

Baldwin County Planning & Zoning Commission Agenda

Thursday, January 5, 2023
4:00 p.m.
Baldwin County Central Annex
Main Auditorium
22251 Palmer Street
Robertsdale, Alabama
Email-planning@baldwincountyal.gov

- 1. Call to order.
- 2. Invocation.
- 3. Pledge of Allegiance.
- 4. Roll call.
- 5. Approval of meeting minutes:

December 1, 2022 Work Session Minutes

December 1, 2022 Meeting Minutes

- 6. Announcements/Registration to address the Commission.
- 7. Consideration of Applications and Requests: Rezoning Cases
- 8. Old Business: Rezoning

9. Consideration of Applications and Requests: Subdivision Cases

a.) Case, PUD22-10, Underwood RV Park

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

Purpose: The applicant is requesting PUD approval for a

197-site recreational vehicle park, Underwood RV Park.

Location: Subject property is located on the north side of Underwood

Road east of County Road 49.

b.) Case, PUD22-18, Viajar RV Park

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

Purpose: The applicant is requesting PUD approval for a

95-site recreational vehicle park, Viajar RV Park.

Location: Subject property is located north of Brinks Willis Rd, east of

Hwy 59 in the Foley area.

c.) Case, SC22-50, Swift-Lillian Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for a 2-

lot subdivision, Swift-Lillian Subdivision.

Location: Subject property is located at the intersection of Co Rd 91

and US Hwy 98, west if Lillian.

d.) Case, SC22-52, Zieglar Acres

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

Purpose: The applicant is requesting Preliminary Plat Approval for a 2-

lot subdivision, Zieglar Acres.

Location: Subject property is located on the east side of Boros Road

between Gardner Road and Comstock Road in the Elberta

area.

e.) Case, SPP22-31, South Bend Village Phase 3-4

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

Purpose: The applicant is requesting Preliminary Plat Approval for a

165-lot subdivision, South Bend Village, Ph 3-4.

Location: Subject property is located on the east side of State Highway

181, south of Co Rd 24, near the intersection of Sherwood

Highland Rd.

10. Old Business: Subdivision

Consideration of Applications and Requests: Commission Site Plan Approval

a.) Case, CSP22-34, Co Rd 49 Dollar General

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

Purpose: The applicant is requesting to Commission Site Plan

Approval for a 10,640 square foot retail store on 1.84 acres

zoned B-2.

Location: Subject property is located on the southwest quadrant of the

intersection of Co Rd 12 and Co Rd 49 near the Bon Secour

community, in Planning District 21.

b.) Case, CSP22-38, Co Rd 10-65 Dollar General

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

Purpose: The applicant is requesting to Commission Site Plan

Approval for a 10,566 square foot retail store on 1.72 acres

zoned B-2.

Location: Subject property is located east of the intersection of Co Rd

65 and Co Rd 10, near the Bon Secour Community, in

Planning District 35.

c.) Case, CSP22-39, Lazzari Property

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

Purpose: The applicant is requesting to Commission Site Plan

Approval for a 33,699 sq. ft. boat and RV Storage and mini

warehouse on 9.7 acres zoned RA.

Location: Subject property is located on the south side of Co Rd 64,

west of Loxley Heights Drive in the Loxley area, in Planning

District 15.

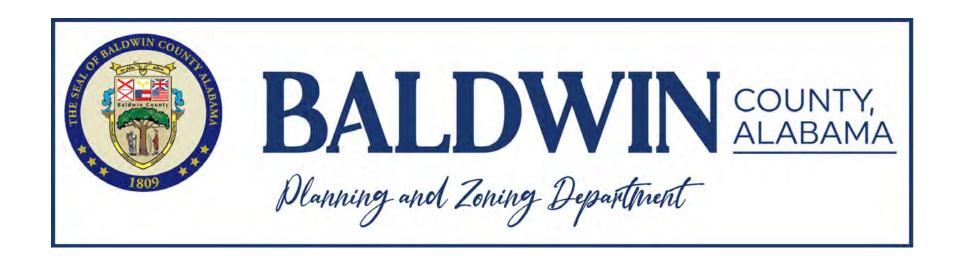
- 12. New Business:
- 13. Public Comments:
- 14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: February 2, 2023

15. Adjournment.



FINAL SITE PLAN APPROVAL PUD22-10 UNDERWOOD RV PARK JANUARY 5, 2023

PREPARED AND PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR

9.a) PUD22-10 UNDERWOOD RV PARK

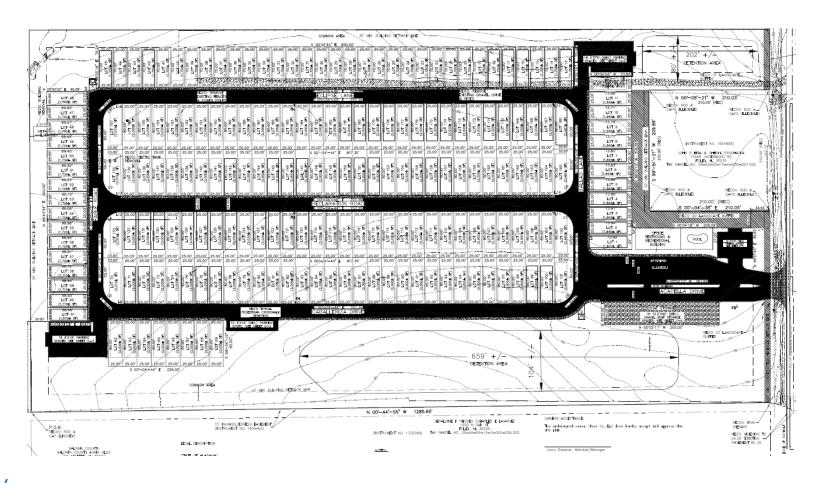
Request before the Planning Commission:

<u>PUD approval</u> for UNDERWOOD RV Park, a **197-site** recreational vehicle park

Staff Recommendation: APPROVAL, no deficiencies or 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





PUD22-10 UNDERWOOD RV PARK

Property data

Location: Subject property is located on the north side of Underwood Road east of County Road 49.

Planning District: 14

Zoning: Unzoned

Total Property Area: 18.4 acres

Total # of Lots requested: 197 sites

 Setbacks: 30' around the perimeter, as required by subdivision regulations

Streets / Roads: 3,534 LF, which will not be accepted by the County for maintenance and shall remain private

Surveyor of Record: Cecil T. Hudson, PLS, *Zeke-Trice, LLC dba Rowe Engineering & Surveying*3502 Laughlin Dr., Suite B, Mobile, AL 36693

Engineer of Record: Donald W. Rowe, P.E., *Zeke-Trice, LLC dba Rowe Engineering & Surveying*3502 Laughlin Dr., Suite B, Mobile, AL 36693

Owners / Developers: Gless Company, LLC 171 Fulp Road, Kernersville, NC 27284 **Online Case File Number:** The official case number for this application is PUD22-10, however, when searching online CitizenServe database, please use PUD22-000010.

Parcel: 05-55-05-15-0-000-006.001

PIN: 213299

Traffic Study: Prepared by William J. Metzger, Jr., P.E., reviewed and accepted by Baldwin County Highway Department

Drainage Improvements: Prepared by Donald W. Rowe, P.E., of Zeke-Trice, LLC dba Rowe Engineering & Surveying

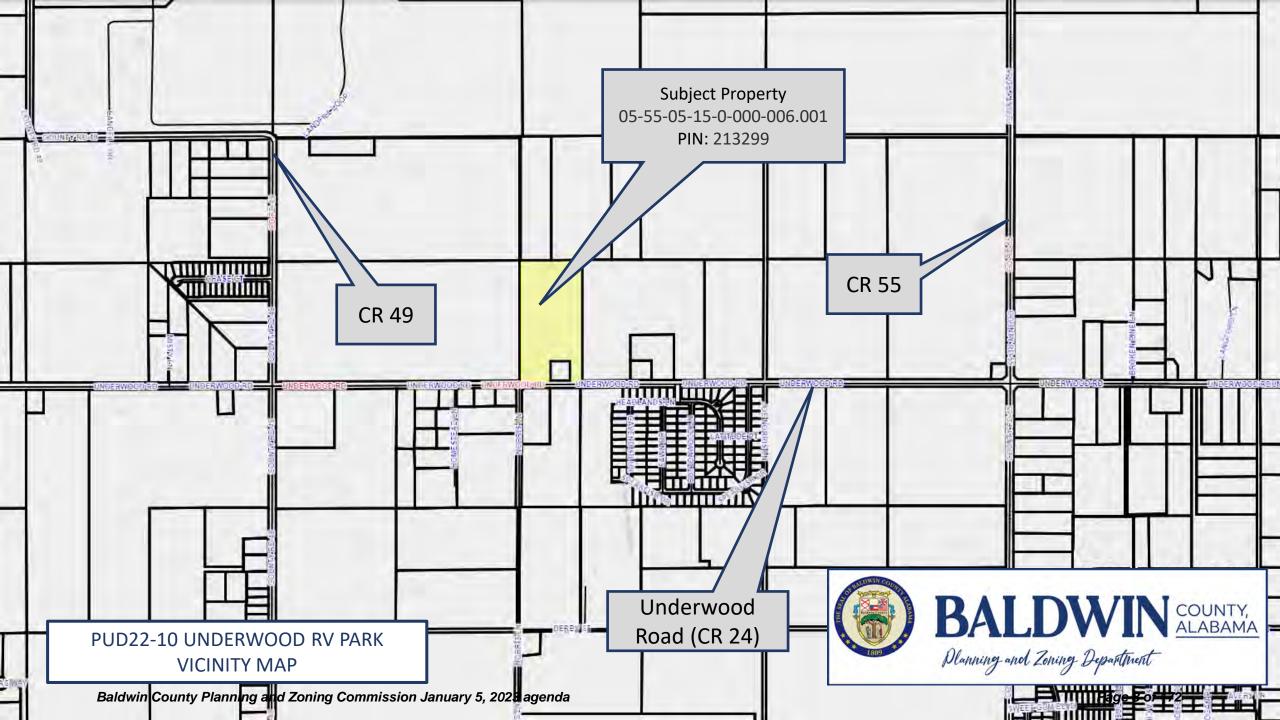
Wetlands: A wetland report was provided by Hugh M. Dowling, B.S., M.S, Biologist, *Dowling Environmental, Inc.*

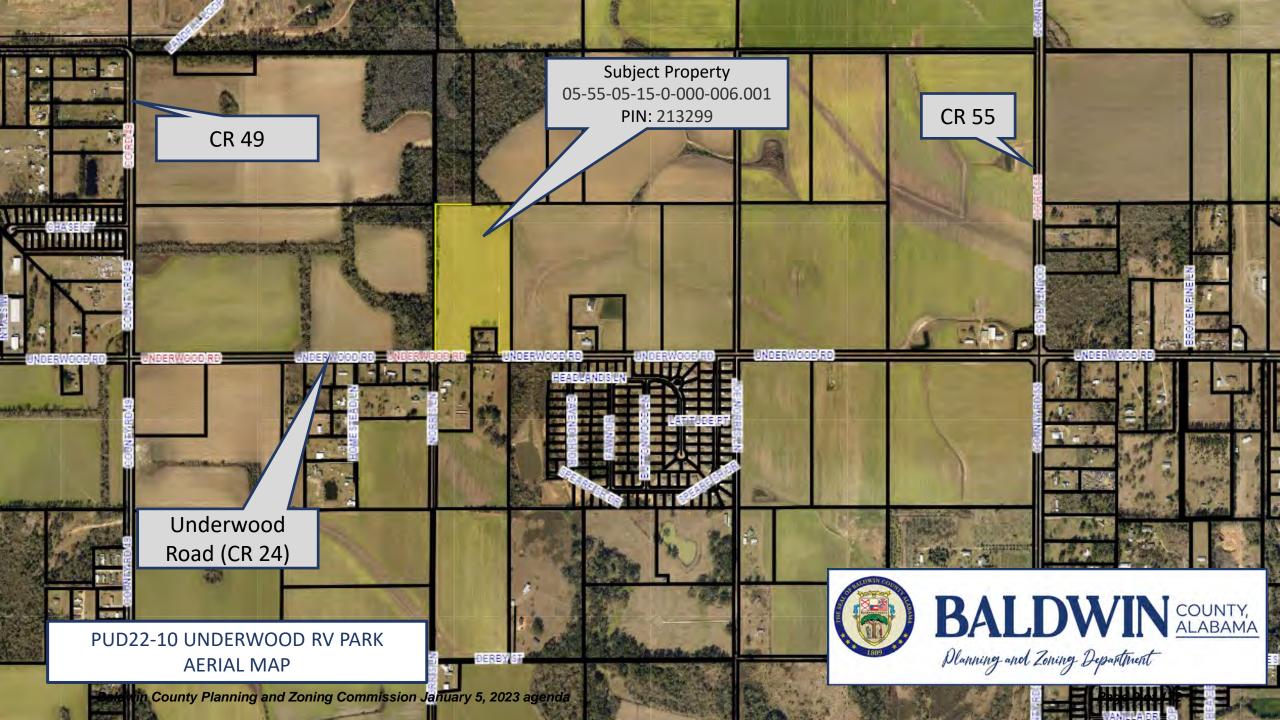
Utility Providers:

• Water: Riviera Utilities

Sewer: BCSS

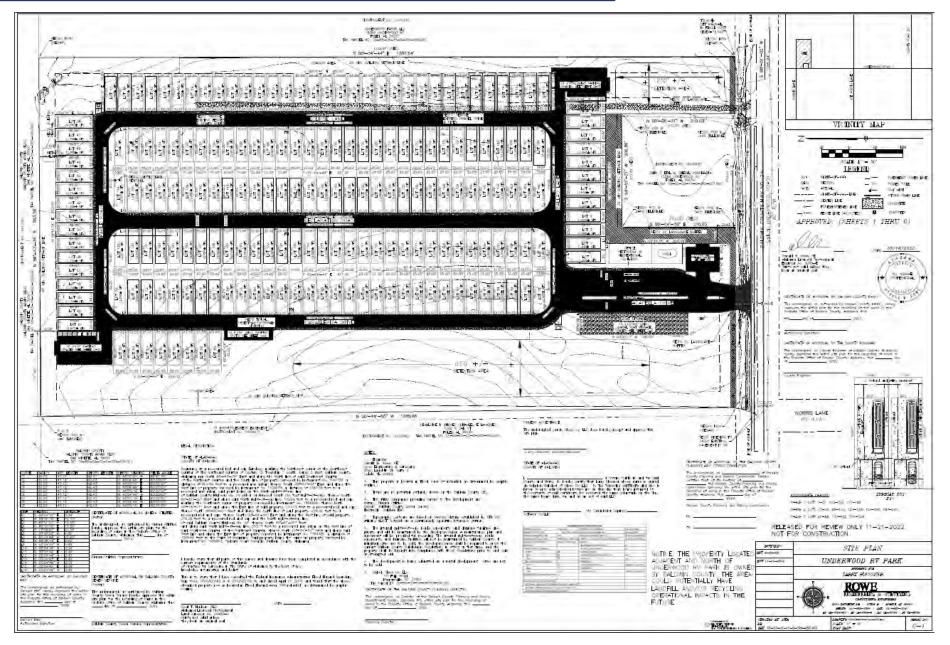
• Electrical: Baldwin EMC





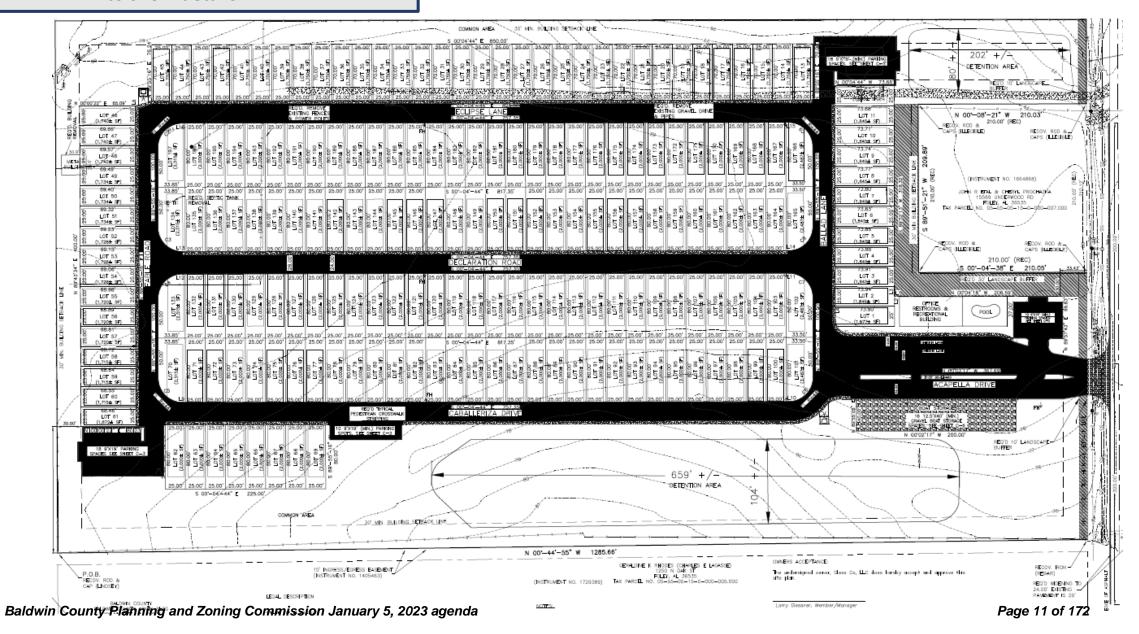
PUD22-10 UNDERWOOD RV PARK – Final Site Plan





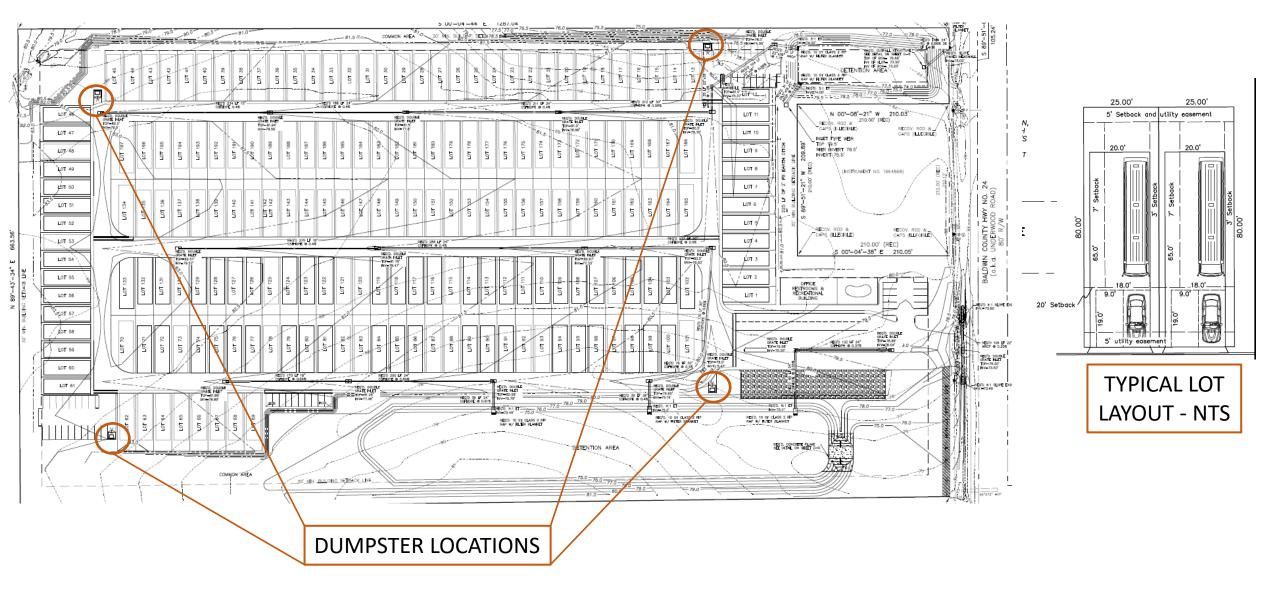
PUD22-10 UNDERWOOD RV PARK Final Site Plan cropped and enlarged to show details





PUD22-10 UNDERWOOD RV PARK Final Site Plan cropped and enlarged to show details of lot layout

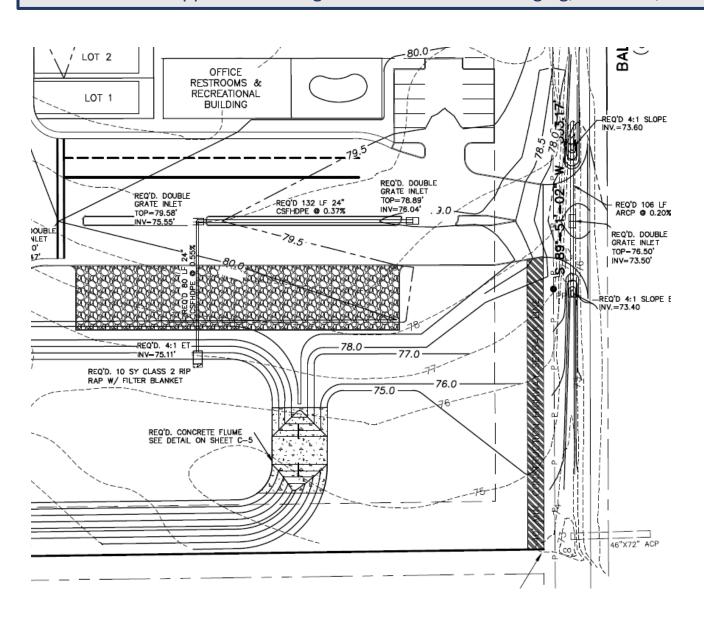


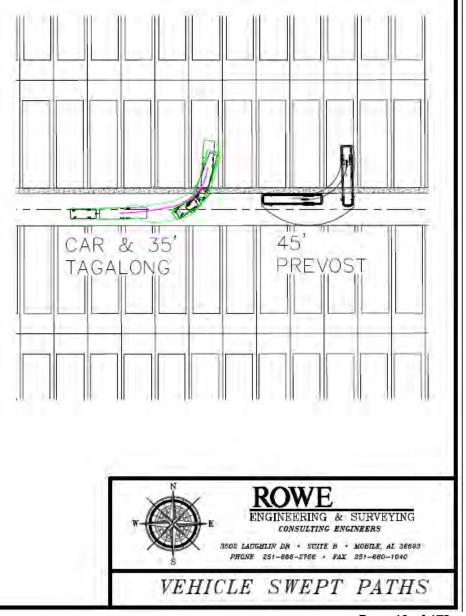


PUD22-10 UNDERWOOD RV PARK

Final Site Plan cropped and enlarged to show details of staging, entrance, vehicle paths

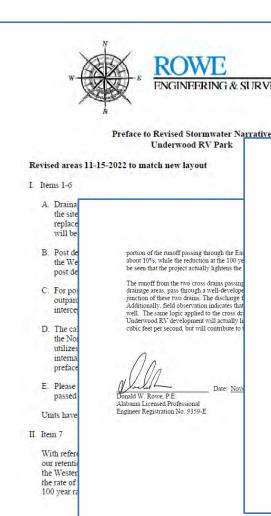






Donald W. Rowe, P.E., of Zeke-Trice LLC dba Rowe Engineering & Surveying, prepared a revised drainage narrative for the revised layout

- o The drainage narrative to the right has been reviewed and accepted by the Baldwin County Highway Department
- There are proposed detention areas that are intended to decrease the anticipated run-off.



Preface II to Revised Stormwater Narrative Underwood RV Park 12/12/2022

In response to the third highway review comment from Section 5.16(d) and Section 9.5.1(j), the curve numbers were recalculated to include the sidewalk in the paved area. Very little change was expected because the driveway bibs for the previous arrangement covered a very large portion of the area now covered by the sidewalk. In some areas there was no change in the curve number but a couple of areas did change, those being SC-1 and SC-5. These are attributed to the location of a new parking lot in SC-2 and the rearrangement of improvements in SC-5. An error was detected however in SC-1. The SC-1 area from previous calculations was not reduced when area DA-4 was created. The result of the new post construction HydroCAD analysis was that no weirs were changed and all discharges remain lower than preconstruction amounts. With reference to internal piping, the C Factor was recalculated and found to increase from 0.62 to 0.69. The Rational Method Calculations for the internal piping were rerun with no change in piping sizes noted.

There were no changes in the drawings as a result of the new calculations.

PUD22-10 UNDERWOOD RV PARK

Utility information



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536 Phone (251) 943-5001 Fax (251) 970-4181

3/25/2022

Lindsey Mooney Rowe Engineering & Surveying 3502 Laughlin Dr, Suite B Mobile, AL 36693

RF- 15597 Underwood Rd – PPIN 213299

This letter is to confirm that Riviera Utilities is currently able to provide water service to the property located at 15597 Underwood Rd in Foley, AL. Broadband service is available through an extension.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Jason Thompson	Broadband	jthompson@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



March 24, 2022

Lindsey Mooney Zeke-Trice, LLC dba Rowe Engineering & Surveying 3502 Laughlin Dr, Suite B Mobile, AL 36693 (251) 666-2766 www.roweengingering.com

Re: Underwood Lake RV Park

Ms. Mooney,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed Underwood Lake RV Park. Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This development may require a main line extension and / or a road bore which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1,500.00 impact fee per lot will need to be paid to Baldwin County Service LLC before a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. This letter is not to be used to obtain a building permit. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

*A franchise fee may apply in franchise areas.

The wastewater will be treated at our Summerdale Treatment Plant.

Sincerely,

Angela Foley Baldwin County Sewer Service, LLC (251) 971-3022 angela@baldwincountysewer.com

14747 Underwood Road Summerdale, AL 36580 / P. O. Box 1628 Foley, AL 36536



Underwood RV Park Fire Flow Analysis with Respect to ISO Fire Suppression Rating Schedule Paragraphs 340, 614 & 620.a

Paragraph 340 states that for single family residences separated 11-20 feet, 1000 gallons per minute (gpm) is the needed fire flow. The subject RV's are separated 17 feet. A fire flow model based on fire flows calculated from tests by Riviera Utilities indicate that the system as designed is capable of providing 1,000 gpm at the most remote and highest fire hydrant in the development and at a pressure of 26 psi, thereby meeting the requirements of Paragraph 340. Paragraph 614 credits up to 1500 gallons per minute for each hydrant within 1000 feet of the needed fire flow location. This is to state that all RV sites are located within 250 feet (as the apparatus can lay hose) of a hydrant, thereby achieving the maximum credit of 1500 gallons per minute. Paragraph 620.a indicates maximum points for fire hydrants meeting AWWA Standard C502 with a 6-inch branch. This is to state that fire hydrants specified for this project meet AWWA Standard C502 with a 6 inch pumper outlet and two 2½ inch outlets, thereby achieving the maximum number of points.

Date: <u>September</u>

Donald W. Rowe, P.E. Alabama Licensed Professional Engineer Registration No. 9359-E

> Zeke-Trice, LLC dba Rowe Engineering & Surveying 3502 Laughlin Drive, Suite B Mobile, Alabama 36693 (251) 666-2766 www.roweengineering.com

PUD22-11 UNDERWOOD RV PARK

Traffic Study

Staff Comments

William J. Metzger, Jr., P.E., prepared the Traffic Impact Study (TIS) for the proposed subdivision.

- The TIS was reviewed and accepted by the Baldwin County Highway Department
- No improvements to Underwood Road (CR24) were recommended in the TIS shown to the right.
- to widen Underwood
 Road (CR24), the primary
 access road, to 24' to
 meet Subdivision
 Regulations.

TRAFFIC IMPACT STUD TRAFFIC IMPACT STUDY CONCLUSIONS AND RECOMMENDATION FOR The location of the site in the area is shown on Figure One. The proposed development will contain a **UNDERWOOD RV PARK** 209 lot RV park. The most recent site development plan is shown on Figure Two. The proposed access is a two-lane roadway near the western property line to County Road 24. The projected build out year **BALDWIN COUNTY, AL** for the development is 2025. For the purposes of this study, the future year for traffic analysis was assumed to be 2025. Prepared for: The following is a summary of the traffic impact study Rowe Engineering and Surveying I studied the traffic impacts to the area with and without the proposed development The intersections of County Road 55 with County Road 24, County Road 49 with County Road 24, County Road 9 with County Road 24, and County Road 24 with the proposed driveway wil June 2022 operate at an acceptable level of service with the development build-out . Baldwin County requested that a similar and local RV park be counted and used as the trip generation of the proposed site. Camellia RV Park was selected by Baldwin County. Using the average trip and distribution from Camellia RV Park, Underwood RV Park is anticipated to generate an entering volume of 8 vehicles/hour in the AM Peak and 41 vehicles/hour in the PM Peak. The exiting volume is anticipated to be 25 vehicles/hour in the AM Peak and 49 vehicles/ I used the NCHRP Report 457 to evaluate the need for right and left turn lanes into the development. No turn lanes are warranted at Full Build-Out. 2025. William J. Metzger, Jr., P.E. 14651 Ridge Road William J. Metzger, Jr., P.E.

 I used the NCHRP Report 457 to evaluate the need for right and left turn lanes into the development. No turn lanes are warranted at Full Build-Out, 2025.

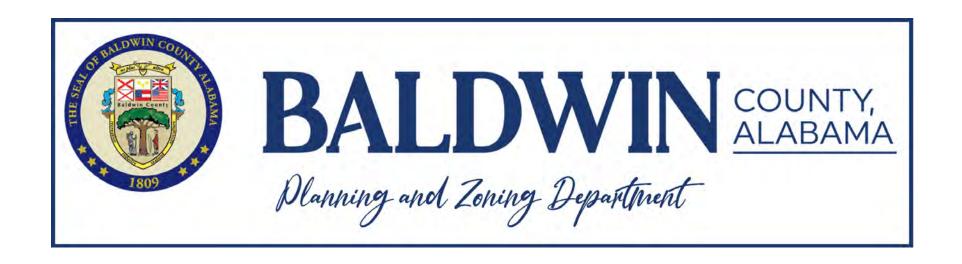
PUD22-10 UNDERWOOD RV PARK

Staff noted the following concerns from the November 3, 2022, Planning Commission meeting:

- 1. Staging area for check in/check out (this has been added)
- 2. On site dumpsters (four dumpsters have been added)
- 3. Turning analysis for campers (this was provided)
- 4. Potential secondary access (modified site plan to allow for ingress/egress)
- 5. Sidewalks within the development (sidewalks added within development)
- 6. Identify Office as Office/Clubhouse/Bathhouse (relocated and updated)
- 7. Deceleration Lane along CR24 (Underwood Road) (as stated in the Traffic Impact Study, the need for a right- and left-hand turn lane into the development was evaluated but was not warranted at Full Build-Out, 2025)

Staff recommends that the Final Site Plan for Case No. PUD 22-10, UNDERWOOD RV Park, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, including but not limited to the following:

- 1. Submit construction plans to Baldwin County Highway Department for review and approval of a Subdivision Permit.
- 2. Record final site plan once the Subdivision Permit has been issued.
- 3. Obtain any necessary building permits.
- 4. Acknowledge that approval of the final site plan is granted for two years and item 2 and 3 above will need to occur within the two-year approval period or submit an extension request for final site plan approval per current regulations in place at time of extension request.



FINAL SITE PLAN (PUD) REQUEST PUD22-18 VIAJAR RV PARK JANUARY 5, 2023

PRESENTED BY: SHAWN MITCHELL, DEVELOPMENT REVIEW PLANNER

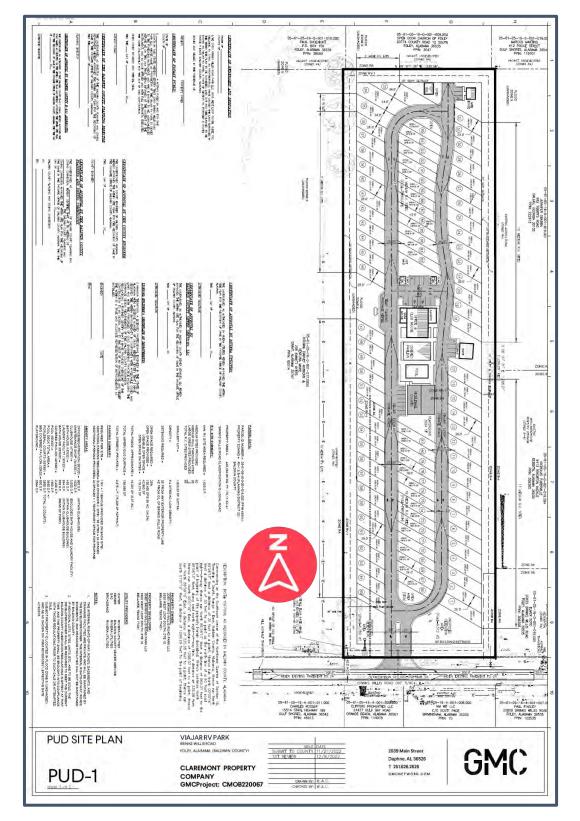
January 5, 2023

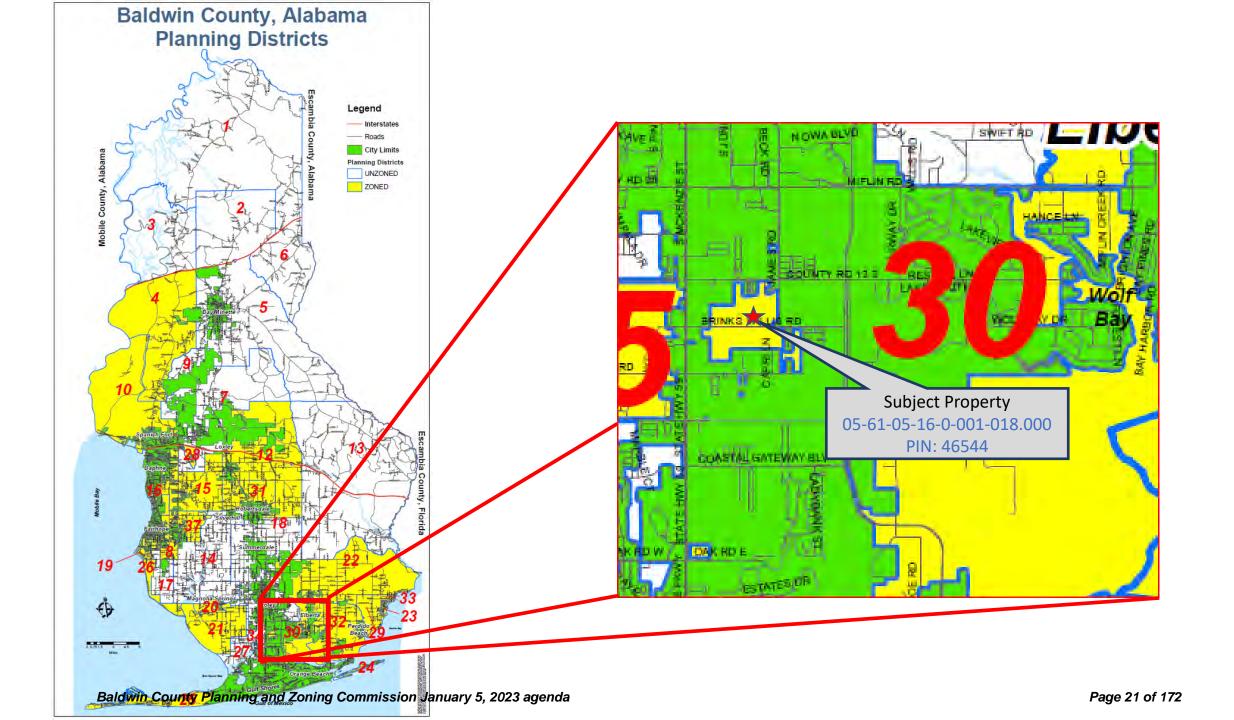
Request before the Planning Commission:

pub (FINAL SITE PLAN) approval for VIAJAR RV PARK, a 95-unit recreational vehicle park 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





Property data

Location: Subject property is located north of Brinks Willis Road, east of Hwy. 59 and west of Foley Beach Express in Foley's Planning Jurisdiction. Foley does not review RV parks.

Planning District: 30

Zoning: Subject property is zoned RV-1 and B4

Total Property Area: 10.1 +/- acres

Total # of Lots requested: 95 Units

• Setbacks: 30' around the perimeter, as required by subdivision regulations

Streets / Roads: 2,676 LF, which will not be accepted by the County for maintenance and shall remain private

Engineer of Record: Amanda Thompson, *GMC* 2039 Main St., Daphne, AL 36526

Owners / Developers: 20801 Brinks Willis Road Park LLC 5555 West Loop South, Suite 10, Bellaire, TX 77401 **Online Case File Number:** The official case number for this application is PUD22-18, however, when searching online CitizenServe database, please use PUD22-000018.

