



# Baldwin County Planning & Zoning Department

## Baldwin County Commission Staff Report

**Case No. Z25-48**

**Vaughan Property**

**Rezone from RSF-1, Residential Single Family District, to RSF-2, Residential Single Family District November 18, 2025**

### Subject Property Information

**Planning District:** 10  
**General Location:** East of Wilson Road and north of Old Mobile Road in the Spanish Fort community  
**Physical Address:** 9151 Spanish Fort Boulevard, Spanish Fort, AL 36527  
**Parcel Number:** 05-32-05-22-0-000-061.000  
**Existing Zoning:** RSF-1, Residential Single Family District  
**Proposed Zoning:** RSF-2, Residential Single Family District  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Acreage:** 0.82 +/- acres  
**Applicant:** Hunter Smith – Smith, Clark & Associates, LLC  
30941 Mill Lane, Suite G, Box 258  
Spanish Fort, AL 36527  
**Owner:** Keith Vaughan  
7675 Twelve Oaks Drive  
Spanish Fort, AL 36527  
**Lead Staff:** Cory Rhodes, Planner  
**Attachments:** *Within Report*

|       | Adjacent Land Use | Adjacent Zoning                           |
|-------|-------------------|-------------------------------------------|
| North | Residential       | RSF-1, Residential Single Family District |
| South | Commercial        | B-3, General Business District            |
| East  | Residential       | RSF-1, Residential Single Family District |
| West  | Residential       | RSF-1, Residential Single Family District |

### Summary

The subject property encompasses approximately 0.82 acres and is currently zoned as RSF-1, Residential Single Family District. A request has been made to change the designation to RSF-2, Residential Single Family District, to subdivide the property for continued residential use.

## Section 4.2 RSF-1, Single Family District

**4.2.1 Generally.** This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-1 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

**4.2.3 Conditional Use Commission Site Plan Approval.** Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.2.4 *Special exception.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.2.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.5: *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

|                                     |                    |
|-------------------------------------|--------------------|
| Maximum Height of Structure         | 35-Feet            |
| Maximum Height in Habitable Stories | 2 ½                |
| Minimum Front Yard                  | 30-Feet            |
| Minimum Rear Yard                   | 30-Feet            |
| Minimum Side Yards                  | 10-Feet            |
| Minimum Lot Area                    | 30,000 Square Feet |
| Minimum Lot Width at Building Line  | 100-Feet           |
| Maximum Ground Coverage Ratio       | .35                |

## Proposed Zoning Requirements

### Section 4.3 RSF-2, Single Family District

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 Conditional Use Commission Site Plan Approval. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.3.3 Special exception. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 Area and dimensional ordinances. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

|                                     |                    |
|-------------------------------------|--------------------|
| Maximum Height of Structure         | 35-Feet            |
| Maximum Height in Habitable Stories | 2 ½                |
| Minimum Front Yard                  | 30-Feet            |
| Minimum Rear Yard                   | 30-Feet            |
| Minimum Side Yards                  | 10-Feet            |
| Minimum Lot Area                    | 15,000 Square Feet |
| Minimum Lot Width at Building Line  | 80-Feet            |
| Maximum Ground Coverage Ratio       | .35                |

#### Agency Comments

**USACE, James Buckelew**: Staff reached out 10/13/2025 but received no comments.

**ADEM, Scott Brown**: Staff reached out 10/13/2025 but received no comments.

**City of Spanish Fort**: Staff reached out 10/13/2025 but received no comments.

**City of Daphne**: Staff reached out 10/13/2025 but received no comments on this case.

**Natural Resources, Ashley Campbell**: Site inspection forthcoming; no comments as of now.

**Subdivisions, Fabia Waters**: The applicant can move forward with a subdivision exemption or apply for a 2-lot concurrent subdivision.

**Civil Engineer, Tyler Austin:** No current development proposed. Any future development will require construction and drainage review from Baldwin County Planning & Zoning Department. Any improvements to access along Wilson Road will require permit from Baldwin County Planning & Zoning Department.

