



Baldwin County Planning & Zoning Commission Agenda

Thursday, November 2, 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:**
 - October 5, 2023, Work Session Minutes
 - October 5, 2023, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Consideration of Applications and Requests: Old Business

a.) Case, PER23-18 Extension Request for S-21019 & S-21020 Fairhope Falls Phase 6 & 7

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

Purpose: The applicant is requesting a One (1) year Extension Request of Preliminary Plat approval for S-21019 & S-21020 Fairhope Falls Phase 6, a 70 lot subdivision & Phase 7, a 60 lot subdivision.

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill.

b.) Case, PER23-25 Extension Request for SPP21-000007 Silver Lake Phase 2

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

Purpose: The applicant is requesting first and final 2-year Extension Request of Preliminary Plat approval for SPP21-000007, Silver Lake PH 2.

Location: Subject property is located north of County Road 48 on the east side of West Blvd. in the Silverhill Area.

c.) Case, SPP23-20 Shipp Road Commercial Park (FKA Shipp Road Industrial Park)

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

Purpose: The applicant is requesting Preliminary Plat approval for Shipp Road Commercial Park, a 22-lot non-residential subdivision.

Location: Subject property is located at the end of Shipp Road off of Rabun Road (State Highway 287).

8. Consideration of Applications and Requests: Highway Construction Setback Appeals

a.) Case, HCA23-4 Maronda Homes

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

Purpose: The applicant is requesting an appeal to allow a home to be built in the Highway Construction Setback.

Location: Subject property is located on the west side of State Hwy 181, south of County Rd 32 and north of County Rd 24 in the Gaineswood Unit 1 Subdivision.

9. Consideration of Applications and Requests: Rezoning Cases

a.) Case, Z23-29, Wolff Property

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

Purpose: The applicant is requesting to rezone 8.8+/- acres from RSF-E to B4 for an RV Park on the rear of the property and allow frontage to be utilized for a higher use in the future.

Location: Subject properties are located on the east side of the Baldwin Beach Express and south of I-10.

b.) Case, Z23-37, Nogueira Property

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

Purpose: The applicant is requesting to Rezone 6.1+/- acres from RSF-E to RA for a small farmer's market.

Location: Subject property is located north of Barclay Avenue and west of 7th Street in the Lillian area.

10. Consideration of Applications and Requests: Subdivision Cases

a.) Case, SC23-42, BFLC Eightmile Creek East PH VI

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

Purpose: The applicant is requesting Preliminary Plat approval of BFLC Eightmile Creek East PH VI, a 5-lot subdivision.

Location: Subject property is located south of Linholm Road and east of Goat Cooper Road in the Wilcox area.

b.) Case, SC23-44, Lillian Acres

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

Purpose: The applicant is requesting Preliminary Plat approval for Lillian Acres, a 3-lot residential subdivision.

Location: Subject property is located south of Highway 98 on the east side of County Road 91 south of Baraco Road and Carrier Drive in the Lillian area.

c.) Case, SC23-45, Hopkins Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for Hopkins Subdivision, a 2-lot residential subdivision.

Location: Subject property is located on the north side of Highway 98 near Powell Lane in the Lillian Area.

d.) Case, SC23-46, BFLC Eightmile Creek East PH VII

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

Purpose: The applicant is requesting Preliminary Plat approval for BFLC Eightmile Creek East Ph VII, a 5-lot residential subdivision.

Location: Subject property is located on the south side of Linholm Road and along the west side of Goat Cooper Road.

e.) Case, SPP23-22, Darby Ridge Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for Darby Ridge Subdivision, a 78-lot subdivision.

Location: Subject property is located on the north side of D'Olive Rd., adjacent to Spanish Fort's corporate limits to the north.

f.) Case, SPP23-25, Dixon Farms Subdivision

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

Purpose: The applicant is requesting Preliminary Plat approval for Dixon Farms Subdivision, an 8-lot subdivision.

Location: Subject property is located south of County Rd 38 and east of Lassiter Farm Rd.

g.) Case, SV23-8, Bryant Landing Family Subdivision

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

Purpose: The applicant is requesting a Variance from article 4, section 4.2(a) of the Baldwin County Subdivision Regulations that will allow Shelia Gaymon to apply for a family exemption and convey resultant parcels to family members otherwise ineligible for a family exemption.

Location: Subject property is located on the south side of US Hwy 98 approximately 650 feet east of the intersection of County Road 13 and US Hwy 98 in the Barnwell Community.

h.) Case, SV23-11, Two Lakes RV Park Phase I

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

Purpose: The applicant is requesting a variance, as permitted by article 8, sections 8.1(a) through 8.1(e), of the Baldwin County Subdivision Regulations, from article 5, section 5.1.1 of the Baldwin County Subdivision Regulations that requires subdivisions with lot sizes of 7,500sf to 20,000sf that includes the construction of new roads to include sidewalks.

Location: Subject property is located on the west side of Roscoe Road approximately 1,000 feet north of Bradford Road near the cities of Gulf Shores and Orange Beach.

11. Consideration of Applications and Requests: Commission Site Plan

Approval

a.) Case, CSP23-34, St Michaels High School

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

Purpose: The applicant is requesting to construct a football stadium and related improvements on the existing school campus.

Location: Subject property is located on the west side of St. Michael Way (formerly Higbee Road) approximately ½ mile north of State Route 104 near the City of Fairhope.

12. New Business:

a). Approval of the 2024-2025 Planning Commission meeting calendar.

13. Public Comments:

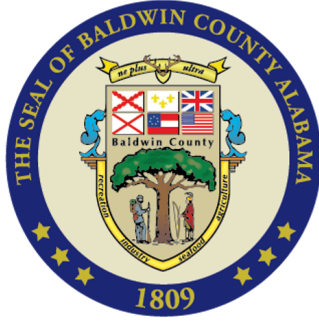
14. Reports and Announcements:

Staff Reports:

Legal Counsel Report:

Next Regular Meeting: **December 7, 2023**

15. Adjournment.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

PER23-18 PRELIMINARY PLAT EXTENSION REQUEST

CASES S-21019 & S-21020
FAIRHOPE FALLS PHASE 6&7
NOVEMBER 2, 2023

PREPARED AND PRESENTED BY:
SHAWN MITCHELL, SENIOR PLANNER

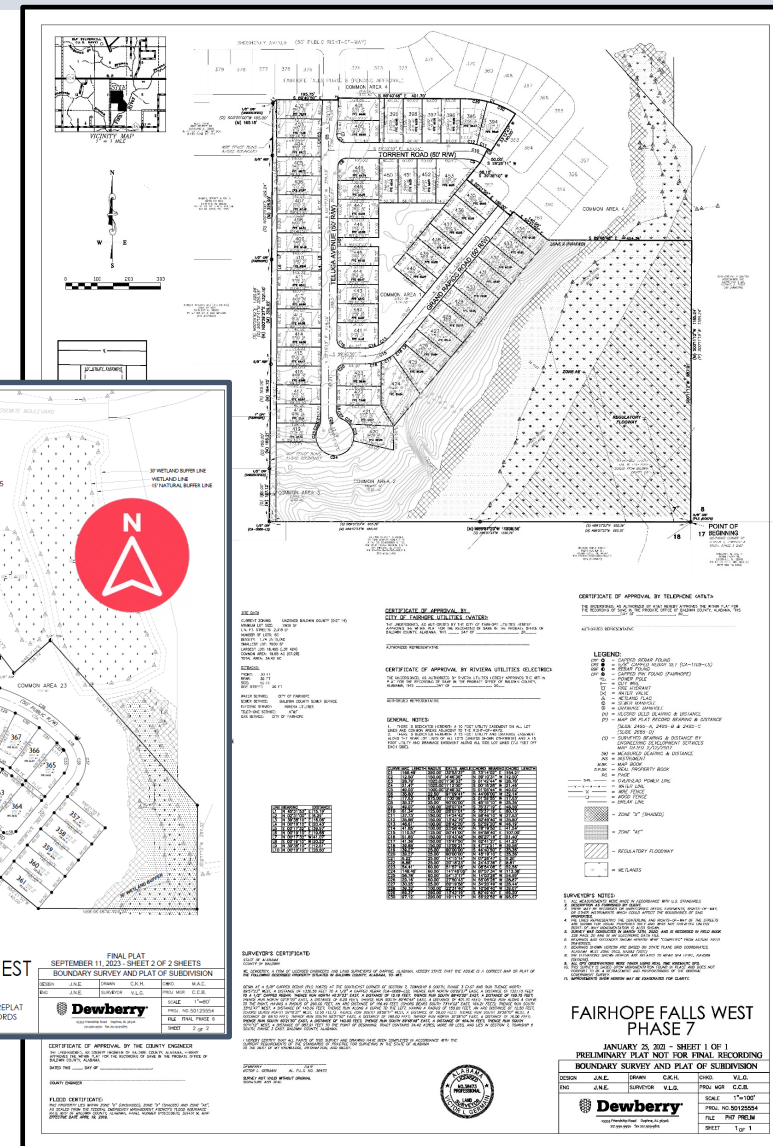
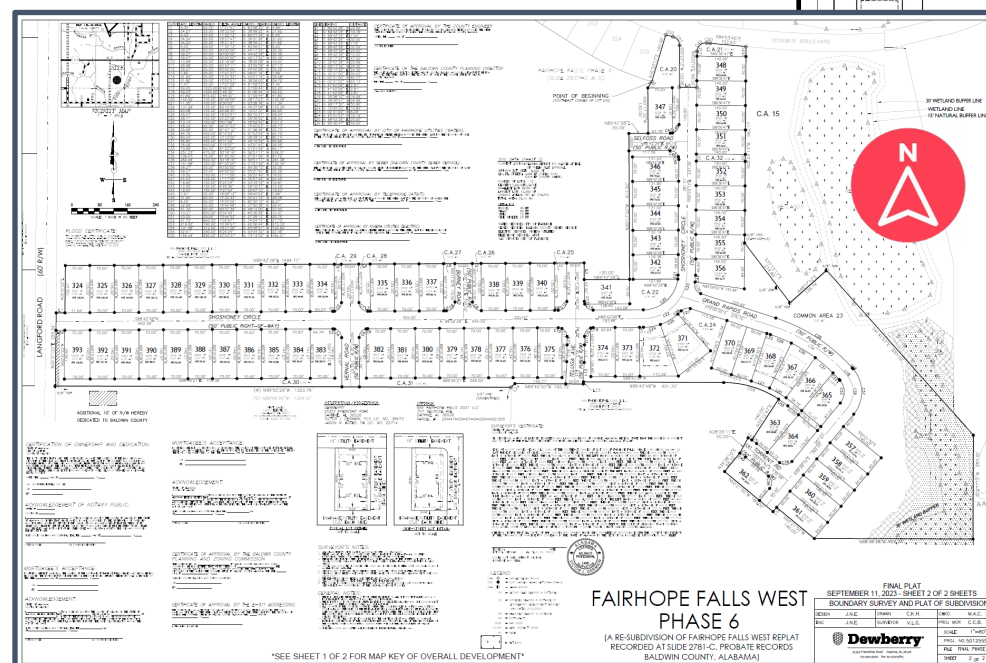
7.a) PER23-18 FAIRHOPE FALLS PHASE 6&7 EXTENSION

November 2, 2023

Request before the Planning Commission:

Preliminary Plat 1-year extension for Fairhope Falls Ph. 6, a **70-lot** subdivision and Ph. 7, a **60-lot** subdivision as allowed by section 4.5.3 and 7.2.2 of the *Baldwin County Subdivision Regulations*

Staff recommendation:
APPROVAL with conditions



To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage: [HTTPS://baldwincountyal.gov/departments/planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)

PER23-18 FAIRHOPE FALLS PHASE 6&7 EXTENSION

Location: Subject property is located on the east side of Langford Rd, south of State Hwy 104, west of the Town of Silverhill.

Planning District: 37 (PD 14 at time of preliminary plat approval)

Zoning: Single Family Residential **RSF-3**
(Unzoned at time of preliminary plat approval)

Total Property Area: 62.84 acres +/-

Total # of Lots requested: **130 lots**

- Smallest lot: 7,900 SF +/-
- Largest lot: 16,455 SF +/-
- Building Setbacks: 30' Front, 30' Rear, 10' Side, 20' Street side

Streets / Roads: 6,916 LF

Owner/Developer: 68 V Fairhope Falls 2021 LLC, 707 Belrose Ave, Daphne, AL 36526

Engineer of Record: Victor Germain, PLS, Dewberry, 25353 Friendship Rd., Daphne, AL 36526

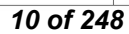
Online Case File Number: The official case number for this application is PER23-18, however, when searching the online CitizenServe database, please use PER23-000018.

Parcels: 05-47-03-07-0-000-002.005

PIN: 310029

Utility Providers:

- Domestic Water: City of Fairhope
- Sewer: BCSS
- Electrical: Riviera Utilities





**Baldwin County, Alabama
Planning Districts**

Legend

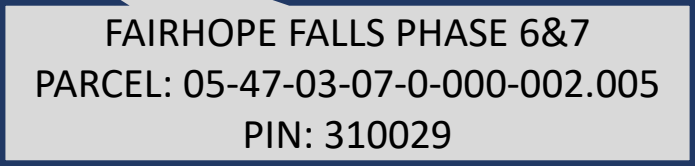
- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED

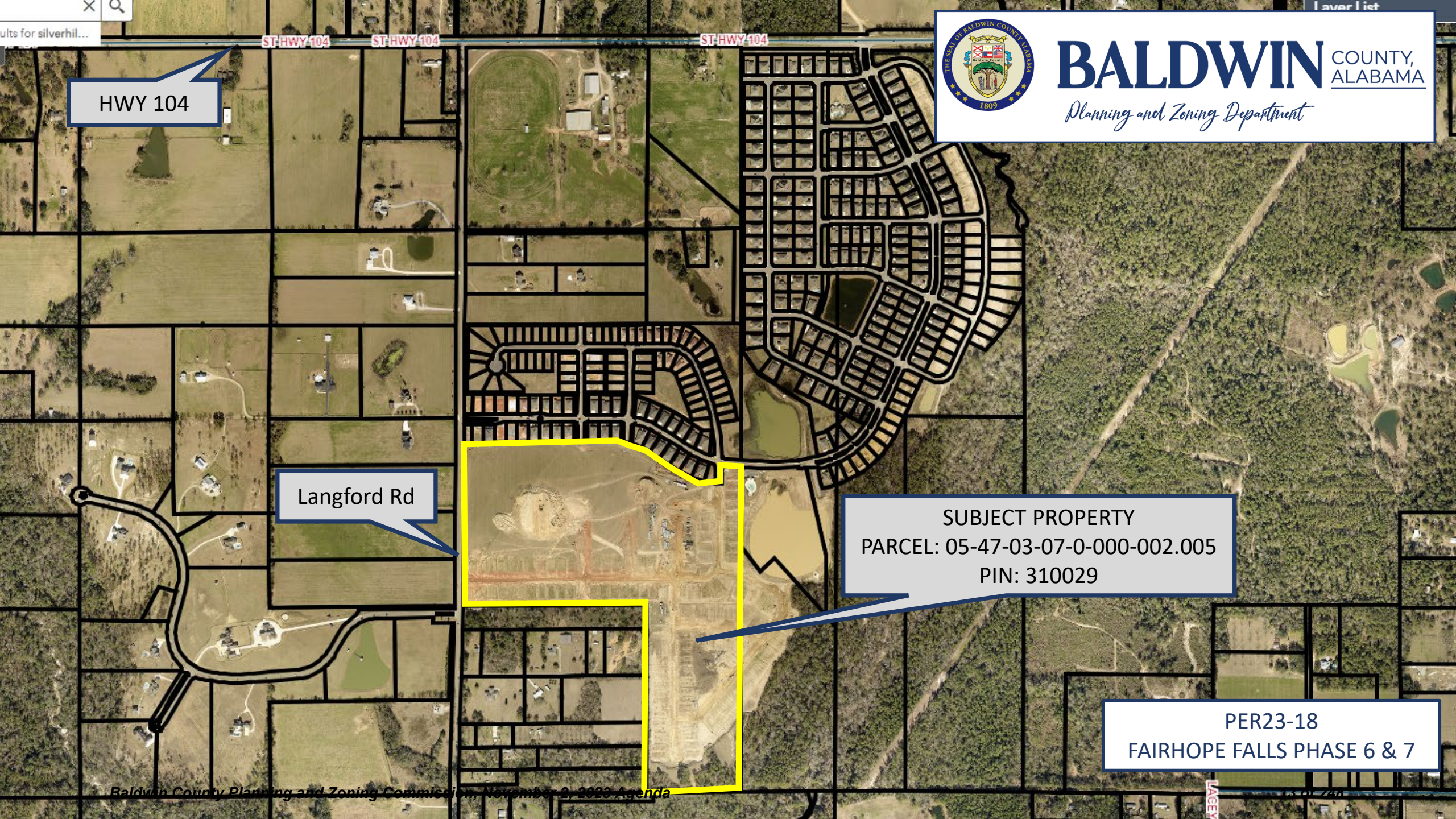
Map Labels: Mobile County, Alabama; Escambia County, Alabama; Escambia County, Florida; Mobile Bay; Spanish Fort; Daphne; Fairhope; Loxley; Bay Minette; Silverhill; Summerdale; Magnolia Springs; Foley; Elberta; Perdido Beach; Orange Beach; Gulf Shores; Ben Dezer Bay.

