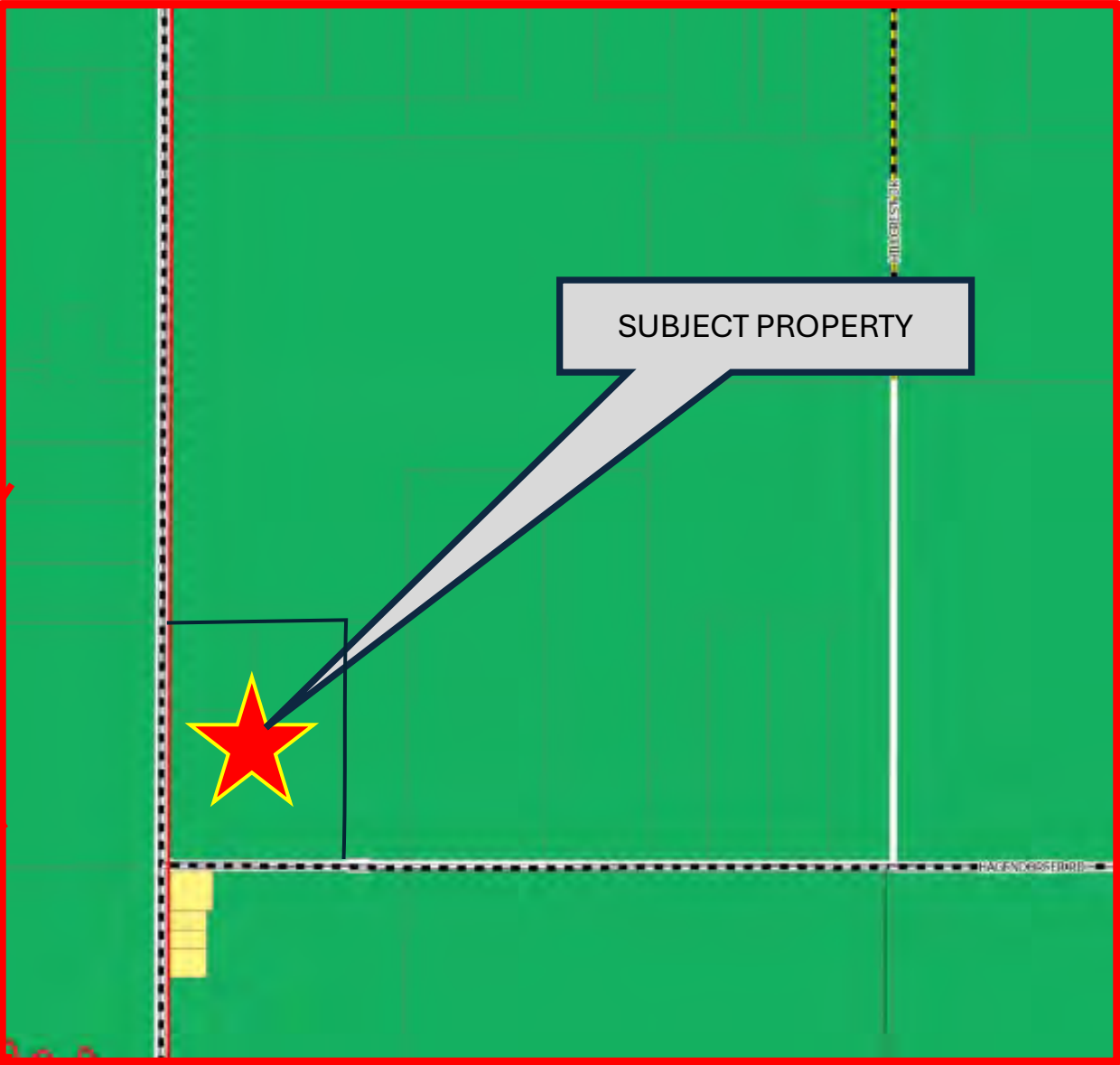
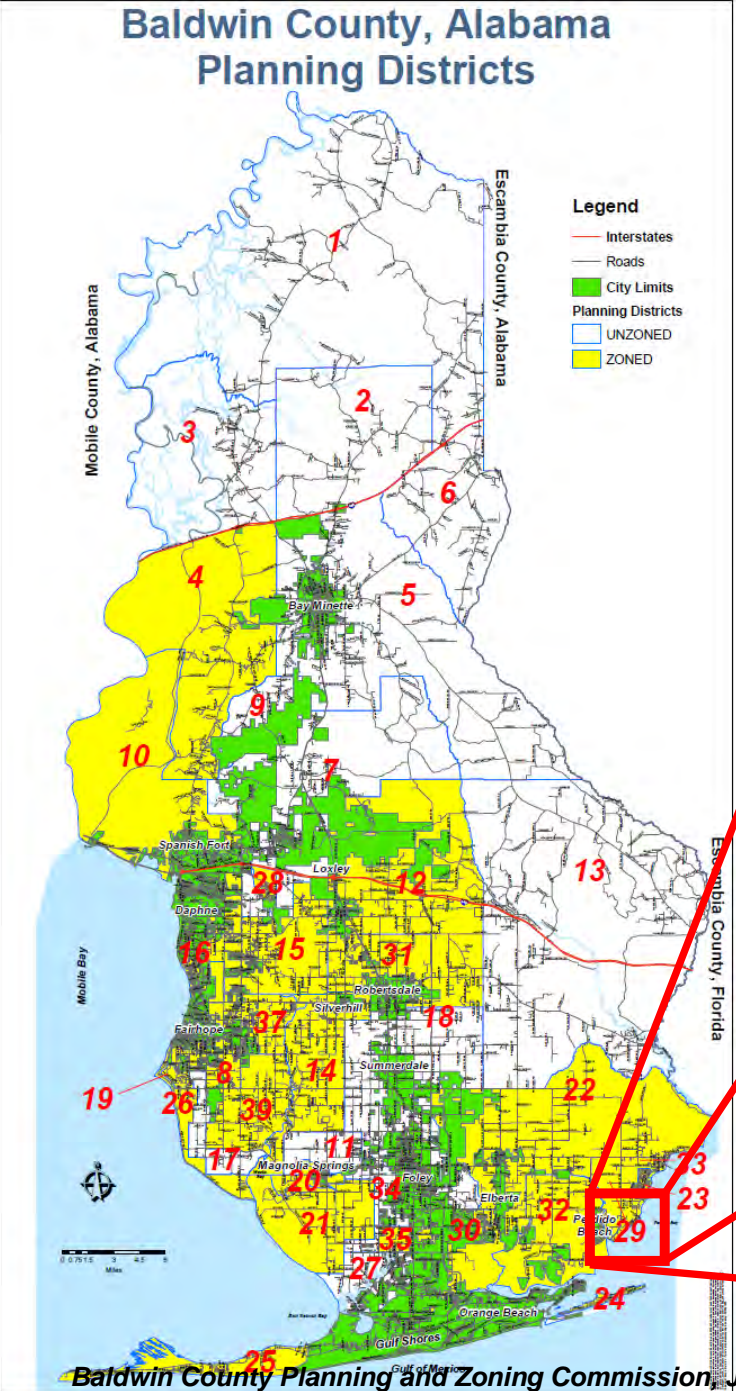
**Wetlands (5.2.2):** Potential wetlands are shown as reflected in GIS parcel viewer. No wetland delineation has been provided and the 50' wetland building setback is shown.

**Flood zone (5.19):** Zone "X" Unshaded, no special requirements.

**Fire Protection (5.2.5a(3):** Lots exceed 80,000SF and are not subject to this regulation.

**BCBE Notification:** Not required (less than 50 lots)

# PD#29





COUNTY ROAD 97



SUBJECT PROPERTY

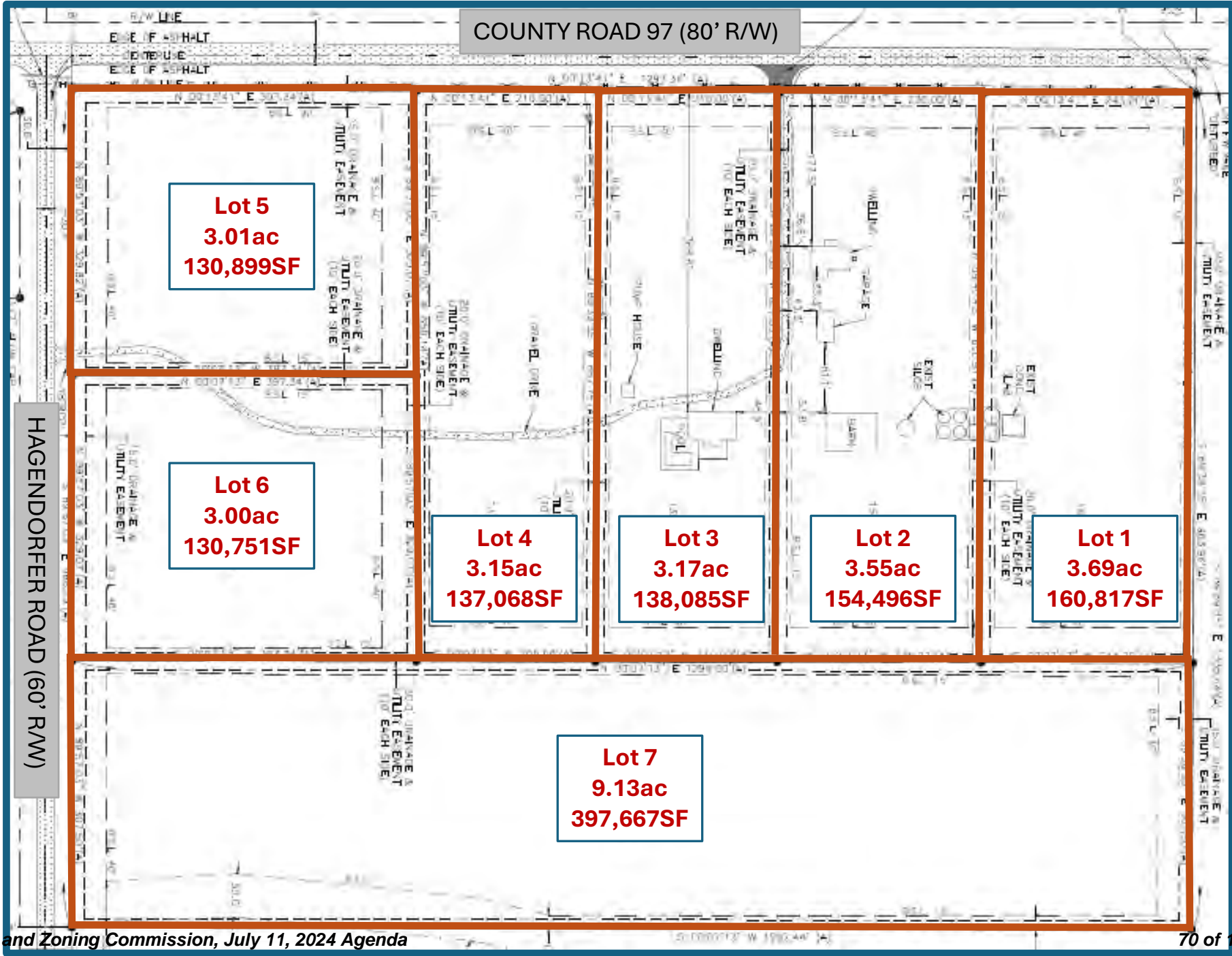
HAGENDORFER RD

COUNTY RD 97

HAGENDORFER RD



Plat cropped and enlarged to show details



**Staff comments:**

This is a proposed residential subdivision zoned RA. Any future land development is subject to compliance with the current Zoning Ordinance and/or Subdivision Regulations in effect at the time of application.

**Staff Recommendation:**

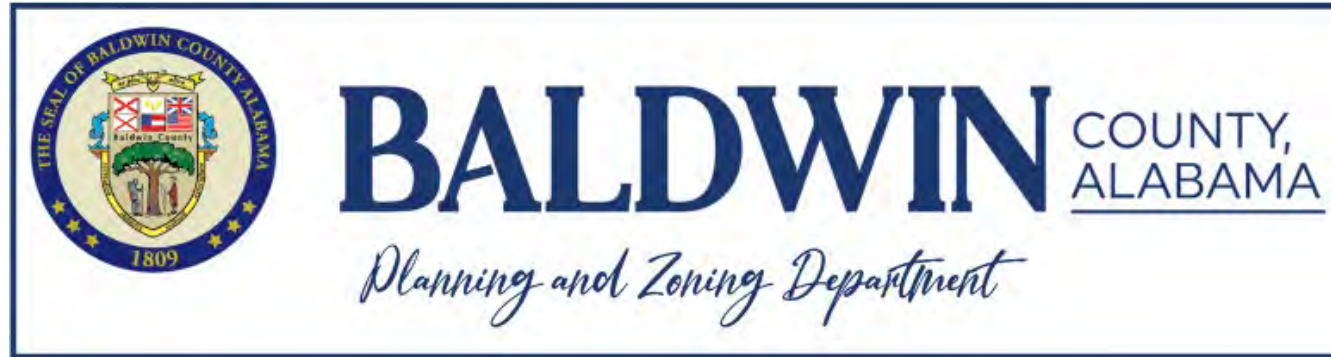
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-25 DOUBLE EAGLE ESTATES SUBDIVISION be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

**Specific Conditions:**

N/A

**General Conditions:**

- The final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



**Case No./Name:** SC24-27 PRICKETT SUBDIVISION (Agenda Item 7i.)

**Meeting Date:** July 11, 2024

**Request:** Preliminary & Final Plat (concurrent) approval for an 8-lot subdivision

**Recommendation:** Approval with Conditions

**Staff Lead:** Fabia Waters, Associate Planner

**Owner / Developer:** Daniel and Tamala Prickett

**Surveyor:** David Lowery- Lowery Surveying LLC

**Engineer:** N/A

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>



**Location:** Subject property is located west of County Rd 13 and north of US HWY 98.

**Proposed use:** Single-family residential subdivision

**Planning District:** 39

**Zoning:** RA- Rural agricultural

**Online Case File Number:** The case number is SC24-27. When searching the online CitizenServe database, please use SC24-000027.

**Parcel#:** 05-56-05-21-0-000-015.001 **PIN#:** 320423

**Total Property Area to be divided:** 25.00 +/- acres

**Total # of Lots requested:** 8 lots  
Largest lot: 3.63AC                      Smallest lot: 3.00 AC

**Streets / Roads:** No new streets to be installed.

**Utility Providers (4.5.1(i), 5.2.5a(1):**

Water: Well

Electrical: Baldwin EMC, letter dated May 17, 2024

Sewer: On-site septic

Broadband: Not required

**Property History:**

N/A

**Traffic Study (5.5.14, Append. 6):** Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14)

**Drainage Improvements (4.5.1e, 5.11.7):** Drainage narrative prepared and stamped by J.E. Hamlin, PE. Statement by the engineer- "It is my professional opinion that division of this property will not cause any deleterious conditions to downstream property or County rights-of-way."

**Wetlands (5.2.2):** Potential wetlands appeared in the Baldwin County Parcel Viewer, the applicant has provided a wetland delineation with appropriate buffers around the jurisdictional wetlands.

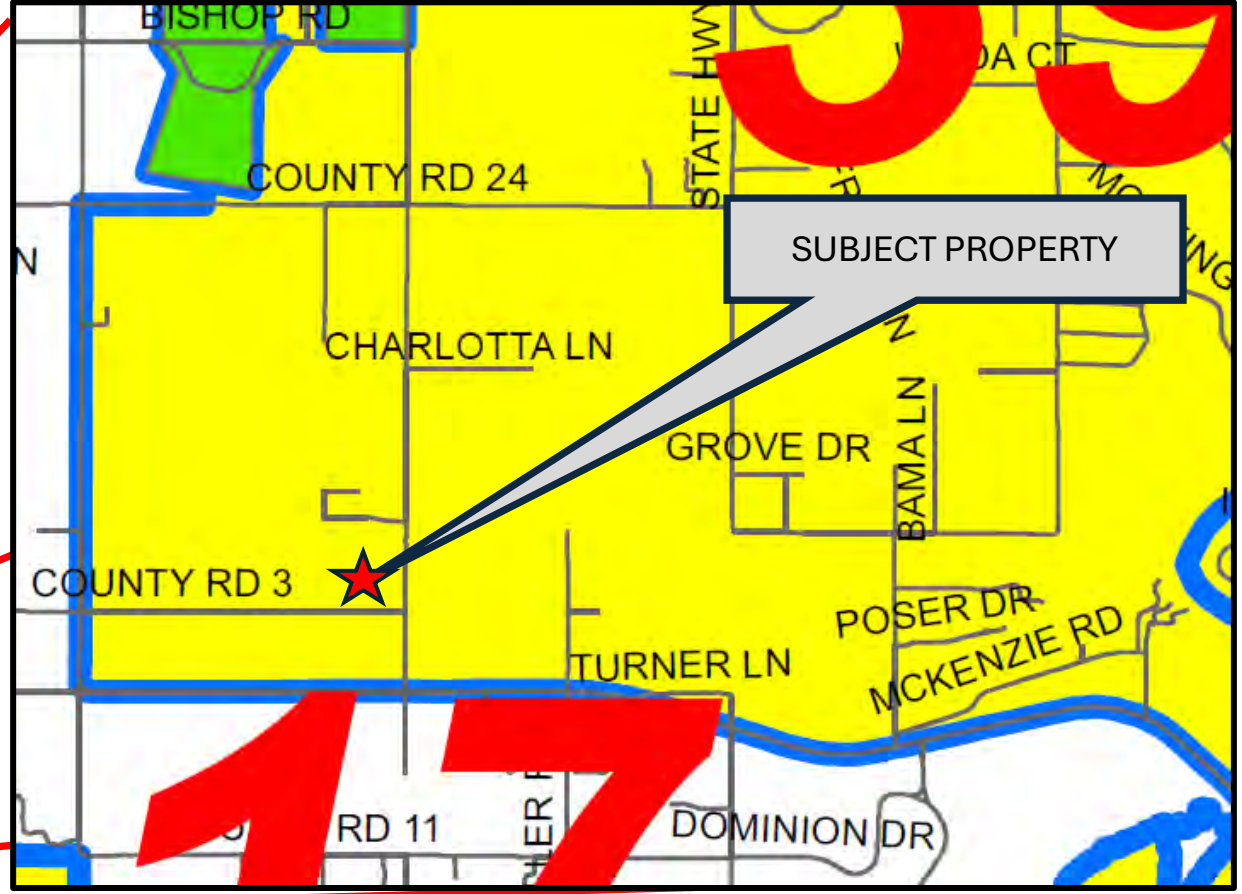
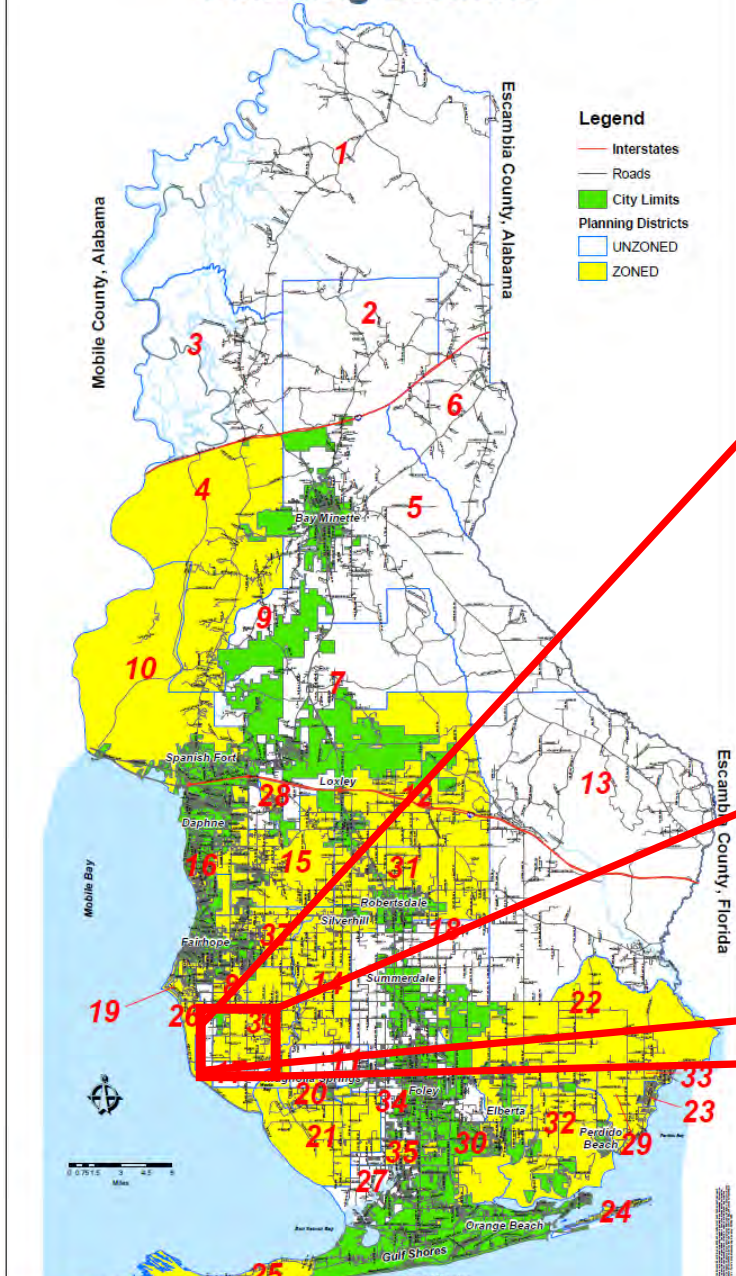
**Flood zone (5.19):** Zone X, no special requirements.

**Fire Protection (5.2.5a(3):** Not required due to lot size.

**BCBE Notification:** Not required (less than 50 lots)

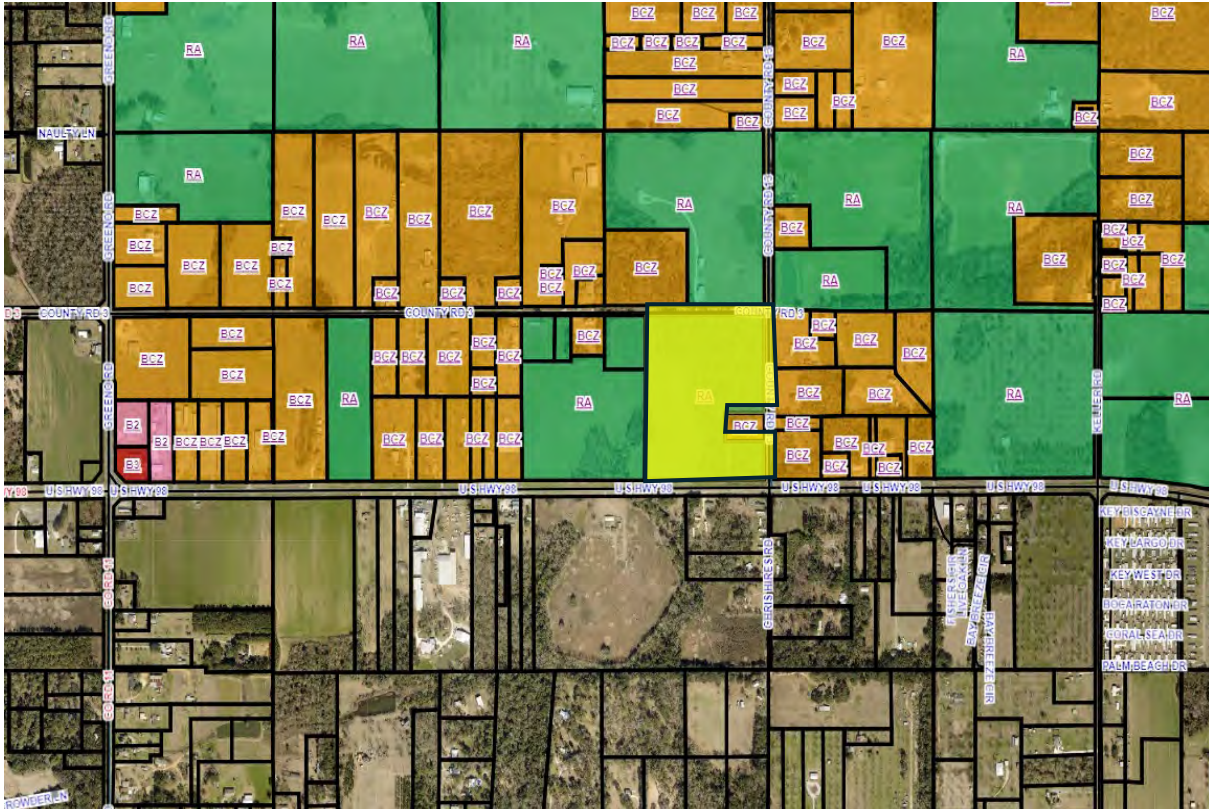
# Baldwin County, Alabama Planning Districts

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

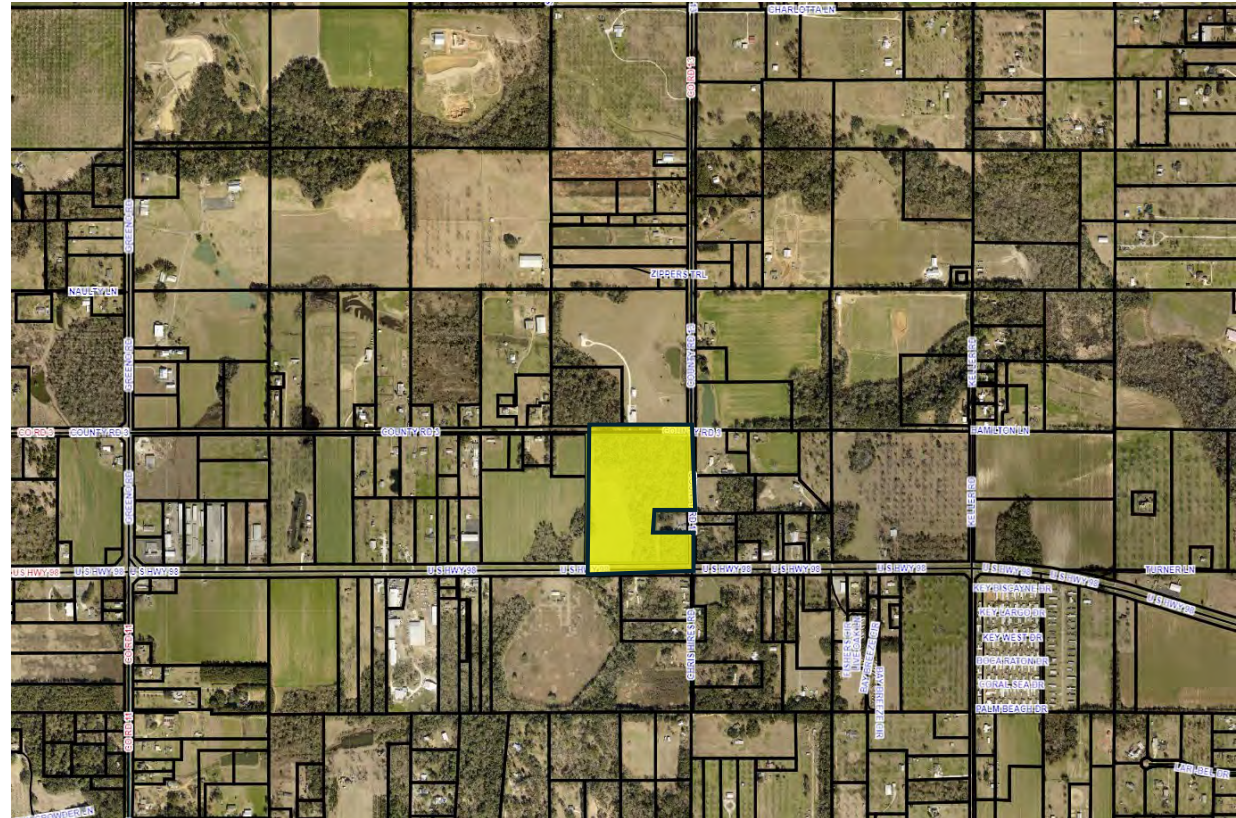


SUBJECT PROPERTY

# Locator Map

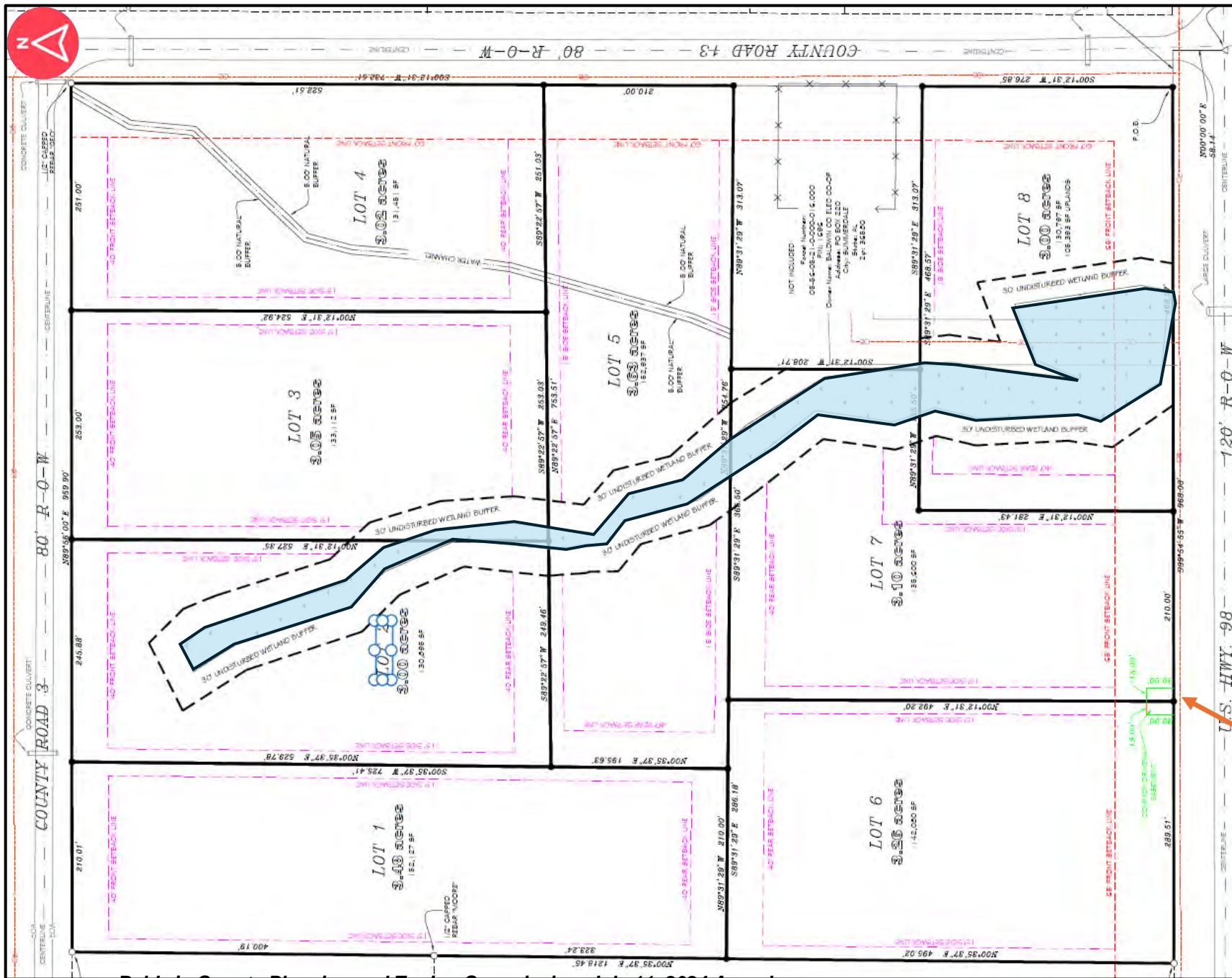


# Site Map



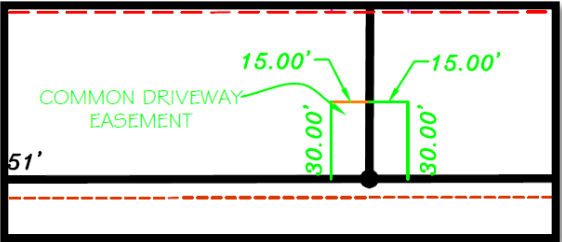
|              | Adjacent Land Use   |
|--------------|---|
| <b>North</b> | RA & BCZ- Rural Agricultural District & Base Community Zoning |
| <b>South</b> | Unzoned – PD 17   |
| <b>East</b>  | BCZ- Base Community Zoning                                    |
| <b>West</b>  | RA- Rural Agricultural  |

|              | Adjacent Land Use       |
|--------------|-------------------------|
| <b>North</b> | Residential             |
| <b>South</b> | Residential             |
| <b>East</b>  | Residential/ Commercial |
| <b>West</b>  | Agriculture             |



Plat cropped and enlarged to show details

Common driveway for Lots 6 & 7



**Staff comments:**

A common driveway will be required for Lots 6 & 7 to access US Hwy 98. The applicants will apply to ALDOT for the required permit.

**Staff Recommendation:**

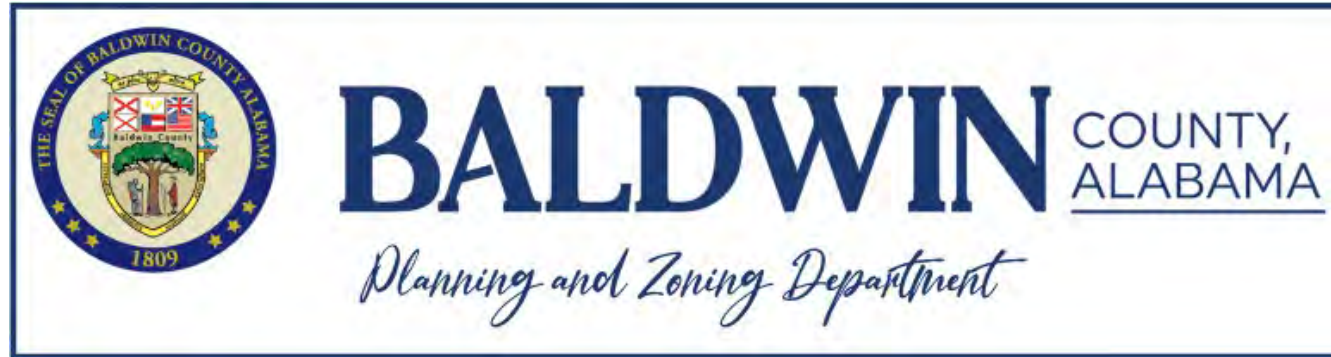
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-27 Prickett Subdivision, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations

**Specific Conditions:**

1. Provide an updated title report as required in section 4.5.1(g) Be accompanied by a current (within 60 days from date of application) title policy, title opinion, title commitment, or title report, that verifies current ownership and lists all easements, rights-of-way, mortgages, liens, or other encumbrances for a period of no less than 30 years;
2. Provide an ALDOT application for the common driveway access to US HWY 98 before staff issues final plat approval.

**General Conditions:**

- All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



**Case No./Name:** SC24-28 THREE AMIGOS SUBDIVISION (Agenda Item 7j.)

**Meeting Date:** July 11, 2024

**Request:** Preliminary & Final Plat (Concurrent) approval for a 3-lot subdivision

**Recommendation:** Approve with conditions

**Staff Lead:** Shawn Mitchell

**Owner / Developer:** Sheila Hodges, TB & 181, LLC, 9243 Hwy 98, Fairhope, AL 36532

**Surveyor:** Stuart Smith, Goodwyn Mills Cawood, LLC, 2039 Main St., Daphne, AL

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>

**Location:** Subject property is located west of Hwy 181, south of Twin Beech Rd. (County Rd. 44), near the City of Fairhope.

**Proposed use:** Commercial subdivision

**Planning District:** 8

**Zoning:** B-2 Local Business District

**Parcel#:** 05-46-08-27-0-000-001.018      **PIN#:** 227038

**Total Property Area to be divided:** 2.9 +/- acres

**Total # of Lots requested:** 3 lots

Largest lot: 0.76 ac      Smallest lot: 0.62 ac

**Streets / Roads:** No new streets to be installed.

**Utility Providers (4.5.1(i), 5.2.5a(1)):**

Water: Fairhope Utilities, letter dated May 17, 2024,  
Capacity report pending (requested from applicant  
on 5/21/24)

Electrical: Baldwin EMC, May 15, 2024

Sewer: Fairhope Utilities, May 17, 2024, capacity report  
provided

Broadband: Not required

**Online Case File Number:** The case number is SC24-28. When searching the online CitizenServe database, please use SC24-000028.

**Traffic Study (5.5.14, Append. 6):** Less than 50 lots requested so not required per Section 5.5.14)

**Drainage Improvements (4.5.1e, 5.11.7):** Drainage narrative prepared and stamped by Amanda Thompson, PE, *Goodwyn Mills Cawood*. Two lots have already been developed for commercial use. When the third lot is developed, the applicant will submit a commercial/commission site plan that will include a drainage plan.

**Wetlands (5.2.2):** The entire parcel is uplands according to the Baldwin Co. Parcel Viewer. No wetland report is required.

**Flood zone (5.19):** Flood zone X, no special requirements.

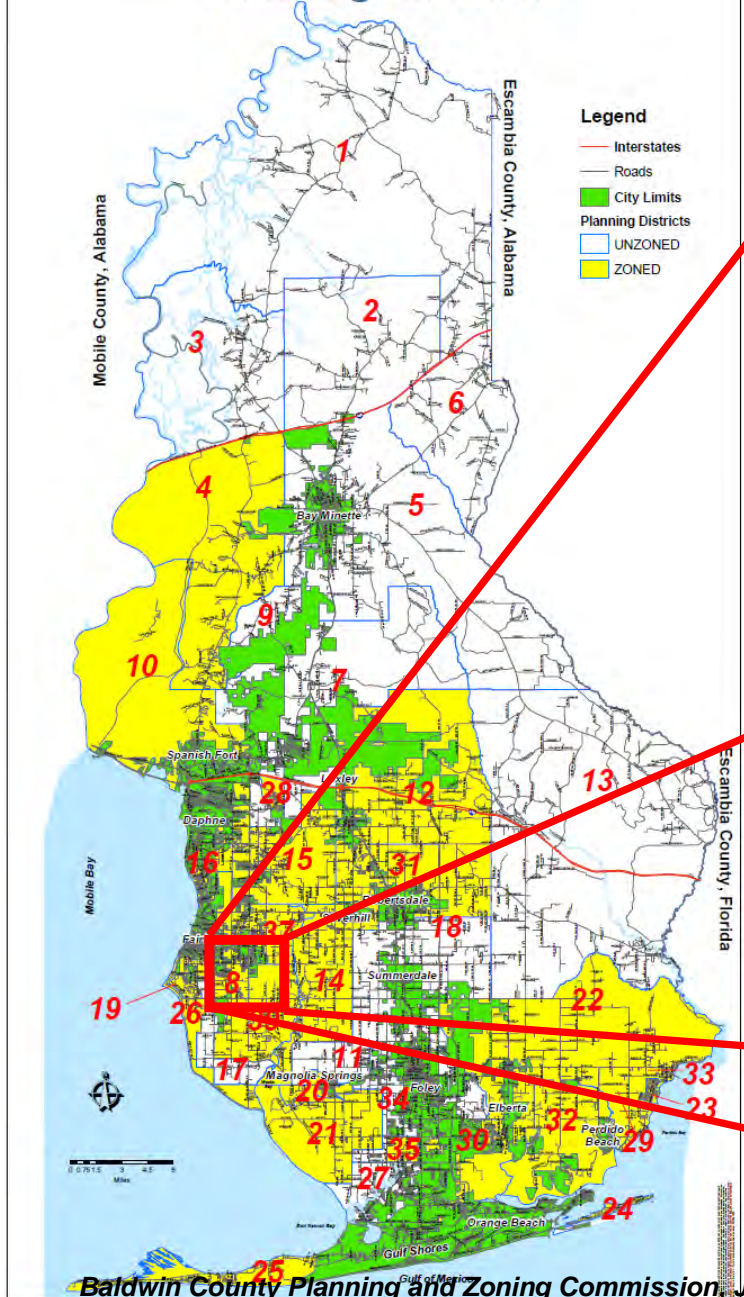
**Fire Protection (5.2.5a(3)):** Pending - the applicant has requested flow test results from Fairhope Utilities.