### Staff Analysis and Findings

The criteria for reviewing zoning amendments are outlined in Section 19.6 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

**(a) Degree of compatibility of the proposed rezoning with existing and allowable land uses in the vicinity.**

The subject property consists of approximately 0.82 acres and is currently zoned as RSF-1 (Residential Single Family). A rezoning request has been submitted to change the designation to RSF-2 (Residential Single Family) to subdivide the property and allow for continued residential use. The surrounding area is primarily residential, with varying lot sizes that are zoned RSF-1.

**(b) Degree of conformity of the proposed rezoning to the Master Plan.**

The Future Land Use Map (FLUM) represents a combination of development and environmental suitability factors, which direct growth and development patterns for the unincorporated areas of the County. The FLUM has identified the subject property and surrounding area as having primarily Conservation Development Potential, which allows for limited development based on low-impact design principles. The existing property is currently developed, with two homes on the property.

**(c) Proximity of the proposed rezoning to existing transportation network and utility infrastructure.**

The property is located at the intersection of Wilson Road and Old Mobile Road, which are classified as Local Roads. Local Roads provide direct access to adjacent land and to higher classified road systems. There are existing utilities on the property.

**(d) Timing of the request and development trends in the area.**

The subject property request and surrounding areas reflect primarily residential use.

**(e) Impacts to environmental conditions of the vicinity or the historic resources of the County.**

As mentioned earlier, the development potential for the area is recognized as limited, with an emphasis on low-impact design principles. No wetland areas appear on the subject property. No historic or cultural resources should be affected, as the property is not within a Historic district.

**(f) Impacts to the health, safety and welfare of the County and the vicinity.**

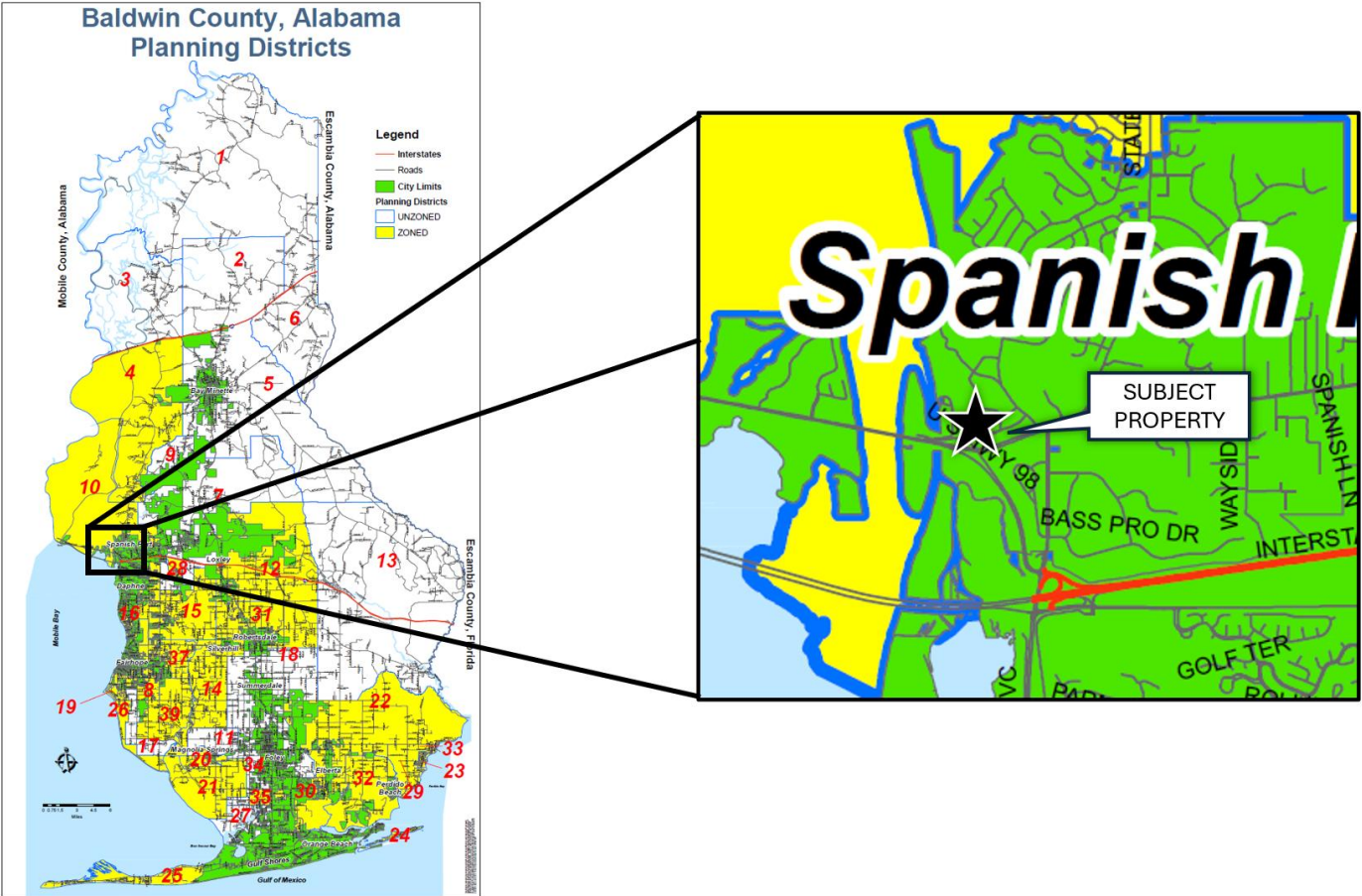
The proposed request should have no impacts to the health, safety and welfare of the property or surrounding properties.