Parcel: 05-61-05-16-0-001-018.000

PIN: 46544

Traffic Study: Prepared by William Metzger, PE. Reviewed and accepted by Baldwin County Highway Department

Drainage Improvements: Drainage plan and narrative prepared by *GMC*. Reviewed and accepted by Baldwin County Highway Department

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

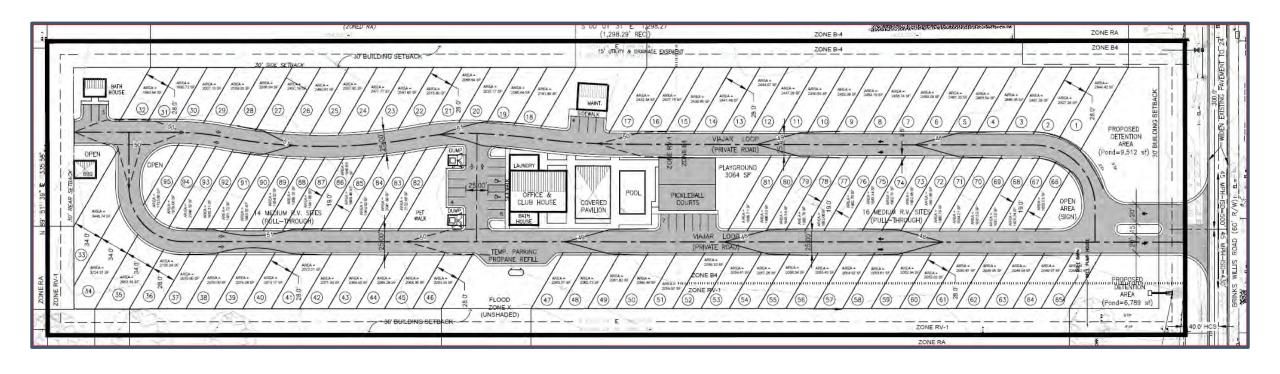
Utility Providers:

• Water: Riviera Utilities

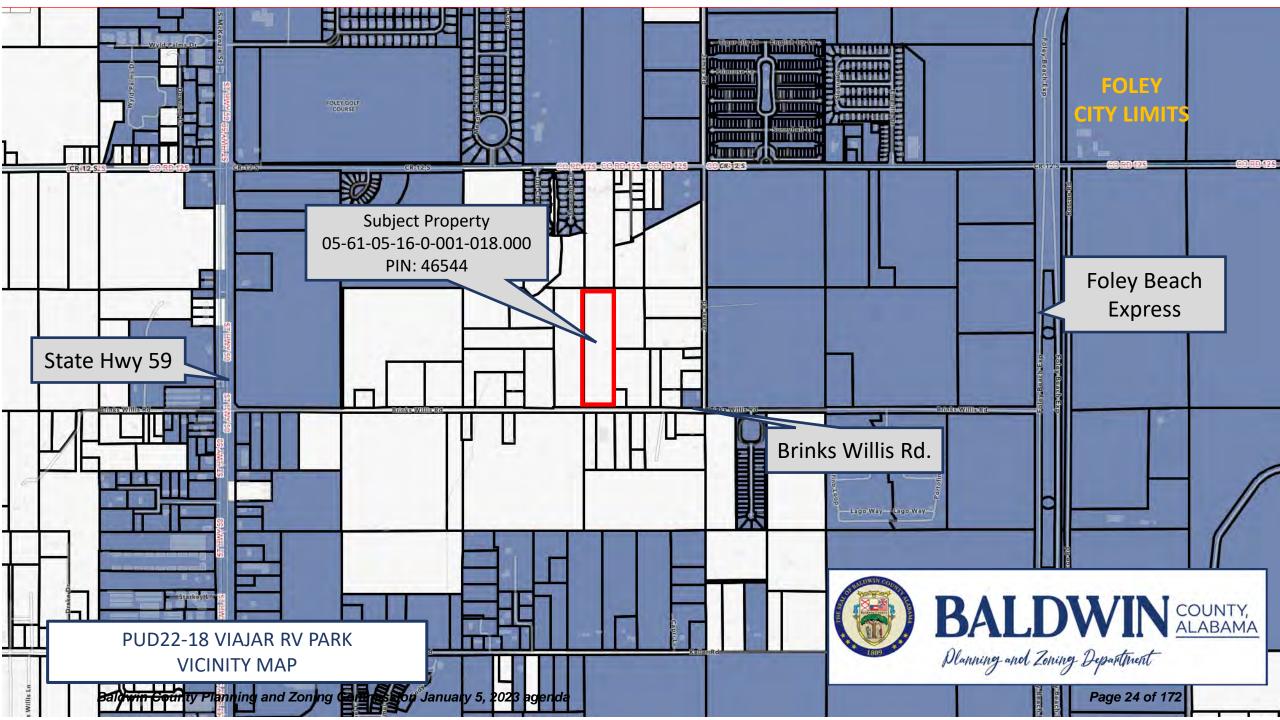
Sewer: BCSS

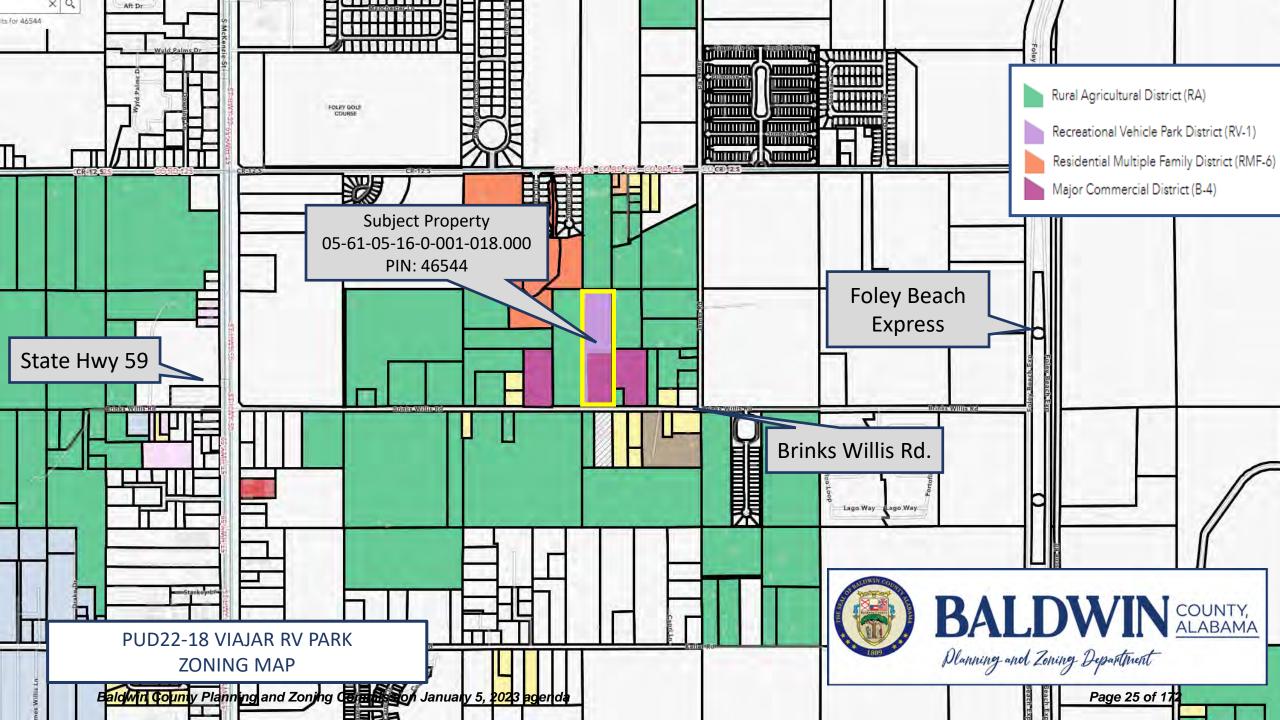
• Electrical: Baldwin EMC

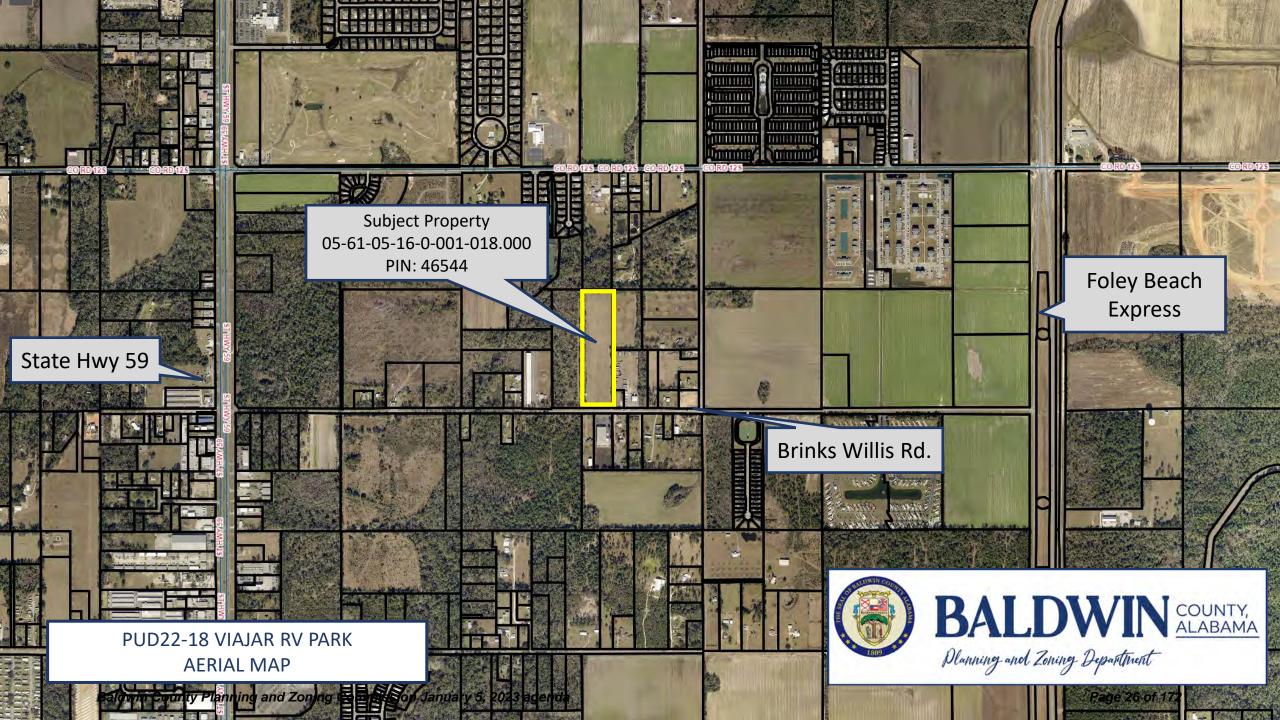




PUD22-18 VIAJAR RV PARK
Site plan cropped and enlarged
to show details







Utility information



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536 Phone (251) 943-5001 Fax (251) 970-4181

Barbara Garner GMC 2039 Main Street Daphne, AL 36526

RE: Brinks Willis RV Site

This letter is to confirm that Riviera Utilities is able to provide gas and broadband service to th Willis RV project through extensions. Riviera Utilities is currently able to provide water servic property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system instrequirements to meet all Riviera specifications. Please contact the following Riviera emconcerning costs and requirements.

Name	Department	Email
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com
Jason Thompson	Broadband	Jthompson@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace

 From:
 Amanda Thompson

 To:
 Melissa Currie

 Cc:
 Scott Hutchinson; Barbara Gamer

 Subject:
 FW: Force Main Size Inquiry

 Date:
 wednesday, November 16, 2022 8:38:42 AM

 Attachments:
 image/30.3 nm

See below from BCSS.

Thanks.

Amanda J. Thompson, P.E.

Project Manager, Civil Engineering Office: 251.380.8749 Cell: 334.333.1993

E-mail: amanda.thompson@gmcnetwork.com

2039 Main Street
Daphne, AL 36526
Building Communities

GMC

From: Jenny Williams [mailto:jenny@baldwincountysewer.com]

Sent: Monday, October 03, 2022 4:18 PM

To: Amanda Thompson <amanda.thompson@gmcnetwork.com>

Subject: RE: Force Main Size Inquiry

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Amanda,

There is a 12" sewer force main line on the east side of Hwy 59 there. Please let me know of any further questions.

Thank you,



JENNY WILLIAMS

Baldwin County Sewer Service

(251) 971-1516 (251) 656-5392 jenny@baldwincountysewer.com

www.baldwincountysewer.com

14747 Underwood Rd, Summerdale, AL 36580



P.O. Box 220 Summerdale, AL 36580-0220 (251) 989-6247

www.baldwinemc.com

December 19, 2022

Barbara Garner GMC 2039 Main Street Daphne, Alabama 36526

Re: Brinks Willis RV Park Foley, AL Parcel Number 05-61-05-16-0-001-018.000

Dear Barbara Garner:

This letter is to confirm that after reviewing the preliminary site plan submitted to Baldwin EMC, reasonable power to the above referenced development and/or location can be provided. Single-phase or three-phase power may be provided at the member's expense.

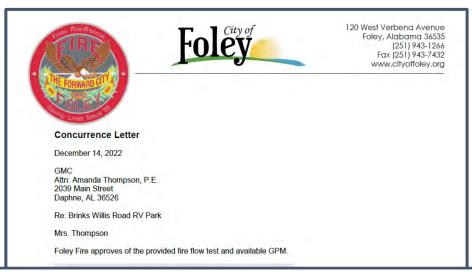
Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0123,

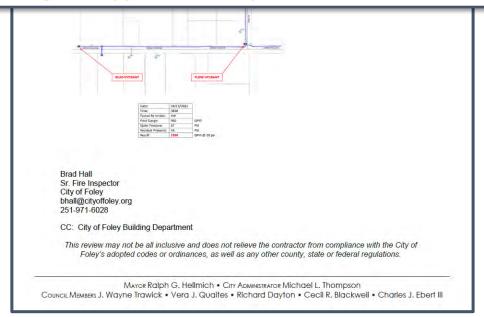
Sincerely,

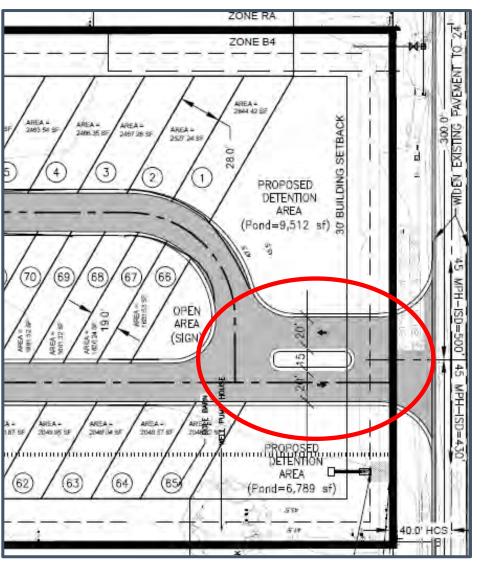
Heald Lamsey Gerald Ramsey District Engineer Manager

GR/yb



Foley Fire approves of the provided fire flow test and available GPM.

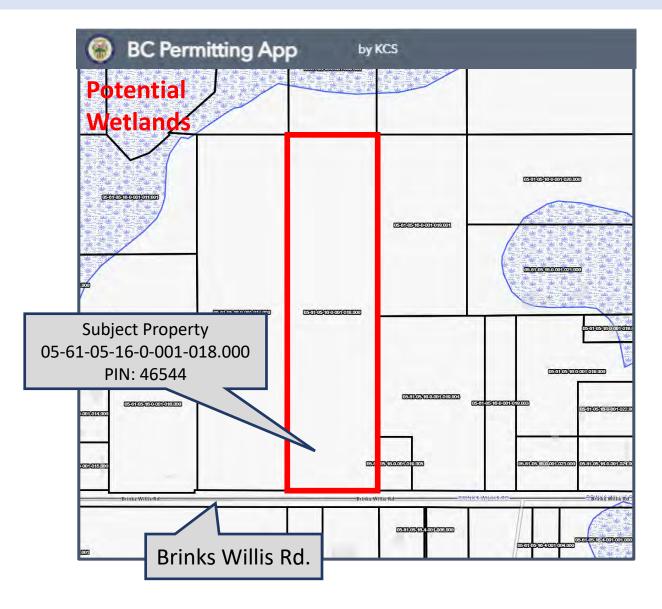




Boulevard entrance

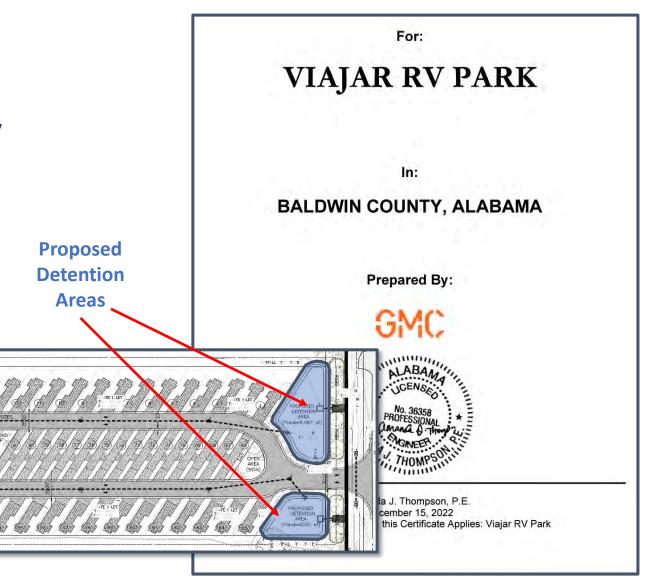
No wetlands appear to be on the subject property

 Map of potential wetlands from Baldwin County Permit Viewer



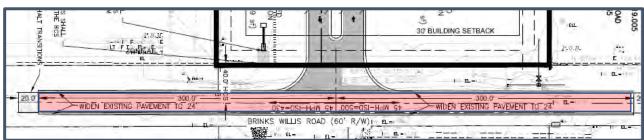
Drainage plan and narrative prepared by Amanda Thompson, PE, of *GMC*.

 Reviewed and accepted by the Baldwin County Highway Dept.



William Metzger, PE, prepared the Traffic Impact Study (TIS) for the proposed PUD.

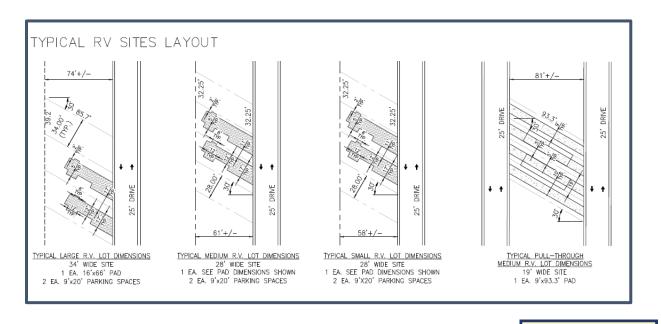
- The TIS was reviewed and accepted by the Baldwin County Highway Department
- Applicants are required to widen Brinks Willis Rd. to 24 ft to meet Subdivision Regulations.
- The BC Highway Dept has requested that the existing southbound turn lane on Foley Beach Express to westbound Brinks Willis Rd. be modified (180 ft. taper, 270 ft. full width turn lane)



Name was recently changed to Viajar RV Park TRAFFIC IMPACT STUDY FOR BRINKS-WILLIS RV PARK **BALDWIN COUNTY, AL** Prepared for: Claremont Property Company

Red = extent of road widening

PUD22-18 VIAJAR RV PARK

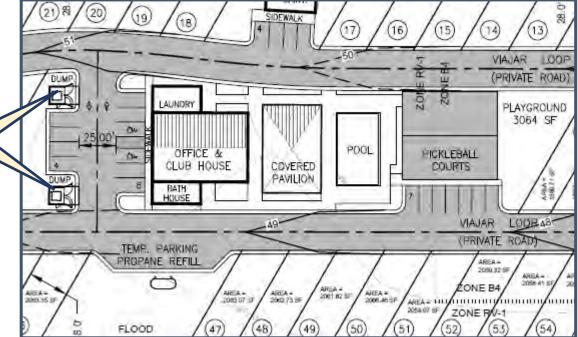


AMENITY AREAS:

OFFICE/REGISTRATION (30'X30') = 900 S.F. MAINTENANCE SHOP (34'X30') = 1020 S.F. CLUBHOUSE (47'X65') = 3,000 S.F. BATH HOUSE (15'X33') = 495 S.F. 594 S.F. LAUNDRY FACILITY (18'X33') = 500 S.F. BATH HOUSE (25'X20') = COVERED PAVILION (40'X60') = 2,400 S.F. POOL (50'X30') = 1500 S.F. POOL DECK TOTAL AREA = 3680 S.F. + PICKLEBALL COURTS (30'X65') = 3900 S.F. T BBQ COVERED PAVILION (20X25) = 500 S.F. 3064 S.F. PLAYGROUND =

Dumpster

locations



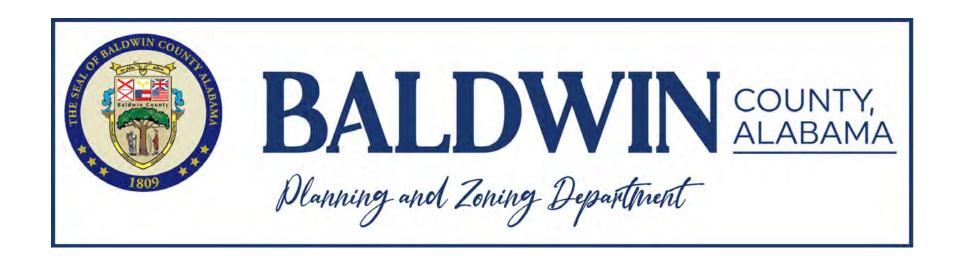
Staff recommends that the Final Site Plan for Case No. PUD 22-18, VIAJAR RV PARK, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following condition(s):

Specific Conditions:

- 1. An application for a Commission Site Plan (CSP) shall be submitted and approved within the effective period of the PUD (2 years).
- 2. Brinks Willis Rd. shall be widened to 24 feet for 300 ft in either direction from the main entrance.
- 3. The existing southbound turn lane on Foley Beach Express to westbound Brinks Willis Rd. be modified as requested by the Highway Dept.

General Conditions (including but not limited to the following):

- 1. Submit construction plans to Baldwin County Highway Department for review and approval of a Subdivision Permit.
- 2. Record final site plan once the Subdivision Permit has been issued.
- 3. Obtain any necessary building permits.
- 4. Approval of the final site plan is granted for two years and item 2 and 3 above will need to occur within the two-year approval period, or submit an extension request for final site plan approval.



PRELIMINARY PLAT APPROVAL SC22-50 SWIFT-LILLIAN SUBDIVISION JANUARY 5, 2023

PRESENTED BY: SHAWN MITCHELL, DEVELOPMENT REVIEW PLANNER

9.c) SC22-50 SWIFT-LILLIAN SUBDIVISION

January 5, 2023

Request before Planning Commission:

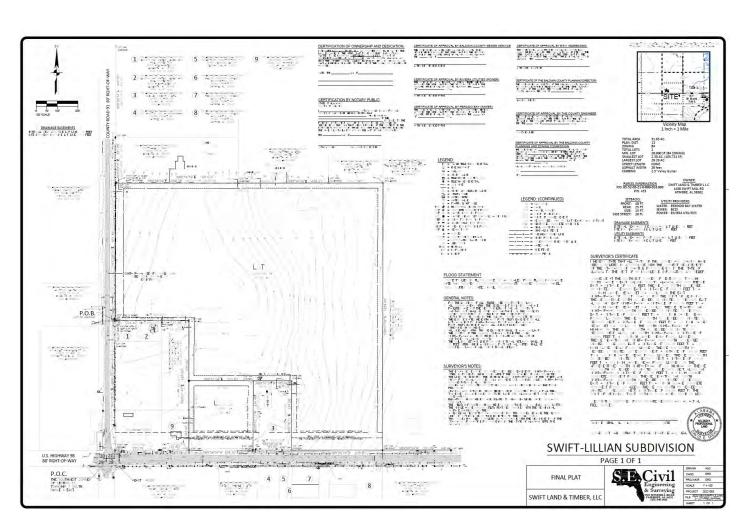
Preliminary Plat approval

SWIFT-LILLIAN Subdivision, a **2-lot** subdivision

Staff recommendation: APPROVAL

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



SC22-50 SWIFT-LILLIAN SUBDIVISION

Property data

Location: Subject property is at the intersection of County Road 91 (east) and US Highway 98 (north), west of Lillian.

Planning District: 22

Zoning: Subject property is zoned B-4, major commercial

Total Property Area to be divided: 31.65 +/- acres

Total # of Lots requested: 2 lots

Largest lot: 29.26 +/- acres

Smallest lot: 2.38 +/- acres acres

Surveyor: David Diehl, SE Civil Engineering & Surveying

9969 Windmill Rd., Fairhope, AL 36532

Owner / Developer: Swift Land and Timber, LLC

1450 Swift Mill Rd., Atmore, AL 36502

Online Case File Number: The official case number for this application is SC22-50, however, when searching online CitizenServe database, please use SC22-000050.

Parcel: 05-52-05-21-0-000-016.000

PIN: 435

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

Drainage Improvements: Drainage narrative prepared by Larry Smith, PE, of *SE Civil Engineering & Surveying*, reviewed and accepted by Baldwin County Highway Department.

Wetlands: Wetland report by Prescott Engineering. No wetlands identified.

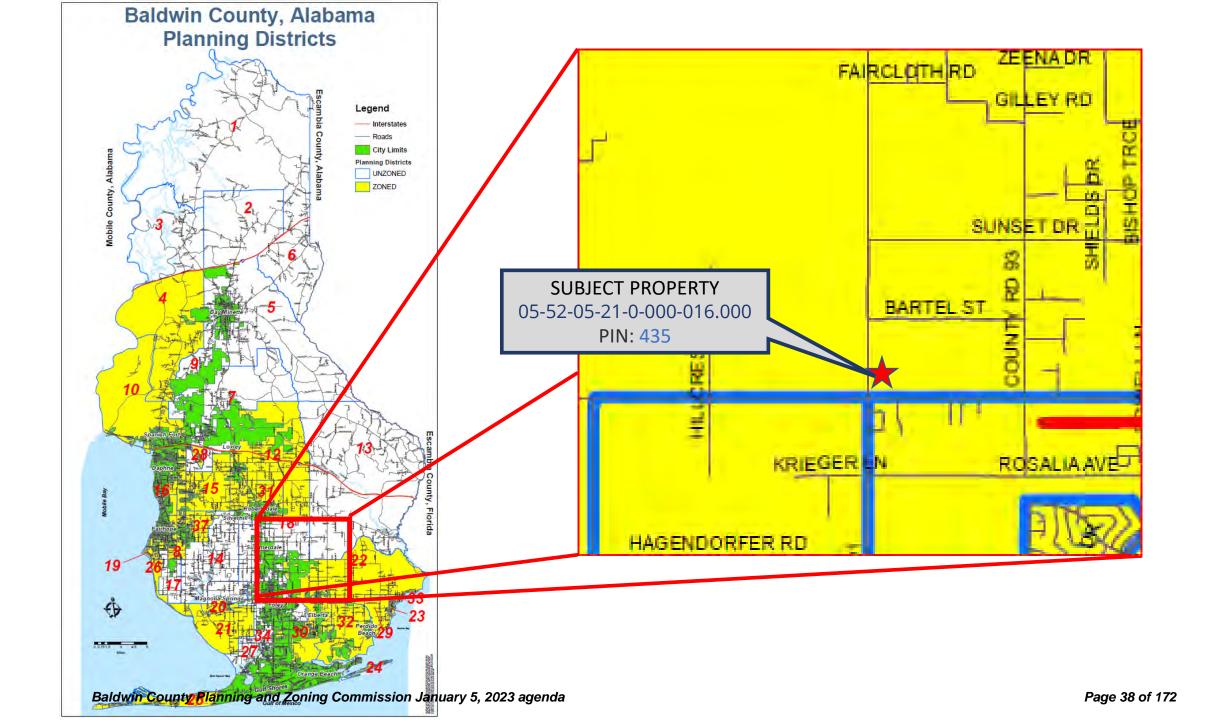
Streets / Roads: No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision. Applicant is invoking section 4.5.8(d) which allows frontage and continuous access from a 60' wide private ingress and egress easement in lieu of direct connection to a paved road.

Utility Providers:

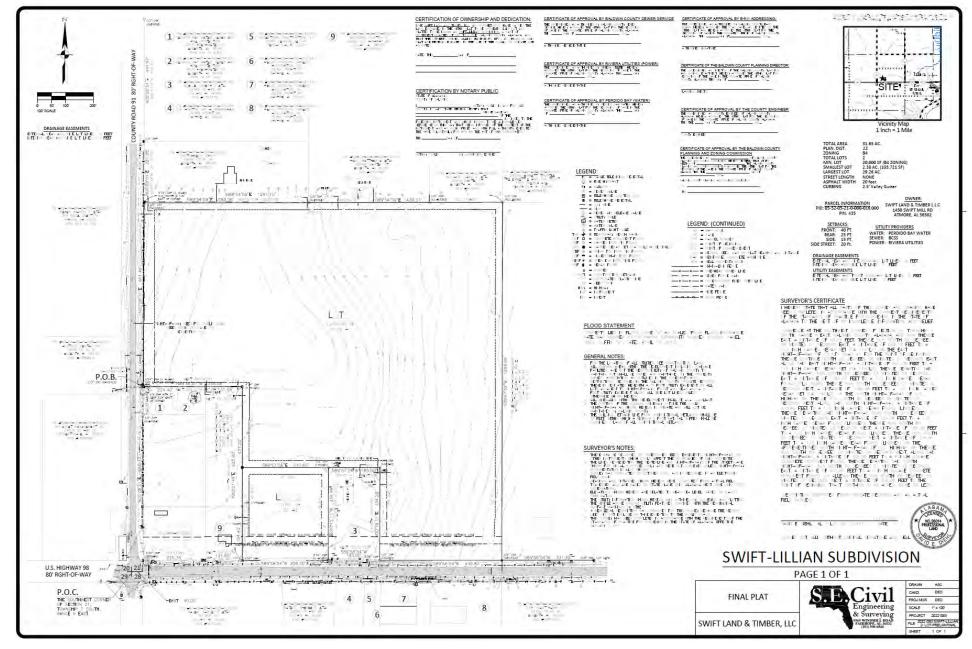
• Water: Perdido Bay Water

• Electrical: Riviera

• Sewer: BCSS

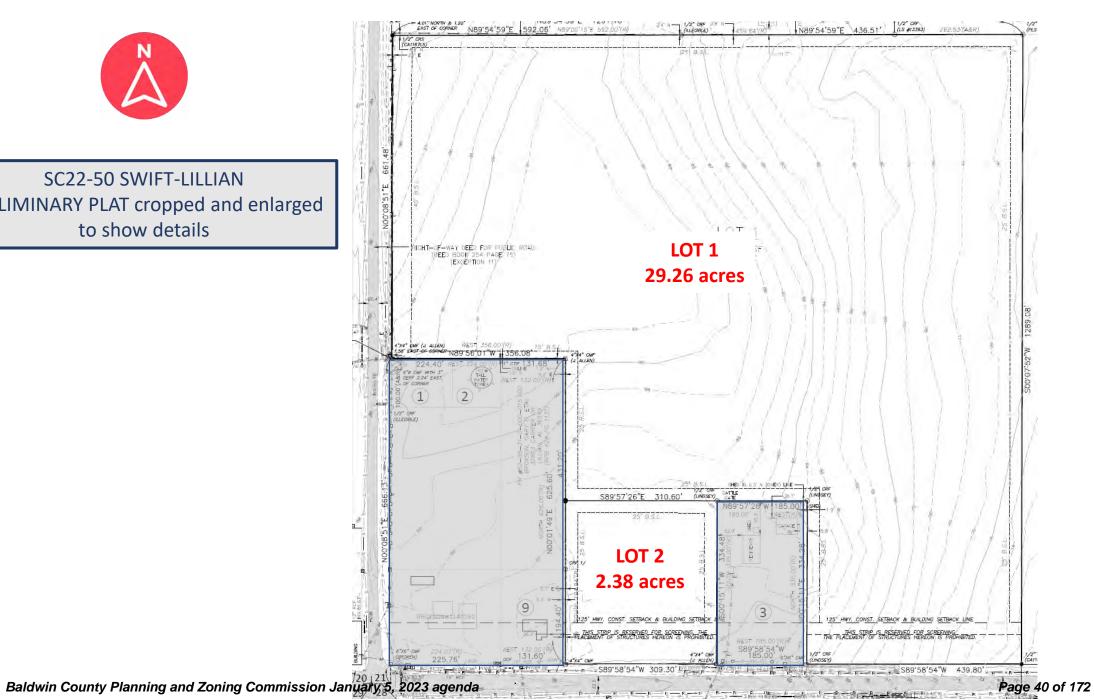


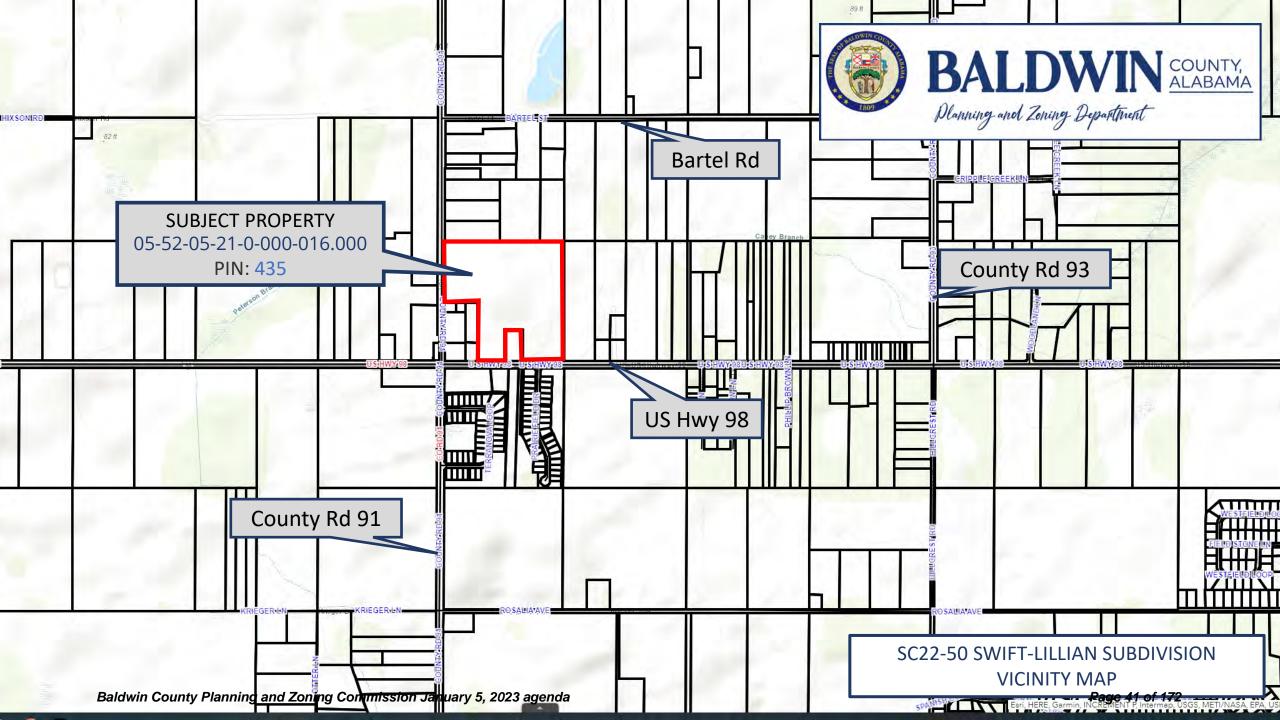


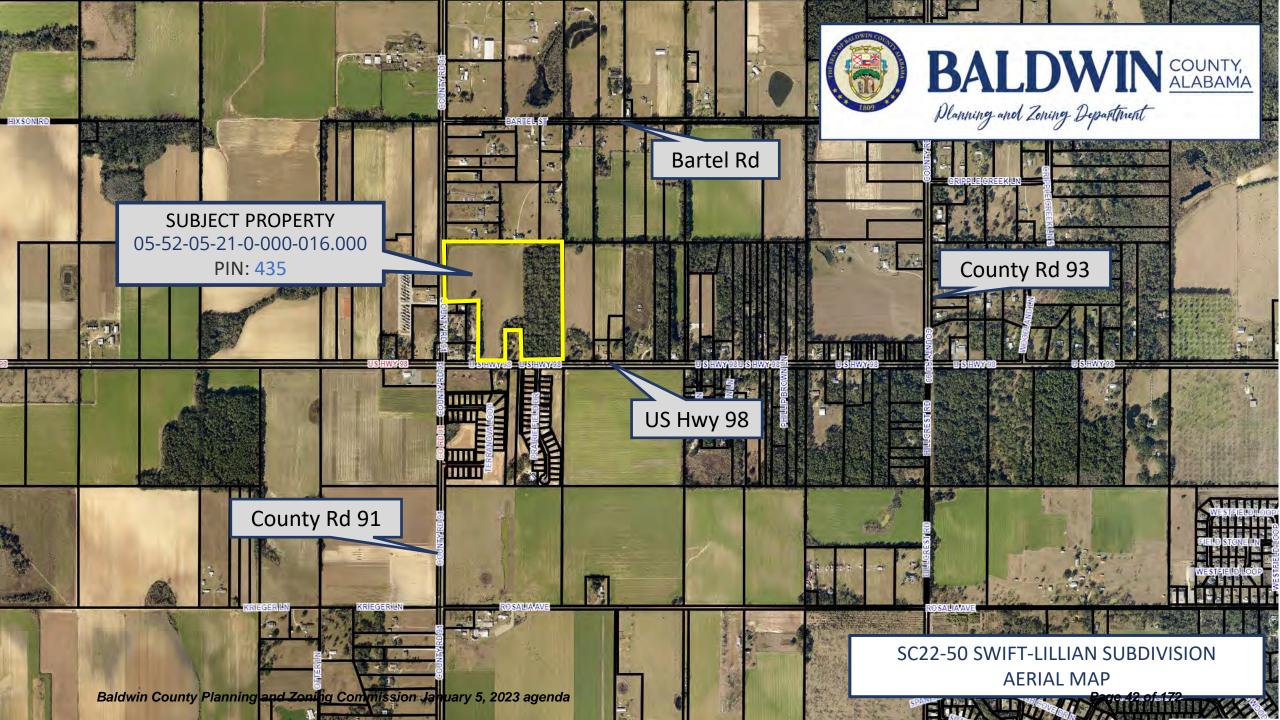


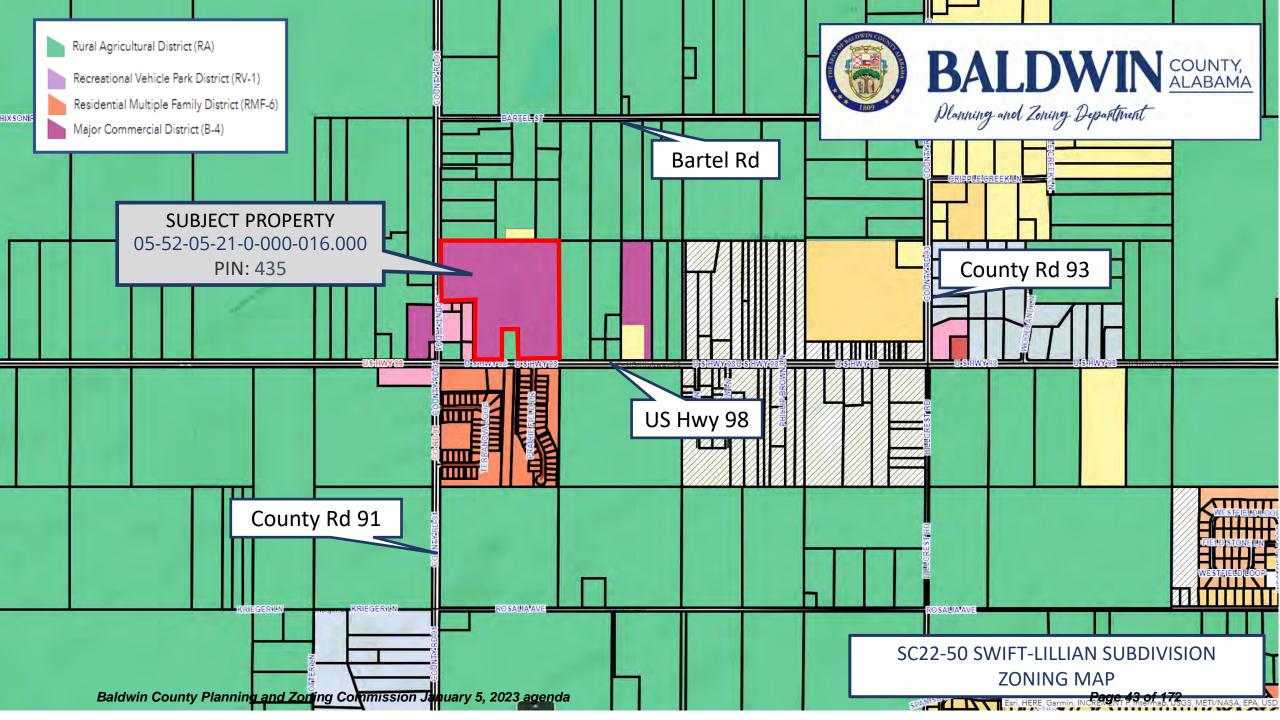


SC22-50 SWIFT-LILLIAN PRELIMINARY PLAT cropped and enlarged to show details











Quality On Tap! PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT

28171 FRESHWATER LANE * ELBERTA, AL 36530 Phone (251) 987-5816 * Fax: (251) 987-5836

November 9, 2022

Aaron Collins

RE: Swift-Lillian Subdivision

To Whom It May Concern:

I am providing this letter in response to your request for Perdido Bay Water, Sewer and Fire Protection District to supply water to the Swift-Lillian Subdivision. We have reviewed the plot that was provided to us by S.E. Civil Engineering. Based on our review of the plat the District has a 6" water main on County Road 91 and an 8" water main on US Highway 98 and will be able to serve this property.