Planning Districts: 1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39.

Scale: 0 0.5 1.0 3 4.0 6 Miles

Baldwin County Planning and Zoning Commission





HWY 104

Langford Rd

SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER23-18
FAIRHOPE FALLS PHASE 6 & 7



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

HWY 104

BCZ

Langford Rd

RSE-3

Moratorium

SUBJECT PROPERTY
PARCEL: 05-47-03-07-0-000-002.005
PIN: 310029

PER23-18
FAIRHOPE FALLS PHASE 6 & 7

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to cases S-21019 and S-21020 *FAIRHOPE FALLS PHASE 6 & 7* be **APPROVED** with the following conditions:

1. The one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on Friday, Nov. 1, 2024.
 - a. An additional extension of twelve (12) months may be requested in writing prior to the expiration date and time listed above
 - b. Expiration date has been adjusted for weekends
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by section 4.8(a) shall necessitate additional review by the Planning Commission



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

EXTENSION REQUEST PER 23-25 SPP21-000007 SILVER LAKE PH 2 NOVEMBER 2, 2023

PREPARED AND PRESENTED BY: MARY BOOTH



Location: The subject property is located north of County Road 48 on the east side of West Blvd. in the Silverhill Area.

Planning District: 14

Zoning: Planning District 14 is currently in a moratorium. The approval of this preliminary plat was prior to the implementation of zoning and does not fall within this mortarium.

Total Property Area: 11.03+/- acres more or less

Total # of Lots requested: 14 lots

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

Streets / Roads: 990LF total proposed streets to be dedicated as public right of way.

Proposed lots will have direct access to internal travel way.

Surveyor of Record: William Raber, PLS, *Raber Surveying*

Surveyor of Record: Randy Arp, P.E., *L.E. Stiffler Engineer, LLC*

Owner/Developer:

Current Owner: Property Holders Investment LLC
17186 Calera LN, Summerdale, AL 36580

Previous Owner: Barnard Properties LLC
16707 Barnard Road, Summerdale, AL 36580

Parcel: 05-47-05-15-0-000-013.000

PIN: 30392

Applicant’s Request: Request for extension of preliminary plat approval to allow extension of construction delayed due to legal issues detailed further under Extension Request within the Staff Report.

- Preliminary Plat approval was granted on December 2, 2021, to Barnard Properties LLC and will expire on December 2, 2023.
- Property was sold to Property Holders Investment LLC on or about May 16, 2022, as recorded on June 6, 2022, in Vendor’s Lien, Instrument No. 2003634.
- Lienholder, Barnard Properties LLC, has requested an extension of the preliminary plat approval as the terms of the Vendor’s Lien have not been fulfilled and the lienholder is moving forward with litigation on this matter, thus, the delay in construction and request for a preliminary plat approval extension.

PERMIT EXTENSION INFORMATION

What type of permit extension request are you requesting?

Subdivision

Please choose the application that you are requesting a permit extension.

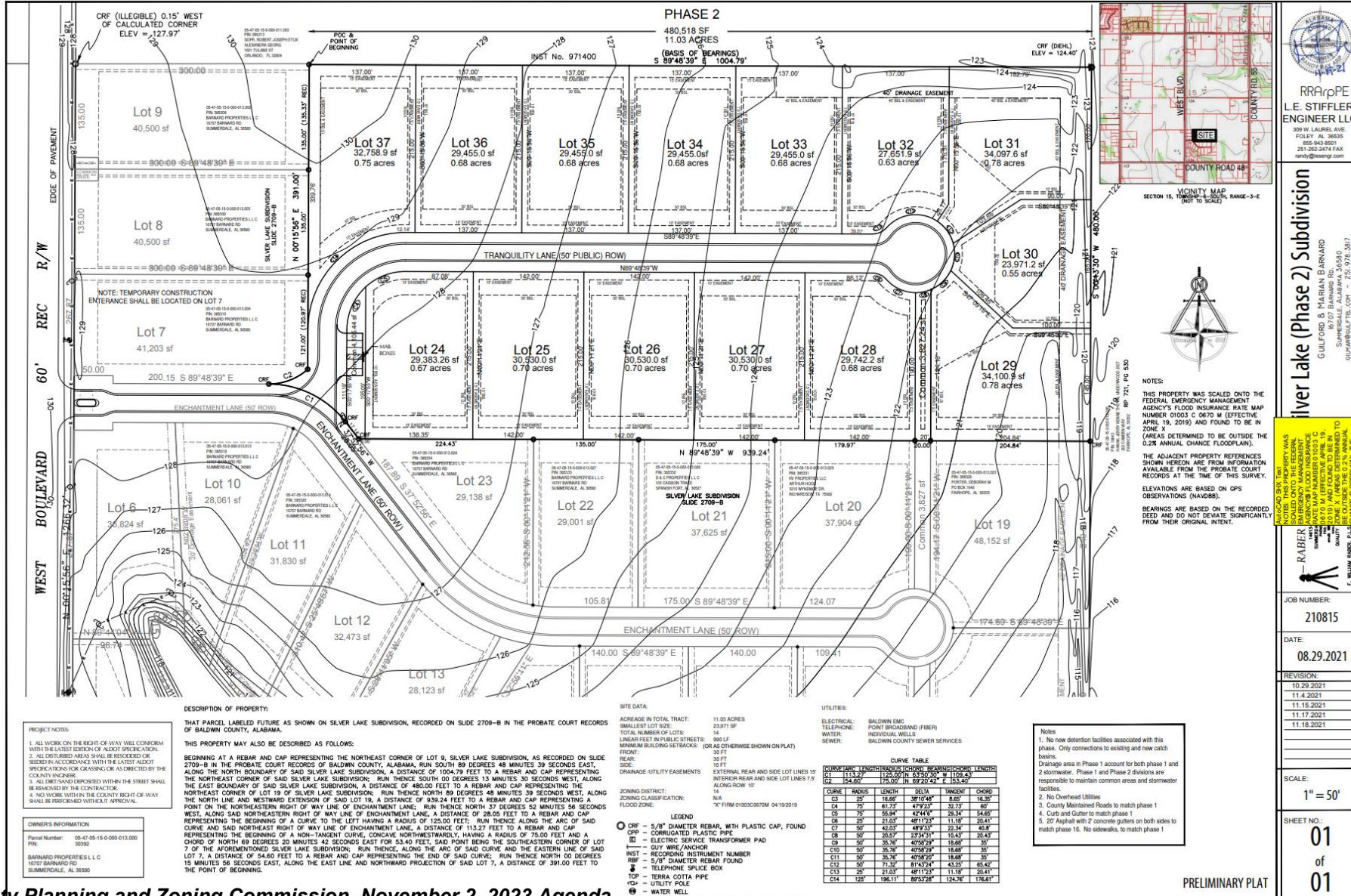
Preliminary Plat

Provide explanation/reasons the work originally permitted has not been completed within the given time frame

Legal Issues, project and property to be sold. Contract not fulfilled. Property changed ownership and the legal matters are to change the ownership back for lack of payment.

PER23-25 / SPP21-07 SILVER LAKE PH 2 EXTENSION

Original Preliminary Plat approved 12-2-2021





SUBJECT PROPERTY
05-47-05-15-0-000-013.000
PIN 30392

12
55 Ac(c)

13
11 Ac(c)

12.001

County Road 55

County Road 48

PER23-25 Silver Lake Ph 2
VICINITY MAP

West Blvd



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department
Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda



SUBJECT PROPERTY
05-47-05-15-0-000-013.000
PIN 30392

55 Ac(c)

13
11 A(c)

WEST BLVD

West Blvd

ENCHANTMENT LN

SILVER LAKE SUBDIVISION
SLIDE 2708-6

County Road 55

COUNTY RD 55

County Road 48



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

PER23-25 Silver Lake Phase 2
AERIAL VIEW

22 of 248

Staff recommends that a two (2) year extension of the preliminary plat approval related to case number SPP21-000007 be **APPROVED** subject to compliance with Baldwin County Subdivision Regulations and with the following conditions:

1. Review and approval of construction plans and issuance of Subdivision Permit from the BC Highway Department. If there are any changes to the construction plans from the approved preliminary plat, a revised preliminary plat will need to be submitted to determine if revisions can be administratively approved or will require Planning Commission approval.
2. The preliminary plat approval terminates at 4:30PM CST on Tuesday, December 2, 2025
 - a. An additional extension is **not available** after this date. If final plat approval has not been granted prior to this date, an entirely new application/fee may be required to be submitted and will be subject to the subdivision regulations, and if applicable, zoning ordinance, at the time of submittal.
3. If construction has not commenced, been completed, and final plat approval granted ***prior to preliminary plat expiration on December 2, 2025***, the owner will need to submit a new preliminary plat for review. This parcel is currently in a moratorium and the proposed zoning may be different from what is currently approved on the preliminary plat. Therefore, a rezoning may be required at time of submittal.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

SUBDIVISION PRELIMINARY PLAT REQUEST
SPP23-20 SHIPP ROAD COMMERCIAL PARK
(FKA SHIPP ROAD INDUSTRIAL PARK)
NOVEMBER 2, 2023

PRESENTED BY: MARY BOOTH, ASSOCIATE PLANNER

- Shipp Road Industrial Park was presented at the October 5, 2023, PC meeting and was tabled until the December 7, 2023, PC meeting. Below are comments received during the public hearing to be addressed.
 - Need additional turnaround. *(This has been provided and shown on the plat.)*
 - Highway to review infrastructure of existing Shipp Road. *(Shipp Road was inspected by BC Hwy and deemed in good condition. Additional conditions for approval are provided in Staff Recommendation at the end of the Staff Report.)*
 - Courtesy review for potential alternative/additional access for ingress/egress. *(This was researched and there and no other viable options available.)*
 - Traffic Study not required at this time. *(Additional conditions for approval are provided in Staff Recommendation at the end of the Staff Report.)*
 - *Engineer/Developer has provided a traffic letter regarding the projected vehicle traffic, and it has been included on the Utilities page.*
 - Staff met with Engineer/Developer and discussed these concerns, and revisions to the plat have been made to comply with said requests. *Additional conditions for approval are provided in Staff Recommendation at the end of the Staff Report.*
 - The developer commented the potential use is primarily for subsidiary affiliates (product support) for Novelis and has revised the name of the subdivision to Shipp Road Commercial Park.

November 2, 2023

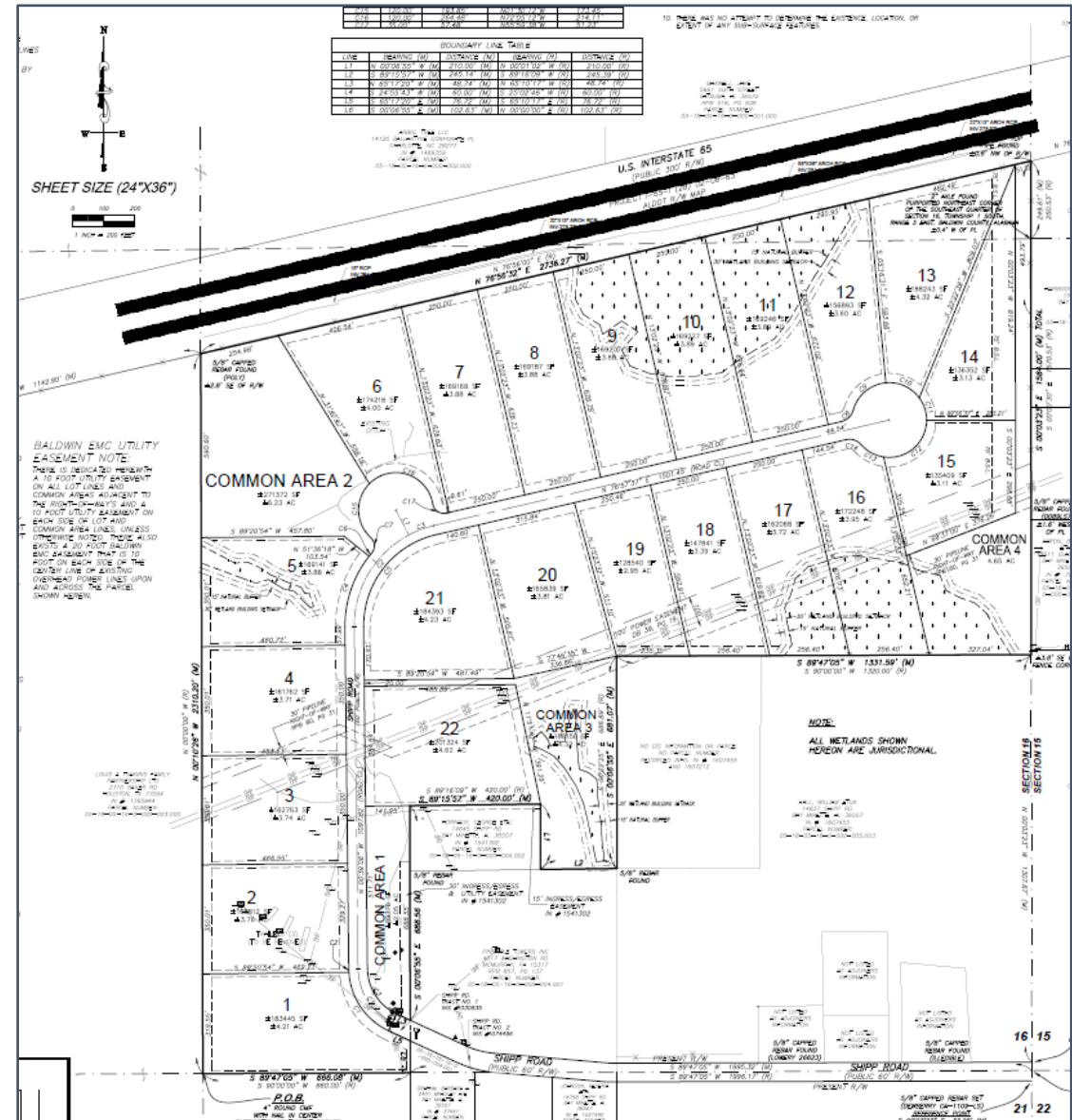
Request before Planning Commission:

Preliminary Plat approval
Shipp Road Commercial Park
a **22-lot, non-residential** subdivision

Staff recommendation: **APPROVAL**
(subject to conditions)

To view maps/plats in higher resolution
and public comments received related to
this case, please visit the “Upcoming
Items” Planning and Zoning webpage :

[https://baldwincountyal.gov/departments/
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)



Location: Subject property is located at the end of Shipp Road off of Rabun Road (State Highway 287) .

Planning District: 5

Zoning: The citizens of Planning District 5 have **not implemented zoning**

Total Property Area to be divided: 107.07 acres

Total # of Lots requested: **22 lots**

Surveyor: Jason D. Gibson, PLS, *Dewberry*
25353 Friendship Road, Daphne, AL 36526

Engineer: Jason N. Estes, P.E., *Dewberry*
25353 Friendship Road, Daphne, AL 36526

Owner / Developer: *Bill Patterson Construction Inc.*
18044 Vaughn Road, Summerdale, AL 36580

Utility Providers:

- Water: North Baldwin Utilities
- Electrical: Baldwin EMC
- Septic: North Baldwin Utilities

Online Case File Number: The official case number for this application is SPP23-20, however, when searching online CitizenServe database, please use SPP23-000020.