**BCBE Notification:** Not required (less than 50 lots)

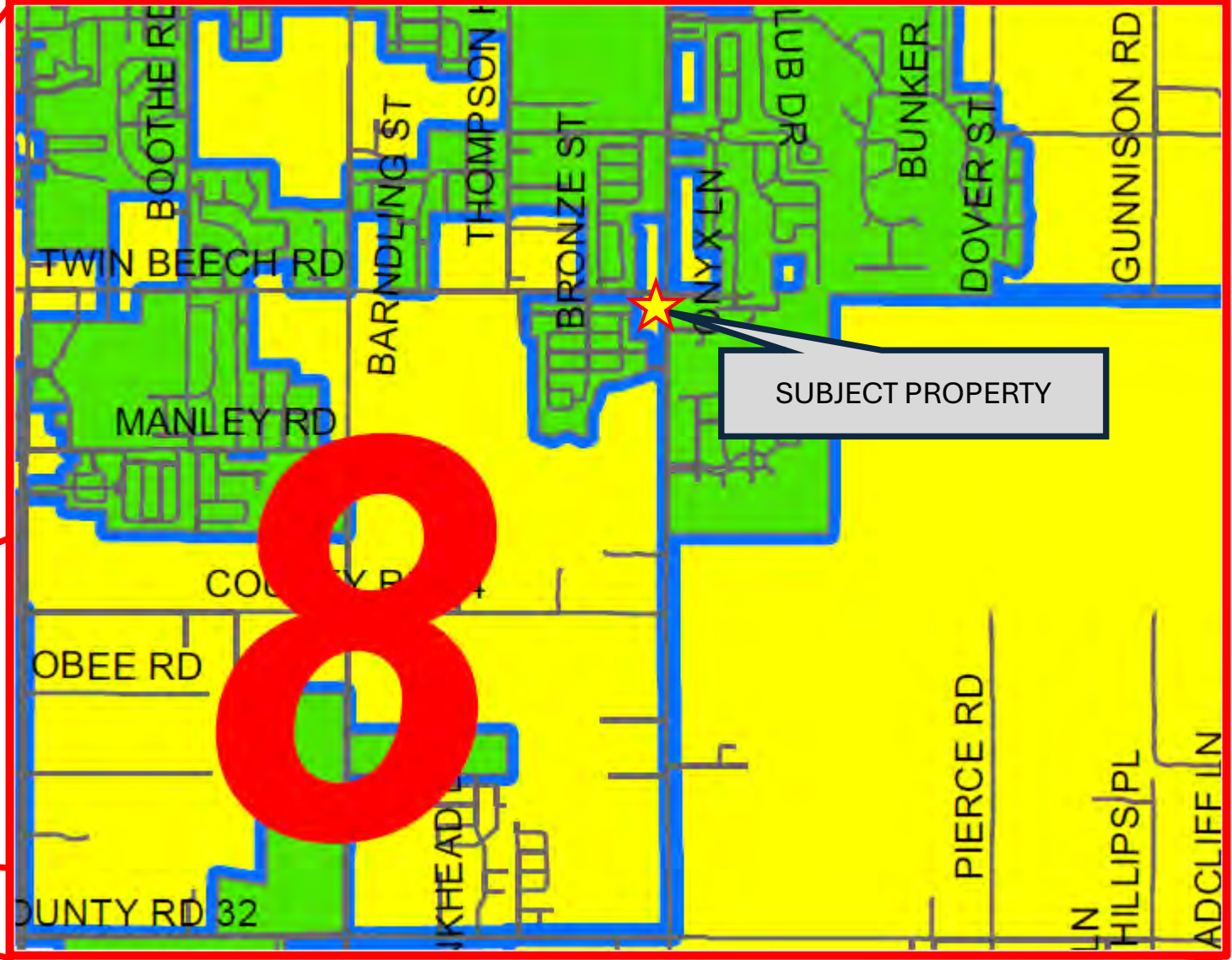
**Property History:**

This is a resubdivision of Lot 1, Walley's Corner Subdivision, Slide 1957-A

# Baldwin County, Alabama Planning Districts

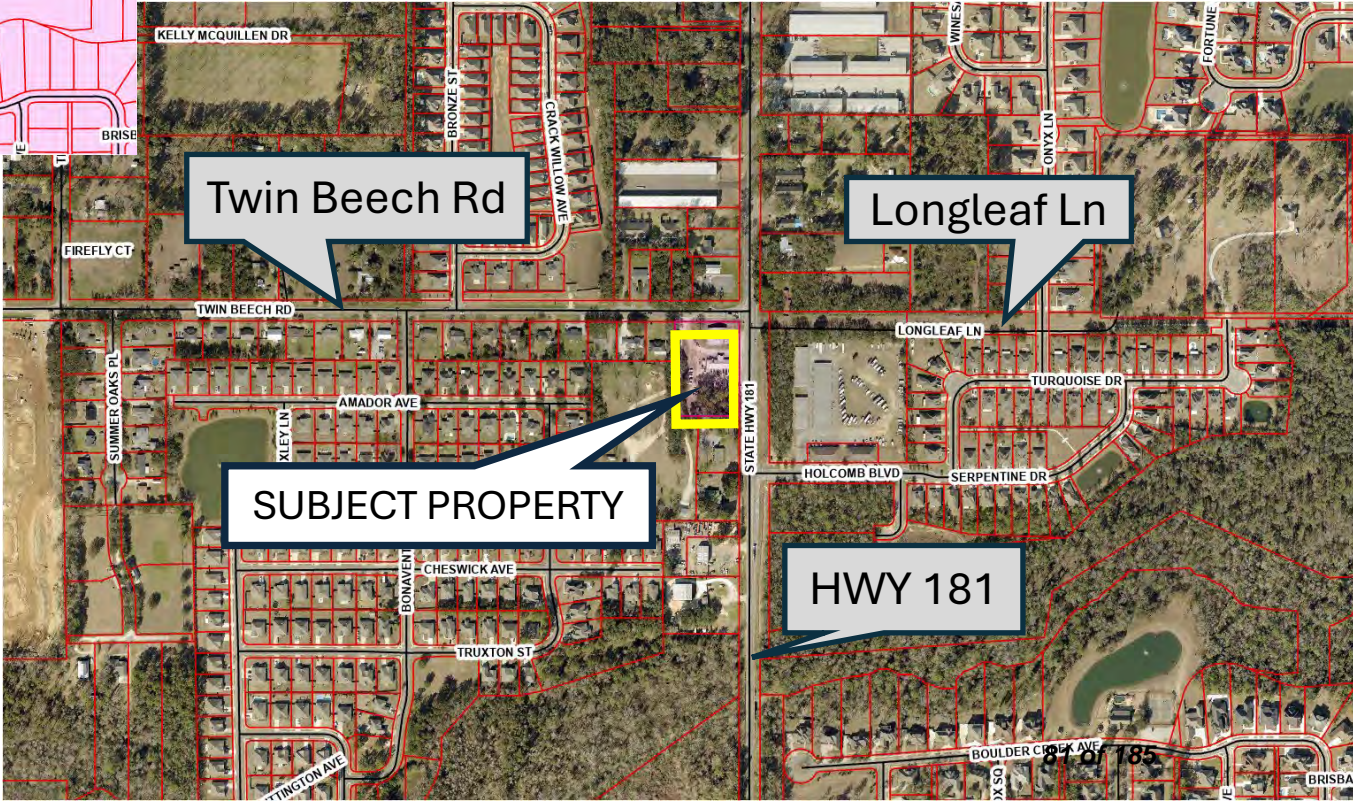
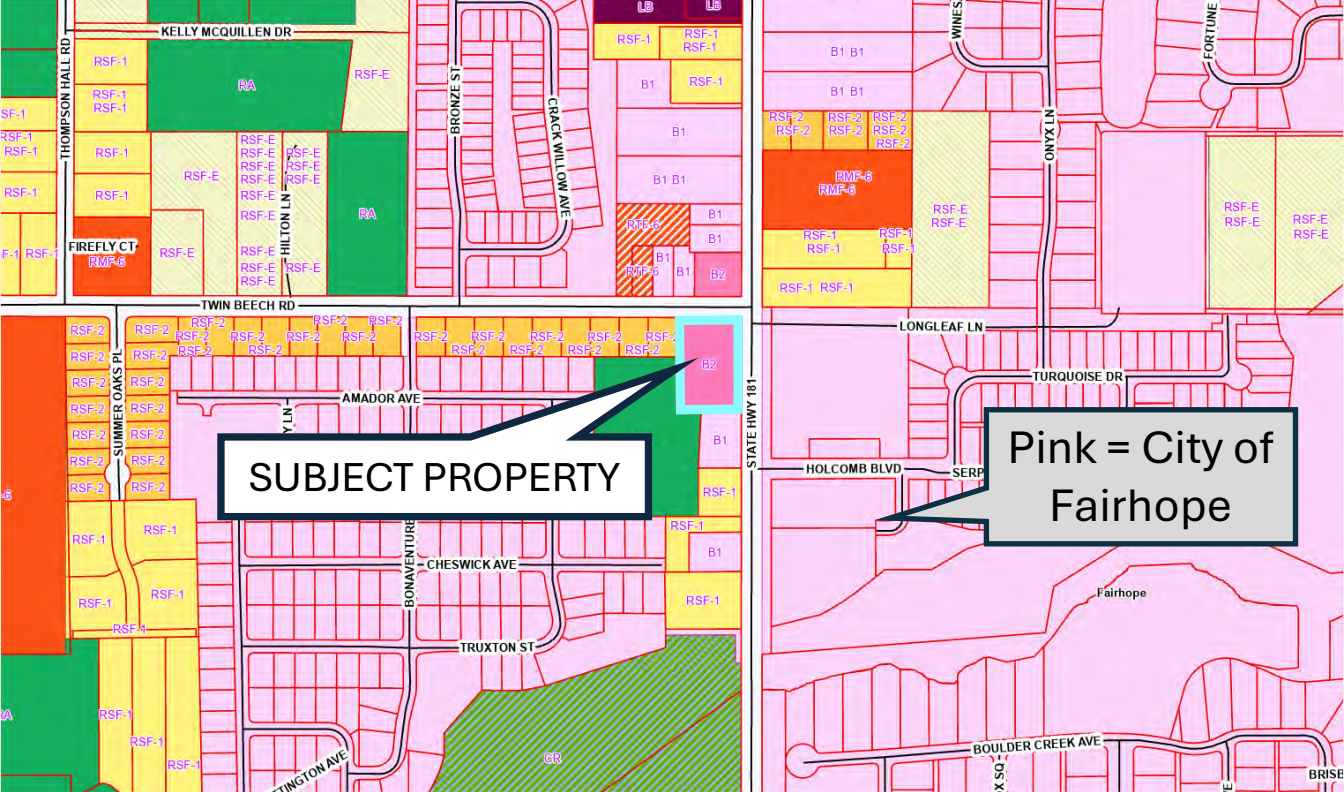


- Legend**
- Interstates
  - Roads
  - City Limits
  - Planning Districts
  - UNZONED
  - ZONED



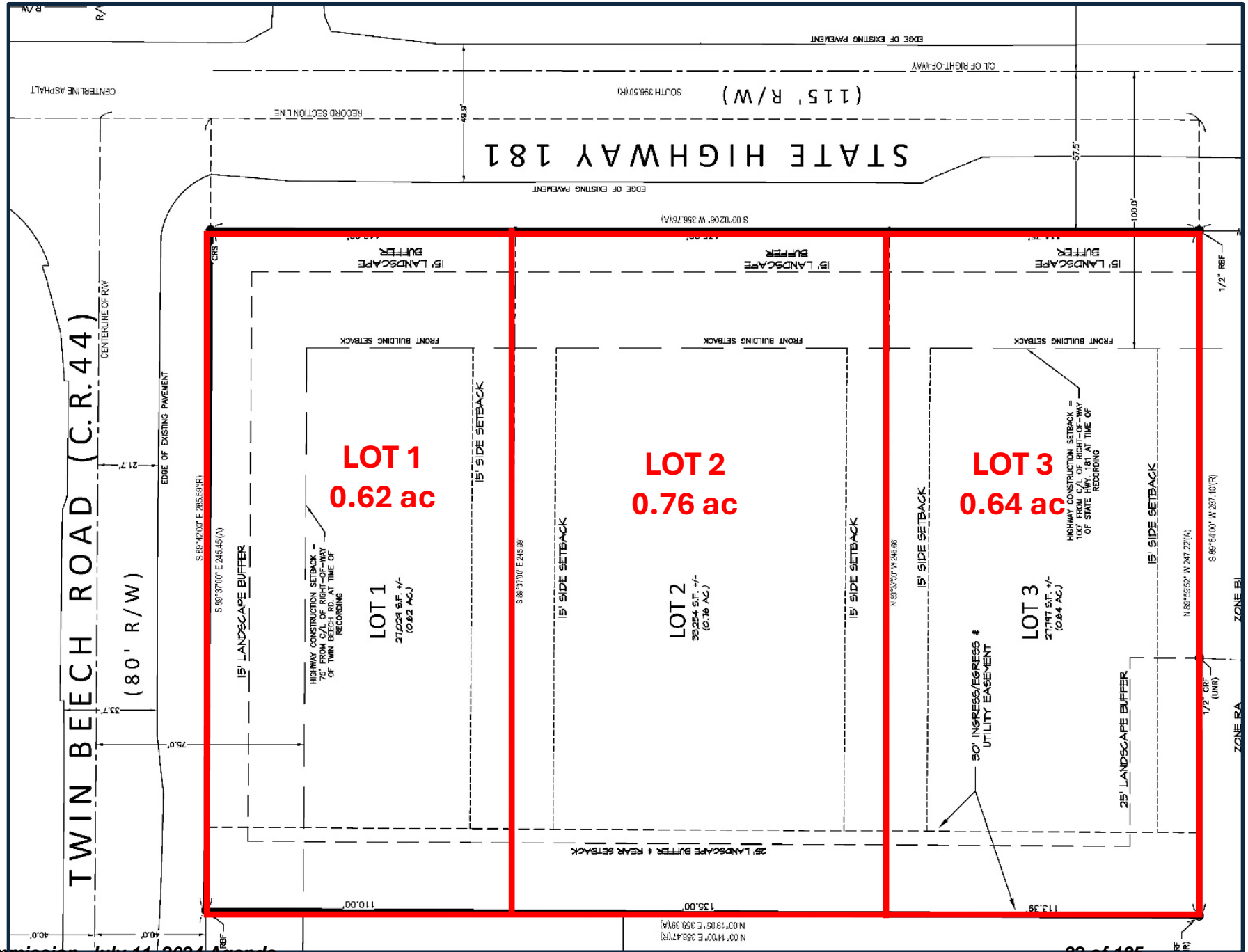
SUBJECT PROPERTY







Plat cropped and enlarged to show details



**Staff comments:**

Typically, the lack of a fire flow letter and water capacity report would be considered major deficiencies and grounds for denial. In this case, two of the three proposed lots are occupied by existing businesses, Fairhope Detailing Services and Mr. Spuds Restaurant, that already have water and sewer service. Because the subject property is zoned, development of the third proposed parcel will require a commercial or commission site plan that would confirm the availability of utilities.

The water capacity report was requested by P&Z staff on May 21, 2024, and the fire flow test was requested on June 4, 2024.



**Staff Recommendation:**

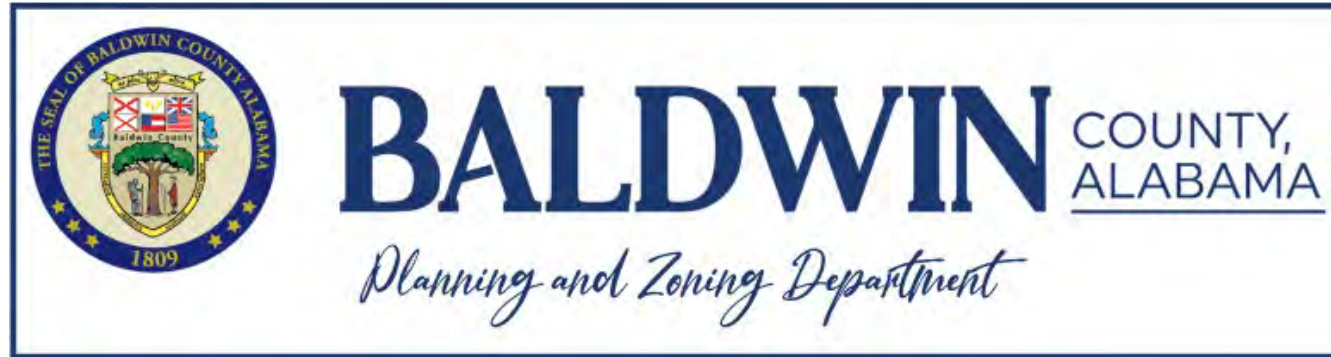
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-28 THREE AMIGOS SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

**Specific Conditions:**

1. The applicant must supply flow test results and a water capacity report before the final plat can be circulated for signatures. If acceptable documents are not provided within 90 days of this Planning Commission meeting, approval will expire, and no extension will be granted. The applicant must reapply for a concurrent subdivision.

**General Conditions:**

- All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



**Case No./Name:** SV24-10 COLEMAN FAMILY EXEMPTION (Agenda Item 7k.)

**Meeting Date:** July 11, 2024

**Request:** A variance from Article 4.2(a) of the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and grandchildren / great-grandchildren.

**Recommendation:** Approval

**Staff Lead:** Shawn Mitchell, Senior Planner

**Owner:** Taylor Coleman. 31410 Coleman Ln., Spanish Fort, AL

**Engineer / Surveyor:** Hunter Smith, *Smith, Clark & Associates*

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>

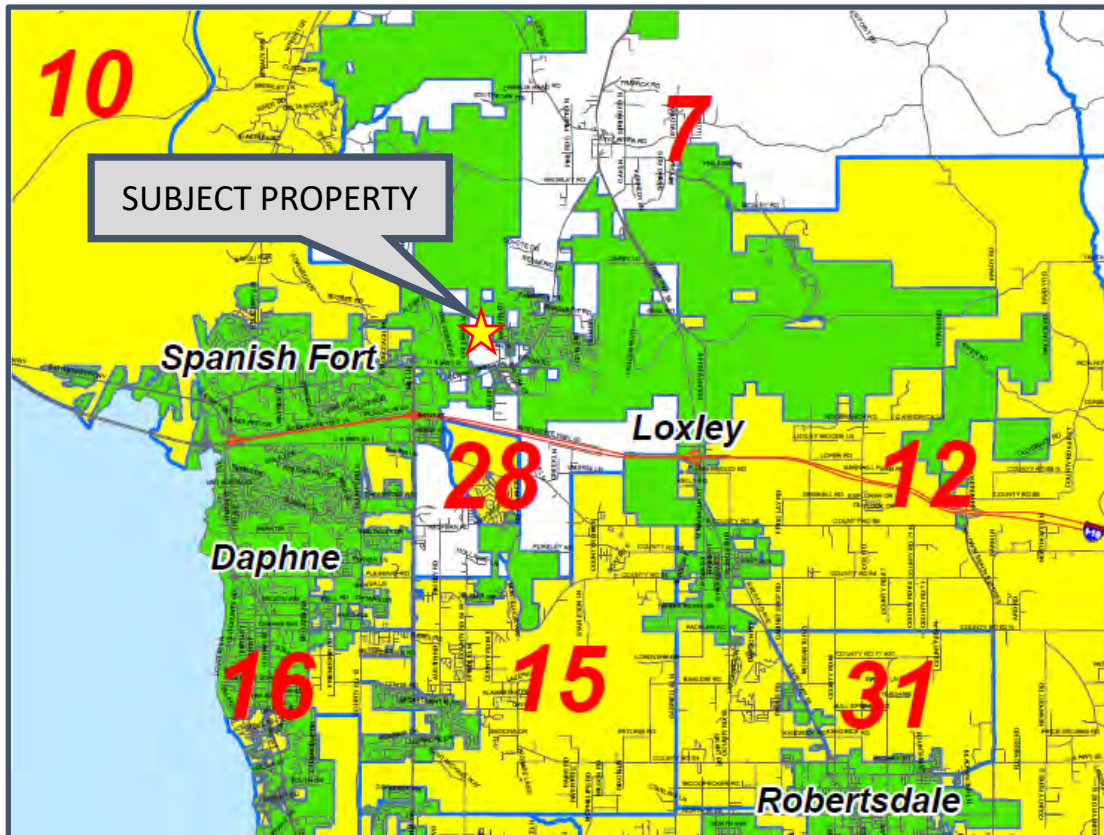
## SUBJECT PROPERTY INFORMATION

**Location:** The subject property is located east of Coleman Lane and north of Hwy 31, east of the City of Spanish Fort.

**Proposed use:** Residential

**Planning District:** 7

**Zoning:** Unzoned



Baldwin County Planning and Zoning Commission, July 11, 2024 Agenda

**Parcel#:** 05-32-06-24-0-000-004.000 **PIN#:** 7927

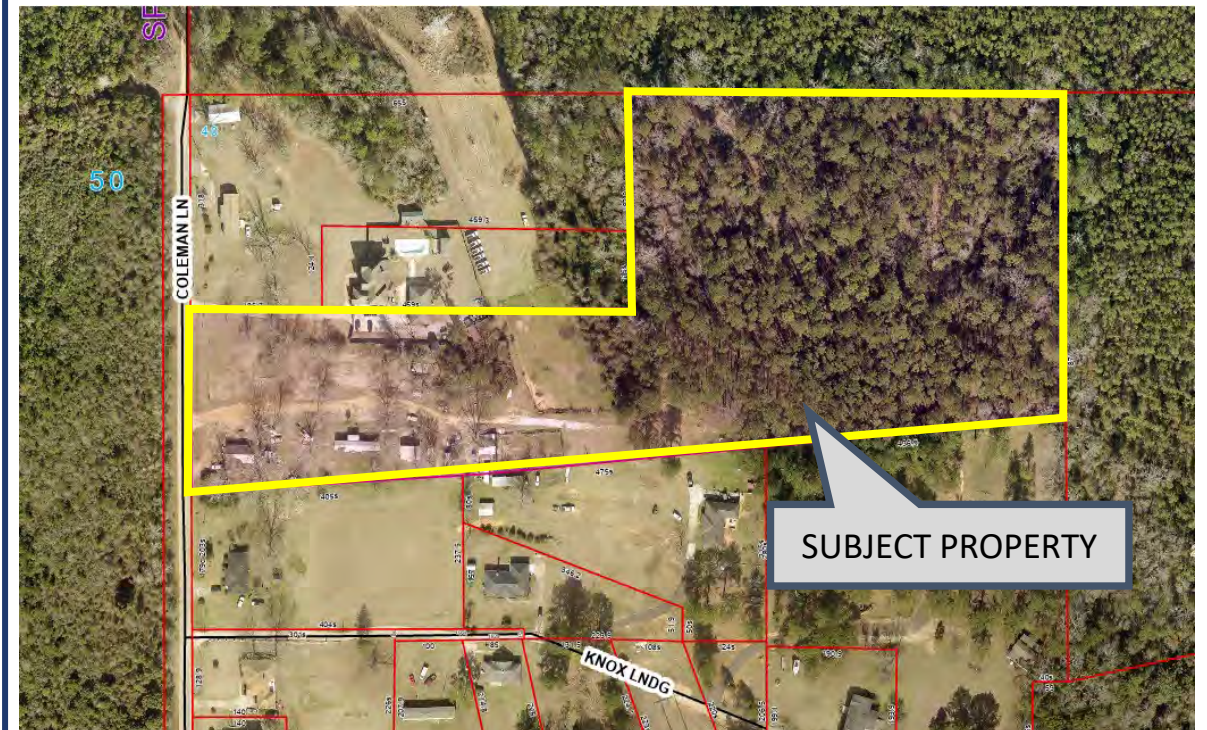
**Total Property Area to be divided:** 10 acres

**Total # of parcels requested:** 6

**Utility Providers (4.5.1(i), 5.2.5a(1):** Letters are not required for a variance  
Water: Current provider is Spanish Fort Water

**Wetlands (5.2.2):** Not required. Entire parcel appears to be uplands according to the Baldwin Co. Parcel Viewer.

**Online Case File Number:** The case number is SV24-10. When searching online CitizenServe database, please use SV24-000010.



**Request:** “We are requesting this variance to allow the 5 Grandchildren & 1 Great Grandchild to be the recipients of the Family Division submitted as PF24-119. The deed of record (RP55 PG1182) lists Alonzie & Bessie Coleman as the owners; they are deceased. Alonzie & Bessie had 3 children, those 3 children are deceased. The 5 grandchildren are the next heirs to Alonzie & Bessie Coleman. The great grandchild is also requesting to receive a parcel from the Family Division. ”

**SUBDIVISION VARIANCE CRITERIA Section 8.1(a) Baldwin Co. Subdivision Regulations**

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property
- b. The conditions upon which the request for variance is based are unique to the property for which the variance is sought
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out
- d. The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission
- e. Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

**APPLICANT RESPONSE TO VARIANCE CRITERIA:**

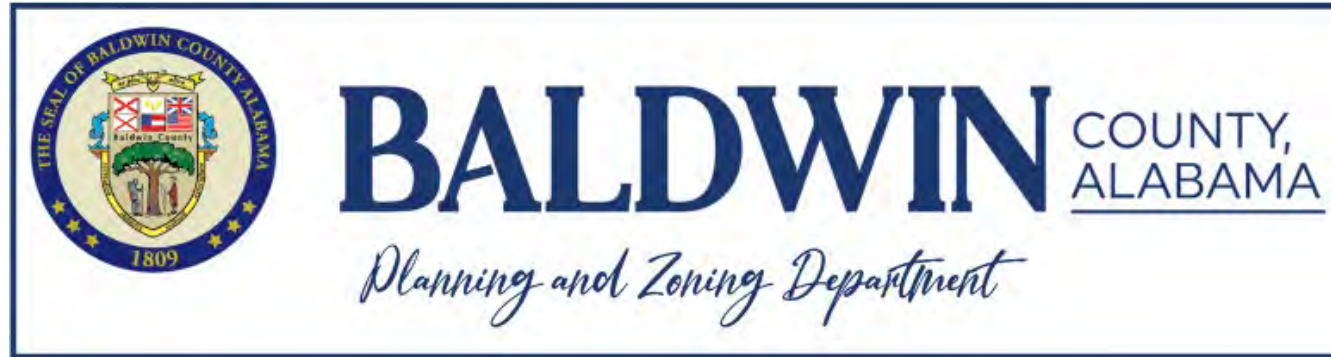
- a. Applicant Comments: “Our request is to allow the grandchildren & great grandchild to be the recipients of the parcels created through the Family Division process. This request will not cause any harm to public safety or health.”
- b. Applicant Comments: “This request is unique to this property due to the owners of record and their only 3 children being deceased. One of the grandchildren, Taylor Coleman, is Admin of the Estate.”
- c. Applicant Comments: “The physical conditions of the property do not have an impact on this variance request.”
- d. Application Comments: “Our request is to allow additional family members, other than immediate family members as defined by the County, to be the recipients of this Family Division. We are not seeking a variance for any other subdivision regulations.”
- e. Application Comments: They understand this section

**Staff Recommendation:**

Staff recommends that the SUBDIVISION VARIANCE Case No. SV24-10, COLEMAN FAMILY EXEMPTION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

**Specific conditions:**

1. Applicant shall complete the exemption application process, Case PF24-119, for a 6-parcel subdivision under the provisions of Section 4.2(a) for a family exemption that meets the dimensional and access requirements of the Subdivision Regulations.
2. Within 30 days of approval for the above exemption, the applicant shall record the necessary documents with the Baldwin County Probate Office to be properly recorded and mapped.



**Case No./Project Name:** Z24-17 Point Clear Village III – REZONING (Agenda Item 9a.)

**Meeting Date:** July 11, 2024

**Applicant:** *Goodwyn Mills Cawood, LLC*

**Owner:** *William Dorgan, Point Clear 98, LLC*

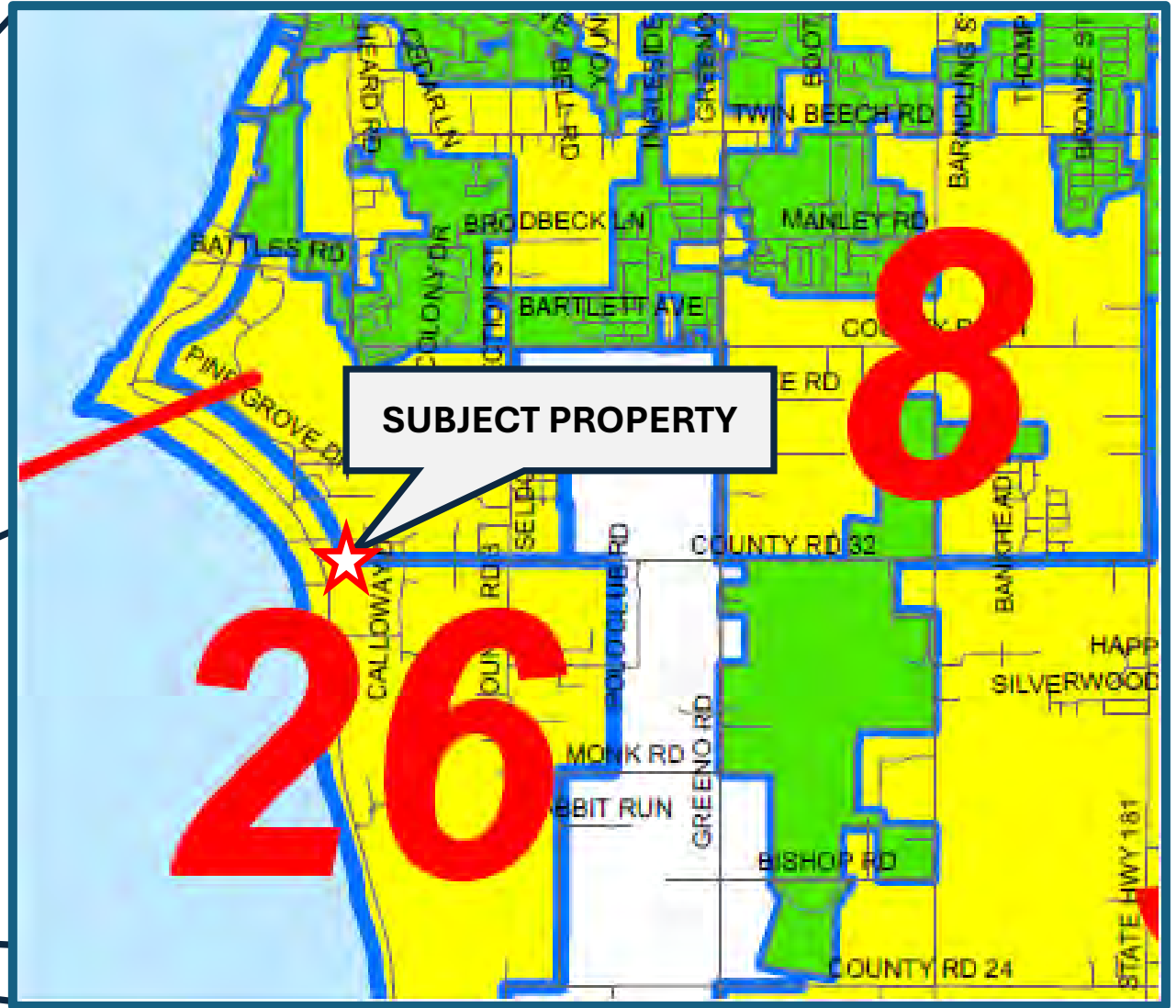
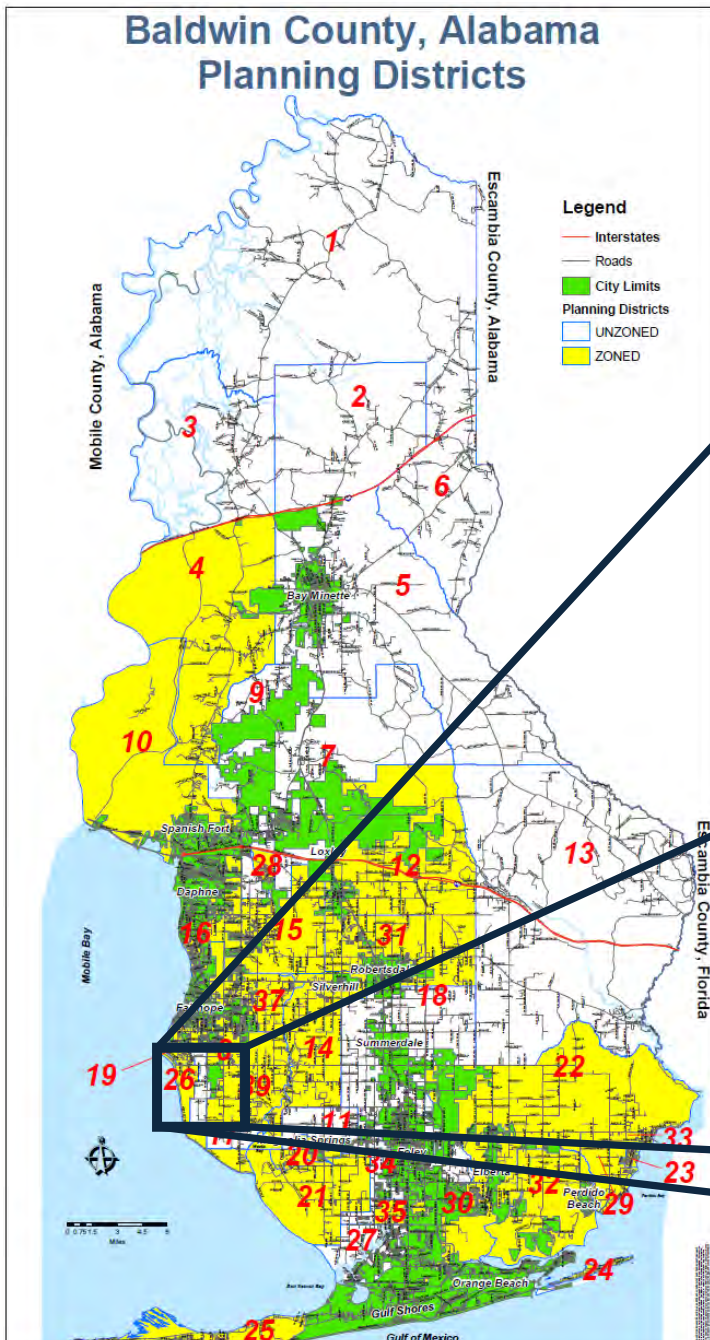
**Requested Action:** Rezone 2.2 acres from Local Business District (B-2) to Residential Single-Family (RSF-2) for a subdivision.

**Staff Determination:** Staff finds the application inconsistent with the Baldwin County Zoning Ordinance and recommends DENIAL of the request

**Staff Lead:** Shawn Mitchell, Senior Planner



# Baldwin County, Alabama Planning Districts



## Subject Property Information

**Planning District:** 26

**Parcel ID #:** 05-56-03-31-0-000-017.0000 **PIN:** 979  
 5-56-03-31-0-000-021.001 **PIN:** 300361

**Current Use:** Vacant

**Size:** Approximately 2.2 acres

**Location:** The subject property is located at the southeast corner of the intersection of Scenic Hwy 98 and County Rd 32, south of the City of Fairhope.

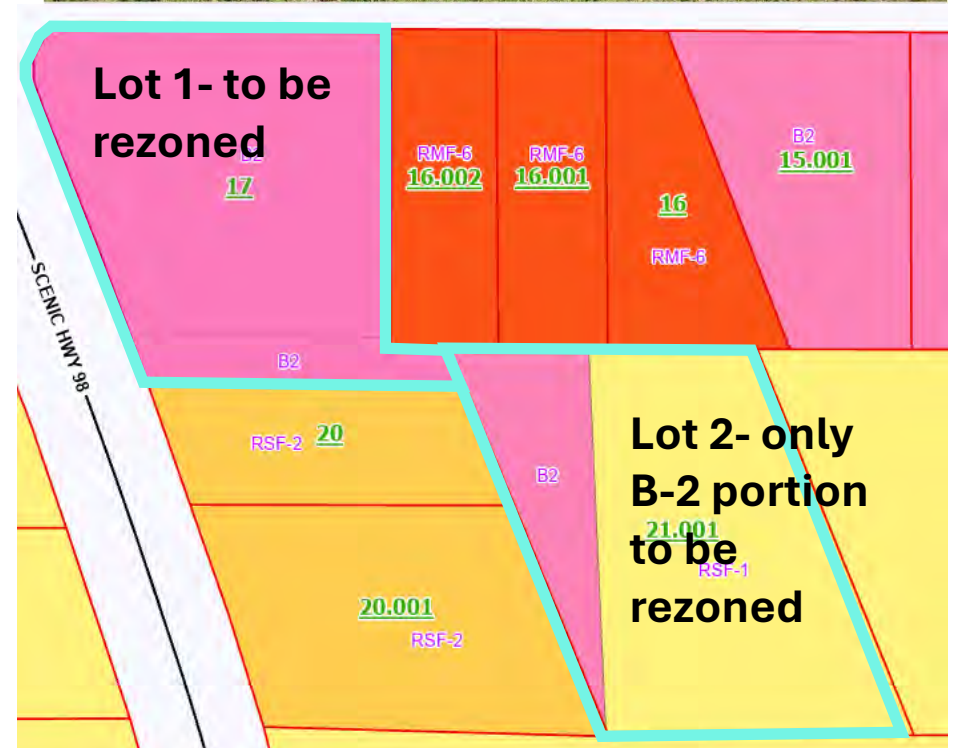
**Current Zoning District:** B-2, Local Business District  
 Compatible near residential areas. Transitional zoning between residential areas and higher intensity commercial zoning districts.

**Proposed Zoning District:** RSF-2, Residential Single-Family  
 Intended for moderate density residential, single-family homes.

**Future Land Use:** Recommends Conservation Development Potential

### **RSF-2, Single Family District**

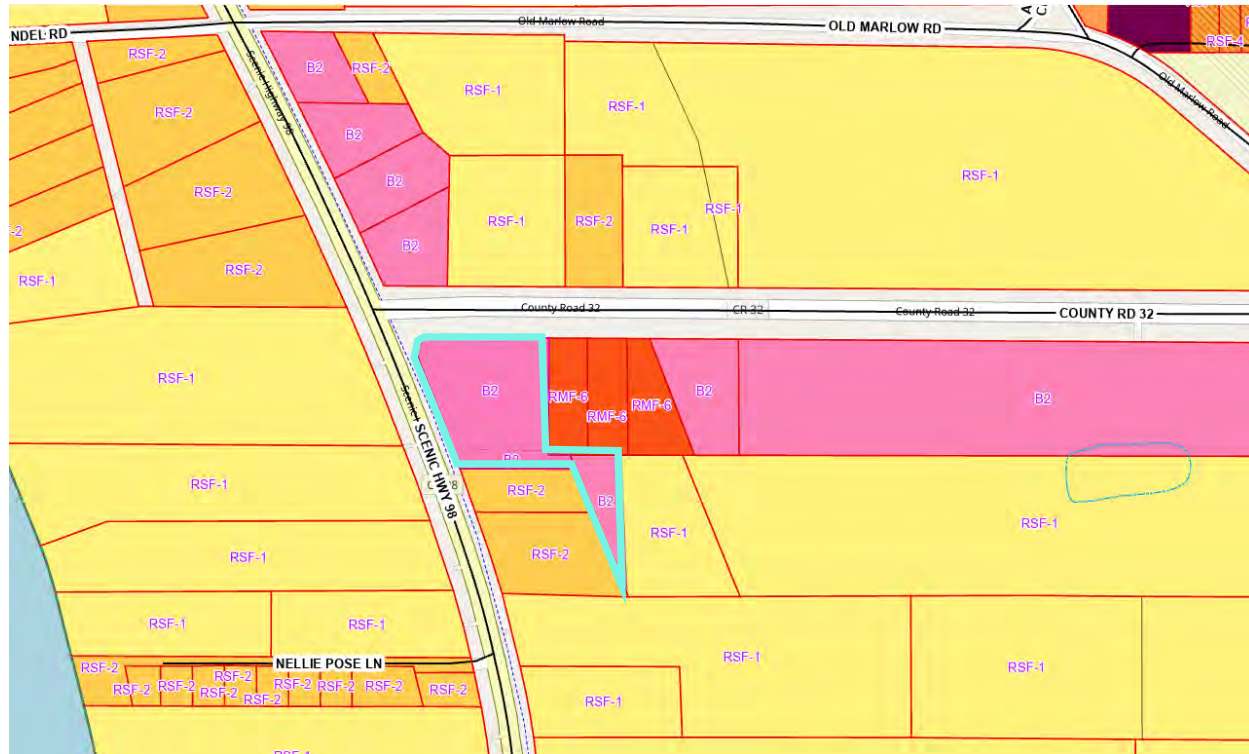
|                                     |                    |
|-------------------------------------|--------------------|
| Maximum Height of Structure         | 35-Feet            |
| Maximum Height in Habitable Stories | 2 ½                |
| Minimum Front Yard                  | 30-Feet            |
| Minimum Rear Yard                   | 30-Feet            |
| Minimum Side Yards                  | 10-Feet            |
| Minimum Lot Area                    | 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                |





# Locator Map

# Site Map



|       | Adjacent Zoning   | Adjacent Land Use           |
|-------|---|-----------------------------|
| North | B-2 Local business, RSF-1 & RSF-2 Single family residential | Commercial and residential  |
| South | RSF-1 and RSF-2 Single family residential                   | Residential                 |
| East  | RMF-6 and RSF-1 Single family residential                   | Residential (single family) |
| West  | RSF-1 Single family residential                             | Residential                 |

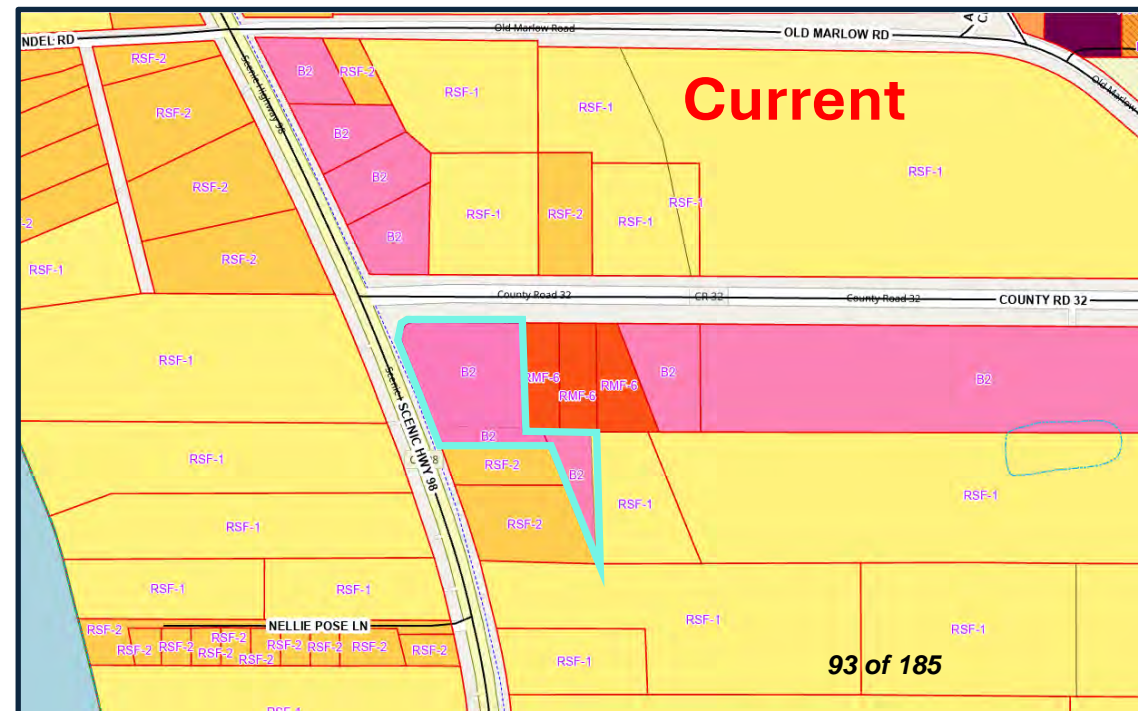
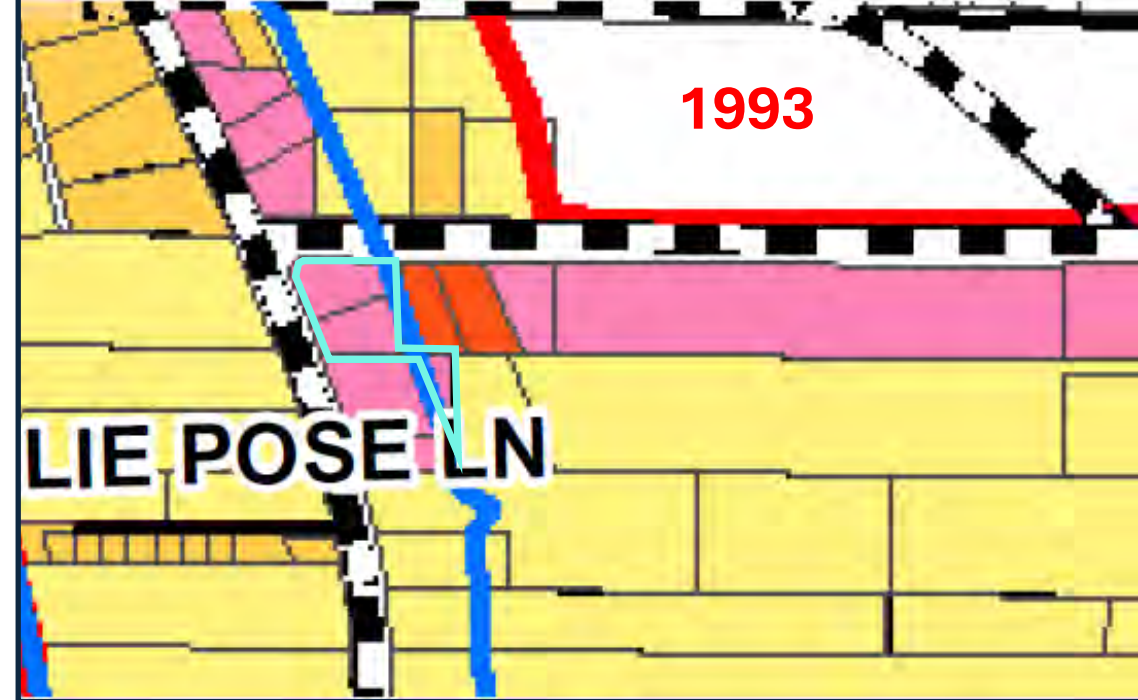
**ANALYSIS:**

- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently vacant and zoned B-2, Local Business District. The surrounding lots are zoned for commercial and residential use. The parcels immediately to the east are zoned RMF-6 but are used for single family residential homes. The parcels immediately to the east are zoned RMF-6 but are used for single family residential homes. The small parcels to the southwest are partially developed, and several are owned by the same family. Staff feels that rezoning to residential use is compatible with the surrounding area, but that RSF-1 would be a more appropriate density given the size of most parcels in the area. The eastern portion of PIN 300361 is already zoned RSF-1 and is not included in the rezoning request.

**RSF-1, Single Family District**

|                                     |                    |
|-------------------------------------|--------------------|
| 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                    | 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                |

- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 26 adopted zoning on June 9, 1992, and local provisions were amended in 2023. The original zoning map from 1992 shows that the subject property was zoned B-2. Two parcels south of the subject property have been rezoned from B-2 to RSF-2. This factor supports rezoning.