Sincerely

Mark D. Bohlin General Manager

Perdido Bay Water, Sewer and Fire Protection District



November 10, 2022

Aaron Collins Planning Director S.E. Civil, LLC 9969 Windmill Road Fairhope, AL 36532 C: 706-681-2896 O: 251-990-6566 Ext. 114 acollins@secivileng.com www.secivil.pro

Re: Swift - Lillian Subdivision

Mr. Collins.

At your request, this letter is to verify based on the site plan attached, Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed Swift – Lillian Subdivision. Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This development may require a main line extension and / or a road bore which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1,500.00 impact fee per lot will need to be paid to Baldwin County Service LLC before a new subdivision plat is signed. This letter is valid for a period of one year from the date of issue. This letter is not to be used to obtain a building permit. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter. **
*A franchise fee may apply in franchise areas.

The wastewater will be treated at our Spanish Cove Treatment Plant.

Sincerely,

Angela Folly Baldwin County Sewer Service, LLC (251) 971-3022 angela@baldwincountysewer.com

14747 Underwood Road Summerdale, AL 36580 / P. O. Box 1628 Foley, AL 36536



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536 Phone (251) 943-5001 Fax (251) 970-4181

11/3/2022

Aaron Collins S.E. Civil Engineering & Surveying 9969 Windmill Road Fairhope, AL 36532

RE: Swift-Lillian Subdivision

This letter is to confirm that Riviera Utilities is able to provide electric service to the proposed Swift-Lillian Subdivision project located in Lillian. AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email		
Scott Sligh	Electric	ssligh@rivierautilities.com		

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

Gan Wallace

James Wallace

Wetland report prepared by Keith Johnson, Wetland Sciences Inc.

- No wetlands were identified
- Ashley Campbell, Baldwin Co. Resource Planner, concurred with wetland report



February 15, 2022

Taylor Henseler 25366 Profit Drive Daphne, Al 36526

> Wetland Jurisdictional Assessment +/- 31.66 Acres, Swift Property, Lillian, Al WSI Reference #2022-096

Dear Taylor.

Per your request, Wetland Sciences, Inc. has completed a wetland jurisdictional assessment of a +/-31.66-acre parcel of property located at the northeast corner of the intersection of US Hwy 98 and County Road 91 in Lillian, Baldwin County, Alabama. The Baldwin County Revenue Commission identifies the subject property by the following identification number: 05-52-05-21-0-000-016.000 (See site location map in Exhibit A).

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. The wetland delineation was conducted in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal - Corps). The following is a summary of our findings.

Desktop Review

Prior to performing the delineation, several remote data sources were reviewed to assist with identifying potential WOTUS and wetland areas at the site. Each source of data is described in detail below.

Natural Resource Conservation Service Soil Survey

WSI reviewed the Natural Resources Conservation Service (NRCS) on-line Web Soil Survey (WSS) to identify soil types within the subject property (See soil map in Exhibit B). The subject property is comprised of the following soil types: Klej loamy fine sand, Lakeland loamy fine sand, Lynchburg fine sandy loam, Norfolk fine sandy loam, Rains fine sandy loam, and Ruston fine sandy loam. The following is a description of each soil type identified within the subject property.

Klej loamy fine sand

The Klej series consists of deep, moderately well drained soils developed in loamy sand and loamy fine sand on uplands. Slopes range from 0 to 5 percent.

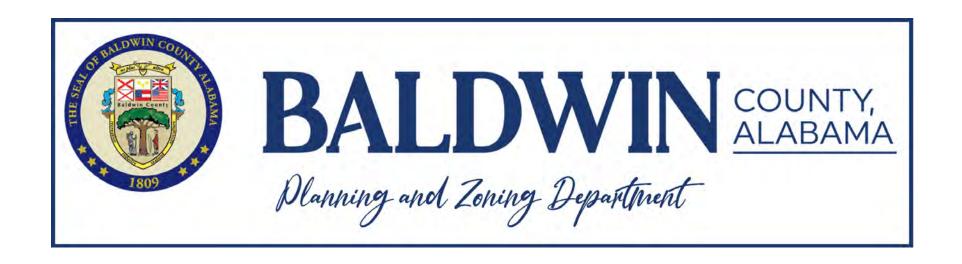
3308 Gulf Beach Highway | Pensacola, Florida 32507

850.453.4700

keith@wetlandsciences.com

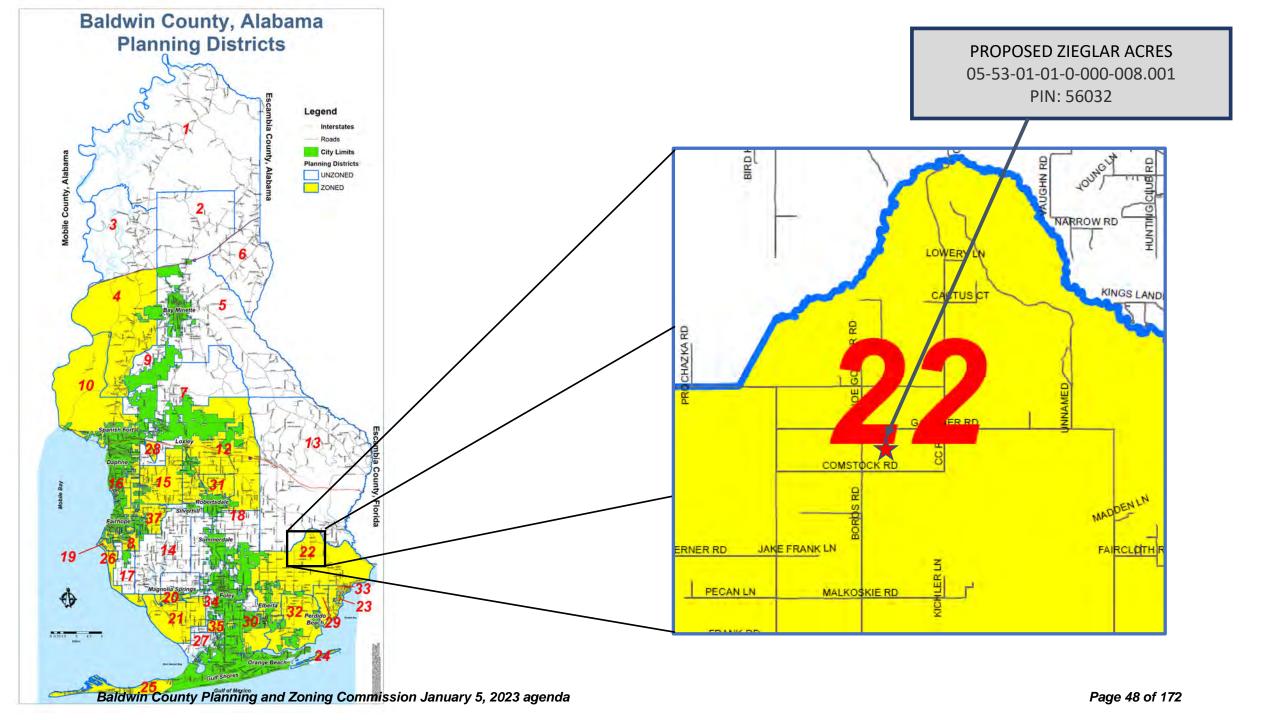
Staff recommends that the PRELIMINARY PLAT for Case No. SC22-50, SWIFT-LILLIAN SUBDIVISION, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with no conditions for approval.

• Staff will grant administrative final plat approval. The final plat shall be circulated for signatures and recorded within 90 days of approval.



PRELIMINARY PLAT APPROVAL SC22-52 ZIEGLAR ACRES JANUARY 5, 2023

PREPARED AND PRESENTED BY: MARY BOOTH, SUBDIVISION COORDINATOR



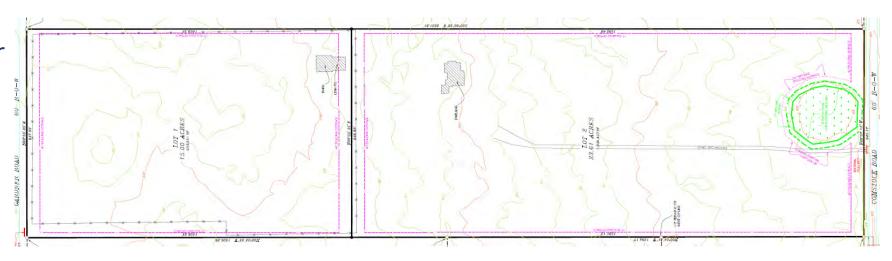
9.d)SC22-52 ZIEGLAR ACRES

Request before the Planning Commission:

<u>Preliminary Plat approval</u> for Zieglar Acres, a **2-lot subdivision**

Staff Recommendation:

APPROVAL, no deficiencies or 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



SC22-52 ZIEGLAR ACRES

Property data

Location: Subject property is located to the east of Boros Road between Gardner Road and Comstock Road in the Elberta area.

Planning District: 22

Zoning: Zoned RA

Total Property Area: 38.61 acres

Total # of Lots requested: 2 lots

 Setbacks: 40' front, 40' rear, 15' side, and 30' wetland building setback

Streets / Roads: No proposed roads as each lot will front on existing paved and county-maintained roads

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

Owner / Developer: Deborah Zieglar

29305 Comstock Road, Elberta, AL 36530

Online Case File Number: The official case number for this application is SC22-52, however, when searching online CitizenServe database, please use SC22-000052

PARCEL ID

05-53-01-01-0-000-008.001 PPIN: 56032

Traffic Study: Traffic study was not triggered due to unit count

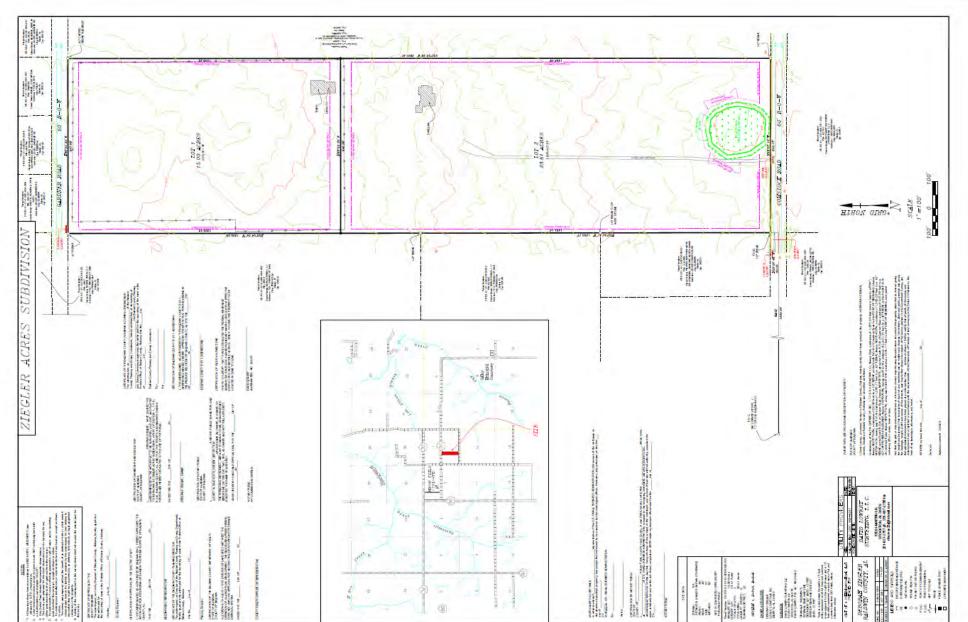
Drainage Improvements: Not required

Wetlands: A wetland report was provided by Wetland Sciences, Inc. and potential wetlands on the subject property have been identified as isolated, non-jurisdictional wetlands. A 30' wetland building setback has been shown on the plat.

Utility Providers:

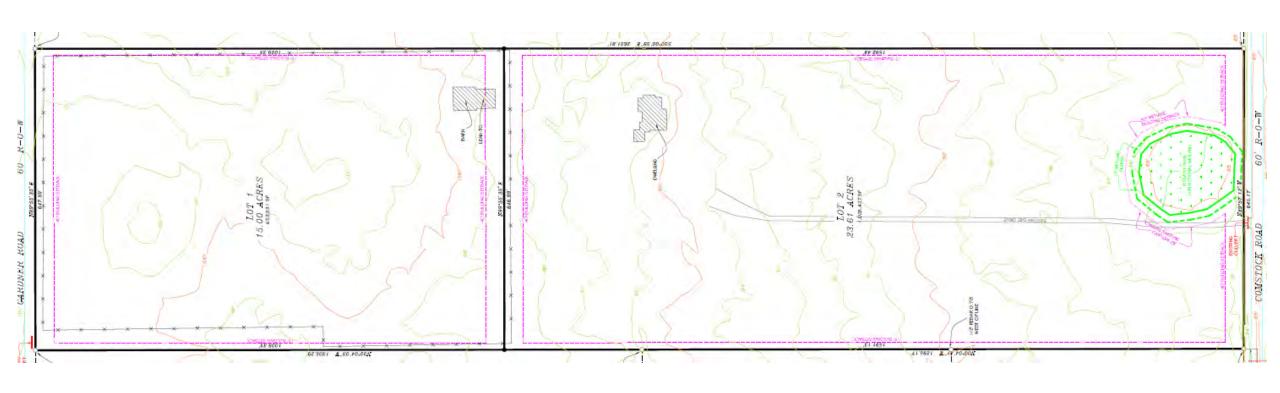
Water: On-Site WellSewer: On-Site SepticElectrical: Baldwin EMC

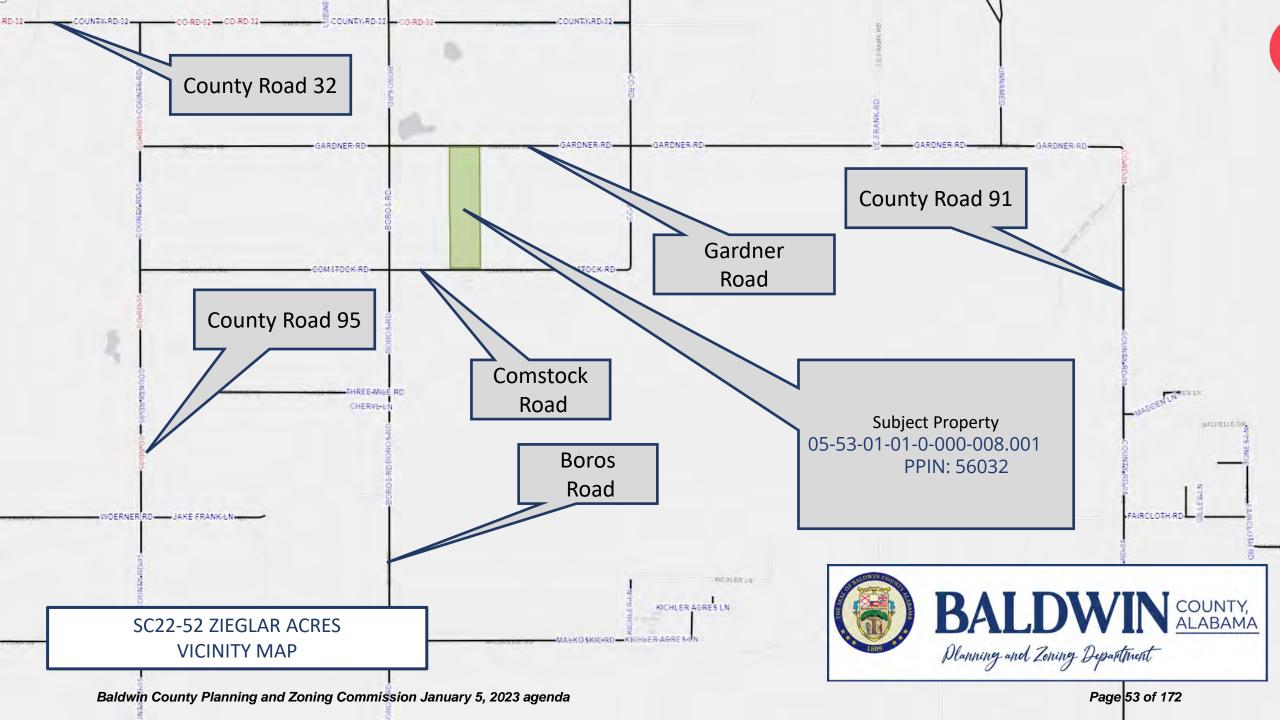


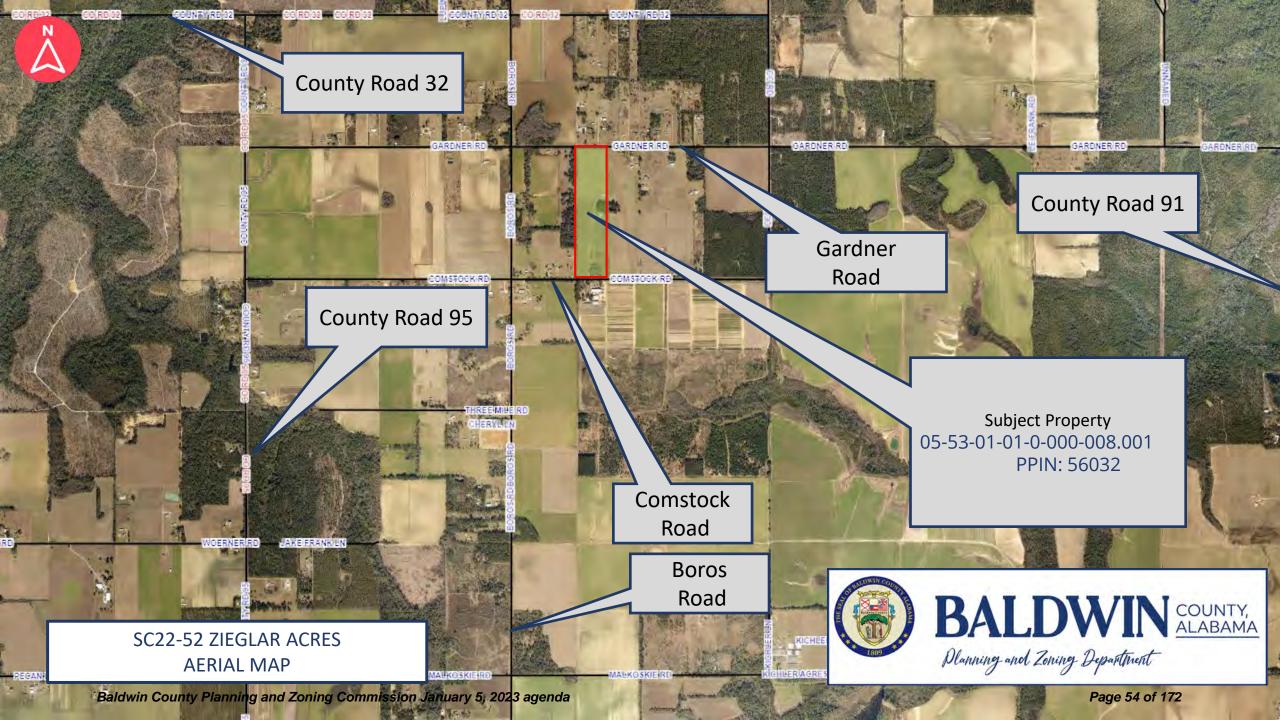


SC22-52 ZIEGLAR ACRES PRELIMINARY PLAT cropped and enlarged to show details









J.E. Hamlin, P.E., prepared the drainage narrative shown to the right for the proposed subdivision

- The drainage narrative was reviewed and accepted by the Baldwin County Highway Department
- The proposed division of property will not create a significant change in post development runoff and will not require any drainage improvements.

J. E. Hamlin Professional Engineer 14200 South Blvd. Silverhill, Al. 36576

November 21, 2022 Mary Booth, CAPZO Subdivision Coordinator Baldwin County Planning and Zoning 22251 Palmer Street Robertsdafe, AL 36567

Re: Ziegler Acres Subdivision Drainage Letter for Deborah Ziegler

At the request of David Lowery of David Lowery Surveying, LLC, I have reviewed the current drainage conditions at the proposed referenced subdivision. My observations and opinions are as contained herein.

The site is approximately 40 acres, bounded on the North and South by existing county right-of-way and on the East and West by private owners. The property is primarily Farm Land and has been for quite some time. No additional improvements will be done for this division of land into two parcels of approximately 15 and 25 acres.

Post development runoff direction will not change. Runoff currently flows primarily across this property to an existing culvert under Comstock Road, then across several private owners to a branch of narrow gap creek, through Helton Bay to the Blackwater River.

It is my professional opinion this division of land will not cause any deleterious conditions to downstream properties or waterways. Of course, future division will require further evaluation that time.

If you have any questions regarding this matter, do not hesitate to call me or the developer:

Very Truly yours.

J.E. Hamilio, P.E.

Wetlands

Staff Comments

Craig Martin, Wetland Sciences, Inc., prepared the wetland delineation for the subject property.

- Isolated, nonjurisdictional wetlands were identified on subject property.
- No wetlands are proposed to be filled. A 30' wetland building setback and a 15' natural buffer have been shown on the plat.





September 26, 2022

David Lowery David Lowery Surveying, LLC 55284 Martin Lane Stockton, AL 36579

Re: Wetland Assessment Report - 29305 Comstock Road, Elberta, Baldwin County, Al

Dear Mr. Lowery,

As requested. Wetland Sciences, Inc. has 29305 Comstock Road in Elberta, Baldwin County Revenue commission identifies th 056032. The intent of this effort is to ide The following is a summary of our finding

Wetland Delineation

The purpose of performing the wetland a States (WOTUS) are present and, if so, to conducted in accordance with the Region Manual: Atlantic and Gulf Coastal Plain R

Desktop Review

Prior to performing the delineation, seve potential WOTUS and wetland areas at t

Natural Resource Conservation Service S

WSI reviewed the Natural Resources Con identify soil types within the subject prop survey identifies a five (5) soil types within Lakeland loamy fine sand, Norfolk fine sa The following is a description of the ident

Wadley loamy fine sand

The Wadley series consists of very deep, formed in sandy and loamy marine sedin

Pensacola, Fig

intervals or corresponding with directional changes with the boundary. Each point was identified and located by an experienced wetland scientist. Pink flags were placed at each point clearly marked "Wetland Delineation". Each flagged point also contains specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used a Trimble Geo7x GNSS system to locate each point Data was collected using Trimble's TerraSync Professional Software with further data refinement using Trimble's Pathfinder Professional Software.

The wetland identified on the attached sketch is 0.17-acre isolated depressional wetland feature that was determined to have no hydrologic or ecological connection to a surface tributary system. The feature is approximately 2.900 northwest of an unnamed tributary of Narrow Gap Creek and 7.039 feet to the southeast of Blackwater River (See Eyhibit H). It is pengraphically isolated from a TNW or RPW. There is not a culvert connecting it to the RPW. There is not surface or subsurface connection to a TNW or RPW.

Please keep in mind that there are many variables that affect the accuracy of the GPS data used to generate the attached sketch. This sketch should be considered approximate unless verified by a survey

The conclusions regarding status and presence of Waters of the United States are not final or "binding" until such time as they are confirmed by the Corps through field inspection. As such, the status and boundary of the resources described may be subject to minor changes upon such inspection/approval

Finally, I have attached a statement of our firm for services rendered associated with this effort. mail a check to the letterhead address, or we can take a credit card payment over the phone

If you have any questions, please do not hesitate to me at (850) 453-4700.

WETLAND SCIENCES, INC.

Craig Martin Senior Scientis

3308 Gulf Beach Highway | Pensacola, Florida 32507 | 650.453,4700

supplemented by precipitation. The wetland is not known to support interstate or foreign commerce. It is not known to be used by interstate or foreign travelers for recreation or other purposes. This wetland does not produce fish or shellfish that could be taken and sold in interstate or foreign commerce or used for industrial purposes by industries in interstate commerce. For all these reasons, it is our opinion the isolated wetland feature does not meet the definition of waters of the U.S. as defined by 33 CFR Part 328.3(a) and is not jurisdictional under the Clean Water Act. In support of this report, I have appended Corps routine data form (Exhibit J).

Utility information



BALDWIN EMC

four Touchstone Energy Cooperative

P.O. Box 220 Summerdale, AL 36580-0220 (251) 989-6247

www.baldwinemc.com

November 21, 2022

David Lowery Surveying, LLC 55284 Martin Lane Stockton, AL 36579

Re: Plat for Ziegler Acres Subdivision, PPIN # 56032

Dear David Lowery:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0226.

Sincerely

Brett Morrow

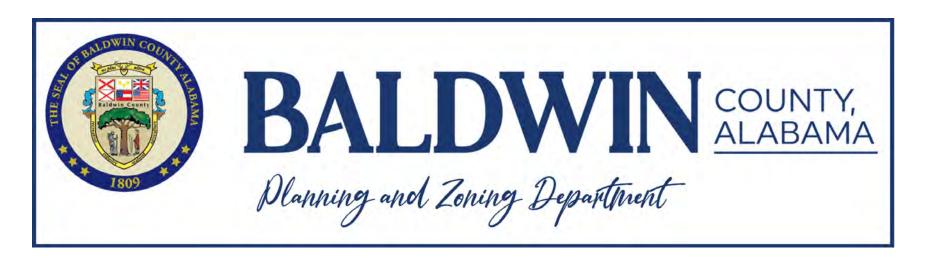
Supervisor of Staking

BM/ss

ACCORDING TO 420-3-1 AND LORAN POWERS, THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A LARGE FLOW DEVELOPMENT AND PRIOR APPROVAL FROM THE LOCAL HEALTH DEPT. IS NOT NEEDED FOR THIS DEVELOPMENT.

Staff recommends that the PRELIMINARY PLAT for Case No. SC22-52, ZIEGLAR ACRES, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with no conditions for approval.

• Staff will grant administrative final plat approval. The final plat shall be circulated for signatures and recorded within 90 days of approval.



SUBDIVISION PRELIMINARY PLAT REQUEST SPP22-31 SOUTH BEND VILLAGE, PHASES 3-4 JANUARY 5, 2023

PRESENTED BY: SHAWN MITCHELL, DEVELOPMENT REVIEW PLANNER

9.e)SPP22-31 South Bend Village, Ph. 3-4

January 5, 2023

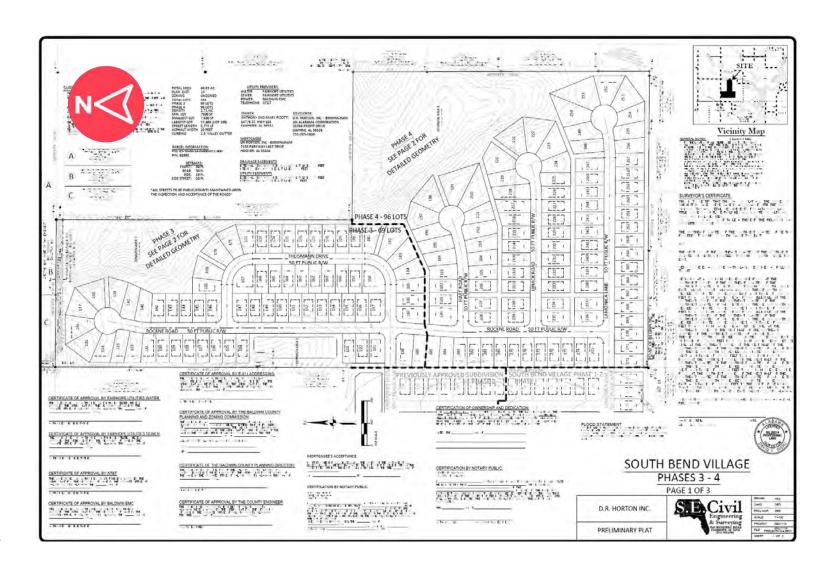
Request before the Planning Commission:

Preliminary Plat approval of South Bend Village, Phases 3-4, a **165-lot** subdivision.

Staff recommendation: **APPROVAL**

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 State Highway 181, half a mile south of County Rd. 24, near the intersection of Sherwood Highland Rd.

Planning District: 14

Zoning: The citizens of Planning District 14 have not implemented

zoning

Total Property Area: 60.93 acres +/-

Total # of Lots requested: 165 Lots

• Smallest lot: 7,680 sf +/-

• Largest lot: 17,406 sf +/-

• Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Streets / Roads: 5,774 LF of streets for public use

Proposed lots will access internal streets only

Owner: Anthony & Mary Pizzoti

14776 St. Hwy 181, Fairhope, AL 36532

Developer: DR Horton, Inc- Birmingham

25366 Profit Dr., Daphne, AL 36526

Surveyor: David Diehl, SE Civil Engineering & Surveying

9969 Windmill Rd., Fairhope, AL 36532

Online Case File Number: The official case number for this application is SPP22-31 South Bend Village, Ph. 3-4, however, when searching the online CitizenServe database, please use SPP22-000031

Parcel: 05-56-06-14-0-000-011.000

PINS: 68998

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: A wetland report was prepared by Keith Johnson, *Wetland Sciences, Inc.*. A small area of non-jurisdictional wetlands was identified.