Parcel: 05-18-05-16-0-000-004.000

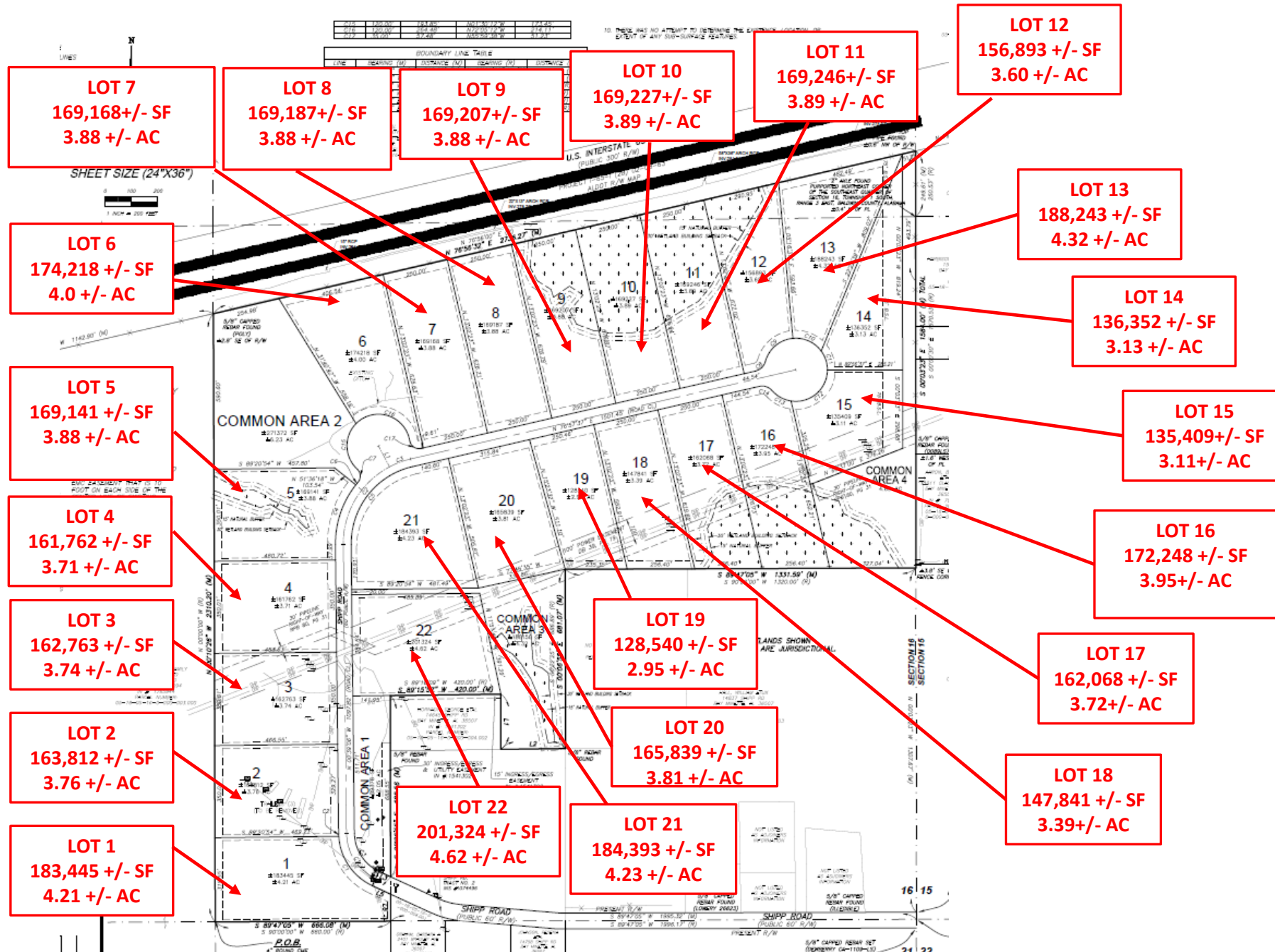
PIN: 65719

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

Drainage Improvements: **Drainage improvements will be required.**

Wetlands: **Jurisdictional wetlands present on subject property.**

Streets / Roads: Shipp Road will need to be extended from existing road through proposed subdivision.





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

I-65

Rabun Road/
State Hwy 287

SUBJECT PROPERTY
05-18-05-16-0-000-004.000
PIN: 65719

Shipp Road

SPP23-20 SHIPP ROAD INDUSTRIAL PARK
VICINITY MAP



BALDWIN

COUNTY,
ALABAMA

Planning and Zoning Department

SPP23-20 SHIPP ROAD INDUSTRIAL PARK AERIAL VIEW

I-65

Rabun Road/
State Hwy 287

SUBJECT PROPERTY
05-18-05-16-0-000-004.000
PIN: 65719

Shipp Road

Staff Comments

- Kyle Strachan, P.E., of Dewberry, prepared a written drainage narrative for subject property
 - Each lot will be required to address stormwater control infrastructure at the time of lot development. Common drainage areas are proposed and included in the drainage report and are shown on the preliminary plat.
 - Shipp Road will be extended from existing pavement through the subdivision.
 - The written drainage narrative/drainage report has been reviewed and accepted by the Baldwin County Highway Department and will be further analyzed during construction plan review.

	Storm Event	2 year	5 year	10 year	25 year	50 year	100 year
Right of Way & Common Areas	Q Total - PRE	22.38	32.62	42.70	58.95	73.12	88.70
	Q Total - POST	22.24	32.35	42.06	57.39	70.66	85.06

CONCLUSION

Detention for this development will require that each lot as it develops, will have to provide detention for its individual use. The right of way and common areas will drain stormwater to the proposed common pond where it will be stored and then released through the single outlet structure.

PRELIMINARY DRAINAGE NARRATIVE

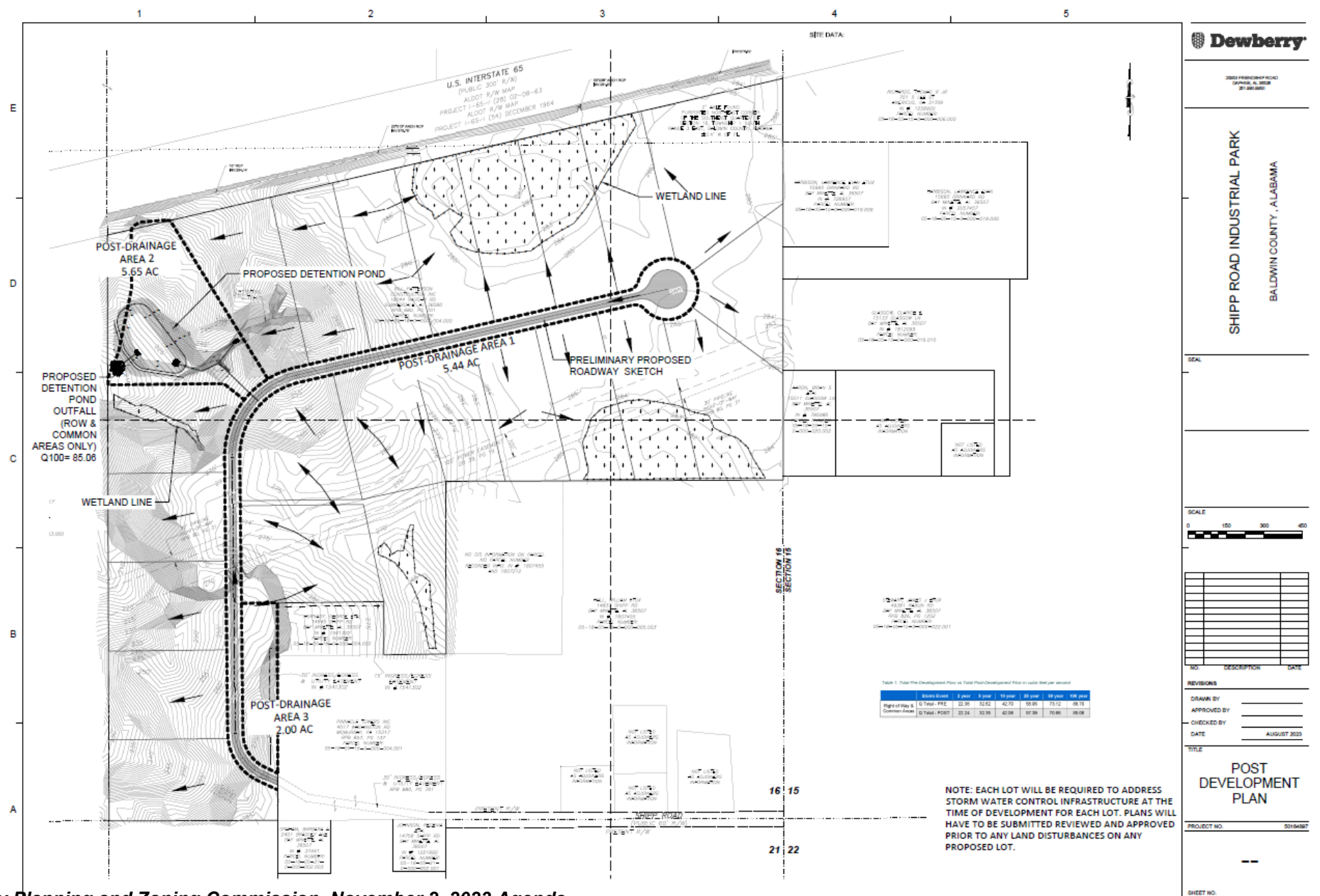
Shipp Road Industrial Park

AUGUST 31, 2023



SUBMITTED BY
Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526-6278
251.029.9783







NORTH BALDWIN UTILITIES

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www.northbaldwinutilities.com

October 10, 2023

Emily Phillips
Dewberry Engineers, Inc.
25353 Friendship Road
Daphne, AL 36526
ephillips@dewberry.com

Re: Letter of Water and Sewer Service Availability – North Baldwin Industrial Park Subdivision
14641 Shipp Road
Bay Minette, AL 36507

Dear Emily,

At your request, this letter is to confirm that the above referenced development is in North Baldwin Utilities' service territory for water and sewer. We have received a copy of the Preliminary Plat for the North Baldwin Industrial Park Subdivision.

North Baldwin Utilities (NBU) is willing and able to provide water and sewer service to the above referenced location once we have our water and sewer lines extended on State Highway 287 to the North Baldwin South Alabama Mega Site. NBU expects to have the water and sewer main lines completed within 6 months. The wastewater will be treated at NBU's Westside Treatment Plant, rated at 500,000 GPD.

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development.

Sincerely,

Jeffrey L. Donald
Chief Operations Officer

JLD/alr

HENRY C. CONNER JR. | HUGH M. DICKSON III | ROBERT J. JAYE | HAMILTON C. SMITH | MAYOR ROBERT A. WILLS
JASON M. PADGETT, Chief Executive Officer (CEO)



BALDWIN EMC

Your Touchstone Energy® Cooperative

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

July 24, 2023

Emily Phillips
Dewberry
25353 Friendship Lane
Daphne, AL 36526

Re: Preliminary Plat for North Baldwin Industrial Park Subdivision, 14641 Shipp Rd. Bay Minette. Parcel # 05-18-05-16-0-000-004.000, 22 lots and 3 common areas

Dear Emily Phillips:

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 251-989-0151.

Sincerely,

Brian Seals
Manager of Engineering
BS/ss



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526
251.990.9950
251.990.9910 fax
www.dewberry.com

October 19, 2023

Baldwin County Planning and Zoning Department
Robertsdale office – Central Annex A
22251 Palmer Street
Robertsdale, AL 36567

Re: Shipp Road Commercial Park – SPP23-20
Reviewers: Mary Booth (P&Z), Tucker Stuart (HWY)

Baldwin County Staff,

It is our understanding that there is some concern about the traffic expected from the Shipp Road Commercial Park. This project is a commercial park with tenants related to delivering products to the Novelis site. These tenants are not expected to have tractor trailer traffic on a regular basis. The majority of the truck traffic will be single unit 2-axle trucks. Let me know if you need anything further or have any other questions.

DEWBERRY ENGINEERS INC.

Jason Estes, P.E.
Associate Vice President

Staff Comments

- Cathy S. Barnette, Senior Environmental Scientist, of Dewberry, provided a wetland summary for subject property.
 - Jurisdictional wetlands are present and the applicable 30' wetland building setback and 15' natural buffer have been shown on the plat.
 - No jurisdictional wetlands are proposed to be filled.
 - Any non-jurisdictional wetlands or stormwater management conveyance ditches are subject to a 5' buffer. If they are filled, they will need to be compensated for in the drainage narrative/report which will be further analyzed during the construction plan review process.


Dewberry

 Dewberry Engineers Inc.
 25353 Friendship Road
 Daphne, AL 36526-6278

 25
 25
 vv

May 15, 2023

VIA EMAIL

 RE: Shipp Patterson
 PPIN 65719

To Whom It May Concern:

Dewberry Engineers Inc. conducted a wetland delineation on the subject property identified as PPIN 65719 by the Baldwin County Revenue Commission. The purpose of the evaluation was to determine suitability for development by identifying the presence/absence and extent of wetlands on the subject property.

Pre-evaluation of the site utilized USGS Topographic Maps, USDA Natural Resources Conservation Service Web Soil Survey, Baldwin County and Aerial photography.

Onsite evaluations were made using the three criteria of soils, vegetation and hydrology to determine jurisdictional characteristics as determined by the US Army Corps of Engineers 1987 Wetland Delineation manual and amendments thereto. Site was found to be under typical conditions and therefore a level 2 routine approach was followed.

Investigator conducted on-site reconnaissance by walking transects throughout the subject property on May 11, 2023. Weather was clear and approximately 84°F. The following characteristics were observed throughout the subject property:

Soils

- Hydric soils were found in the northern center, southeastern, southern center and western center of the site.
- Soils throughout majority of wetlands exhibited a loamy clay texture and 0-9, 10 YR 3/1; 10-20, 10YR 5/1 with 10YR 5/6 depletions of redox.

Hydrology

- Water-stained leaves, crayfish burrows and saturation were observed.

Vegetation

- Tree and sapling species observed on site included: Sweetgum (*Liquidambar styraciflua*), Water Oak (*Quercus nigra*) and Red Bay (*Persea borbonia*)
- Additional vegetation included: Netted chainfern (*Woodwardia areolata*), Alligator weed (*Alternanthera philoxeroides*) and Beautyberry (*Callicarpa*).

Please do not hesitate to contact us with any additional questions.

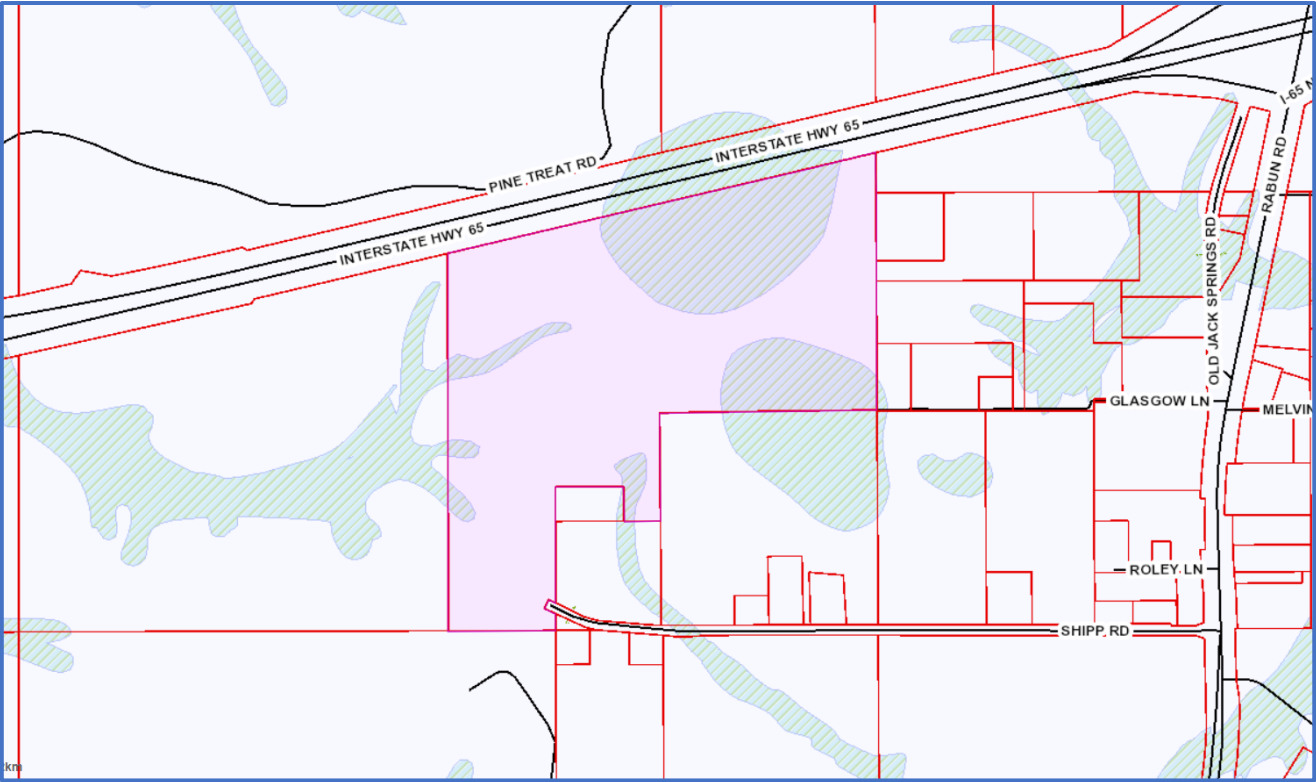
Respectfully,

Cathy S. Barnette
 Senior Environmental Scientist

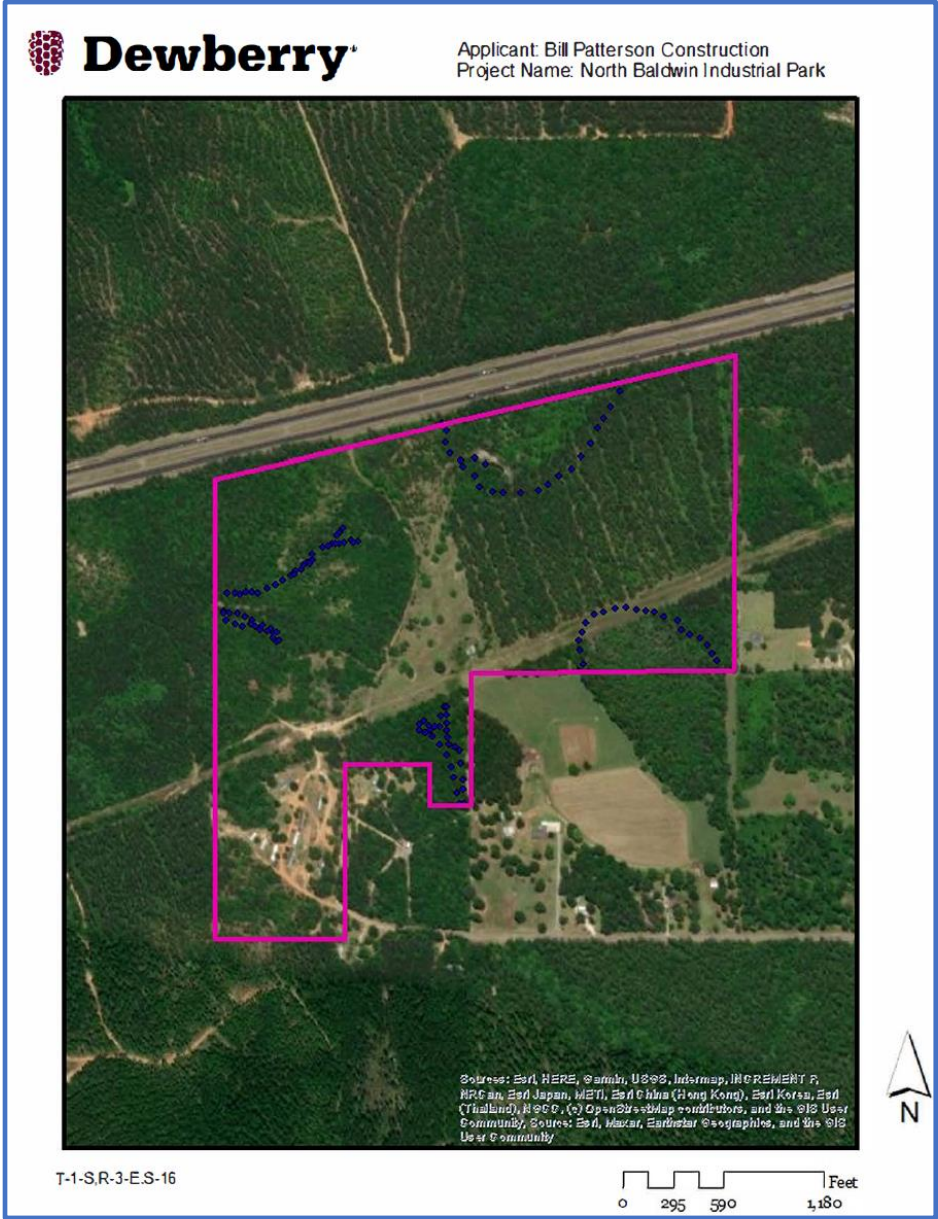
Note: This report is for client use only and not to be utilized by third party without written consent of client and Dewberry Engineers, Inc.