### Staff Comments

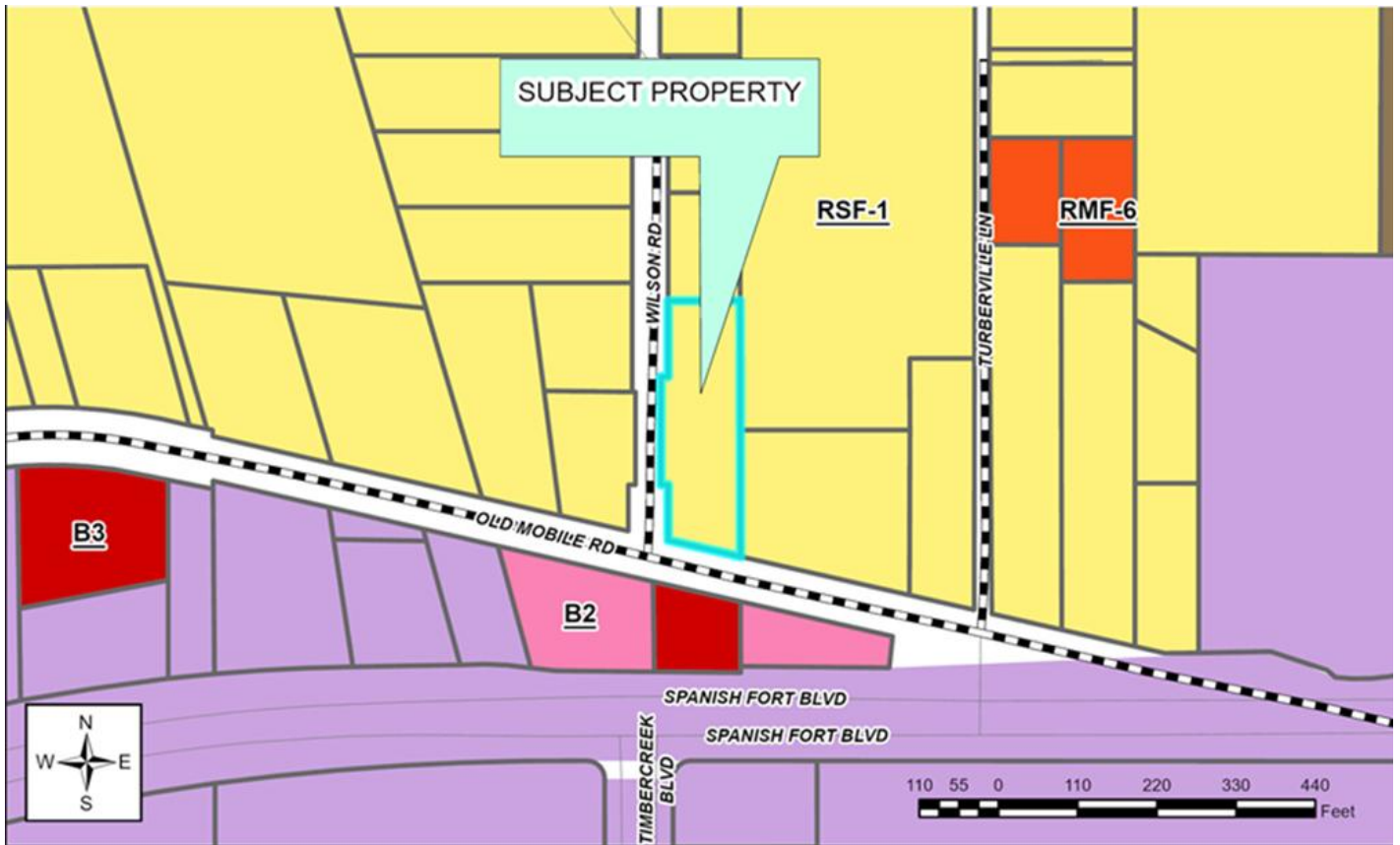
Upon review of the *Factors for Reviewing Proposed Zoning Map Amendments* specified within Section 19.6 of the Baldwin County Zoning Ordinance and themes of the Baldwin County Master Plan, staff has determined that the requested Zoning Map Amendment would be consistent with the factors specified within the Baldwin County Zoning Ordinance and is also consistent with the Baldwin County Master Plan Future Land Use Map.

