



**Baldwin County Planning and Zoning Commission
Subdivision Meeting Minutes
Thursday, July 9, 2020
2:00 p.m.**

I. CALL TO ORDER

Chairman Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 2:01 p.m. on July 9, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

II. OPENING

Vince Jackson opened the meeting with an invocation and prayer. He also led the pledge of allegiance.

III. ROLL CALL

Mr. Jackson conducted a roll call. The following members were present: Chairman Sam Davis, Bonnie Lowery, Daniel Nance, Nancy Mackey, Robert Davis, Plumer Tonsmeire, and Jason Padgett. Members Kevin Murphy, and Brandon Bias were absent. County Attorney Erin Fleming was present.

Staff present included Vince Jackson, D.J. Hart, Mary Booth, Laurie Rumbaugh, and Paula Bonner.

IV. ANNOUNCEMENTS/REGISTRATION

Mr. Jackson introduced Jason Padgett as the new Planning Commission member filling the vacant position of former member Author Oken.

Chairman Davis explained the public comments registration procedure to the audience.

V. APPROVAL OF THE MINUTES

Bonnie Lowery made a motion to approve the March 5, 2020 meeting minutes. Daniel Nance seconded the motion. All members voted aye. **The motion to approve the March 5, 2020 minutes carries on a vote of 6-0.**

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE HS-20002 COUNTY ROAD 64 - HILLTOP RV PARK

Mary Booth presented the application for the appeal to allow for a 13' x 12' wide addition to an existing building which will extend approximately 5 ¼-feet into the Highway Construction Setback. The property consists of approximately 9 acres located on the south side of County Road 64 west of Patterson Road in the Wilcox area. The subject property is zoned B-4 in District 12.

Mrs. Booth reported staff recommended approval and answered questions from commission members. No one spoke in favor or opposition of the request.

Nancy Mackey made a motion to approve the request subject to responsibility of the owner to comply with any future widening of County Road 64. Jason Padgett seconded the motion. All members voted aye. **Motion to approved Case HS-20002 request for the addition to an existing building to extend approximately 5 ¼ feet into the Highway Construction Setback subject to responsibility of the owner to comply with any or any future widening of County Road 64 carries of a vote of 6-0.**

b.) CASE S-20001 BLUE HERON RV PARK FINAL SITE PLAN APPROVAL

Mary Booth presented the application for final site approval for a 93 site RV Park on approximately 9.75 acres located on the south side of Keller Road west of State Highway 59. The subject property is unzoned in District 27. Mrs. Booth reported no deficiencies and staff recommended approval.

Robert Alden Cummings represented the applicant and answered questions. There was no one present in opposition.

Daniel Nance made a motion to approve the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20001 Blue Heron RV Park Final Site Plan Approval carries on a vote of 6-0.**

c.) CASE S-20013 CAMELLIA PLACE DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for a 101-lot subdivision on approximately 32.16 acres at the intersection of Camellia Road and County Road 49 in the Silverhill area. The subject property is unzoned in District 14.

Mrs. Booth reported no deficiencies staff recommended approval. Mrs. Booth answered questions for the commission. David Diehl and Sam Kearns were present in favor of the request. Ms. Fleming noted a letter of opposition on file.

Robert Davis made a motion to approve the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20013 Camellia Place Development Permit Approval carries on a vote of 6-0.**

d.) CASE S-20020 SUGAR FARMS DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 2-lot subdivision on approximately 1.52 acres located on the west side of Cortez Street south off State Highway 180 in the Gulf Shores area. The subject property is zoned RSF-1 in District 25.

Mrs. Booth reported no deficiencies and staff recommended approval. Mrs. Booth also reported approval is contingent upon the required approval from U.S. Fish and Wildlife.

Randall Tillman was present to represent the applicant. Mr. Tillman answered questions. Patricia Ann Deas spoke in opposition of the request. Sandy Walker, Susan Wolford and Don Wolford also signed up in opposition.

Robert Davis made a motion to approve the development permit. Daniel Nance seconded the motion. Roll Call Vote: Bonnie Lowery, no; Daniel Nance, yes; Nancy Mackey, no; Robert Davis, yes; Plumer Tonsmeire, no; Jason Padgett, no. **Motion to approve Case S-20020 Sugar Farms Development Permit Approval fails on a vote of 2-4**

e.) CASE S-20023 SILVER PINES UNIT TWO SUBDIVISION RE-SUB OF LOT 7 DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 2-lot subdivision on approximately 7.3 acres located on the west side of West Boulevard. The subject property is in District 12 and zoned RSF-1.