**ANALYSIS:**

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

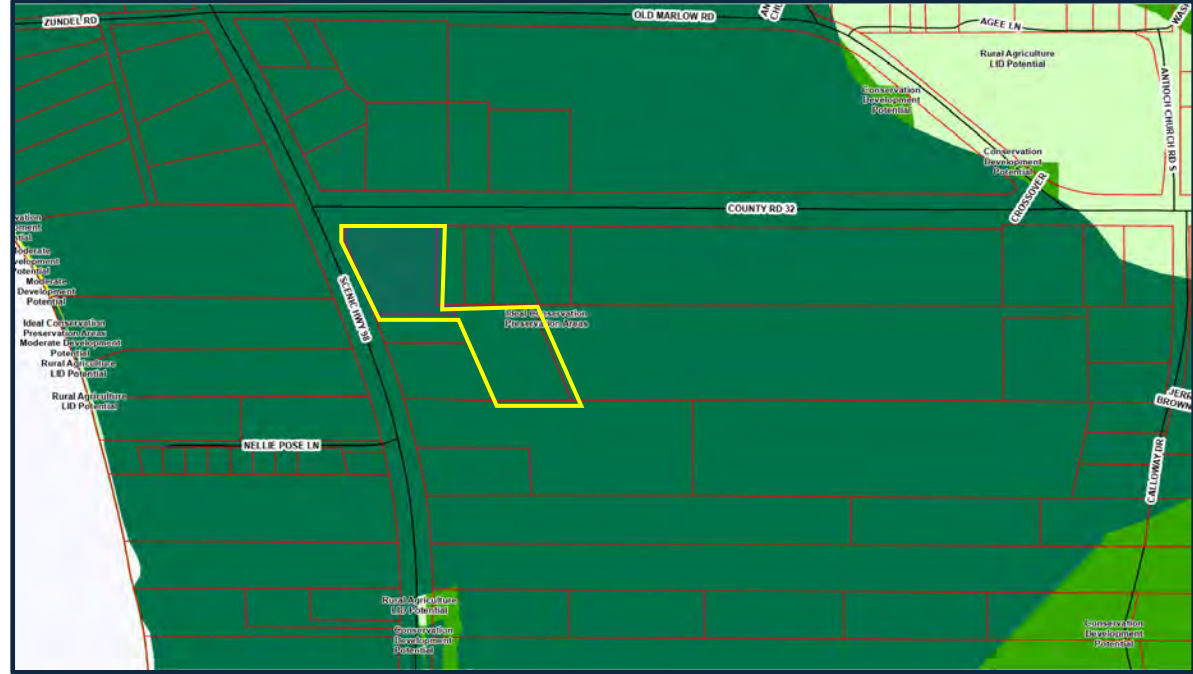
The future land use for the property includes Ideal Conservation Development due to the presence of wetlands and coastal flooding in this area. The recommended zonings are CR-Conservation Resource District and OR-Outdoor Recreational District. The projected use of the property is residential and does not conform to the Master Plan.

**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?** Scenic Hwy 98 and Country Rd 32 are both classified as minor arterials with a 100-foot highway construction setback. Residential use would not generate significant traffic, but residential driveways must comply with the Baldwin County Access Management Plan.

**6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The development pattern shows primarily residential use in the area. Rezoning for residential use would be compatible, but at a lower density than the proposed RSF-2.

**Future Land Use Map**



**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

**LEGEND**

**PLACE TYPES**

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL

**7. Is the proposed amendment the logical expansion of adjacent zoning designations?** The surrounding land uses in this area are primarily residential and commercial. Staff believes this factor supports the rezoning request.

**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?**

Local provisions for Planning District 26 prohibit rezoning that increases land use density or intensity. Rezoning from B-2 to residential use would decrease intensity. However, rezoning to RSF-2 would allow further subdivision of the property and increase density. This factor would support rezoning to residential use, but at a lower density such as RSF-1.

**10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** The subject property is near Mobile Bay and in a flood hazard area. Increasing the amount of impervious surface could potentially increase the risk of flooding for either commercial or residential development.

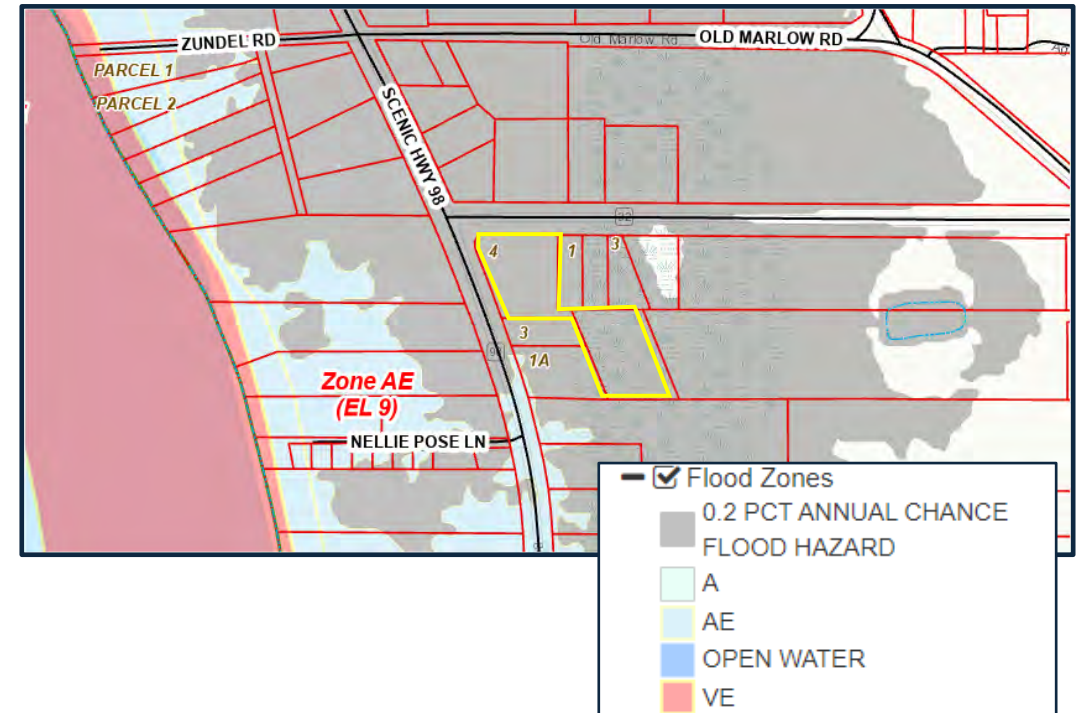
**11. Other matters which may be appropriate.** N/A

## Local provisions for Planning District 26

### 2.3.26.3(i) Baldwin Co. Zoning Ordinance

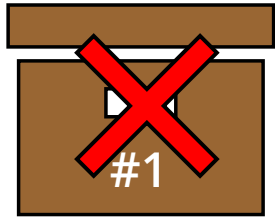
(i) Following the adoption of this amendment, increases in land use density or intensity through re-zoning or similar land use regulation changes are prohibited and shall not be permitted in those parts of Planning District 26 which are designated by the Baldwin County Master Plan “Guide to the Future” dated July 18, 2023, or amendments thereto, as either an Ideal Conservation/Preservation Area or a Conservation Development Area (Future Land Use Map).

### Baldwin Co. Parcel Viewer – flood zones

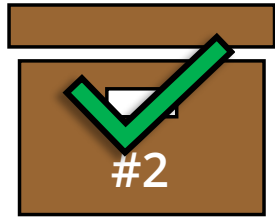


## Factor Summary:

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



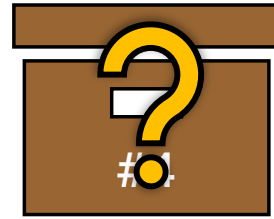
Compatible with development pattern?



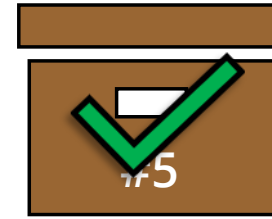
Change of conditions since originally zoned?



Proposal conform to Master Plan?



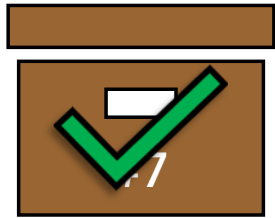
Conflicts with public improvements?



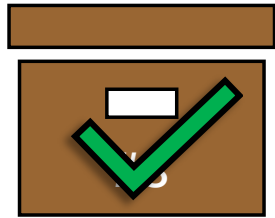
Adverse affect to traffic?



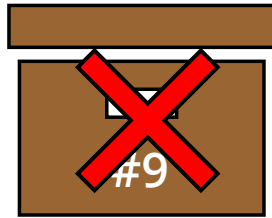
Consistent with development pattern?



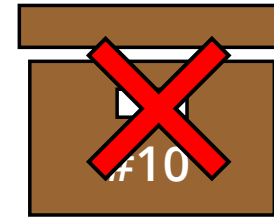
Logical expansion of adjacent zoning?



Timing appropriate given development trends?



Environmental or Historic impact?



Adverse impact on health, safety, & wellness?



Other appropriate matters?

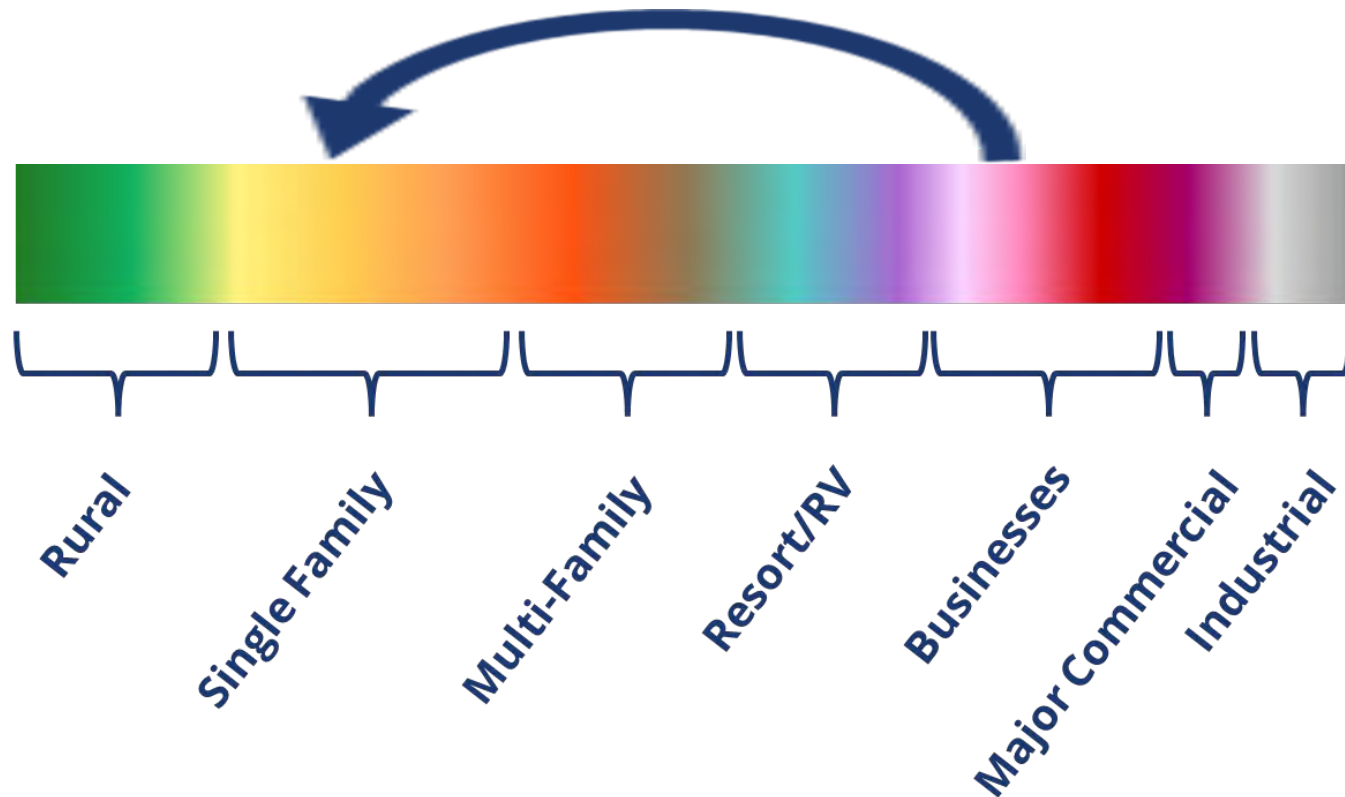
## Public Hearing:

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



**Proposed Zoning:**  
**RSF-2, Residential Single Family**

**Current Zoning:**  
**B-2, Local Business**

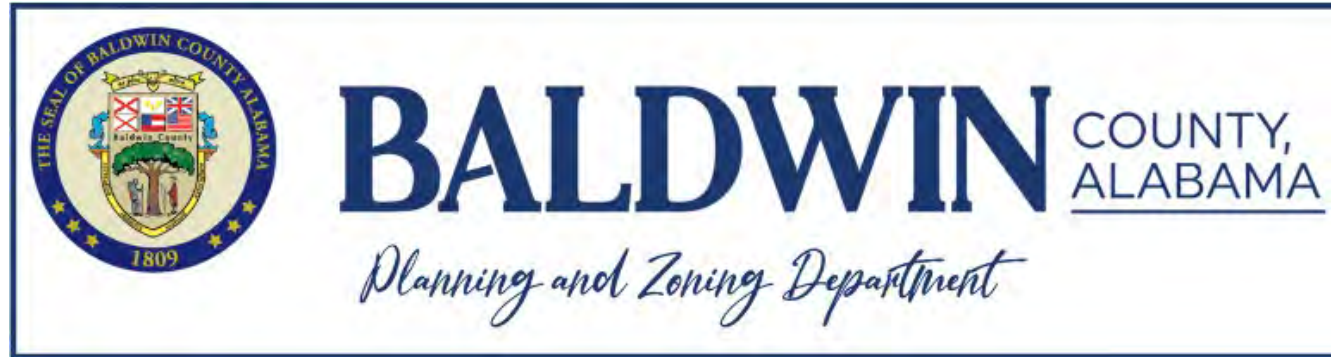


**REZONING Staff's Recommendation:**

**Z24-17** RE-ZONING REQUEST FROM **B-2** TO **RSF-2**

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

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



**Case No./Project Name:** Z24-18, Bengston Property – REZONING (Agenda Item 9b.)

**Meeting Date:** July 11, 2024

**Applicant:** Dwayne Smith

**Owner:** Bill Bengston, Jr.

**Requested Action:** Rezone 21 acres from Rural Agricultural (RA) to Residential Single-Family (RSF-3).

**Staff Determination:** While the factors are leaning towards a neutral position, with environmental issues being a concern, staff finds the application inconsistent with the Baldwin County Zoning Ordinance and recommends denial of the request

**Staff Lead:** Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:  
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

### **Subject Property Information**

**Current Use:** Agricultural

**Size:** Approximately 21 acres

**Location:** The subject property is located north of County Road 54 and west of Highway 59 in the Robertsdale area

**Planning District:** 12

**Parcel ID #:** 05-42-07-35-0-000-002.006

**PIN:** 275338

**Current Zoning District:** RA, Rural Agricultural District. Intended for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

**Proposed Zoning District:** RSF-3, Residential Single-Family District. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

### **Future Land Use: (See Attachments)**

- Recommends Ideal Conservation Development Potential for the property.

### **Adjacent Property Land Use Table**

|              | <b>Adjacent Zoning</b>                    | <b>Adjacent Land Use</b> |
|--------------|---|--------------------------|
| <b>North</b> | RSF-3, Residential Single-Family District | Agricultural             |
| <b>South</b> | RA, Rural Agricultural District           | Agricultural             |
| <b>East</b>  | RA, Rural Agricultural District           | Agricultural             |
| <b>West</b>  | RSF-3, Residential Single-Family District | Agricultural             |

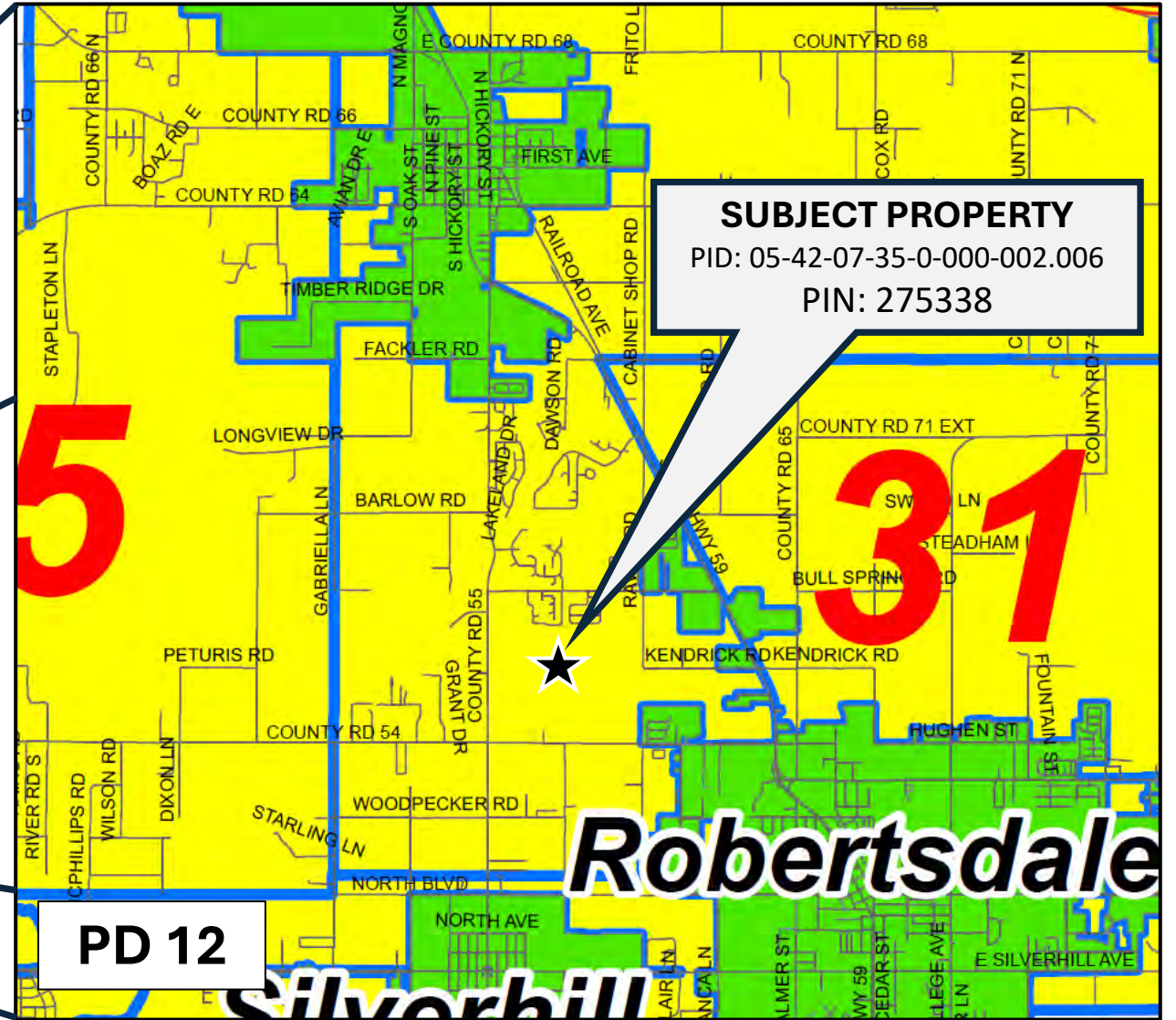
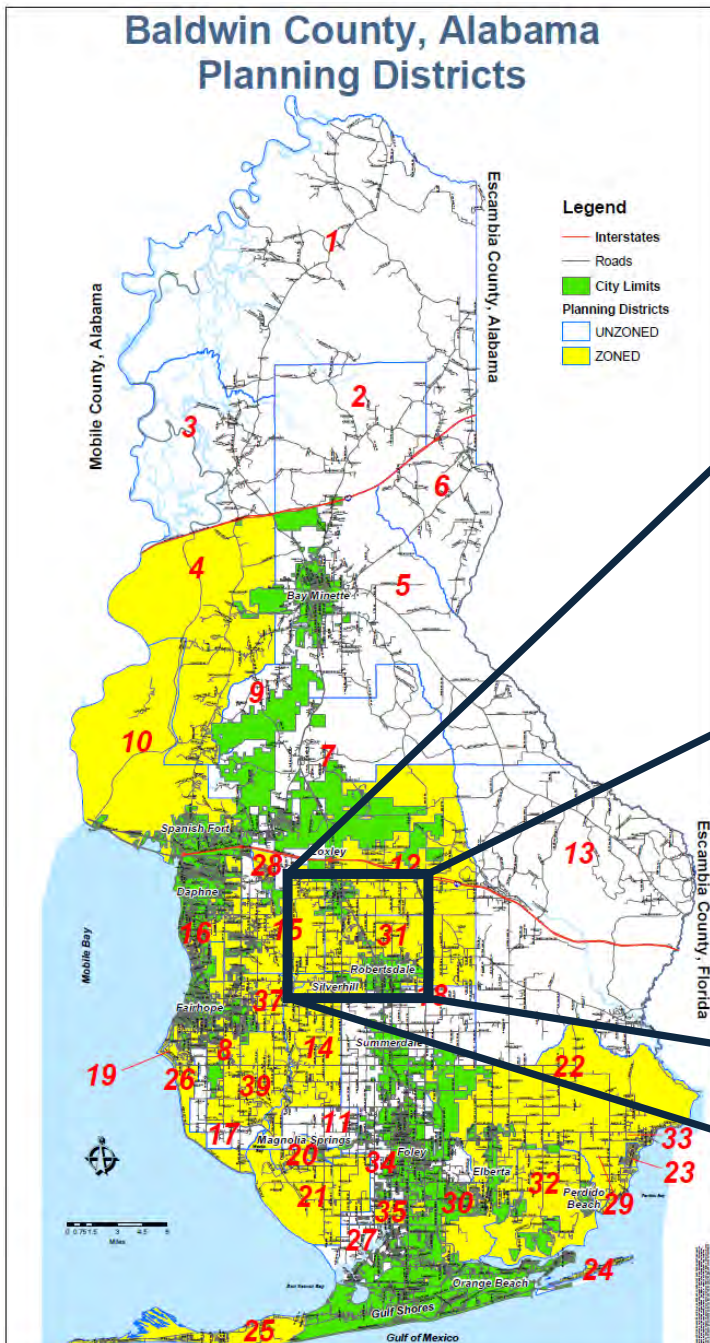
## **ANALYSIS:**

- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RA, Rural Agricultural District. Adjacent parcels are zoned RA and RSF-3 and are agricultural. Although not developed, the adjacent property to the west is zoned for mid-density residential use and the subject property is proposed to be an extension of this use. However, with agricultural uses surrounding the subject property, it can be concluded that the existing development pattern is not compatible with the requested change.
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 12 adopted zoning on November 7, 2006. The original map from 2006 shows that the subject property was zoned RA, with parcels to the north and west zoned RSF-3. As shown in the current map, while there have been only a few rezonings in the area, properties to the north that were zoned for residential use have now been developed.
- 3. Does proposed zoning better conform to the Master Plan?** The future land use for the property shows Ideal Conservation Development Potential. This includes land that is minimally developed and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. As a result, the proposed zoning does not conform to the Master Plan.
- 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?** County Road 54 is classified as a Major Collector. Collectors are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access. Any proposed residential use will likely influence traffic within the Baldwin County Planning and Zoning Commission, July 11, 2024 Agenda

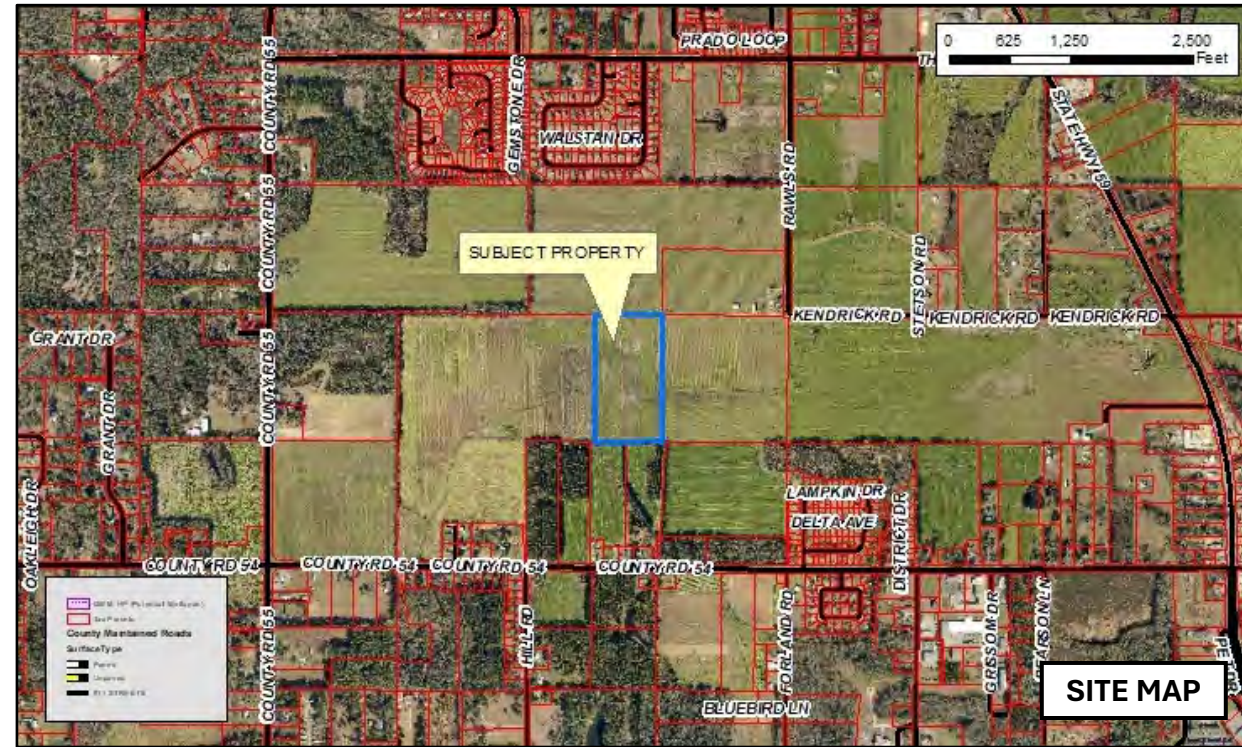
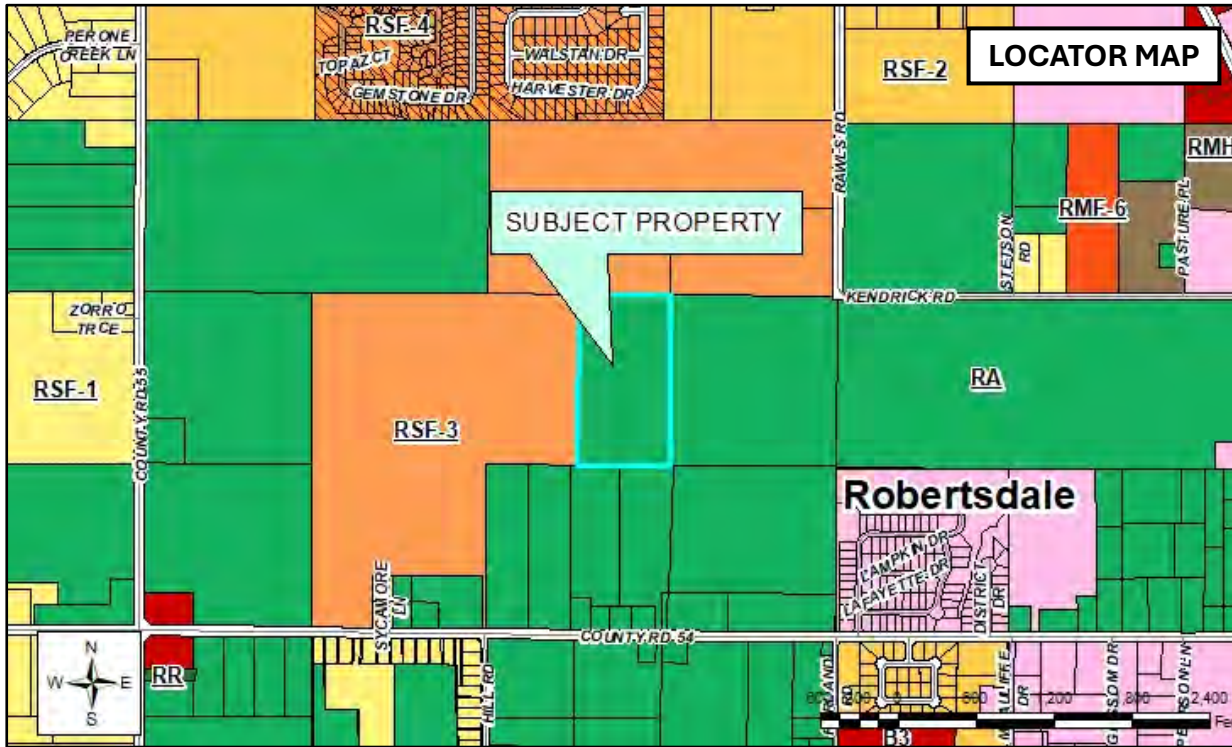
- 6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The surrounding land uses are agricultural. While the adjacent properties to the west and north are zoned for residential use, they have not been developed as such. Because of this, it can be concluded that the proposed amendment is not consistent with the current development pattern of the surrounding area.
- 7. Is the proposed amendment the logical expansion of adjacent zoning districts?** As mentioned earlier, the surrounding properties to the north and west are zoned RSF-3. Therefore, the proposed change of the subject property to RSF-3 would be a logical expansion of the adjacent zoning district.
- 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?** The subject property consists of active farmland that was ditched and drained of any wetlands prior to 1985's Food Security Act. If development were to occur, the property would likely revert to wetlands.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** Staff does not anticipate any adverse affects to the health and welfare of the County or vicinity because of the proposed change. Safety with regards to an increase in traffic may be a concern if the site were to be developed.
- 11. Other matters which may be appropriate.** N/A

**Attachments Include:** 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM), 4) Potential Wetlands Map; 5) Potential WRE Map; 6) Agency Comments

# Attachment 1: County Planning District Map

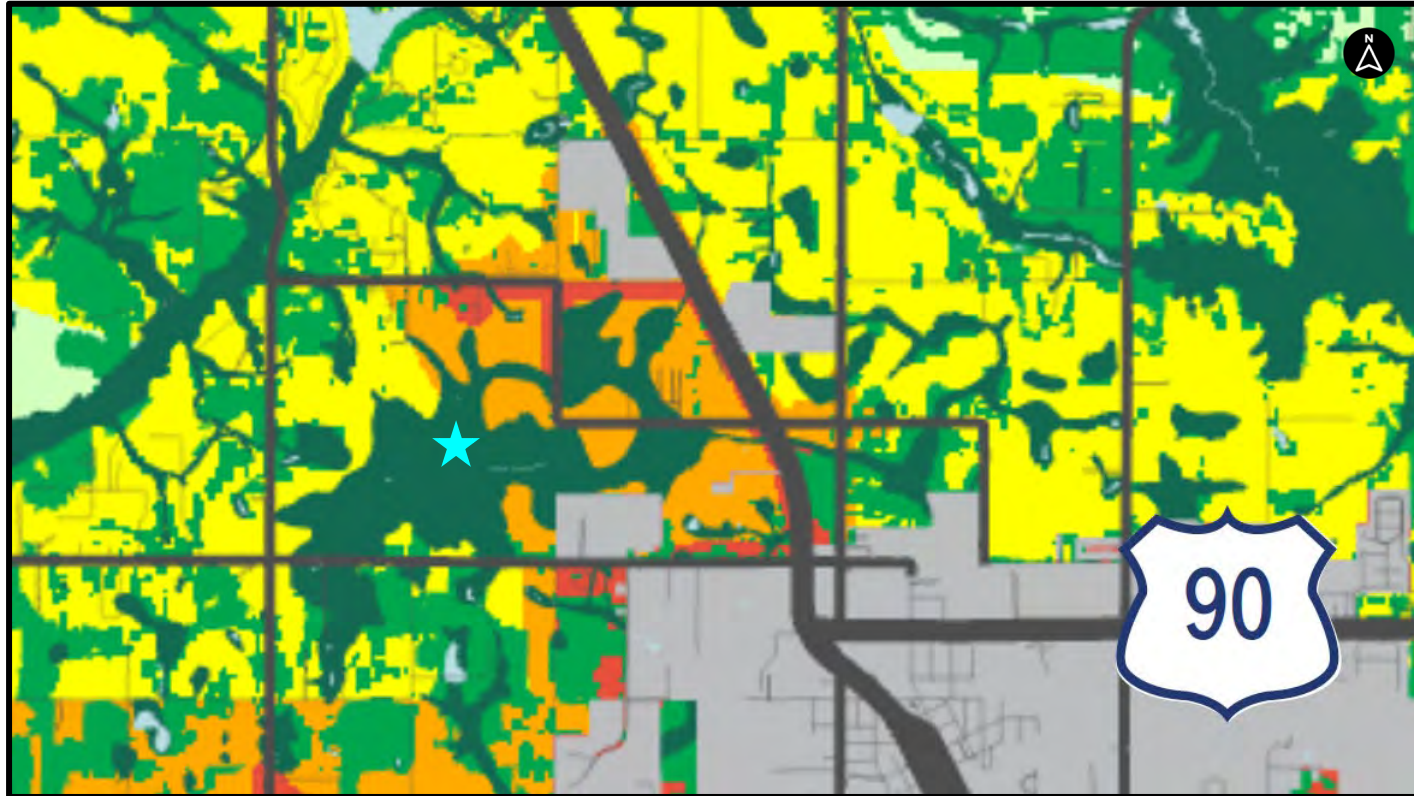


# Attachment 2: Locator and Site Maps



## **Attachment 3: Future Land Use Map**

**Ideal Conservation or Preservation Areas** would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.



### **PRIMARY LAND USES**

- 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 corridors

### **RELATED ZONING DISTRICTS**

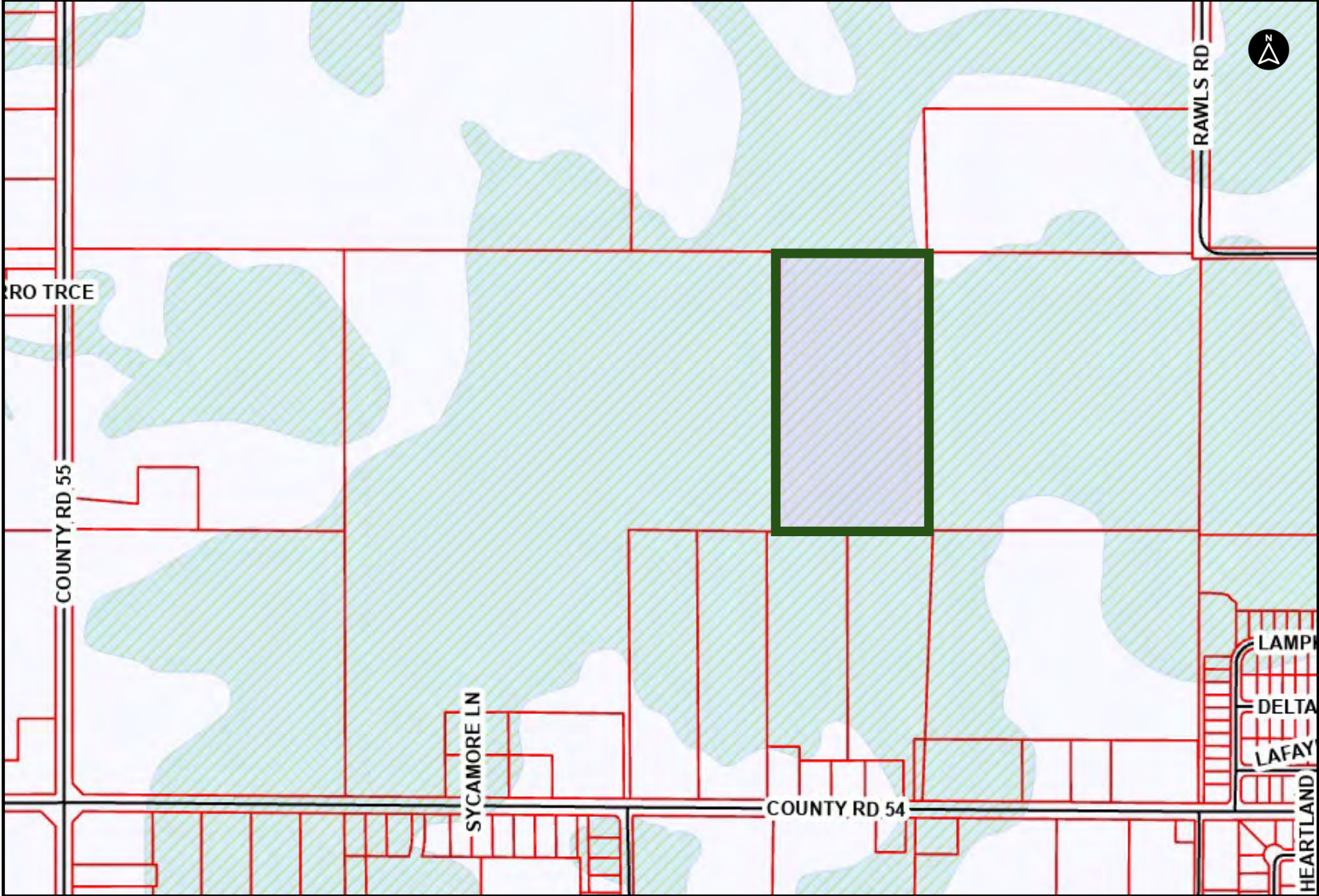
- Environmental Conservation

### **CONNECTIVITY NETWORK**

- Greenways and trails

***Attachment 4: Potential Wetlands Map***

The map to the right shows potential wetlands covering the entire parcel





# Attachment 5: Potential Wetland Reserve Easements (WRE) Map

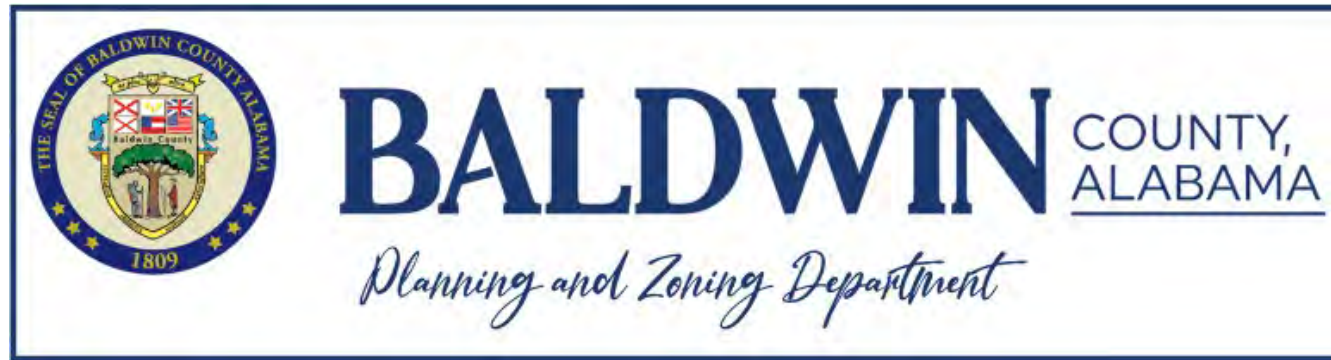
Bill H. Bengtson Jr-Potential WRE map-114 Ac total 77.5+/- poorly drained soils



Map courtesy of Joey Koptis,  
MLRA SE-LOX Soil Survey  
Leader, Soil Survey Division,  
Natural Resources  
Conservation Service, USDA

## **Attachment 6: Agency Comments**

- **Senior Planner, Subdivisions, Shawn Mitchell**: If the rezoning is approved, preliminary and final plat approval will be required to create a subdivision.
- **USDA NRCS Soil Survey, Joey Koptis**: “My thoughts on this piece of farmland is that the ditch is the lifeline of this parcel and is what makes it suitable for farming. This parcel is what USDA calls “prior converted” which is a designation assigned to any piece of active farmland that was ditched and drained prior to the passage of the 1985 Food Security Act that prevents a producer from draining wetlands in order to make it capable of producing a crop. The attached map shows the photo-tone probably better than any vintage that I have looked at. They were going to put the property in a conservation easement program a few years back, but decided the property was more valuable to them as cropland. If the ditch were to be plugged, this property would revert back to a huge wetland.”



**Case No./Project Name:** Z24-19, Fincher Property – REZONING (Agenda Item 9c.)

**Meeting Date:** July 11, 2024

**Applicant:** Dwayne Smith w/ Anchor DBG

**Owner:** Charles Fincher

**Requested Action:** Rezone 45.30 acres from RSF-3, Residential Single Family to RSF-4, Residential Single-Family District

**Staff Determination:** Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request

**Staff Lead:** Crystal Bates

**Subject Property Information**

**Current Use:** Vacant

**Size:** Approximately 43+/- acres

**Location:** The subject property is located at 25247 Rawls Rd

**Planning District:** 12

**Parcel ID #:**05-42-06-23-0-000-041.000 & 05-42-06-23-0-000-041.001

**PIN:** 7332 & 98618

**Current Zoning District:** RSF-3 This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

**Proposed Zoning District:** RSF-4 This zoning designation is provided to allow the choice of a moderate density residential development consisting of single-family homes.

**Future Land Use:** (See Attachments)

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

**Adjacent Property Land Use Table**

|       | Adjacent Zoning   | Adjacent Land Use                 |
|-------|---|-----------------------------------|
| North | RSF-3, Residential Single-Family                                  | Vacant                            |
| South | RSF-3, Residential Single-Family                                  | Residential                       |
| East  | B-4, Major Commercial /B-3, General Business                      | Vacant/Residential/Commercial Use |
| West  | RSF-3, Residential Single Family/RSF-6, Residential Single Family | Vacant/Residential                |

**ANALYSIS:**

- 1. Compatibility 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, and the subject property is vacant. Surrounding parcels in the immediate area are zoned RSF-3, RSF-6, B3, B4. 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? Has 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 to 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.
  
- 3. Does 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.
  
- 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 designations?** This area of Planning District 12 consists of residential, and commercial districts. Adjacent properties are zoned residential and commercial. The property abuts Rawls Rd. The RSF-4 residential Single-Family District would be consistent with adjacent property uses.