The requested Zoning Map Amendment was also evaluated using the Smart Growth Scorecard (attached) which strongly supports the request.

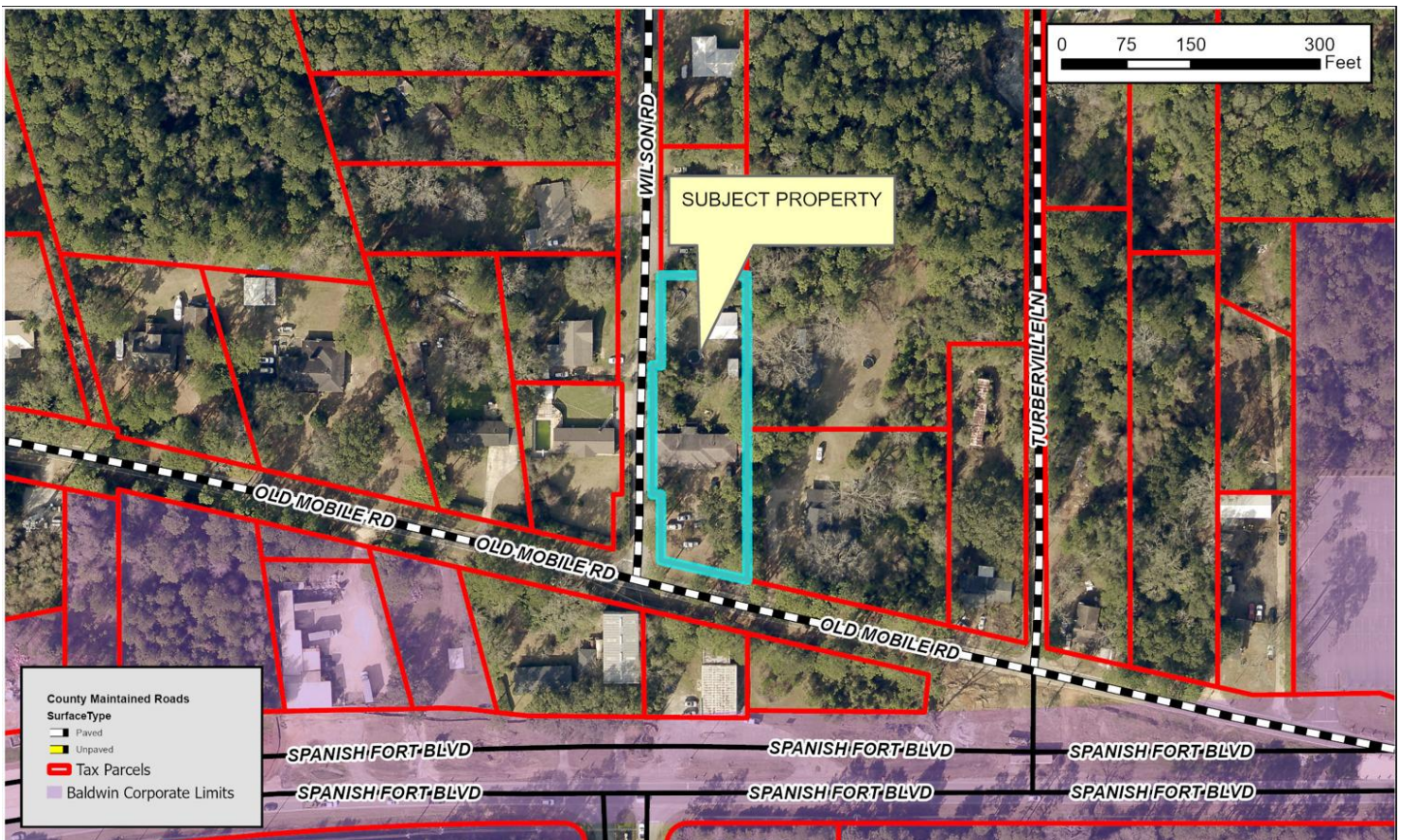
County Map



## Locator Map



## Site Map



## Property Images







# SMART GROWTH SCORECARD TOOL

Score each element based on the following: +2 (Strongly Supports), +1 (Somewhat Supports), -1 (Somewhat Does Not Support), and -2 (Strongly Does Not Support). Each category will be totaled and then combined for a final score to evaluate whether the development aligns with the vision and themes of the Master Plan. The following final score ranges will be used in this evaluation.

| STRONGLY SUPPORTS | SOMEWHAT SUPPORTS | SOMEWHAT DOES NOT SUPPORT | STRONGLY DISAPPROVE |
|-------------------|-------------------|---------------------------|---------------------|
| Score of 20 to 40 | Score of 0 to 19  | Score of 0 to -19         | Score of -20 to -40 |

## SMART GROWTH SCORECARD

## SCORE

### Conformity with Surrounding Land Use

2

1

-1

-2

Is the property contiguous to a complementary use or zoning district to what is being proposed?

2

Does the density/intensity of the proposed use conform to the surrounding area or provide a use that would support the surrounding existing or permitted land uses?

2

Does the proposed land use provide a mix of uses or diversity of housing types in the area?

For single use projects evaluate the diversity of uses within 1/2 mile

2

Does the proposed land use require building separation and buffers that fit the character of the surrounding area?

2

Does the proposed land use promote development that fits the character of the surrounding area?

2

**Total Land Use Score (out of 10 points)**

**10**

### Conformity with Master Plan

2

1

-1

-2

Does the location and proposed land use support the need identified in the Master Plan for the surrounding community?