Mrs. Booth reported no deficiencies and the recommendation of approval by staff. Mrs. Booth answered questions. There was no one present to speak in favor or opposition of the request.

Bonnie Lowery made a motion to approve. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to approve Case S-20023 Silver Pines Unit 2 Subdivision Resub of Lot 7 Development Permit Approval carried on a vote of 6-0.**

f.) CASE S-20024 THE SUMMIT VARIANCE REQUEST APPROVAL

Mary Booth presented the request for a variance approval for the Summit Subdivision for a minimum front setback line on property located on the east side of Young Street north of Twin Beech Road in the Fairhope area. The property is unzoned in District 14. Mrs. Booth reported the recommendation of approval by staff and answered questions.

Applicant Dena Stratton plead her case and answered questions from the commission. Dena Petties signed up to speak in opposition but told Chairman Davis that she was no longer opposed. Vince Jackson described the mixture of City of Fairhope and Baldwin County jurisdictions in the area.

Nancy Mackey made a motion to deny the request. Bonnie Lowery seconded the motion. All members voted aye. **Motion to deny Case S-20024 The Summit Variance Request Approval carries on a vote of 6-0.**

g.) CASE S-20028 FLAT CREEK ESTATES DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 1-lot subdivision on approximately 86.3 acres located at the intersection of River Road and Brady Road north of County Road 68

Extension. The property is zoned RA in District 14. Mrs. Booth reported no deficiencies and recommendation of approval by staff.

Kay Arnette and Randall Tillman signed up representing the surveyor but did not speak. Greg Duncan spoke in opposition of the request. Mrs. Booth and Mr. Jackson answered questions from the commission.

Nancy Mackey made a motion to approve. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20028 Flat Creek Estates Development Permit Approval carries on a vote of 6-0.**

h.) CASE S-20029 HARD ROCK ESTATES RESUB OF LOT 1 DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 3-lot subdivision on approximately 7.59 acres located on the southwest intersection of County Road 34 S. and Davis Road in the Summerdale area. The property is unzoned in District 18.

Mrs. Booth reported no deficiencies and the recommendation of approval by staff. There was no one present in opposition. Charles Bonner was present to represent the applicant.

Daniel Nance made a motion to approve the request. Jason Padgett seconded the motion. All members voted aye. **Motion to approve Case S-20028 Hard Rock Estates Resub of Lot 1 Development Permit Approval carries on a vote of 6-0.**

i.) CASE S-20030 HILL TOP SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 2-lot subdivision on approximately 14.85 acres located at the intersection of North Boulevard and West Boulevard in the Silverhill area. The property is unzoned in District 14.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Morgan Ashurst was present to represent the applicant. There was no one present in opposition.

Jason Padgett made a motion to approve the request. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case S-20030 Hill Top Subdivision Development Permit Approval carries on a vote of 6-0.**

j.) CASE S-20031 OLD BRADY ROAD SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 5-lot subdivision on approximately 5.24 acres located at the intersection of Old Brady Road and Fox Ford Road in the Bay Minette area. The property is unzoned in District 5.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Dean Skipper was present to represent the applicant. There was no one present in opposition.

Nancy Mackey made a to approve the development permit. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20031 Old Brady Road Subdivision Development Permit Approval carries on a vote of 6-0.**

k.) CASE S-20032 JERGISIN SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 5-lot subdivision on approximately 19.49 acres

located on County Road 62 South, south of U.S. Highway 90 in the Elsanor area. The property is zoned RA in District 12.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. BJ Blanchard was present to represent the applicant. There was no one present in opposition.

Daniel Nance made a motion to approve. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20032 Jergisin Subdivision Development Permit Approval carries on a vote of 6-0.**

- l.) CASE S-20039 ELSANOR ESTATES SUBDIVISION DEVELOPMENT PERMIT APPROVAL**
Mary Booth presented the request for a 4-lot subdivision on approximately 5.74 acres located on the southeast side of County Road 87 east of the intersection of County Road 87 and Taylor Still Road in the Elsanor area. The property is unzoned in District 13

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Dean Skipper was present to represent the developer. There was no one present in opposition.