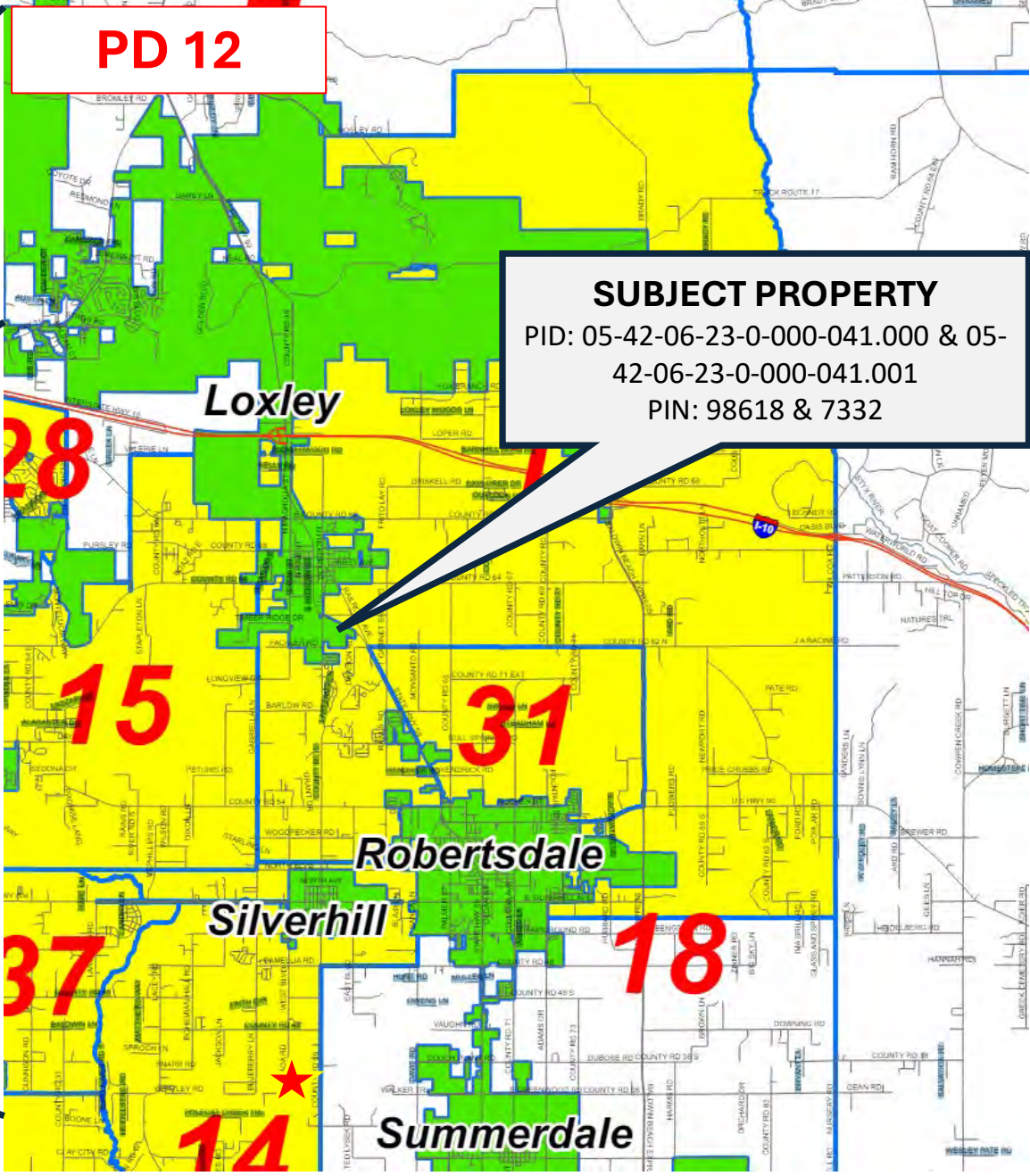
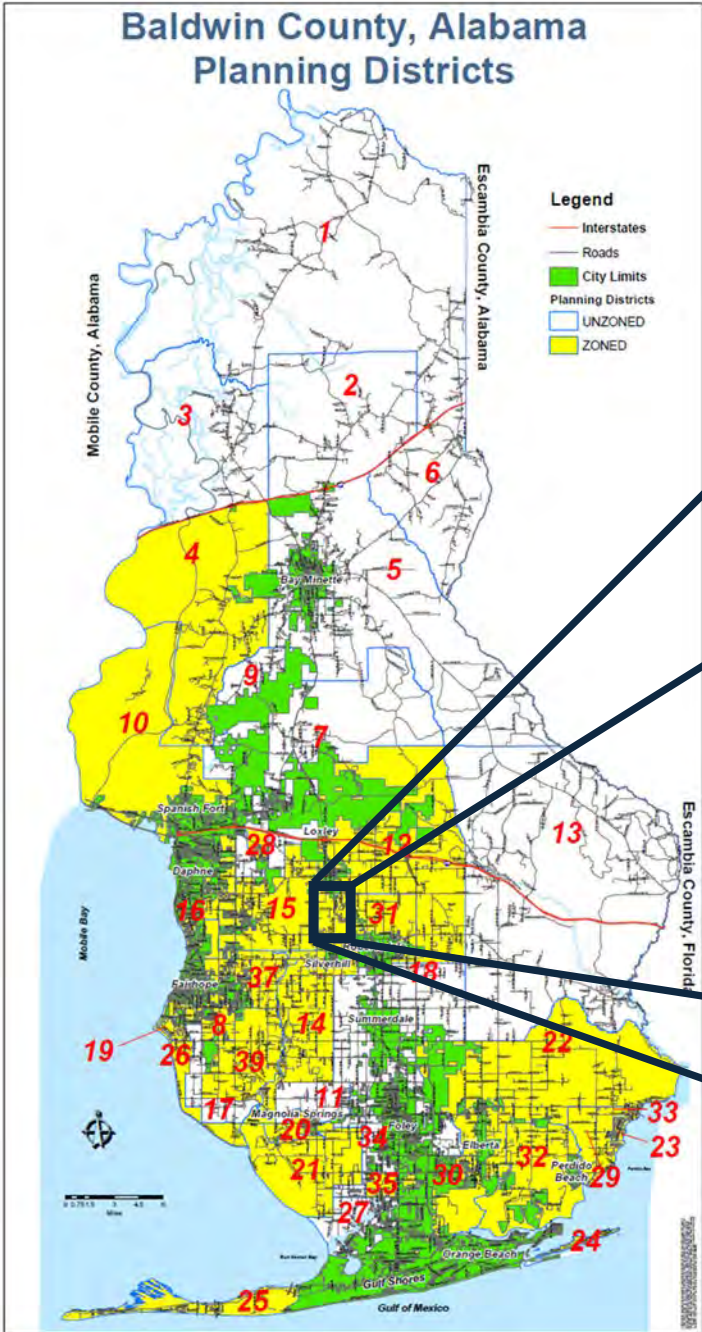
**8. Is the timing of the request appropriate given the development trends in the area?** Staff believes that the timing is appropriate.

**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 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 approvals.

**11. Other matters which may be appropriate.** N/A

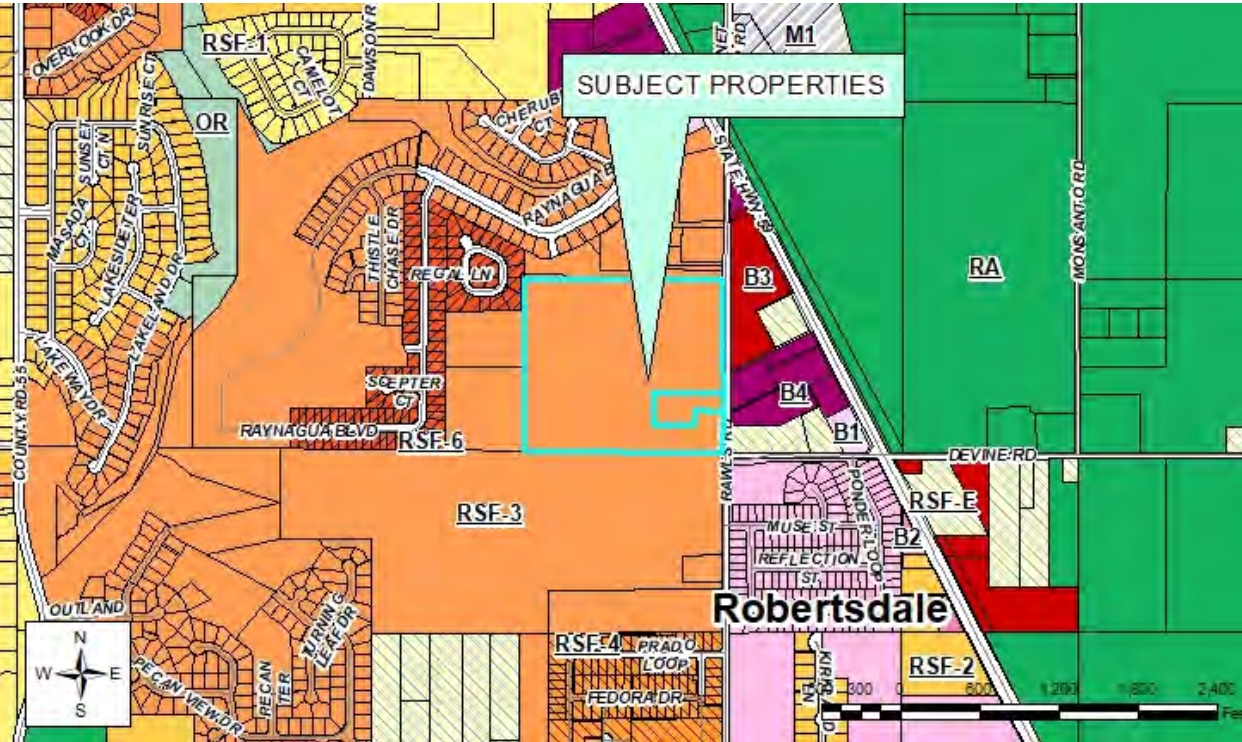
**Attachments Included:** 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)



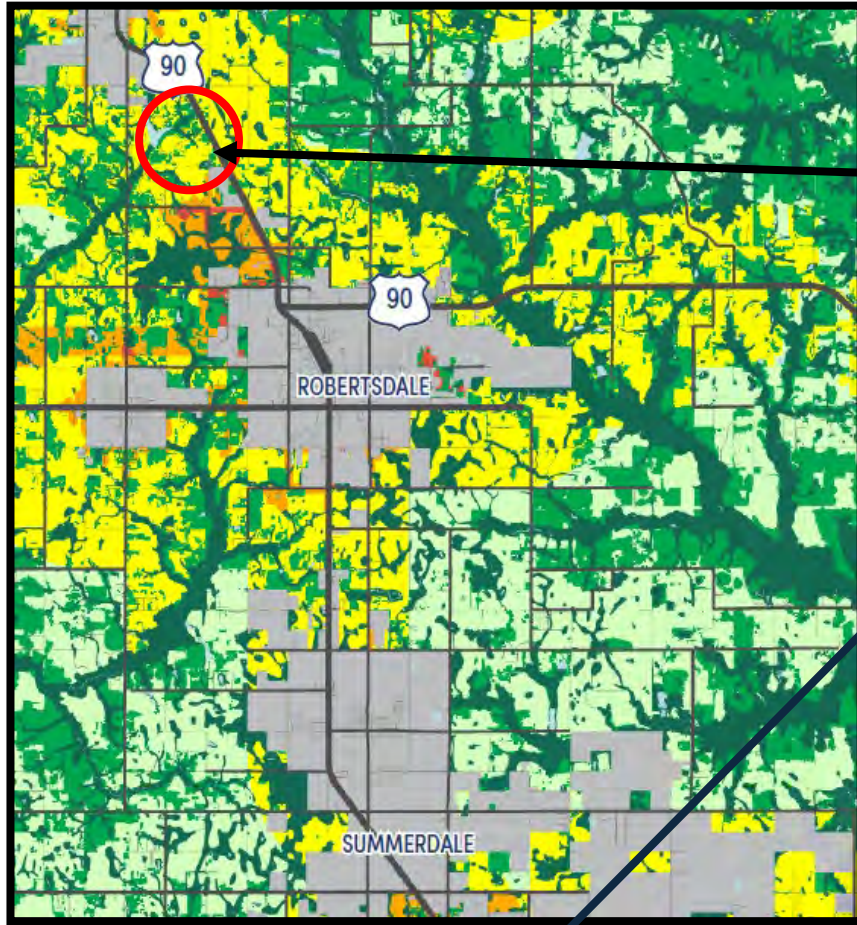
**PD 12**

**SUBJECT PROPERTY**  
 PID: 05-42-06-23-0-000-041.000 & 05-42-06-23-0-000-041.001  
 PIN: 98618 & 7332

**Attachment 2: Locator and Site Maps**



# Attachment 3: Future Land Use Map



**LEGEND**

|                                    |                              |
|------------------------------------|------------------------------|
| <b>PLACE TYPES</b>                 | <b>NODE TYPES</b>            |
| 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            |                              |

## 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

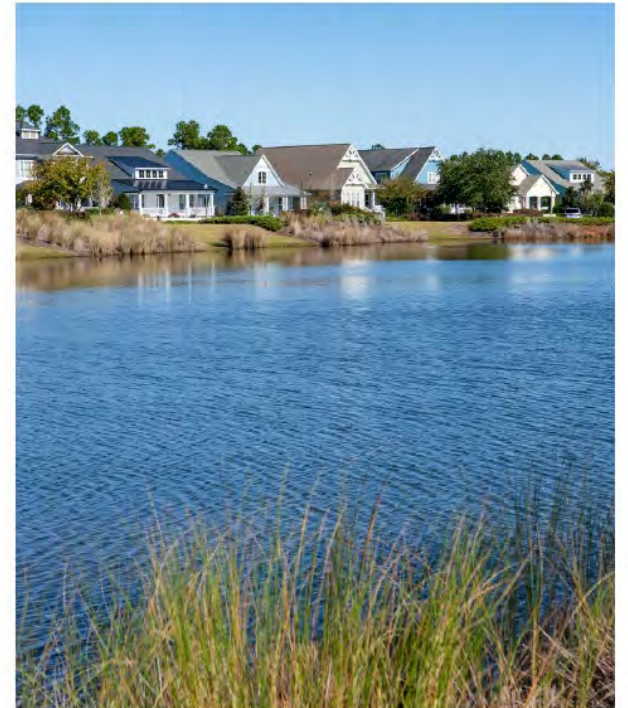
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

### RELATED ZONING DISTRICTS

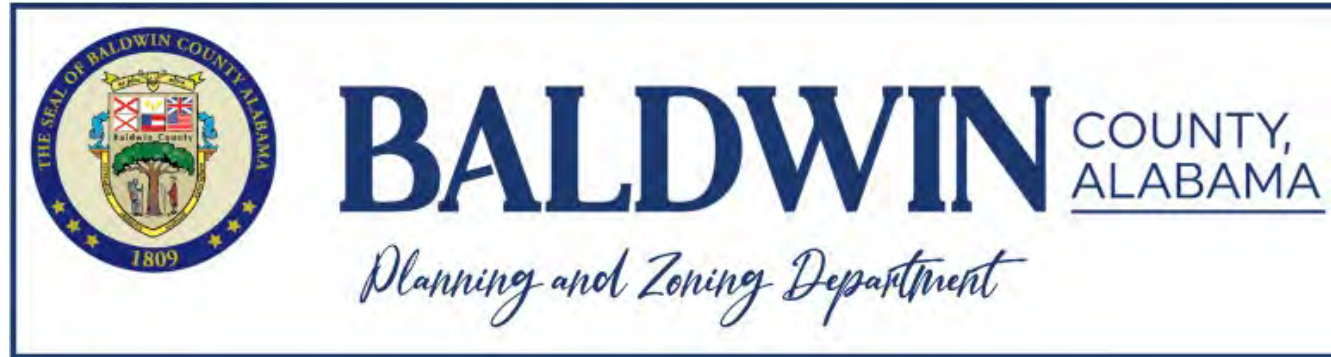
- RSF-1 Single Family District
- RSF-2 Single Family District

### 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







**Case No./Project Name:** Z24-21, MacCartee Property – REZONING (Agenda Item 9d.)

**Meeting Date:** July 11, 2024

**Applicant:** One Capital Resources – Gregg Bridwell

**Owner:** Caleb MacCartee

**Requested Action:** Rezone 1.6 acres from Neighborhood Business District (B2) to Residential Multiple Family District (RMF-6)

**Staff Determination:** Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends APPROVAL of the request

**Staff Lead:** Calla McKenzie

**Subject Property Information**

**Current Use:** Commercial

**Size:** Approximately 1.6 acres

**Location:** The subject property is located west of State Highway 181 in Daphne.

**Planning District:** 15

**Parcel ID #:** 05-43-02-10-0-000-002.001

**PIN:** 26886

**Roads:** State Highway 181 is paved and State-maintained

**Current Zoning District:** B-2, Neighborhood Business District.

The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

**Proposed Zoning District:** RMF-6

The intent of this zoning designation is to provide the opportunity for multiple family residential development.

**Future Land Use: (See Attachments)**

- Recommends Conservation Development Potential and High-Density Development Potential for the property.

**Adjacent Property Land Use Table**

|       | Adjacent Zoning               | Adjacent Land Use |
|-------|-------------------------------|-------------------|
| North | HDR, High Density Residential | Residential       |
| South | HDR, High Density Residential | Residential       |
| East  | Unzoned                       | Cemetery          |
| West  | HDR, High Density Residential | Residential       |

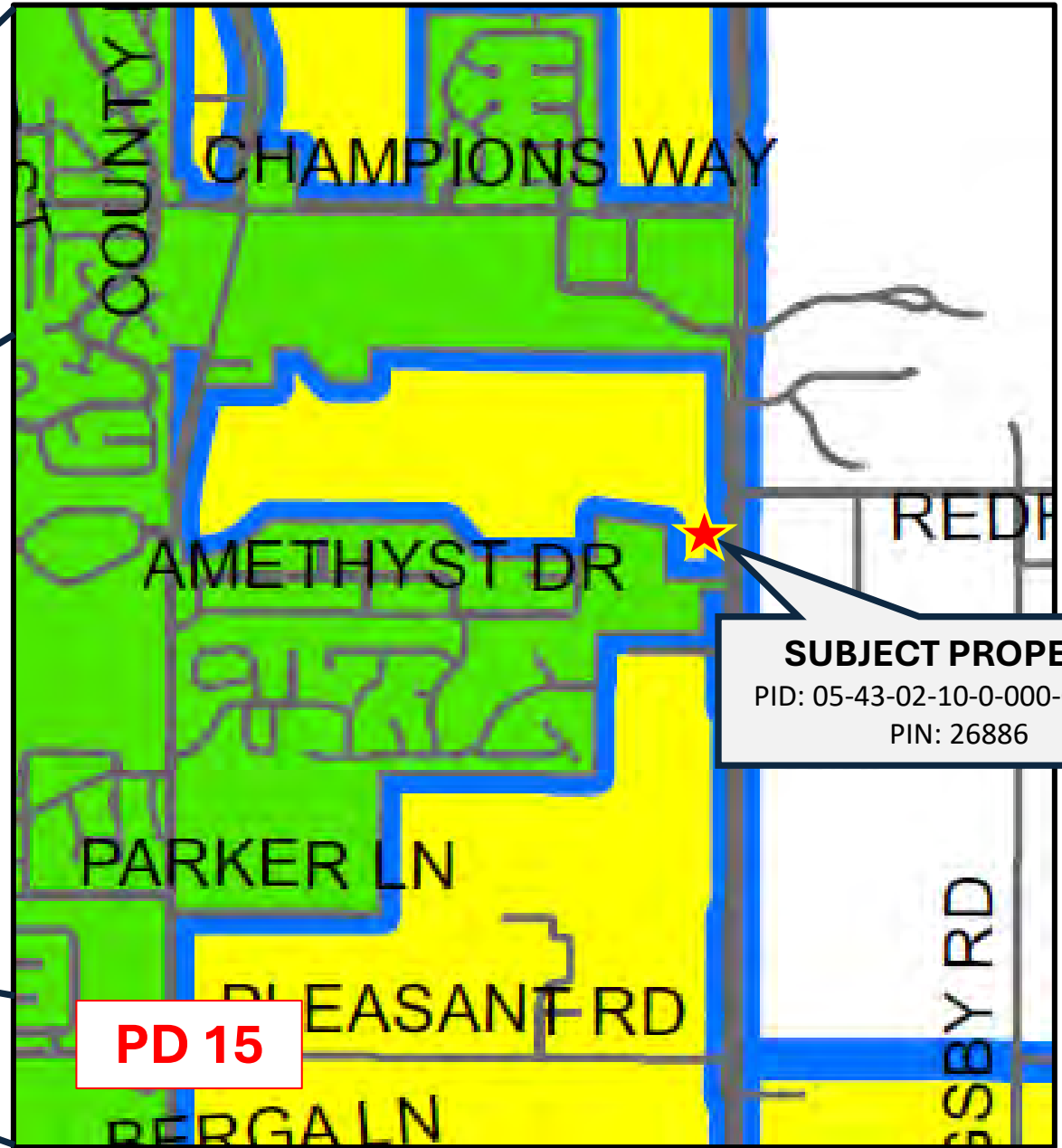
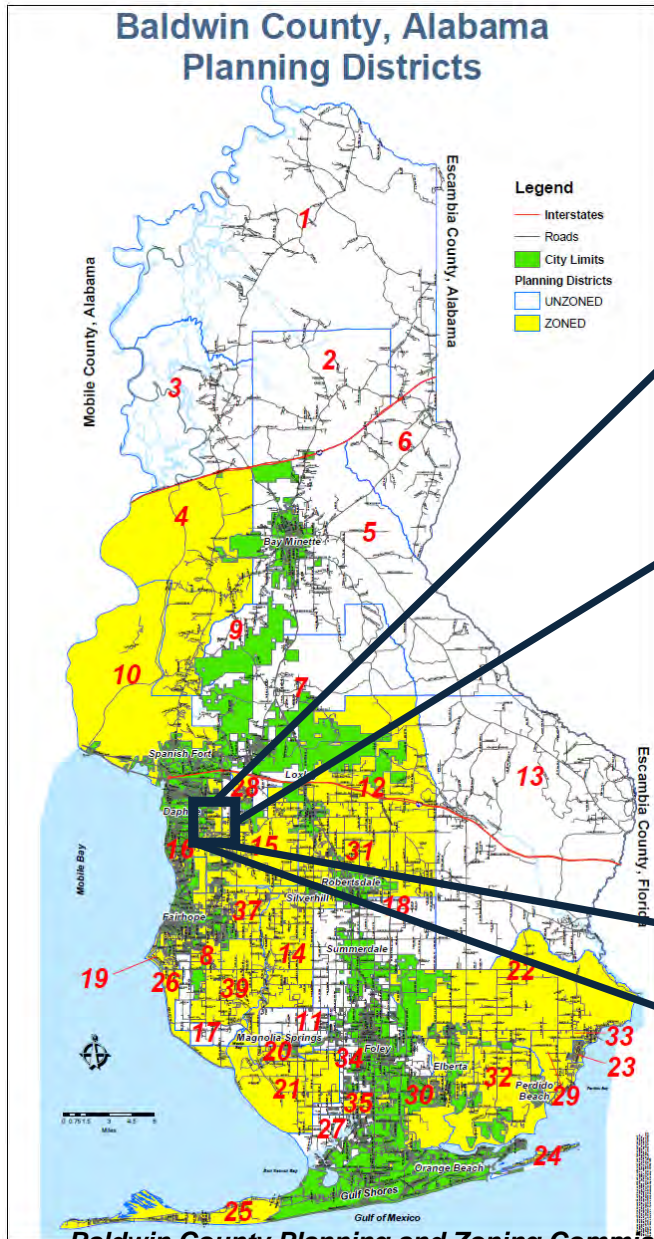
**ANALYSIS:**

1. **Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned B-2, Neighborhood Business District. Nearby parcels are zoned HDR, High Density Residential District and B-1, Professional Business District with primarily residential uses. The properties east along State Highway 181 are unzoned but the current uses are a cemetery and residential subdivision. It can be concluded that the existing development pattern and nearby zoning does warrant approval of this factor.
2. **Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 15 adopted zoning on August 1, 2006. The original zoning map from 2006 shows that the subject property was zoned B-2 at the time the Planning District 15 zoning map was adopted. There appear to be a few rezonings from B-2 and RSF-1 to HDR near the property since 2006 with multi-family uses established.
3. **Does proposed zoning better conform to the Master Plan?** The future land use for the property includes High-Density Development Potential and Conservation Development Potential. Therefore, the proposed rezoning would conform to the Master Plan.
4. **Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any planned public improvements.

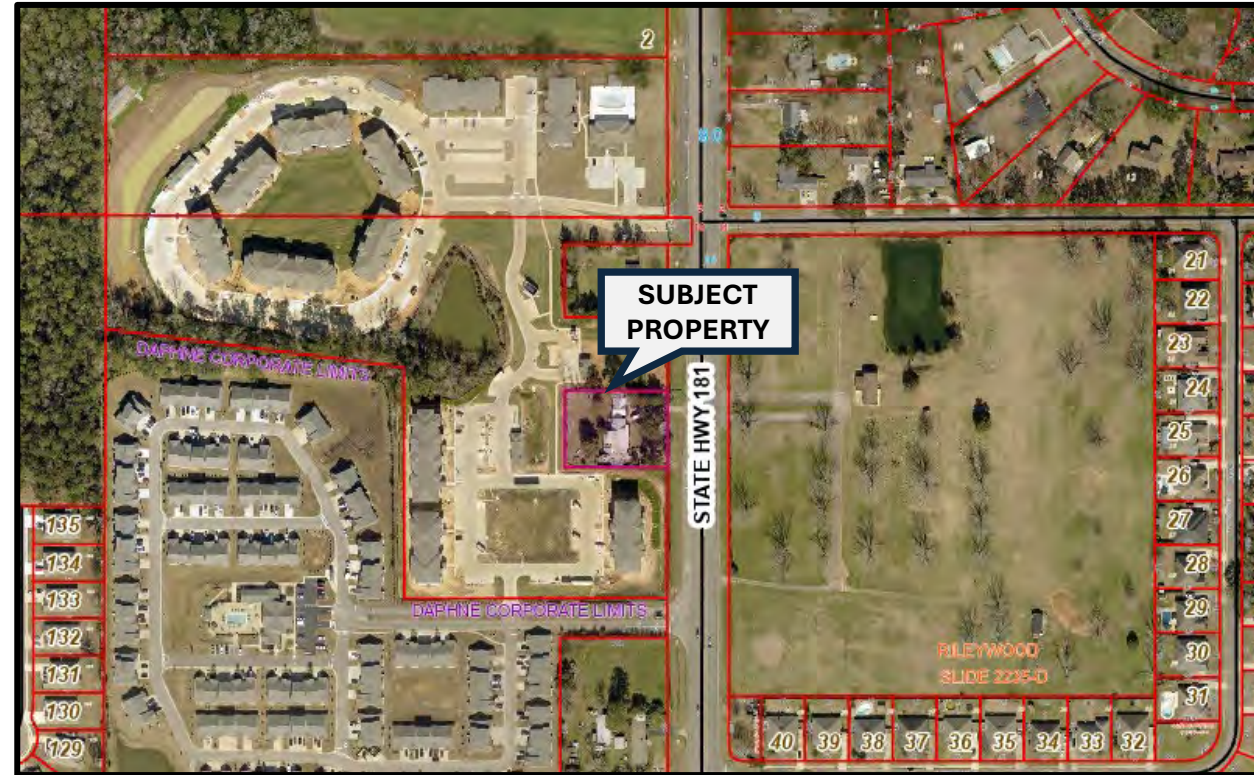
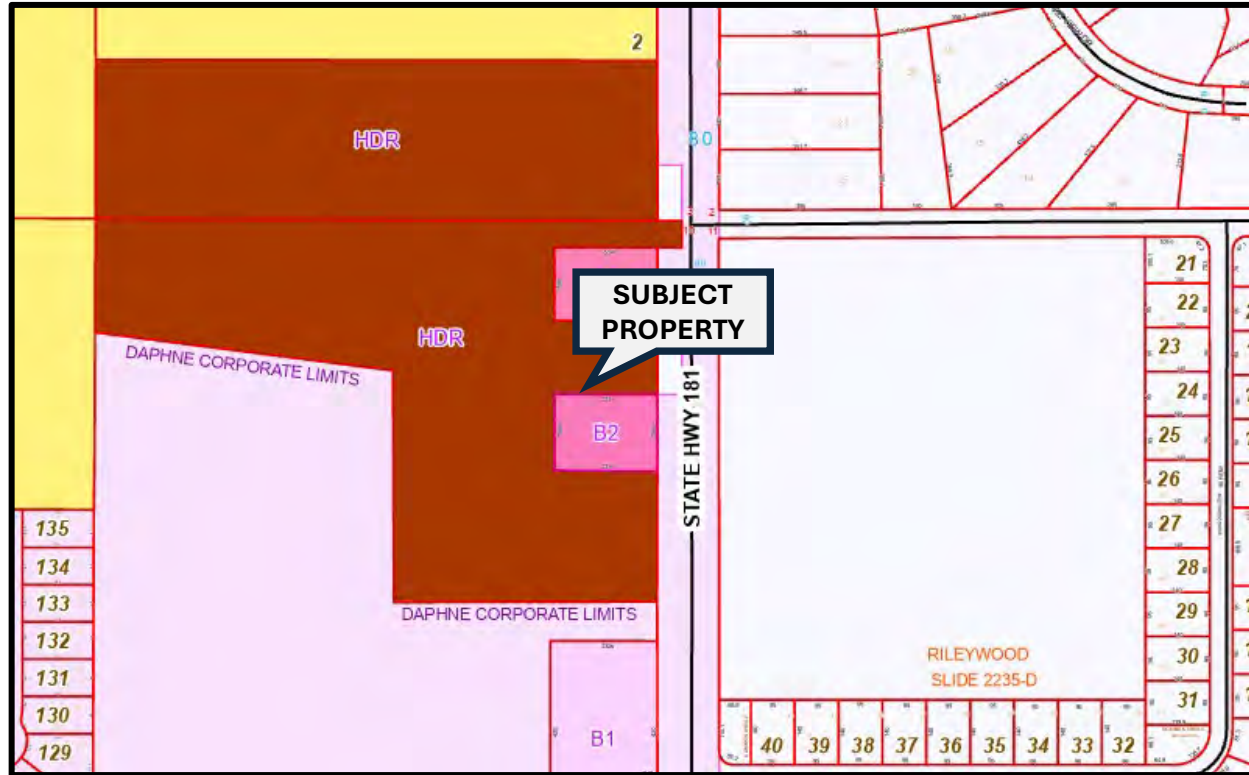
**Attachments Include:** 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)

5. **Will the proposed change adversely affect traffic patterns or congestion?** The functional classification of State Highway 181 is Major Arterial. These are major through roads designed to carry large amounts of traffic from collector roads to interstates. Staff does not believe the proposed change will have an adverse effect 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 development pattern shows primarily residential use in the area, with many of the residential uses being multi-family. This makes the proposed rezoning of RMF-6, Residential Multiple Family, consistent with other developments in the area.
7. **Is the proposed amendment the logical expansion of adjacent zoning designations?** The surrounding zoning designations are HDR, High Density Residential and with residential land uses. As mentioned earlier, adjacent parcels to the east are unzoned but have a cemetery and residential uses. The property is also near a multiple family development within the City of Daphne. These higher density residential developments make this rezoning a logical expansion of zoning.
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

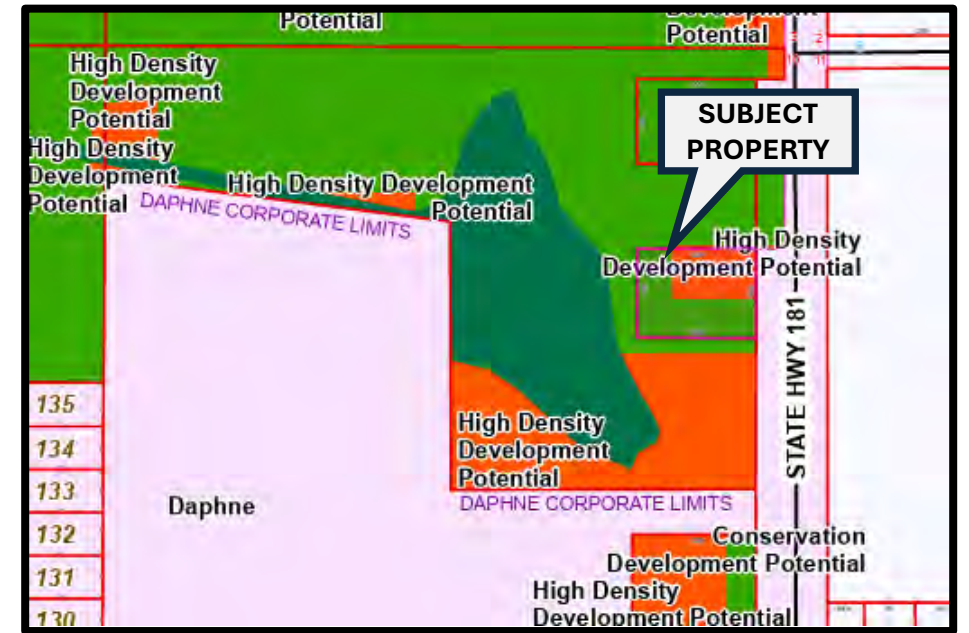
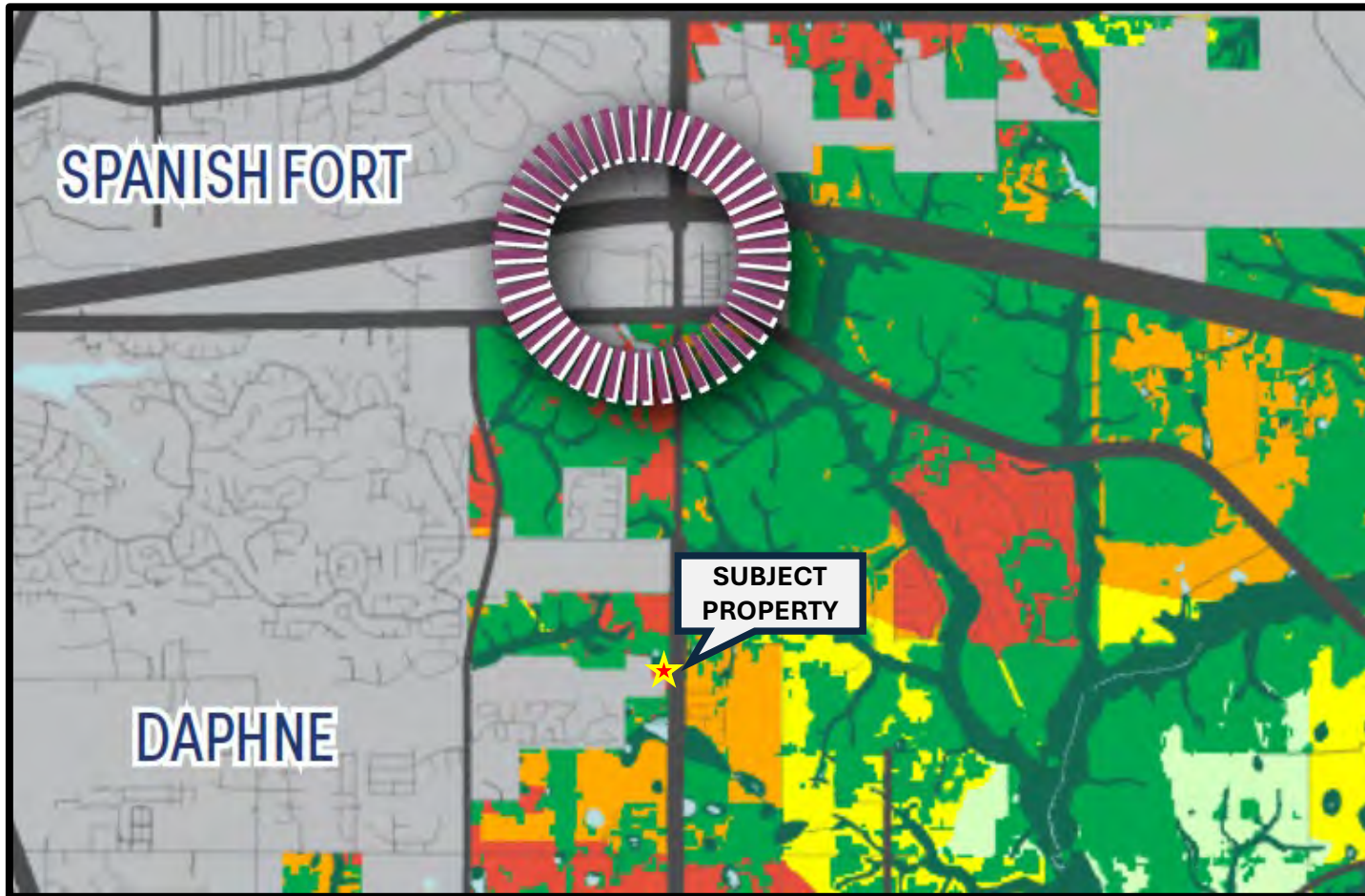
# Attachment 1: County Planning District Map



**Attachment 2: Locator and Site Maps**



# Attachment 3: Future Land Use Map



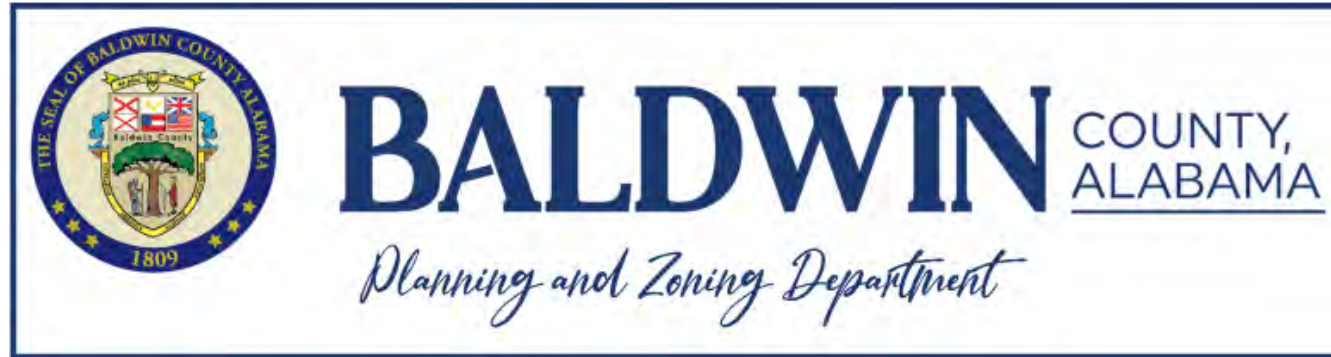
## LEGEND

### PLACE TYPES

- IDEAL CONSERVATION/PRESERVATION
- CONSERVATION DEVELOPMENT POTENTIAL
- RURAL/AGRICULTURE/LID POTENTIAL
- MODERATE DEVELOPMENT POTENTIAL
- MID-DENSITY DEVELOPMENT POTENTIAL
- HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

### NODE TYPES

- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER



**Case No./Project Name:** Z24-22, Lipscomb Property– REZONING RECOMMENDATION (Agenda Item 9e.)

**Meeting Date:** July 11, 2024

**Applicant:** Jay Broughton, P.E.

**Owner:** Micheal Lipscomb

**Request:** Rezone 6.5 acres from B2 to RSF-2

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

**Staff Lead:** Ben Guerrero

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>

## **Subject Property Information**

**Current Use:** Agricultural/Vacant

**Total Size:** 36.2 +/-acres

**Location:** The subject property is located at the corner of County Road 12 and Magnolia Springs Hwy, just south of the town of Magnolia Springs

**Address:** 8953 Magnolia Springs Hwy, Foley, AL 36535

**Planning District:** 21

**Parcel ID #:** 05-60-05-16-0-000-001.000

**PIN:** 26010

**Proposed Zoning District:** RSF-2, Residential Single Family. The RSF-2 zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

**Current Zoning District:** B2, Local Business District. The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

## **Future Land Use: (See Attachments)**

- The Future Land Use map shows the portion of the subject property to be rezoned as a mix of Ideal Conservation and Rural Agricultural Potential. Ideal Conservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. 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.

## **Adjacent Property Land Use Table**

|              | <b>Adjacent Zoning</b>   | <b>Adjacent Land Use</b> |
|--------------|--|--------------------------|
| <b>North</b> | B-2, Local Business and RSF-2, Residential Single Family                     | Agricultural             |
| <b>South</b> | RA, Rural Agricultural   | Agricultural             |
| <b>East</b>  | RMH, Residential Manufactured Housing Park and B3, General Business District | Commercial, Residential  |
| <b>West</b>  | RA, Rural Agriculture  | Agricultural             |



## **ANALYSIS:**

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

The proposed portion of the subject property to be rezoned is B2, Local Business District. The remainder of the subject property is RSF-2, Residential Single Family. The surrounding zoning includes RSF-2, B2, B3 - General Business District, RMH - Residential Manufactured Housing Park, and RA - Rural Agricultural. There is also included parcels with RSF-3 and RSF-4 districts further to the east of the subject property as well as M1, Light Industrial District further to the north of the property. The portion of the property to be rezoned would be surrounded by a mix of residential and commercial districts. **The requested change is compatible with the existing development pattern and the zoning of 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?**

Staff is not aware of any change in the conditions on which the original zoning designation was based on this parcel. The land use for the parcel has remained vacant/agricultural.

### **3.) Does the subject property better conform to the Master Plan?**

The Future Land Use map shows the portion of the subject property to be rezoned as a mix of Ideal Conservation and Rural Agricultural Potential. Ideal Conservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. 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. The subject property is not within a node or commercial center. **The proposed rezoning does not conform to the Master Plan.**

### **4.) Will the proposed change conflict with existing or planned public improvements?**

Staff is unaware of any planned public improvements that would potentially conflict with the future development of the subject property.

### **5.) Will the proposed change adversely affect traffic patterns or congestion?**

Staff believes that the applicants request of RSF-2, Residential Single family will not adversely affect traffic patterns or congestion in this area.

### **6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?**

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

This area of Planning District 21 consists of agricultural, residential, commercial, and industrial zoning districts. The requested zoning is in keeping with RSF-2 zoned parcels to the north and east. There is also RSF-3 and RSF-4 parcels to the east which represent a denser residential use than what the applicant is requesting. Multiple Residential Manufactured Housing Districts adjoin this property to the east. There are also adjoining B2 and B3 commercial districts to the north and east. Rural agricultural zoning districts are to the south and west of the subject property. **The proposed zoning represents a decrease in intensity when compared to its current zoning.** Staff believes that the proposed amendment is consistent with the development patterns in the area and that it is appropriate for the orderly development of the community.

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

Staff perceives no time factor with this request.

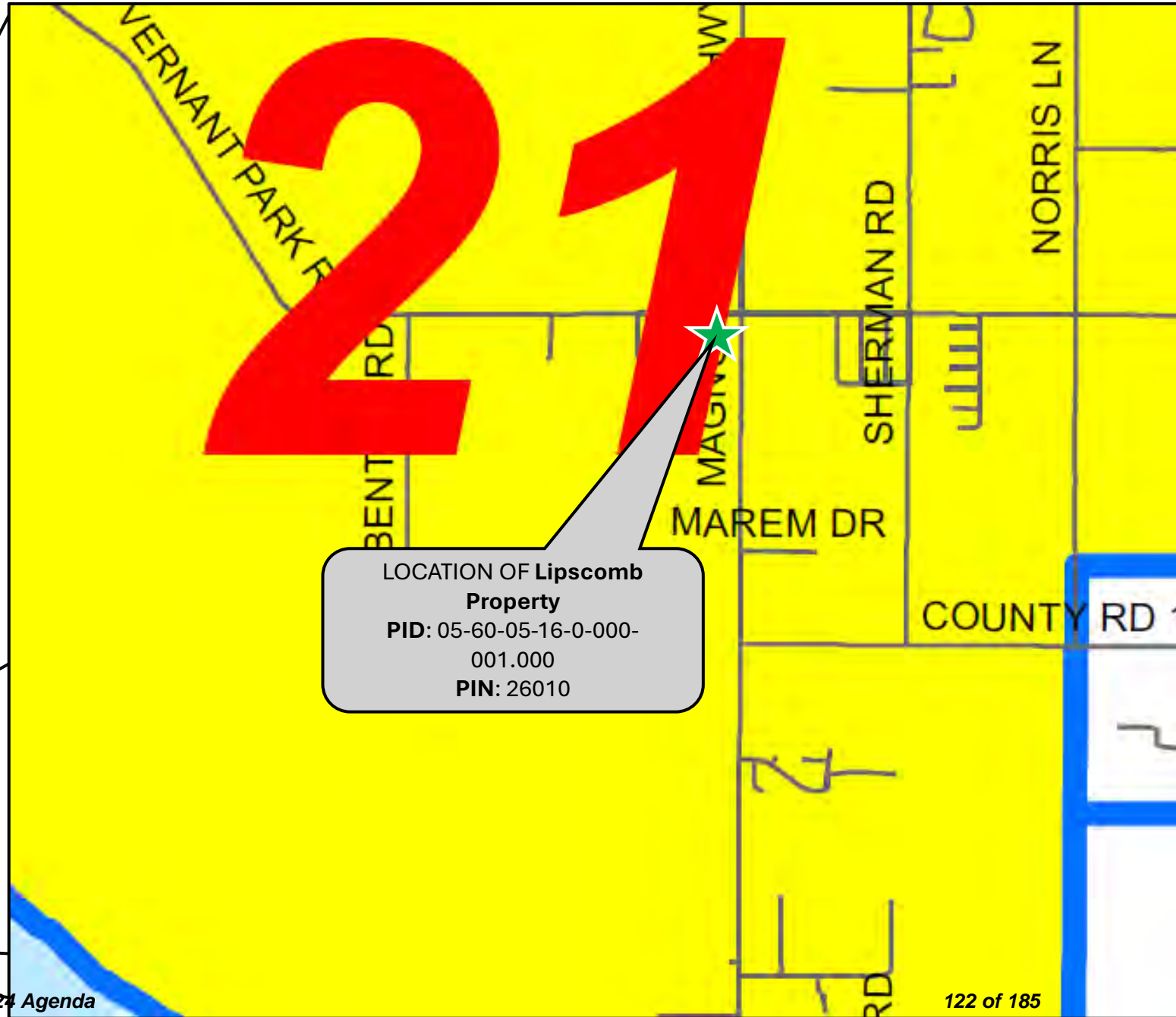
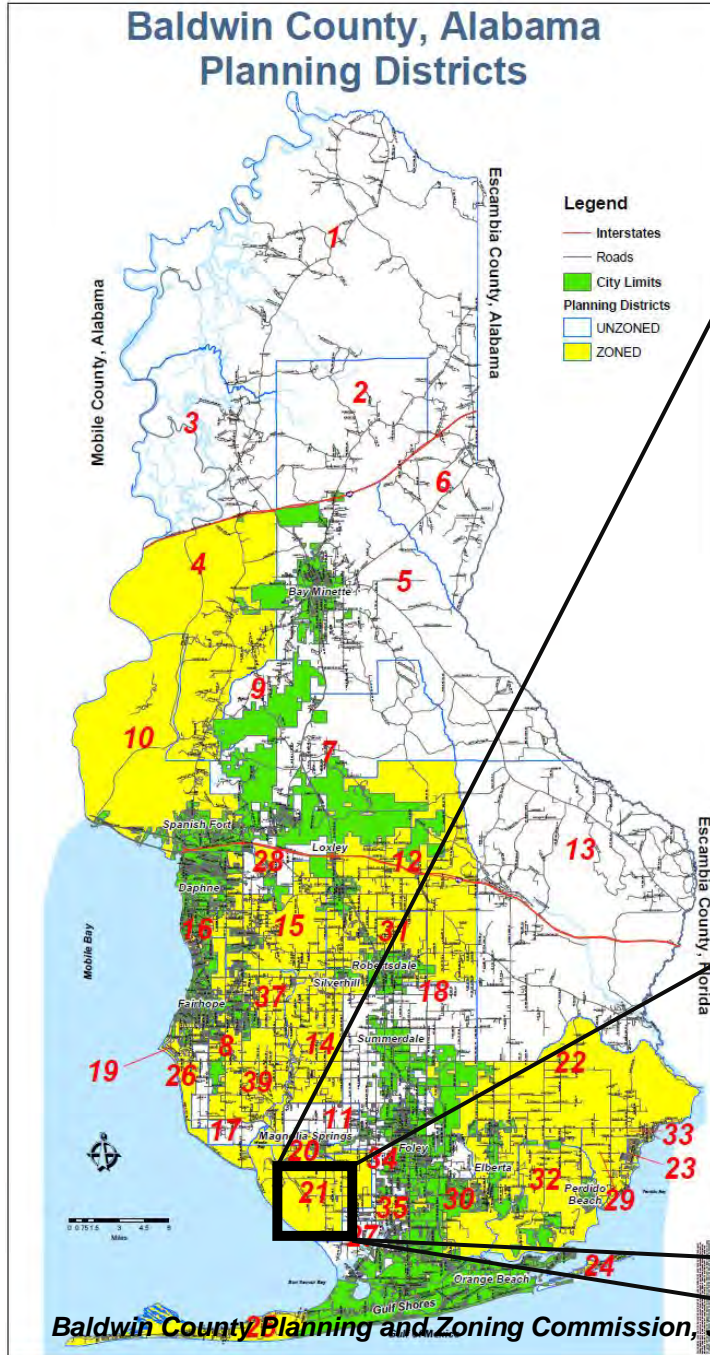
### **9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?**

There are delineated wetlands on the property which are included in the recorded plat, along with the required 30-foot wetland buffer. If this property were to be developed in the future, the property owner would be required to follow all necessary approval procedures to ensure the protection of the wetlands. This being provided, staff perceives no adverse impact on the environmental conditions of the vicinity. Staff is unaware of any historic resources on the subject property.