Attachments


Aerial with Wetland Data Points and Data Sheets



Wetlands are shown on the plat as jurisdictional wetlands with a 30' wetland building setback and 15' natural buffer.



HYDRANT FLOW TEST INFORMATION



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

Project: Patterson Industrial Park Utility: NBU

Date: Wednesday, August 9, 2023 Time: 2:00 PM

Observations:						
Static Hydrant (Nearest to Proposed Project)						
General Location:						
*Hydrant No.	Latitude	Longitude	Size	Material	Static PSI	Residual PSI (Flow)
End- Shipp Rd.			6		54	6
			For Best Results Residual Needs to Exceed 25%		89% Residual	Exceeds 25%
Flow Hydrant						
General Location:						
*Hydrant No.	Latitude	Longitude	Size	Material	Pitot PSI	GPM
Mid- Shipp Rd.			6		10	531
Calculations:						
Flow @ 20 PSI		Hydrant Paint Scheme				
GPM	531	GPM @ 20 PSI	Color	Classification		
Start-20 PSI	34	Less than 500 GPM	Red	C		
Residual PSI	48	500 - 999 GPM	Orange	B		
GPM @ 20 PSI	441	1,000 - 1,499 GPM	Green	A		
**Pressure Drop	89%	1,500 GPM & Above	Light Blue	AA		

Pat Miller, Jordan Ammons

Inspector(s)

* Hydrant number may be found on attached tag.

** Should be a minimum 10% pressure drop, if not may need to open additional downstream hydrants.

Obtain Lat/Lon from your Google Earth app. Set it to decimals, not degrees.

SUMMARY

Based on the water model, the proposed water distribution system will not provide the required average daily demand and fire flow demand (based on the latest edition of the International Fire Code for commercial buildings of unknown construction type. The building type and usage will determine if a sprinkler system is required. With a sprinkler system, the required fire flow can be no less than 1000 GPM while maintaining a pressure of 20 psi. This system will not meet all requirements of the current ISO Fire Suppression Rating Schedule. For more detailed information on the results in this report, refer to the WaterGEMS tables in *Appendix B*.

If fire flows cannot be provided that meet the ISO requirements after completion of construction, the building side setback line shall be adjusted to 11’ on each side lot line.

Specific Condition(s):

1. Due to limited access for this development through a residential community, uses within the proposed development shall be limited to a) those permitted uses and conditional uses within B-4, Major Commercial District in Section 5.4 of the Baldwin County Zoning Ordinance, and b) those permitted uses in M-1, Light Industrial District in Section 8.1 of the Baldwin County Zoning Ordinance that are not characterized by daily traffic from heavy-duty (Class 7 and Class 8) trucks. *[we are only using the zoning ordinance as a simple reference document to make it easy for everyone to know what is allowed or not allowed. Happy for the applicant to propose equivalent, alternate language they do not want to rely on a reference to the zoning ordinance uses]*
2. It is understood that the existing stormwater facilities are only adequate to support the proposed infrastructure and the proposed lots in their vacant undeveloped condition. Stormwater management facilities that comply with the Baldwin County Subdivision Regulations shall be provided on each parcel at the time of future development. Prior to land disturbance activities on any individual lot, the lot owner shall submit a Subdivision (Construction) Permit Application to Baldwin County for an administrative review and approval of construction plans to ensure adequate drainage and no adverse traffic impacts.
3. The applicant shall provide core sampling from a geotechnical firm for existing conditions of Shipp Road in three locations. The cores shall meet the minimum requirements of roadway build-up for ADT > 750 as listed in the Subdivision Regulations.

GENERAL CONDITIONS, NEXT SLIDE

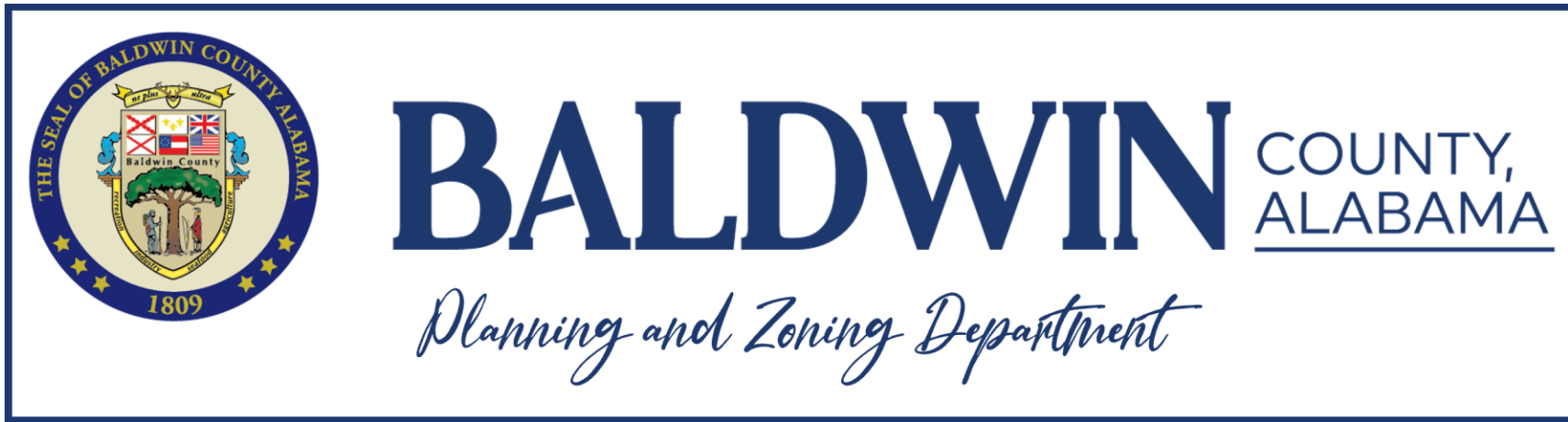
Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-20, SHIPP ROAD COMMERCIAL PARK, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following conditions for approval.

General Condition(s):

1. Applicant will be issued a Notice of Action (NOA) with conditions and will need to submit construction plans/documents for review to BC Highway Department.
2. No construction shall commence without the issuance of a Subdivision Permit.
3. The Preliminary Plat approval is valid for 24- months at which time a final plat application/fee or permit extension request shall be submitted.
4. Final Plat application will be administratively approved, and a final plat shall be recorded within 90 days of final plat approval. The final plat will need to include the following note:

Approval of this subdivision is contingent on continued compliance with the County's Commercial Turn-out Permit including the following conditions:

[include final conditions from turn-out permit]



HIGHWAY CONSTRUCTION SETBACK APPEAL

HCA23-04 MARONDA HOMES LLC

NOVEMBER 2, 2023

PRESENTED BY: CALLA MCKENZIE, PLANNING TECHNICIAN

8.a) HCA23-4 Maronda Homes Highway Construction Setback Appeal

Staff Report Prepared by:
Calla McKenzie, Planning Technician

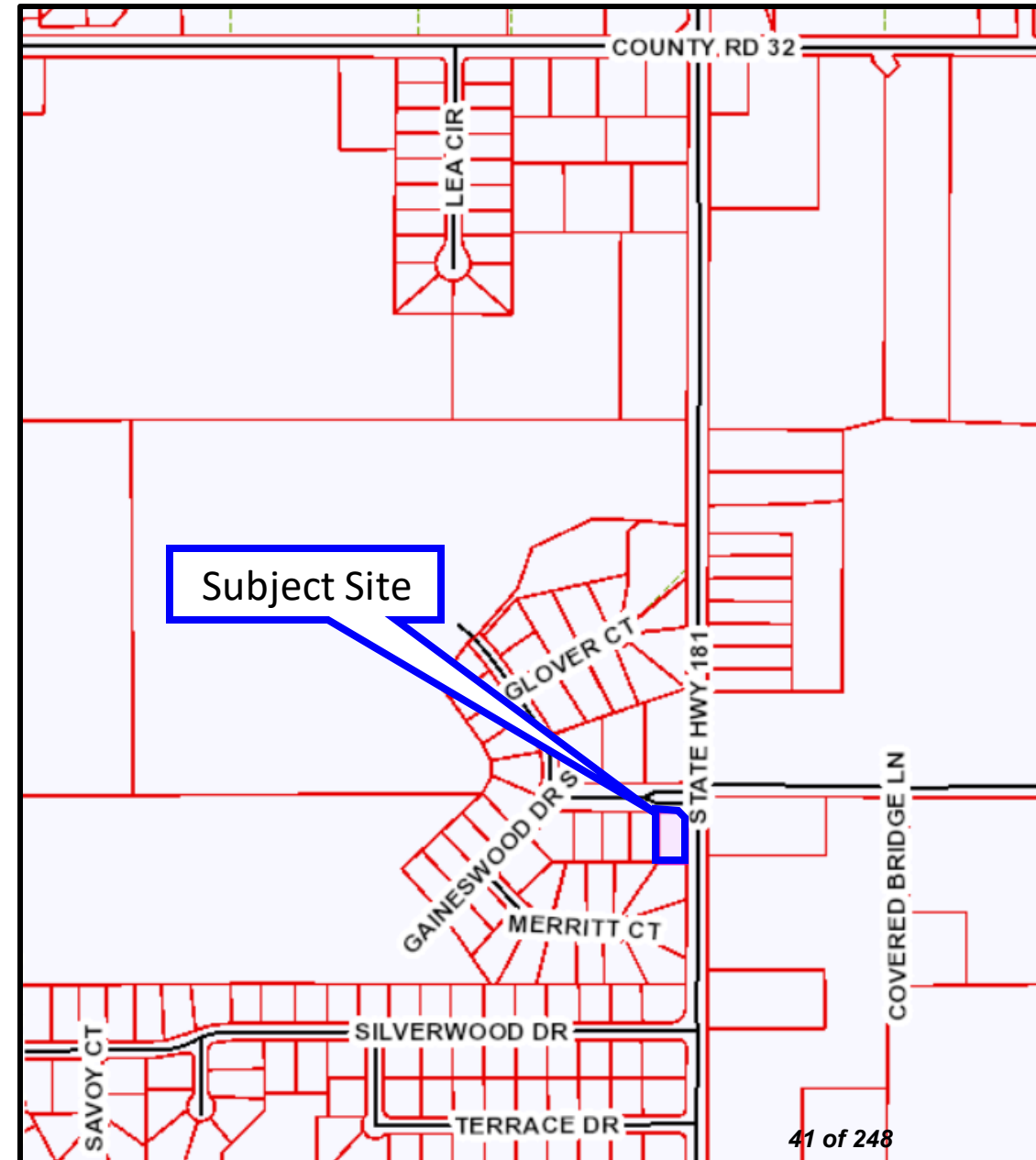
November 2, 2023

Request before the Planning Commission:

Appeal to allow a home to be built in the Highway Construction Setback

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

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



HCA23-4 Maronda Homes Highway Construct Setback Appeal

Location: The subject property is located on the west side of State Hwy 181, south of County Rd 32 and north of County Rd 24 in the Gaineswood Unit 1 Subdivision.

Planning District: 39

Zoning: RSF-2

Roadway Functional Classification: Minor Arterial

Highway Construction Setback: 100-feet

Total # of Lots affected: 1 Lot

Total Property Area: 0.24 acres +/-

Parcel: 05-56-02-03-0-000-012.047

PIN: 118140

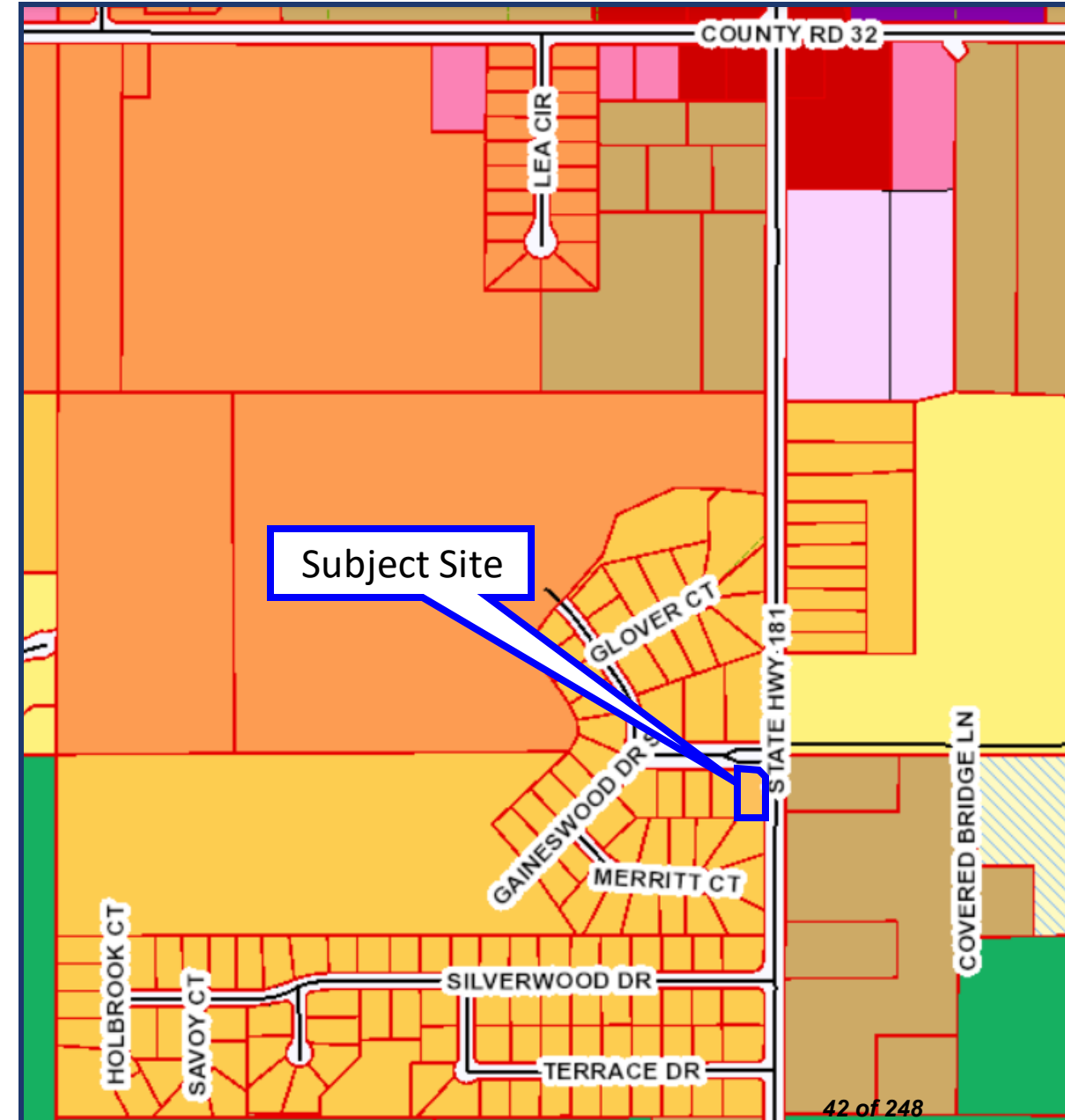
Owner / Developer:

Maronda Homes LLC – Mike Milton
101 Fly Creek Avenue, Suite 326, Fairhope AL, 36532

Surveyor of Record:

Poly Surveying
5588 Jackson Road Mobile, AL

Online Case File Number: The official case number for this application is HCA23-04, however, when searching the online CitizenServe database, please use HCA23-000004

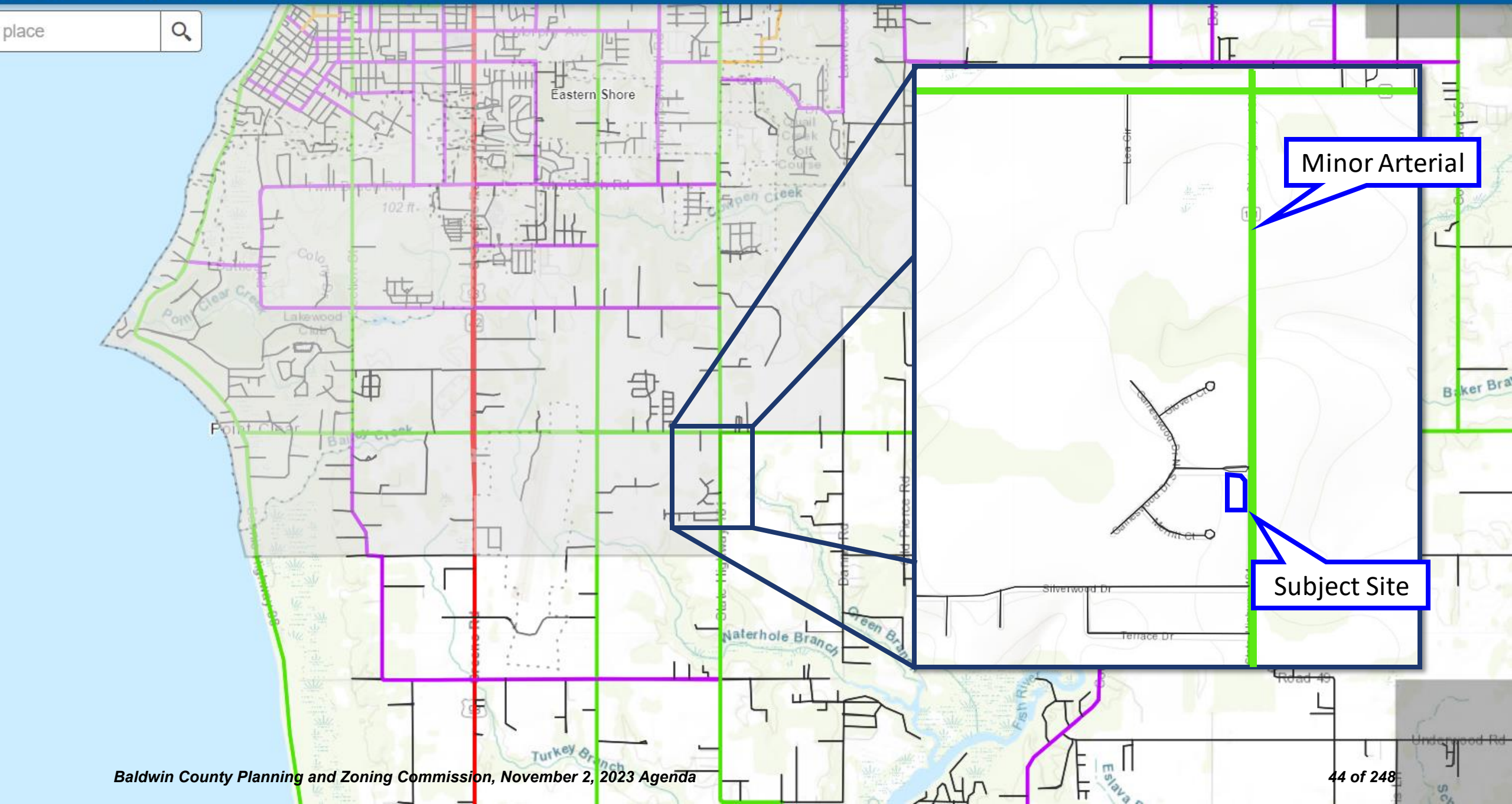


Section 45-2-260

Regulation of setbacks.

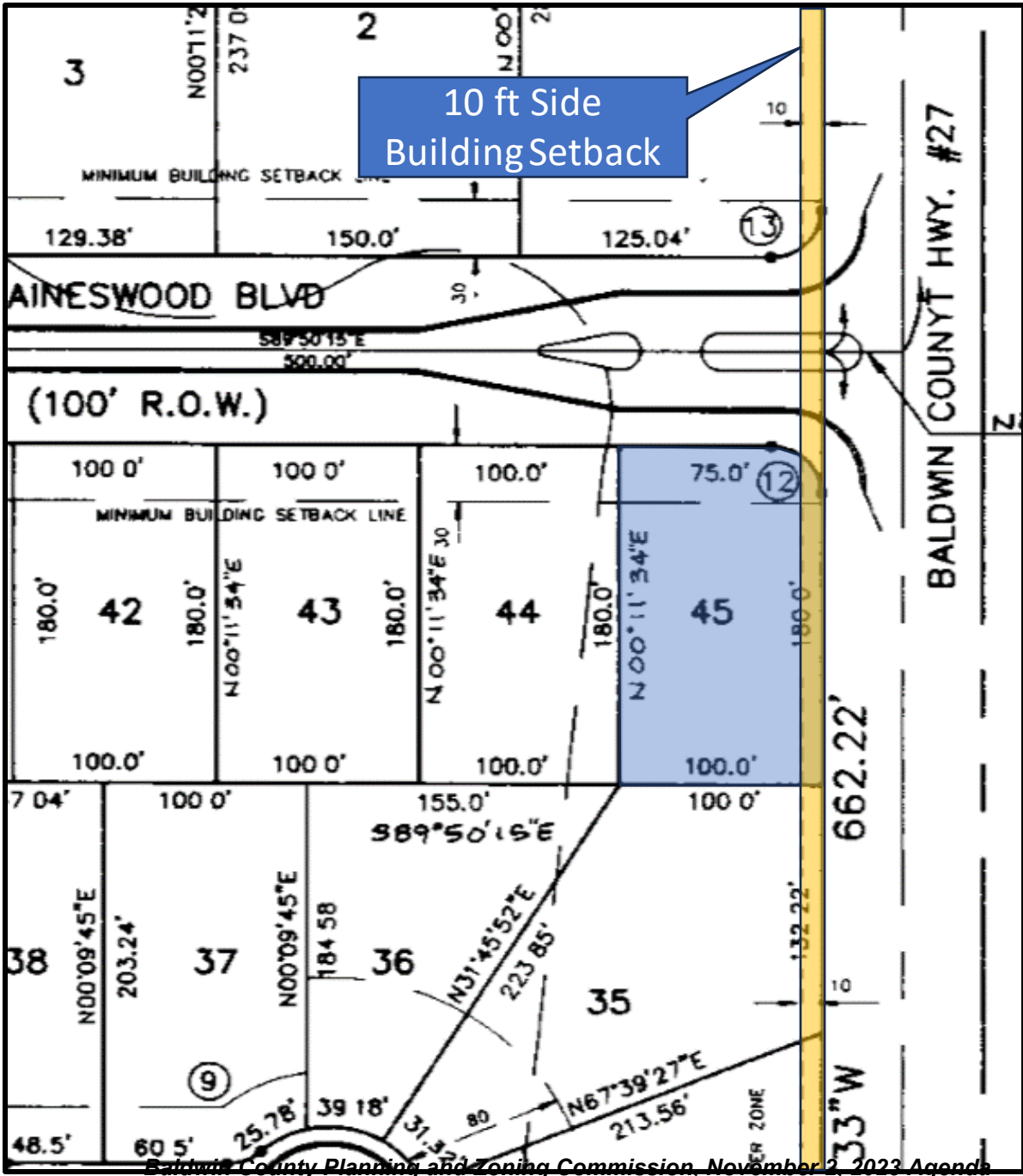
- a) This section shall apply only to Baldwin County.
- b) The Baldwin County Commission, through the county planning and zoning commission, shall regulate the construction setback from the centerline of any state or county public road or highway located outside the corporate limits of a municipality in Baldwin County.
- c) The provisions of this section do not apply to poles, facilities, structures, water, gas, sewer, electric, telephone, bill boards, or utility lines or other facilities of public utilities.
- d) The construction setback from any state or county public road or highway shall vary according to the highway functional classifications submitted by the Baldwin County Commission and approved by the Federal Highway Administration for Baldwin County.
- e) The functional classifications and the construction setbacks required for each classification are established as follows:
 - 1. Principal arterials require a 125 foot setback from the centerline of the right-of-way.
 - 2. Minor arterials require a 100 foot setback from the centerline of the right-of-way.
 - 3. Major collectors require a 75 foot setback from the centerline of the right-of-way.
 - 4. Minor collectors require a 50 foot setback from the centerline of the right-of-way.
- f) No permanent structure shall be erected or constructed within the designated construction setback.
- g) Any landowner or other aggrieved party may appeal any decision made pursuant to this section by filing notice with the Baldwin County Planning and Zoning Commission within a reasonable time after such decision. On such appeal, the Baldwin County Planning and Zoning Commission shall have authority to grant such relief as it may deem appropriate to remedy a gross inequity or extreme economic hardship as may be occasioned by strict enforcement of this section or any determination made pursuant to it. From the decision of the Baldwin County Planning and Zoning Commission, and within 30 days thereof, any party may appeal the decision to the Circuit Court of Baldwin County, Alabama, for trial, de novo.
- h) The county may institute an appropriate civil action to prevent an unlawful setback or to otherwise enforce this section.
- i) The provisions of this section are supplemental to any laws or any rules, regulations, or ordinances, state or local, relating to the right-of-way and the construction setback along or near any county or state public road or highway outside the corporate limits of a municipality in Baldwin County.

(Act 94-572, p. 1044, §1-9.)



Minor Arterial

Subject Site



Gaineswood Unit 1 Subdivision
Slide 1471-B, recorded in February 1994

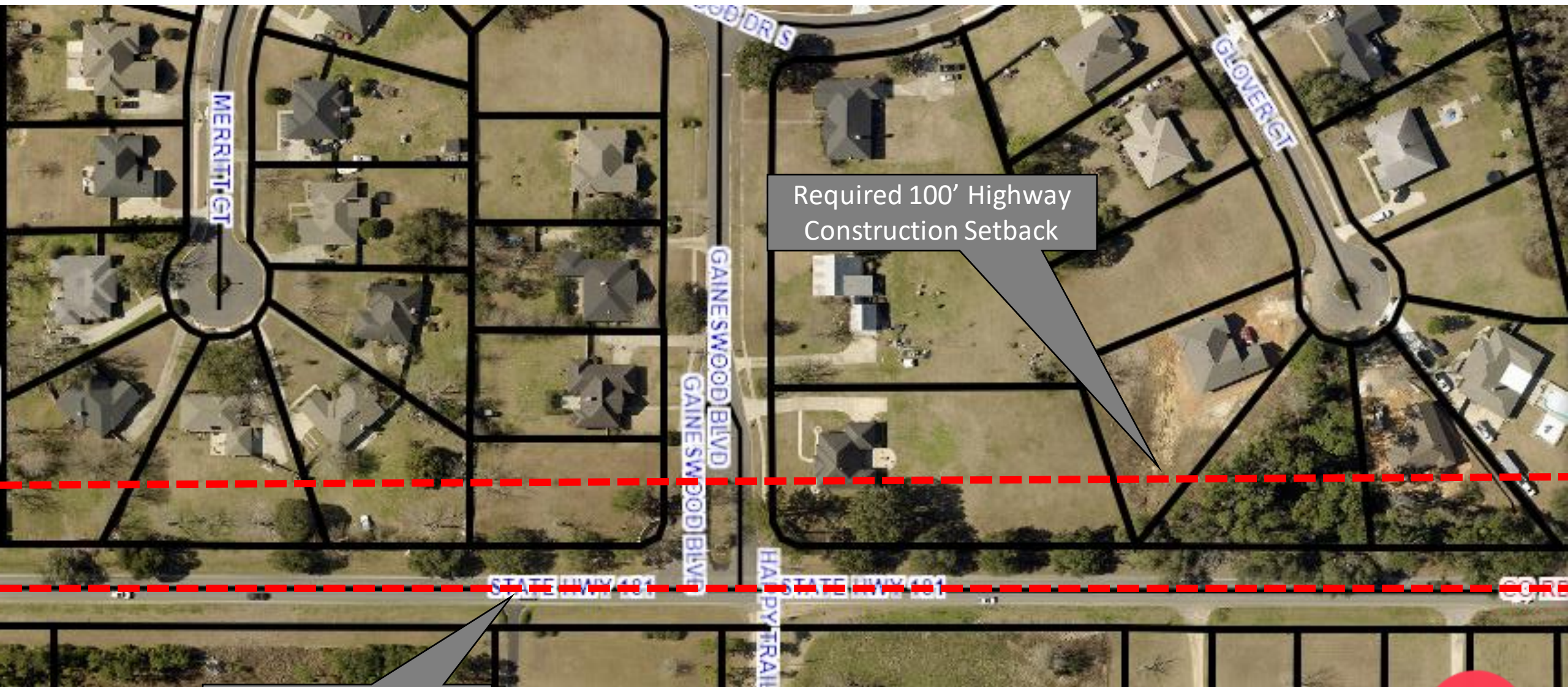
The plat shows a 10 ft building setback from the side property line along CR 27 (ST HWY 181) which is 50 feet from the center of the ROW.

The Highway Construction Setback is 100 feet.

NOTES:

- 1 ALL LOTS HAVE A 30 FOOT FRONT, 35 FOOT REAR AND 10 FOOT SIDE MINIMUM BUILDING SETBACK LINE UNLESS OTHERWISE NOTED

Gaineswood Unit 1 Subdivision – Lots abutting St Hwy 181



Centerline of St Hwy
181

Section 45-2-260 (g)

- g) Any landowner or other aggrieved party may appeal any decision made pursuant to this section by filing notice with the Baldwin County Planning and Zoning Commission within a reasonable time after such decision. On such appeal, the Baldwin County Planning and Zoning Commission shall have authority to grant such relief as it may deem appropriate to remedy a gross inequity or extreme economic hardship as may be occasioned by strict enforcement of this section or any determination made pursuant to it. From the decision of the Baldwin County Planning and Zoning Commission, and within 30 days thereof, any party may appeal the decision to the Circuit Court of Baldwin County, Alabama, for trial, de novo.

Agency Comment: ALDOT – Michael Smith



Smith, Michael <smithmi@dot.state.al.us>

To ✓ Calla McKenzie

Cc ✓ Buford King; ✓ Shawn Mitchell; ✓ Fabia Waters



↩ Reply

↩ Reply All

➔ Forward



Tue 10/3/2023 3:14 PM

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

The preliminary plan for widening of this area would be to the east of the current roadway, which would shift the CL to the east. Again, that is preliminary alignment and could be subject to change. I offer this only as information for you to consider during your decision making and not as an ALDOT approval or denial of the request.

MICHAEL SMITH, P.E.
AREA PERMIT MNGR.

STAFF RECOMMENDATION

Staff recommends that the Highway Construction Setback Appeal for Case No. **HCA23-04** Maronda Homes LLC be APPROVED.