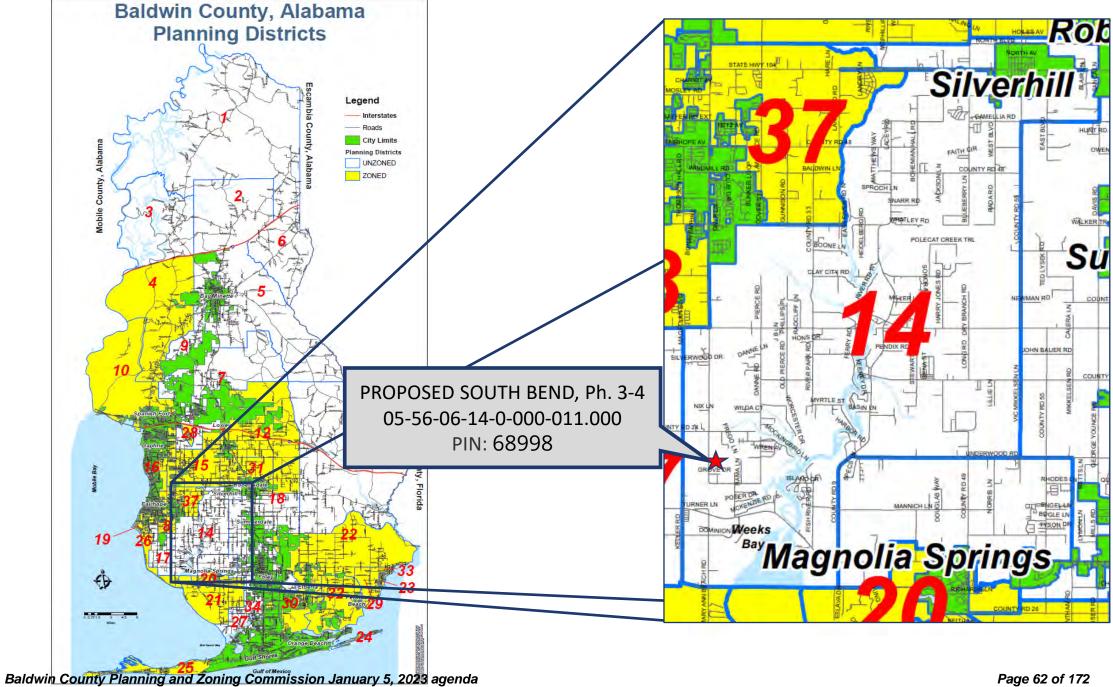
Utility Providers:

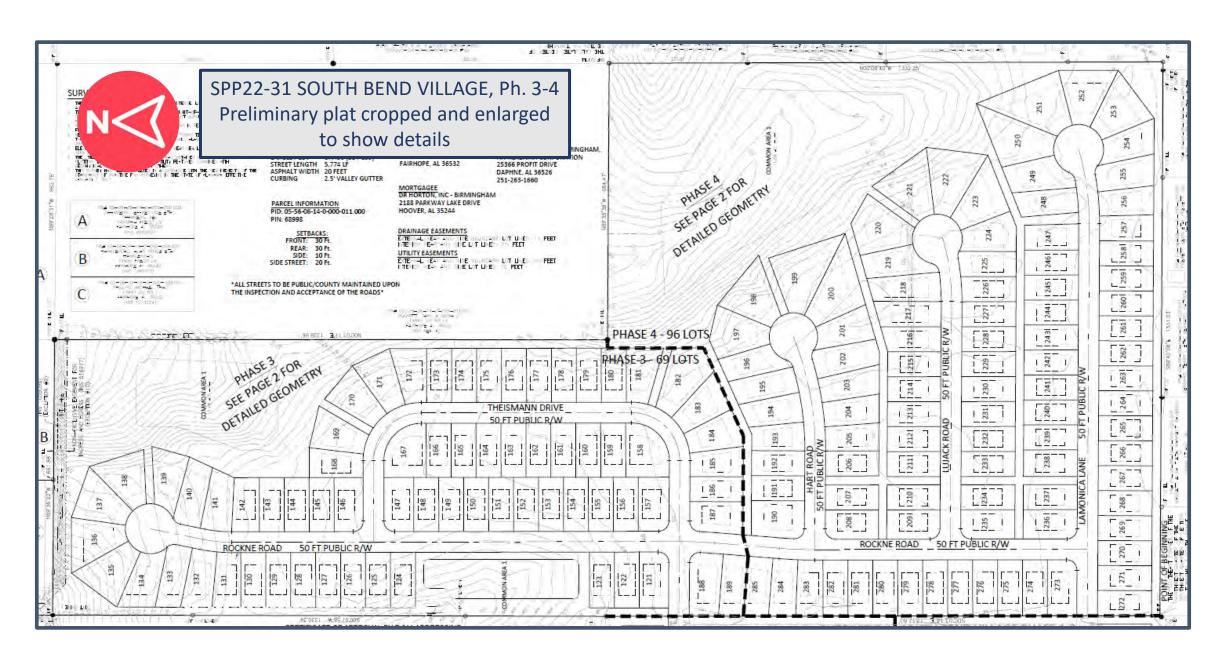
• Water: Fairhope Utilities

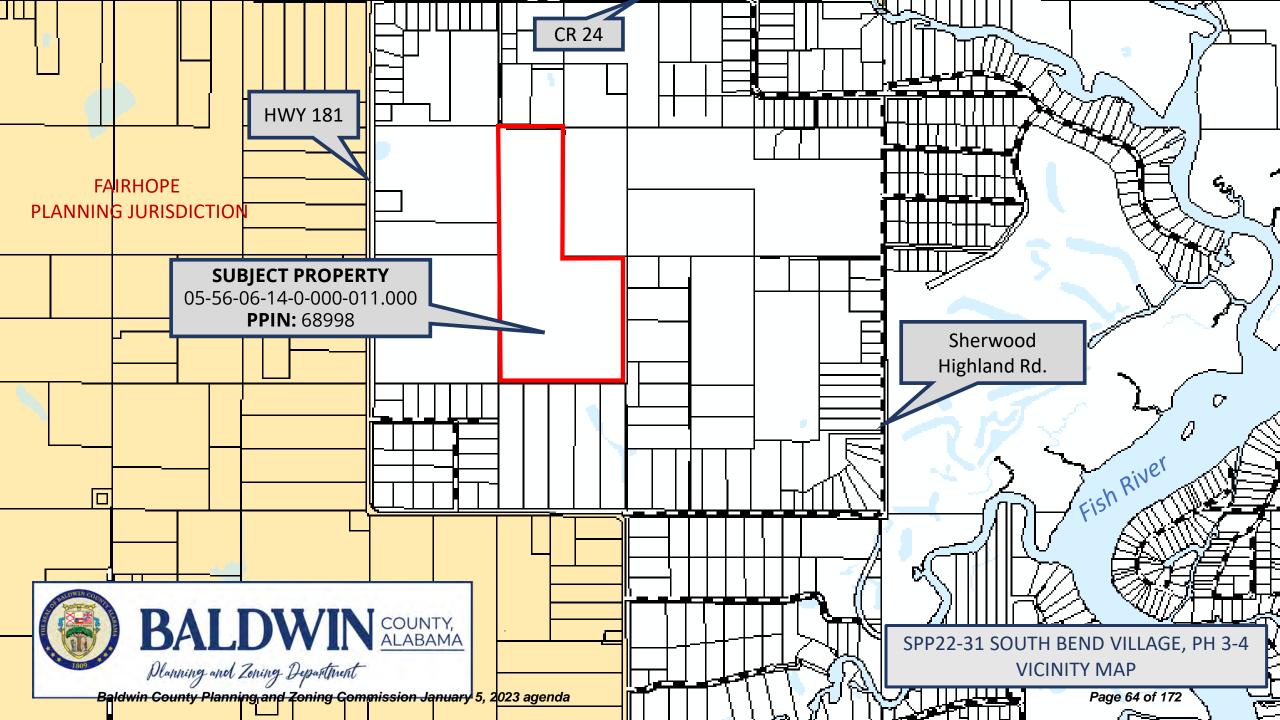
• Sewer: Fairhope Utilities

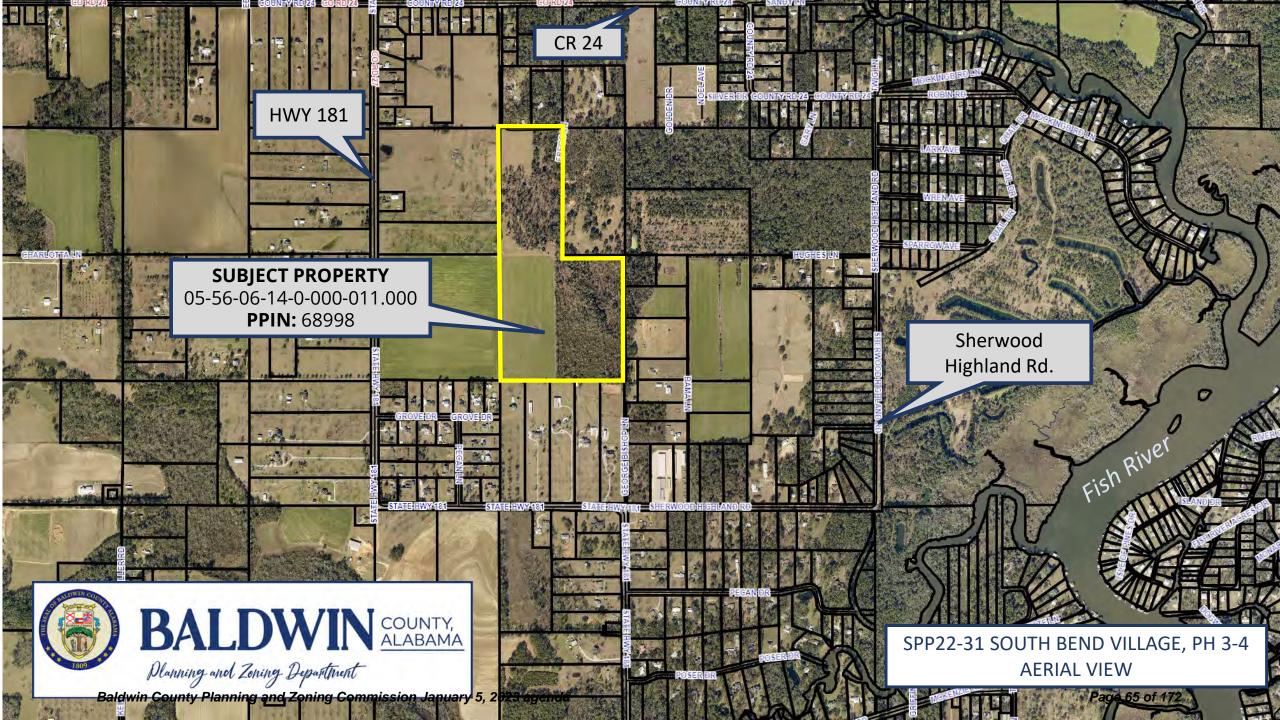
Electrical: Baldwin EMC

Broadband: AT&T









The Baldwin County Board of Education (BCBE) staff was notified of the requested subdivision on Nov. 29, 2022, as is protocol for P&Z staff for any development of 50 units/lots or more

From: Fabia.Waters@baldwincountyal.gov

ent: 11/29/2022 - 03:46 PM

etyler@bcbe.org,jwilson@bcbe.org,mmalm@bcbe.org,syoung@bcbe.org

buford.king@baldwincountyal.gov,mbooth@baldwincountyal.gov,shawn.mitchell@baldwincount

yal.gov

Subjec

Message from Baldwin County Planning & Zoning Department

Attachments:

SR-181_turn_lane_analyses.pdf

TIS_FinalReport_South_Bend_Phases_3_4.pdf 20221113-PRELIM-PH-3-4-REV1-OVERALL.pdf

DO NOT REPLY to this email. All replies and documents must be submitted through the online <u>Citizenserve</u> Portal.

Dear BCBE Staff,

Please find attached a copy of a subdivision preliminary plat and a traffic study for South Bend Village Ph 3 & 4. Baldwin County Planning and Zoning staff provides this information to ALDOT so that ALDOT may comment on the development should the development affect any ALDOT roadways. Please respond with any comments by December 9th, 2022.

Thank You Fabia Waters

RE: # SPP22-000031

Description: South Bend Village Phase 3-4

Address:

Parcel Number: 05-56-06-14-0-000-011.000 Applicant: Aaron Collins S.E. Civil, LLC

Message Sent Via Citizenserve Portal by: Fabia Waters, Planning Technician



A drainage narrative was prepared and stamped by Jared Landry, PE.

- Drainage improvements have been recommended
- The stormwater report has been reviewed and accepted by the Baldwin County Highway Department

DRAINAGE NARRATIVE

PROJECT DESCRIPTION

South Bend Village Subdivision Phases located in Baldwin County, Alabama, P project site contains approximately 60.9 East and is on the east side of Hwy 181

The terrain of the site includes a high p discharging off the property towards ti drainage path that discharges through (into Waterhole Branch. The south basi and ultimately under Sherwood Highlan

Elevations range throughout the propert grass/trees and trees throughout the propert CN number was used in the drainage ar

Water will be collected in a series of discharge into three (3) proposed dry p before it ends up under County Road 24 into a riprap stilling basin. Pond 2 (no surface drains across one driveway befor a weir structure with a pipe discharge in driveway before it ends up under Cour pipe discharge into a riprap stilling basin there is no well-defined drainage way.

PROPOSED HYDRAULIC ANALY

The SCS method for runoff estimation NOAA has published depth curves spec storm events will be utilized in the drai with field verified elevations for the are to calculate the runoff.

HydroCAD will be used to design the number and the area of the drainage ba hour rainfall intensity for a two, five, to be applied to the drainage areas to dete the drainage basin and entering the probrief summary of the pre and post deve HydroCAD analyzed are also included will be further analyzed to ensure no ad this project site falls south of the red li are over-detaining the higher storms. The 25-year pre discharge rate. The sou year pre discharge rate.

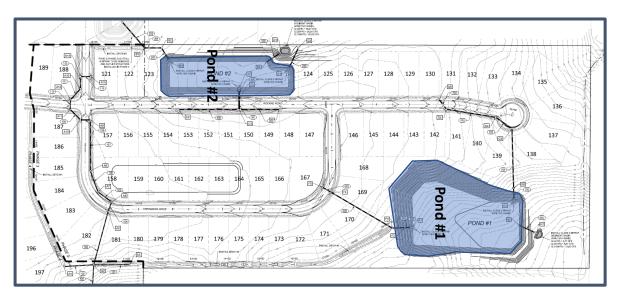
	PRE (Total to North Basin)	POST (From Pond 1)	(Pond 1)	(From Pond 2)	(Pond 2)	(From Pond 3)	(Pond 3)	POST (North Total)
ZYEAR	61.09	3.77	41.36	10.37	57.55	14.26	52.20	56.24
5 YEAR	111.33	5.73	42.08	16.73	58.21	21.49	53,26	92.94
10 YEAR	143.30	6.43	42.47	19.95	58.56	25.10	53.82	112.65
25 YEAR	185,48	8.47	42.99	24.24	59.05	28.73	54.61	139.12
50 YEAR	218.01	10.20	43.39	27.32	59.43	31.15	55.24	159.10
100 YEAR	249.89	12.00	43.78	30.93	59.93	33,40	55.87	178.18
POND TOP			46.00	-	62.00	-	58.00	-

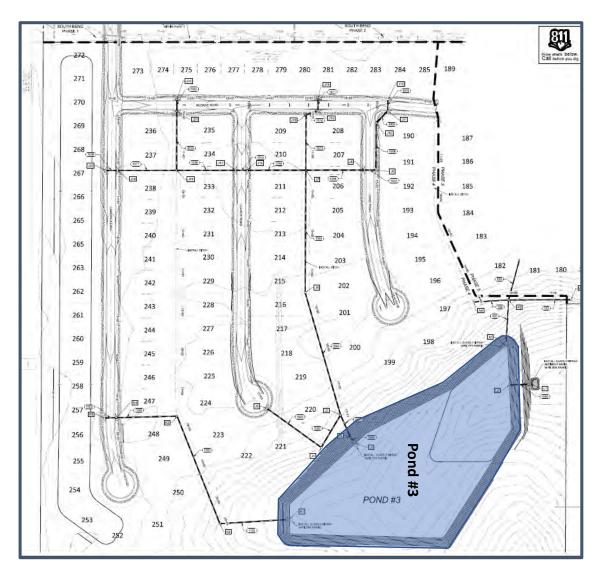
-	PRE (Total to South Basin)	POST South Bypass	POST Offsite South Bypass	TOTAL BYPASS TO SOUTH
2 YEAR	24.45	10.65	1.51	11.91
5 YEAR	37.96	15.85	2.52	18.02
10 YEAR	45.00	18.53	3.06	21.38
25 YEAR	54.84	22.25	3.82	25.58
50 YEAR	62.61	25.18	4.43	29.06
100 YEAR	70.36	28.09	5.04	32.52

StormCAD will be used to analyze the closed drainage systems for the proposed project. Curbs and gutters channel storm water from the roadways; the storm water is then collected into wing inlets and yard inlets, which eventually is piped to the proposed stormwater ponds.





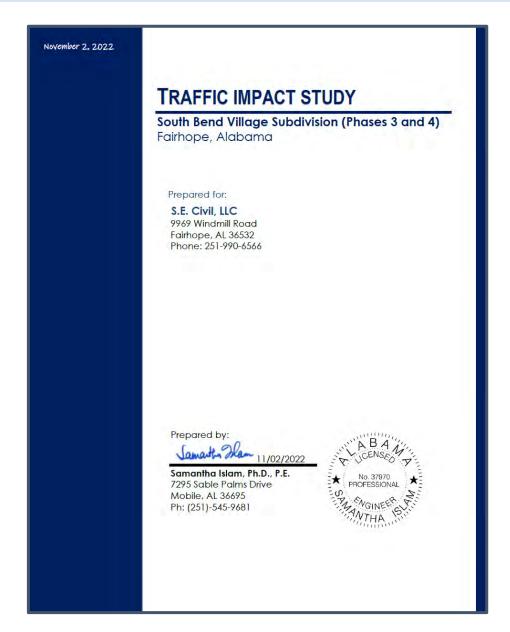




Baldwin County Planning and Zoning Commission January 5, 2023 agenda

Samantha Islam, PE, prepared a traffic impact study for subject property

- The traffic report has been reviewed and accepted by the Baldwin County Highway Department
- Improvements have been recommended

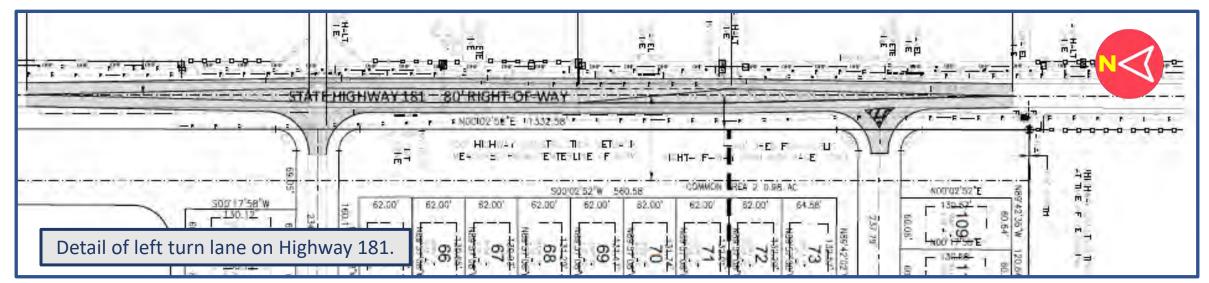


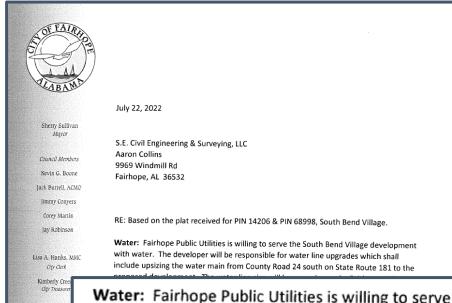
TURN LANE WARRANT ANALYSES FOR THE INTERSECTION OF SR-181 and CO-24

SUMMARY

Turn lane warrant analyses for the intersection of State Route 181 and County Road 24 were performed using the NCHRP Report No. 457 method without and with the South Bend Village and Sherwood Forest subdivisions. Following is the summary:

- Southbound Left-Turn Lane: Already warranted under the existing conditions (2022).
- Northbound Left-Turn Lane: Warranted after Phase 4 of South Bend and Phase 2 of Sherwood Forest.
- Northbound Right-Turn Lane: Not warranted.
- Southbound Right-Turn Lane: Already warranted under the existing conditions (2022).







Summerdale, AL 36580-0220 (251) 989-6247

www.baldwinemc.com

October 27, 2022

Aaron Collins, Planning Director S.E. Civil Engineering & Surveying 9969 Windmill Road Fairhope, AL 36532

Re: Preliminary Plat for South Bend Village Phases 3 and 4, PIN # 68998, 165 lots

Dear Aaron Collins:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin

Water: Fairhope Public Utilities is willing to serve the South Bend Village development with water. The developer will be responsible for water line upgrades which shall include upsizing the water main from County Road 24 south on State Route 181 to the

Sewer: Fairhope Public Utilities is willing to provide sewer service to the South Bend

lling to service the development as long as the necessary easements are standard easement form and all other appropriate documents and fees vance. Baldwin EMC must be given proper notice and planning time with d system upgrades (transmission line, substation and distribution line). les and line extensions will be in accordance with Baldwin EMC's current olicy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

> ny questions or if I can be of further assistance, please do not hesitate to 251-989-0151.

Manager of Engineering BS/ss

Water/Wastewater Superintendent

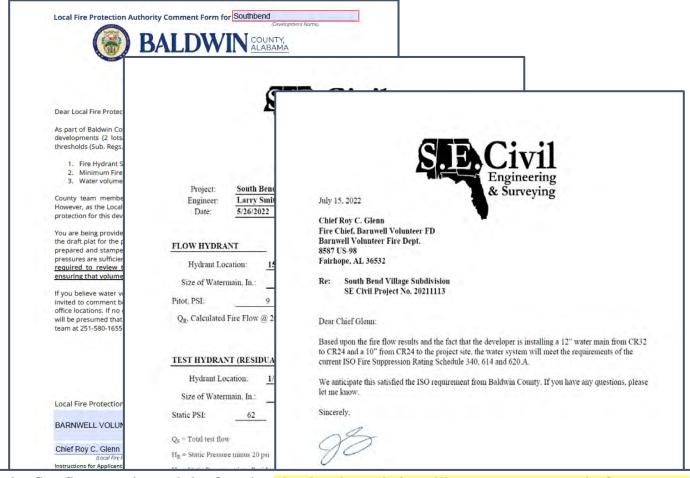
Village development. The developer/owner shall be responsible for all infrastructure requirements.

P.O. Drawer -Fairhope, Alabam, 251-928-213

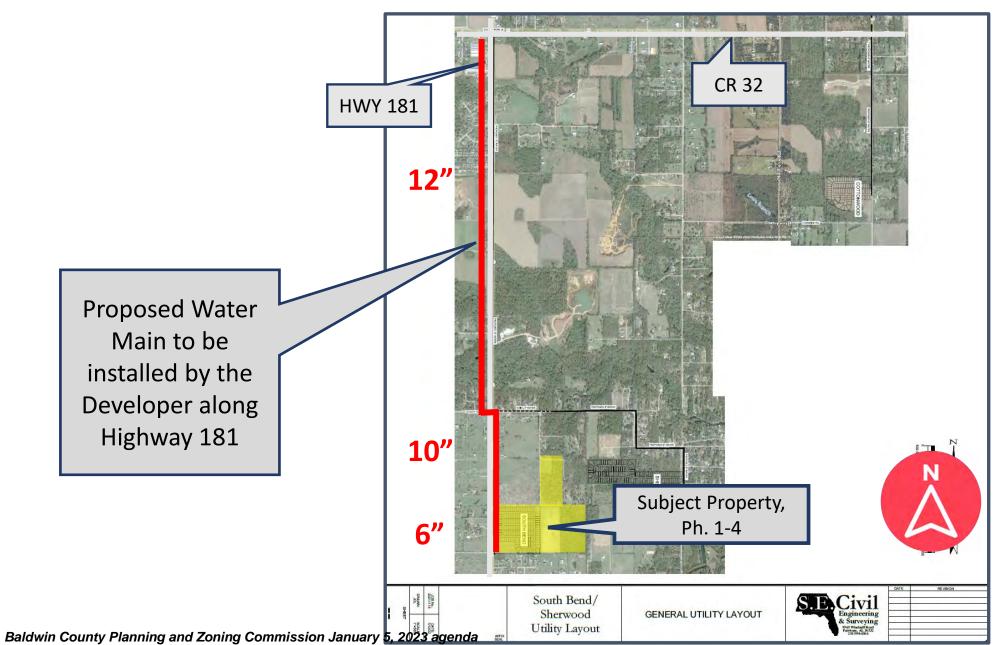
251-928-6776 F

To fulfill Section 5.2.5(a)(3) of the Subdivision Regulations regarding fire protection

- A letter was submitted to the Barnwell 38 Fire Station.
- Flow test results have been submitted.
- The ISO approval of installed improvements will be verified at the time of final plat submission



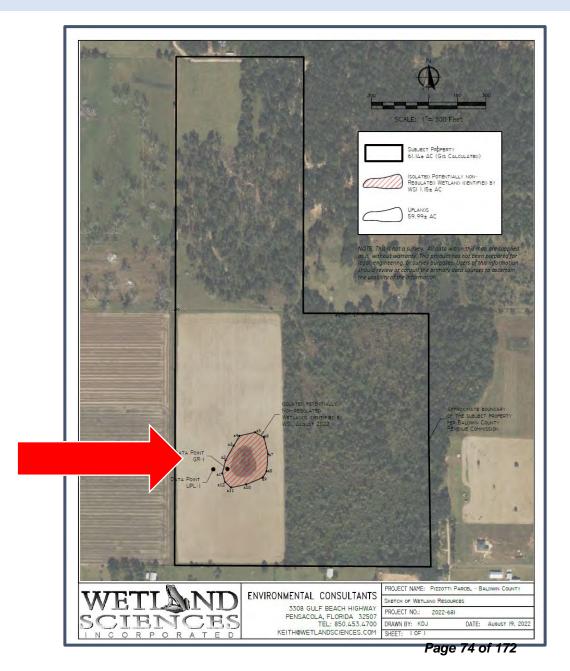
Based upon the fire flow results and the fact that the developer is installing a 12" water main from CR32 to CR24 and a 10" from CR24 to the project site, the water system will meet the requirements of the current ISO Fire Suppression Rating Schedule 340, 614 and 620.A.



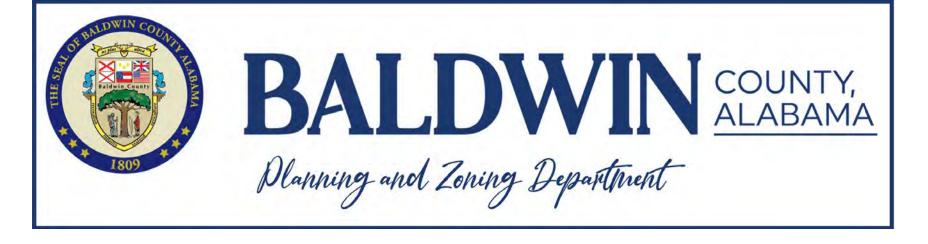
Staff Comments

Wetland Report prepared by Keith Johnson, Environmental Scientist at *Wetland Sciences, Inc.*

 The report identified an "isolated wetland area" that appears to be nonjurisdictional.



Staff recommends that the Preliminary Plat application for Case No. SPP22-31 South Bend Village, Phases 3-4, be APPROVED subject to compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Highway Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.



COMMISSION SITE PLAN REVIEW

CSP22-34 CR49 DOLLAR GENERAL

8953 MAGNOLIA SPRINGS HWY

JANUARY 5, 2023

PRESENTED BY: J. BUFORD KING, DEPUTY DIRECTOR

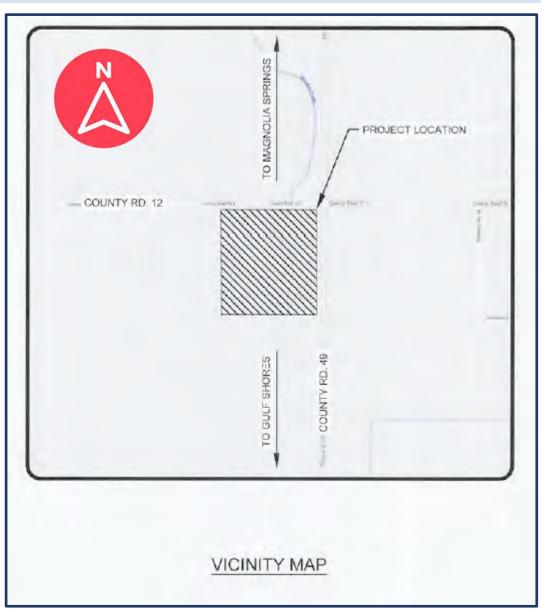
January 5, 2023, Request before the Planning Commission:

Consideration of a Commission Site Plan (CSP) as required by Article 18 of the Baldwin County Zoning Ordinance for the construction of CR49 Dollar General, a Discount/Variety Store exceeding 8,000sf to be located at the southwest intersection of County Road 12 and County Road 49 near the Bon Secour Community.

Staff Recommendation: **APPROVAL** with conditions

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

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



CSP22-34 "CR 49 DOLLAR GENERAL"

	RR	RA	CR	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB	8	MR	OR	TR	M-1	M-2
Department store	С									_							Р	Р								Р	P
Discount/variety store (exceeding 8,000 square feet)	С															С	Р	Р								P	P
Drug store (exceeding 8,000 square feet)	С															С	Р	Р								Р	Р
Elevator maintenance service	С																Р	Р								Р	P
Event Venue	С	С		С											С	С	Р	Р				С	Р		Р	Р	Р
Exterminator service office	С															С	Р	Р								Р	P
Farmer's market/truck crops	Р	Р											H		С	С	Р	Р								Р	P
Firing range	C																Р	Р			*					Р	P
Fitness center or gym	С													9			Р	Р								Р	Р
Golf driving range	С																Р	Р								Р	P
Grocery store	С			7											Ħ		Р	Р								Р	P
Landscape sales Baldwin Co	P	P	ning s	and 74	nina	Com	micei	on la	nuary	5 20	23 ac	onda				С	Р	Р								Р	Р

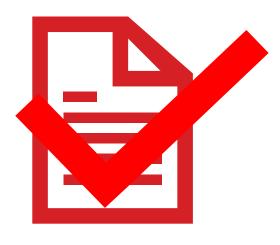
COMMISSION SITE PLAN (CSP) APPROVAL SUMMARY







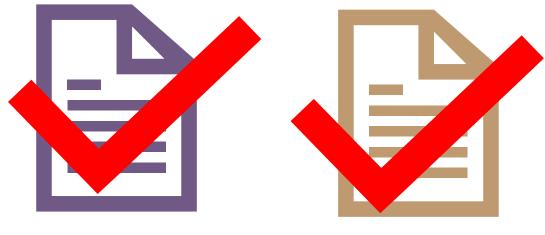
Drainage



Zoning / Local Provisions



ALDOT



ADEM NPDES Landscape Buffers

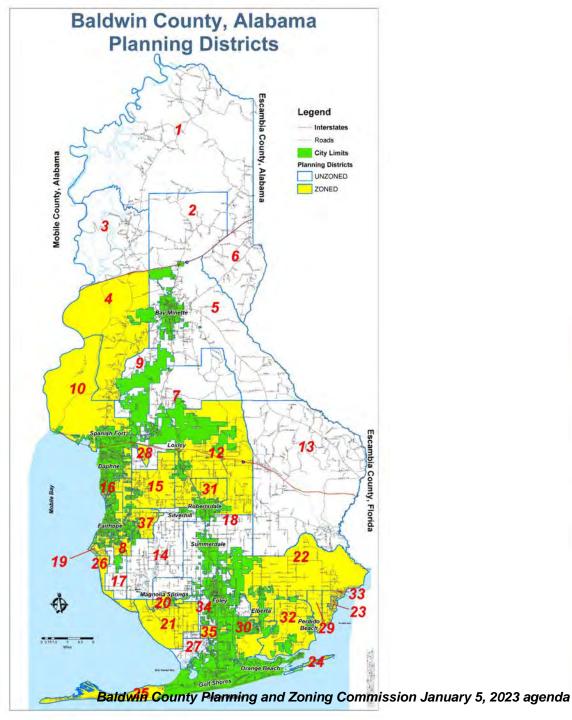
Baldwin County Planning and Zoning Commission January 5, 2023 agenda



USACE



Turn Out Permit



Legend

Interstates

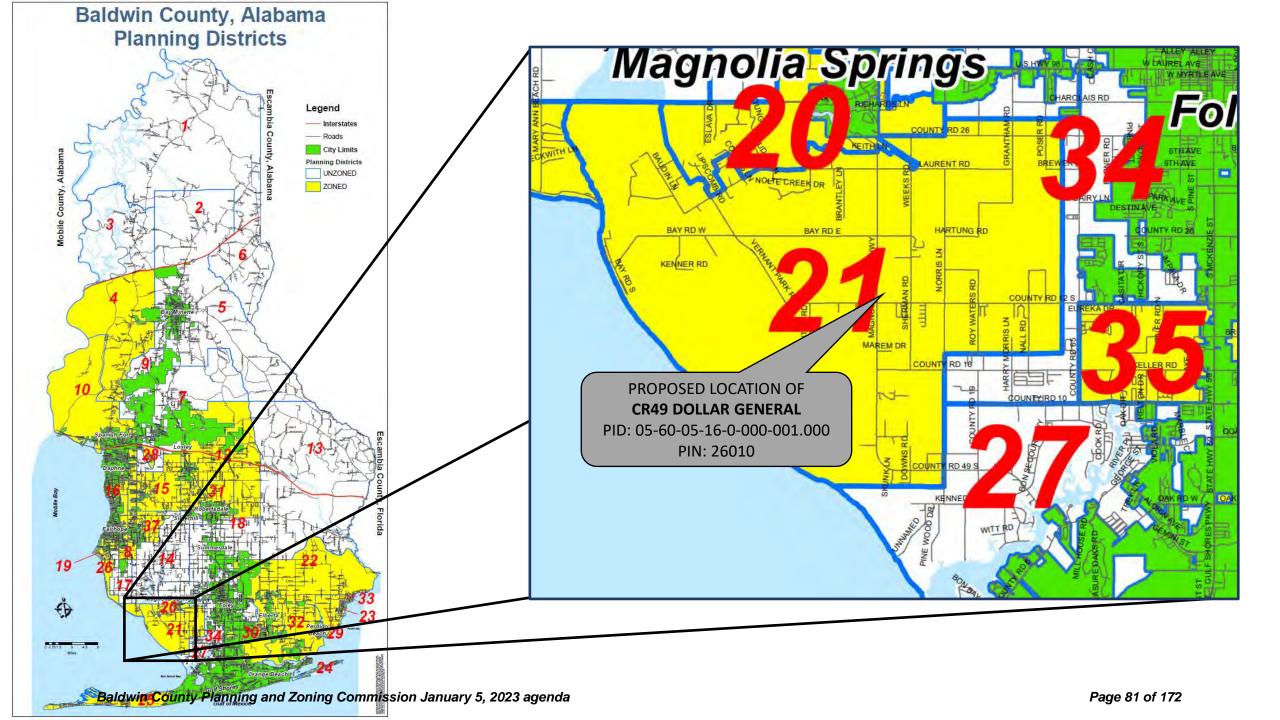
Roads

City Limits

Planning Districts

UNZONED

ZONED

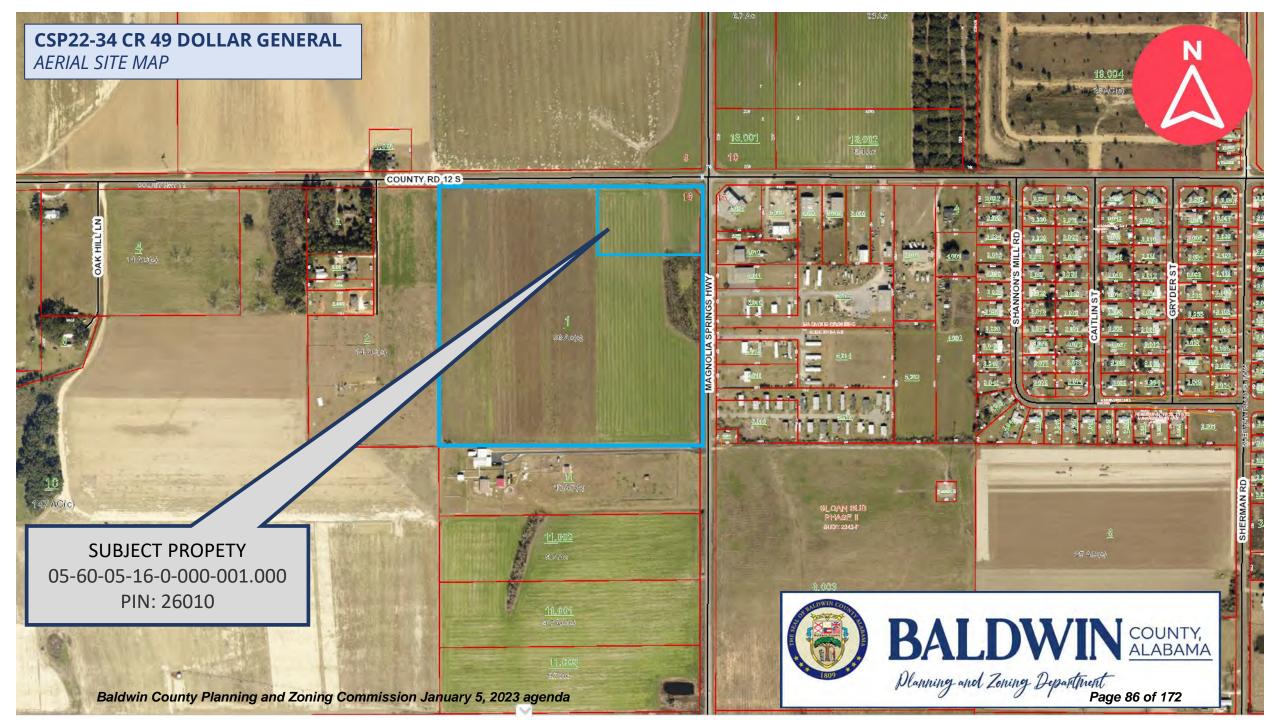


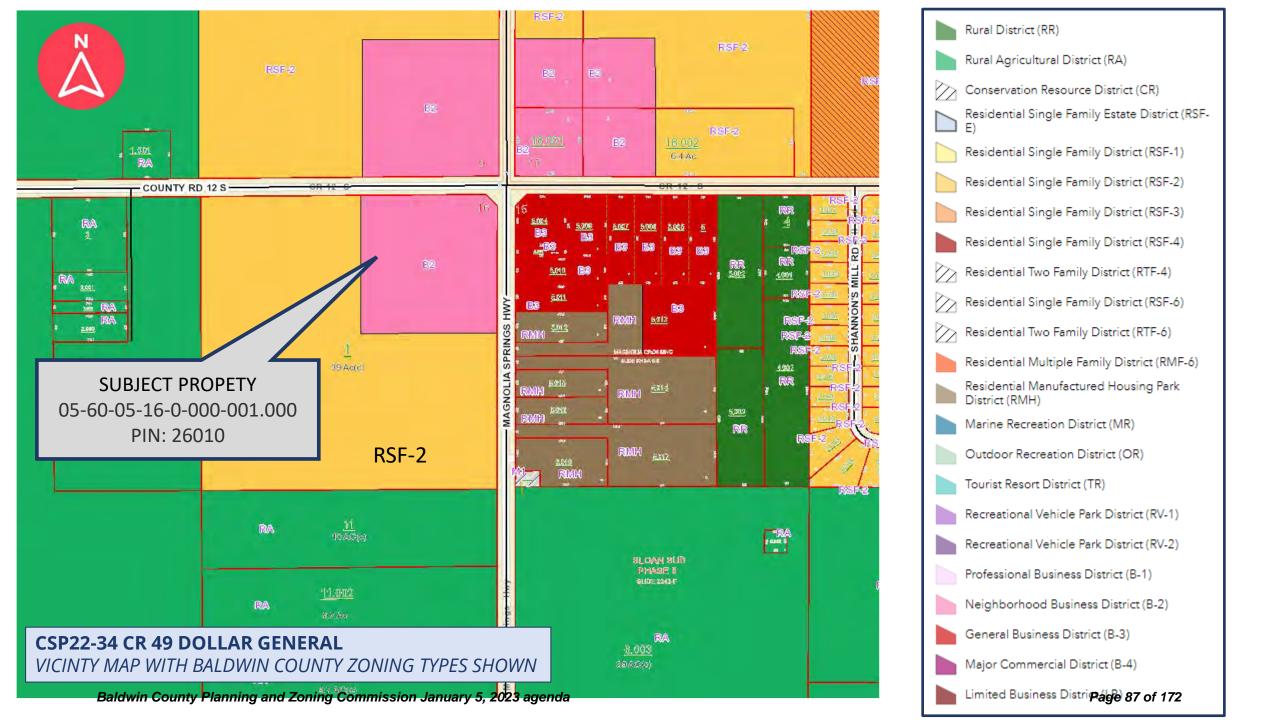




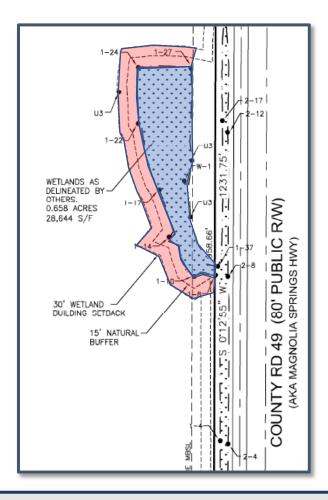




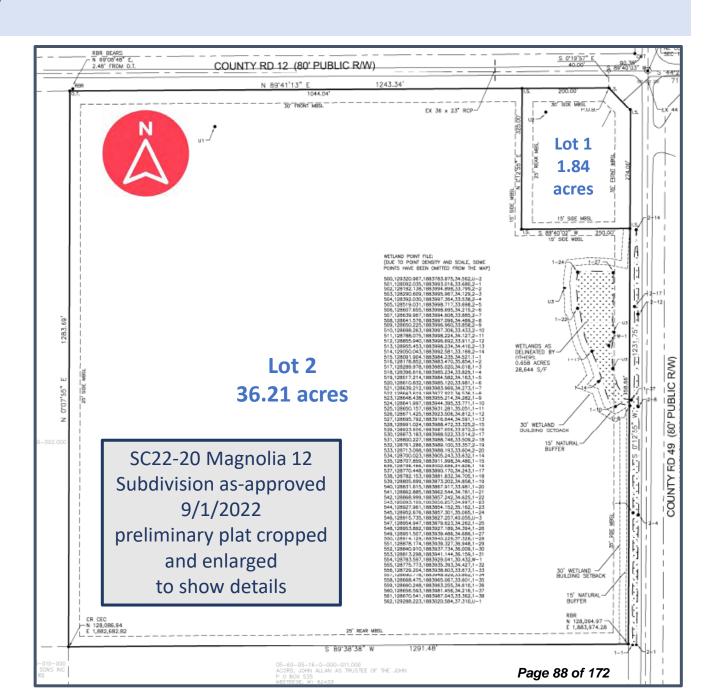




CSP22-34 "CR 49 DOLLAR GENERAL"