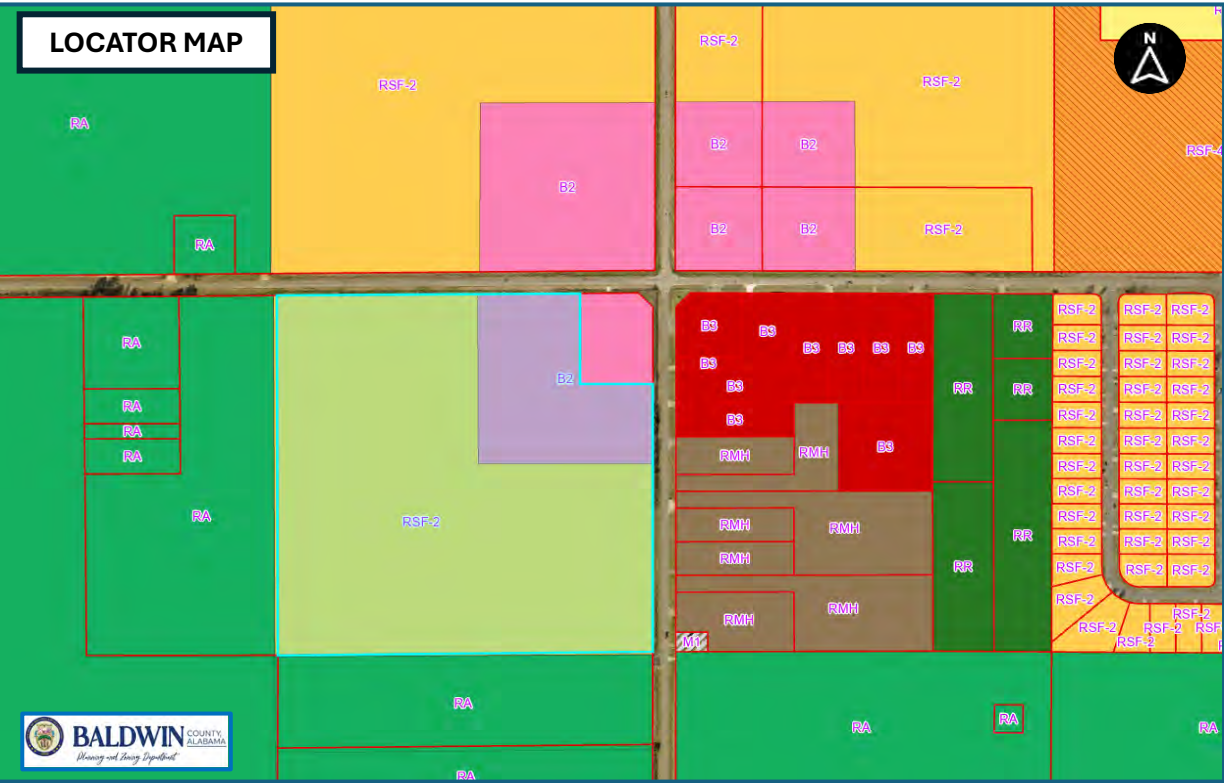
### **11.) Other matters which may be appropriate.**

N/A

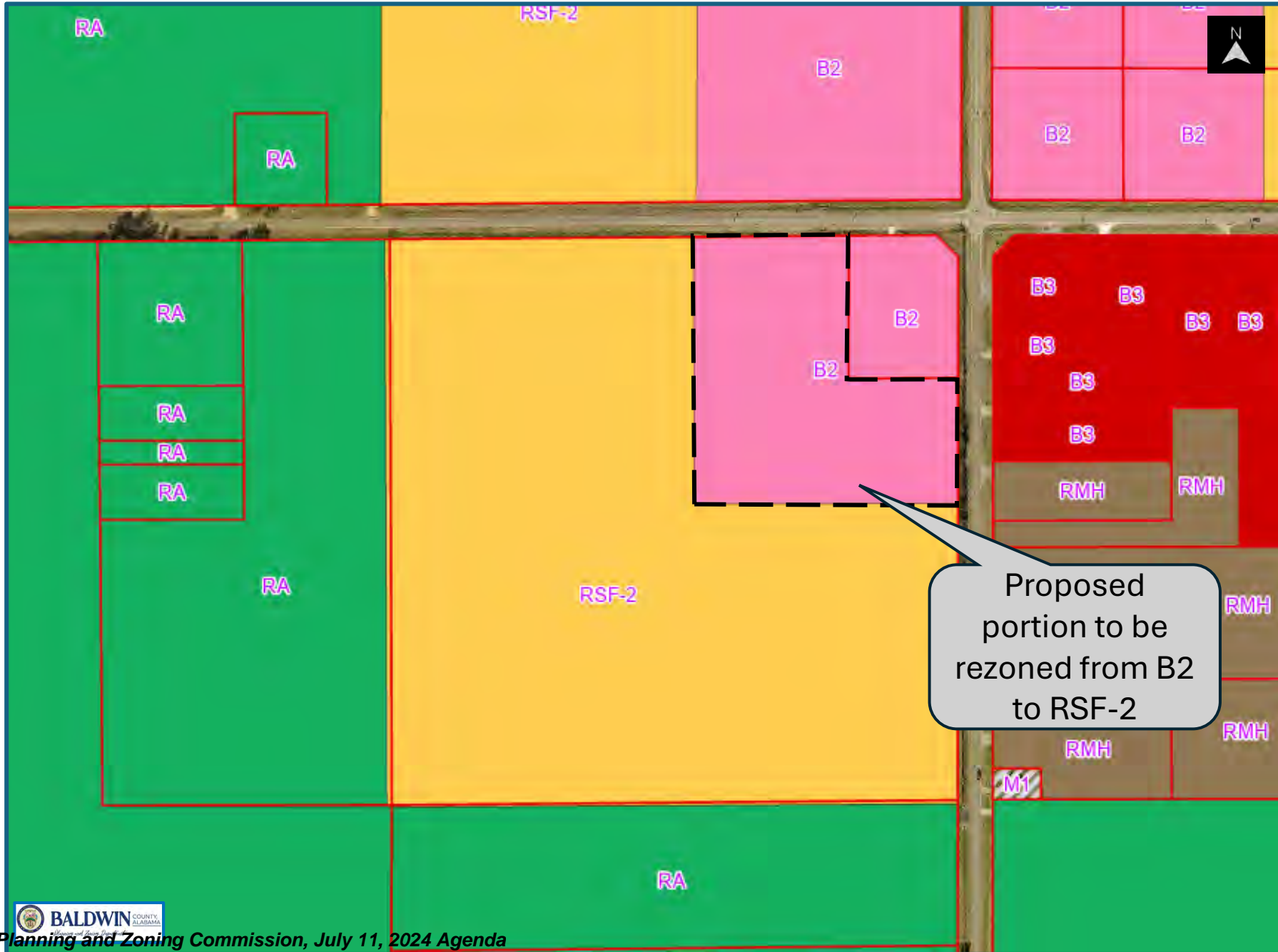
# Attachment 1: County Planning District Map



# Attachment 2: Locator and Site Maps

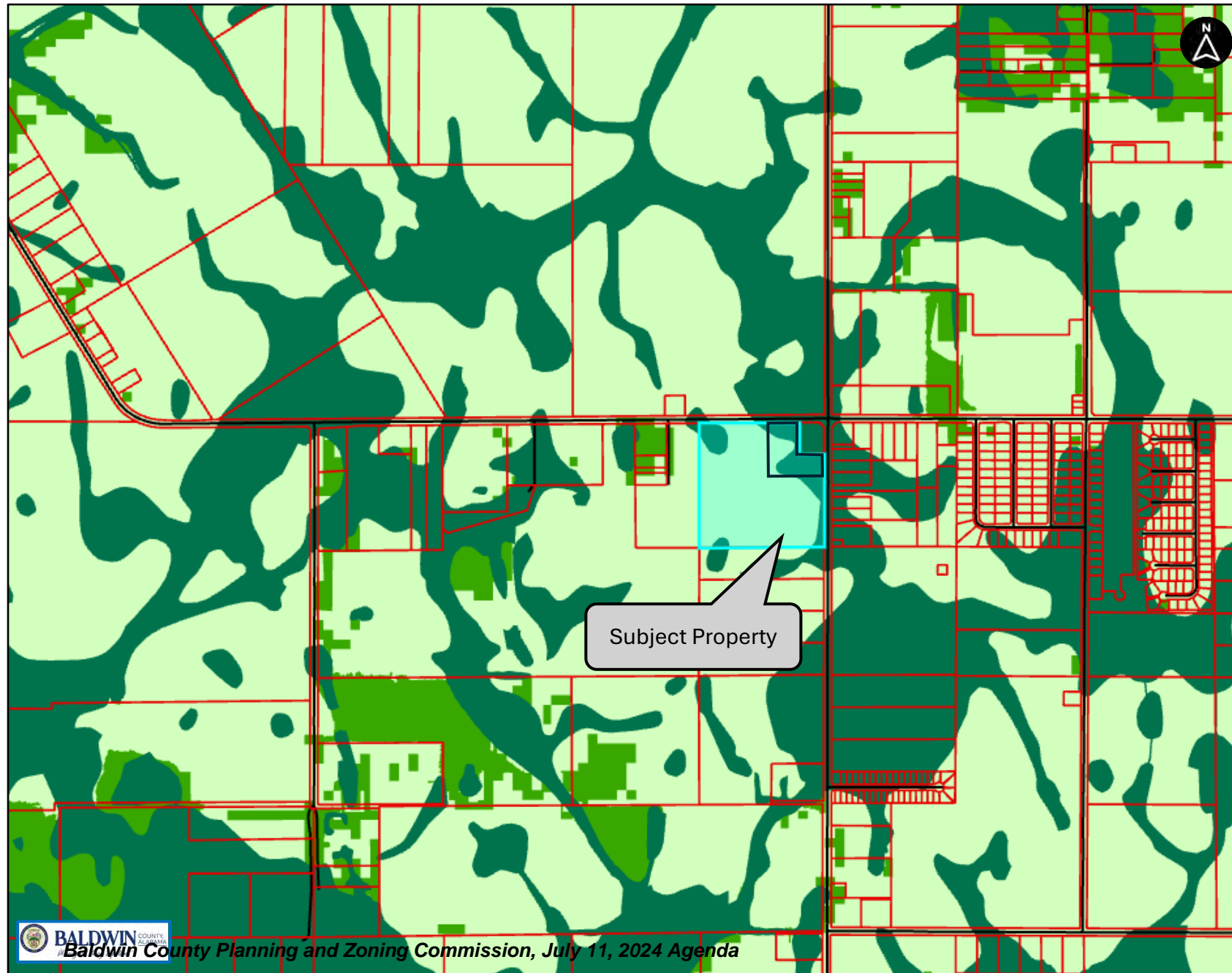


**Attachment 3: Proposed Rezoning**



Proposed portion to be rezoned from B2 to RSF-2

# Attachment 4: Future Land Use Map



## PLACE TYPE CATEGORIES

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
  - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
  - Single Family Neighborhoods (suburban)
  - Amenity-based Communities
  - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
  - New Urban Communities
  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node

## Attachment 5: Future Land Use Place Types

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

### PRIMARY LAND USES

- 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 corridors

### RELATED ZONING DISTRICTS

- Environmental Conservation
- ### CONNECTIVITY NETWORK
- Greenways and trails



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. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

### 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

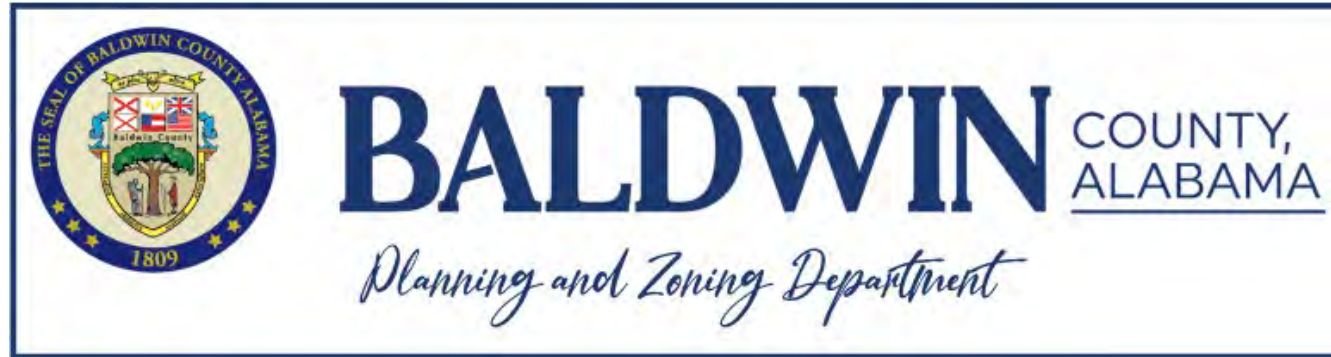
### RELATED ZONING DISTRICTS

- 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





**Case No./Project Name:** Z24-23, Jim & Donna Enterprises LLC Property – REZONING (Agenda Item 9f.)

**Meeting Date:** July 11, 2024

**Applicant:** John G Farley

**Owner:** Jim & Donna Enterprises LLC

**Requested Action:** Rezone 124 acres from Rural Agriculture(RA) to Residential Single-Family (RSF-1)

**Staff Determination:** Staff finds the application inconsistent with the Baldwin County Zoning Ordinance and recommends denial of the request

**Staff Lead:** Celena Boykin, Senior Planner

### **Subject Property Information**

**Current Use:** Vacant

**Size:** Approximately 124 acres

**Location:** The subject property is located north of County Road 20 and west of Stucki Rd

**Planning District:** 22

**Parcel ID #:** 62-02-09-0-001-009.001 & 62-02-08-0-001-001.002

**PIN:** 274674 & 270114

**Roads:** County Rd 20 is paved and County-maintained

**Current Zoning District:** RA, Rural Agriculture District. This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

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

### **Future Land Use: (See Attachments)**

- Recommends the majority is Ideal Conservation Preservation Area with some Moderate Development Potential.

### **Adjacent Property Land Use Table**

|              | <b>Adjacent Zoning</b>   | <b>Adjacent Land Use</b>  |
|--------------|--|---------------------------|
| <b>North</b> | RSF-1, Residential Single-Family District<br>RA, Rural Agriculture District          | Residential               |
| <b>South</b> | RA, Rural Agriculture District<br>RSF-1, Residential Single-Family District          | Residential & Agriculture |
| <b>East</b>  | RSF-E, Residential Single-Family Estate District                                     | Residential               |
| <b>West</b>  | RSF-E, Residential Single-Family Estate District & RA,<br>Rural Agriculture District | Vacant                    |

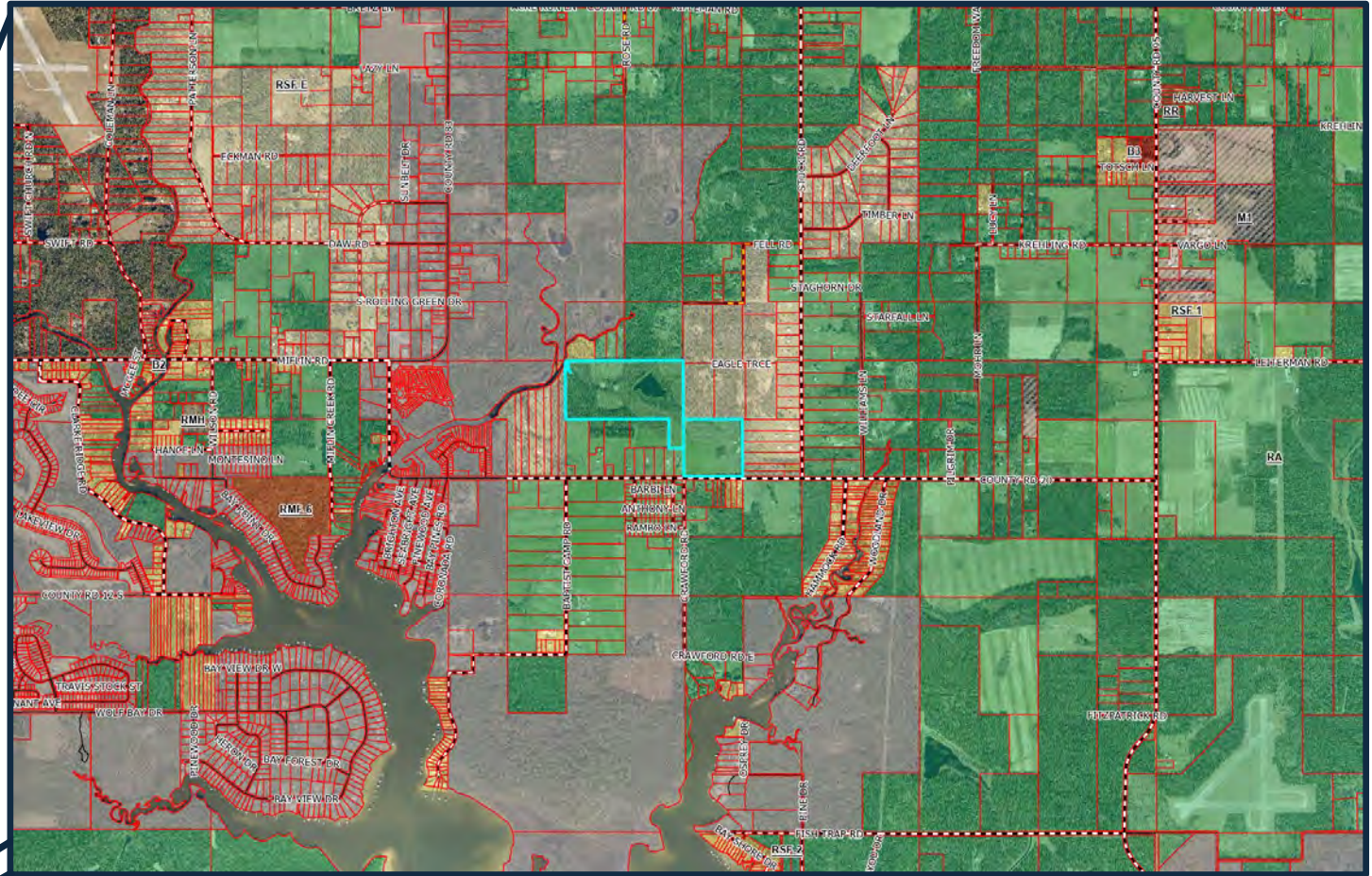
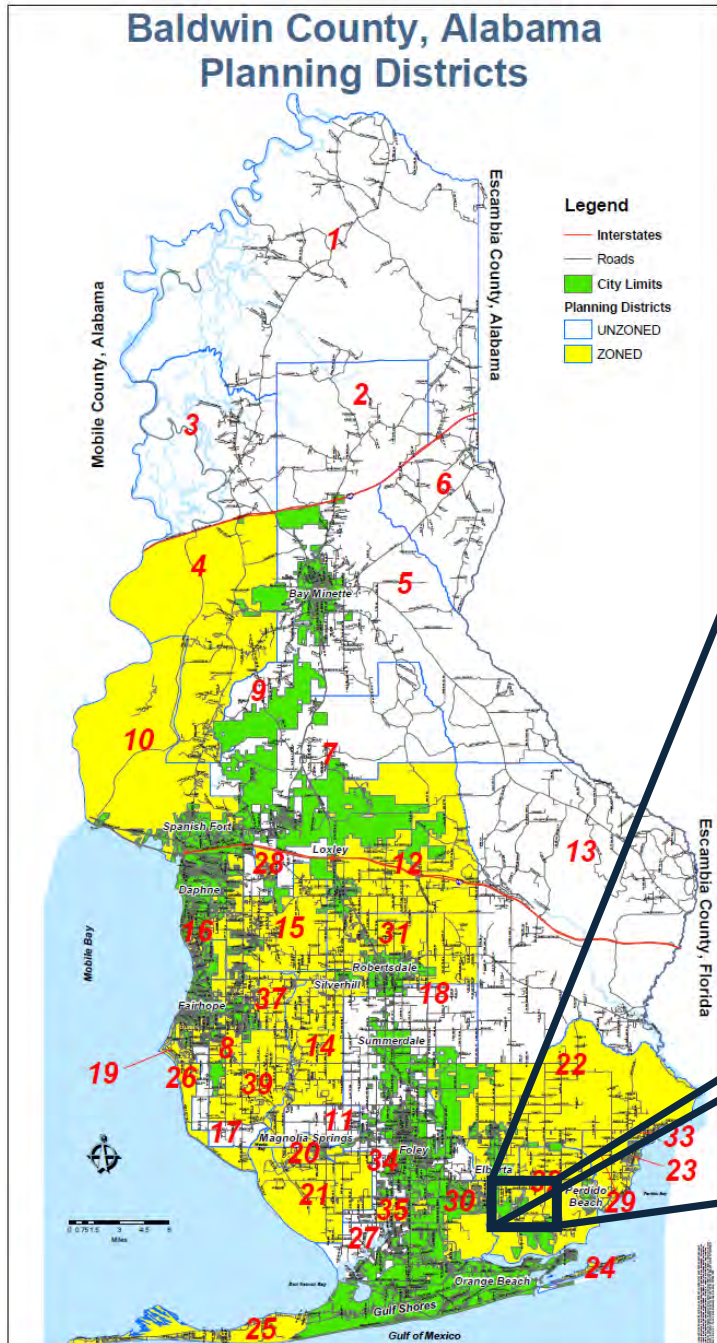


**ANALYSIS:**

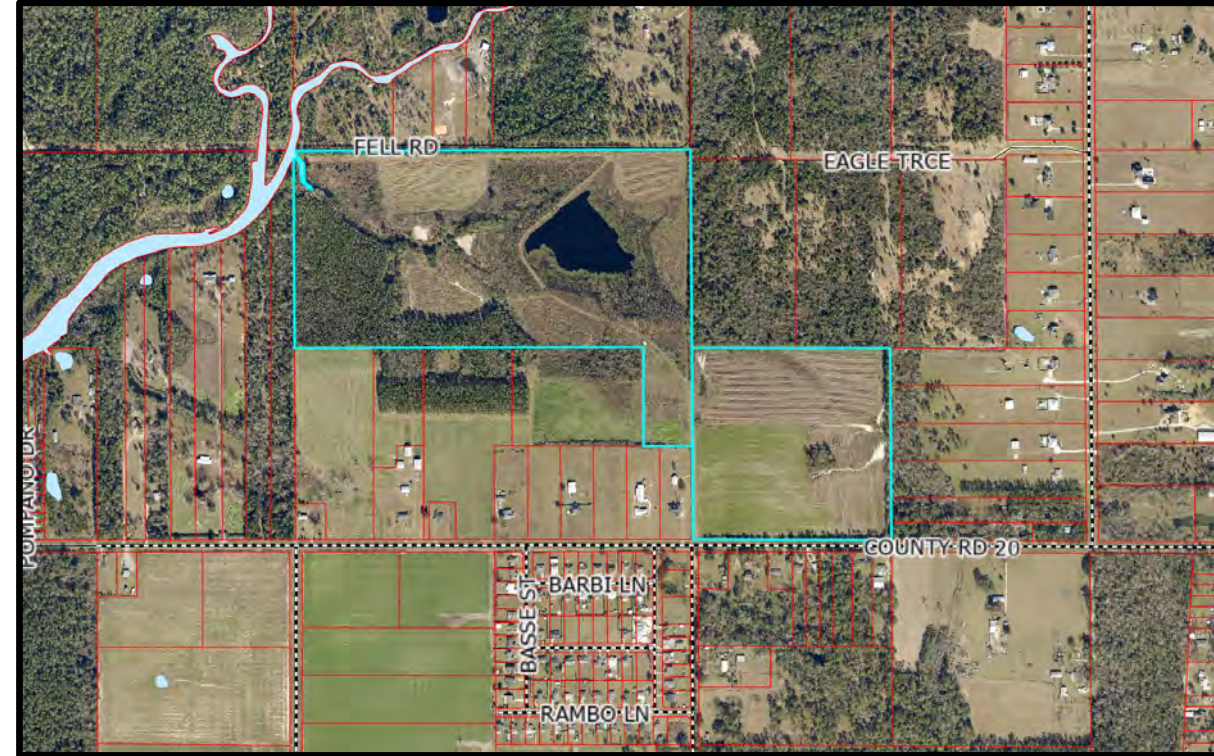
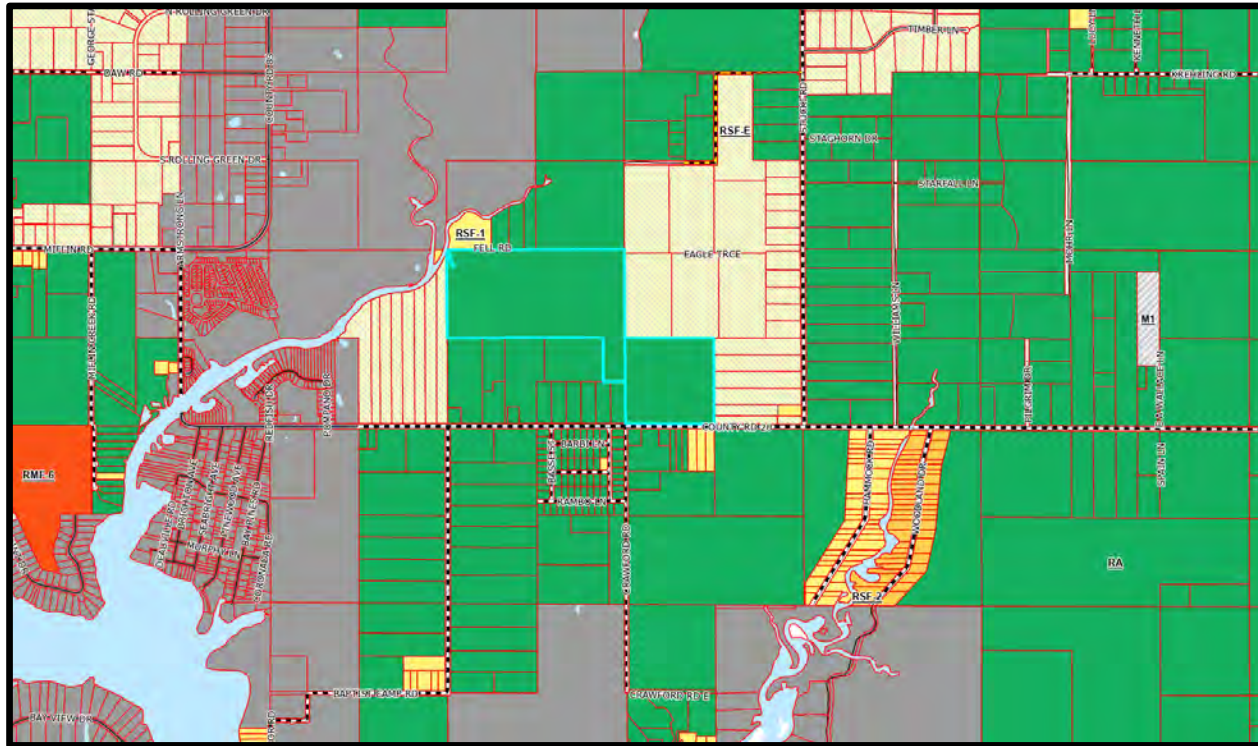
1. **Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RA, Rural Agricultural District. Surrounding parcels within the area of the subject property are zoned RA, RSF-1, and RSF-E. The uses adjacent to the subject property are agriculture and residential. Staff feels that the requested change is not compatible with the development pattern of the surrounding areas.
2. **Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 22 adopted zoning on Nov. 19, 2002. The subject property was classified as RA at the time the Planning District 22 zoning map came into effect. There have been few land use changes in the surrounding area and a couple of rezonings from RA to RSF-E.
3. **Does proposed zoning better conform to the Master Plan?** The majority future land use for the subject property is Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.
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 functional classification for this section of County Rd 20 is a Major Collector. Collectors are major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access. Any proposed residential use will likely influence traffic within the area.
6. **Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** The development pattern in this immediate area is primarily agriculture/rural and estate sized residential lots.
7. **Is the proposed amendment the logical expansion of adjacent zoning designations?** This area of Planning District 22 consists of mostly Rural Agriculture and Estate Residential. Therefore, the proposed rezoning would not be consistent with the area.
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

**Attachments Include:** 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)

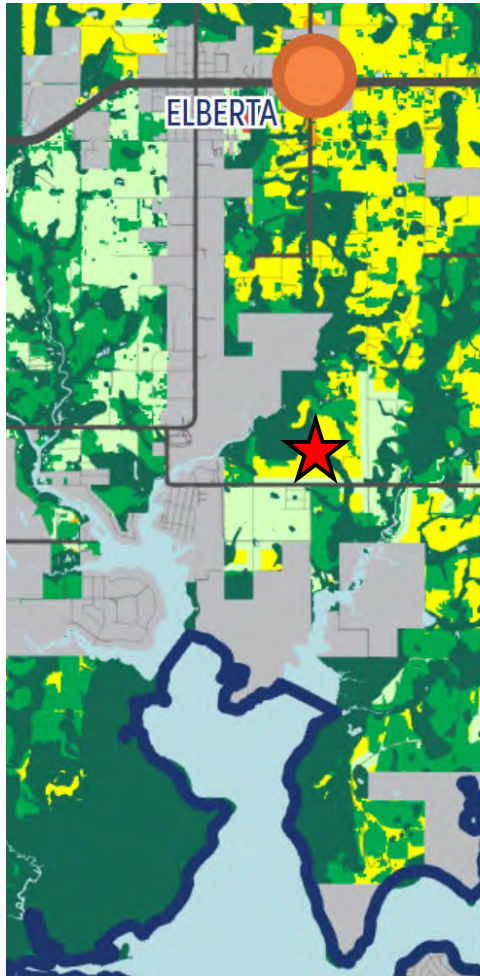
# Baldwin County, Alabama Planning Districts



# Attachment 2: Locator and Site Maps



# Attachment 3: Future Land Use Map



**LEGEND**

|   |  |
|---|--|
| <b>PLACE TYPES</b>  | <b>NODE TYPES</b>  |
| <span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span> IDEAL CONSERVATION/PRESERVATION  | <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black; border-radius:50%;"></span> RURAL CROSSROADS CENTER |
| <span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span> CONSERVATION DEVELOPMENT POTENTIAL   | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black; border-radius:50%;"></span> NEIGHBORHOOD CENTER     |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RURAL/AGRICULTURE/LID POTENTIAL | <span style="display:inline-block; width:10px; height:10px; border:1px solid orange; border-radius:50%;"></span> VILLAGE CENTER                                  |
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> MODERATE DEVELOPMENT POTENTIAL      | <span style="display:inline-block; width:10px; height:10px; border:1px solid orange; border-radius:50%;"></span> URBAN MIXED-USE CENTER                          |
| <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> MID-DENSITY DEVELOPMENT POTENTIAL   | <span style="display:inline-block; width:10px; height:10px; border:1px solid orange; border-radius:50%;"></span> COMMERCIAL/INDUSTRIAL CENTER                    |
| <span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> HIGH-DENSITY DEVELOPMENT POTENTIAL     | <span style="display:inline-block; width:10px; height:10px; border:1px solid orange; border-radius:50%;"></span> MUNICIPAL JURISDICTIONS                         |

## IDEAL CONSERVATION/PRESERVATION AREAS

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

### PRIMARY LAND USES

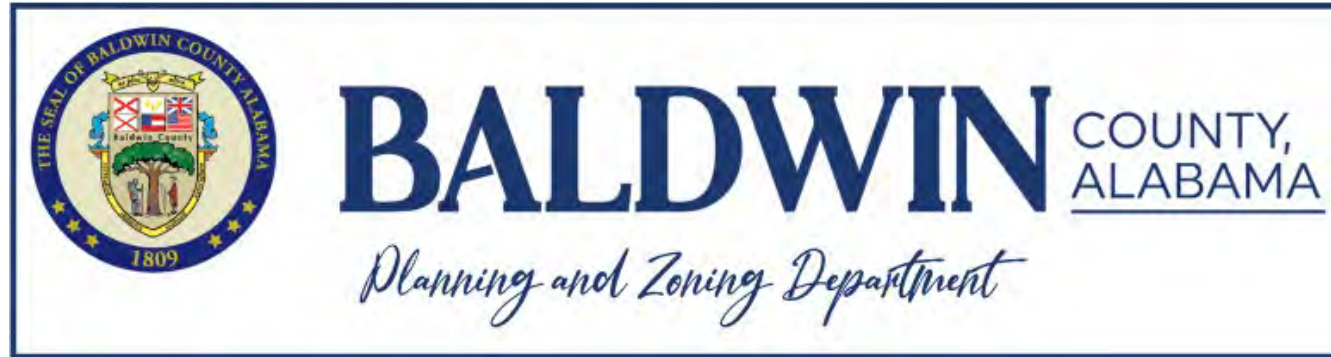
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

### RELATED ZONING DISTRICTS

- Environmental Conservation

### CONNECTIVITY NETWORK

- Greenways and trails



**Case No./Name:** Z24-24 KEITH PROPERTY & PRD24-03 GRADEN PLACE (Agenda Item 9g.)  
**Meeting Date:** July 11, 2024  
**Request:** Rezoning request and Planned Residential Development approval for a 24-site residential development.  
**Recommendation:** Approval for Z24-24 and Approval for PRD24-03

**Staff Lead:** Shawn Mitchell & Celena Boykin  
**Owner / Developer:** William Keith, 27712 Rileywood Dr., Daphne, AL  
**Surveyor:** Rowe Engineering, 3502 Laughlin Dr, Suite B, Mobile, AL  
**Engineer:** Dwayne Smith, *Anchor Engineering*, 50 N Florida St, Mobile, AL

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>

**Location:** The subject property is located north of US Hwy 98 and west of County Rd. 13.

**Proposed use:** A 24-unit planned residential development

**Planning District:** 39

**Zoning:** Current zoning: RA. Rural agricultural  
Requested zoning: RSF-1 Single family residential

**Parcel#:** 05-56-05-21-0-000-015.000 **PIN#:** 44530

**Total Property Area to be divided:** 20 +/- acres

**Total # of Lots requested:** 24 sites  
RSF-1 Minimum required site: 30,000 SF, width 100 ft  
Smallest site: 12,023 SF

**Density:** 1.2 lots / acre  
Total area 20- (4 / 2 wetlands) = 18 acres  
24 lots / 18 ac = 1.3 units/ac  
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-1 density of 1.45 units/acre.

**Open Space:** Required 20 x 20% = 4 ac  
Provided: Usable + Wetlands= 9.6 ac  
Open space cannot include detention ponds or internal ROW.

**“Useable” open space:** Required 4 / 2 = 2 ac  
Site data table: 5 ac

**Online Case File Number:** The case number is PRD24-03 or Z24-24. When searching online CitizenServe database, please use PRD24-000003 or Z24-000024.

**Streets / Roads:** 1,058 LF of street for public use

**Utility Providers (4.5.1(i), 5.2.5a(1):** Capacity reports will be required for the preliminary plat

Water: Fairhope Utilities (Letter dated June 20, 2024)

Electrical: Baldwin EMC (May 22, 2024)

Sewer: Fairhope Utilities (June 20, 2024)

**Traffic Study (5.5.14, Append. 6):** Not required for a PRD but will be required for a preliminary plat.

**Drainage Improvements (4.5.1e, 5.11.7):** A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

**Wetlands (5.2.2):** Due to a miscommunication between the applicant and staff, a wetland report was not provided. The wetlands shown are from the Generalized Wetland Map and reflect the required 50 ft. non-disturbed natural buffer. The wetlands and buffer may be adjusted when an acceptable wetland report is submitted for the preliminary plat, but the number of lots cannot be increased without Planning Commission approval.

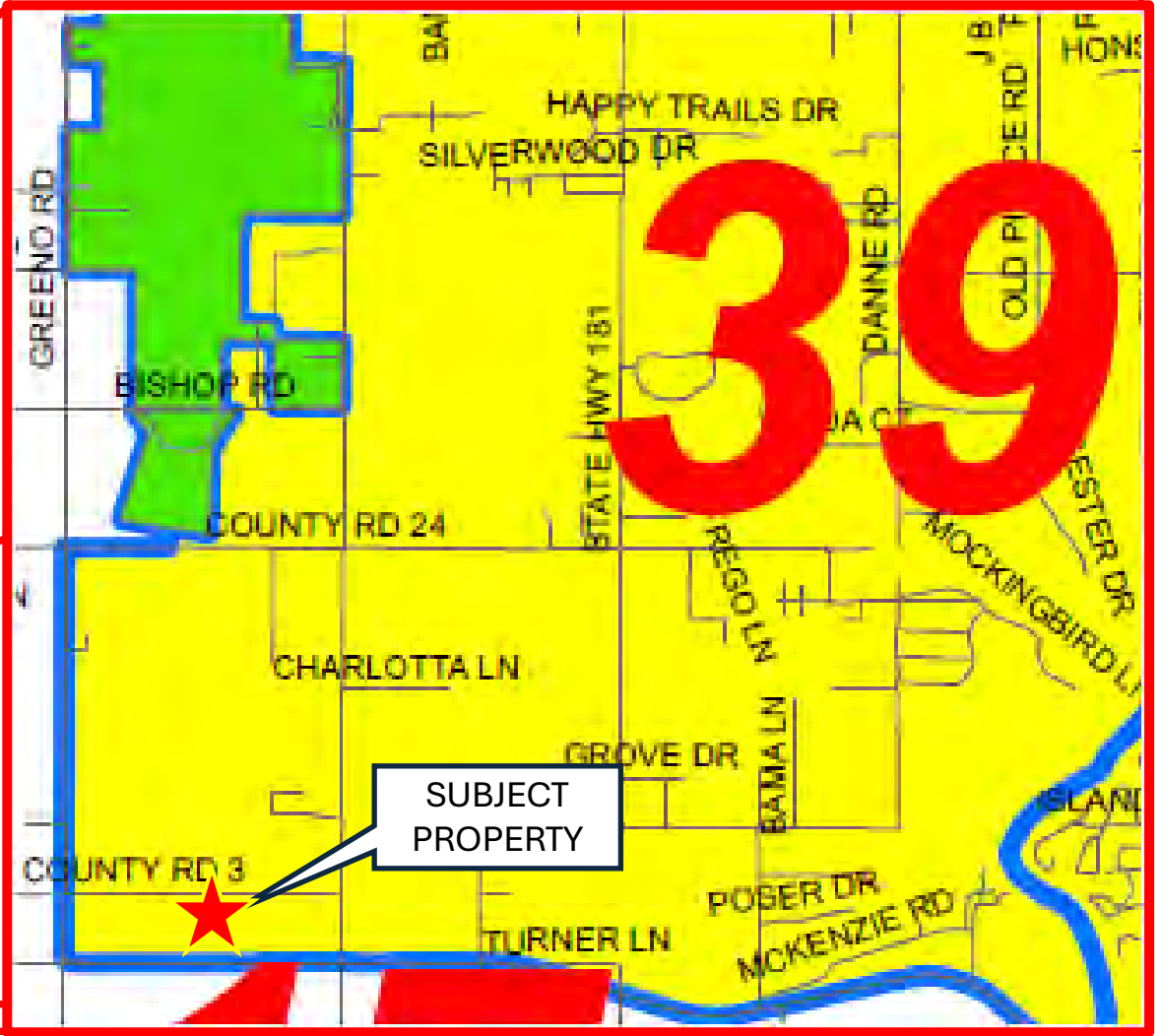
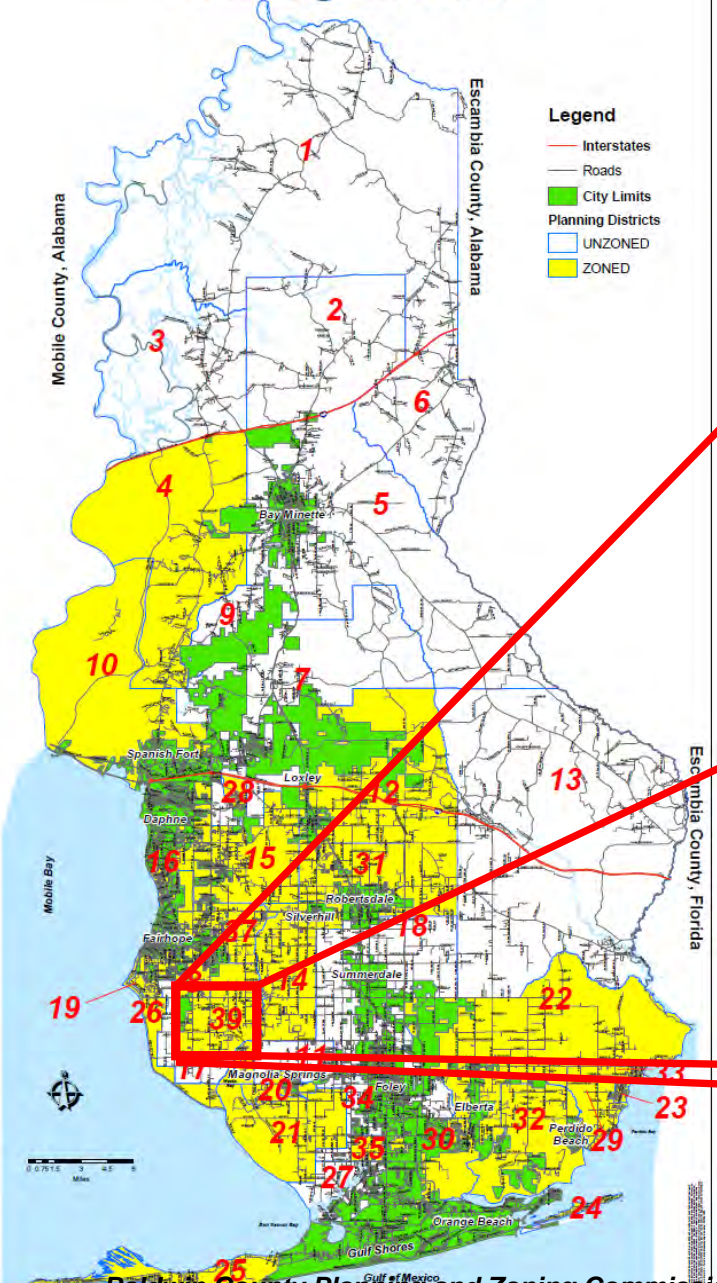
**Flood zone (5.19):** Zone X, no special requirements

**Fire Protection (5.2.5a(3):** A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

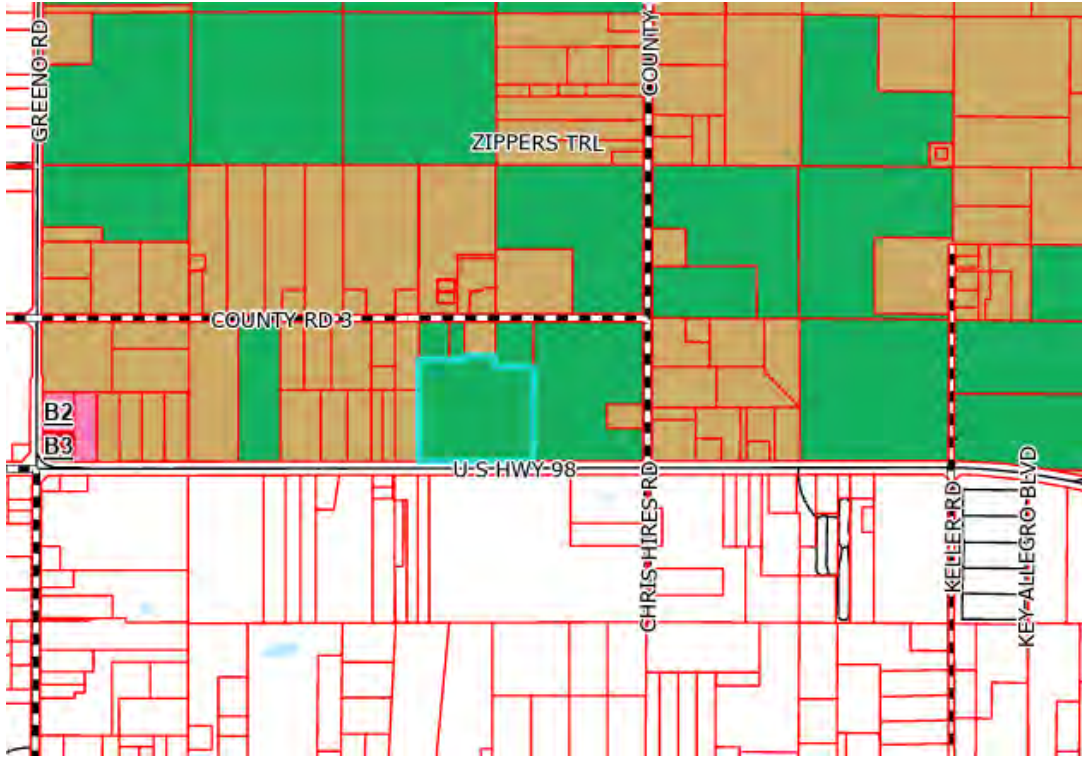
**BCBE Notification:** Email sent on June 5, 2024. They did not express opposition.