The appeal, if approved, shall apply only to the subject parcel.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

RE-ZONING REQUEST Z23-29, WOLFF PROPERTY NOVEMBER 2, 2023

PRESENTED BY: CELENA BOYKIN, SENIOR PLANNER

Z23-29 WOLFF PROPERTY

RE-ZONING REQUEST FROM **RSF-E** TO **B4**

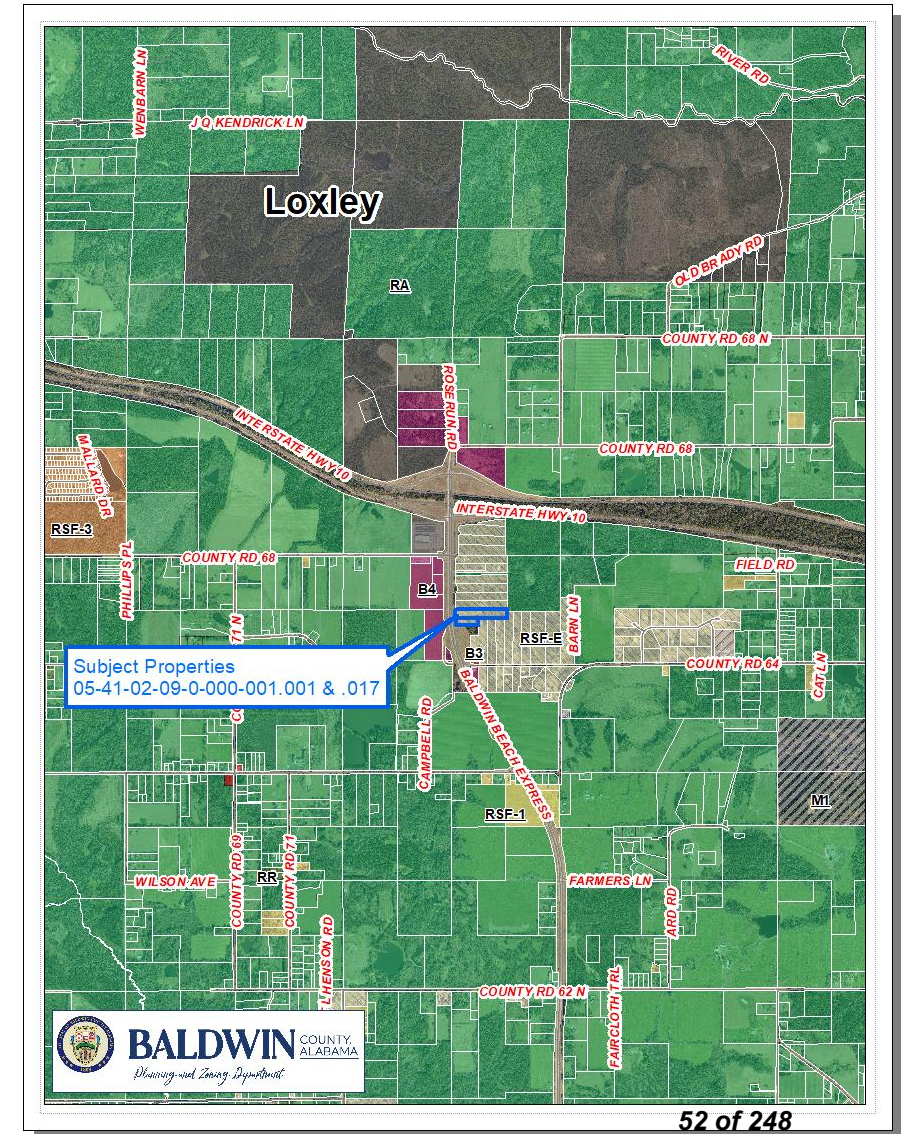
Lead Staff: Celena Boykin, Senior Planner

Request before Planning Commission:

Rezone 8.8+/- acres from RSF-E to B4

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

[https://baldwincountyal.gov/departments/
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)



Z23-29 WOLFF PROPERTY

RE-ZONING REQUEST FROM **RSF-E** TO **B4**

Lead Staff: Celena Boykin, Senior Planner

Planning District: 12

Zoned: RSF-E, Residential Single Family Estate District

Location: Subject property is located on the east side of the Baldwin Beach Express and south of I-10.

Current Use: Vacant

Acreage: 8.8 +/- acres

Physical Address: N/A

Applicant: Charles Wolff

Owner: Charles Wolff











Proposed Zoning: B4, Major Commercial District

Applicant's Request: The applicant would like to put a RV Park on the rear of property and to allow frontage to be utilized for a better and higher use in the future.

Online Case File Number: The official case number for this application is Z23-29, however, when searching the online CitizenServe database, please use Z23-000029.

Factor Summary:

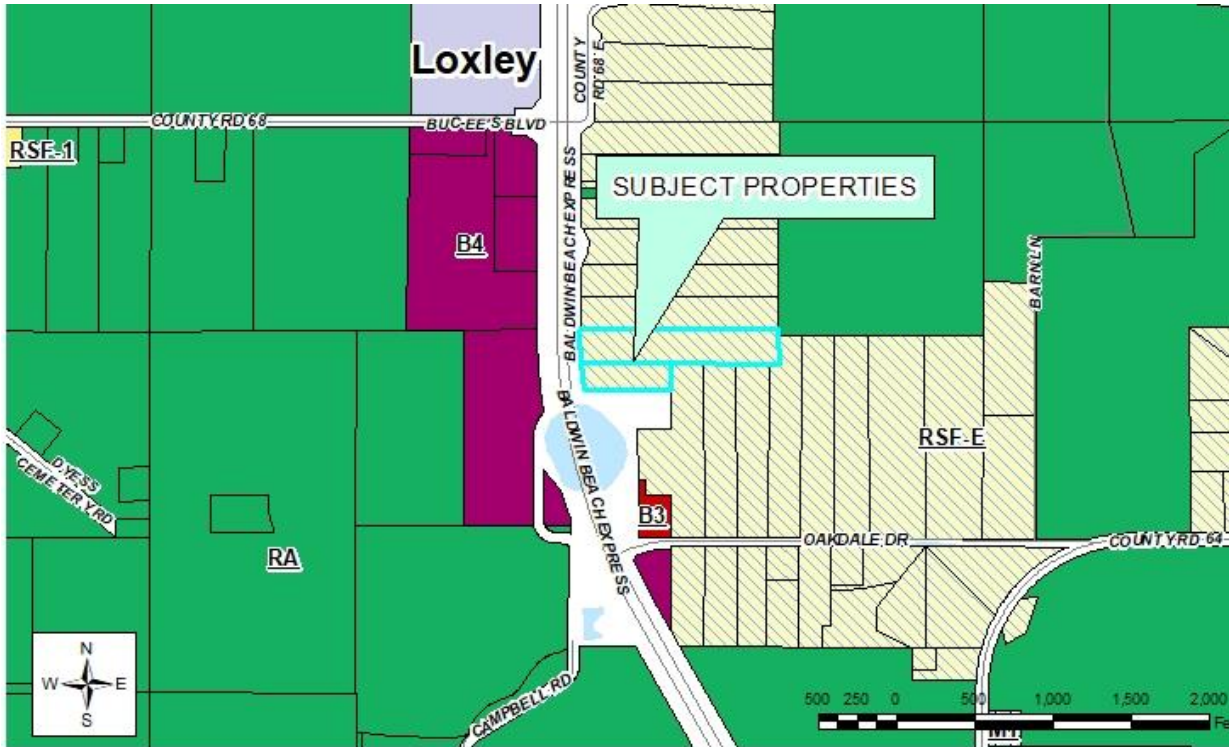
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	N/A #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

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

Locator Map



Site Map



	Adjacent Zoning
North	RSF-E, Single Family Estate District
South	RSF-E, Single Family Estate District
East	RSF-E, Single Family Estate District
West	B-4, Major Commercial District

	Adjacent Land Use
	Residential
	Residential
	Residential
	Agriculture

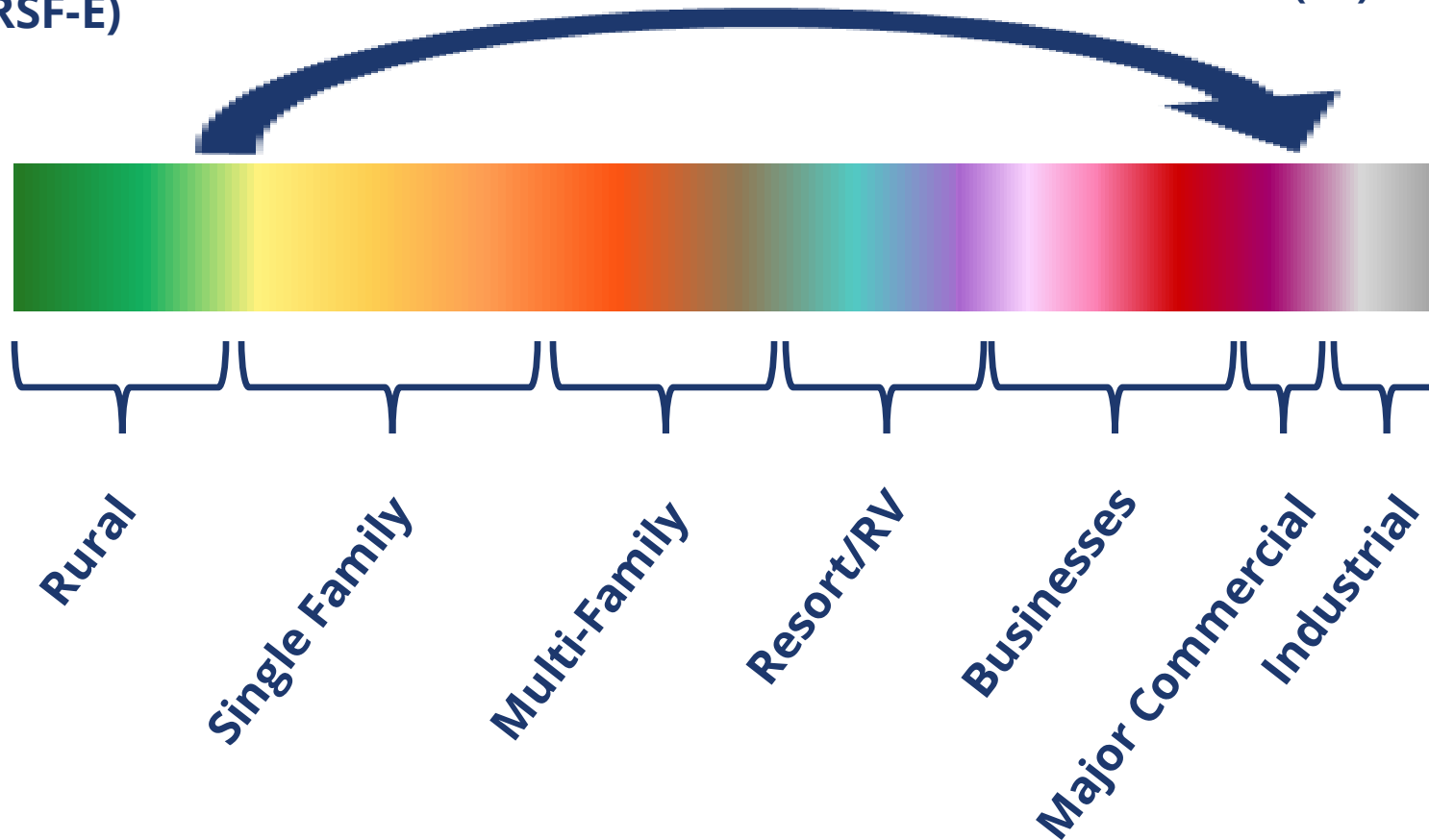
Z23-29 WOLFF PROPERTY

RE-ZONING REQUEST FROM **RSF-E** TO **B4**

Lead Staff: Celena Boykin, Senior Planner

Current Zoning: Residential
Single-Family Estate District
(RSF-E)

Proposed Zoning:
Major Commercial
District (B4)



Staff's Recommendation:

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

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

Property Images



Current Zoning Requirements

Article 4 Residential Districts

Section 4.1 RSF-E, Residential Single Family Estate District

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

4.1.2 *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) Agricultural uses.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

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

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

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

4.1.5 *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
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Minimum Lot Width at Street Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 *Area and dimensional modifications.* Within the RSF-E 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 Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

Section 5.4 B-4, Major Commercial District

5.4.1 Purpose and intent. The B-4, Major Commercial District, is intended for business uses which require a location with access to an arterial or major collector road (as defined by the Functional Classification System attached as Appendix) or which have close proximity to major intersections. Due to the nature of the businesses permitted within the B-4 district, this zoning designation should be limited to property fronting on principal arterials, major arterials, or minor arterials. Ingress and egress to a roadway should promote safe and smooth traffic flow for the general traveling public. It is also the intent of this district to provide areas for businesses which, because of their intensity, outside storage areas, or large volumes of traffic, would have significant negative impacts on adjoining properties. These uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light.

5.4.2 Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses in the B-4, Major Commercial District, conditioned on the Commission Site Plan Approval requirements of Section 18.9:

- | | |
|--|--|
| (a) All uses permitted by right under the B-3 zoning designation | (h) Automobile storage (parking lot, parking garage) |
| (b) Amusement Park | (i) Boat sales and service |
| (c) Auto convenience market | (j) Building materials |
| (d) Automobile parts sales | (k) Farm implements |
| (e) Automobile repair (mechanical and body) | (l) Flea market |
| (f) Automobile sales | (m) Home improvement center |
| (g) Automobile service station | (n) Hotel or motel |
| | (o) Manufactured housing sales, service and repair |
| | (p) Marina |

- | | |
|---|--|
| (q) Motorcycle sales service and repair | (t) Recreational vehicle sales, service and repair |
| (r) Movie theatre | (u) Restaurant, drive-in |
| (s) Recreational vehicle park | (v) Restaurant, fast food |

5.4.3 Conditional Use Commission Site Plan Approval. The following uses are permissible as Commission Site Plan Approval uses in the B-4, Major Commercial District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- (a) Airport
- (b) Ambulance/EMS service
- (c) Armory
- (d) Auditorium, stadium, coliseum
- (e) Barge docking
- (f) Broadcasting station
- (g) Bus and railroad terminal facility
- (h) College or university
- (i) Convalescent or nursing home
- (j) Correctional or penal institution
- (k) Dog pound
- (l) Electric power substations
- (m) Freight depot, rail or truck
- (n) Hospital
- (o) Landfill
- (p) Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies
- (q) Racetrack
- (r) Radio and television station and transmitting tower
- (s) Railroad facility
- (t) Sewage treatment plant
- (u) Taxi dispatching station
- (v) Taxi terminal
- (w) Telephone exchange
- (x) Water or sewage pumping station
- (y) Water storage tank
- (z) Wireless telecommunication facility
- (aa) Zoo

Proposed Zoning Requirements

5.4.4 Area and dimensional ordinances.

Maximum Height of Structure	40-Feet
Maximum Height of Structure in Habitable Stories	3
Minimum Front Yard	40-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.70
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet

5.4.5 *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.

5.4.6 *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.4.7 *Landscaping and buffering.* All B-4, Major Commercial District, uses shall meet the requirements of *Article 17, Landscaping and Buffers.*

Staff Analysis and Findings

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

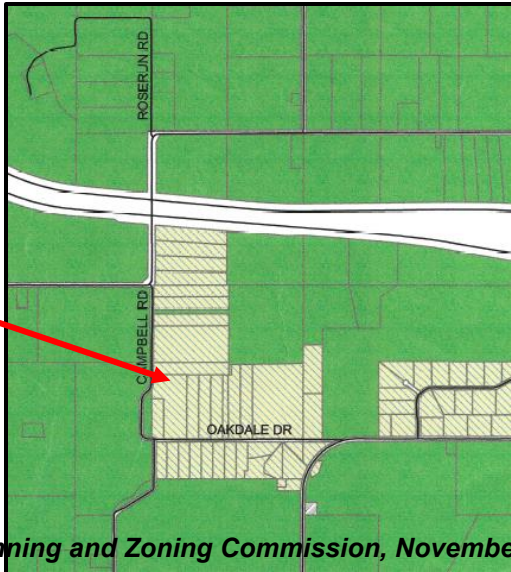
The subject properties are currently zoned RSF-E, Single Family Estate District. The surrounding parcels in the immediate area are zoned for Estate Single Family, Rural Agriculture, and Commercial. The adjacent uses are residential and agriculture. **Staff feels that the requested change is not compatible with the surrounding uses.**

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

Planning District 12 came into effect on June 20, 2006. It appears that the subject parcel was zoned RSF-E at the time Planning District 12 became zoned. There have been changes since the original zoning map; the Baldwin Beach Express and several annexations by the City of Loxley.