Delineated wetlands are contained completely on Lot "2"



CSP22-34 "CR 49 DOLLAR GENERAL"

BASIC DEVELOPMENT INFORMATION

Location: Subject property is located at the southwest quadrant of the intersection of County Road 12 (CR12) and County Road 49 (CR49) near the Bon Secour community

Planning District: 21

• All utilities are to be placed underground as required by PD21 local provisions. No other PD21 local provisions appear to affect the requested development

Planning Jurisdiction: N/A

Zoning: B2, Neighborhood Business District

 On May 12, 2022 The Baldwin County Board of Adjustment Number 2 approved zoning variance case number ZVA22-32 which reduced the required parking from 53 spaces to 35 spaces

Total Parcel Area: 1.84 acres +/- (Lot 1 of proposed Magnolia 12 Subdivision)

Building Permit Jurisdiction: Baldwin County

Building Footprint: 10,640sf

Public Streets / Roads: None for dedication to and AFM by Baldwin County

Parcel: 05-60-05-16-0-000-001.000 PIN: 26010

Engineer of Record: Tom Granger, PE, Sawgrass Consulting, LLC 30673 Sgt. E.I. Boots Thomas Drive Spanish Fort, AL 36527

Owner: Michael Lipscomb, 15226-A County Road 12 S. Foley, AL 36535

Developer: Robert Broadway, Broadway Construction Company, LLC

PO Box 18968 Huntsville, AL 35804

Baldwin County Planning and Zoning Commission January 5, 2023 agenda

PROPERTY INFORMATION

Online Case File Number: The official case number for this application is CSP22-34, however, when searching the online CitizenServe database, please use CSP22-000034

Building Setback Lines: Front - 30' Rear - 25' Side - 15'

Highway Construction Setback: 75' from centerline of CR 49 (major collector)

50' from the centerline of CR12 (minor collector west of CR49)

Subdivision: Not located within a recorded subdivision, however, see conditions of approval regarding the Magnolia 12 Subdivision. The proposed development will be placed on Lot 1 of Magnolia 12 Subdivision

Buffers: 10' wide buffers along CR12 and CR49, 25' wide buffers along west and south property lines

Traffic Study: Not triggered due to single unit request, a Commercial Turnout Permit was submitted, and turnout will be located on CR49

Wetlands: No potential wetlands located within Lot 1 of Magnolia 12 Subdivision

Covenants and Restrictions: Applicant's affidavit indicates no covenants or restrictions are violated by the requested use

Utility Providers:

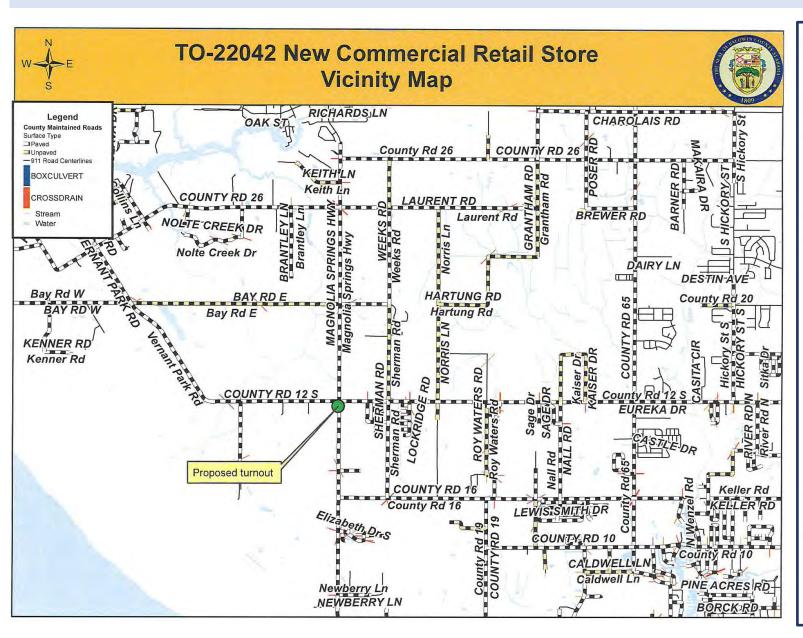
Water: Riviera Utilities

Sewer: Baldwin County Sewer Service, LLC

Electrical: Baldwin EMC

Communications: AT&T

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BALDWIN COUNTY HIGHWAY DEPARTMENT

P.O. Box 220 SILVERHILL, ALABAMA 36576 TELEPHONE: (251) 937-0371 FAX (251) 937-0201 JOEY NUNNALLY, P.E. COUNTY ENGINEER

October 28, 2022

The Broadway Group, LLC P.O. Box 18968 Huntsville, AL 35804

Subject: TO-22042 - Commercial Turn-Out Permit onto County Road 49

Attached hereto is a permit issued to The Broadway Group, LLC to construct a turnout onto **County Road 49** for <u>New Commercial Retail Store</u> at parcel number 05-60-05-16-0-000-001.000. The following requirements should be noted:

- You are responsible for any damage done to the county roadway and/or ditch as a result of this
 construction and use.
- 2. You are responsible to re-vegetate all disturbed areas on the County right-of-way.
- You are required to construct the drainage pipes and/or driveways so that storm water will not stand on the County right-of-way.
- Any driveways installed are subject to removal if done in a manner that is unsafe or unacceptable to the County Engineer.
- 5. Chapter 6 of the MUTCD must be followed for traffic control
- For paved County Roads, only asphalt is to be used for the first 5'-0" from the edge of existing
 pavement. At that point, the material can transition to concrete or other material equal to or greater than
 asphalt.
- 7. A line locate shall be called in before any work is done in the County right-of-way.
- 8. You are responsible for making sure there is 1 (one) foot of cover on all pipes.

You are required to contact the county inspector Josh Chiasson at 251-423-0339 prior to beginning work in the right-of-way. Please feel free to give us a call if you have any questions.

Sincerely

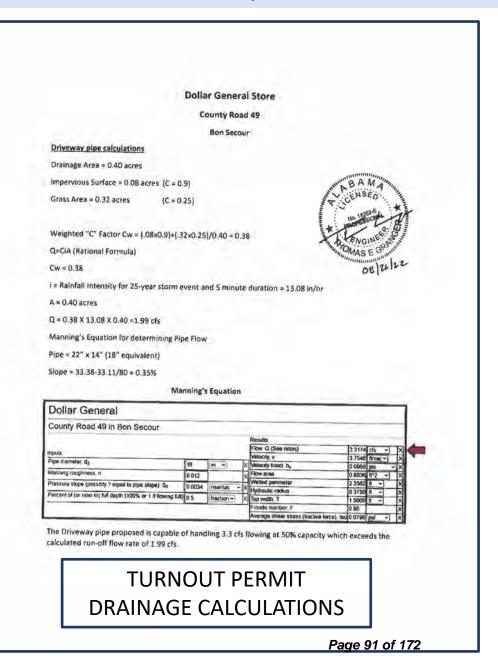
Tyler Mitchell Construction Manager

Cc: Josh Chiasson, Inspector Area 300 Maintenance Supervisor

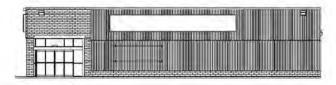
CSP22-34 "CR49 DOLLAR GENERAL"

commercial turnout permit (continued)





DGP21 "E" 10,640 s.f. FOLEY, ALABAMA STORE #24506



			REQUIRED NATION	AL ACCOUNT VENDOR	IS				
	fire.		COMPANY RAINBIRD IRRIGATION	CONTACTS LOCAL RAIN BIRD DISTRIBUTER	PHONE #	REQUIRED ITEMS			
	SILE			CC2300-CC0m2CC	1111110 39000000				
	SATURE SHARE	SET E	EUGLID CHEMICAL COMPANY	PHIL BRANDT	877-438-3828 PBrandt@aucidchemical.com	CONCRETE POLISHING SYSTEMS			
	CACO	6102	RETRO-PLATE SYSTEMS	SCOTT MAXFIELD	801-641-6796 scott.max*=d@retropiatesystem.com	CONCRETE POLISHING SYSTEMS			
			RECORD DOOR SYSTEMS	MARK COLLADO	704-290-0237 dollargene-al@recordations.com	IN,KY,MD. MODEL #5100 SERIES OH PA VAWV			
		TRACE	STANLEY ACCESS TECHNOLOGIES	MATTHEW D. MATTHEWS	919-208-4238 mstt matthews@sodinc.com	AR AZ GA,CO,CT, DE,IL JA,KS,LA,MA,ME,MI,MN,MO. MODEL #DG25 ND,NE,NH,NJ,NM,NV,NY,OK,OR,RI,SD,TX,VT,WA,WI,WY			
			ASSA ABLOY ENTRANCE SYSTEMS	ROSS MERKLING	609-528-2580 dolargeneral besom us@assaabloy.com	AL FL, GA, MS, NC, SC, TN MODEL #915			
		6	GIRTMAN AND ASSOCIATES	JUNE THOMPSON	615-964-6000 ext. 4527 opconstruction@base-security.com	INTERIOR DOORS AND FRAMES ALAR ALCA CO.F. QA IA KS.LA MENNI AND RESTROOM ACCESSORIES NE.HM (MOKOR SC.SD.TN.TX, WA.W.W.			
	HOD.	MIESO DOORS	COOK & BOARDMAN GROUP	JOE HARRELL	336-R37-0673 ogseam@cookandEcyardman.com	INTERIOR DOORS AND FRAMES CT. DE IL HUKY, MA HIT ME MUNICIPALIO. AND RESTROOM ACCESSORIES 1/V, Ch. PA. RUVA V [*] , WV.			
	8	-	SHERWIN WILLIAMS	LOCAL SHERWIN WILLIAMS STORE	· ·	PAINT, PRIMER, CONCRETE SEALER AND BLOCK FILLER			
	E STEE		MC QUE CORPORATION	KEVIN O'NEILL	679-492-4026 koneil@mccue.com	TRIM KIT INCLUDES BUMPER GUARDS AND CART STOP			
			YORK	CHRIS ZINK	501-398-7008 york-dollargeneral-be@jci.com	HVAC UNITS AR, CO.JL IN.KS, KY, MO, OH, OK, OR, TN, WA, WV			
			CARRIER	HASAN KHALIL BOB ECKWELLER	973-272-5742 hasan khali @carrer cam bob.eckwiner@carrer.com	HVAC UNITS AL AZ, CA, DE, FL, GA, LA, MO, MS, NC, NM, SC, TX, VA			
L DEVELOPERS MUST SUBMIT COMPLETE GNED-AND-SEALED ARCHITECTURAL PLANS		CHAR	LENNOX	COLTON WHITESIDE	872-497-5652 lennownationaliscopunts@lennowind.com	HVAC UNITS CT. (A.M.A.M.E.MI.A.M., NE, P.A.R.) SOLYT, WILWY			
INCO TO PERMITTING, AND AGAIN PRIOR TO INSTRUCTION FOR DOLLAR GENERAL			RODF CURB SYSTEMS	CLIFTON REASOR	800-683-5848 DollarGeneral@reofcurb.com	RTU CURB			
PROVAL, SUBMIT PLANS TO			CURBS PLUS INC.	ALLAN THRAILKILL	888-639-2872 alen thrailkil@curbs-plus.com	RTU CURB			
SPLANS@DOLLARGENERAL.COM AND IDENTIFY HETHER THE PLANS ARE BEING SUMBITTED FOR	CAKS	SUMBS	KCC INTERNATIONAL INC.	GREG CONRAD	800-382-2872 gcon-ad@koocults-com	RTU CURB			
RMITTING RELEASE OR CONSTRUCTION LEASE.		1959	CED - CONSOLIDATED ELECTRICAL DISTRIBUTORS	ROBERT DECKER	270-781-2229 lobend@cedbgky.com	ELECTRICAL SWITCH GEAR ARAZ CA COLA IN IL LA KS KY WI MIN M WS NO ME NM NY OK OR SO TX WA WI.			
VIL DOCUMENTS WILL ALWAYS BE REQUIRED		E STATE	BAR CO	SAN TO	Diwi	NESCO	CHRIS TRACY	800-244-6980 dollargeneral@needhameiectric.com	ELECTRICAL SWITCH GEAR ALCT DEFLIGAMA MOME NONHAU, NY OHPA PI SC, TN VA VT, WV
R APPROVAL.		g	USLED	JORGE HERRERA	713-337-3826 errera@usled.com	ELECTRICAL LIGHTING AR.OD IA,ILINIKSKY MINIMO, NO.NE, OH.OK.SD, WI, WY.			
L PROTOTYPICAL PLAN INQUIRIES TO BE		000	LEDS	MICHAEL STRINGER KYLE KNAPP	920-915-4010 DGORDERS@leds-lic.com	ELECTRICAL LIGHTING ALAZ CA CT DE FL GALA MA NOME MS JW. SUPPLIES NIHALINM MV NY OR PARISO THITX VA VT.			
RECTED TO THE DOLLAR GENERAL STORE	- 110		DSP CUSTOM LIGHTING	NATIONAL ACCOUNT SALES	800-251-2200	CUSTOM POWER POLES			
SIGN DEPARTMENT AT SPLANS@DOLLARGENERAL.COM		85	CROSSCOM NATIONAL	KEN MILLER	847-850-6298 collargeneral@crosscommal.com/sport	LOW VOLTAGE & VOICE/DATA CODE: FLIN, III AS NO ME MILIMEN NO NE ME NA ALLIYOR SO, VENU VIV.			
S. E. 1989 SECULOCHE M. COM		VOL. PA	ASC	CHRIS RUDNITSKI	925-624-1046 crudotski@asd-usa.com	LOW VOLTAGE & VOIGE/DATA ALAR AZ CA CETGA RY LA WA MENICHM			
L SUBMITTALS MUST INCLUDE THE ARCHITECT'S		-	GRAYBAR	JEROME BANNISTER	615-743-3702 Milion, 615-924-2125-cml. DollarGeneral Egrayour com	CABLE TRAY			
RTIFICATION LETTER ITEMIZING ALL VIATIONS FROM THIS SET AND EXPLANATIONS	9		EMERSON CLIMATE TECHNOLOGIES	TONY VERTUCA NATIONAL ACCOUNT EXECUTIVE WEBSITE: http://declargemenalbid.comerson.com	404-524-9369 USER NAME: dotargeneralbid PASSWORD: #Semeral1	EMS SUPPLIER NOTE CUSTOMAZED DOLLAR GENERAL EMS PAREL REQUIRES. STORIER GTY STATE ZIP CODE & GTY OF HVACURITS OF THE INSTALL SITE WHEN DECERNO			
	EECTRICA		STANLEY CONVERGENT SECURITY SOLUTIONS	D'ETTA NEAVES	858-752-7821 Détta Néaves@abdinc.com (pre-salé bid) Al Malei@abdinc.com (post-avaid)	INTERIOR FIRE ALARM PANELS			
		17	PROTOTYPE MANA	AGEMENT TEAM					
			COMPANY MJM ARCHITECTS	GARY CONWAY	PHONE # 615-244-8170	Www.mimarch.com			
			ENTECH ECTS	MITCH SIMPSON	og@m/march.com 615-373-2540	www.enlecitin.com			
			E-0.257		email@erischtn.com	1107-00-00-00			
Baldwin County Planning and	d 70	nir	national accou	n January 5 202	3 agenda	HANGE			

AIG GENERAL TOT (10th linest Stranger, GA 3167, Thore 23th 474-5484 TI TITLE SHEET CIVIL/LANDSCAPE. PREFERRED SITE PLAN. PREFERRED GRADING PLAN GÉNERAL SITE NOTES DETAILS LANDSCAPE PLAN AND NOTES OWNER: FIXTURE PLAN ARCHITECTURAL: FLOOR PLAN EXTERIOR ELEVATIONS SECTIONS AND DETAILS SCHEDULES DOOR DETAILS RESTROOM PLAN & DETAILS SIGN DETAILS SIGN BRACING DETAILS REFLECTED CEILING PLAN ROOF PLAN LIFE SAFETY PLAN A11 CONCRETE SUMMARY A12 MISC. NOTES **ELECTRICAL** Et 1 POWER PLAN E1.2 REF POWER PLAN E13 ROOF POWER PLAN LIGHTING PLAN ELECTRICAL PANELS EMS1 EMS LOW VOLTAGE PLAN ES1 ELECTRICAL SITE PLAN MECHANICAL: MECHANICAL FLOOR PLAN M2 MECHANICAL DETAILS PLUMBING: P1.1 SANITARY PLAN P2.1 DOMESTIC WATER & GAS PLAN P31 PLUMBING DETAILS SQUARE FOOTAGE LEGEND 30.03.2022 VENDOR TOTAL SQUARE FOOTAGE 10,640 S.F. 06/17/2022 TOTAL LEASABLE FOOTAGE 10 640 S.F. OVERALL BUILDING DIMENSIONS SALES FLOOR DIMENSIONS 74'-0" X 112'-10" SALES AREA 8513 S.F. RECEIVING AREA 1,177 S.F BREAK RM & OFFICE AREA 205 S.F. REST ROOM, & HALL AREA MISCELLANEOUS 540.5 F

1. BUILDING MUST COMPLY WITH ALL BUILDING

(FEDERAL, STATE AND LOCAL), FIRE ADA AND HEALTH DEPARTMENT CODES. 2 NO TAPERED COLUMNS ALLOWED.

3 MAINTAIN INTERIOR CLEAR SALES SPACE AS

REQUIRED ON PLANS

CSP22-34 CR49 **DOLLAR GENERAL ARCHITECTURAL PLANS COVER**

TITLE SHEET

T1

Building Signs

Sign Size	Sign Weight	# Of Circuits	Amps	Voltage
3'-9" x 26' box	441 lbs.	(1) 15 A	5	115
4'-6" x 33'-3" box	750 lbs:	(1) 15 A	8.4	115

Building Letter

Sign Size	Sign Weight	# Of Circuits	Amps	Voltage
18"	215 lbs.	(2) 15 A	19.6	115
24"	288 lbs.	(1) 15 A & (1) 20 A	23.45	115
30	387 lbs	(2) 20 A	28	115
36"	649 lbs	(2) 15 A & (1) 20 A	32.9	115

Pylon Sign

	r yion signs								
Sign Size	Sign Weight	# Of Circuits	Amps	Voltage					
4' x 8'	188 lbs.	(1) 15 A	1.7	115					
5' x 10'	375 lbs.	(1) 15 A	3.4	115					
6' x 16'	738 lbs.	(1) 15 A	5	115					

IGN SEEDIFICATION

I. BUTLING SIGNS. PROVIDE CONDUITAND WHILE FROM ELECTRICAL PANEL TO THE MIGH CANOPY. THE CONDUIT IS TO BE IT AND BLAVE ONE SET OF 16-2 WHER WITH GROUND. BLAUGHOR CLANOPY MEET BE SUFFICIENTLY BULLT TO SUPPORT THE DULLAG GENERAL SIGN OF 1FT OF 16-10. NOTE: BY THE LLASS SPECIFIES A 9-2"X WE'VE BLIDDING SIGN OR AT LETTERS TO GE LANGES 1, 294. 1162 WHEN WITH GROUND.

2. PYLOS SIGNS: PROVIDE COMBUIT FROM ELECTRICAL FAMIL TO LOCATION OF THE PYLOS SIGN BASE. BURY CONDUIT UNDER PARIENG AREA. THE COMBUIT IS TO BE 12-AND HAVE ONE SET OF 12-WIRE WITH GROUND.

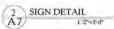
A FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SOURTHER FROM AND WIRES ARE IN PLACE

-). SEE CHART ABOVE FOR SIGN SPECIFICATIONS.
- I SEE SHEET AS FOR SIGN BRACING DITAILS.
- 6. PYLON BION CABBIETS TO CLEAR 15 PROM GRADE AND ROGE SHALE BE LOCATED NO CLOSER THAN 19 TO ANY OVERHEAD UTILITY LINKS.





THIS SIGN IS TO BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.





AIG

70; \$ 50% Seed Algorithm (A TMG) Photo 234 A76 2544



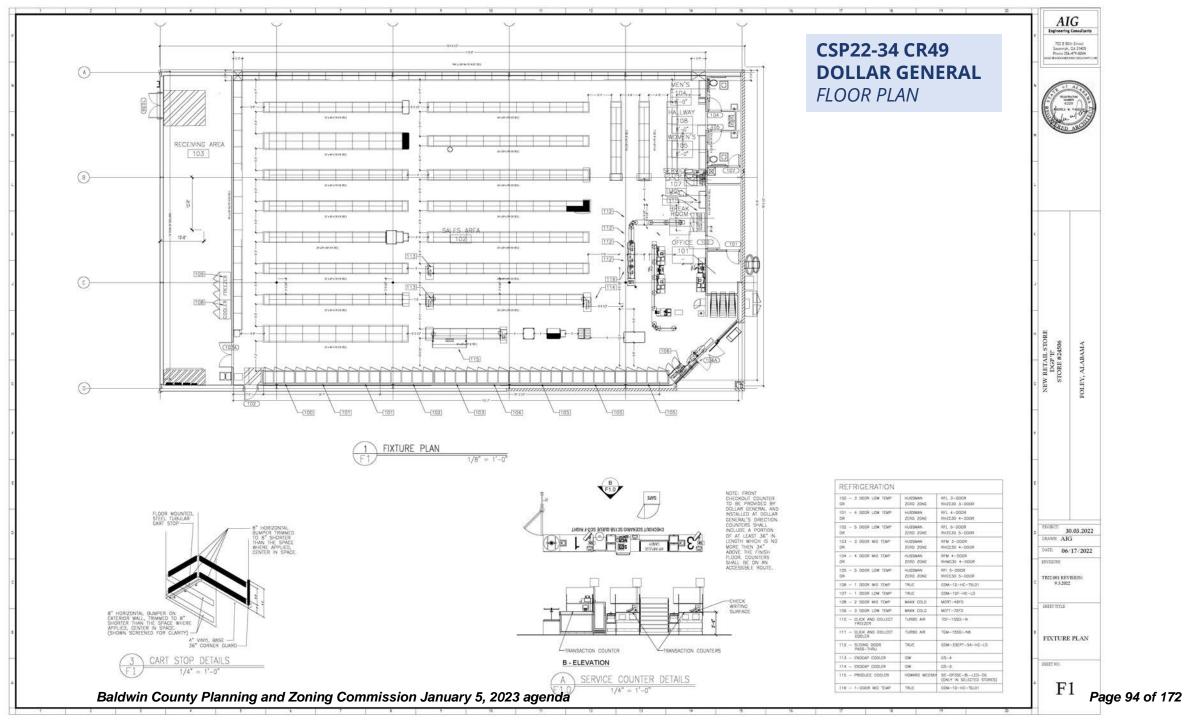
CSP22-34 CR49 DOLLAR GENERALSIGNAGE TO BE APPROVED AS REQUIRED PER ARTICLE 16

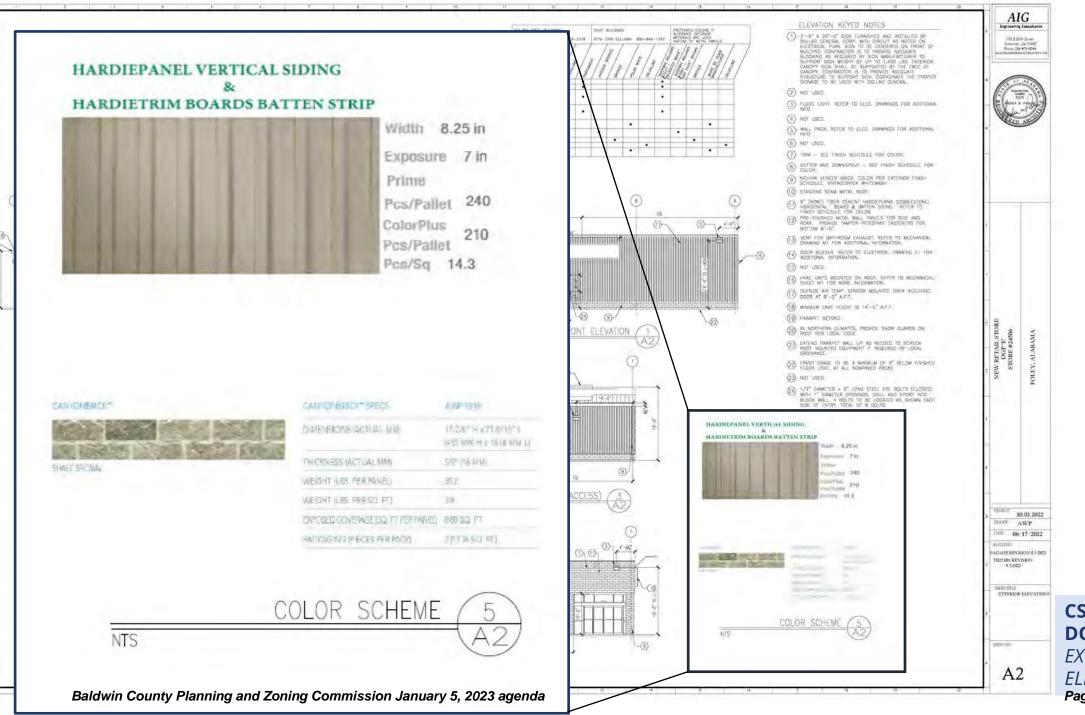
VIA SEPARATE APPLICATION

THIS IS THE PRIMARY PYLON SIGN FOR ALL LOCATIONS.

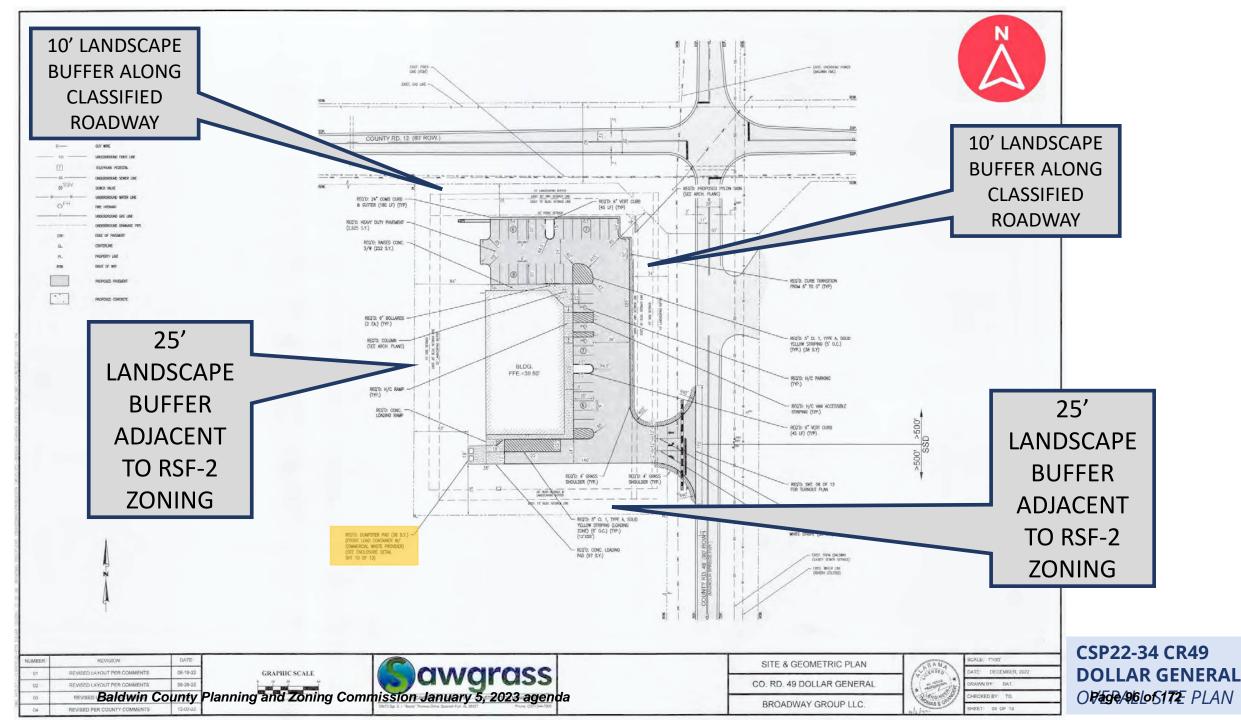
Baldwin County Planning and Zoning Commission January 5, 2023 agenda 2010

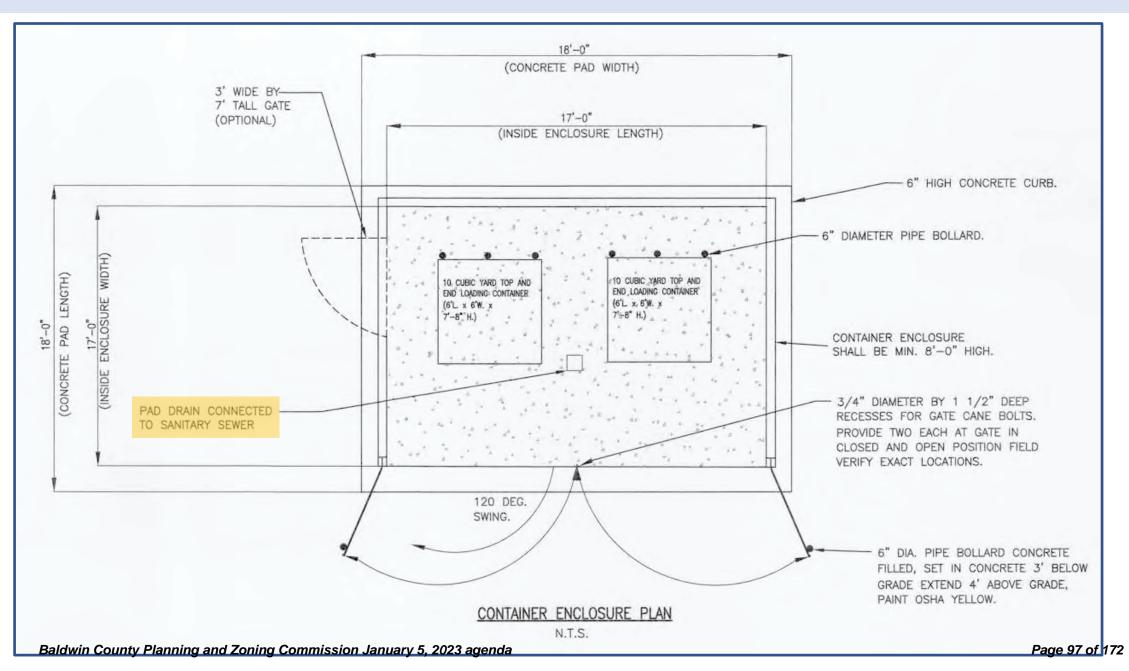
Page 93 of 172

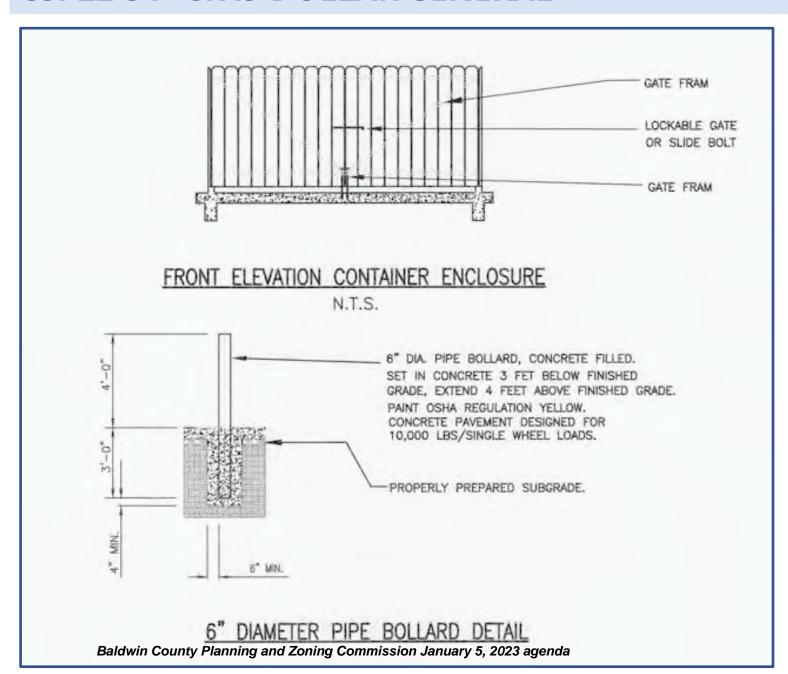


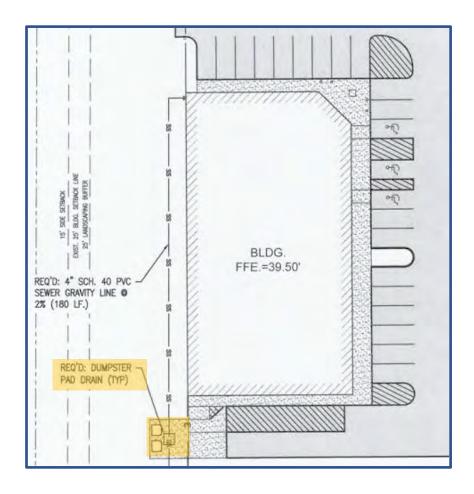


CSP22-34 CR49
DOLLAR GENERAL
EXTERIOR
ELEVATIONS
Page 95 of 172





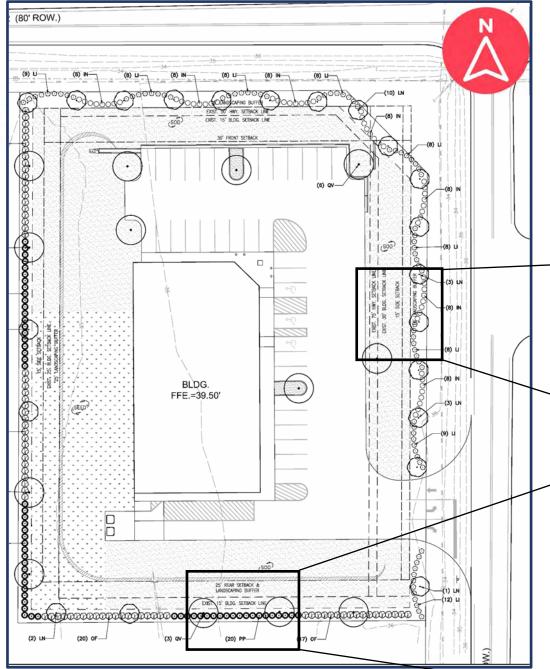


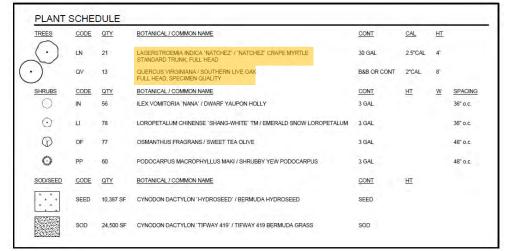


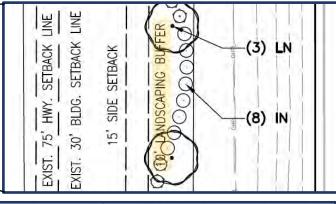
WASTE ENCLOSURE DETAILS

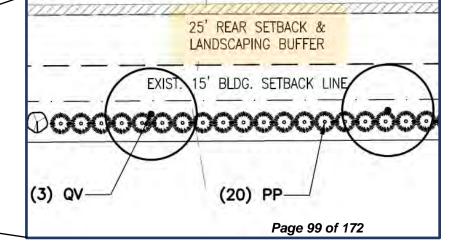


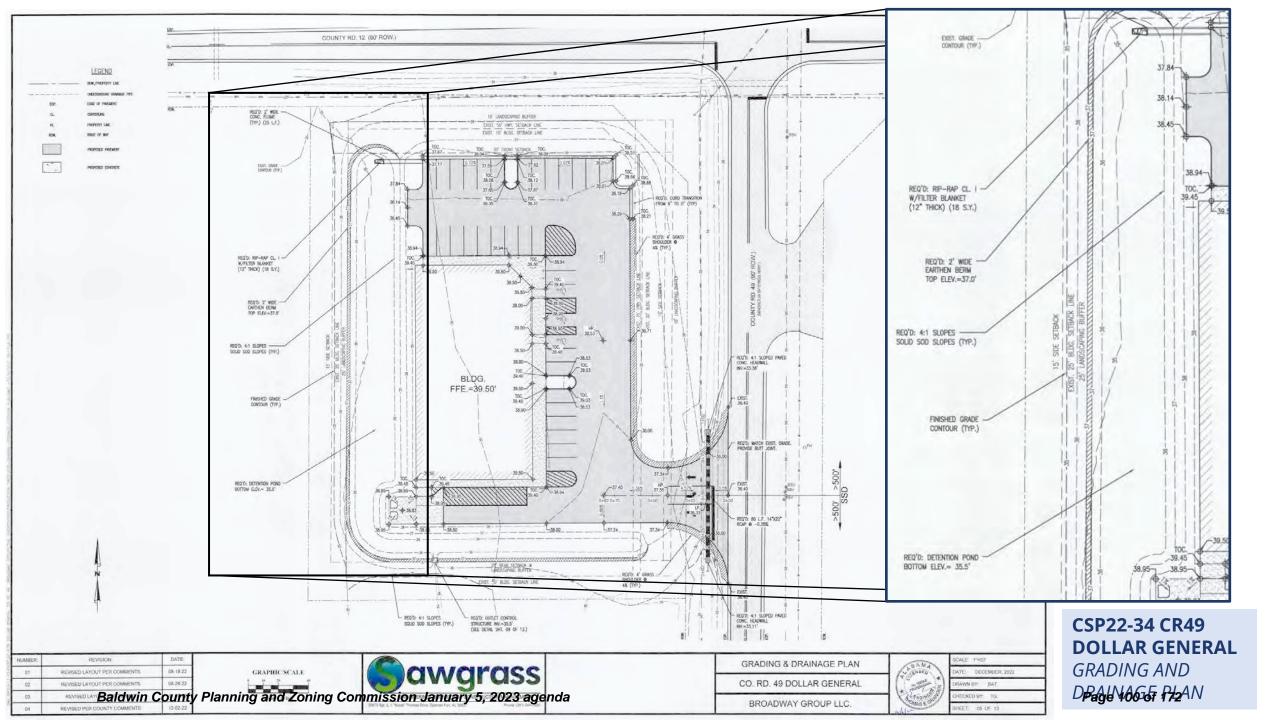












CSP22-34 "CR49 DOLLAR GENERAL"

drainage narrative as approved by Baldwin County Highway Department



Project Description

This Project is the Development of a 1.84 acre parcel located at the Southwest corner of the intersection of County Road 12 and County Road 49 between Bon Secour and Magnolia Springs. The Owner proposes to develop the site for a retail store.