# Baldwin County, Alabama Planning Districts

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



# Locator Map



# Site Map







|       | Adjacent Zoning                                    | Adjacent Land Use |
|-------|--|-------------------|
| North | RA- Rural Agriculture & BCZ, Base Community Zoning | Residential       |
| South | Unzoned – Planning District 17                     | Residential       |
| East  | RA- Rural Agriculture                              | Agricultural      |
| West  | BCZ, Base Community Zoning                         | Fire Station      |



## Factor Summary:

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

|   |   |  |  |  |   |
|---|---|--|--|--|---|
| <br>#1 | <br>#2 | <br>#3 | <br>#4  | <br>#5  | <br>#6 |
| 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?  |
| <br>#7 | <br>#8 | <br>#9 | <br>#10 | <br>#11 |   |
| 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.

## STAFF ANALYSIS

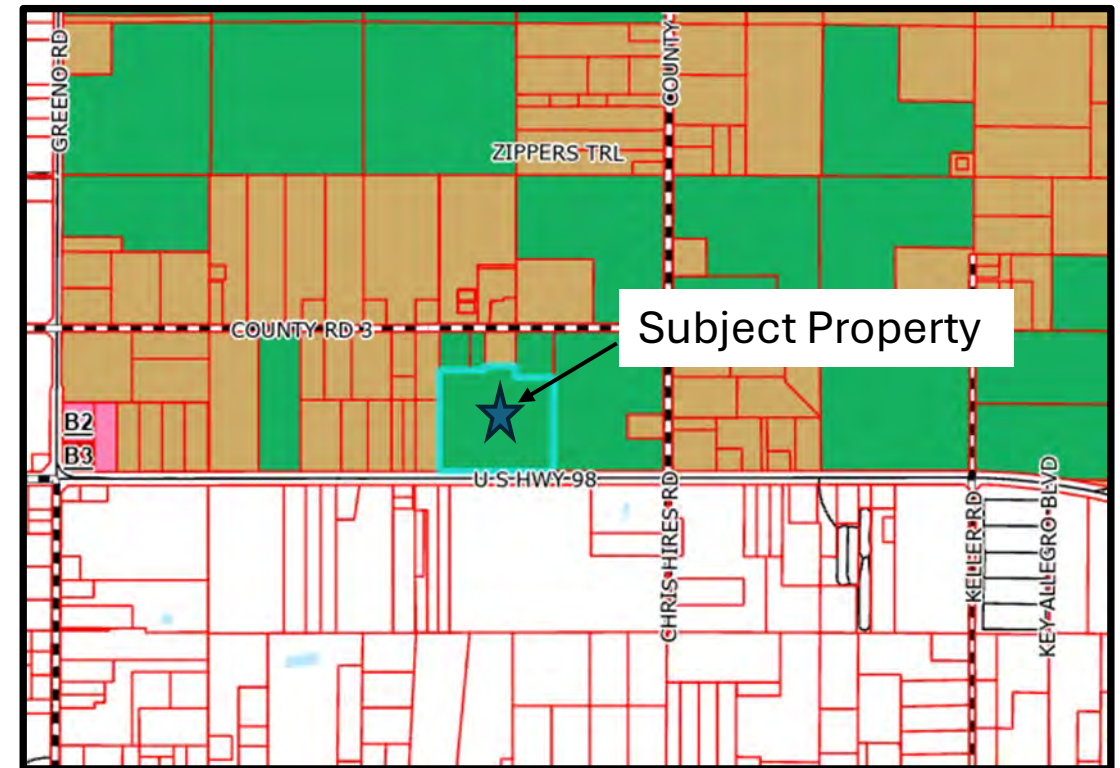
### 1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA and BCZ, and there are some commercially zoned parcels at the intersection of Greeno Rd and US Hwy 98. The uses adjacent to the subject property are agricultural, institutional and residential. Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

### 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 39 adopted zoning on February 7, 2023. Since Planning District 39 recently adopted zoning there have been no changes in conditions in this area.

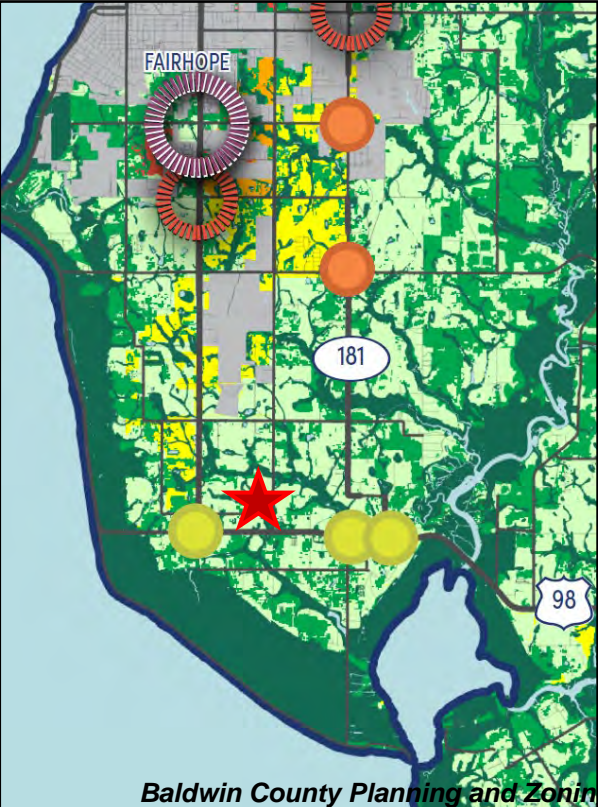
Current Zoning Map



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

The majority of the future land use for the subject property is Rural/Agriculture/LID Potential Areas. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. The related zoning districts include RR, RA, and RSF-E, larger than the proposed RSF-1.

The subject property is also located between two Rural Crossroads Centers which should consists of local-serving businesses.



Baldwin County Planning and Zoning Commission, July 11, 2024 Agenda

## RURAL CROSSROADS CENTER

**PRIMARY LAND USES**

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery, farm stand, hardware store, etc.

**RELATED ZONING DISTRICTS**

- RR Rural District
- RA Rural Agricultural District

**CONNECTIVITY NETWORK**

- Gridded walkable streets
- Parking in rear of buildings
- Rural greenway and trail access, small informal open space or gardens



### LEGEND

|   |   |
|---|---|
| <p><b>PLACE TYPES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #004d00; border: 1px solid black; margin-right: 5px;"></span> IDEAL CONSERVATION/PRESERVATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> CONSERVATION DEVELOPMENT POTENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> RURAL/AGRICULTURE/LID POTENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MODERATE DEVELOPMENT POTENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> MID-DENSITY DEVELOPMENT POTENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> HIGH-DENSITY DEVELOPMENT POTENTIAL</li> </ul> | <p><b>NODE TYPES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border-radius: 50%; border: 1px solid black; margin-right: 5px;"></span> RURAL CROSSROADS CENTER</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ffa500; border-radius: 50%; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD CENTER</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed black; border-radius: 50%; margin-right: 5px;"></span> VILLAGE CENTER</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 2px solid black; border-radius: 50%; margin-right: 5px;"></span> URBAN MIXED-USE CENTER</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 2px dashed black; border-radius: 50%; margin-right: 5px;"></span> COMMERCIAL/INDUSTRIAL CENTER</li> </ul> |
|---|---|

## RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.





**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

**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?**

Per the Federal Highway Administration, this section of US 98 is classified as a Principal Arterial, intended to serve through traffic where access is carefully controlled, generally highways of regional importance, with moderate to high volumes of traffic traveling relatively long distances and at higher speeds. This road can sustain heavier residential traffic.

**6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?**

The proposed amendment could be consistent with the development patterns in the area. This area is mostly zoned BCZ and RA. The parcels that are zoned BCZ are mostly residential with some of the parcels being smaller than the required minimum lot size for RSF-1.

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

This area of Planning District 39 consists of mostly BCZ, Base Community Zoning, which places an emphasis on ensuring changes from the existing state do not disrupt the character and quality of life in a rural or suburban community. BCZ zoning can consist of parcels with residential, commercial, or agriculture 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 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**

**GRADEN PLACE SUBDIVISION NARRATIVE**

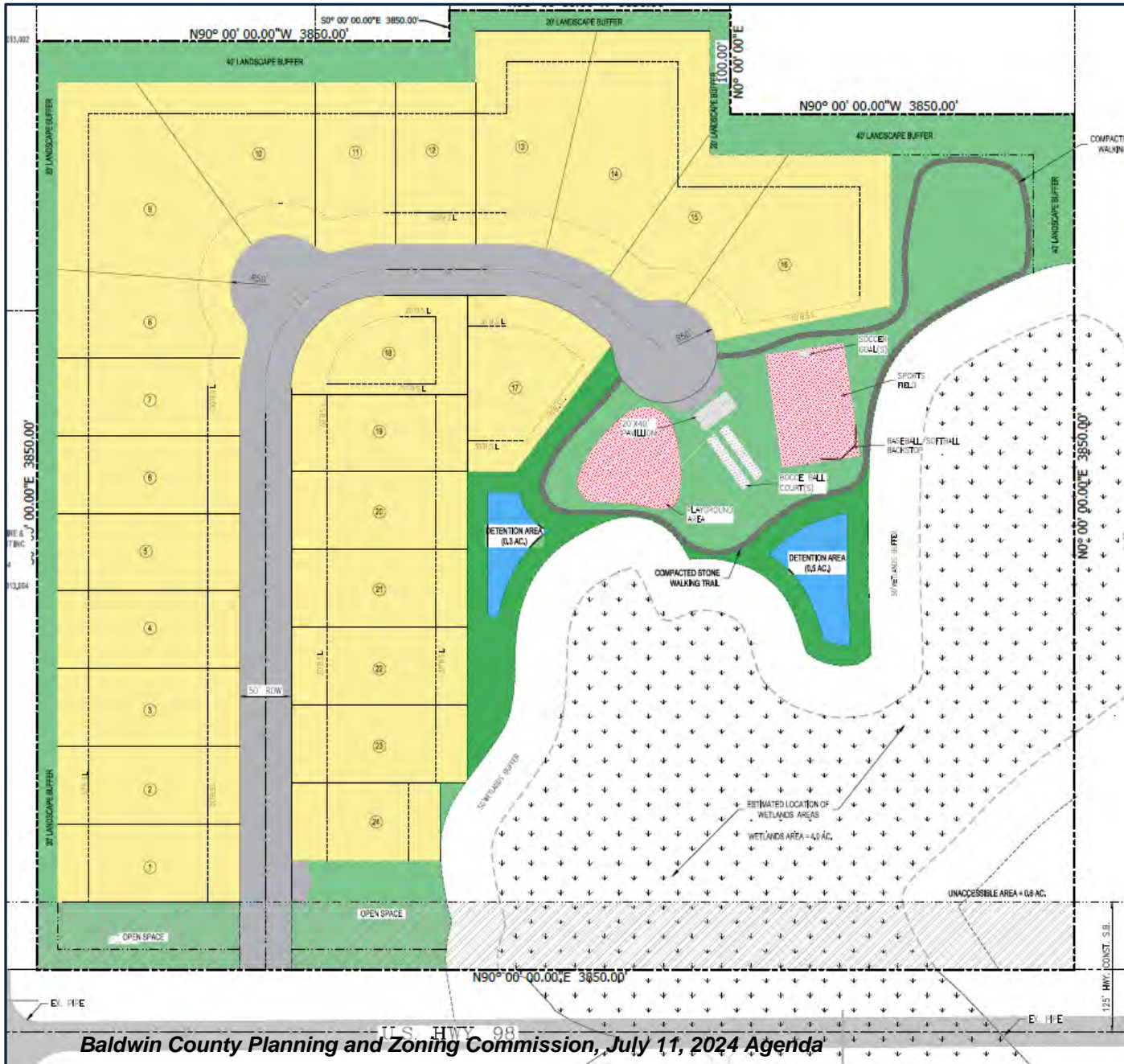
Please accept this letter as the required narrative for the proposed Graden Place PRD. It is the Owner's intent to re-zone the proposed property to PRD with an underlying zoning of RSF-1 to allow for the development of approximately 102 single family residential lots. The proposed lots are 75'x170', contain approximately 12,000 square feet of area, and will have a 30 foot front minimum building setback, 30 foot rear minimum building setback, 10 foot side minimum building setback and a 20 foot side street minimum building setback. The proposed setbacks meet the Baldwin County subdivision regulations for RSF-1 lots. We are requesting a variance from the subdivision regulations for RSF-1 zoned lots for dimension and area. Beyond the unique lot sizes, area and setbacks it is the Owner's intent to proceed with this development as a typical single family residential subdivision.

Potable Water and Sanitary Sewer will be public with all proposed utility infrastructure to be designed and constructed in accordance with utility specifications. All proposed roads and stormwater infrastructure will be designed and constructed in accordance with the Baldwin County's Land Use Ordinance. It is the intent for all roads, rights-of-way, and utilities to be dedicated to Baldwin County and all on site detention and common areas will be owned and maintained by the Homeowner's Association.

The subdivision is planned to consist on single-story homes ranging between 2,400 and 3,500 sf in finish living area. Each home will have 2 or 3 car garages and will be priced between \$450,000 and \$630,000.

It is the Owner's intent to commence the design of the proposed development immediately upon a successful PRD zoning by Baldwin County Robertsdale with an anticipated date of completion of the development within 24 months of the commencement of the design.

# PRD Details



| SITE DATA TABLE                       |                                    |
|---------------------------------------|------------------------------------|
| STATE OF ALABAMA<br>COUNTY OF BALDWIN |                                    |
| EXIST. TAX PARCEL ID:                 | 56-05-21-0-000-015.000, PIN #44530 |
| TOTAL SITE AREA:                      | 20 AC.                             |
| ADDRESS:                              | HWY. 98, FAIRHOPE                  |
| CURRENT ZONING:                       | RA                                 |
| PROPOSED ZONING:                      | PRD (RSF-1)                        |
| PROPOSED USE:                         | SINGLE-FAMILY RESIDENTIAL          |
| NO. OF STORIES:                       | 2 MAX                              |
| MAX BLDG HEIGHT:                      | 35' MAX                            |
| TYPICAL LOT DIMENSIONS:               | 75' x 170'                         |
| ROADWAY L.F. PROPOSED:                | 1,058 L.F.                         |
| TOTAL LOTS PROPOSED:                  | 24                                 |

### LOT DENSITY CALCULATION:







|                        |  |
|------------------------|--|
| TOTAL SITE AREA:       | 20.0 AC  |
| ROADWAY AREA:          | -1.4 AC.   |
| WETLANDS AREA (X 50%): | -2.0 AC.   |
|                        | 16.6 AC. (723,096 S.F.)                              |
|                        | 723,096 S.F. / 30,000 S.F. (PER RSF-1 ZONING) = 24.1 |
|                        | <b>24 LOTS ALLOWED</b>                               |

|                                   |          |
|-----------------------------------|----------|
| TOTAL OPEN SPACE PROVIDED:        |          |
| ALL AREA OUTSIDE OF LOTS AND R/W: | 10.4 AC. |
| PROPOSED DETENTION AREAS:         | -0.8 AC. |
|                                   | 9.6 AC.  |

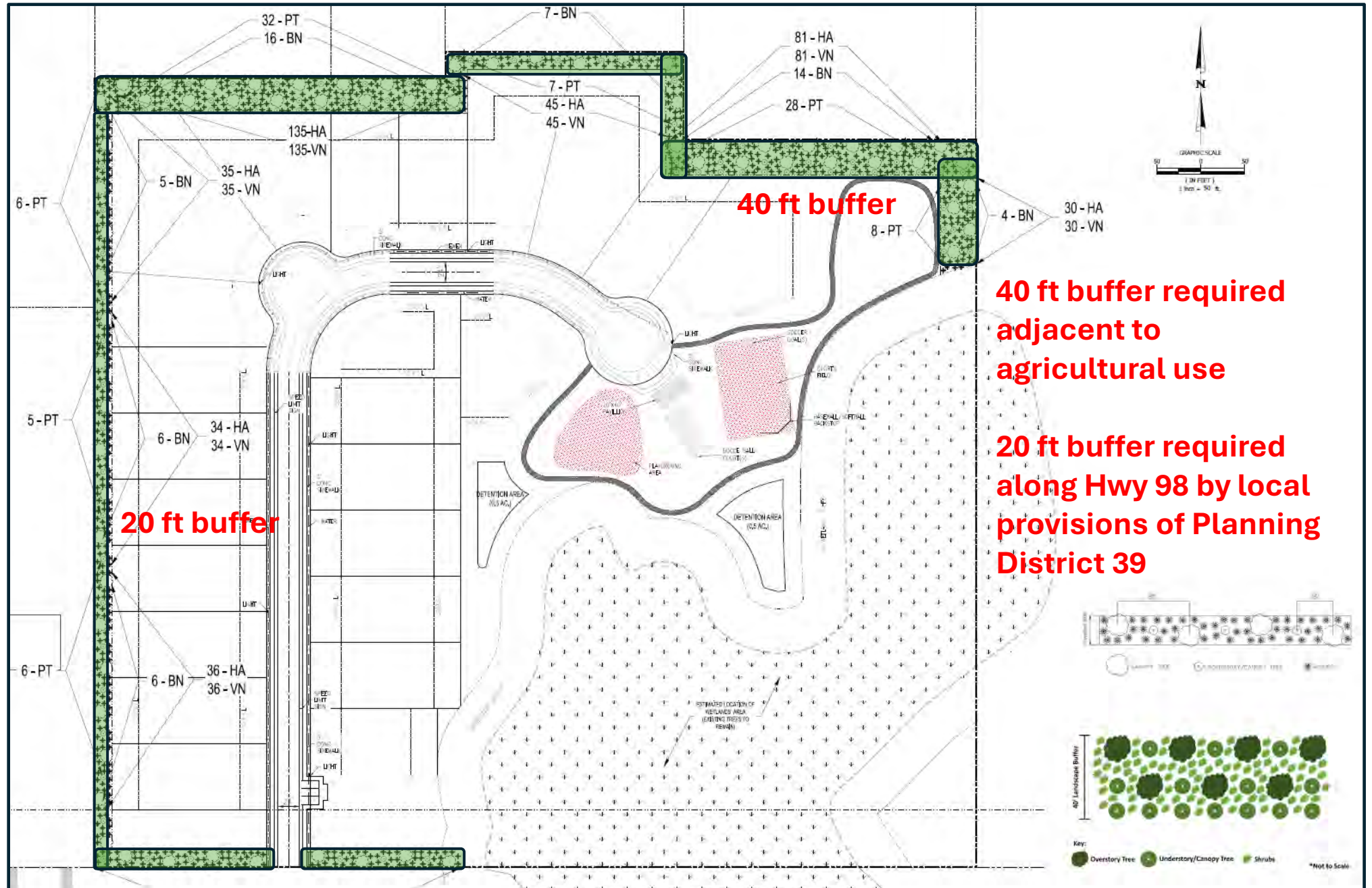
### TOTAL USEABLE OPEN SPACE PROVIDED:

|                    |          |
|--------------------|----------|
| TOTAL OPEN SPACE:  | 9.6 AC.  |
| WETLANDS:          | -4.0 AC. |
| UNACCESSIBLE AREA: | -0.6 AC. |
|                    | 5.0 AC.  |

### LEGEND

|   |                        |   |                 |
|---|------------------------|---|-----------------|
|  | LOT AREA               |  | WETLANDS        |
|  | COMMON AREA/OPEN SPACE |  | PARK/BALL FIELD |
|  | RIGHT-OF-WAY AREA      |  | DETENTION AREA  |

**Landscape Plan**



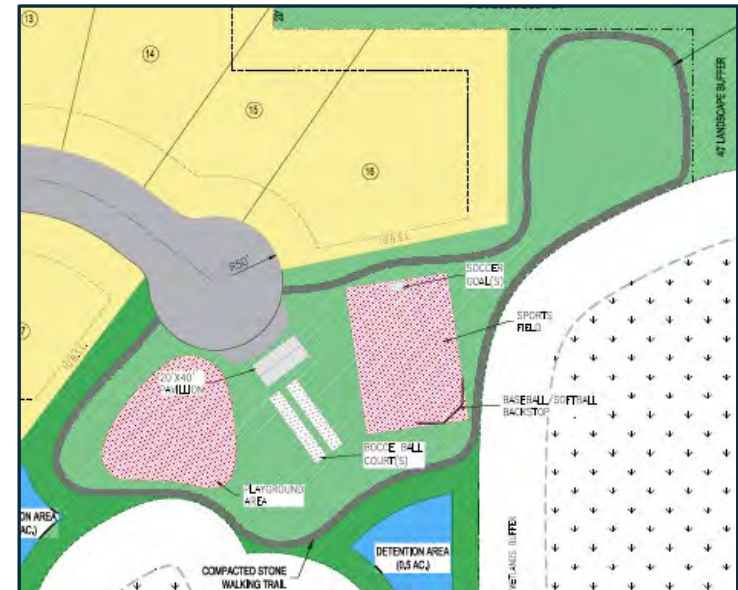
## AMENITIES

- Bocce ball courts
- Pavilion
- Soccer/softball field
- Playground
- Walking trail



## Staff comments:

- The useable open space is mostly contiguous and accessible to residents.
- Multiple amenities are proposed.
- Detention ponds appear to be undersized and will likely expand into the usable open space. However, the wetlands have not been delineated and likely will be reduced from what is shown on the site plan.
- The development will be surrounded by landscape buffers, reducing the visual impact on surrounding parcels and the road.





**REZONING Staff's Recommendation:**

**Z24-24 RE-ZONING REQUEST FROM RA TO RSF-1**

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.

**PRD Staff's Recommendation:**

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-03 Graden Place** application should be recommended for **Approval** \* with the following condition(s):

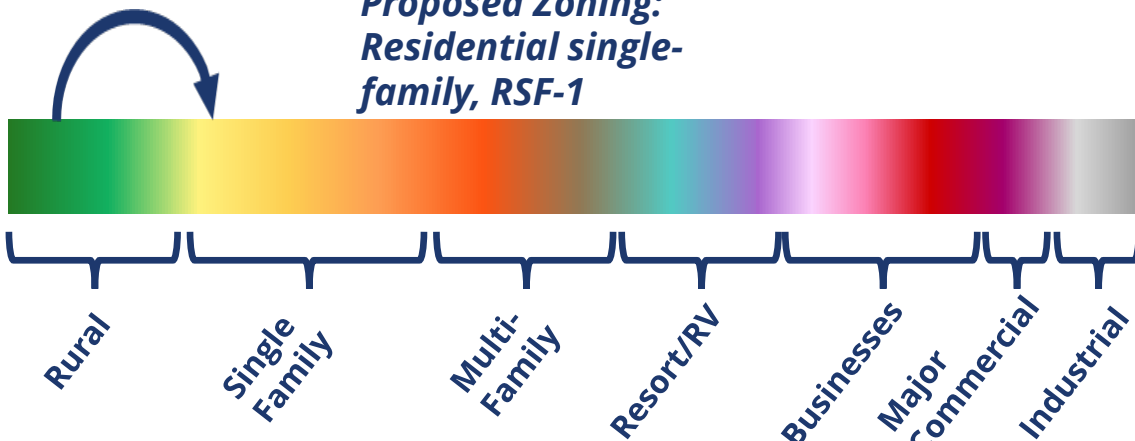
Conditions of approval:

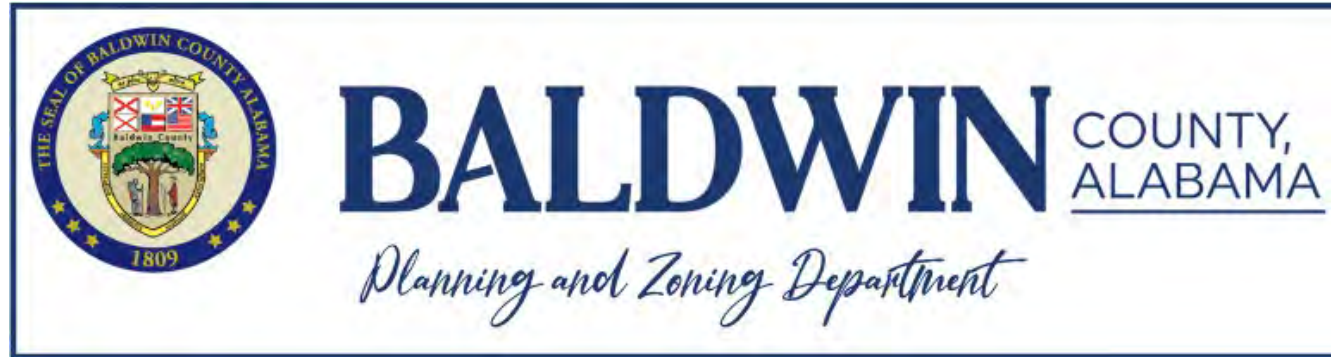
1. Approval of the rezoning request from RA to RSF-1.
2. During construction plan review, if the detention ponds must be enlarged, the area of usable open space shown on this site plan (5 ac) must be maintained.
3. When the preliminary plat is submitted, the wetlands and wetland buffer may be adjusted to reflect what is shown on an acceptable wetland report, but the number of lots cannot be increased without Planning Commission approval.

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

**Current Zoning: Rural agricultural (RA)**

**Proposed Zoning: Residential single-family, RSF-1**





**Case No./Name:** Z24-25 FRANK PROPERTY & PRD24-02 Farmington (Agenda Item 9h.)  
**Meeting Date:** July 11, 2024  
**Request:** Rezoning request and Planned Residential Development approval for a 102-site residential development.  
**Recommendation:** Denial for Z24-25 and Denial for PRD24-02

**Staff Lead:** Shawn Mitchell & Celena Boykin  
**Owner / Developer:** Douglas Frank, 27695 Woerner Rd, Elberta, AL  
**Surveyor:** Rowe Engineering, 3502 Laughlin Dr, Suite B, Mobile, AL  
**Engineer:** Dwayne Smith, 50 N Florida St, Mobile, AL

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>

**Location:** The subject property is located north of Woerner Rd. and west of County Rd. 95.

**Proposed use:** A 102-unit planned residential development

**Planning District:** 22

**Zoning:** Current zoning: RA. Rural agricultural  
Requested zoning: RSF-1 Single family residential

**Parcel#:** 05-53-02-10-0-000-004.00    **PIN#:** 14056

**Total Property Area to be divided:** 78 +/- acres

**Total # of Lots requested:** 102 sites  
RSF-1 Minimum required site: 30,000 SF, width 100 ft  
Smallest site: 13,500 SF

**Density:** 1.3 lots / acre  
Total area 78 ac – @2 ac wetlands) = 76 acres  
 $102 \text{ lots} / 76 = 1.34 \text{ units/ac}$   
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-1 density of 1.45 units/acre.

**Open Space:** Required  $78 \times 20\% = 15.6 \text{ ac}$   
Total provided as per site data table: 25.16 ac  
Open space cannot include detention ponds or internal ROW.

**“Useable” open space:** Required  $15.6 / 2 = 7.8 \text{ ac}$   
Site data table: 24.16 ac (should show 23.16 ac to account for wetlands)

**Online Case File Number:** The case number is PRD24-02 or Z24-25. When searching online CitizenServe database, please use PRD24-000002 or Z24-000025.

**Streets / Roads:** 6,402 LF of street for public use

**Utility Providers (4.5.1(i), 5.2.5a(1):** Capacity reports are not required for PRDs will be required for the preliminary plat.

Water: Perdido Bay Water (Letter dated March 22, 2024)

Electrical: Baldwin EMC (May 22, 2024)

Sewer: BC Sewer Service (June 5, 2004. Lillian treatment plant)

**Traffic Study (5.5.14, Append. 6):** Not required for a PRD but will be required for a preliminary plat.

**Drainage Improvements (4.5.1e, 5.11.7):** A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

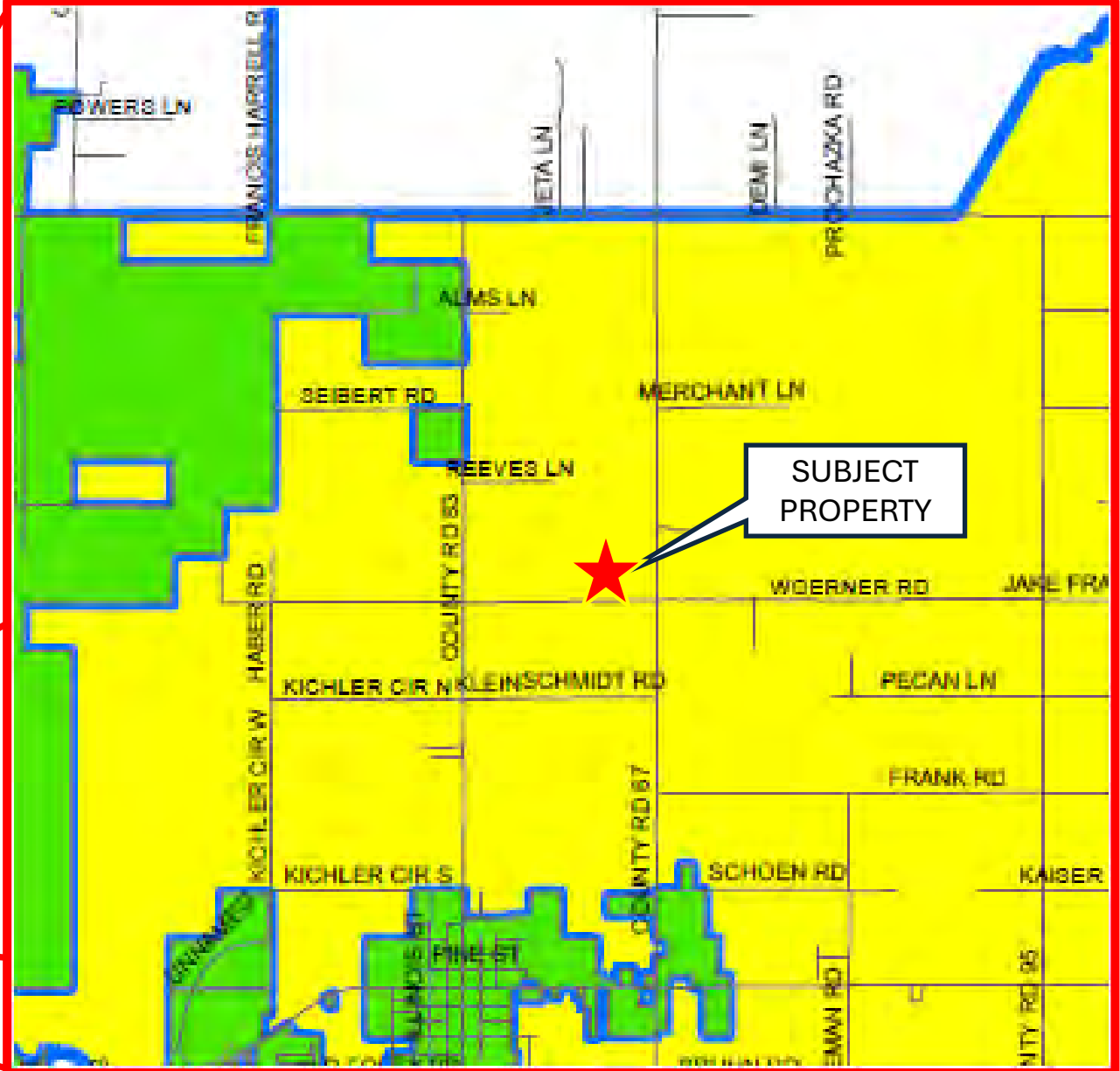
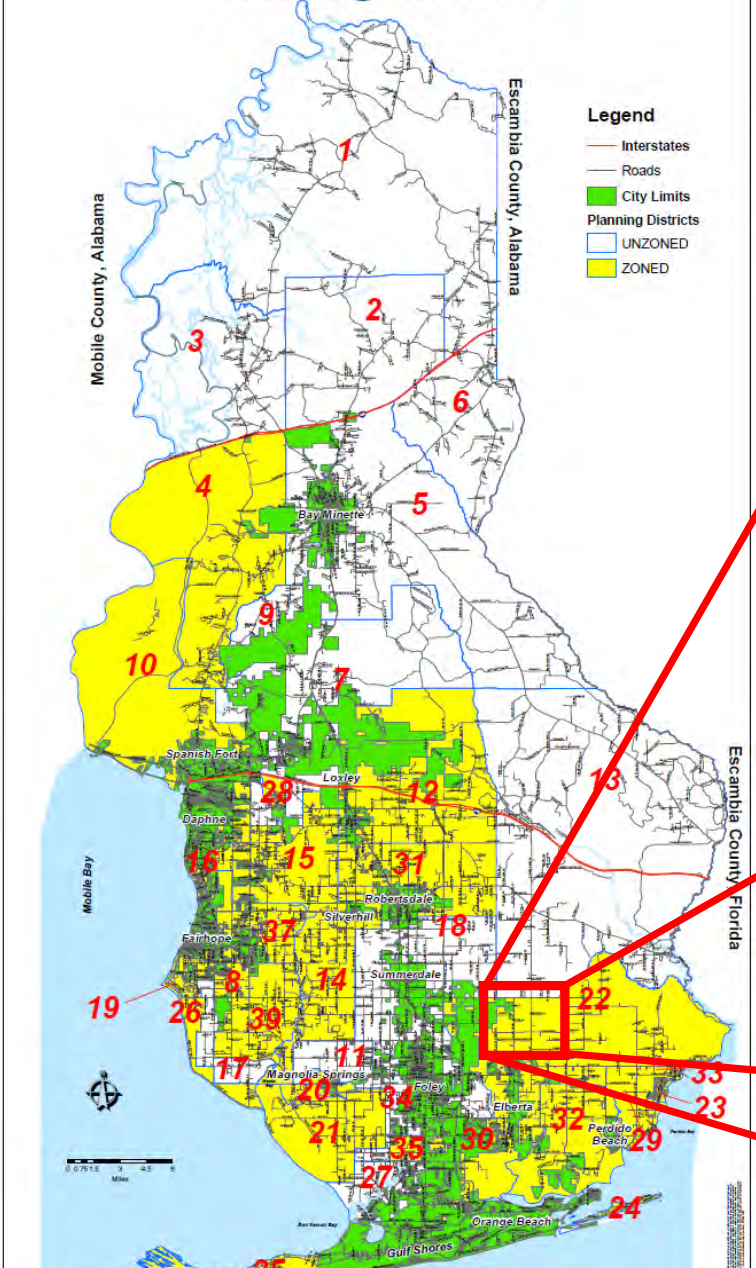
**Wetlands (5.2.2):** Due to a miscommunication between the applicant and staff, a wetland report was not provided. The wetlands shown are from the Generalized Wetland Map and should reflect a 50 ft. non-disturbed natural buffer. However, the site plan shows a 30 ft. wetland buffer. The wetlands and buffer may be adjusted on the preliminary plat to reflect an approved wetland report; however, the number of lots cannot be increased without Planning Commission approval.

**Flood zone (5.19):** Zone X, no special requirements

**Fire Protection (5.2.5a(3):** A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

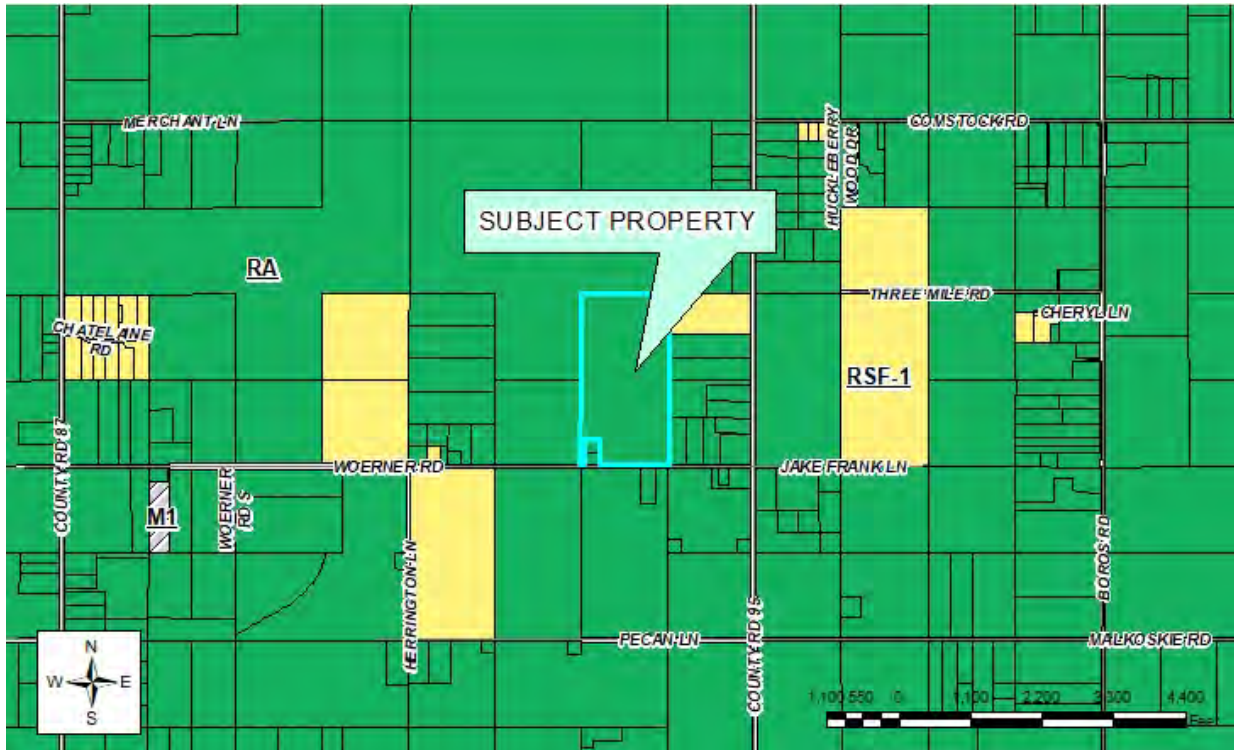
**BCBE Notification:** Email sent on June 5, 2024. They did not express opposition.

# Baldwin County, Alabama Planning Districts

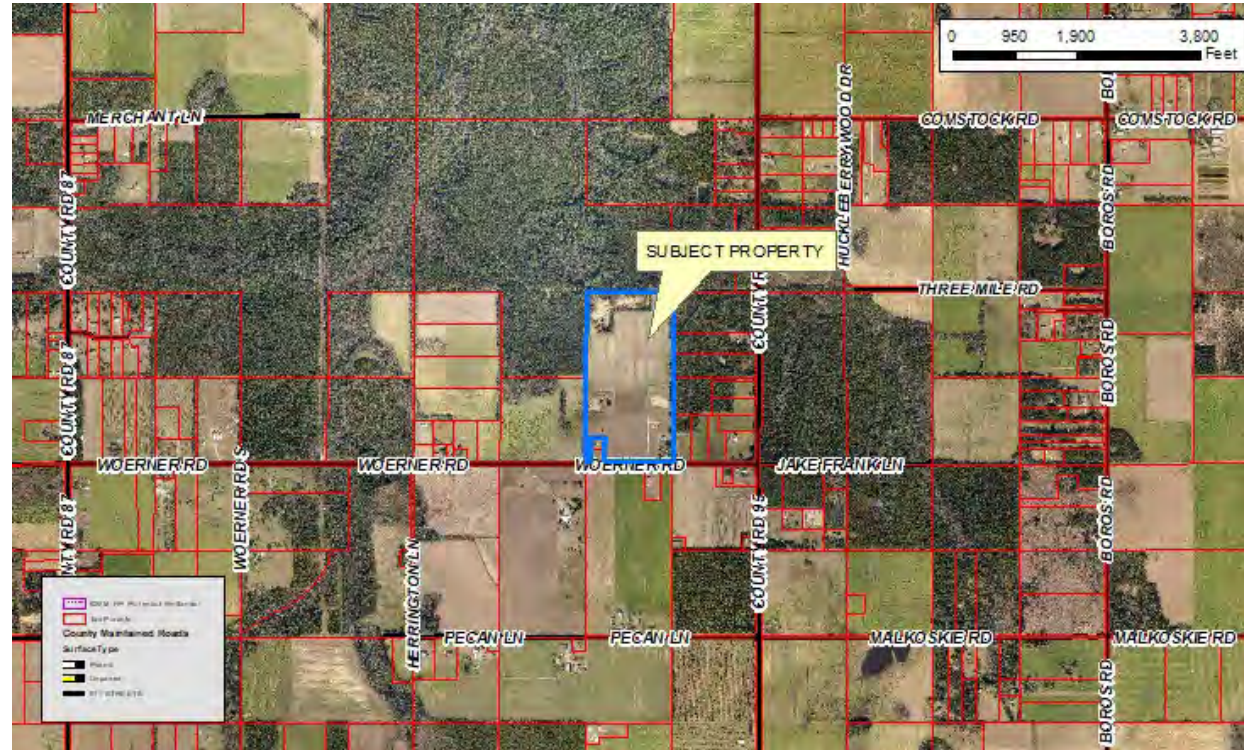


SUBJECT  
PROPERTY

# Locator Map



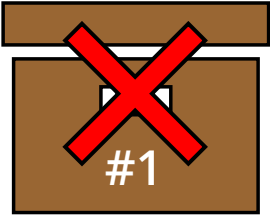
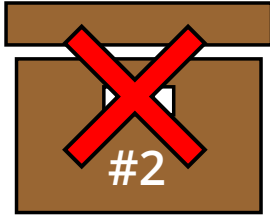
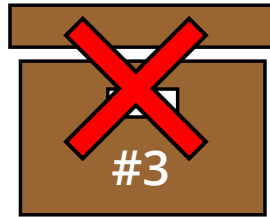
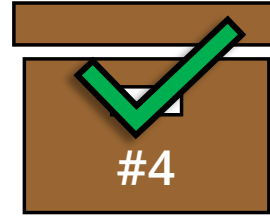

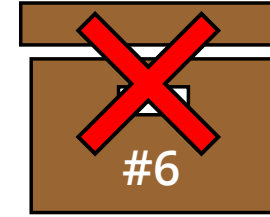
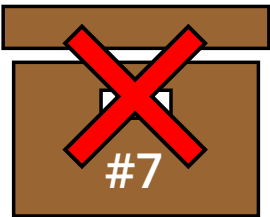
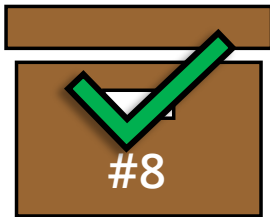

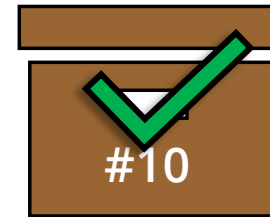

# Site Map



|       | Adjacent Zoning  | Adjacent Land Use |
|-------|--|-------------------|
| North | RA- Rural Agriculture                                      | Vacant            |
| South | RA- rural agriculture                                      | Agricultural      |
| East  | RA- Rural Agriculture and RSF-1, Residential Single Family | Residential       |
| West  | RA- Rural Agriculture                                      | 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.