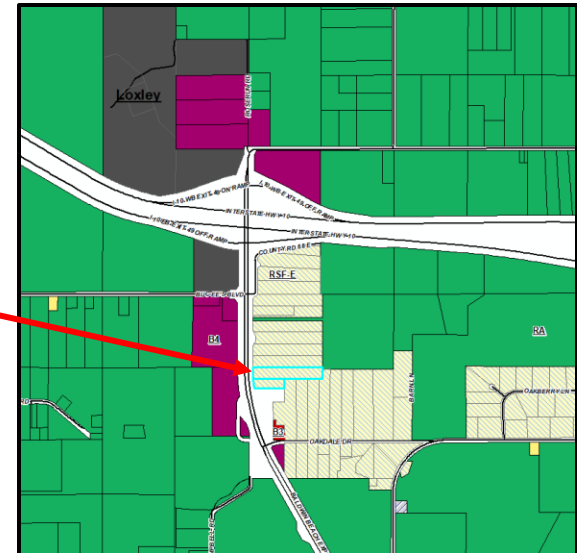
2006 Zoning Map

Subject Properties



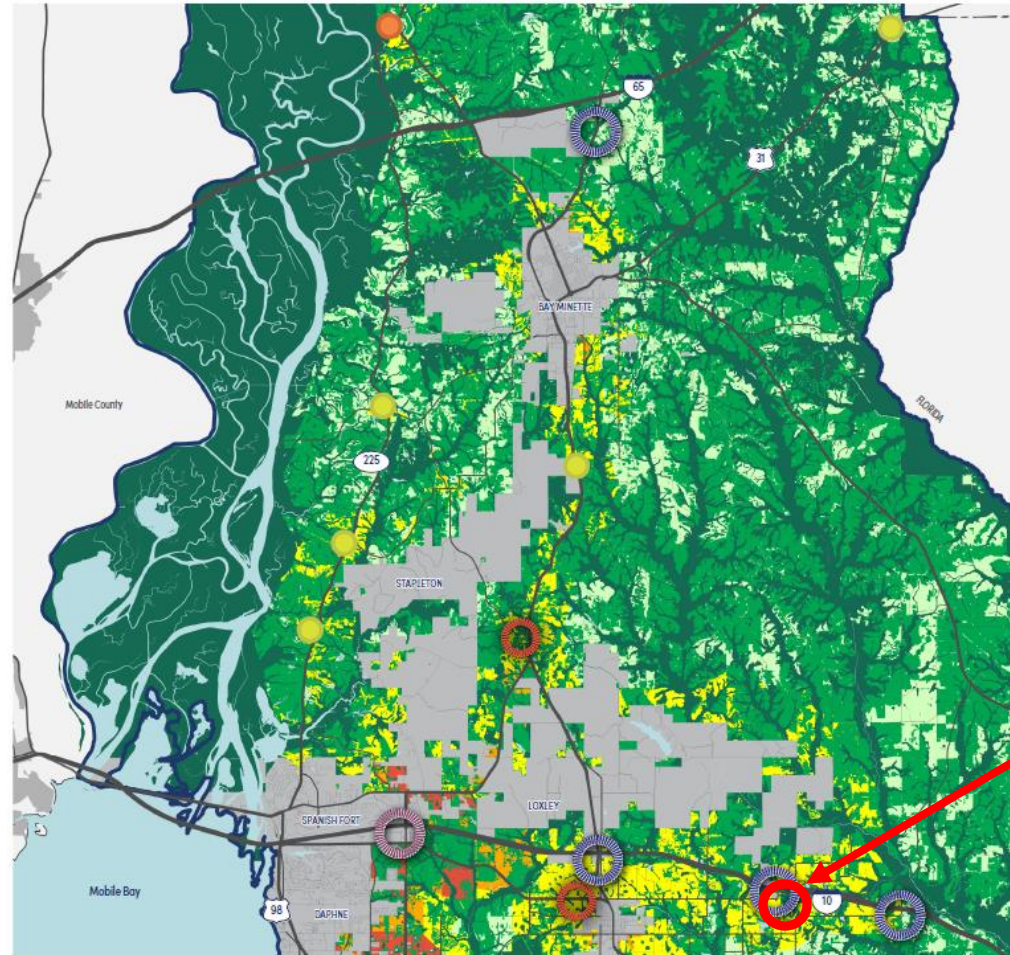
Current Zoning Map

Subject Properties



Staff Analysis and Findings

MAP 13: FUTURE LAND USE MAP (FLUM) ZONE B



LEGEND

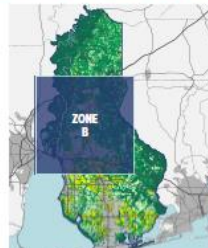
PLACE TYPES

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

NODE TYPES

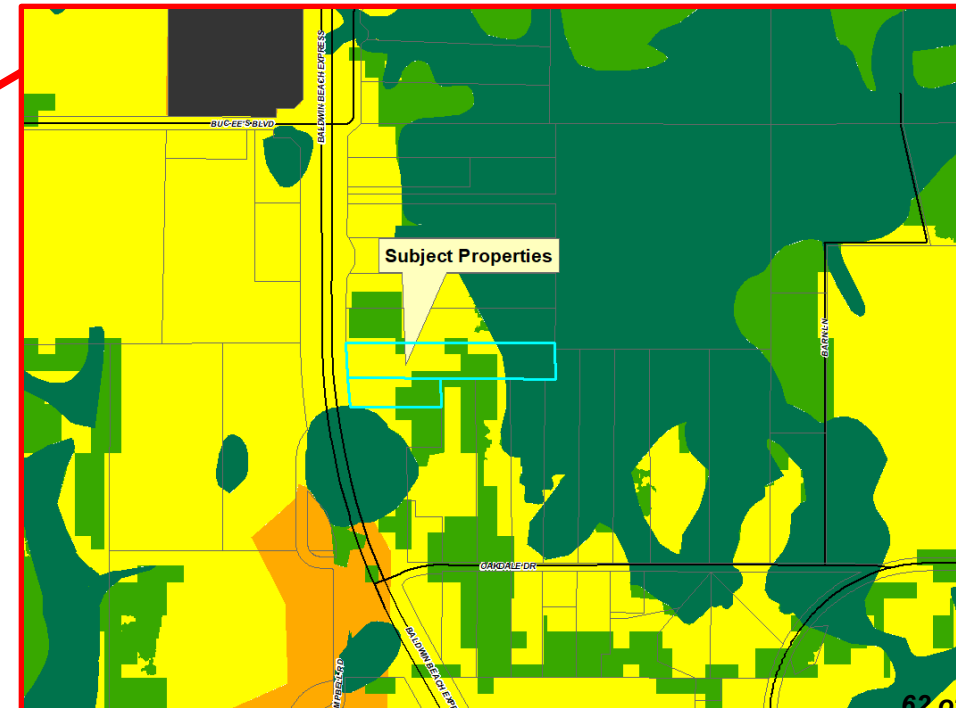
- RURAL CROSSROADS CENTER
- NEIGHBORHOOD CENTER
- VILLAGE CENTER
- URBAN MIXED-USE CENTER
- COMMERCIAL/INDUSTRIAL CENTER

MUNICIPAL JURISDICTIONS



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

The future land use for this property is mostly Moderate Development Potential with some Conservation Development Potential and Ideal Conservation/Preservation. The subject properties would be better suited for OR, CR, RSF-1 and 2 zoning. This property also falls near a Commercial/Industrial Center. The mix of uses in this center may include light industrial, office, and/or institutional uses as well as supporting businesses, retail, restaurants, services, and recreation. Some portions may also be suitable for residential uses. Even though the subject properties are near a Commercial/Industrial Center staff feels that this proposed commercial development is not the type of development that is intended for this kind of commercial/industrial node.



Staff Analysis and Findings

Conservation Development Potential

Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

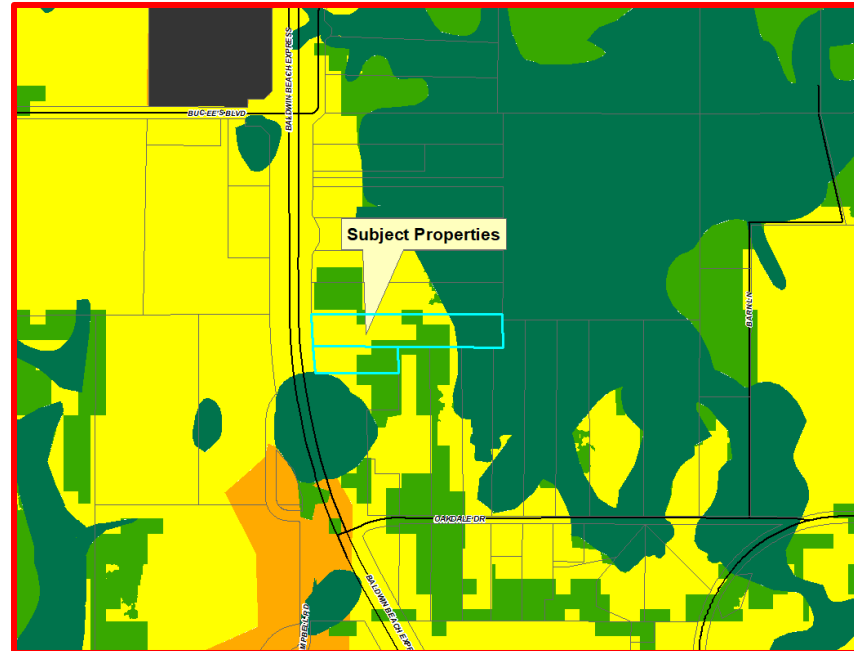
- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

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



Moderate Development Potential Areas

are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

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

Staff Analysis and Findings

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

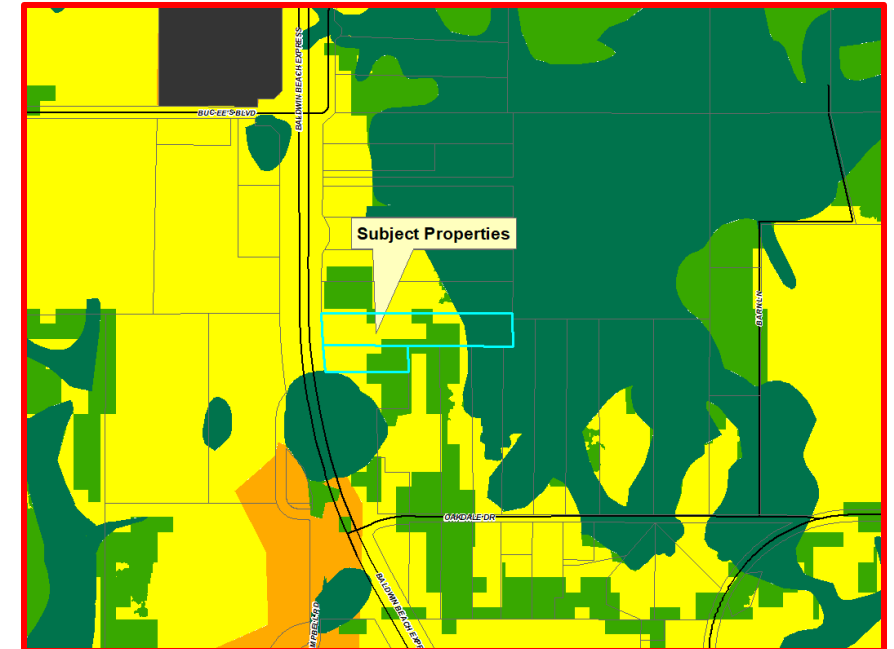
- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

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



COMMERCIAL/INDUSTRIAL CENTER

The mix of uses in this center may include light industrial, office, and/or institutional uses as well as supporting businesses, retail, restaurants, services, and recreation. Some portions may also be suitable for residential uses.

PRIMARY LAND USES

- Corporate office campus
- Research and Development
- Light manufacturing
- Single- and multi-tenant professional office
- Medical office
- Warehouse
- Large-scale shopping center
- Call center

SECONDARY LAND USES

- Multi-family homes, apartments, condominiums

RELATED ZONING DISTRICTS

- B-4 Major Commercial District
- M-1 Light Industrial District
- M-2 General Industrial District
- PID Planned Industrial Development District

CONNECTIVITY NETWORK

- Primarily auto-dependent with bike and pedestrian travel by sidewalks and trails



Staff Analysis and Findings

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

Staff is unaware of any planned public improvements.

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

Not knowing the exact uses and the number of RV sites it is hard to say if this development will adversely affect traffic patterns. There is not a cross-over at this location, there is one just south at the intersection of Oakdale Drive and the BBE at Dollar General. Highway stated that the applicant “will need to setup a Pre-application meeting with the Highway Department to introduce design team, provide overview of the scope of the proposed project that includes proposed development land use and densities, proposed connection points and any other pertinent information concerning the proposed project.”

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

And

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

The primary land uses in the immediate area are residential and agriculture, at the intersection of BBE and Oakdale Drive there is a Dollar General and a used car lot sales. There have been numerous rezonings from RA to B-4 because of the anticipation of commercial growth along the BBE that have not been developed yet. A parcel to the south of Oakdale Drive was rezoned from B-4 to RSF-E in order to keep the residential use. The next slide shows the history of rezonings and annexations in the area.

Staff Analysis and Findings

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

Staff perceives this request as premature for the development trends in the area.

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

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

10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

11.) Other matters which may be appropriate.

NA

Agency Comments

- **Baldwin County Highway Department, Tucker Stuart**: The applicant will need to setup a Pre-application meeting with the Highway Department to introduce design team, provide overview of the scope of the proposed project that includes proposed development land use and densities, proposed connection points and any other pertinent information concerning the proposed project.
- **Subdivision Coordinator, Shawn Mitchell**: No Comments Received
- **ADEM, Scott Brown**: No Comments Received
- **Baldwin Board of Education**: No Comments Received
- **Baldwin Board of Education**: No Comments Received



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

RE-ZONING REQUEST Z23-37, NOGUEIRA PROPERTY NOVEMBER 2, 2023

PRESENTED BY: CORY RHODES, PLANNER

9.b) Z23-37 NOGUEIRA PROPERTY

RE-ZONING REQUEST FROM **RSF-E** TO **RA**

Lead Staff: Cory Rhodes, Planner

Request before Planning Commission:

Rezone +/- 6.1 acres from RSF-E to RA

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

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



Z23-37 NOGUEIRA PROPERTY

RE-ZONING REQUEST FROM RSF-E TO RA

Lead Staff: Cory Rhodes, Planner

Planning District: 22

Parcel Number: 05-52-06-23-0-001-022.000

PIN: 20757

Zoned: RSF-E, Residential Single Family Estate District

Location: Subject property is located north of Barclay Avenue and west of 7th Street in the Lillian area

Current Use: Residential

Acreage: +/- 6.1 acres

Physical Address: 34445 Barclay Avenue,
Lillian, AL 36549

Applicant/Owner: Maria Nogueira

Proposed Zoning: RA, Rural Agricultural District

Applicant's Request: The applicant would like to rezone for a small farmer's market.

Online Case File Number: The official case number for this application is Z23-37, however, when searching the online CitizenServe database, please use Z23-000037.

Factor Summary:

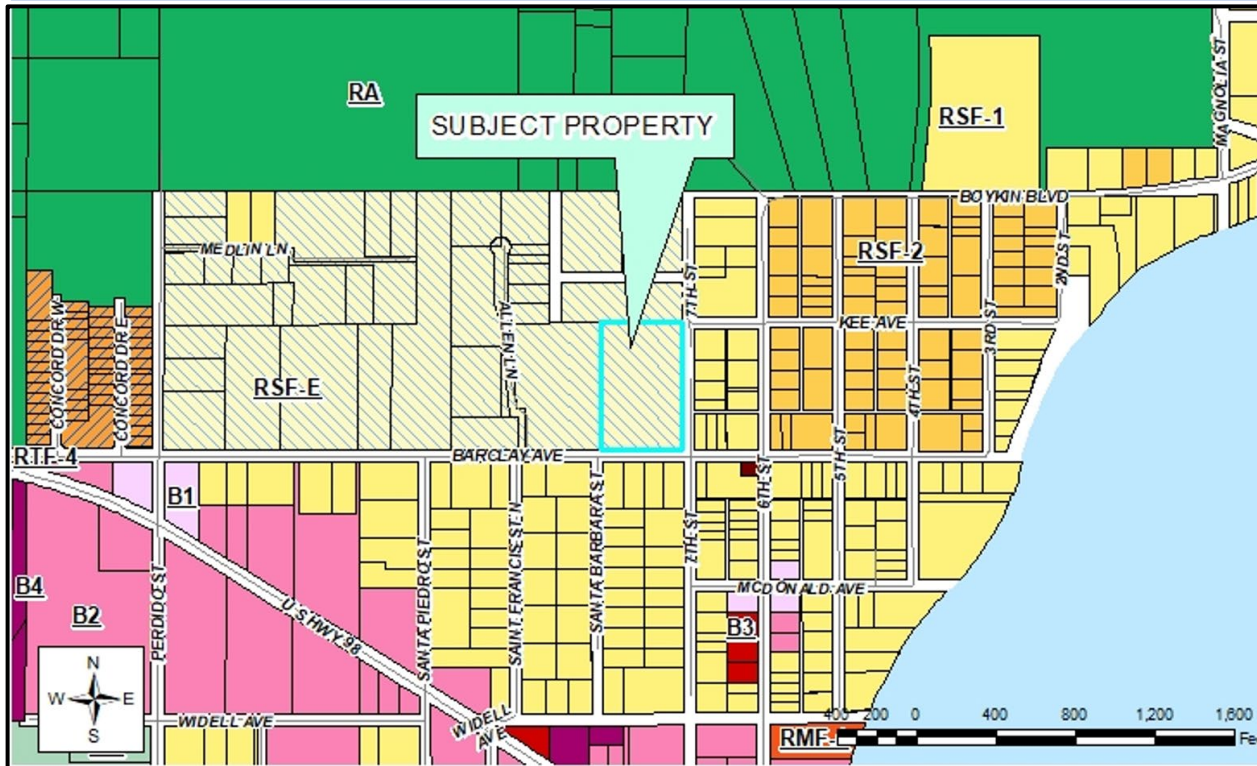
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	 #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