Daniel Nance made a motion to approve the request. Jason Padgett seconded the motion. All members voted aye. **Motion to approve Case S-20039 Elsanor Estates Subdivision Development Permit Approval carries on a vote of 6-0.**

- m.) CASE S-20042 CYPRESS RIDGE ESTATES SUBDIVISION DEVELOPMENT PERMIT APPROVAL**

Mary Booth presented the request for a 6-lot subdivision on approximately 25.71 acres located on the east side of Whitehouse Fork Road Extension east of State Highway 225 at the intersection of Whitehouse Fork Extension Road and Cord Avenue in the Whitehouse Fork area. The property is unzoned in District 9.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Casey Hill was present to represent the owner. There was no one present in opposition.

Nancy Mackey made a motion to approve the development permit. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20042 Cypress Ridge Estates Subdivision Development Permit Approval carries on a vote of 6-0.**

- n.) CASE S-20048 SUNSET ESTATES PHASE I SUBDIVISION DEVELOPMENT PERMIT APPROVAL**

Mary Booth presented the request for a 4-lot subdivision on approximately 13.19 acres located on the east side of County Road 93 south of Cherokee Run in the Lillian area. The property is zoned RA in District 22.

Mrs. Booth reported no deficiencies, recommendation of approval by staff, and answered questions. There was no one present in opposition. Randall Tillman was present to represent the owner.

Bonnie Lowery made a motion to approve. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case S-20048 Sunset Estates Phase I Subdivision Development Permit Approval carries on a vote of 6-0.**

o.) CASE S-20049 SUNSET ESTATES PHASE II SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the request for a 3-lot subdivision on approximately 10 acres located on the northeast intersection of Sunset Drive and County Road 93 in the Lillian area. The property is zoned RA in District 22.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. There was no one present in favor or opposition of the request.

Daniel Nance made a motion to approve. Nancy Mackey seconded the motion. All members voted aye. **Motion to approve Case S-20049 Sunset Estates Phase II Subdivision Development Permit Approval carries on a vote of 6-0.**

p.) CASE S-20050 THE FARM RV RESORT FINAL SITE PLAN APPROVAL

Mary Booth presented the request for a 365 site RV Park on approximately 77.75 acres located east of State Highway 59 on the southside of County Road 6 in the Gulf Shores area. The property is unzoned in District 27.

Mrs. Booth reported no deficiencies and recommendation of approval by staff. Mrs. Booth answered questions. There was no one present in opposition. The engineer for the development, David Diehl with SE Civil, described the project and answered questions. Kris Gavin and Bowen Weir signed up in favor of the request but did not speak. Erin Fleming commented on a hand-out in members packets regarding the application.

Daniel Nance made a motion to approve. Bonnie Lowery seconded the motion. All members voted aye. **Motion to approve Case S-20050 The Farm RV Resort Final Site Plan Approval carries on a vote of 6-0.**

VII. OLD BUSINESS

Mr. Jackson reported there was no old business.

VIII. NEW BUSINESS

Mr. Jackson reported there was no new business.

VIII. PUBLIC COMMENTS

There were no public comments.

X. REPORTS AND ANNOUNCEMENTS

Mr. Jackson reported there were no staff reports or announcements.

Ms. Fleming reported there were no legal reports.

XI. NEXT REGULAR MEETING

The next Planning Commission Meeting is scheduled for 5:00 p.m. July 9, 2020.

XII. ADJOURN

As there was no further business the meeting adjourned at 3:36 p.m.



Paula S. Bonner, Planning Technician

8/6/20
Date



Sam Davis, Jr., Chairman
Baldwin County Planning and Zoning Commission

8/6/2020
Date

* *A video recording of this meeting may be viewed on online at www.baldwincountyal.gov.*

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20001

Blue Heron RV Park

Final Site Plan

- All individuals wishing to address the Planning Commission MUST fill out a speaking request form.
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- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
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I would like to address the Planning Commission on the following:

S-20001, Blue Heron RV Park, Final Site Plan

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

ROBERT ALDEN GUMMINGS

Name (Print Clearly)

Date

7/9/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20013

Camelia Place

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20013, Camelia Place Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

DAVID DIEHL (SE CIVIL)

Name (Print Clearly)

Date 07/09/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20013

Camelia Place

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I would like to address the Planning Commission on the following:

S-20013, Camelia Place Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Sara Kearns

Name (Print Clearly)

Date 7/9/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20020

Sugar Farms

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20020, Sugar Farms, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

RANDALL TILLMAN

Name (Print Clearly)

Date 07-09-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-20020

Sugar Farms

Development Permit

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I would like to address the Planning Commission on the following:

