

# 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.

#### **Current Zoning Requirements**

## 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 Squ	are 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 So	uare 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.

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

<u>City of Spanish Fort</u>: 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.

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

<u>Civil Engineer, Tyler Austin</u>: No current development proposed. Any future development wll require construction and drainage reveiw 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.

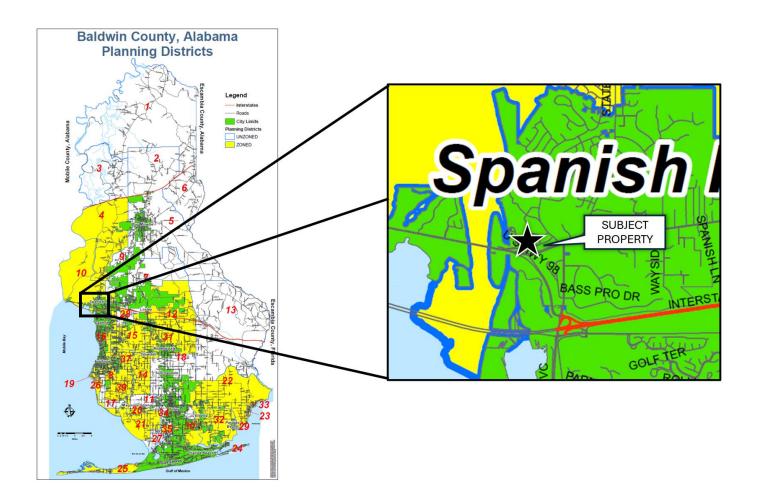
The proposed request should have no impacts to the health, safety and welfare of the property or surrounding properties.

#### **Staff Comments**

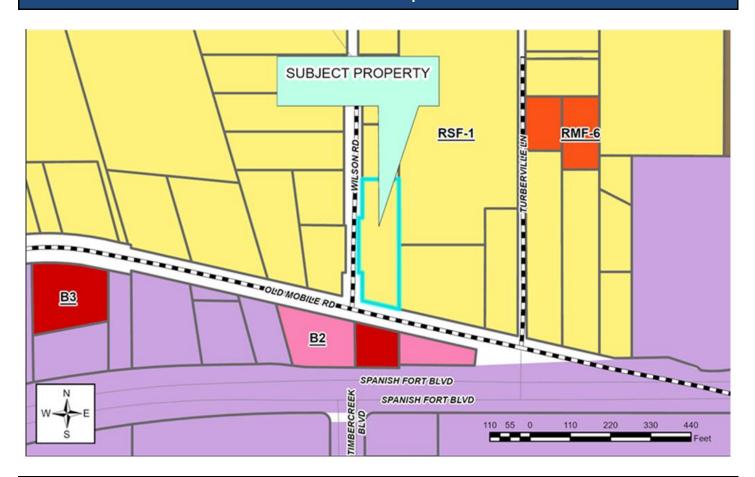
Upon review of the Factors for Reviewing Proposed Zoning Map Amendments specified within Section 19.6 of the Baldwin County Zoning Ordinance and themes of the Baldwin County Master Plan, staff has determined that the requested Zoning Map Amendment would be consistent with the factors specified within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

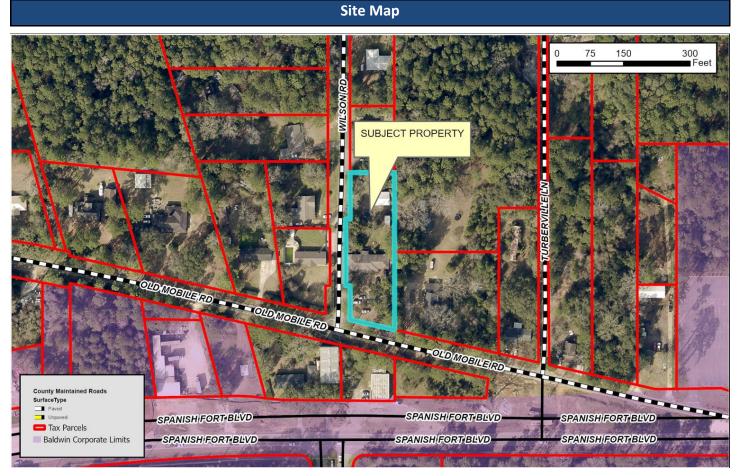
The requested Zoning Map Amendment was also evaluated using the Smart Growth Scorecard (attached) which strongly supports the request.