Existing Drainage Features (Pre-Development)

The property is very flat with a general slope from east to west then southward along a shallow swale for discharge to the south towards an isolated wetland area. The land is primarily an open field with a CN of 78. The existing drainage patterns are shown in Appendix A. Table 1 presents the drainage characteristics of the current conditions.

Table 1
Pre-Development Features for Stormwater Runoff

Area	Surface (Acres/CN)	Tc (Mins.)
Parcel	1.84/78	18.8

Post Development Drainage Features for Onsite Drainage

The site elevation will be raised for the proposed building pad and parking lot allowing for runoff from the Development to flow north, south and west with the detention pond being a shallow and narrow swale encompassing the three sides of the Development. The proposed drainage plan is shown in Appendix B.

The surface descriptions for the Post Developed site and Offsite drainage areas are shown in Table 2.

Table 2 Post Development Features for Onsite Drainage

Contribution	Area (Acres)	(Acres/CN)	Grass (Acres/CN)
Parcel	1.84	0.84/98	0.32/61

Stormwater will be conveyed to the detention pond where a controlled release will maintain predevelopment discharge rates. The bottom of the detention Pond is set at Elevation 35.5' with the top of the pond Elevation of 37'. The outfall structure is a rectangular weir having 2'-0" wide opening with an invert elevation of 35.5'. The weir controls the release of stormwater to be less than predevelopment rates for Storm Events ranging from 2 years to 100 years.

The release is "At-Grade" with rip-rap placed to dissipate energy and spread the discharge for a less concentrated flow.

Table 3 summarizes the Pre-Development, Offsite, and Post-Development stormwater discharge rates for Storm Events ranging from 2 year to 100 years.

Direct Discharge

Stormwater around the perimeter of the site which is directly discharged offsite without being detained is included in the discharge calculations. The total area around the entire perimeter is 0.68 acres with a CN of 61.

Table 3

Pre/Post Development Runoff Rates Comparison

Storm Event	Pre- Development Discharge Rate (cfs)	Pond Release Rate (cfs)	Direct Discharge (cfs)	Total Discharge (cfs)	Net Difference (cfs)	Water Surface (ft)
2 year	5.4	3.3	1.2	4.5	-0.9	36.1
5 year	7.2	4.2	1.8	6.0	-1.2	36.3
10 year	8.7	5.0	2.4	7.4	-1.3	36.3
25 year	10.9	6.1	3.3	9.4	-1.5	36.5
50 year	12.6	6.9	4	10.9	-1.7	36.5
100 year	14.2	7.8	4.8	12.6	-1.6	36.6

Table 3 shows the discharge rates from the stormwater detention pond following the development of the site combined with the direct discharge from the site are less than the Pre-Development discharge rates as required.

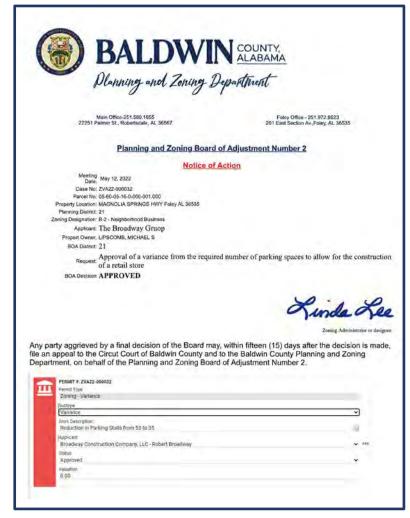
The results of the HydroCADD @analysis are presented in Appendix C.

CSP22-34 "CR49 DOLLAR GENERAL"

agency documents







COVENANT AND RESTRICTION
NON-VIOLATION LETTER FROM
PROPERTY OWNER

NPDES PERMIT FROM ADEM

APPROVED PARKING VARIANCE

utility availability letters



RIVIERA UTILITIES

13 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536 Phone (251) 943-5001 Fav (251) 970-4181

3/29/2022

Alyssa Carter Hailey The Broadway Group

RE: Parcel 05-60-05-16-0-000-001.000

This letter is to confirm that Riviera Utilities is currently able to provide water service to the property located at Parcel 05-60-05-16-0-000-001.000 on the SE corner of County Rd 12 5 and Magnolia Springs Highway in Magnolia Springs, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email			
Tony Schachle	Water	tschachle@rivierautilities.com			

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

Clam Wallace

James Wallace



March 16, 2022

Alyssa Carter Hailey Development Manager The Broadway Group, LLC

In Re: Property on Magnolia Springs Hwy at intersection of Co Rd 12 Foley, AL

Alyssa,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property.

Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This letter is not to be used to obtain a building permit. A \$1500* impact fee per lot will need to be paid to Baldwin County Service LLC if a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

*A franchise fee may apply in franchise areas.

The wastewater will be treated at our Fort Morgan wastewater treatment plant.

Sincerely,

Jenny Williams

Baldwin County Sewer Service, LLC

(251) 971-3022

jenny@baldwincountysewer.com

Section 5.2 B-2, Neighborhood Business District

5.2.1 Purpose and intent. 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

5.2.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- (a) All uses permitted by right under the B-1 zoning designation
- (b) Antique store
- (c) Apparel and accessory store
- (d) Appliance store including repair
- (e) Art gallery or museum
- (f) Art supplies
- (g) Bait store
- (h) Bakery retail
- (i) Bed and breakfast or tourist
- (i) Bicycle sales and service
- (k) Boarding, rooming or lodging house, dormitory
- (I) Book store
- (m)Café
- (n) Camera and photo shop
- (o) Candy store
- (p) Catering shop or service

Baldwin County Zoning Ordinance

- (q) Copy shop
- (r) Delicatessen

- exceed 8,000 square feet)
- (t) Drug store (not to exceed 8,000 square feet)
- (u) Fixture sales
- service
- (x) Fraternity or sorority house
- (y) Fruit and produce store
- (aa) Hardware store, retail
- (bb) ice cream parlor
- (cc) Interior decorating shop
- (dd) Laundry, self service
- (ee) Lawnmower sales and
- (ff) Locksmith
- (hh) Neighborhood convenience store
- (ii) News stand
- (ii) Paint and wallpaper store

- (s) Discount/variety store (not to

- (v) Floor covering sales or
- (w) Florist

- (z) Gift shop

- service
- (gg) Music store

(kk) Picture framing and/or mirror silvering

(II) Restaurant

(mm) Shoe repair shop

- (nn) Shoe store
- (oo) Sign shop

- (pp) Sporting goods store
- (qq) Tailor shop
- (rr) Tobacco store
- (ss) Toy store
- 5.2.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-2. Neighborhood Business District, subject to the standards and procedures established in Section 18.9: Commission Site Plan Approval:
 - (a) Air conditioning sales and service
- (b) Amusement arcade
- (c) Animal clinic/kennels
- (d) Arboretum
- (e) Ball field
- (f) Business machine sales and service
- (g) Car wash
- (h) Country club
- (i) Discount/variety store (exceeding 8,000 square
- (i) Drug store (exceeding 8,000 square feet)
- (k) Exterminator service office
- (f) Golf course
- (m) Liquor store
- (n) Mini warehouse
- (o) Night club, bar, tavern

- (p) Office equipment and supplies
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies
- (v) Riding academy
- (w) Rug and/or drapery cleaning service
- (x) Seafood store
- (y) Swimming pool (outdoor)
- (z) Tennis court (outdoor)
- (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication
- (dd) Dwellings, in combination with commercial uses, subject to the standards

Baldwin County Zoning Ordinance

listed under Section 5.2.4: Mixed uses

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in Section 18.9: Commission Site Plan Approval, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.

(i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See Article 15: Parking and Loading Requirements).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structur	e 35-Feet
Maximum Height of Structur	e in Habitable Stories 21/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface	e Ratio .60
Minimum Lot Width at Buildi	
Minimum Lot Width at Stree	t Line 60-Feet

- 5.2.6 Lighting standards. The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
- 5.2.7 Distance between structures. If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15feet or a distance equal to one-half the sum of their heights, whichever is the greater.
- 5.2.8 Landscaping and buffering. All B-2, Neighborhood Business District, uses shall meet the requirements of Article 17: Landscaping and Buffers.

Section 5.3 B-3, General Business District

5.3.1 Purpose and intent. The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a

Baldwin County Zoning Ordinance

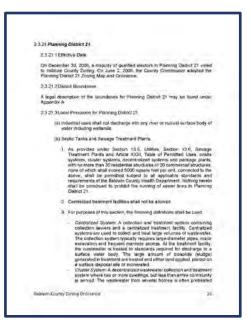
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Baldwin County Zoning Ordinance

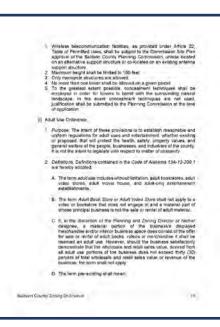
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CSP22-34 "CR49 DOLLAR GENERAL"

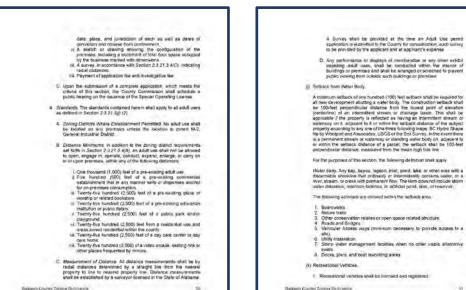
Planning District 21 Local Provisions

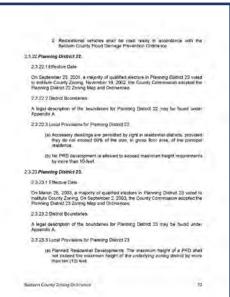












COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.1 *Authorization*. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted by the Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for Site Plan Approval, to impose conditions on the use, or to 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.

18.9.2 *Applicable Uses*. In addition to the uses specified for the individual zoning designations, a Commission Site Plan Approval is required for all development which meets the sub criteria described in the full text of the zoning ordinance.

18.9.3 *Application Procedure* – The procedures required to submit an application are included in the full text of the zoning ordinance.

18.9.4 *Submission Requirements* – the various requirements of section 18.9.5, below, are used for the compatibility analysis.

18.9.5(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

18.9.5(b) 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.

STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.2 Staff Comments: The land use type "Discount/Variety Store exceeding 8,000sf" automatically triggers a Commission Site Plan (CSP) if requested within B2, Neighborhood Business District per the land use tables in Article 23 of the Baldwin County Zoning Ordinance.

18.9.5(a) Staff Comments: The requested site plan appears to contain a Discount/Variety Store exceeding 8,000sf land use type which is an available land use for B2, Neighborhood Business District, which is the current zoning of subject property but subject to a Commission Site Plan (CSP) approval. Though the use is available, the use is not allowable right, and the CSP serves as the conditional use approval for the requested land use type.

18.9.5(b) Staff Comments: The existing Baldwin County Master Plan, adopted October 1, 2013, provides no specific guidance or direction for subject property or areas surrounding subject property other then depicting the subject property and surrounding area on the "Master Plan Map". The Master Plan Map mirrors the current zoning map identically: subject property is zoned RSF-2 with an area zoned B-2 at the southwest intersection of CR49 and CR12. As result, staff considers section 18.9.5(b) satisfied due to lack of any apparent non-compliance with the 2013 Baldwin County Master Plan because the requested use is an allowable use within B-2 zoning. Compliance with B-2 zoning, which is mirrored by the Master Plan Map, thus indicates compliance with the Master Plan Map.

COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.5(c) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.

18.9.5(d) The proposed use shall not unduly decrease the value of neighboring property.

18.9.5(e) 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

Planning Jurisdiction Supplemental Comments: As described in the Basic Property Information and Development Information, the requested site plan will be constructed upon Lot 1 of the proposed *Magnolia 12 Subdivision*. Typically, staff memorializes via condition of approval that though staff recommends approval of the CSP, and the Planning Commission may approve the CSP, staff will not issue the CSP **approval letter** (which is required for requesting any building permits) until all conditions of approval are satisfied. In this example, the subdivision plat for Magnolia 12 subdivision plat shall be recorded, and a copy of the recorded plat (or its instrument number of its recording) shall be provided to staff as a prerequisite to issuance of the CSP approval letter. The permit approval procedures and timelines of agencies outside the County Commission typically makes it impractical to withhold an item from the agenda of a County planning commission meeting because it is often unknown at what time an outside-agency permit or approval will be issued.

STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA

18.9.5(c) Staff Comments: County Road 49 (CR49) and County Road 12 (CR12), in the area where those roads front upon subject property, are a major collector and a minor collector, respectively. State Route 59 (SR59) is a principal arterial located approximately 6 miles east of the CR12/CR49 intersection, and US HWY 98 is a principal arterial located approximately 3.5 miles north of subject property. Because subject property is located well outside the area of influence of any arterial roadways and noting the existing commercial facilities located within ¼ mile of subject property, it is a reasonable assumption that the CR12/CR49 intersection is a "rural crossroads". A use of the type requested does not appear to be inconsistent with the existing neighborhood character of a rural crossroads and possibly provides a commercial resource that may support the neighborhood character. As a result, staff believes the proposed use appears to be consistent with the community welfare and does not believe the use will detract from the public's convenience at the specific location.

18.9.5(d) Staff Comments: As mentioned elsewhere in this review, the CR12/CR49 intersection is a "rural crossroads" where the type of use requested is not unexpected and may be a contributing use to the existing surrounding areas. Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties.

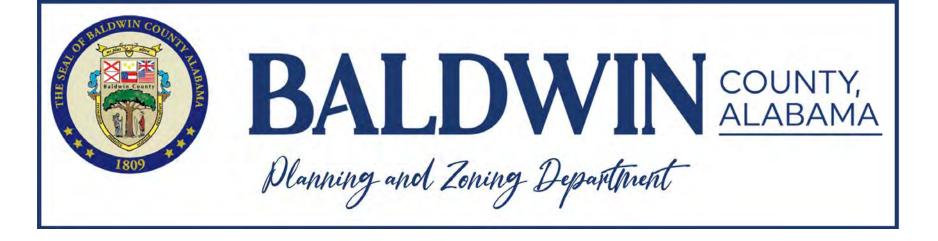
18.9.5(e) Staff Comments: As mentioned elsewhere in this review, the CR12/CR49 intersection is a "rural crossroads" where the type of use requested is not unexpected considering the existing land uses near subject property and the requested use may be a contributing use to support the needs of the existing surrounding area. Though this type of use does not trigger a traffic study in terms of review by Baldwin County Planning and Zoning staff, the Baldwin County Highway Department has issued commercial turnout permit number TO-22042 to allow connection of the site to CR49. Given the factors described previously and with the knowledge that the needed improvements associated with commercial turnout permit TO-22042 shall be installed, staff does not believe the requested use will be incompatible with the surrounding area and will not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

Staff recommends that case number CSP22-34, "CR 49 Dollar General" be **APPROVED** with the following **standard** conditions:

- 1. The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (issuance of a building permit) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
- 2. Any expansion of the proposed structures or facility shall necessitate additional review by the Planning Commission.
- 5. Memorialize within the approval recommendation that a land disturbance permit shall not be required to carry out any land disturbing activities on the site because a CBMPP was provided with the application and approved by staff during the CSP review.
- 6. Memorialize within the approval recommendation that the closeout requirements of section 18.9.7 of the zoning ordinance are required and are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
- 7. Applywignageniastachedomisthereitezenaendrequire approval as required by Article 1600e 109 of 172

Staff recommends that case number CSP22-34, "CR49 Dollar General" be **APPROVED** with the following conditions of approval unique to the project:

8. Memorialize within the approval recommendation that the *Magnolia 12 Subdivision* plat, as approved on September 1, 2022 via case # SC22-20, shall be recorded by the Office of the Judge of Probate prior to issuance of the CSP approval letter. CSP22-34 proposes a structure on Lot "1" of the *Magnolia 12 Subdivision* and subject application only applies to lot "1" of the *Magnolia 12 Subdivision*.



COMMISSION SITE PLAN REVIEW

CSP22-38 CR10-65 DOLLAR GENERAL

JANUARY 5, 2023

PRESENTED BY: J. BUFORD KING, DEPUTY DIRECTOR

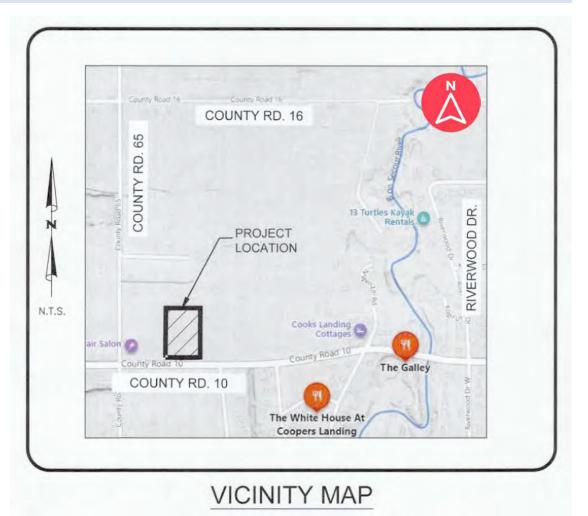
January 5, 2023, Request before the Planning Commission:

Consideration of a Commission Site Plan (CSP) as required by Article 18 of the Baldwin County Zoning Ordinance for the construction of CR10-65 Dollar General, a Discount/Variety Store exceeding 8,000sf to be located 200' east of the intersection of County Road 10 and County Road 65 near the Bon Secour Community.

Staff Recommendation: APPROVAL with conditions

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

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



	RR	RA	CR	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB	8	MR	OR	TR	M-1	M-2
Department store	С				_					_							Р	Р								Р	P
Discount/variety store (exceeding 8,000 square feet)	С															С	Р	Р								P	P
Drug store (exceeding 8,000 square feet)	С															С	Р	Р								Р	Р
Elevator maintenance service	С																Р	Р								Р	P
Event Venue	С	С		С									Ħ		С	С	Р	Р				С	Р		Р	Р	Р
Exterminator service office	С															С	Р	Р								Р	P
Farmer's market/truck crops	Р	Р													С	С	Р	Р								Р	P
Firing range	С																Р	Р								Р	P
Fitness center or gym	С													- 19			Р	Р								Р	Р
Golf driving range	С																Р	Р								Р	P
Grocery store	С			7										- 1	Ħ		Р	Р								Р	P
Landscape sales Baldwin Co	P	P	nina s	and 7	oning	Com	micci	on la	กมอกข	5 20	23 an	onda				С	Р	Р							Ī	Р	Р

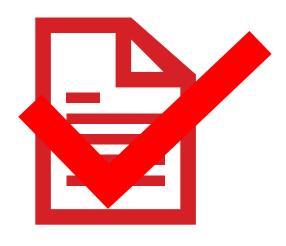
COMMISSION SITE PLAN (CSP) APPROVAL SUMMARY







Drainage



Zoning / Local Provisions



ALDOT



ADEM NPDES Landscape Buffers

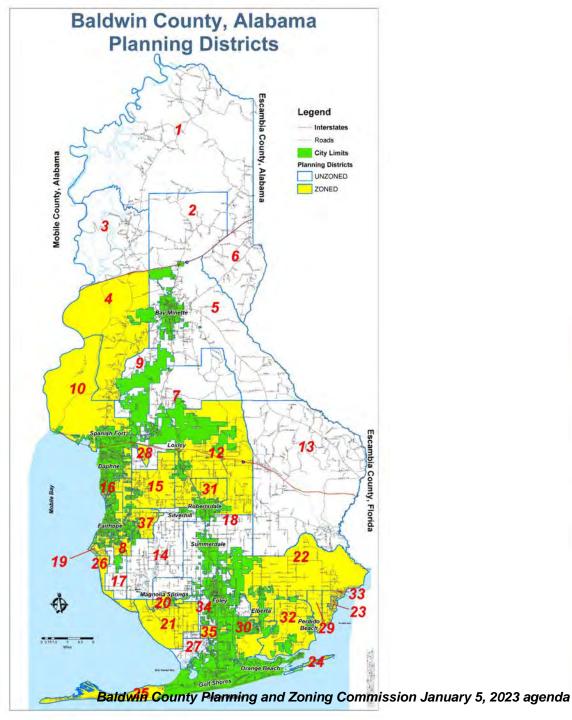
Baldwin County Planning and Zoning Commission January 5, 2023 agenda



USACE



Turn Out Permit



Legend

Interstates

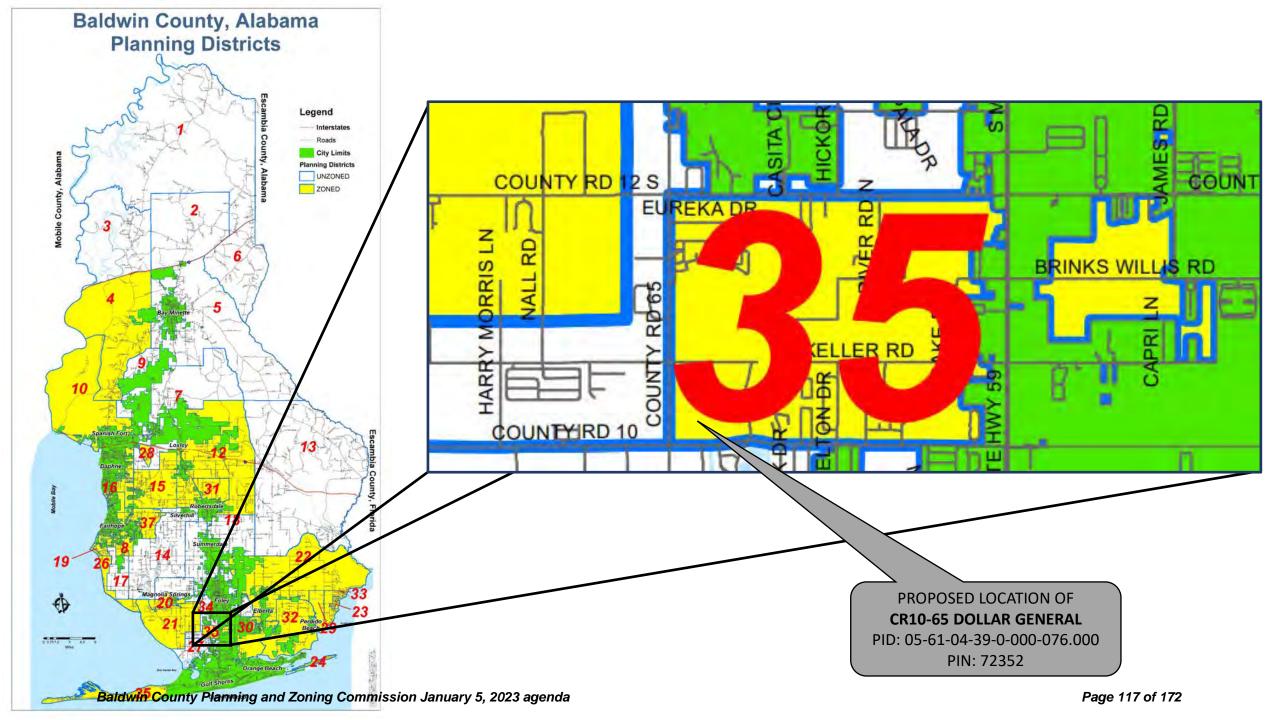
Roads

City Limits

Planning Districts

UNZONED





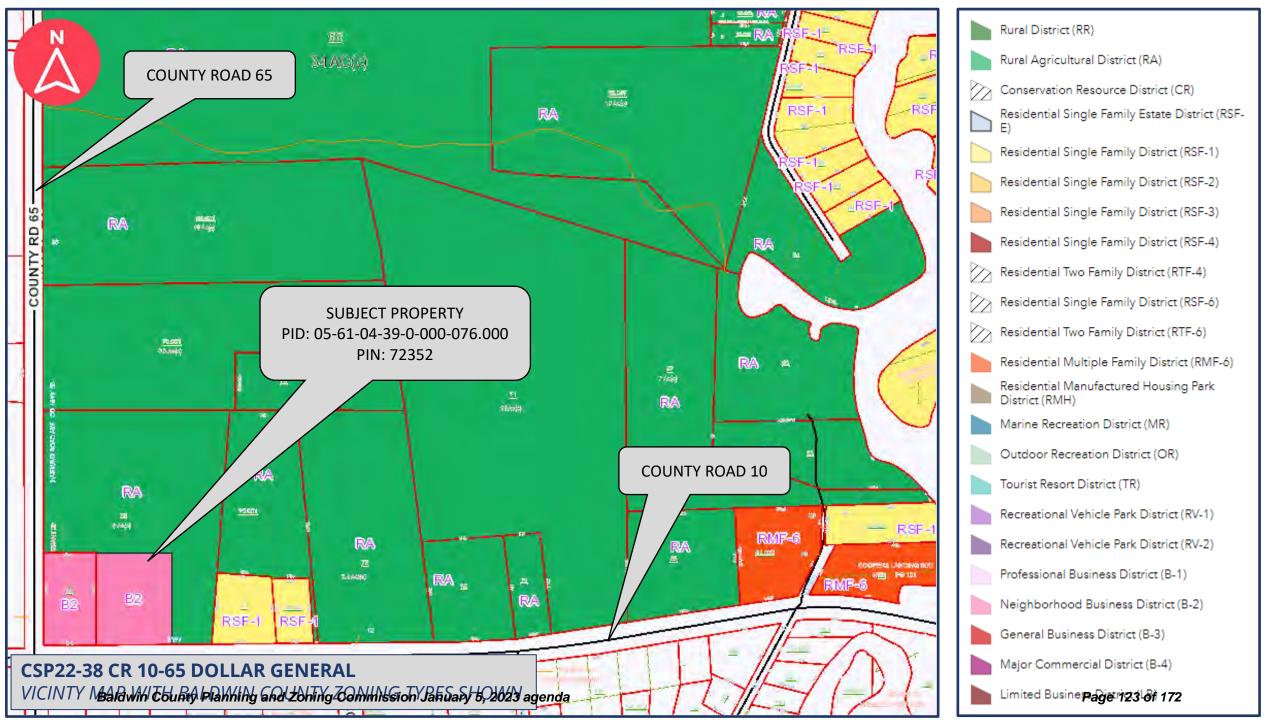












BASIC DEVELOPMENT INFORMATION

Location: Subject property is located approximately 200 feet east of the intersection of County Road 65 (CR65) and County Road 10 (CR10) on the north side of CR10 near the Bon Secour community

Planning District: 35

• All utilities are to be placed underground as required by PD35 local provisions. The location of the site, landscape buffers, and sidewalk installation are all as required or allowed by Planning District 35.