S-20020, Sugar Farms, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Sandy Walker

Date 7-9-2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-20020

Sugar Farms

Development Permit

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I would like to address the Planning Commission on the following:

S-20020, Sugar Farms, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Susan Wolford

Date 7/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-20020

Sugar Farms

Development Permit

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I would like to address the Planning Commission on the following:

S-20020, Sugar Farms, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Patrick Lee Dean Ryan

Date 7/19/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-20020

Sugar Farms

Development Permit

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I would like to address the Planning Commission on the following:

S-20020, Sugar Farms, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Don Walford

Date July 9, 2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, Al

S-20024

The Summit

Variance Request Approval

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I would like to address the Planning Commission on the following:

S-20024, The Summit, Variance Request Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Name (Print Clearly)

Grace Petties

Date

7/9/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20024

The Summit

Variance Approval

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I would like to address the Planning Commission on the following:

S-20024, The Summit Variance Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Dena Stratton

Name (Print Clearly)

Date 4/9/20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20028

Flat Creek Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20028, Flat Creek Estates Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Greg Duncan

Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20028

Flat Creek Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20028, Flat Creek Estates, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Kay Arnette

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20028

Flat Creek Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20028, Flat Creek Estates, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

RANDALL TILLMAN

Name (Print Clearly)

Date 07-09-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20029

Hard Rock Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20029, Hard Rock Estates Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Charles Bonner

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20030

Hill Top Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20030, Hill Top Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Morgan Ashurst

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20031

Old Brady Road Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20031, Old Brady Road Subdivision, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Dean Skiff

Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20032

Jergisin Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20032, Jergisin Subdivision, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

BI BLANCHARD

Name (Print Clearly)

Date 7-9-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20039

Elsanor Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20039, Elsanor Estates Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)



Name (Print Clearly)

Date _____

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20042

Cypress Ridge Estates

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20042, Cypress Ridge Estates, Development Permit

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Casey Hill (AGENT)

Name (Print Clearly)

Date July 8, 2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20048

Sunset Estates Ph I

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20048, Sunset Estates Ph 1 Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

RANDALL TILLMAN

Name (Print Clearly)

Date 07-09-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20050

The Farm RV Resort

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-20050, The Farm RV Resort Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

DAVID DIEHL (SE CIVIL)

Name (Print Clearly)

Date 07/09/2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20050

The Farm RV Resort

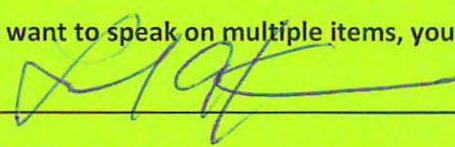
Final Site Plan Approval

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S-20050, The Farm RV Resort Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)



Name (Print Clearly)

Date 7/9/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20050

The Farm RV Resort

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-20050, The Farm RV Resort Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Bower Weir

Name (Print Clearly)

Date 7-9-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20050

The Farm RV Resort

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-20050, The Farm RV Resort Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Kris Gavin

Name (Print Clearly)

Date 7/9/20

Mailing Address:
8102 Daniel Drive
Forestville, MD 20747

June 17, 2020

Baldwin County Planning and Zoning Commission
Attn: Subdivisions
22251 Palmer Street
Robertsdale, AL 36567

Reference: Case No. S-20024 – The Summit Variance Request

To whom it may concern:

A brief history of Young Street, the street is named after an African American family (The Young's) settled in the area during the 1800 hundreds. This location is a historical community where many African Americans live and own property today including my family, friends and where we attend church.

- In reference to Dena Stratton letter Dated May 29, 2020, the 75 feet setback does not cause hardship or have any impact for devaluing the said property. **What are the unique hardship pertaining to the property setback?** The Young Street proposed setback existed for years prior to year 2015 before the current ownership of the property. This property was recently divided into four (4) preliminary large deep lots. It is assumed that the owner would have had knowledge of the proposed road 75 feet setback prior to purchasing the property.
- Property owners should not be concerned about the proposed road setback because in the next 50 years out, it's a very high probability that Young Street will be the same as it is today. As long as we have lived in this community (over 150 years), we believe that there is a very low probability that construction will occur to widen Young Street, it would be too costly to relocate current power structures.
- Due diligence is required in this case by The Baldwin County Planning and Zoning Commission. The Commission Staff needs to meet with land owners and family members within the Young Street community to present the case to discuss/explain and answer questions from property owners and residents. There is misinformation and misunderstanding in this community about what this case is about. It is of the utmost importance that the Commission schedule a meeting at a local church in the community to present the details of the case. A decision by the Commission not to meet with the Young Street community regarding this case would be disrespectful to the community.