2

|                                                                                                                                               |                                                                                                                                                                                                                                                                 |   |   |    |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|----|----|
| Is the request located in an area identified for development in the Master Plan?                                                              | Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning"                                                                                                                                                                        | 2 |   |    |    |
| Does the size & scale of the proposal fit the recommendations in the Master Plan and the character of the surrounding community?              | Evaluate the uses identified for the area in the Master Plan not the "equivalent zoning"                                                                                                                                                                        | 2 |   |    |    |
| Is the property located within 1/2 mile of a municipal boundary or node identified in the Master Plan?                                        | Rate +2 if property is within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & -2 for outside of 1.5 mile. For "downzoning" requests outside of 1 mile from municipal boundary or node, score +1.                                                        |   |   | -1 |    |
| Does the proposed use provide housing or commercial uses that are consistent with the growth and demand projections for the surrounding area? |                                                                                                                                                                                                                                                                 | 2 |   |    |    |
| Total Master Plan Score (out of 10 points)                                                                                                    |                                                                                                                                                                                                                                                                 | 7 |   |    |    |
|                                                                                                                                               |                                                                                                                                                                                                                                                                 |   |   |    |    |
| Proximity to Transportation & Utility Infrastructure                                                                                          |                                                                                                                                                                                                                                                                 | 2 | 1 | -1 | -2 |
| Is the property located within 1/2 mile of an existing roadway that is classified appropriately to support the proposed use?                  | Major projects should be located near collector road or greater. Minor projects should be located near local street or greater.                                                                                                                                 | 2 |   |    |    |
| Does the property allow access from at least two existing or planned streets?                                                                 | Existing or planned streets located outside of the applicant property.                                                                                                                                                                                          | 2 |   |    |    |
| Are frequently visited uses within 1 mile of the proposed use?                                                                                | For residential uses, schools/daycares, employment centers, grocery/convenience shopping. For commercial, housing & similar intensity commercial uses. Rate +2 for within 1/2 mile, +1 for 1/2 to 1 mile, -1 for 1 to 1.5 mile, & -2 for greater than 1.5 mile. | 2 |   |    |    |

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                               |           |          |           |           |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|-----------|-----------|
| Is the proposed use within the service boundary of existing water service?                                                      | Rate +2 if within service boundary and adjacent to water main sufficient to serve development, +1 if within service boundary but requires water main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile. | 2         |          |           |           |
| Is the proposed use within the service boundary of existing sewer service?                                                      | Rate +2 if within service boundary and adjacent to sewer main sufficient to serve development, +1 if within service boundary but requires sewer main upgrade or extension to serve development, -1 for outside of service area but within 1/2 mile of service area, -2 for outside of service area and greater than 1/2 mile. | 2         |          |           |           |
| <b>Total Transportation &amp; Utility Score (out of 10 points)</b>                                                              |                                                                                                                                                                                                                                                                                                                               | <b>10</b> |          |           |           |
| <b>Environmental Conditions &amp; Historic Resources</b>                                                                        |                                                                                                                                                                                                                                                                                                                               | <b>2</b>  | <b>1</b> | <b>-1</b> | <b>-2</b> |
| Can the property be reasonably developed without impacting jurisdictional wetlands/streams or buffers?                          |                                                                                                                                                                                                                                                                                                                               | 2         |          |           |           |
| Can the property be reasonably developed without filling within the floodplain or contributing to a net loss of flood capacity? |                                                                                                                                                                                                                                                                                                                               | 2         |          |           |           |

|                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |  |                          |  |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--------------------------|--|
| Does the proposed use limit growth in environmentally sensitive or flood prone areas?                | The more environmentally sensitive the area, the lower the overall density should be. Rate +2 for non-sensitive area, +1 for somewhat sensitive area but density can be clustered to avoid impacts, -1 for moderate sensitive area that would be challenging to avoid impacts, -2 for significantly sensitive area that would be unable to avoid impacts. | 2 |  |                          |  |
| Can the proposed use implement a stormwater facility that would aide regional stormwater management? |                                                                                                                                                                                                                                                                                                                                                           | 2 |  |                          |  |
| Would the proposed use have any impacts to historic or cultural resources in the area?               |                                                                                                                                                                                                                                                                                                                                                           | 2 |  |                          |  |
| <b>Total Environmental Score (out of 10 points)</b>                                                  |                                                                                                                                                                                                                                                                                                                                                           |   |  | <b>10</b>                |  |
| <b>TOTAL SMART GROWTH SCORE</b>                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |  | <b>37</b>                |  |
| <b>RECOMMENDATION</b>                                                                                |                                                                                                                                                                                                                                                                                                                                                           |   |  | <b>STRONGLY SUPPORTS</b> |  |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |  | 0                        |  |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           |   |  | 0                        |  |