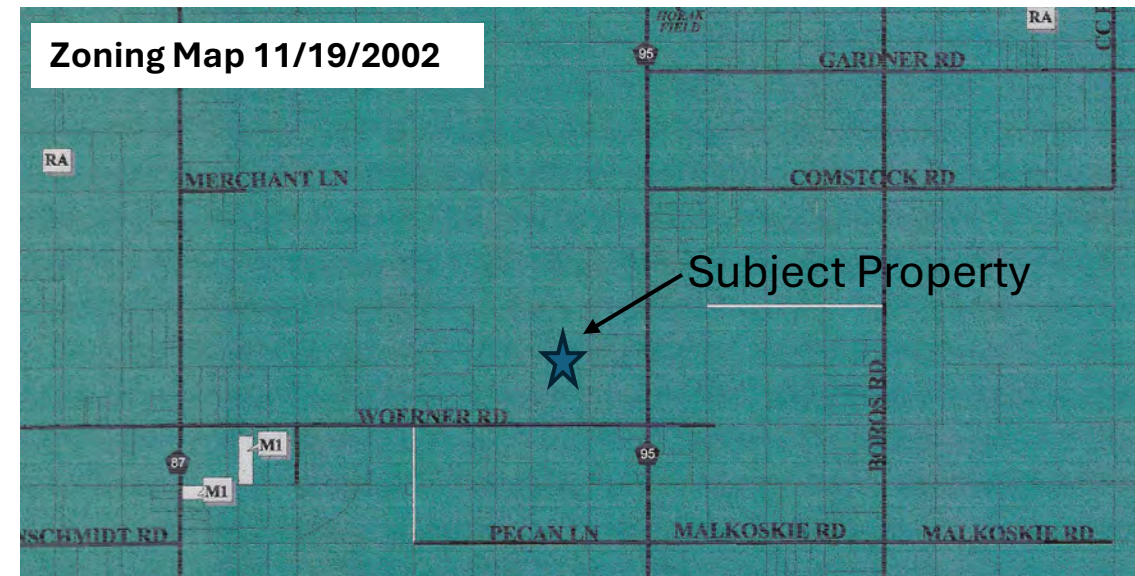
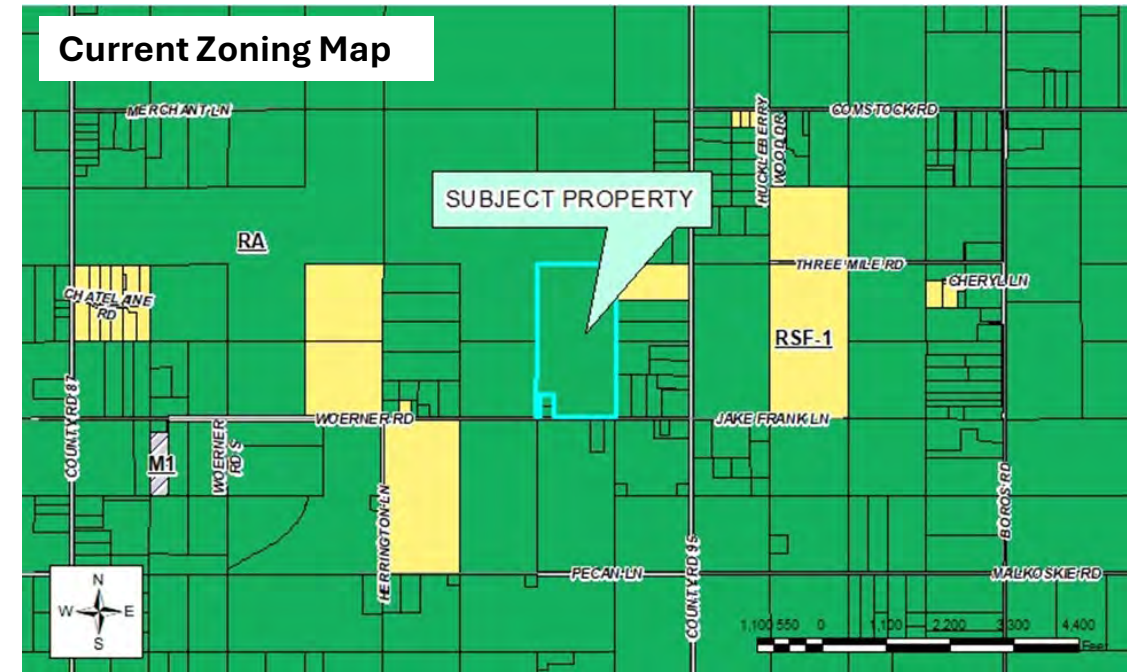
## STAFF ANALYSIS

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

The subject property is currently zoned RA, Rural Agricultural District. Surrounding parcels within 1 mile of the subject property are zoned RA, RSF-1, and M1. The uses adjacent to the subject property are agriculture and residential, and none of the RSF-1 parcels have been developed. Staff feels that the requested change is not compatible with the development pattern of the surrounding areas.

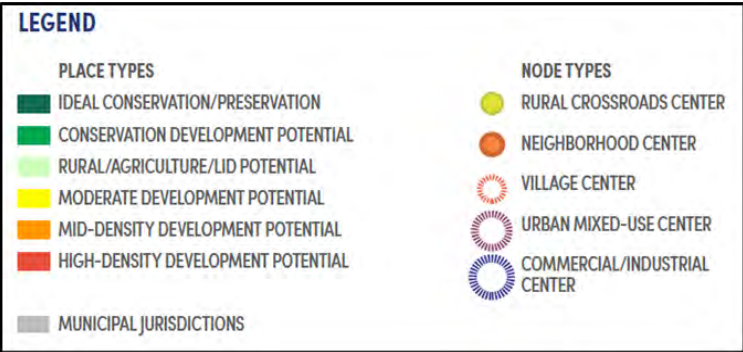
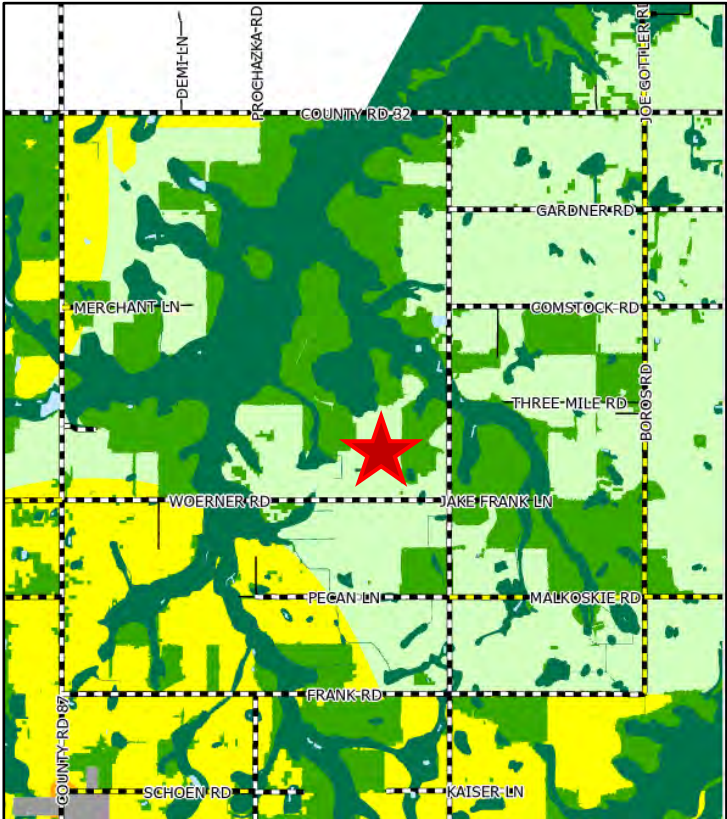
### 2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 22 adopted zoning on Nov. 19, 2002. It seems that the subject property was classified as RA at the time the Planning District 22 zoning map came into effect. There have been few modifications to land use in the surrounding area, but several rezonings from RA to RSF-1. These rezonings occurred as a result of the previously permitted automatic rezoning procedures.



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

The majority of the future land use for the subject property is Rural/Agriculture/LID Potential Areas. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. The related zoning districts include RR, RA, and RSF-E.



## RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

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. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

**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







**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?**

Per the Federal Highway Administration, the functional classification for Woerner Road is a Local Road. These roadways provide limited mobility and are the primary access to residential areas, businesses, farms, and other local areas. A traffic study is not required for a PRD but will be required for a preliminary plat. A turnout permit onto Woerner Rd would be reviewed by the County.

**6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?**

The proposed amendment is not consistent with the development patterns in the area. This area is mostly zoned RA with some parcels zoned RSF-1. Most of the parcels zoned RSF-1 are vacant or farmed. The RSF-1 subdivision, Three Mile Oaks, that is north of Woerner Rd and east of Co Rd 87, has estate-sized lots.

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

This area of Planning District 22 consists of mostly Rural Agriculture. Therefore, the proposed rezoning would not be consistent with the area.

**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?**

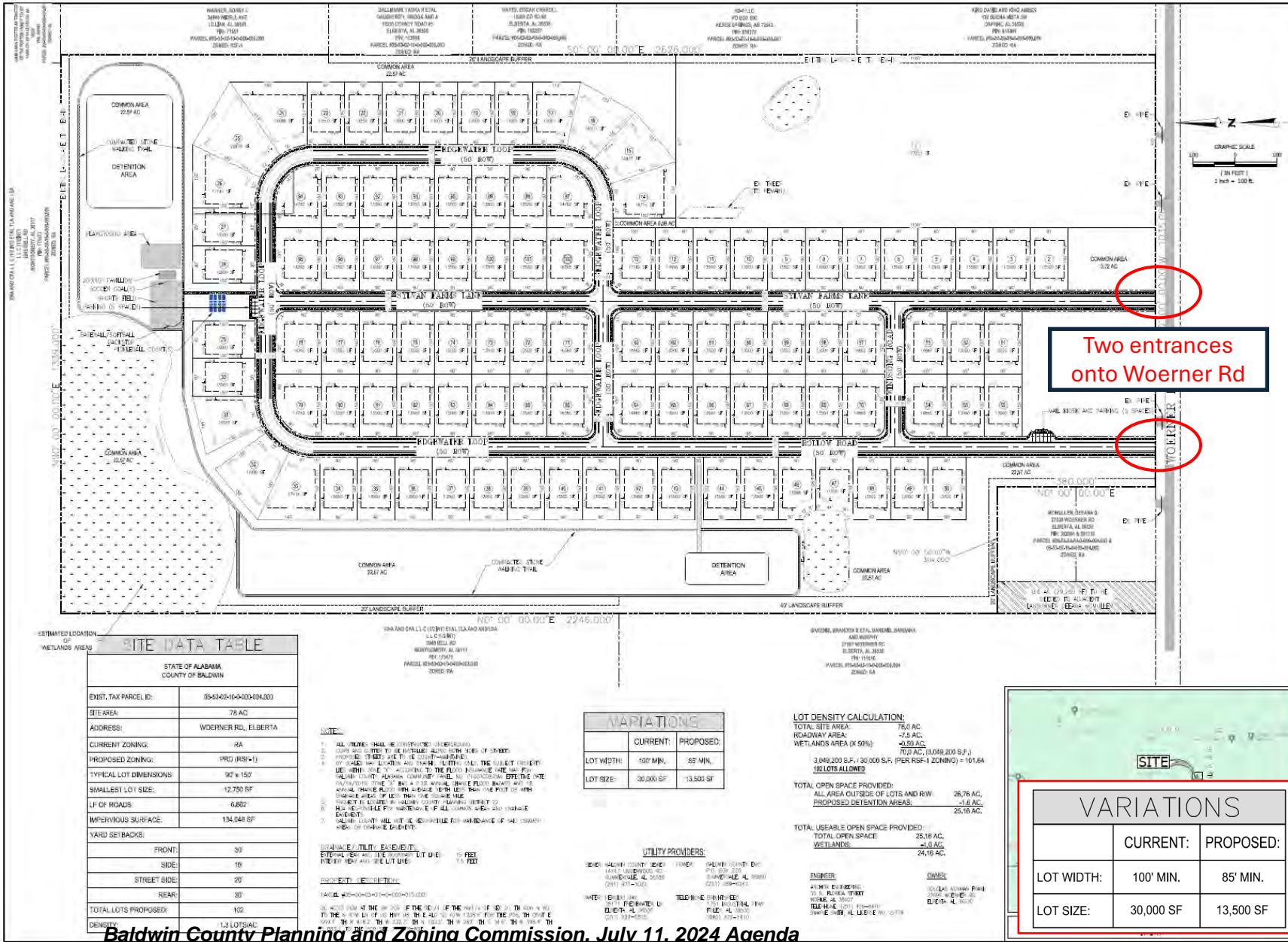
Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.

**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**

# PRD Details



| SITE DATA TABLE                     |                           |
|-------------------------------------|---------------------------|
| STATE OF ALABAMA<br>TOWN OF ELBERTA |                           |
| EXIST. TAX PARCEL ID:               | 05-53-02-10-0-000-004.000 |
| SITE AREA:                          | 78 AC                     |
| ADDRESS:                            | WOERNER RD., ELBERTA, AL  |
| CURRENT ZONING:                     | RA                        |
| PROPOSED ZONING:                    | PRD                       |
| PROPOSED USE:                       | SINGLE FAMILY RESIDENTIAL |
| NO. OF STORIES:                     | 2 MAX                     |
| MX BLDG HEIGHT:                     | 35' MAX                   |
| TYPICAL LOT DIMENSIONS:             | 90' x 150'                |
| L.F. OF ROADWAYS:                   | 6,402                     |
| TOTAL LOTS PROPOSED:                | 102                       |

| LOT DENSITY CALCULATION:                                 |                           |
|--|---------------------------|
| TOTAL SITE AREA:   | 78.0 AC                   |
| ROADWAY AREA:  | -7.50 AC.                 |
| WETLANDS AREA (X 50%):                                   | -5.50 AC.                 |
|  | 70.0 AC. (3,049,200 S.F.) |
| 3,049,200 S.F. / 30,000 S.F. (PER RSF-1 ZONING) = 101.64 |                           |
| <b>102 LOTS ALLOWED</b>                                  |                           |
| TOTAL OPEN SPACE PROVIDED:                               |                           |
| ALL AREA OUTSIDE OF LOTS AND RW:                         | 26.76 AC.                 |
| PROPOSED DETENTION AREAS:                                | -1.6 AC.                  |
|  | 25.16 AC.                 |
| TOTAL USEABLE OPEN SPACE PROVIDED:                       |                           |
| TOTAL OPEN SPACE:  | 25.16 AC.                 |
| WETLANDS:  | -1.0 AC.                  |
|  | 24.16 AC.                 |

| VARIATIONS |           |           |
|------------|-----------|-----------|
|            | CURRENT:  | PROPOSED: |
| LOT WIDTH: | 100' MIN. | 85' MIN.  |
| LOT SIZE:  | 30,000 SF | 13,500 SF |

| SITE DATA TABLE                       |                           |
|---------------------------------------|---------------------------|
| STATE OF ALABAMA<br>COUNTY OF BALDWIN |                           |
| EXIST. TAX PARCEL ID:                 | 05-53-02-10-0-000-004.000 |
| SITE AREA:                            | 78 AC                     |
| ADDRESS:                              | WOERNER RD., ELBERTA      |
| CURRENT ZONING:                       | RA                        |
| PROPOSED ZONING:                      | PRD (RSF-1)               |
| TYPICAL LOT DIMENSIONS:               | 90' x 150'                |
| SMALLEST LOT SIZE:                    | 12,750 SF                 |
| L.F. OF ROADS:                        | 6,822                     |
| IMPERVIOUS SURFACE:                   | 134,048 SF                |
| YARD SETBACKS:                        |                           |
| FRONT:                                | 30                        |
| SIDE:                                 | 10                        |
| STREET SIDE:                          | 20                        |
| REAR:                                 | 30                        |
| TOTAL LOTS PROPOSED:                  | 102                       |
| DENSITY:                              | 1.3 LOTS/AC               |

**NOTES:**

- ALL UTILITIES SHALL BE CONFINED TO THE DESIGNATED UTILITY AREAS.
- ALL UTILITIES SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPOSED DETENTION AREAS.
- ALL UTILITIES SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPOSED DETENTION AREAS.
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| VARIATIONS |           |           |
|------------|-----------|-----------|
|            | CURRENT:  | PROPOSED: |
| LOT WIDTH: | 100' MIN. | 85' MIN.  |
| LOT SIZE:  | 30,000 SF | 13,500 SF |

**LOT DENSITY CALCULATION:**

TOTAL SITE AREA: 78.0 AC  
 ROADWAY AREA: -7.50 AC.  
 WETLANDS AREA (X 50%): -5.50 AC.  
 70.0 AC. (3,049,200 S.F.)  
 3,049,200 S.F. / 30,000 S.F. (PER RSF-1 ZONING) = 101.64  
**102 LOTS ALLOWED**

**TOTAL OPEN SPACE PROVIDED:**

ALL AREA OUTSIDE OF LOTS AND RW: 26.76 AC.  
 PROPOSED DETENTION AREAS: -1.6 AC.  
 25.16 AC.

**TOTAL USEABLE OPEN SPACE PROVIDED:**

TOTAL OPEN SPACE: 25.16 AC.  
 WETLANDS: -1.0 AC.  
 24.16 AC.

**UTILITY PROVIDERS:**

SEWER: BALDWIN COUNTY SEWER  
 WATER: BALDWIN COUNTY WATER  
 TELEPHONE: BALDWIN COUNTY TELEPHONE  
 POWER: BALDWIN COUNTY POWER



# Proposed Amenities:



## AMENITIES

- Pickleball courts
- Pavilion
- Soccer/softball field
- Playground
- Walking trail

## FARMINGTON SUBDIVISION NARRATIVE

Please accept this letter as the required narrative for the proposed Farmington PRD. It is the Owner's intent to re-zone the proposed property to PRD with an underlying zoning of RSF-1 to allow for the development of approximately 102 single family residential lots. The proposed lots are 90'x150', contain approximately 12,750 square feet of area, and will have a 30 foot front minimum building setback, 30 foot rear minimum building setback, 10 foot side minimum building setback and a 25 foot side street minimum building setback. The proposed setbacks meet the Baldwin County subdivision regulations for RSF-1 lots. We are requesting a variance from the subdivision regulations for RSF-1 zoned lots for dimension and area. Beyond the unique lot sizes, area and setbacks it is the Owner's intent to proceed with this development as a typical single family residential subdivision.

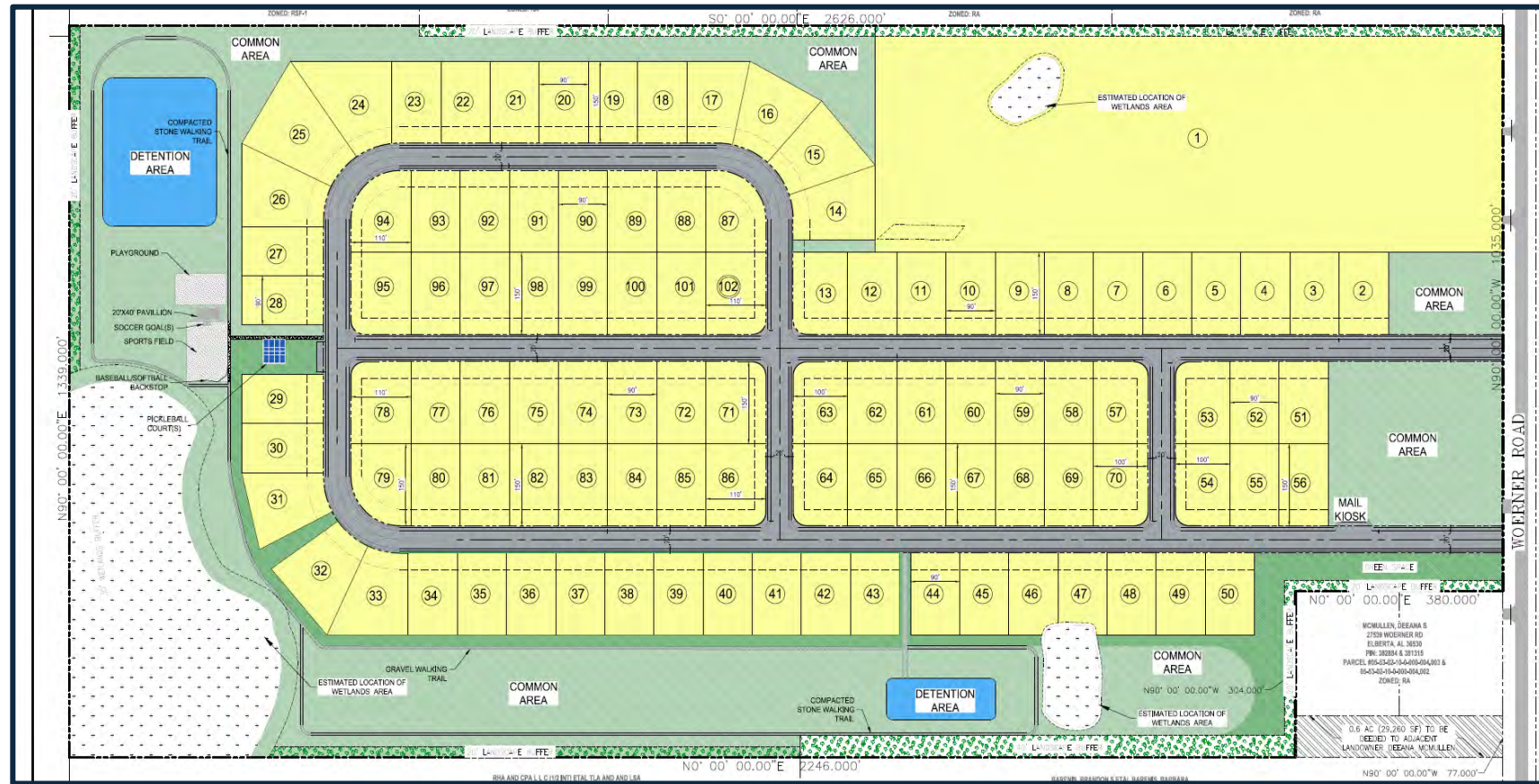
Potable Water and Sanitary Sewer will be public with all proposed utility infrastructure to be designed and constructed in accordance with utility specifications. All proposed roads and stormwater infrastructure will be designed and constructed in accordance with the Baldwin County's Land Use Ordinance. It is the intent for all roads, rights-of-way, and utilities to be dedicated to Baldwin County and all on site detention and common areas will be owned and maintained by the Homeowner's Association.

The subdivision is planned to consist on single-story homes ranging between 2,400 and 3,500 sf in finish living area. Each home will have 2 or 3 car garages and will be priced between \$380,000 and \$600,000.

It is the Owner's intent to commence the design of the proposed development immediately upon a successful PRD zoning by Baldwin County Robertsedale with an anticipated date of completion of the development within 24 months of the commencement of the design.

**Staff comments:**

- Multiple amenities are proposed.
- The provided open space is located behind lots and difficult to access.
- There is no centralized open space, and approximately 3 acres of open space are located along Woerner Rd.
- Detention ponds appear to be undersized and will likely expand into the usable open space. However, the wetlands have not been delineated and likely will be reduced from what is shown on the site plan.
- The proposed lots are much smaller than parcels in the surrounding area.



**REZONING Staff's Recommendation:**

**Z24-25 RE-ZONING REQUEST FROM RA TO RSF-1**

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

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

**PRD Staff's Recommendation:**

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-02 Woerner Road** application should be recommended for **Denial.\***

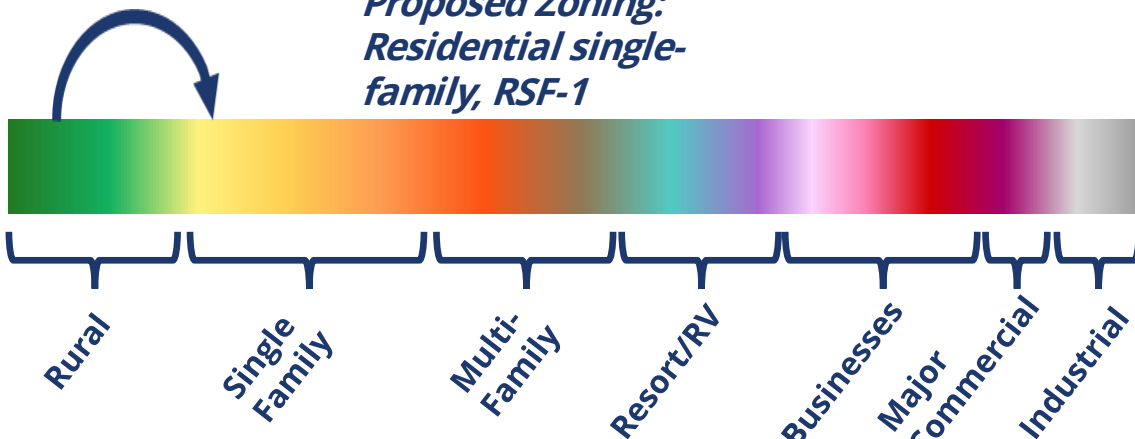
If the Planning Commission chooses to approve the site plan, the following conditions would apply:

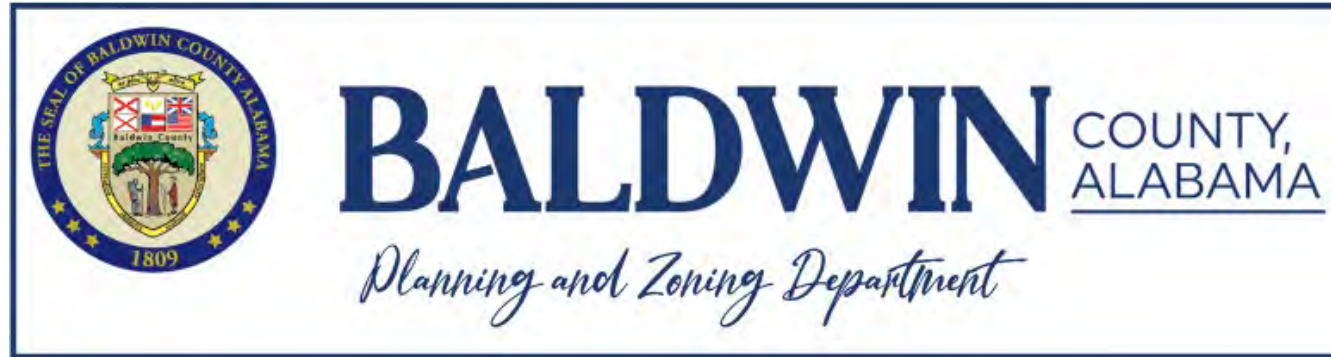
1. Approval of the rezoning request from RA to RSF-1.
2. During construction plan review, if the detention ponds must be enlarged, the area of usable open space shown on this site plan (24.16 ac) must be maintained.
3. Amend the landscape plan to show a 40 ft buffer on Lot 1 adjacent to agricultural use to the east.
4. When the preliminary plat is submitted, the wetlands and wetland buffer may be adjusted to reflect what is shown on an acceptable wetland report, but the number of lots cannot be increased without Planning Commission approval.

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

***Current Zoning: Rural agricultural (RA)***

***Proposed Zoning: Residential single-family, RSF-1***





**Case No./Name:** SC24-26 Hall's Creek Farm (Agenda Item 10a.)  
**Meeting Date:** July 11, 2024  
**Request:** Preliminary & Final Plat (concurrent) approval for a 28-lot subdivision  
**Recommendation:** Approval with Conditions

**Staff Lead:** Shawn Mitchell

**Owner / Developer:** Halsey Timber, LLC

**Surveyor:** David Lowery, *David Lowery Surveying, LLC*. 55284 Martin Ln., Stockton, AL 36579

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>



**Location:** Subject property is bisected by Old Ganey Rd. (County Rd. 96), north of the City of Bay Minette.

**Proposed use:** Single-family residential subdivision

**Planning District:** 2

**Zoning:** Unzoned

**Parcel#:** 05-14-05-15-0-000-001.000      **PIN#:** 64492

**Total Property Area to be divided:** 654 +/- acres

**Total # of Lots requested:** 28 lots  
Largest lot: 49.3 ac      Smallest lot: 20 ac

**Streets / Roads:** No new streets to be installed.

**Utility Providers (4.5.1(i), 5.2.5a(1):**

Water: On-site well

Electrical: Baldwin EMC. Letter dated April 17, 2024

Sewer: On-site septic

Broadband: Not required

**Online Case File Number:** The case number is SC24-26. When searching the online CitizenServe database, please use SC24-000026.

**Traffic Study (5.5.14, Append. 6):** Less than 50 lots requested so not required per Section 5.5.14.

**Drainage Improvements (4.5.1e, 5.11.7):** Not required for large lot subdivisions where all lots exceed 20 acres (4.5.8)

**Wetlands (5.2.2):** Report prepared by Keith Johnson, *Wetland Sciences, Inc.* Jurisdictional wetlands are shown with the required 15 ft. natural buffer within a 30 ft. wetland building setback. Any wetland fill will require USACE permits.

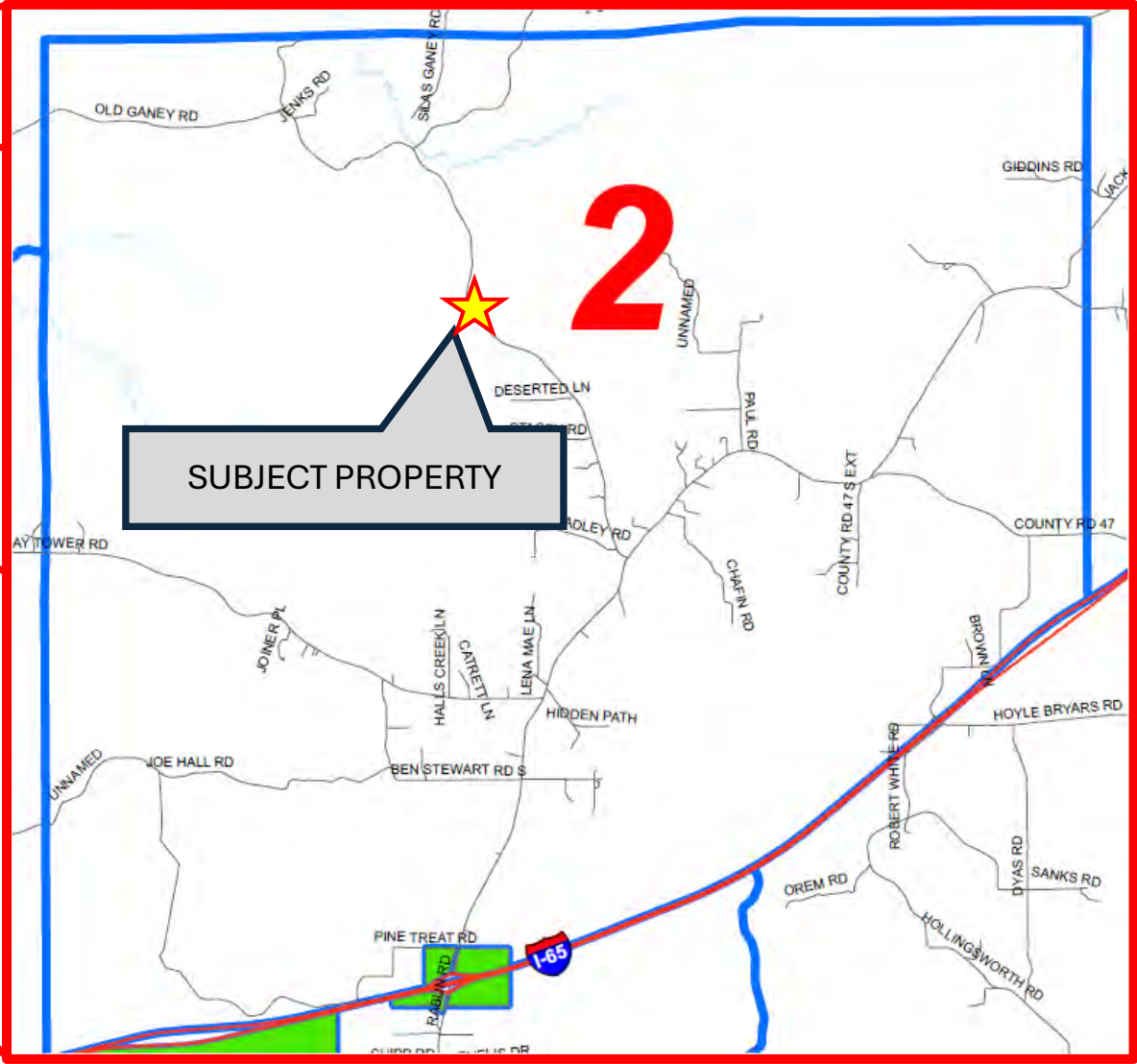
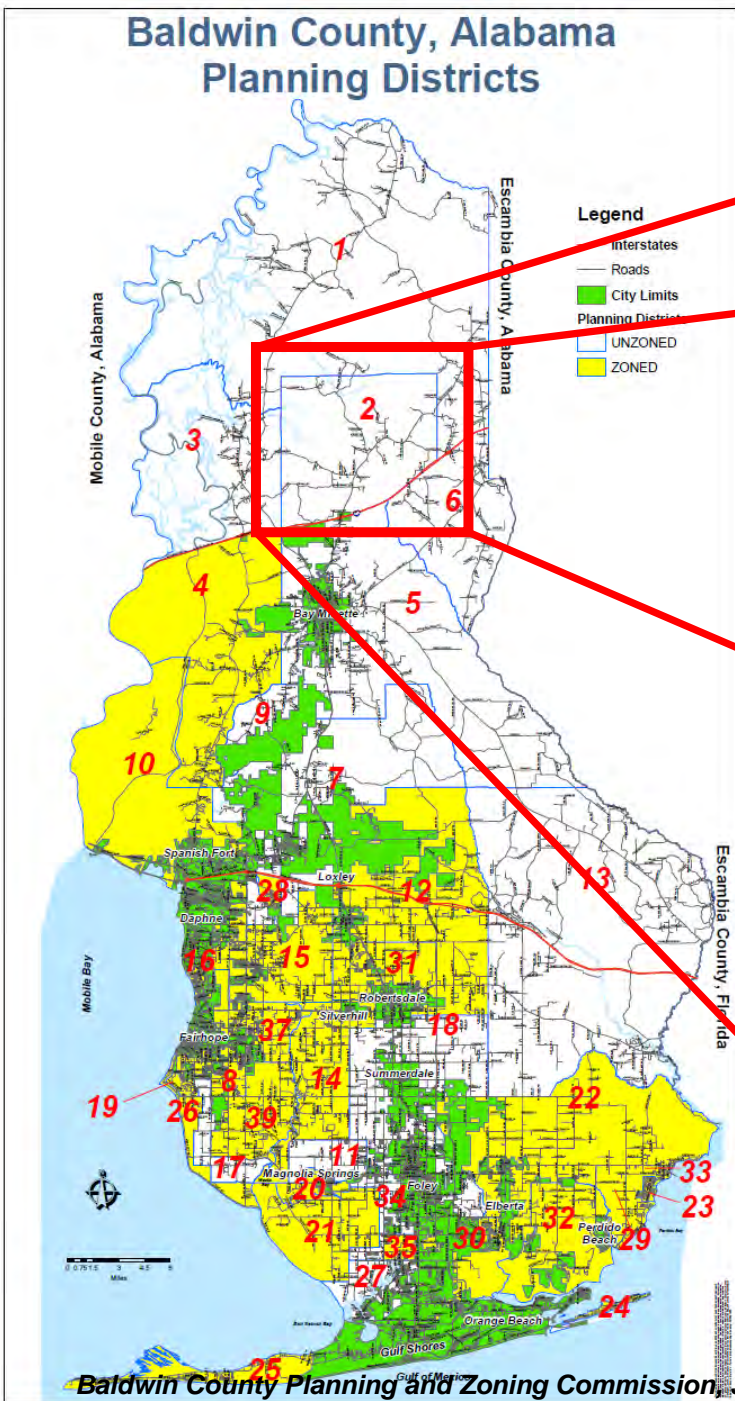
**Flood zone (5.19):** Flood zone X, no special requirements.

**Fire Protection (5.2.5a(3):** Not required for large lot subdivisions where all lots exceed 20 acres (4.5.8)

**BCBE Notification:** Not required (less than 50 lots)

**Property History:** N/A

# Baldwin County, Alabama Planning Districts





SUBJECT PROPERTY



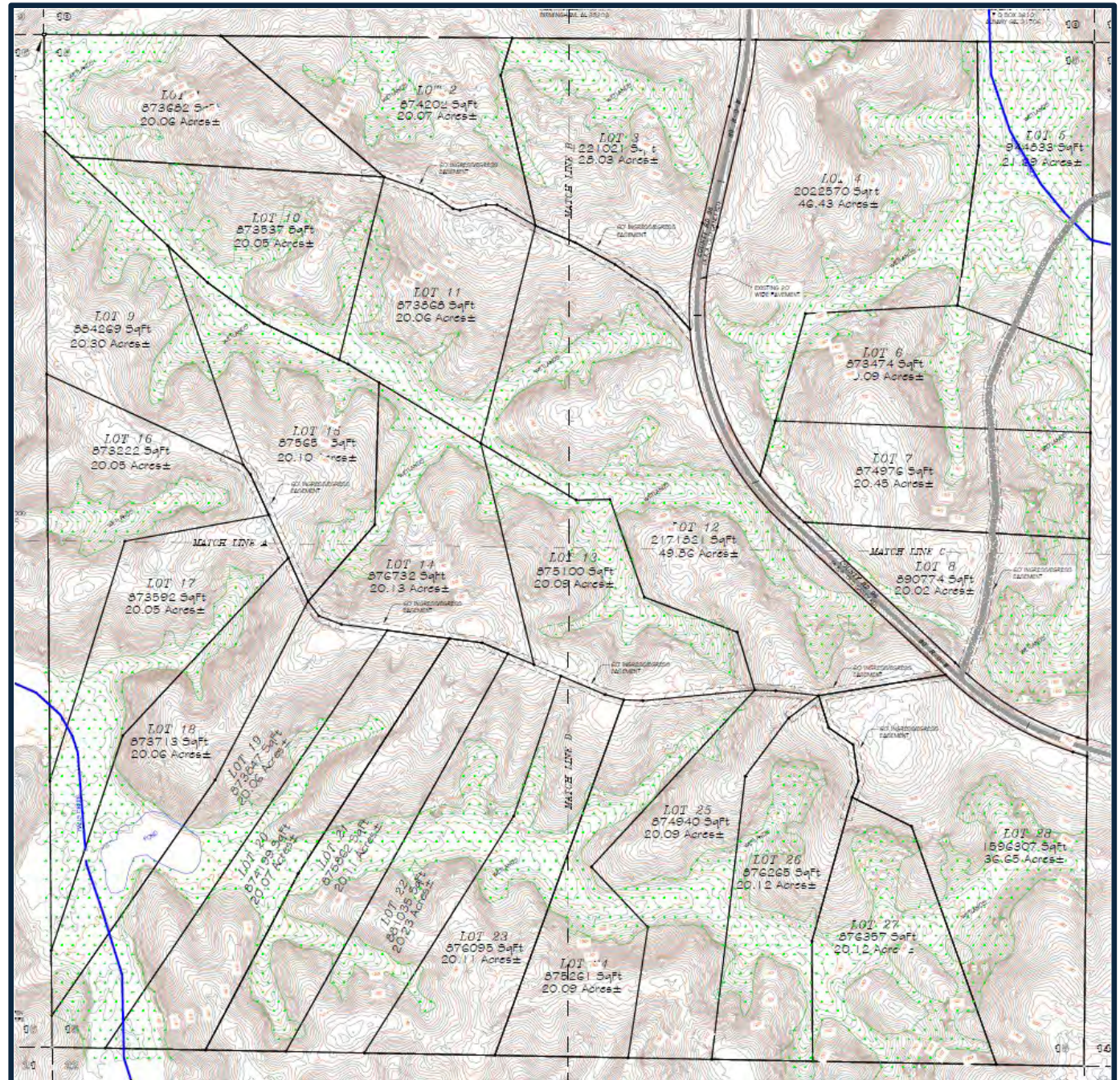
CR 96 / Old Ganey Rd

Paul Rd

Rabun Rd

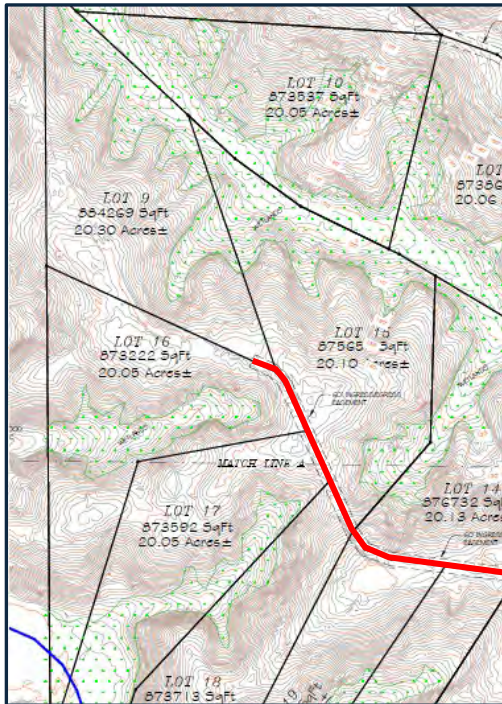


Plat cropped and enlarged to show details



## Staff Comments:

1. There is an existing dirt road that goes through the parcel and connects to an adjacent parcel to the west that needs to be shown on the plat



## Staff Recommendation:

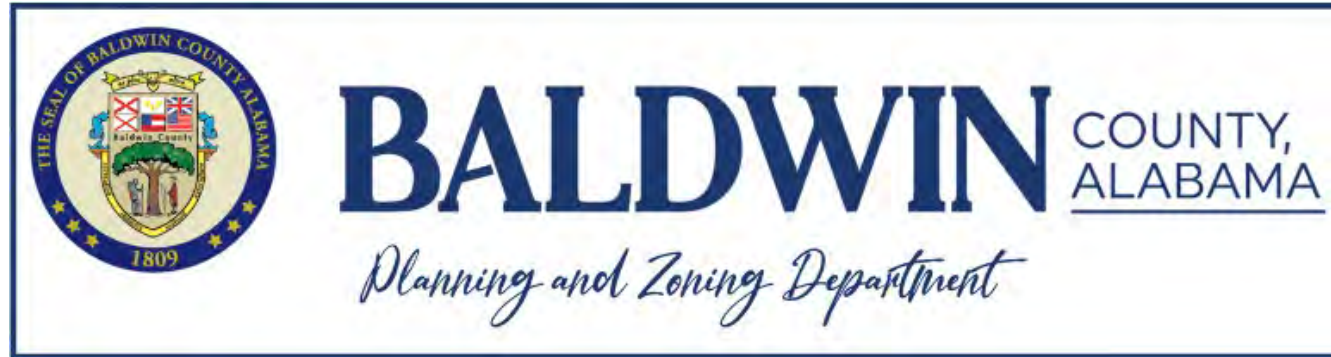
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-26 HALL'S CREEK SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

## Specific Conditions:

1. Show the full length of the existing access road that extends through the parcel to the west.
2. Add instrument numbers for recorded access easements to the plat.
3. Add a note to the plat that the filling of jurisdictional wetlands will require permits from the US Corps of Engineers.