## **County Map**



#### **Locator Map**

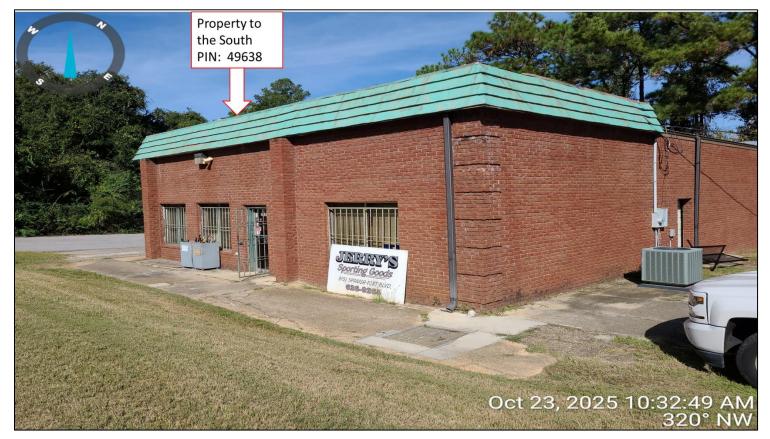




## **Property Images**



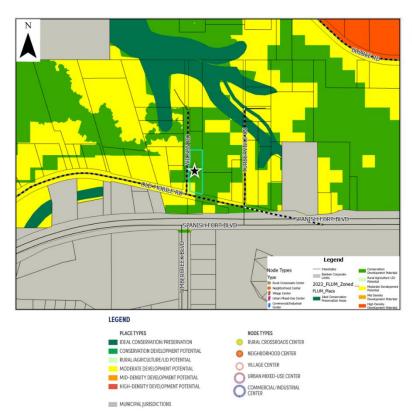








#### **FLUM**



## CONSERVATION DEVELOPMENT AREAS

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 the design principles. Allowing 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
- 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

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 but may also include a variety of home that the properties of the properties

#### 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

# 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 scoper ranges will be used in this evaluation.

STRONGLY SUPPORTS SOMEWHAT SUPPORTS SOMEWHAT DOES NOT SUPPORT STRONGLY DISAPPROVE Score of -20 to -40 Score of 20 to 40 Score of 0 to 19 Score of 0 to -19 **SMART GROWTH SCORECARD SCORE Conformity with Surrounding Land Use** -1 -2 2 1 Is the property contiguous to a complementary use 2 or zoning district to what is being proposed? Does the density/intensity of the proposed use conform to the surrounding area or provide a use 2 that would support the surrounding existing or permitted land uses? Does the proposed land use provide a mix of uses For single use projects evaluate the diversity of 2 or diversity of housing types in the area? uses within 1/2 mile Does the proposed land use require building separation and buffers that fit the character of the 2 surrounding area? Does the proposed land use promote development 2 that fits the character of the surrounding area? Total Land Use Score (out of 10 points) 10 **Conformity with Master Plan** -2 2 1 -1 Does the location and proposed land use support the need identified in the Master Plan for the 2 surrounding community?

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		2			
area?					
	s)			7	
area?	s)			7	
area?		2	1	7 -1	-2
area?  Total Master Plan Score (out of 10 points	rastructure	<b>2</b>	1		-2
Total Master Plan Score (out of 10 points  Proximity to Transportation & Utility Infr  Is the property located within 1/2 mile of an existing roadway that is classified appropriately to support	Major projects should be located near collector road or greater. Minor projects should be located		1		-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				
Total Transportation & Utility Score (out of 10 points)		10				
Environmental Conditions & Historic Re	esources	2	1	-1	-2	
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				

RECOMMENDATION			0 0 0			
		STRO	ONGLY SUPPO	ORTS		
TOTAL SMART GROWTH SCORE			37			
Total Environmental Score (out of 10 points)			10			
Would the proposed use have any impacts to historic or cultural resources in the area?		2				
Can the proposed use implement a stormwater facility that would aide regional stormwater management?		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				