Planning Jurisdiction: N/A

Zoning: B2, Neighborhood Business District

Total Parcel Area: 1.72 acres +/- (Lot 1 of proposed Bon Secour 10-65 Subdivision)

Building Permit Jurisdiction: Baldwin County

Planning District: City of Foley (the City of Foley does review site plans outside of its corporate limits)

Building Footprint: 10,566sf

Public Streets / Roads: None for dedication to and AFM by Baldwin County

Parcel: 05-61-04-39-0-000-076.000 PIN: 72352

Engineer of Record: Tom Granger, PE, Sawgrass Consulting, LLC 30673 Sgt. E.I. Boots Thomas Drive Spanish Fort, AL 36527

Owner: Steve and Pamela B. Taylor, 7650 County Road 65 Foley, AL 36535

Developer: Robert Broadway, Broadway Construction Company, LLC PO Box 18968 Huntsville. AL 35804

PO Box 18968 Huntsville, AL 35804

PROPERTY INFORMATION

Online Case File Number: The official case number for this application is CSP22-38, however, when searching the online CitizenServe database, please use CSP22-000038

Building Setback Lines: Front - *30' Rear - 25' Side - 15'

Highway Construction Setback: 75' from centerline of CR 10 and CR65 (both are major collectors). *The 75' HCS creates a net 35' front Building Setback line along CR10

Subdivision: Not yet located within a recorded subdivision, however, see conditions of approval regarding the Bon Secour 10-65 Subdivision. The proposed development will be placed on Lot 1 of Bon Secour 10-65 Subdivision

Landscape Buffers: 10' wide buffer along CR10, 25' wide buffers along east and north property lines adjacent to RA zoning (west property adjoins B2 zoning and thus a landscape buffer is not triggered)

Traffic Study: Not triggered due to single unit request, a Commercial Turnout Permit was submitted, and the turnout will be located on CR10

Wetlands: No potential wetlands located within Lot 1 of Bon Secour 10-65 Subdivision

Covenants and Restrictions: Applicant's affidavit indicates no covenants or restrictions are violated by the requested use

Utility Providers:

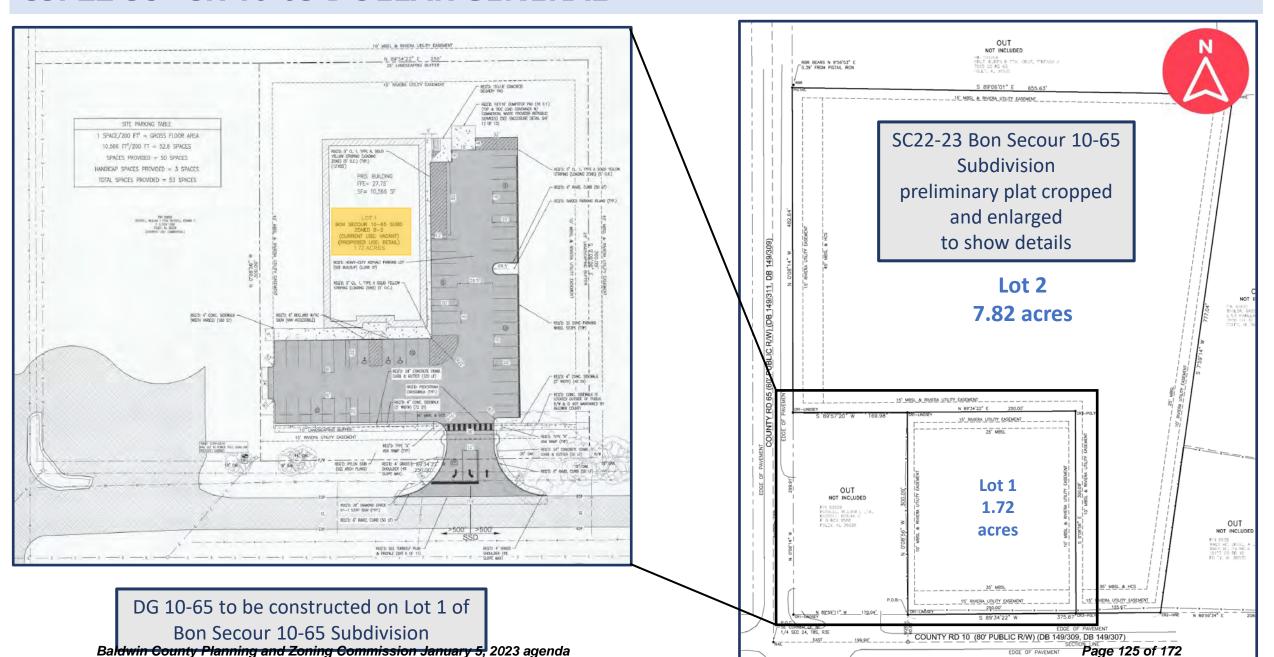
• Water: Riviera Utilities

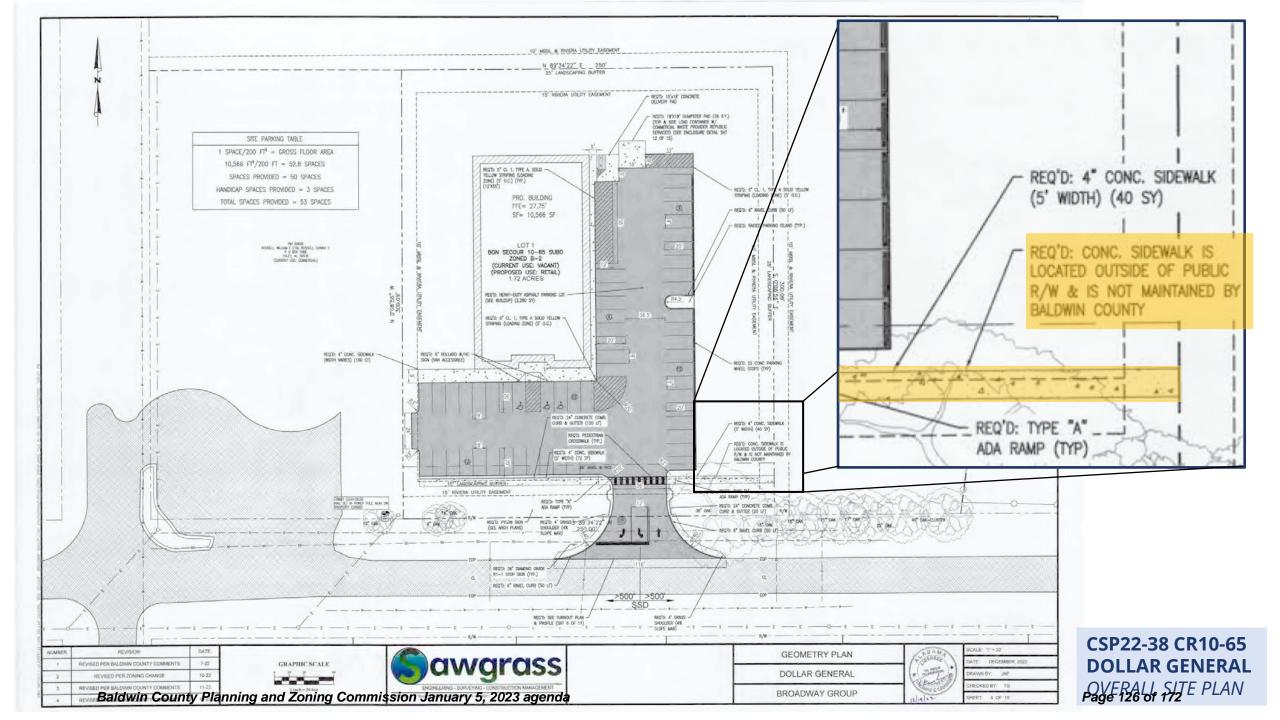
• Sewer: Baldwin County Sewer Service, LLC

• Electrical: Baldwin EMC

• Communications: Centurylink

Baldwin County Planning and Zoning Commission January 5, 2023 agend





commercial turnout permit





BALDWIN COUNTY HIGHWAY DEPARTMENT P.O. Box 220 SILVERHILL, ALABAMA 36576

JOET NUNNALLY, P.E. COUNTY ENGINEER

June 24, 2022

The Broadway Group, LLC P.O. Box 18968 Huntsville, AL 35804

Subject: TO-22032 - Commercial Turn-Out Permit onto County Road 10

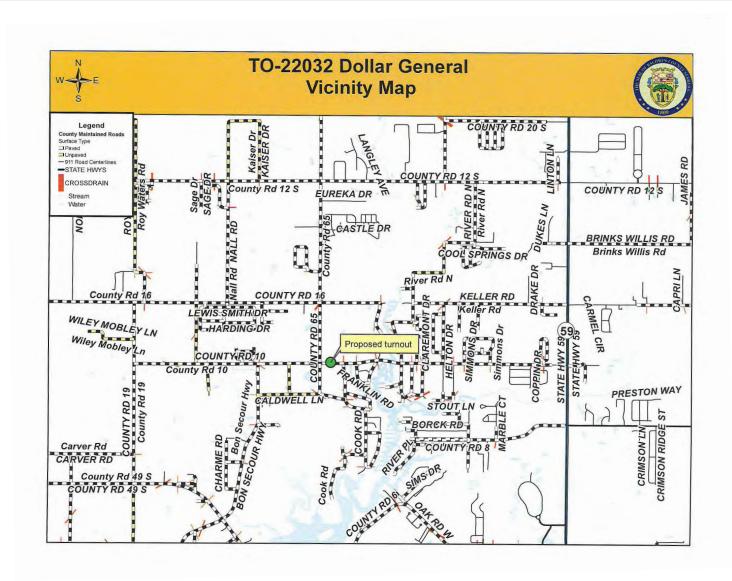
Attached hereto is a permit issued to **The Broadway Group, LLC** to construct a turnout onto **County Road 10** for <u>Dollar General</u> at parcel number 05-61-04-39-0-000-076.000. The following requirements should be noted:

- 1. You are responsible for any damage done to the county roadway and/or ditch as a result of this
- 2. You are responsible to re-vegetate all disturbed areas on the County right-of-way.
- 3. You are required to construct the drainage pipes and/or driveways so that storm water will not stand on the County right-of-way.
- 4. Any driveways installed are subject to removal if done in a manner that is unsafe or unacceptable to the
- 5. Chapter 6 of the MUTCD must be followed for traffic control.
- For paved County Roads, only asphalt is to be used for the first 5'-0" from the edge of existing pavement. At that point, the material can transition to concrete or other material equal to or greater than
- 7. A line locate shall be called in before any work is done in the County right-of-way.
- 8. You are responsible for making sure there is 1 (one) foot of cover on all pipes

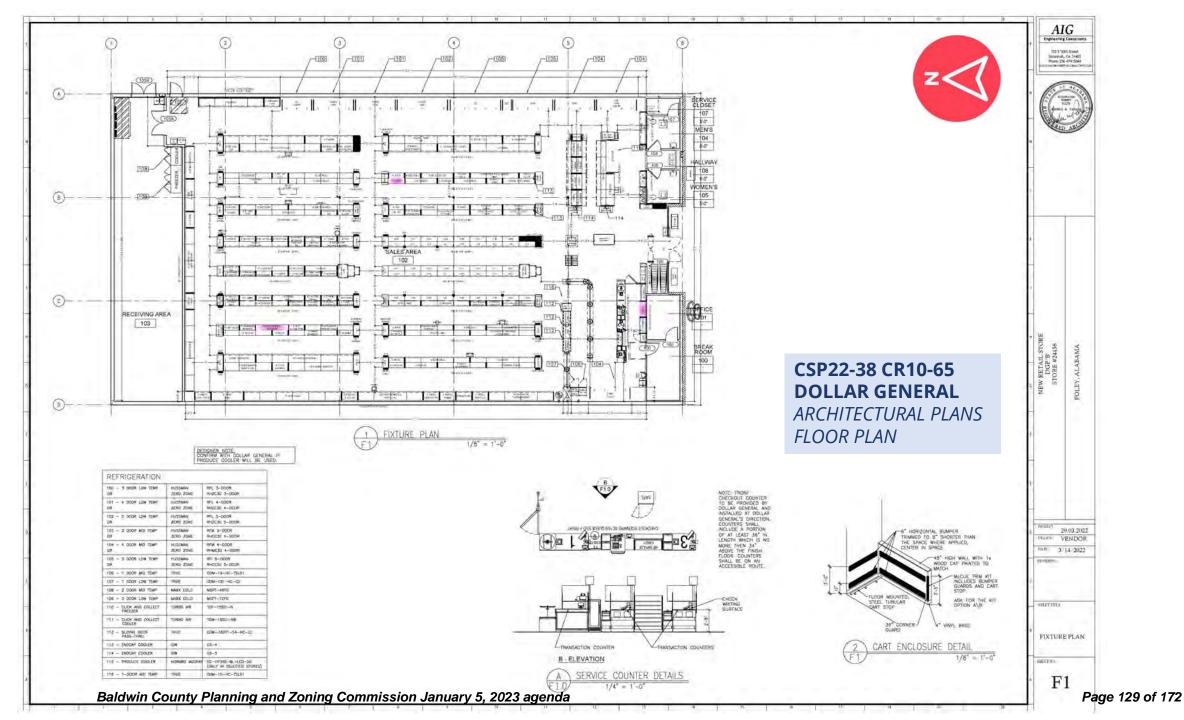
You are required to contact the county inspector Josh Chiasson at 251-423-0339 prior to beginning work in the right-of-way. Please feel free to give us a call if you have any questions.

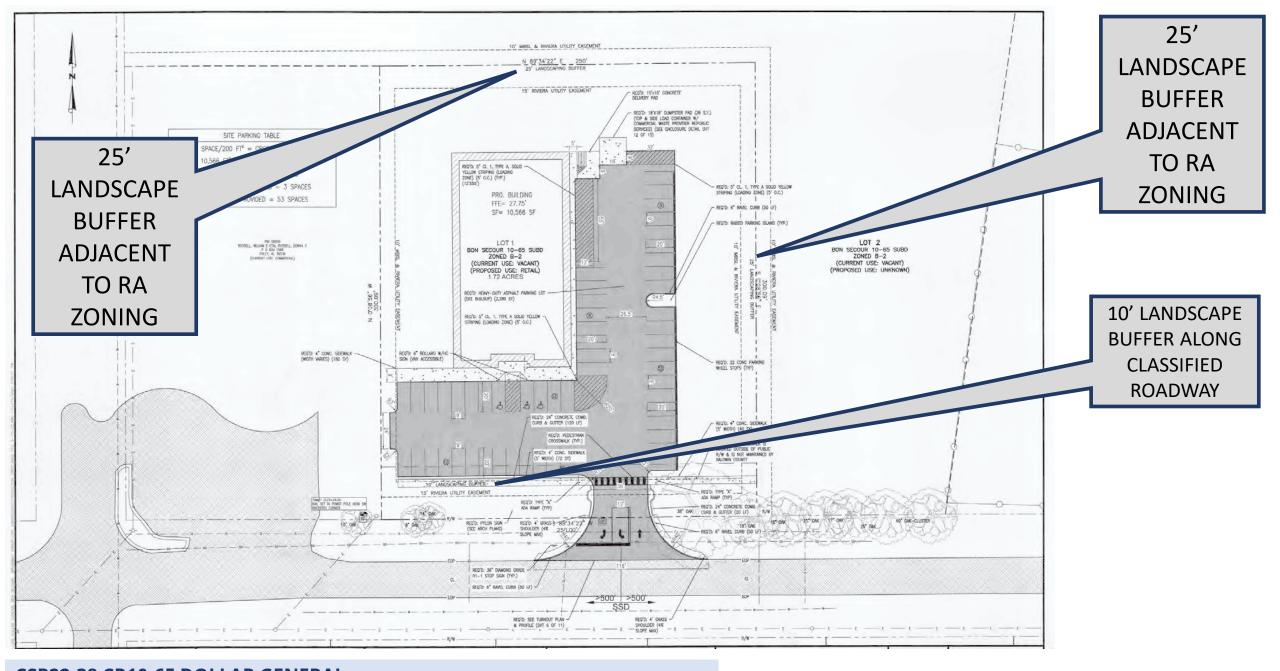
Permit / Subdivision Manager

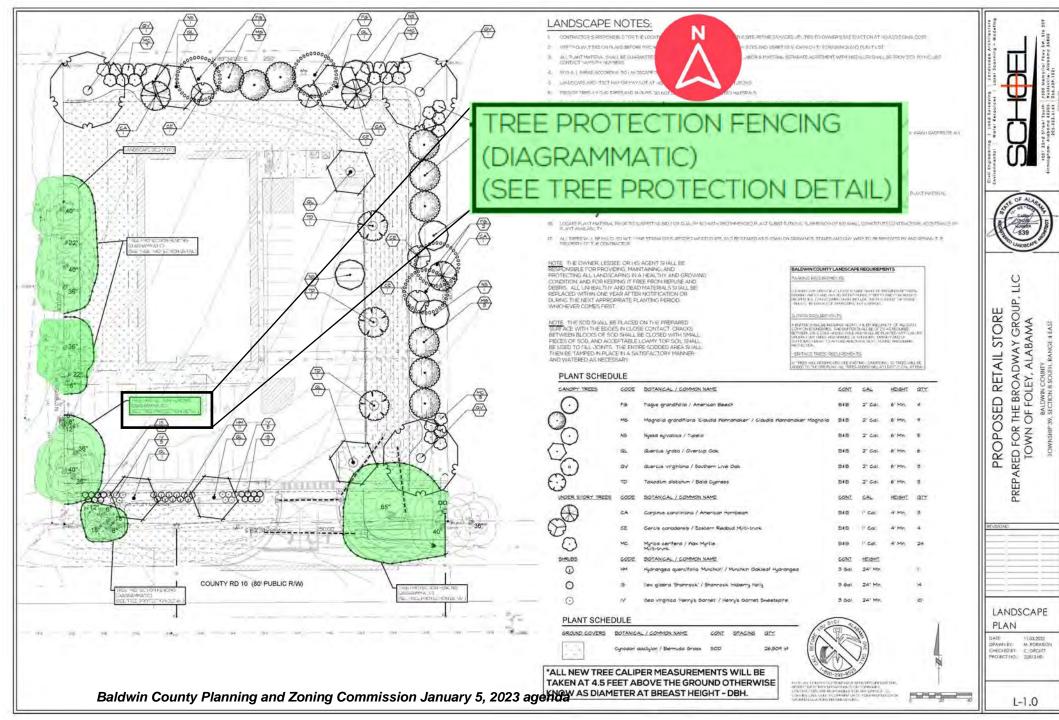
Josh Chiasson, Inspector Area 300 Maintenance Supervisor *(continued)*



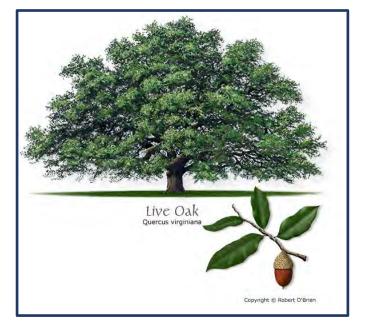
TURNOUT PERMIT DRAINAGE CALCULATIONS



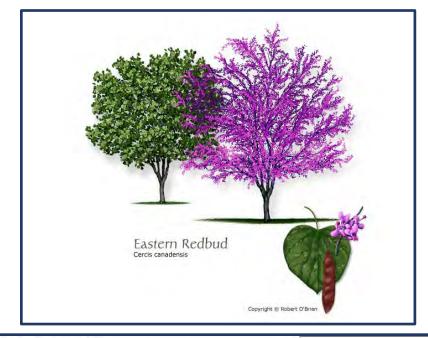


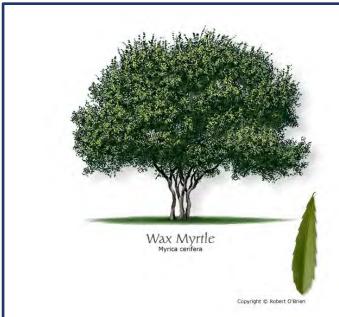


CSP22-38 CR10-65 DOLLAR GENERAL LANDSCAPE PLAN Page^Aୀର୍ଜିକ ଜ୍ୟୁମିନ୍ଦ୍ରERS



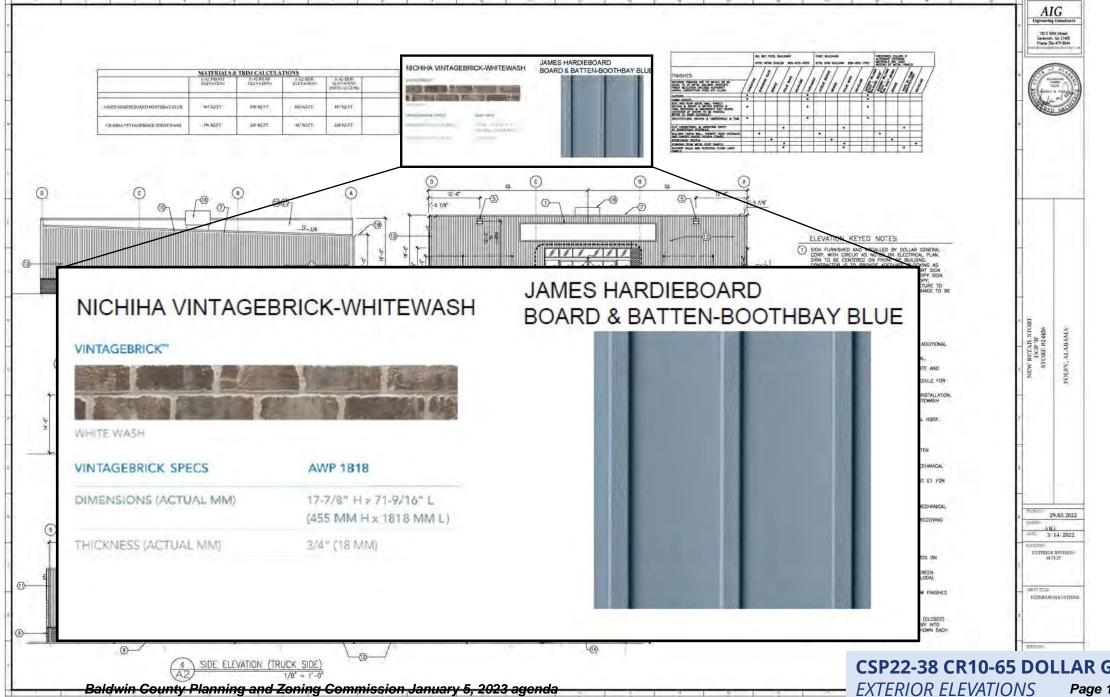






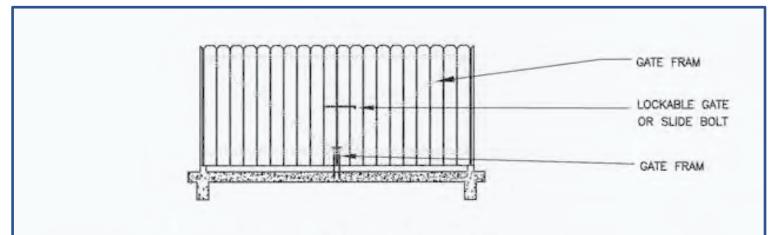


CANOPY TREES	CODE	BOTANICAL / COMMON NAME	CONT	GAL	HEIGHT	OTY
(\cdot)	FG	Fagus grandifolia / American Beech	B¢B	2" Cal.	6' Min.	*
)	MG	Magnolia grandiflora 'Claudia Nannamaker' / Claudia Nannamaker Magnolia	B#B	2" Cal.	6' Min.	9
	NS	Nyssa sylvatica / Tupela	B#B	2" Cal.	6' Min.	5
.]	QL	Quercus lyrata / Overcup Oak	B4B	2" cal.	6' Min.	6
$\overline{(}$	@V	Quercus virginiana / Southern Live Oak	B#B	2" Cal.	6' Min.	3
3	TD	Taxadim distichum / Bald Cypress	848	2° 0al.	6' Min.	3
UNDER STORY TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	OTY
	CA	Carpinus caroliniana / American Hornbeam	B≰B	I" Cal.	4º Min.	3
3	CE	Cercis canadensis / Eastern Redbud Multi-trunk	B4B	I" Cal.	4' Min.	4
0	MC	Myrica carifera / Wax Myrtla Milit-trunk	BIB	I" cal.	4' Min.	24
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		
0	нм	Hydrangea quercifolia 'Murchkin' / Murchkin Oakleaf Hydrangea	3 Gal.	24" Min.		n
0	is	llex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.	24" Min.		14
0	IV.	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	24" Min.		10



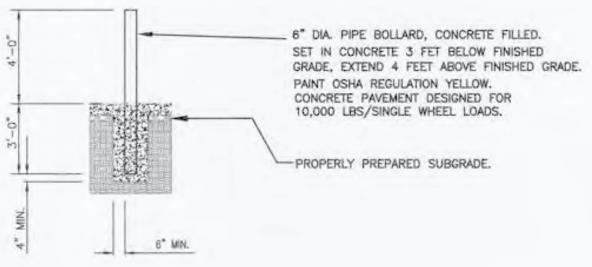
CSP22-38 CR10-65 DOLLAR GENERAL Page 133 of 172

Waste Container Enclosure Details



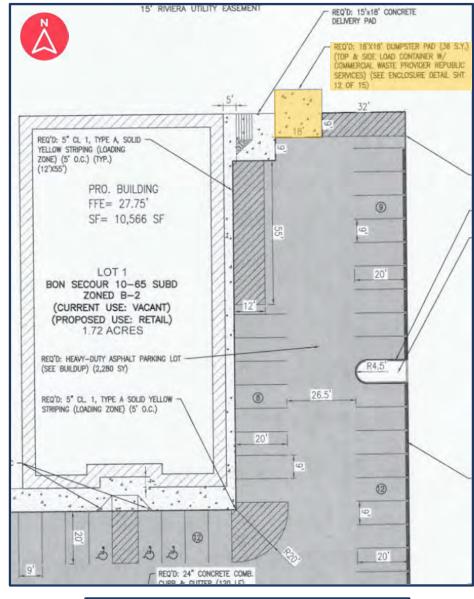
FRONT ELEVATION CONTAINER ENCLOSURE

N.T.S.



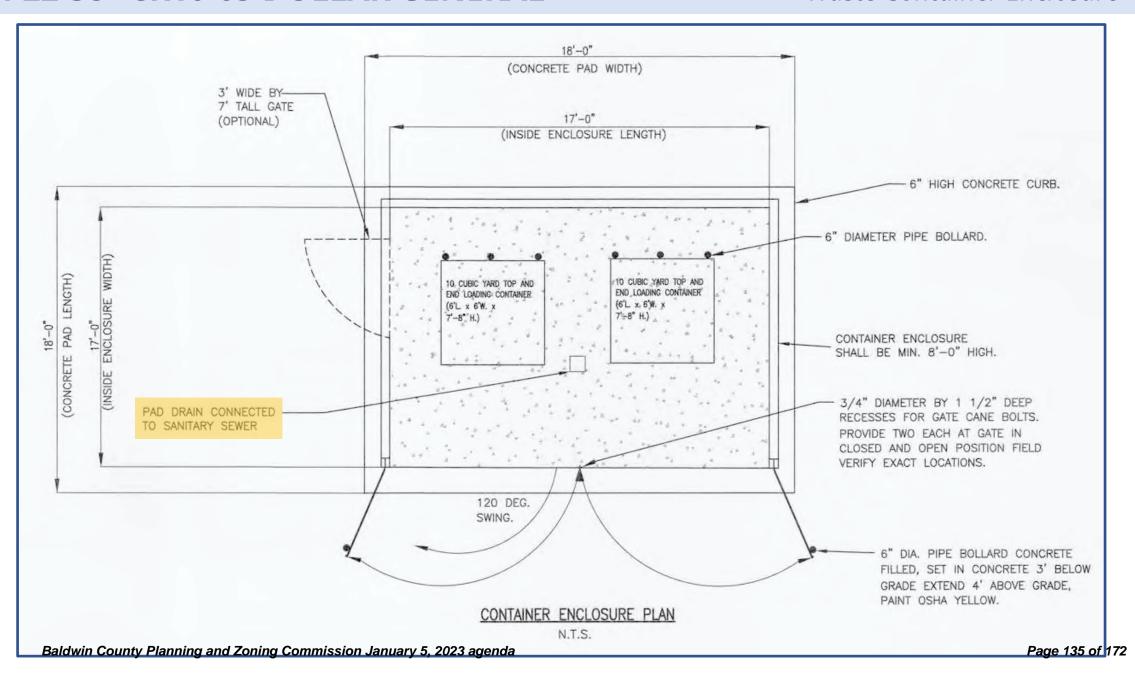
6" DIAMETER PIPE BOLLARD DETAIL

Baldwin County Planning and Zoning Commission January 5, 2023 agenda



WASTE ENCLOSURE DETAILS

Waste Container Enclosure



drainage narrative as approved by Baldwin County Highway Department



roject Description

Lot 1 of the Bon Secour 10-65 Subdivision is a 1.72 acre parcel located on the north side of County Road 10, just east of County Road 65 in Bon Secour. The Owner proposes to develop the site for a retail store.

Existing Drainage Features (Pre-Development)

The property generally slopes from northwest to southeast beginning near EL-28', sloping down to EL-22', Stormwater runoff from the existing Parcel generally sheet flows for discharge to the ditch along. Country Road 30 for discharge to the east into The Bon Secour River. The land is primarily an open field with a CN of 78. The existing drainage patterns are shown in Appendix B. We have also accounted for approximately 0.8 acres of Stormwater runoff from the northwest which crosses Lot 1 currently. This offsite drainage will enter the stormwater collection system of the development and pass through the detention pond. Table 1 presents the drainage characteristics of the current conditions.

Table 1
Pre-Development Features for Stormwater Runoff

Area	Surface (Acres/CN)	Te (Mins.)
Lot 1	1.72/78	5.5
Offsite	0.80/78	8.2

Post Development Drainage Features for Onsite Drainage

The site elevation will be raised for the proposed building pad and parking lot allowing for drainage to maintain a general pattern of flow from west to east. The east side of the site will be graded for a detention pond with runoff entering both by sheet flow as well as pipe conveyance. The proposed drainage plan is shown in Appendix B.

The surface descriptions for the Post Developed site and Offsite drainage areas are shown in Table 2.

Table 2 Post Development Features for Onsite Drainage

Contri	bution	Area (Acres)	(Acres/CN)	Grass (Acres/CN)		
Lo	t1	1.72	0.86/98	0.86/61		
Off	site	0.8		80/78		

Stomwater will be conveyed to the detention pond where a controlled release will maintain predevelopment discharge rates. The bottom of the detention Pond is set at Elevation 21' with the top of the pond Elevation of 24'. The outfall structure is a rectangular weir box with one side having 3'-0" wide opening with an invert elevation of 21' up to Elevation 22.5', then increasing to a 4'-0" wide opening up to Elevation 24'. The discharge through the weir will be conveyed by a 24" HDPE pipe for discharge in the roadside ditch of County Road 10. The weir controls the release of stormwater to be less than predevelopment rates for Storm Events ranging from 2 years to 100 years. The release is "At-Grade" with rip-rap placed to dissipate energy and spread the discharge for a less concentrated flow.

Table 3 summarizes the Pre-Development, Offsite, and Post-Development stormwater discharge rates for Storm Events ranging from 2 year to 100 years.

Pre/Post Development Runoff Rates Comparison (Pond No. 1)

Storm Event	Lot 1 Pre- Development Discharge Rate (cfs)	Offsite Drainage Contribution (cfs)	Total Pre- development Discharge Rate (Allowable) (cfs)	Pond Release Rate (cfs)	Net Difference (cfs)	Water Surface (ft)
2 year	7.8	3.3	11.1	10.3	-0.8	22
5 year	10,4	4.4	14.8	13.6	-1.2	22.2
10 year	12.7	5.3	18	16.4	-1.6	22.4
25 year	15.7	6.6	22,3	20.2	-2.1	22.6
50 year	18	7.6	25.6	23.2	-2.4	22.7
100 year	20.3	8.5	28.8	26.1	-2.7	22.9

Table 3 shows the discharge rates from the stormwater detention pond following the development of the site are less than the Pre-Development discharge rates as required.

The hydrographs for the Pre-Developed Lot 1, Offsite contribution, and stormwater detention pond are included in Appendix A.

The Outfall pipe to convey detained stormwater from the detention pond to the outfall ditch along County Road 10 is a 18" diameter HDPE pipe with an invert at the pond at El. 21' and an outfall invert at El. 19.5' at the roadside ditch for a slope of 3.3%. This pipe must convey the flow rate (Q) discharging for the 100-year storm event which is 21.5 cfs from Table 3. Table 4 below shows that an 18" diameter pipe at a 3.3% slope running 80% full can convey 26.9 cfs which is adequate.

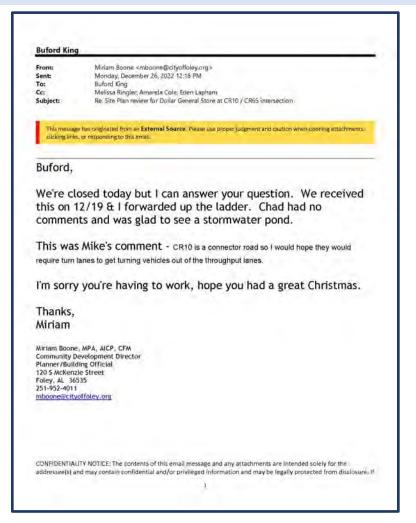
Table 4



agency documents







COVENANT AND RESTRICTION
NON-VIOLATION LETTER FROM
PROPERTY OWNER

NPDES PERMIT FROM ADEM

CITY OF FOLEY COMMENTS

utility availability letters



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36530 Phone (251) 943-5001 Fax (251) 970-4181

3/29/2022

Alyssa Carter Hailey The Broadway Group

RE: Parcel 05-61-04-39-0-000-076.000

This letter is to confirm that Riviera Utilities is currently able to provide electric, gas and water service to the property located at Parcel 05-61-04-39-0-000-076.000 on County Road 10 in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



March 30, 2022

In Re: New Dollar General on Co Rd 10 Foley, AL with parcel # 05-61-04-39-0-000-076.000

Alyssa,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property.

Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This letter is not to be used to obtain a building permit. A \$1500* impact fee per lot will need to be paid to Baldwin County Service LLC if a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

*A franchise fee may apply in franchise areas.

The wastewater will be treated at our Fort Morgan wastewater treatment plant,

Sincerely,

Jenny Williams

Baldwin County Sewer Service, LLC

(251) 971-3022

jenny@baldwincountysewer.com

Section 5.2 B-2, Neighborhood Business District

5.2.1 Purpose and intent. 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

5.2.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- (a) All uses permitted by right under the B-1 zoning designation
- (b) Antique store
- (c) Apparel and accessory store
- (d) Appliance store including repair
- (e) Art gallery or museum
- (f) Art supplies
- (g) Bait store
- (h) Bakery retail
- (i) Bed and breakfast or tourist
- (i) Bicycle sales and service
- (k) Boarding, rooming or lodging house, dormitory
- (I) Book store
- (m)Café
- (n) Camera and photo shop
- (o) Candy store
- (p) Catering shop or service

Baldwin County Zoning Ordinance

- (q) Copy shop
- (r) Delicatessen

- exceed 8,000 square feet)
- (t) Drug store (not to exceed 8,000 square feet)
- (u) Fixture sales
- service
- (w) Florist
- (x) Fraternity or sorority house
- (y) Fruit and produce store
- (aa) Hardware store, retail
- (bb) ice cream parlor
- (dd) Laundry, self service
- (ee) Lawnmower sales and

- (gg) Music store
- (hh) Neighborhood convenience store
- (ii) News stand
- (ii) Paint and wallpaper store

- (s) Discount/variety store (not to
- (v) Floor covering sales or

- (z) Gift shop

- (cc) Interior decorating shop
- service
- (ff) Locksmith

(kk) Picture framing and/or mirror silvering

(II) Restaurant

(mm) Shoe repair shop

- (nn) Shoe store
- (oo) Sign shop

- (pp) Sporting goods store
- (qq) Tailor shop
- (rr) Tobacco store
- (ss) Toy store

5.2.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-2. Neighborhood Business District, subject to the standards and procedures established in Section 18.9: Commission Site Plan Approval:

- (a) Air conditioning sales and service
- (b) Amusement arcade
- (c) Animal clinic/kennels
- (d) Arboretum
- (e) Ball field
- (f) Business machine sales and service
- (g) Car wash
- (h) Country club
- (i) Discount/variety store (exceeding 8,000 square
- (i) Drug store (exceeding 8,000 square feet)
- (k) Exterminator service office
- (f) Golf course
- (m) Liquor store
- (n) Mini warehouse
- (o) Night club, bar, tavern

- (p) Office equipment and supplies
- (q) Park or playground
- (r) Pawn shop
- (s) Pet shop
- (t) Plumbing shop
- (u) Restaurant sales and supplies
- (v) Riding academy
- (w) Rug and/or drapery cleaning service
- (x) Seafood store
- (y) Swimming pool (outdoor)
- (z) Tennis court (outdoor) (aa) Water storage tank
- (bb) Wildlife sanctuary
- (cc) Wireless telecommunication
- (dd) Dwellings, in combination with commercial uses, subject to the standards

Baldwin County Zoning Ordinance

B-2 Zoning Requirements (continued)

listed under Section 5.2.4: Mixed uses

5.2.4 Mixed uses. Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in Section 18.9; Commission Site Plan Approval, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (1/2) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.
- (f) Building height shall not exceed three stories.
- (a) A minimum of 30 percent of the mixed-use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained).
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.

Baldwin County Zoning Ordinance

(i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See Article 15: Parking and Loading Requirements).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Ha	bitable Stories 21/2
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

- 5.2.6 Lighting standards. The maximum height of exterior lights shall be 25-feet, The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
- 5.2.7 Distance between structures. If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15feet or a distance equal to one-half the sum of their heights, whichever is the
- 5.2.8 Landscaping and buffering, All B-2, Neighborhood Business District, uses shall meet the requirements of Article 17: Landscaping and Buffers.

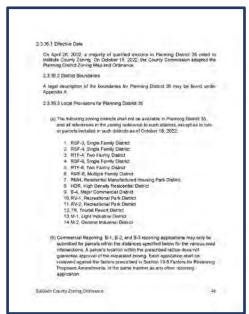
Section 5.3 B-3, General Business District

5.3.1 Purpose and intent. The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a

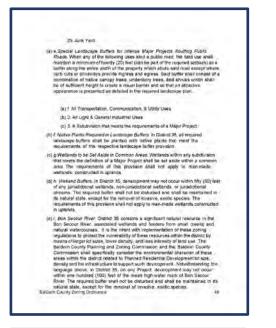
Baldwin County Zoning Ordinance

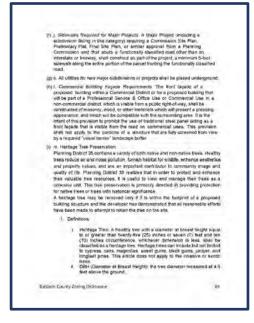
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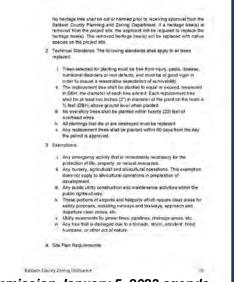
Planning District 35 Local Provisions

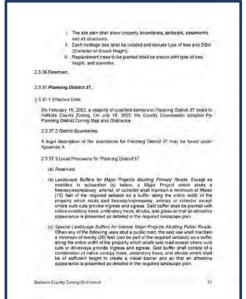












COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.1 *Authorization*. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted by the Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for Site Plan Approval, to impose conditions on the use, or to 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.

18.9.2 *Applicable Uses*. In addition to the uses specified for the individual zoning designations, a Commission Site Plan Approval is required for all development which meets the sub criteria described in the full text of the zoning ordinance.

18.9.3 *Application Procedure* – The procedures required to submit an application are included in the full text of the zoning ordinance.

18.9.4 *Submission Requirements* – the various requirements of section 18.9.5, below, are used for the compatibility analysis.

18.9.5(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

18.9.5(b) 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.

STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.2 Staff Comments: The land use type "Discount/Variety Store exceeding 8,000sf" automatically triggers a Commission Site Plan (CSP) if requested within B2, Neighborhood Business District per the land use tables in Article 23 of the Baldwin County Zoning Ordinance.

18.9.5(a) Staff Comments: The requested site plan appears to contain a Discount/Variety Store exceeding 8,000sf (land use type) which is an available land use for B2, Neighborhood Business District, which is the current zoning of subject property but subject to a Commission Site Plan (CSP) approval. Though the use is available, the use is not allowable right, and the CSP serves as the conditional use approval for the requested land use type.

18.9.5(b) Staff Comments: The existing Baldwin County Master Plan, adopted October 1, 2013, provides no specific guidance or direction for subject property or areas surrounding subject property because Planning District 35 had not been adopted at the time of Master Plan adoption in 2013. The local provisions of planning district 35 specifically allows B2 zoning within 300' east of the intersection of CR10 and CR65. As a result, staff considers section 18.9.5(b) satisfied due to specific inclusion of B2 zoning within the location of subject property within the Planning District 35 local provisions that were adopted on October 18, 2022.

compatibility evaluation

COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA PROMULGATED BY ARTICLE 18, SECTION 18.9.1 THROUGH 18.9.5(e) OF THE BALDWIN COUNTY ZONING ORDINANCE

18.9.5(c) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.

18.9.5(d) The proposed use shall not unduly decrease the value of neighboring property.