## General Conditions:

- All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



**Case No./Project Name:** CSP24-12, Smeraglia Kennels – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 11a.)

**Meeting Date:** July 11, 2024

**Applicant:** Lieb Engineering – Chris Lieb

**Owner:** 5 Rivers Capital, LLC – Geoffrey Lane

**Request:** CSP approval for a dog kennel

**Staff Determination:** Staff finds much of the application in agreement with the Baldwin County Zoning Ordinance and recommends approval of the request with specific and standard conditions as well as memorialized provisions.

**Staff Lead:** Cory Rhodes

To view maps/plats in higher resolution, please visit the Upcoming Items” Planning and Zoning webpage:  
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

**ANALYSIS:**

*Section 18.9.5 Standards for approval.* A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The dog kennel was established before Planning District 12 adopted zoning in 2006. As a result, there are structures on the property that do not meet the setback requirements of the Zoning Ordinance; however, the property owners have been working with staff to come into compliance. It was determined that any structure lying within the required setbacks that does not have a solid roof may remain within the setbacks.
- 2) **The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The 2023 Baldwin County Master Plan indicates a future land use for the subject property of Ideal Conservation Preservation Area, Conservation Development Potential, and Rural Agriculture/Low-Impact Development Potential. Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. 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. 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. The development pattern may also include conservation-based subdivisions to 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.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.** The existing use should not detract from the public’s convenience at the planned location. The property fronts a local road, which would only be utilized for and deliveries at the kennel. A kennel is allowed in RA zoning.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the existing use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are agricultural and residential. The existing use shall not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses.

**Subject Property Information**

**Current Use:** Agricultural

**Size:** 9.80 ± acres

**Location:** Subject property is located east of the Baldwin Beach Express and north of Farmers Lane in the Robertsdale area

**Planning District:** 12

**Parcel ID #:** 05-41-05-15-0-000-006.015

**PIN:** 228996

**Roads:** Rolling Ridge Drive and Farmers Lane are paved roads. Only Farmers Lane is County-maintained.

**Zoning District:** RA, Rural Agricultural District

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest, or other rural purposes.

**Future Land Use (See Attachments):**

- Recommends the majority is Ideal Conservation Preservation Area, Conservation Development Potential, and Rural Agriculture/Low-Impact Development Potential Areas.

**Adjacent Property Land Use Table**

|              | Adjacent Land Use | Adjacent Zoning                 |
|--------------|-------------------|---------------------------------|
| <b>North</b> | Agricultural      | RA, Rural Agricultural District |
| <b>South</b> | Residential       | RA, Rural Agricultural District |
| <b>East</b>  | Agricultural      | RA, Rural Agricultural District |
| <b>West</b>  | Agricultural      | RA, Rural Agricultural District |



**Staff recommends that case number CSP24-12, “Smeraglia Kennels” be APPROVED with the following conditions of approval unique to the project:**

1. Any existing structure shown on the Site Plan that does not have a solid roof is allowed to remain within the setbacks as approved by the prior Planning Director on 10-19-2022
  - a. The shed in the far northwest corner has been on the property before zoning was adopted and is abandoned
2. A copy of Smeraglia Kennels’ Management/Operations Plan will be kept on file in the Planning & Zoning office

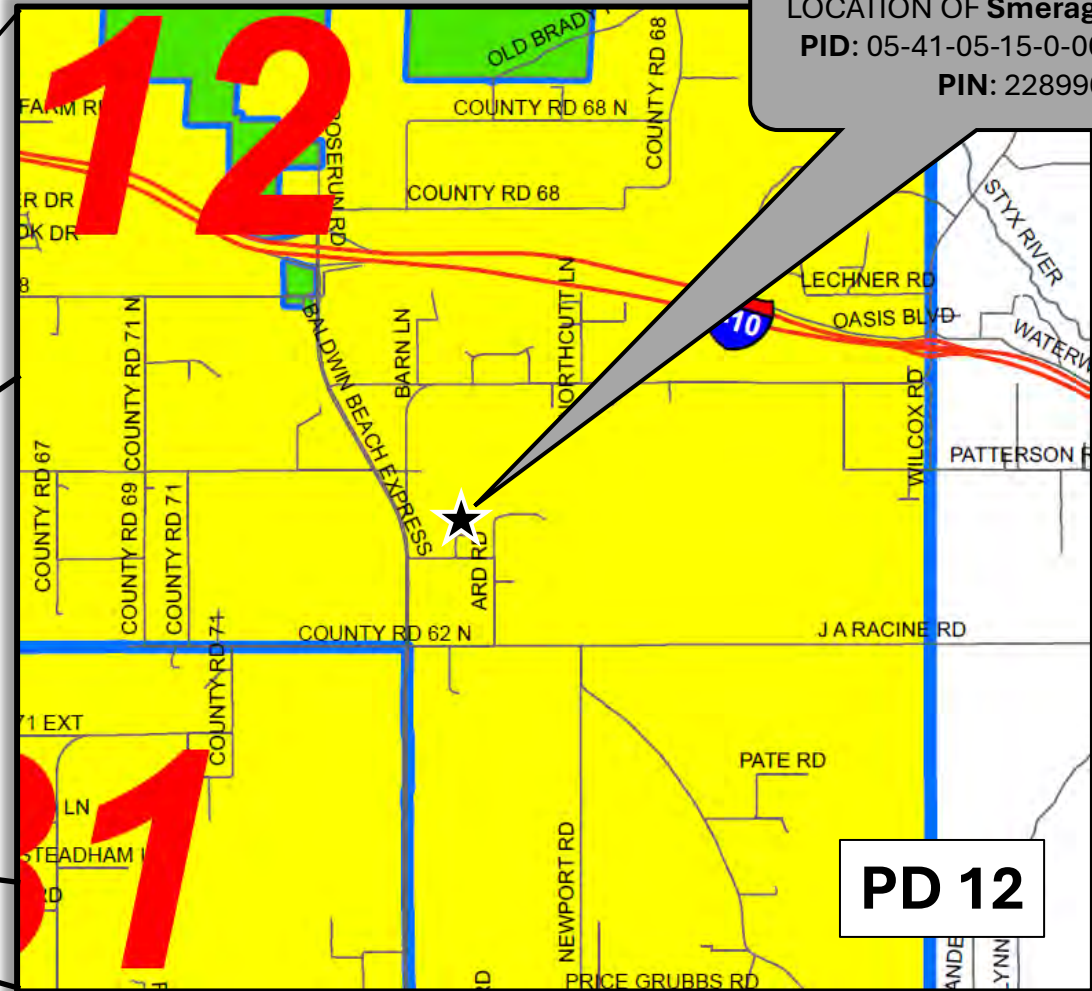
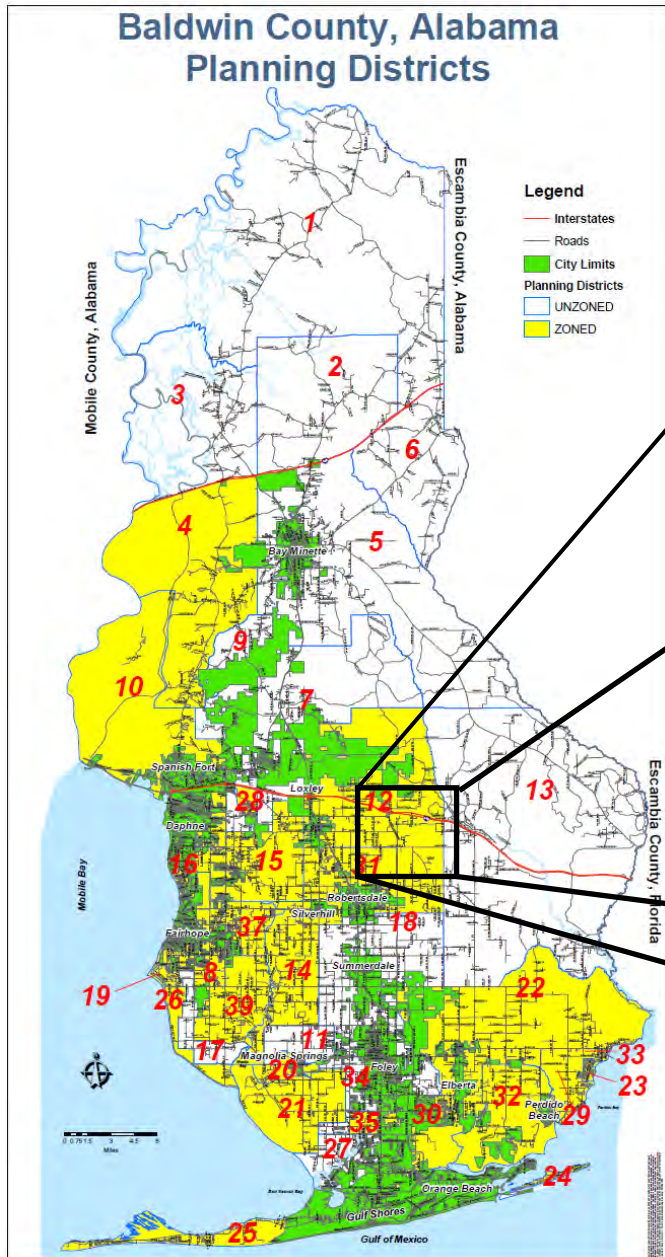
**Staff recommends that case number CSP24-12, “Smeraglia Kennels” be APPROVED with the following standard conditions and memorialized provisions:**

1. Staff requests the Building Permit 180-day deadline required by Section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
  - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
2. A CBMPP was provided with the application and replaces the requirement for a separate Land Disturbance Permit via approval of CSP24-12.
3. The closeout requirements of Section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed building.
  - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
  - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
  - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.

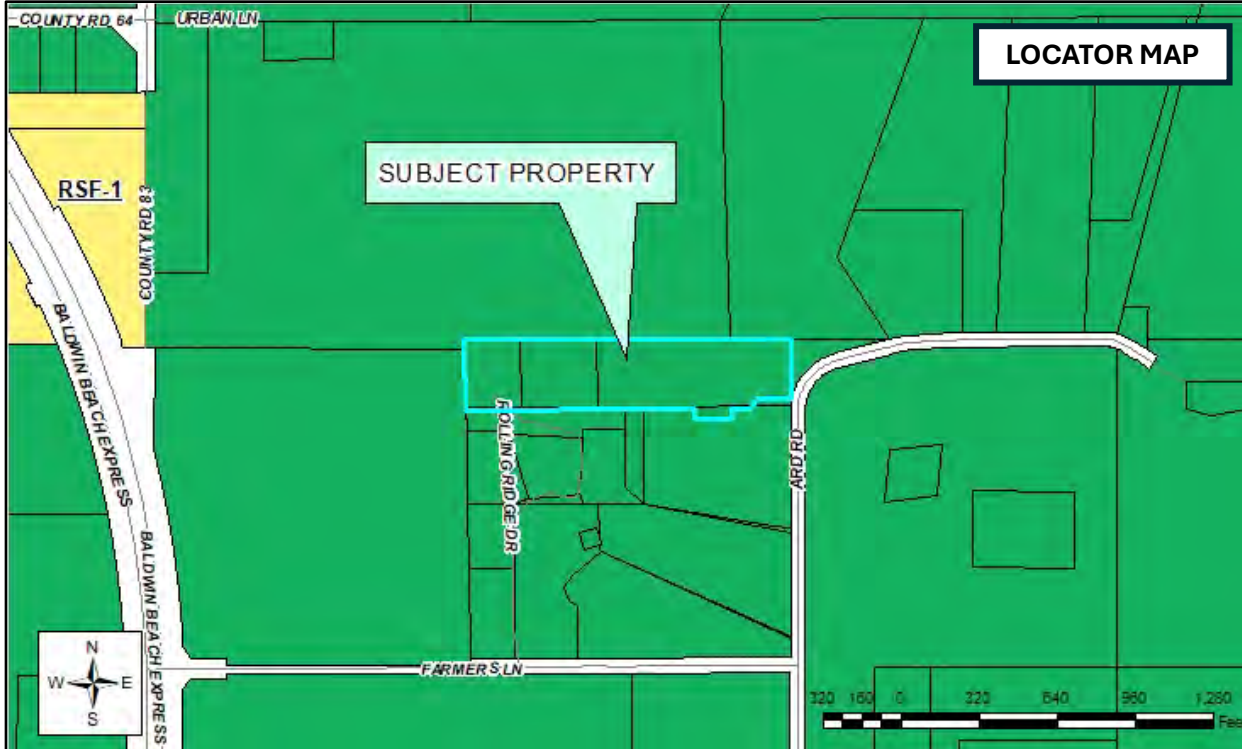
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
  - a. Further memorialize that Section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

**Attachments Included:** 1) County Planning District Map, 2) Site and Locator Map, 3) Background, 4) Aerial Imagery, 5) Future Land Use Map (FLUM), 6) Site Survey, 7) Site Plan, 8) Wetland Report, 9) Landscape Plan, 10) Kennel Management/Operations Plan

# Attachment 1: County Planning District Map



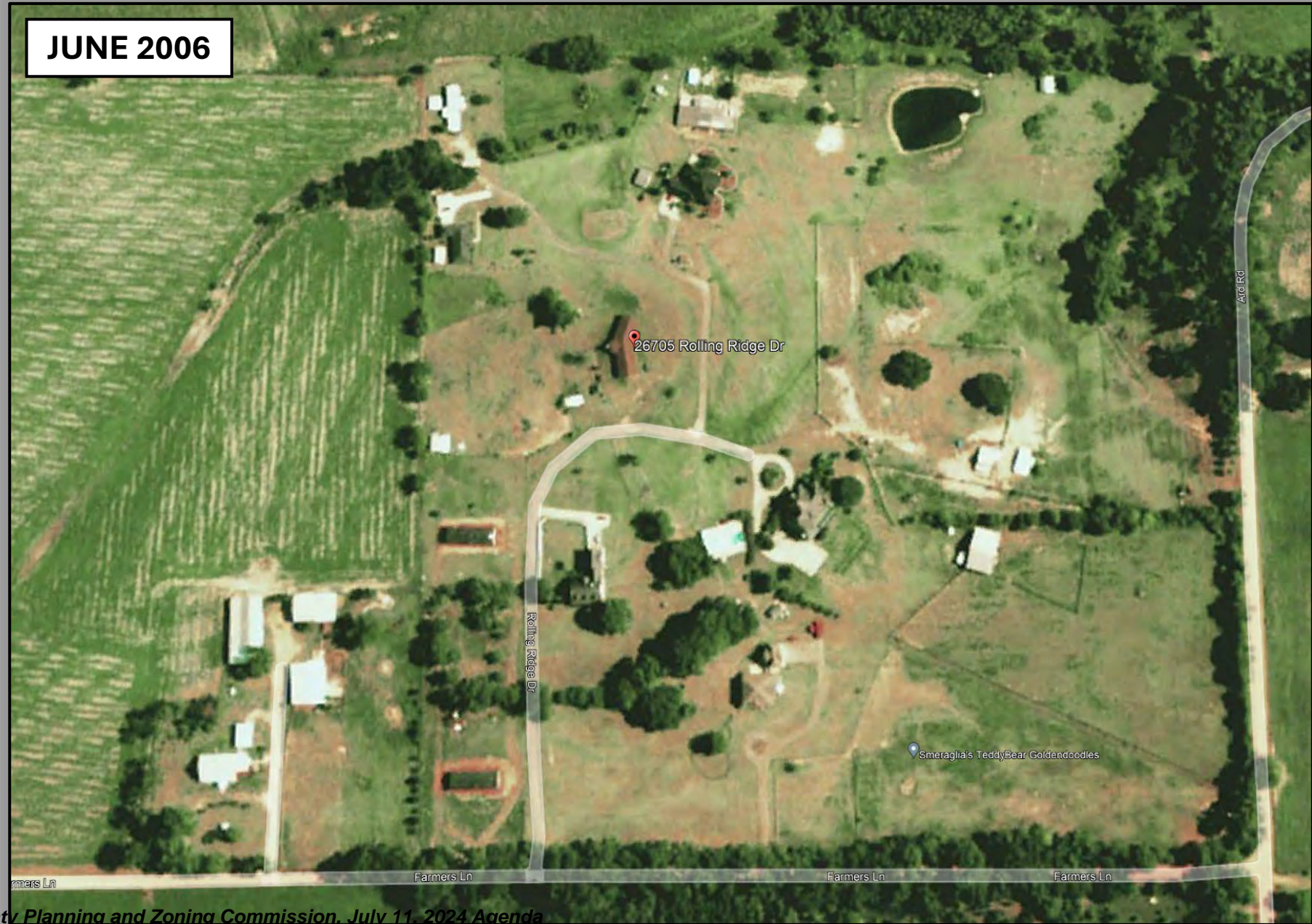
**Attachment 2: Locator and Site Maps**



### **Attachment 3: Background**

- This property has received numerous complaints for barking dogs over the years.
- Upon investigating it was determined that the kennel was in operation prior to zoning. This property located in Planning District 12, zoned RA, and was zoned November 7, 2006. There have been various improvements to the property since zoning without acquiring approvals.
- The improvements triggered Commission Site Plan approval according to 18.9.2(c) and 18.9.2(e) (See next slide).
- Some of the issues have been addressed such as:
  - Removing buildings out of the rear and side yard setbacks
  - Removing property lines to consolidate the property to meet setbacks
  - Common lot line move to meet front yard setbacks

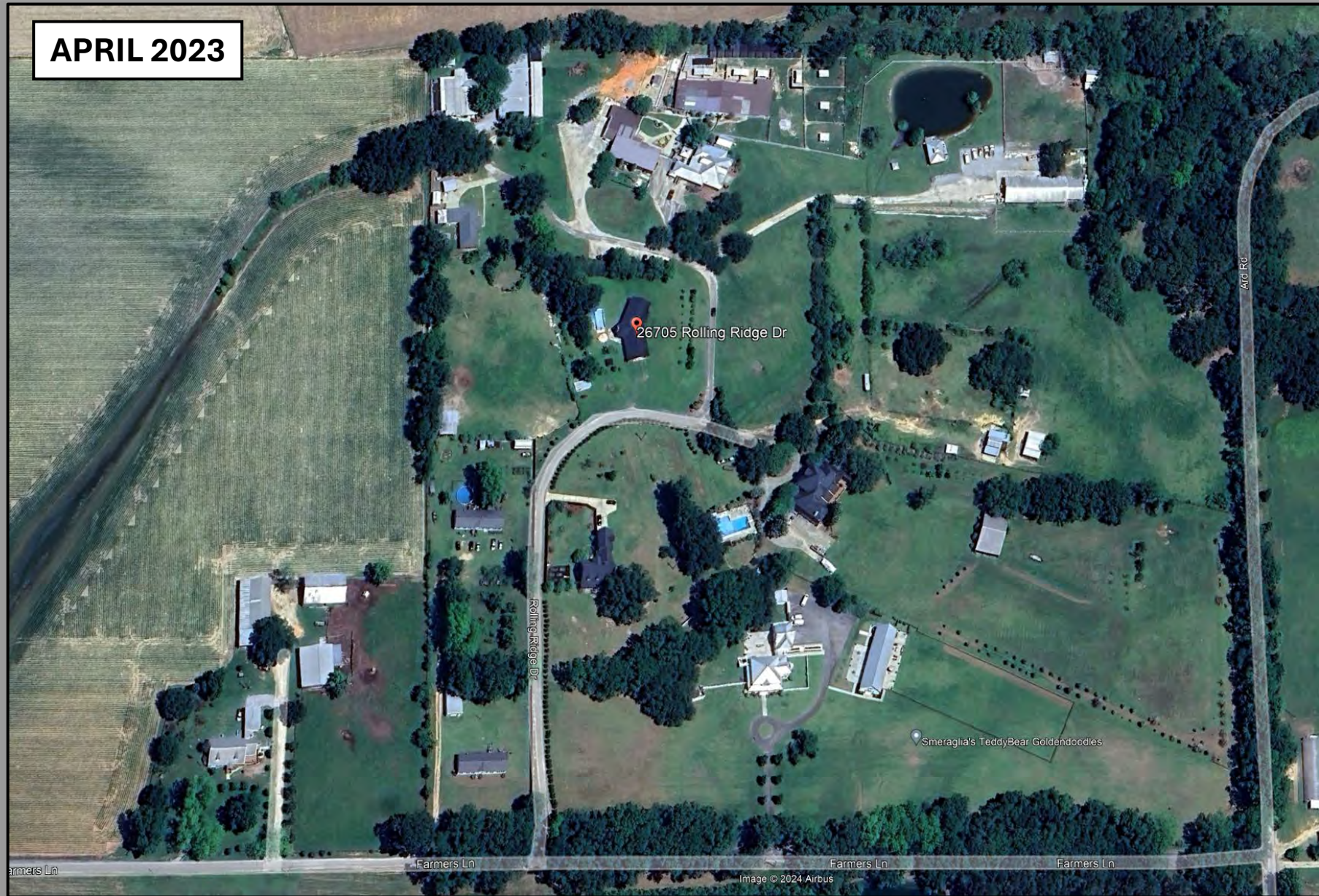
***Attachment 4: Aerial Imagery***



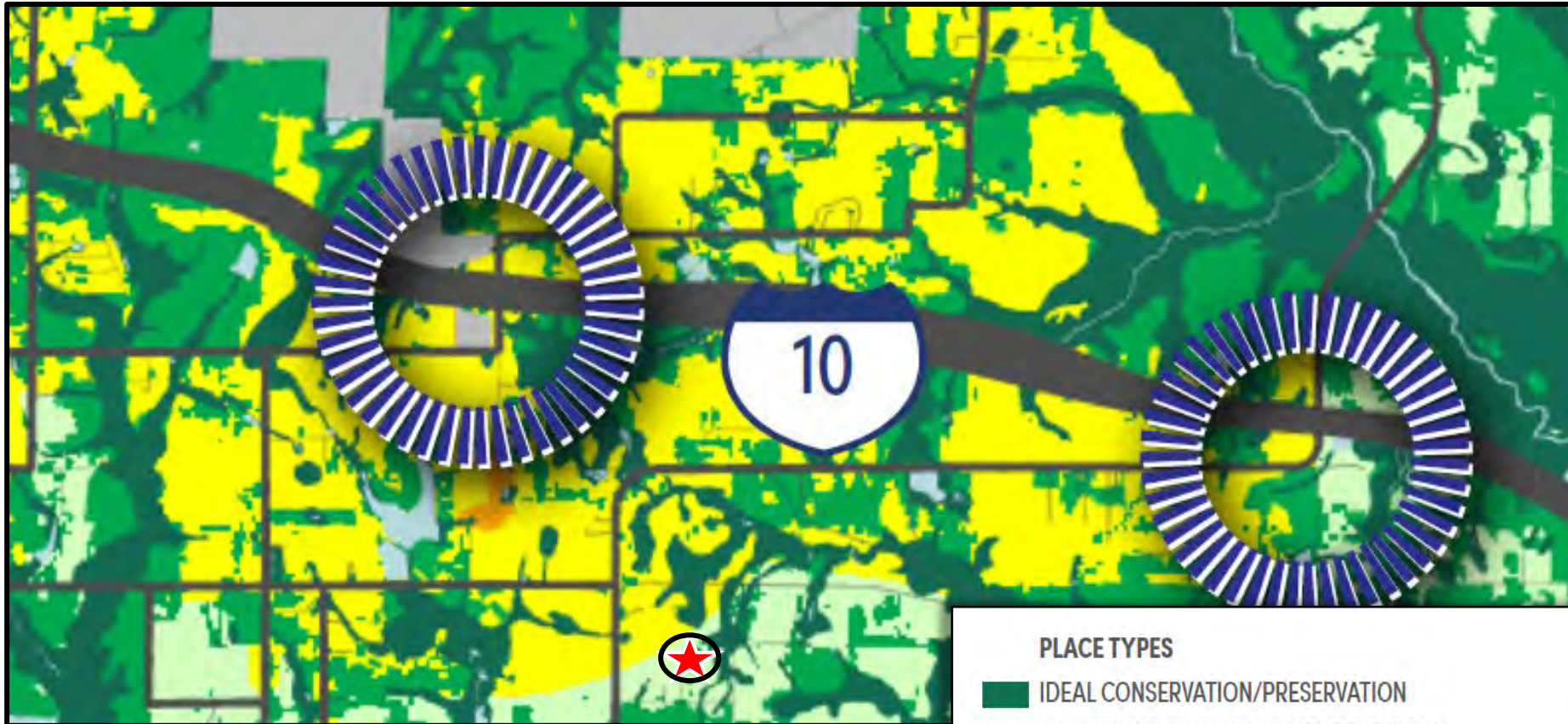
***Attachment 4: Aerial Imagery***















***Attachment 4: Aerial Imagery***



**Attachment 5: Future Land Use Map**



| 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            |  |



# FUTURE LAND USE MAP (FLUM)

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

- PRIMARY LAND USES**
- 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 corridors

- RELATED ZONING DISTRICTS**
- Environmental Conservation
- CONNECTIVITY NETWORK**
- Greenways and trails

**PLACE TYPE CATEGORIES**

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
  - Clustered Manufactured Home Communities
- MODERATE DEVELOPMENT POTENTIAL**
  - Single Family Neighborhoods (suburban)
  - Amenity-based Communities
  - Neighborhood Center/Node
- MID-DENSITY DEVELOPMENT POTENTIAL**
  - New Urban Communities
  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node

# Attachment 5: Future Land Use Map

**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.

**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 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. The development pattern may also include conservation-based subdivisions to 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. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

**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

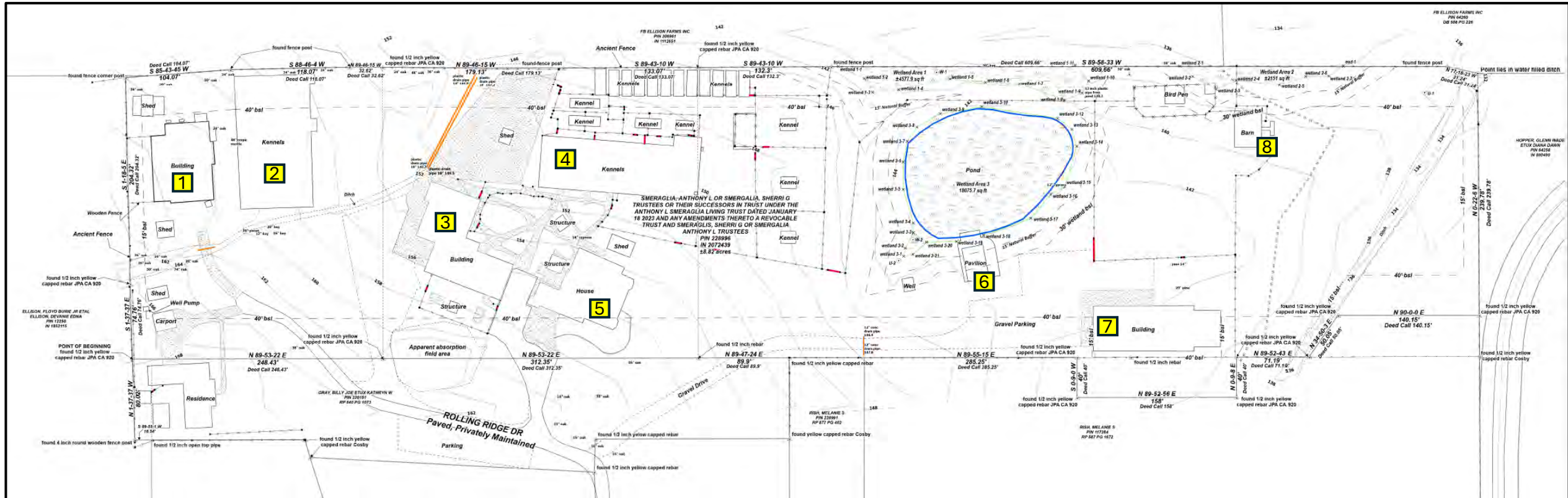
**CONNECTIVITY NETWORK**

- 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

**PLACE TYPE CATEGORIES**

- IDEAL CONSERVATION/PRESERVATION**
  - Environmental Conservation
  - Protected/Open Space
- CONSERVATION DEVELOPMENT POTENTIAL**
  - Environmental Conservation
  - Protected/Open Space
  - Conservation-based Communities
- RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
  - Rural Subdivisions
  - Active Farmland
  - Agri-hoods
  - Rural Crossroad Center/Node
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  - Village Center/Node
- HIGH-DENSITY DEVELOPMENT POTENTIAL**
  - Mixed-Use Communities
  - Apartment Communities
  - Urban Mixed-Use Center/Node

# Attachment 6: Site Survey



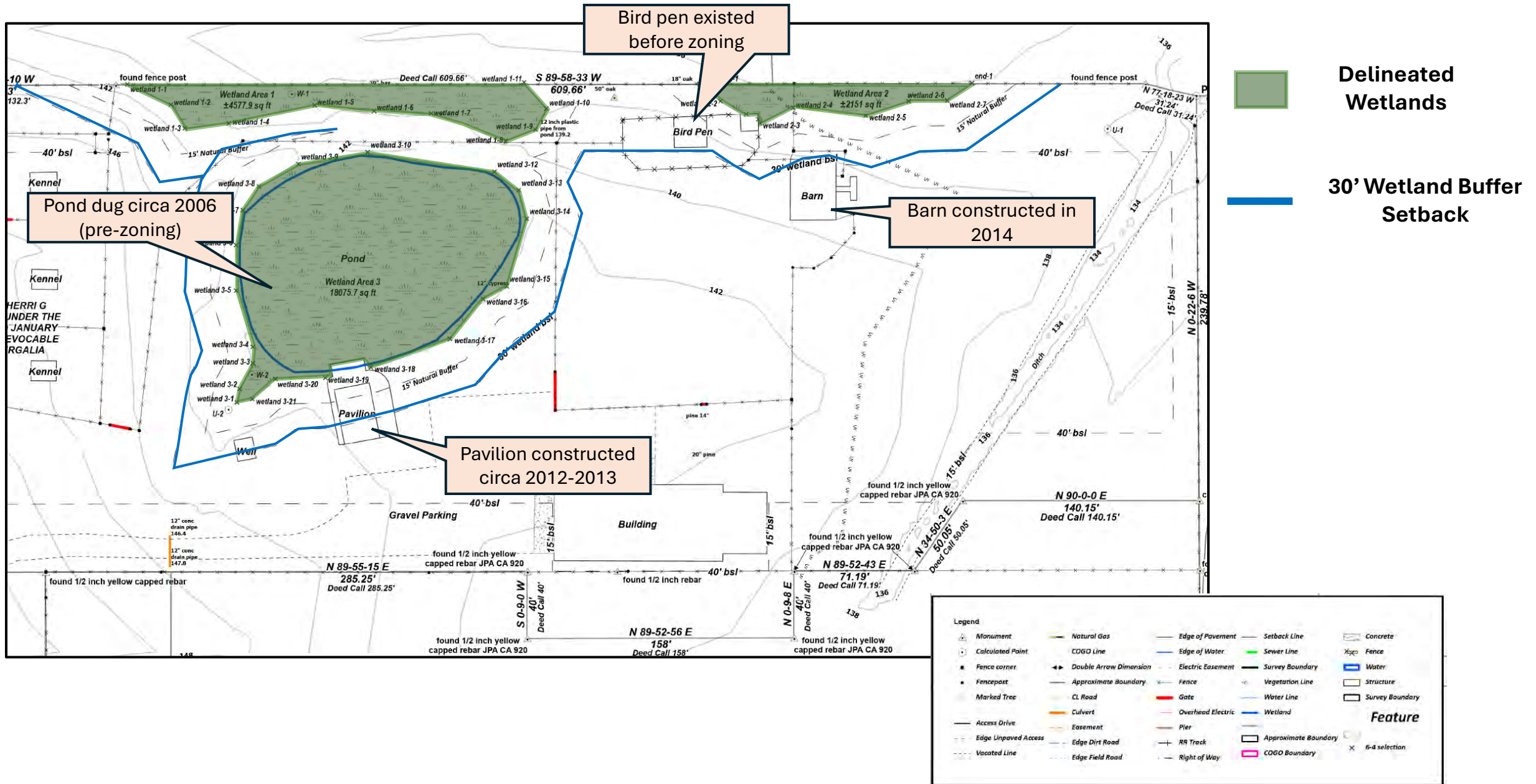
**Surveyor's Notes:**

1. Sources of information used to facilitate this document may have been previously submitted by this company, other firms, clients, or other involved entities.
2. Bearings and distances are referenced to grid north in the Alabama State Plane Coordinate West Zone (NAD 83) with coordinate units in US survey feet. All quadrant bearings depicted are referenced as Degrees' Minutes' Seconds". GPS and conventional techniques were used to derive the information depicted herein.
3. Field work performed January 25, 2024.
4. Utilities were not located for the purpose of this survey, except where shown on this survey.
5. No instruments of record concerning right of ways, easements or ownership were furnished, except as noted on this survey.
6. This survey was delivered without the benefit of a title search or abstract history. No liability is assumed for loss or judgments related to an abstract, title search, or legal process associated with this property.
7. Total liability for this survey shall not exceed the amount paid for this survey.
8. Not valid without embossed seal, original signature or stamp.
9. Copyright JPA© 2024. This work shall not be reproduced or redistributed without expressed, written permission.
10. This document valid for 60 days from date of survey.
11. All improvements, covenants, easements, or other restrictions of record may not be shown for the purpose of this survey.
12. Background imagery or information shown is not produced or guaranteed by JPA and is for graphic purposes only.

**Legend**

|                     |                        |                   |                      |                 |
|---------------------|------------------------|-------------------|----------------------|-----------------|
| Monument            | Natural Gas            | Edge of Pavement  | Setback Line         | Concrete        |
| Calculated Point    | COGO Line              | Edge of Water     | Sewer Line           | Fence           |
| Fence corner        | Double Arrow Dimension | Electric Easement | Survey Boundary      | Water           |
| Fencepost           | Approximate Boundary   | Gate              | Vegetation Line      | Structure       |
| Marked Tree         | Cl Road                | Overhead Electric | Water Line           | Survey Boundary |
| Access Drive        | Culvert                | Pier              | Wetland              | <b>Feature</b>  |
| Edge Unpaved Access | Easement               | RR Track          | Approximate Boundary | 6-4 selection   |
| Vacated Line        | Edge Dirt Road         | Right of Way      | COGO Boundary        |                 |
|                     | Edge Field Road        |                   |                      |                 |

# Attachment 6: Site Survey (zoomed)



# Attachment 7: Site Plan



**SITE DATA:**

- |                                |   |
|--------------------------------|---|
| 1. CURRENT USE:                | DOG KENNEL  |
| 2. ZONING:                     | RA  |
| 3. P&Z DISTRICT:               | 12  |
| 4. TOTAL AREA:                 | 8.82± AC. (384,199 S.F.)  |
| 5. DISTURBED AREA:             | 0.17± AC. (7,355 S.F.)  |
| 6. KENNEL BUILDING S.F.:       | 18,490 S.F.   |
| 7. RESIDENTIAL S.F.:           | 4,518   |
| 8. IMPERVIOUS SURFACE:         | 2.57 AC. (111,971 S.F.) (29.14%)<br>4,555 S.F. ASPHALT/ 0.10 AC/ 1.18%<br>11,301 S.F. CONCRETE/ 0.26 AC/ 2.94%<br>30,032 S.F. GRAVEL/ 0.69 AC/ 7.82%<br>16,405 S.F. POND/ 0.37 AC/ 4.26%<br>49,678 S.F. BUILDINGS AND ACCESSORY BUILDINGS /1.14 AC/12.93% |
| 9. OPEN SPACE:                 | 6.25± AC. (272,243 S.F.) (70.86%)   |
| 10. SETBACKS:                  | FRONT 40'<br>SIDE 15'<br>REAR 40'   |
| 11. KENNEL PARKING REQ'D:      | 1 SPACE/(500 SF) * 18,490 SF = 37 SPACES  |
| 12. RESIDENTIAL PARKING REQ'D: | 2   |
| 13. TOTAL REQUIRED PARKING:    | 39  |
| 14. PARKING SPACES PROVIDED:   | 39  |



**LEGEND**

|  |                         |
|--|-------------------------|
|  | EXISTING ASPHALT PAVING |
|  | EXISTING WOOD DECKING   |
|  | EXISTING CONCRETE       |
|  | EXISTING GRAVEL PAVING  |
|  | PROPOSED GRAVEL PAVING  |



**Delineated Wetlands**



**30' Wetland Buffer Setback**

# Attachment 8: Wetland Delineation Report

May 29, 2024

Michelle McCarty  
Smeraglia Farm, LLC  
23790 U. S. Highway 90  
Robertsdale, Alabama 36567



Subject: Wetland Delineation  
21307 Farmers Lane (PIN: 228996)  
Rosinton, Baldwin County, Alabama

Dear Ms. McCarty:

As requested, Wetland Resources has conducted a wetland delineation your approximately 8.8-acre tract of land located north of Farmers Lane and west of Ard Road near Rosinton, Baldwin County, Alabama. I have determined that wetlands are present in two small areas along the north property line and in a narrow fringe around the man-made pond. Based on soil mapping, it appears that this pond was likely excavated in wetlands. Google Earth aerial photography shows that the pond was present in 2006. A man-made ditch is present in the west area of the tract, part of which has been culverted. This ditch flows into wetlands located to the north of the property. A second ditch is located at the east end of the property. Based on soil mapping, it appears that this ditch was dug through wetlands. Google Earth imagery shows this ditch being present in 1997. The ditch effectively drained any wetlands that may have been adjacent to it on your property.

The wetland boundaries have been identified and delineated using the approved U.S. Army Corps of Engineers method, according to the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region*. The wetland boundaries are marked with pink survey flagging printed with WETLAND DELINEATION. Flags are sequentially numbered to assure accurate mapping and include initials GT.

To document findings, data was collected on vegetation, soils, and hydrology at representative sample points and Corps of Engineers wetland determination data forms have been completed and are attached. Also attached is a sketch showing the approximate location of wetland boundaries, ditches, and wetland determination data points.

To produce a map depicting the location of wetlands and the ponds, it will be necessary to have a professional land surveyor locate flagged points associated with the wetland boundaries. The attached sketch should be provided to your surveyor.

These wetlands, the pond, and the eastern ditch are expected to fall under Section 404 of the Clean Water Act jurisdiction, meaning that placement of fill, or other activities that have the same effect as fill, such as mechanized land clearing, require a permit from the Corps of Engineers. The west ditch does not appear to be a modified natural stream channel and I would expect the Corps of Engineers to consider it a man-made ditch through uplands and, therefore, non-jurisdictional under Section 404 of the Clean Water Act.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Gena Todia

Tel (251) 928-6157 • Cell (251) 402-6055 • Mail P.O. Box 2694 • Daphne, AL 36526

## Wetland Delineation Sketch

The wetland boundaries are marked with pink survey flagging and pink pin flags printed with WETLAND DELINEATION. The top of bank of the stream channel at the east end of the property is marked with blue survey flagging along each side. All flags are sequentially numbered along each line.

The pond is considered open water; however, there is a narrow wetland fringe surrounding it. The wetland/upland boundary is flagged; the wetland/water boundary is not.

The ditch at the west end of the property was not flagged, but should be shown on a survey plat if a survey is done.

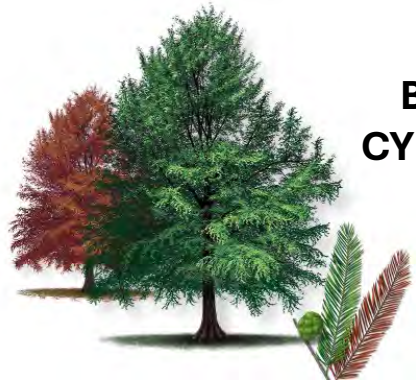
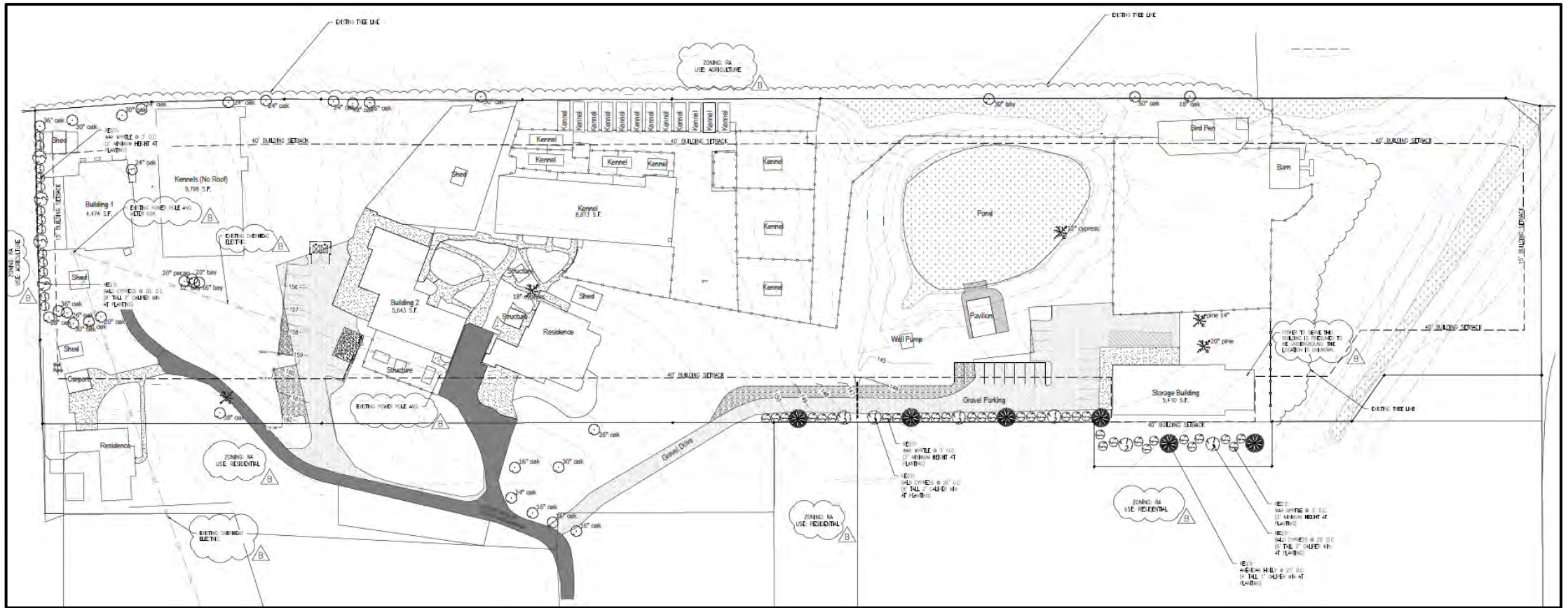
The approximate locations of wetlands and ditches to the north of the property are shown below.

The locations of wetland determination data points are shown (W-1, W-2, U-1, U-2) and should be included on the survey plat if a survey of the wetland boundaries and stream channels is done.

Questions: Contact Gena Todia, Wetland Resources Environmental Consulting, [jaget@zebra.net](mailto:jaget@zebra.net), (251) 402-6055.



# Attachment 9: Landscape Plan



**BALD CYPRESS**



**WAX MYRTLE**



**AMERICAN HOLLY**

**KENNEL MANAGEMENT/OPERATIONS PLAN**

The applicant has submitted a Kennel Management/Operations Plan which outlines the hours of operation, feeding/bath time, and the approximately number of animals on the property at any time.



1290 Main Street  
Suite E  
Daphne, AL 36526  
Phone: 251 978-9779

Wednesday, May 22, 2024

Baldwin County  
Attn: Staff

Re: Operations Letter - Smeraglia Kennel

Dear Staff,

Smeraglia Dog Kennel is a 24/7 facility when it comes to the care of the animals. The office hours are Monday through Friday 8:00 A.M. to 4:00 P.M. The number of dogs on site varies based on dog production. However, on average there are about 165 animals living on the property which, also includes horses, chickens, alpacas, Peacocks, ect. Approximately 110 animals live outside which includes horses, ducks, chickens, ect. All animals are fed and bathed by 2:00 P.M. to lessen the amount of movement that promotes barking. The dog kennels have mesh coverings and fencing around the perimeter to ensure the dogs remain with their enclosures.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Lieb', is written over a faint, larger version of the signature.

Christopher Jay Lieb, PE







**BALDWIN** COUNTY,  
ALABAMA  
*Planning and Zoning Department*

**NEXT REGULAR MEETING OF THE BALDWIN COUNTY  
PLANNING AND ZONING COMMISSION  
AUGUST 1, 2024, 4:00 PM**

**BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL**

To view the full Staff Report presentation and the public folders for each of the cases, visit the  
“Upcoming Meeting Items” Planning and Zoning webpage:

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

Scan   
for meeting details  
and upcoming agenda  
(when available).