Neruppa Rose Shull
20848 County Road 49
Silverhill, AL 36576

June 30, 2020

Baldwin County Planning & Zoning Commission
Attn: Subdivisions
22251 Palmer Street
Robertsdale, AL 36567
Ref: Case No. S-20013

Dear Sir/Madam:

Thank you for sending the notification of the public hearing on Case N. @-20013, Subdivision Name
Camelia Place.

I would like the opportunity to talk with 68V Paydirt LLC about the fencing which will be adjacent to my
property, 20848 County Road 49 Silverhill, AL 36575.

Thank you for your consideration.

Sincerely,



Rose Shull

Cell Phone: (678) 736-0217

sneruppa@gmail.com

D Hart

From: Caitlin Lanier Yarbrough <clanier587@gmail.com>
Sent: Sunday, May 31, 2020 11:00 AM
To: D Hart
Subject: Rezoning/Yorkshire Subdivision

[CAUTION: External Email]

Good morning.

My name is Caitlin Yarbrough. My husband and I and our two year old daughter live in Yorkshire subdivision in Loxley. We just bought our home last summer and love it dearly. We are very concerned with the rezoning of the property connecting to Yorkshire. A few things that we love so much about this subdivision is the size, low traffic, and quaintness that it offers. We moved out to Loxley from Daphne to get away from all of the construction and new housing communities being built.

Since living in Yorkshire, we quickly learned that the individuals who live on the property in the back were an issue. They are constantly causing problems, anything from parties, loud music, gun shots, sketchy people coming in and out of the neighborhood (using Yorkshire's entrance), and speeding.

This raises concern for all residents of Yorkshire. Many of us have small children and we all agree that we would rather them not live there. However, we know that is out of our control. The rezoning of this property would only make matters worse in my opinion.

We are concerned with how it will affect the value of the properties in Yorkshire subdivision. We are also concerned with the amount of traffic it will create through Yorkshire. Our entrance is being used by these residents who do not contribute to our HOA. We think it would only be fair that they have an alternate entrance/exit to this property.

Thank you for your consideration and time.

Caitlin Yarbrough
clanier587@gmail.com
229-425-7675

Mary Booth

From: Andy Bauer <abauer@gulfshoresal.gov>
Sent: Thursday, July 9, 2020 1:22 PM
To: Mary Booth; Vince Jackson
Subject: RE: Large RV Park on County Road 6

This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Vince, Mary:

This email serves as the City of Gulf Shores' opposition to The Farm RV Development. Thanks for allowing the City to comment.

The City of Gulf Shores would like to voice its opposition to The Farm RV Park based on the following:

- **The proposed RV Park does not comply with the City of Gulf Shores Land Use Plan.**
- **The approval of the RV Park will have negative impacts to the City's transportation system.**

The City of Gulf Shores Future Land Use Plan designates this area as Low-density residential. Low Density Residential uses are typically single family detached houses and duplexes on large and medium sized lots located away from the city's core and its major arterials. The character of these areas varies between suburban, estate subdivisions and more rural residential neighborhoods.

Gulf Shores' Land Use Plan indicates Recreational Vehicle developments are a land use type that requires special consideration to determine whether proposed locations are appropriate and what design elements are needed to successfully integrate them into the surrounding community. The Land Use Plan contains several criteria that are to be considered when determining appropriate locations RV parks:

- RV parks should be avoided where the development would be surrounded on all or most sides by areas planned or zoned for single family residential use. The subject property is surrounded on all sides by areas developed with or planned for single family uses.
- Have direct ingress/egress to an arterial or higher classification thoroughfare of an adequate level of service and condition. The thoroughfare shall have the capacity for the addition of decel, turn, and accel lanes as may be required by the City.

County Road 6 and County 4 are not classified as major arterials and both roads are currently in substandard conditions. Gulf Shores is in the process of completing a Major Street Plan for the City. The major street plan will serve as a city-wide guide to transportation needs, assess the effectiveness of the existing street system, and develop a street improvement plan that will mitigate current and future street deficiencies. A primary component of the Major Street Plan is the impact of a 3% growth rate over the next 20 years to City streets. The forecast indicates County Road 6 will be at a Level of Service F and County Road 4 will be at a Level of Service E without any improvements.

Andy Bauer, AICP
Zoning Administrator
P.O. Box 299