18.9.5(e) 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

Planning Jurisdiction Supplemental Comments: As described in the Basic Property Information and Development Information, the requested site plan will be constructed upon Lot 1 of the proposed *Bon Secour 10-65 Subdivision*. Typically, staff memorializes via condition of approval that though staff recommends approval of the CSP, and the Planning Commission may approve the CSP, staff will not issue the CSP **approval letter** (which is required for requesting any building permits) until all conditions of approval are satisfied. In this example, the subdivision plat for Bon Secour 10-65 subdivision plat shall be recorded, and a copy of the recorded plat (or its instrument number of its recording) shall be provided to staff as a prerequisite to issuance of the CSP approval letter. **The permit approval procedures and timelines of agencies outside the County Commission typically makes it impractical to withhold an item from the agenda of a County planning commission meeting because it is often unknown at what time an outside-agency permit or approval will be issued.**

STAFF COMMENTS - COMMISSION SITE PLAN (CSP) COMPATIBILTIY CRITERIA

18.9.5(c) Staff Comments: County Road 10 (CR10) and County Road 65 (CR65), in the area where those roads front upon subject property, are a major collectors. State Route 59 (SR59) is a principal arterial located approximately 2 miles east of the CR10/CR65 intersection. Because subject property is likely located outside the area of influence of any arterial roadways and noting the existing commercial facilities located within ¼ mile of subject property, it is a reasonable assumption that the CR10/CR65 intersection is a "rural crossroads". A use of the type requested does not appear to be inconsistent with the existing neighborhood character of a rural crossroads and possibly provides a commercial resource that may support the existing neighborhood character. As a result, staff believes the proposed use appears to be consistent with the community welfare and does not believe the use will detract from the public's convenience at the specific location.

18.9.5(d) Staff Comments: As mentioned elsewhere in this review, the CR10/CR65 intersection is a "rural crossroads" where the type of use requested is not unexpected and may be a contributing use to the existing surrounding areas. Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties.

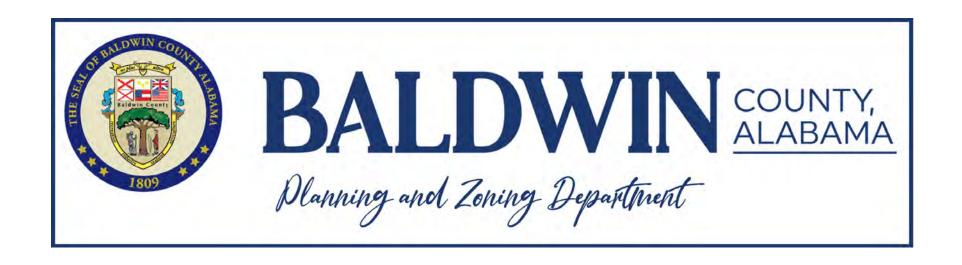
18.9.5(e) Staff Comments: As mentioned elsewhere in this review, the CR10/CR65 intersection is a "rural crossroads" where the type of use requested is not unexpected considering the existing land uses near subject property and the requested use may be a contributing use to support the needs of the existing surrounding area. Though this type of use does not trigger a traffic study in terms of review by Baldwin County Planning and Zoning staff, sufficient information was provided for the Baldwin County Highway Department to issue commercial turnout permit number TO-22032 to allow connection of the site to CR10. Given the factors described previously and with the knowledge that the needed improvements associated with commercial turnout permit TO-22032 shall be installed, staff does not believe the requested use will be incompatible with the surrounding area and will not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

Staff recommends that case number CSP22-38, "CR 10-65 Dollar General" be **APPROVED** with the following **standard** conditions:

- 1. The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (issuance of a building permit) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.
 - The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
- 2. Any expansion of the proposed structures or facility shall necessitate additional review by the Planning Commission.
- 5. Memorialize within the approval recommendation that a land disturbance permit shall not be required to carry out any land disturbing activities on the site because a CBMPP was provided with the application and approved by staff during the CSP review.
- 6. Memorialize within the approval recommendation that the closeout requirements of section 18.9.7 of the zoning ordinance are required and are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
- 7. Apply wigner gening standard on the standard on the standard of 172

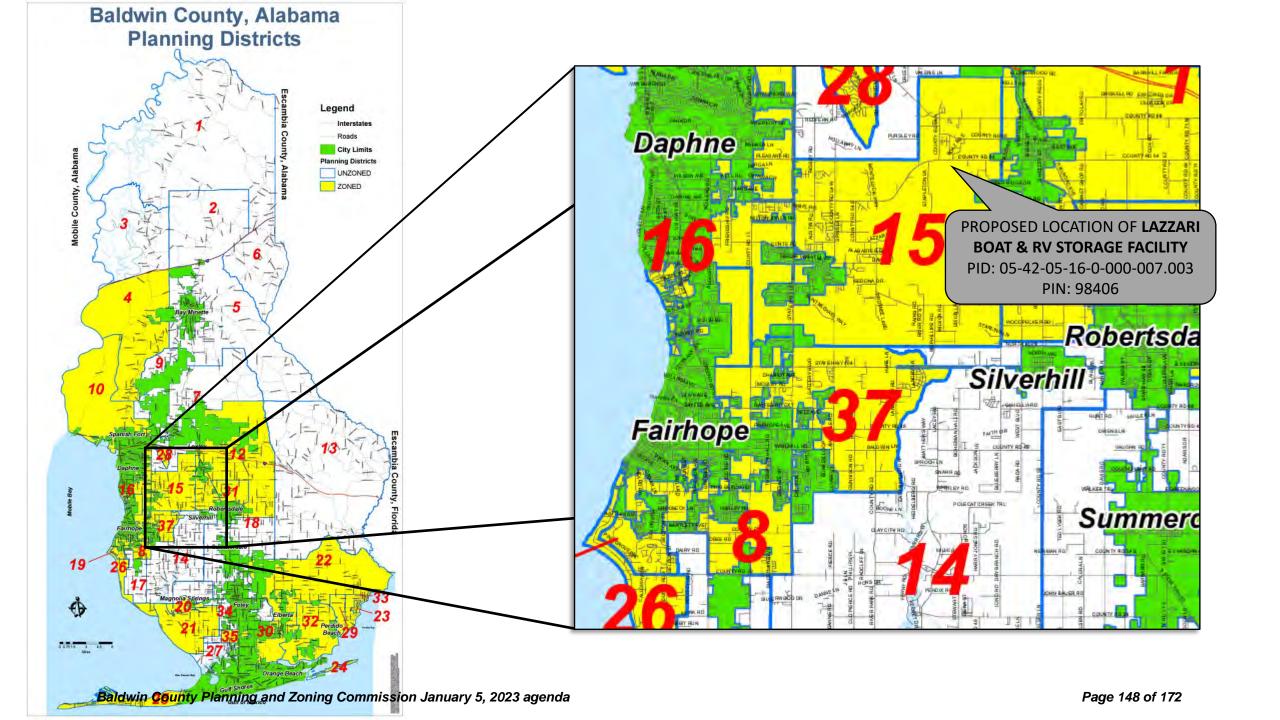
Staff recommends that case number CSP22-38, "CR 10-65 Dollar General" be **APPROVED** with the following conditions of approval unique to the project:

- 8. Memorialize within the approval recommendation that the *Bon Secour 10-65 Subdivision*, case # SC22-23, shall be recorded by the Office of the Judge of Probate prior to issuance of the CSP approval letter. CSP22-38 proposes a structure on Lot "1" of the *Bon Secour 10-65 Subdivision*.
- 9. Memorialize the following information: the sidewalk installed by the developer along the edge of ROW of CR10 (as required by PD35 local provisions) is located on private property and is not dedicated to or maintained by Baldwin County.
- 10. Reflect all side setback lines as 15' on all drawings throughout in lieu of the 10' side setback lines shown on the various drawings.



COMMISSION SITE PLAN APPROVAL CSP22-39 LAZZARI STORAGE JANUARY 5, 2023

PRESENTED BY: Cory Rhodes, Planner



11.c) CSP22-39 LAZZARI STORAGE

COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

Planning District: 15 Zoned: RA

 Location: Subject property is located south of County Road 64 and west of Loxley Heights Drive in Loxley

• Parcel Number: 05-42-05-16-0-000-

007.003 **PIN:** 98406

Current Use: Vacant

Acreage: 9.7 acres

 Physical Address: 14472 County Road 64 Loxley, AL 36551

 Applicant: Lieb Engineering Company – Christopher Lieb

Owner: Victor Lazzari

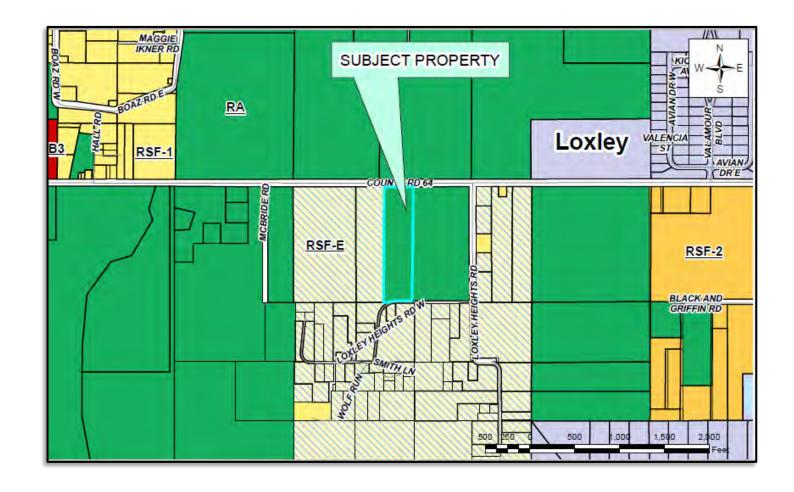
CSP22-39 LAZZARI STORAGE

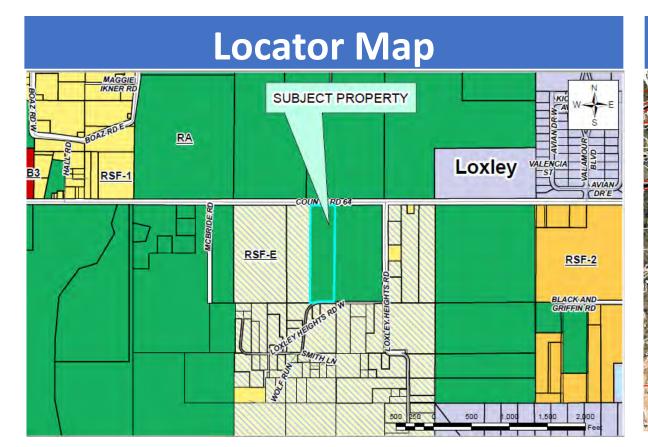
COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

- **Current Zoning:** RA, Rural Agricultural
- Applicant's Request:

 Construct 3 enclosed
 buildings totaling 33,699 sq
 ft for boat and RV storage







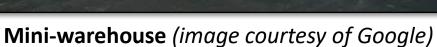
	Adjacent Land Use	Adjacent Zoning
North	Agricultural	RA, Rural Agricultural District
South	Residential	RSF-E, Residential Single-Family Estate District
East	Agricultural	RA, Rural Agricultural District
West	Vacant	RSF-E, Residential Single-Family Estate District

CSP22-39 LAZZARI STORAGE

COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner







Warehouse (image courtesy of Google)

For Example Purposes Only









Baldwin County Planning and Zoning Commission January 5, 2023 agenda

Zoning Requirements – RA District

Section 3.2 RA Rural Agricultural District

- 3.2.1 *Generally*. This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.
- 3.2.2 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) Outdoor recreation uses.
 - (d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.
 - (e) The following local commercial uses: fruit and produce store.
 - (f) The following institutional uses: church or similar religious facility; school (public or private).
 - (g) Agricultural uses.
 - (h) Single family dwellings including manufactured housing and mobile homes.
 - (i) Accessory structures and uses.
- 3.2.3 Special exceptions. 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 as special exceptions: Not Applicable
- 3.2.4 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) Transportation, communication, and utility uses not permitted by right.
 - (b) Institutional uses not permitted by right.
 - (c) The following general commercial uses: low density recreational vehicle park (see Section 13.9: Recreational Vehicle Parks).

- (d) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).
- 3.2.5 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 18.4 Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 Area and dimensional modifications. Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Li	ne 120-Feet
Minimum Lot Width at Street Line	e 120-Feet

Zoning Requirements – Mini-Warehouses & RV Storage Facilities

Section 13.14 Mini-Warehouses and Boat & RV Storage Facilities

13.14.1 *Purpose*. The purpose of this section is to establish minimum standards for miniwarehouse facilities, which include facilities for storing boats and recreational vehicles.

13.14.2 Procedures and standards.

- (a) Commission Site Plan Approval required. All mini-warehouse facilities are subject to the standards contained in this section and will be required to obtain a site plan approval prior to being granted a building permit.
- (b) Where permitted. Mini-warehouse facilities are permitted as follows:

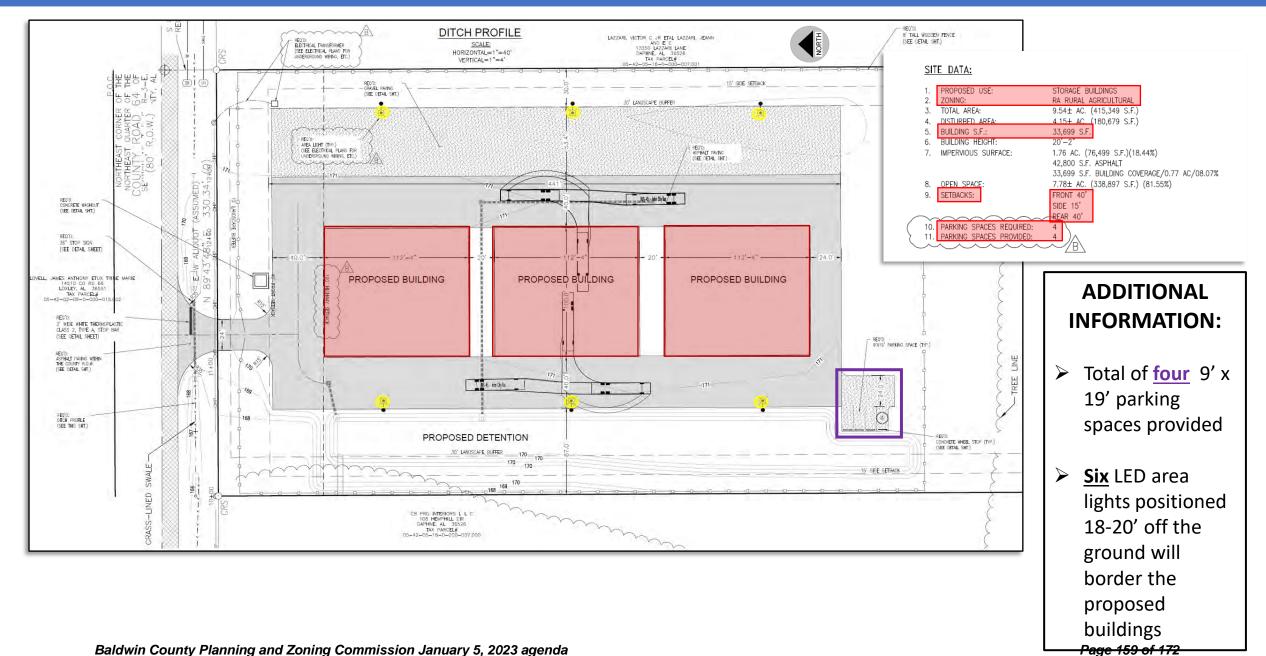
Commission Site Plan Approval – RR, Rural District, RA, Rural Agricultural District, RMF-6, Multiple Family District, HDR, High Density Residential District, B-1, Professional Business District, B-2, Neighborhood Business District, B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District.

- (c) Land area. The minimum land area of a mini-warehouse facility shall be three (3) acres.
- (d) Coverage. Building coverage shall not exceed forty (40) percent of the total lot area.
- (e) Access.

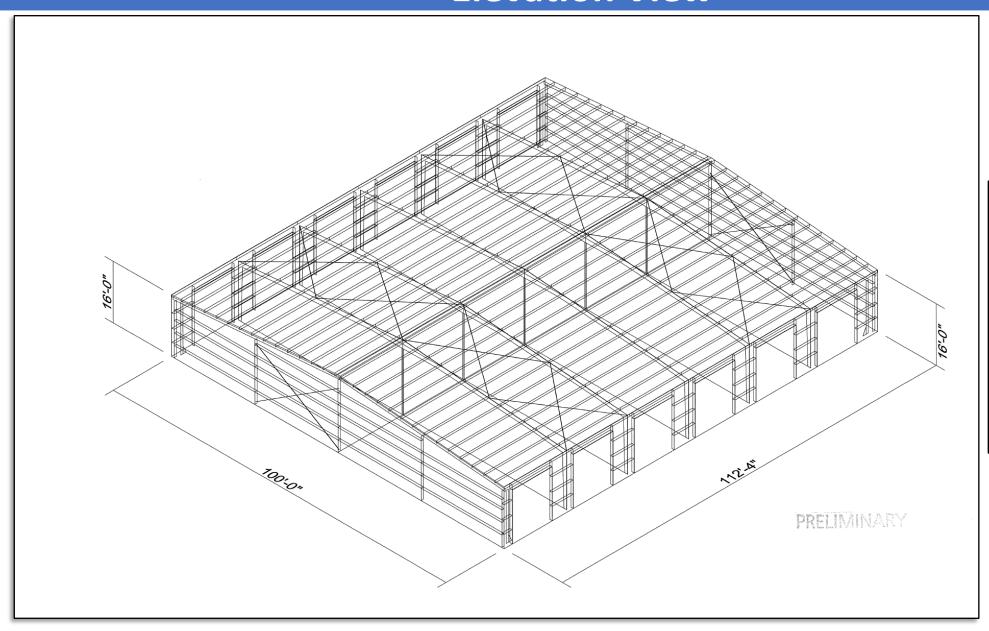
- No mini-warehouse facility shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50-feet for the portion used for entrance and exit.
- All storage spaces shall be served by an access driveway of 11-feet minimum width for each direction of travel. Access drives shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, gravel, limestone or another similar surface.
- (f) Buffering. In the event a mini-warehouse facility is located adjacent to residentially developed or zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier.
- (g) Design and other requirements.
 - Facades. Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area. Unless otherwise specified in Article 2, at a minimum, façade visible from the public right-of-way shall consist of an apron wall no less than one-third of the height of the building.
 - 2. Fencing. The entire site of a mini-warehouse facility shall be enclosed by security fencing. The minimum height for fencing, along the side and rear property lines, shall be eight (8) feet, for fencing constructed to the exterior of required buffers, or six (6) feet for fencing constructed to the interior of required buffers. Fencing shall be composed of materials designed for such use including masonry, iron, steel, chain link (painted or vinyl coated only), wood or a combination thereof. Fencing along the front of a mini-warehouse facility may be decorative in nature and may be built to a minimum height of four (4) feet.
 - Lighting. The maximum height of exterior lights shall be 20-feet. Light
 fixtures shall be designed to cast light downward. No light shall be aimed
 directly toward a property designated residential, which is located within
 200-feet of the source of the light.
 - 4. Compartments. Each storage compartment shall have an independent entrance under the exclusive control of the tenant. The use of storage compartments shall be limited to the storage of personal property and no other use shall be permitted within such compartments.

- 5. Outdoor storage. Outdoor storage of goods and materials, with the exception of boats, recreational vehicles and trailers, shall be prohibited. Boats, recreational vehicles and trailers may be stored on site only if located in an enclosed building or if fully screened from public view by fences, walls, landscaping or a combination thereof.
- Parking and landscaping. Unless otherwise stated herein, all miniwarehouse facilities shall meet the requirements of Article 15: Parking and Loading Requirements and Article 17: Landscaping and Buffers.

Site Plan and Data Table



Elevation View

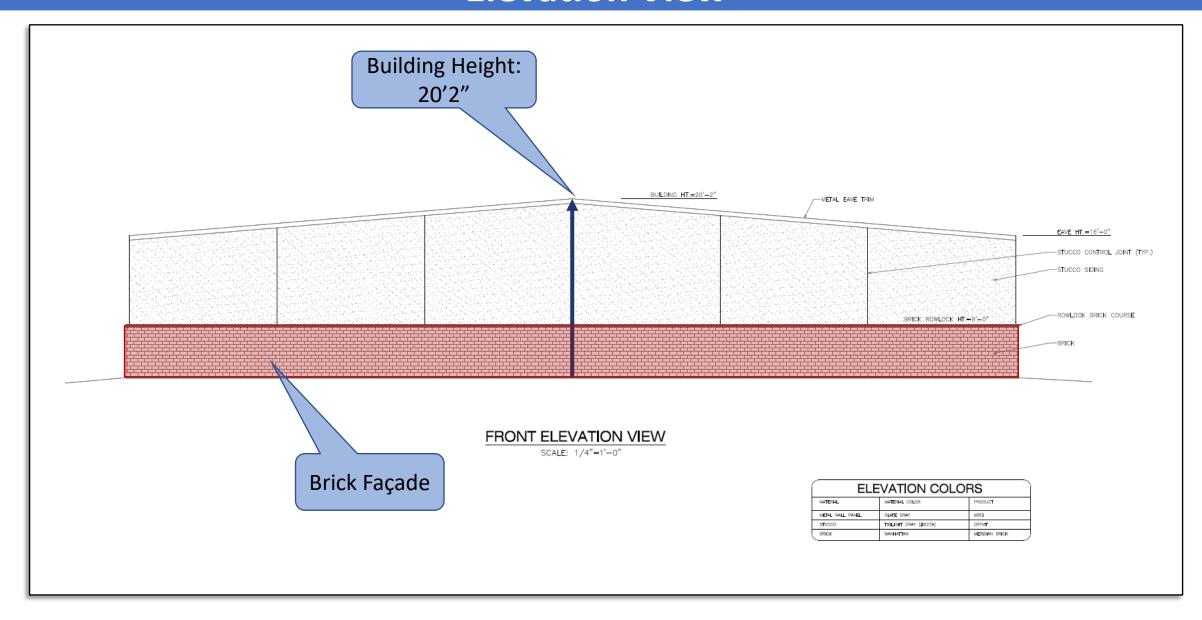


ADDITIONAL INFORMATION:

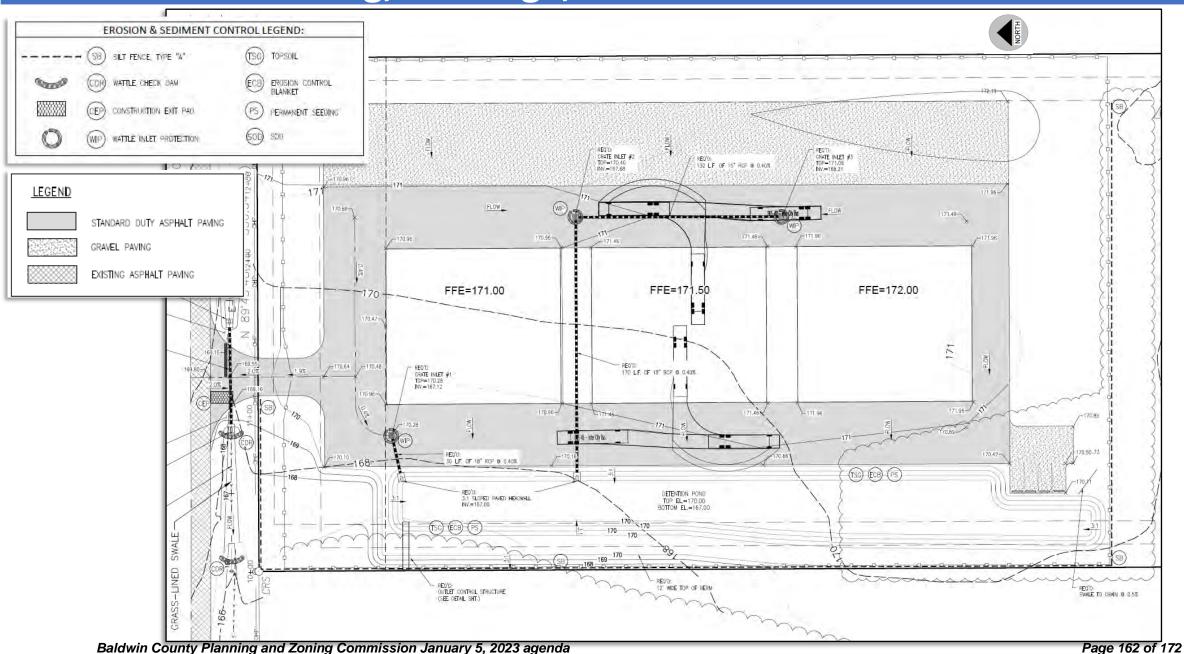
Number of storage units per building = **12**

36 total storage units

Elevation View



Grading, Drainage, and Erosion Control Plans



Drainage Narrative

Lazzari Boat and RV Storage

DRAINAGE REPORT

County Road 64 Loxley, AL 36551



Christopher Lieb, P.E. Civil Engineer

LIEBENGINEERING

Page 1 of 4 2022-071



1290 Main Street Suite E Daphne, AL 36526 Phone: 251.978.9779

Section 1.0 Project Overview

This property is a 9.54+/- acre site located in Loxley, AL. The property is currently one drainage area. The site drains west to the adjacent property. It is an undeveloped site and will use an existing curve number of 69. The post development curve number will be 87. The existing property is being developed into a new Boat and RV Storage. The post-development runoff will be captured into a proposed open, dry detention pond. The pond has been designed to detain the runoff to maintain the peak runoff rate from the 2-100 year storms to the rate of the pre development runoff. The pond outfall will continue to discharge storm water runoff to the adjacent property. See the Grading and Drainage Plan as part of the construction documents.

Section 2.0 Site Conditions

Currently the site sheet drains to the to the adjacent property to the west.

Section 3.0 Design Frequency

The drainage will be conveyed to the detention pond on the south side of the property. The discharge of the pond ties to the adjacent property that accepts the water in the predevelopment condition. The drainage improvements have been designed using the SCS Method. The discharge rates have been designed for the 2-100 year storm event. Hydraflow Storm Sewer Extension for AutoCAD Civil 3D 2022 was utilized for the calculations.

The development will have a net decrease in peak flows due to the improvements proposed to be installed.

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)						Hydrograph		
			1-yr	2-yr	3-уг	5-yr	10-yr	25-уг	50-yr	100-yr	Description
1	SCS Runoff	-		5.369		8.086	10.81	15.13	19.01	23.29	Predevelopment to West
3	SCS Runoff	-		12.88	******	17.04	21.02	27.12	32.50	38.37	Post Development to West
5	Reservoir	3		5.034		7.037	9.068	12.31	16.81	22.53	Pond Discharge

The development will allow for a 2-100 year run off rate or less for the 2-100 year rainstorm event. Therefore, the development will have no negative impact to adjacent or downstream properties.

LIEBENGINEERING

COMPANY

Page 3 of 4 2022-021

ADDITIONAL INFORMATION:

- Baldwin County
 Highway
 Department
 review of the
 turnout onto CR 64
 is memorialized in
 the conditions of
 approval
- ADEM NPDES
 (stormwater)
 permit for the site
 has been issued

ADEM Permit

LANCE R. LEFLEUR DIRECTOR



KAY IVEY GOVERNOR

1400 Coliseum Blvd. 36110-2400

Post Office Box 301463

Montgomery, Alabama 36130-1463

(334) 271-7700

FAX (334) 271-7950

November 28, 2022

VICTOR LAZZARI OWNER 12050 LAZZARI LN DAPHNE, AL 36526

RE: Lazzari Boat Storage Baldwin County (003)

Dear Mr. Lazzari:

Based on your request, coverage under General NPDES Permit Number ALR10C36U is granted. The effective date of coverage is November 28, 2022.

Coverage under this permit does not authorize the discharge of any pollutant or wastewater that is not specifically identified in the permit and by the Notice of Intent.

You are responsible for compliance with all provisions of the permit including, but not limited to, the performance of required inspections and/or monitoring, and the preparation and implementation of a Construction Best Management Practices Plan (CBMPP) required by the permit.

The Alabama Department of Environmental Management encourages you to exercise pollution prevention practices and alternatives at your facility. Pollution prevention will assist you in complying with permit requirements.

Prior to commencing land disturbance activities, the Department encourages you to view the video "Most Common Compliance Issues at Construction Sites" on the ADEM webpage at https://www.youtube.com/watch?v=xG-SIIJ2Mgc.

A copy of the General NPDES Permit under which coverage of your discharges has been granted is enclosed. If you have any questions concerning this permit, please contact Stephanie Fontaine by email at stephanie.fontaine@adem.alabama.gov or by phone at (334) 274-4249.

Sincerely.

Jeffery W. Kitchens, Chief Water Division

Seffen W. Kitchen

Decatur Branch

(256) 353-1713

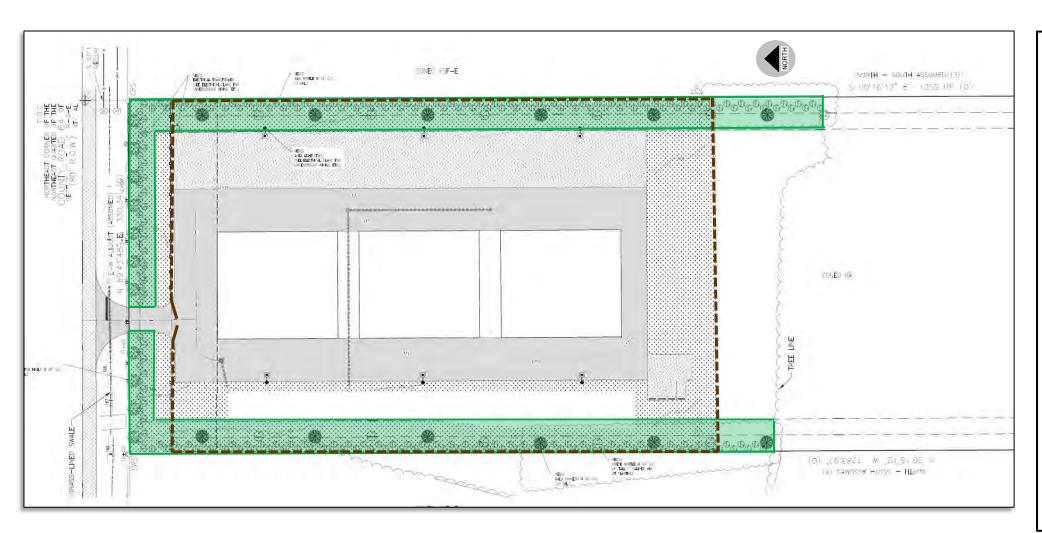
2715 Sandlin Road, S.W.

Decatur, AL 35603-1333

Birmingham Branch 110 Vulcan Road Birmingham, AL 35209-4702 (205) 942-6168 (205) 941-1603 (FAX)

Mobile Branch 2204 Perimeter Road Mobile, AL 36615-1131 (251) 450-3400 (251) 479-2593 (FAX) Mobile-Coastal 3664 Dauphin Street, Suite B Mobile, AL 36608-1211 (251) 304-1176 (251) 304-1189 (FAX)

Landscape Plans



ADDITIONAL INFORMATION:

- Area surrounding storage facilities will be enclosed with 8' wooden fence and security gates at the entrance
- 10' landscape buffer abutting County Road 64
- 30' landscape buffer abutting residentiallyzoned properties

Agency Comments

Baldwin County Highway Department, *Tyler Mitchell*: Baldwin County Highway Department has reviewed the updated drainage report and has no further comments.

Baldwin County Subdivision Department, Shawn Mitchell: If the buildings will be sold to different owners, the parcel will need to be subdivided. If each building will be used by multiple occupants, PUD approval may be required.

ADEM, *J. Scott Brown*: No Comments

The applicant is requesting Commission Site Plan Approval to allow for 3 enclosed buildings totaling 33,699 square feet for boat and RV storage. The proposed use is permitted by right, subject to the Commission Site Plan Approval of the Planning Commission.

The following factors for reviewing Commission Site Plan Approvals are found in Section 18.9 of the *Baldwin County Zoning Ordinance*.

Section 18.9 Commission Site Plan Approval

Purpose. The purpose of Commission site plan approval is to allow the proper integration of uses into a community and zoning district. The Commission site plan approval process recognizes that certain uses, though technically permitted by zoning, are only suitable under certain conditions and at appropriate locations. Certain uses require special consideration so that the use may be properly located with respect to the objectives of this chapter and their effect on surrounding properties.

18.9.1 Authorization. The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted by the Conditional Use Commission Site Plan Approval process in a particular zoning district; however, the county reserves full authority to deny any request for Site Plan Approval, to impose conditions on the use, or to 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.

18.9.2 Applicable Uses. In addition to the uses specified for the individual zoning designations as Conditional Uses, a Commission Site Plan Approval is required for all development which meets the following criteria:

- (a) All multiple unit developments;
- (b) Non-residential projects involving a combined total building square footage of 5,000 square feet or more, unless the expansion is for an accessory structure that will not increase the intensity of the use;

- (c) Non-residential development within 200 feet of property that is either zoned or used as residential;
- (d) Non-residential development where more than 30% of the lot (excluding the building) is impervious;
- (e) All changes to existing structures, other than single family residences, that increase the gross floor area by thirty percent (30%) or more;
- (f) All changes of use on non-residential properties, unless proposed use would be permitted with an administrative approval.

(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

The proposed storage facilities 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 buildings.

(b) 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 existing Baldwin County Master Plan, adopted October 1, 2013, states the following about the Loxley area of Baldwin County: "Loxley is in close proximity to the interstate and is a solid area for growth in distribution. These areas desire growth at a controlled measure with businesses and opportunities that match their current character." The existing comprehensive plan provides no specific guidance or direction for the subject property or areas surrounding subject property and thus staff defers to the current zoning of the subject property and surrounding properties for compatibility purposes and thus considers the CSP application in compliance with this section by virtue of complying with current zoning.

(c) 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 and nearby properties to the north, east and west are all zoned RA, Rural Agricultural for which the use type of a mini-warehouse is allowed (Section 13.14.2(b)). Furthermore, the subject parcel is located on CR 64, a minor arterial road. A storage facility is an expected type of use along this road. As a result, staff believes the proposed use appears to be consistent with the community welfare and does not believe the use will detract from the public's convenience at the specific location.

(d) The proposed use shall not unduly decrease the value of neighboring property.

Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties.

(e) 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 proposed storage facilities should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

18.9.6 Conditions and restrictions on approval. In approving a site plan, the Planning Commission may impose conditions and restrictions upon the property benefited by the site plan approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such site plan approval upon the property in the neighborhood, and to carry out the general purpose and intent of the ordinances. These conditions may include but are not limited to increasing the required lot size or yard dimensions; controlling the location and number of vehicle access points; increasing the number of off-street parking and loading spaces required; limiting the number, size and location of signs; and required fencing, screening, lighting, landscaping or other facilities to protect adjacent or nearby property.

In approving any site plan, the Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (issuance of a building permit) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances. Those site plans which the Planning Commission approves subject to conditions shall have thirty (30) calendar days to submit an amended site plan incorporating the required conditions, unless a longer time frame is specified by the Planning Commission.

CSP22-39 LAZZARI STORAGE

COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner

As stated previously, the applicant is requesting Commission Site Plan Approval to allow for the construction of 3 enclosed buildings totaling 33,699 sq ft for boat and RV storage. Staff feels that this is a reasonable request and recommends **APPROVAL*** with the following conditions:

- 1. Acquisition of a Turnout Permit from the Baldwin County Hwy Department (in progress)
- 2. Memorialize within the approval recommendation that the use comprising this CSP approval is that of a mini-warehouse with the ability to include boat and RV storage provided that adequate screening and buffering is installed as contemplated by the submitted CSP drawings. A mini-warehouse is the only storage facility use allowable in the RA, Rural Agricultural zoning classification. The creation of multiple dwelling units on the subject property is <u>not</u> included in this approval and requires a Planned Unit Development (PUD) application, as well as possibly re-zoning subject property to a zoning classification that allows multiple dwelling units.
- 3. Memorialize within the approval recommendation that the closeout requirements of section 18.9.7 of the zoning ordinance are required and are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.

CSP22-39 LAZZARI STORAGE

COMMISSION SITE PLAN APPROVAL

Lead Staff: Cory Rhodes, Planner



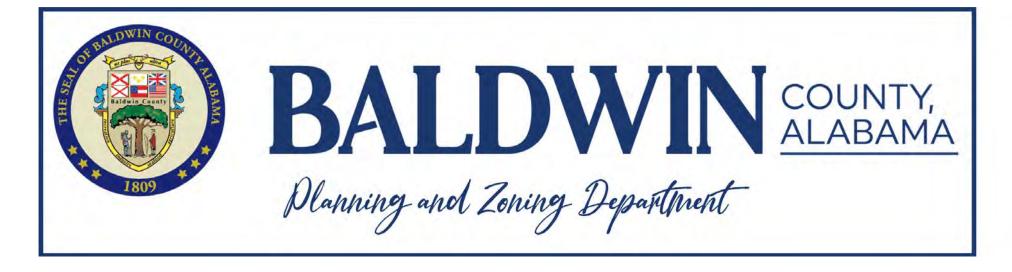
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Mini-warehouse (image courtesy of Google)

Warehouse (image courtesy of Google)

The Planning Commission may specify a period of time different than the 180-day default time period from Section 18.2.4 for the commencement (<u>issuance of a building permit</u>) of the proposed use. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of these ordinances.

*On Commission Site Plan Approval, Planning Commission makes the final decision.



NEXT REGULAR MEETING OF THE BALDWIN COUNTY

PLANNING AND ZONING COMMISSION

FEBRUARY 2, 2023, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX ROBERTSDALE, AL