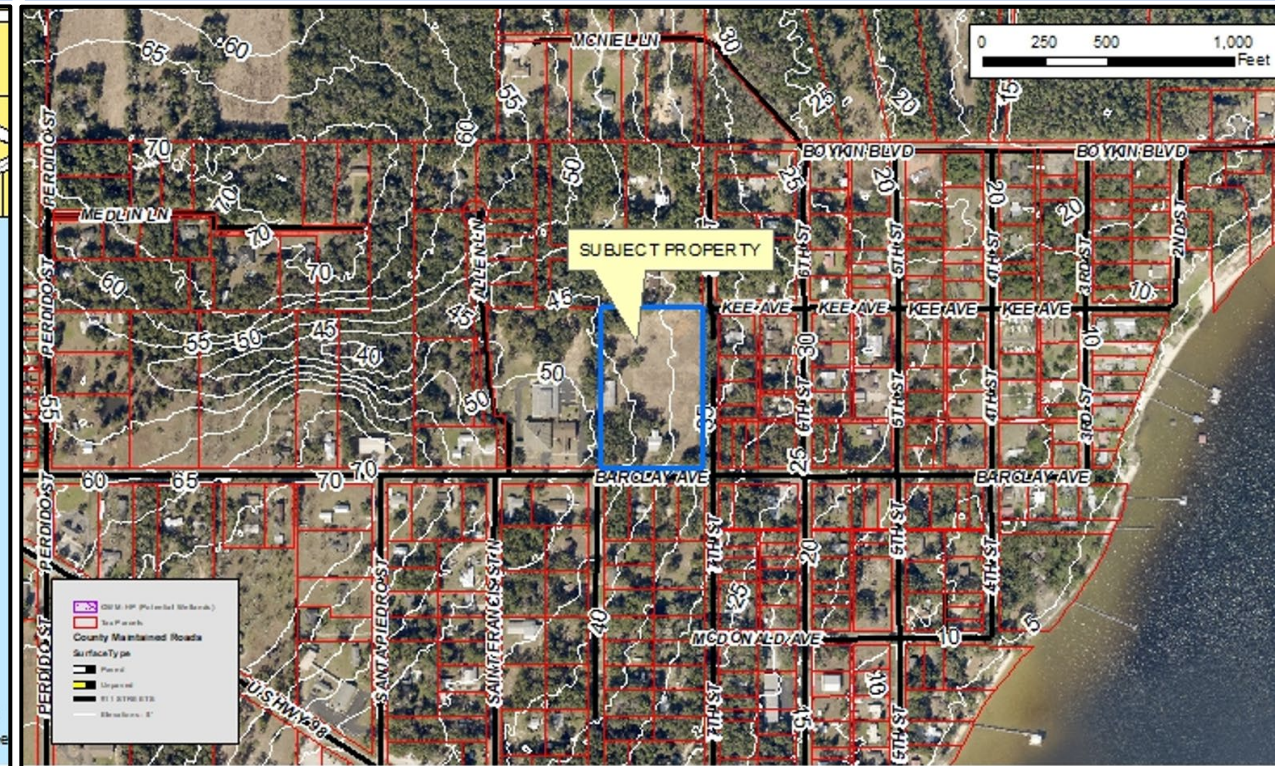
Public Hearing:

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

Locator Map



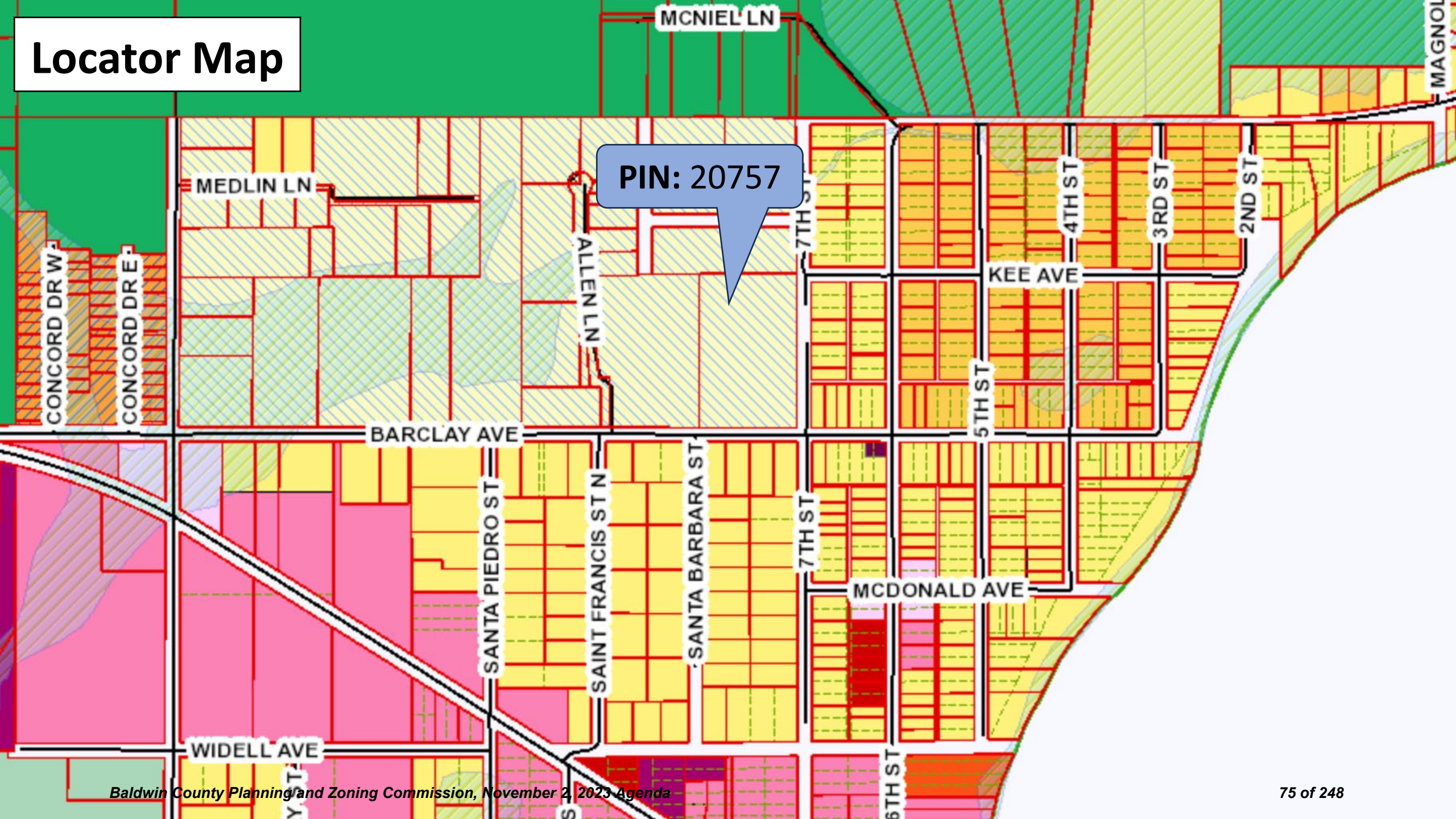
Site Map



	Adjacent Zoning
North	RSF-E, Residential Single Family Estate District
South	RSF-1, Single Family District
East	RSF-1, Single Family District
West	RSF-E, Residential Single Family Estate District

	Adjacent Land Use
North	Residential
South	Residential
East	Residential
West	Institutional

Locator Map



Oct 10, 2023 at 10:26:29 AM
5° N

Subject Property



REZONING
Call Tim Connerly
229-844-9377
tim@timconnerly.com
12011 9th Ave SE

N

W

E

S

Subject Property looking north
on Barclay Avenue

Oct 10, 2023 at 10:38:22 AM
216° SW

Subject Property



Subject Property looking southwest
on 7th Street and Kee Avenue



Oct 10, 2023 at 10:26:49 AM
190° S

Adjoining Property
to the South



Subject Property looking south
on Barclay Avenue

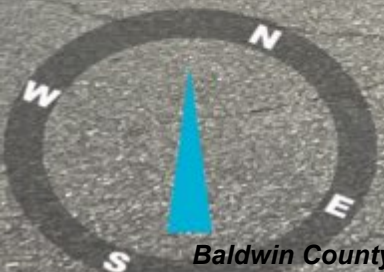
PRIVATE
PROPERTY
NO TRESPASSING

Oct 10, 2023 at 10:28:56 AM
334° NW

Adjoining Property
to the West



Subject Property looking west
on Barclay Avenue

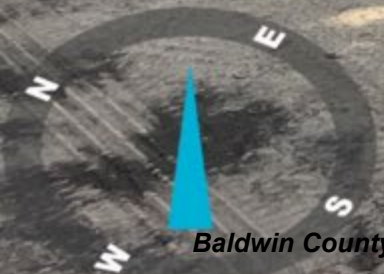


Oct 10, 2023 at 10:31:11 AM
62° NE

Adjoining Property
to the East



Subject Property looking east
on 7th Street

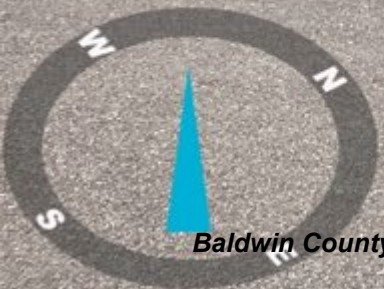


Oct 10, 2023 at 10:38:32 AM
304° NW

Adjoining Property
to the North



Subject Property looking north
on 7th Street



Current Zoning Requirements

Section 4.1 RSF-E, Residential Single Family Estate District

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

4.1.2 *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) Agricultural uses.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

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

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

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

4.1.5 *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
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width at Building Line	165-Feet
Minimum Lot Width at Street Line	165-Feet
Maximum Ground Coverage Ratio	.35

4.1.6 *Area and dimensional modifications.* Within the RSF-E 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 Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Proposed Zoning Requirements

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 Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

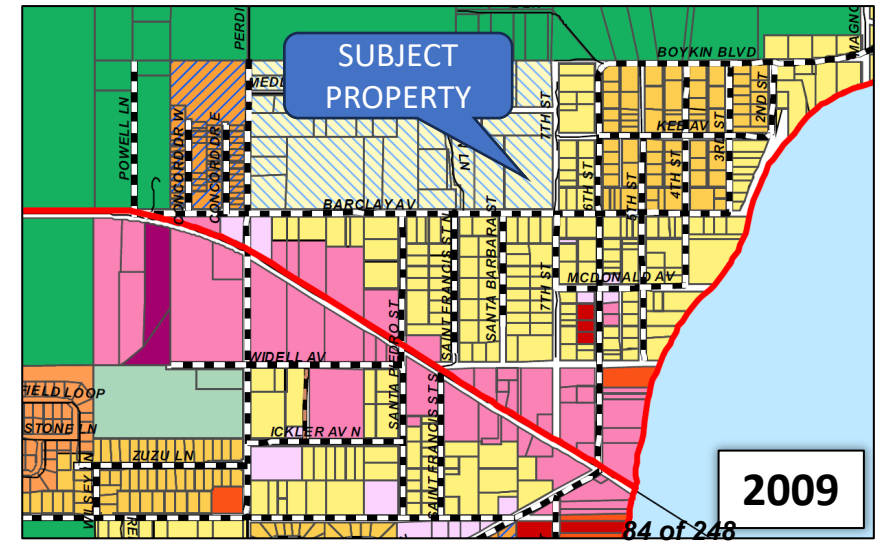
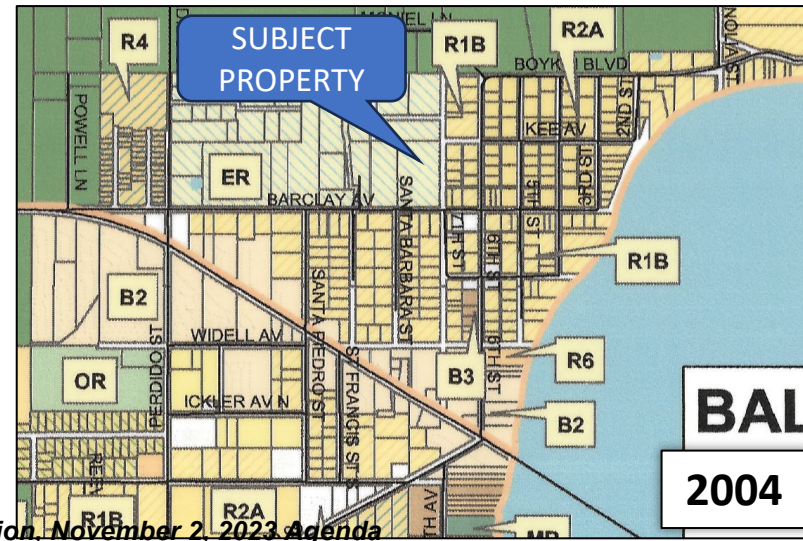
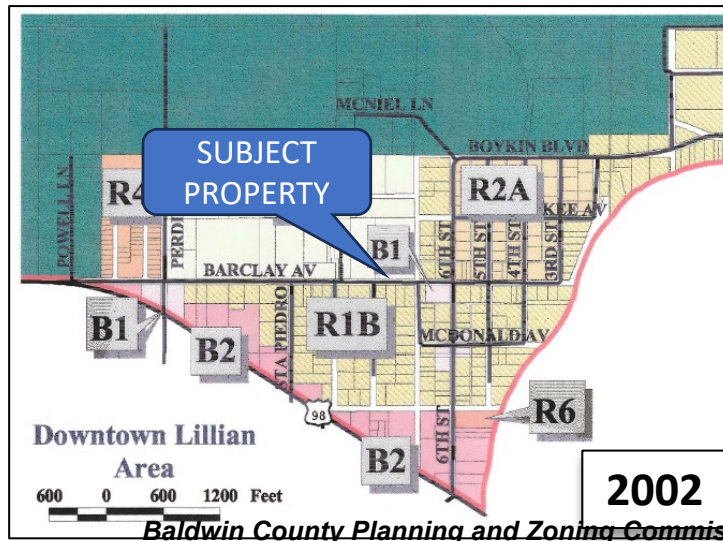
Staff Analysis and Findings

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

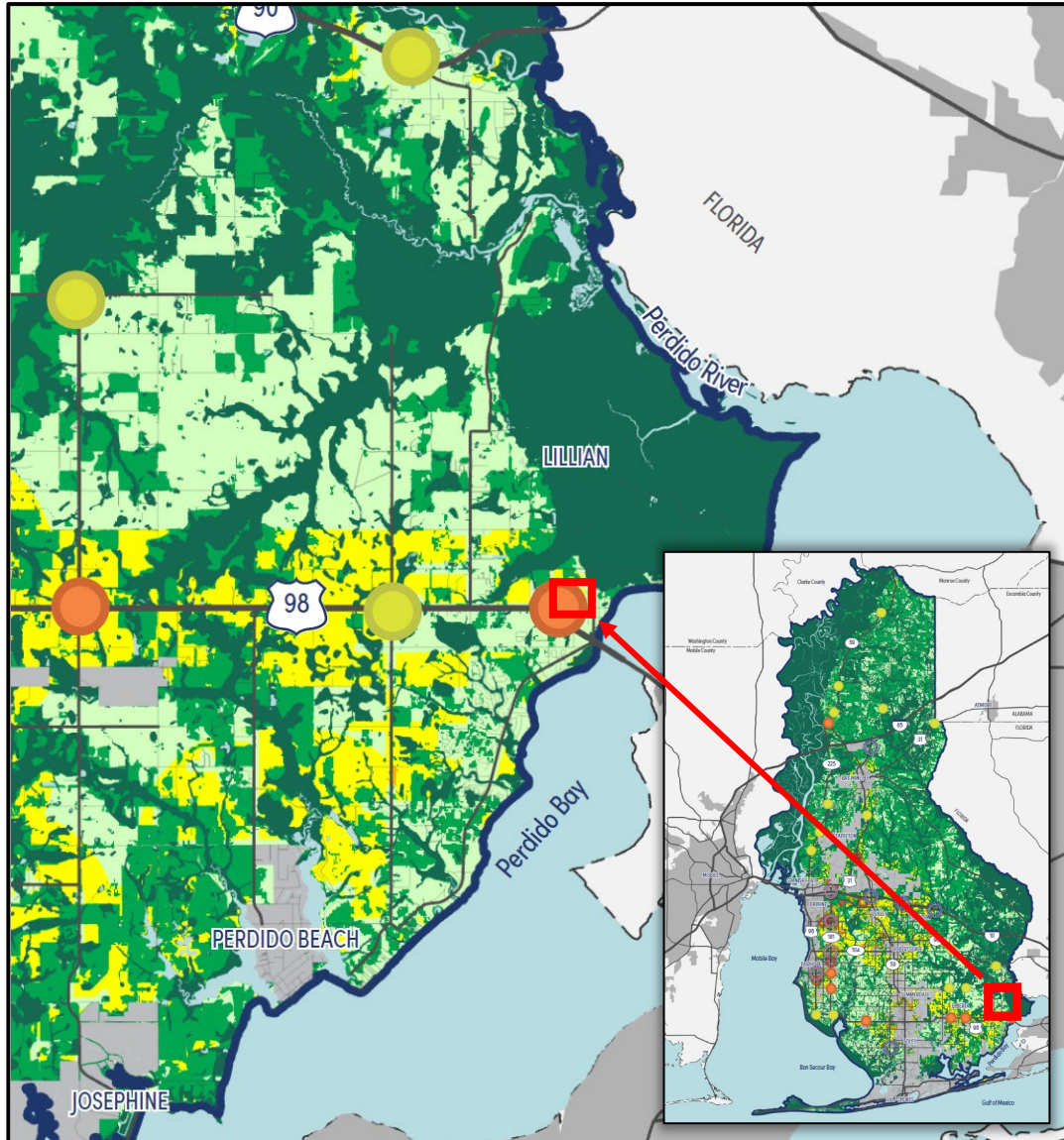
The subject property is currently zoned RSF-E, Residential Single Family Estate District. Surrounding parcels in the immediate area are zoned RSF-E, Residential Single Family Estate District, and RSF-1, Single Family District. The adjacent uses are residential and institutional. Staff feels that the requested change may not be compatible with the development pattern of the surrounding areas.

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

Planning District 22 adopted zoning on November 19, 2002. It appears that the subject parcel was zoned RSF-E at the time the Planning District 22 zoning map was enacted. There appear to be only two rezonings in the area since.



Staff Analysis and Findings



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

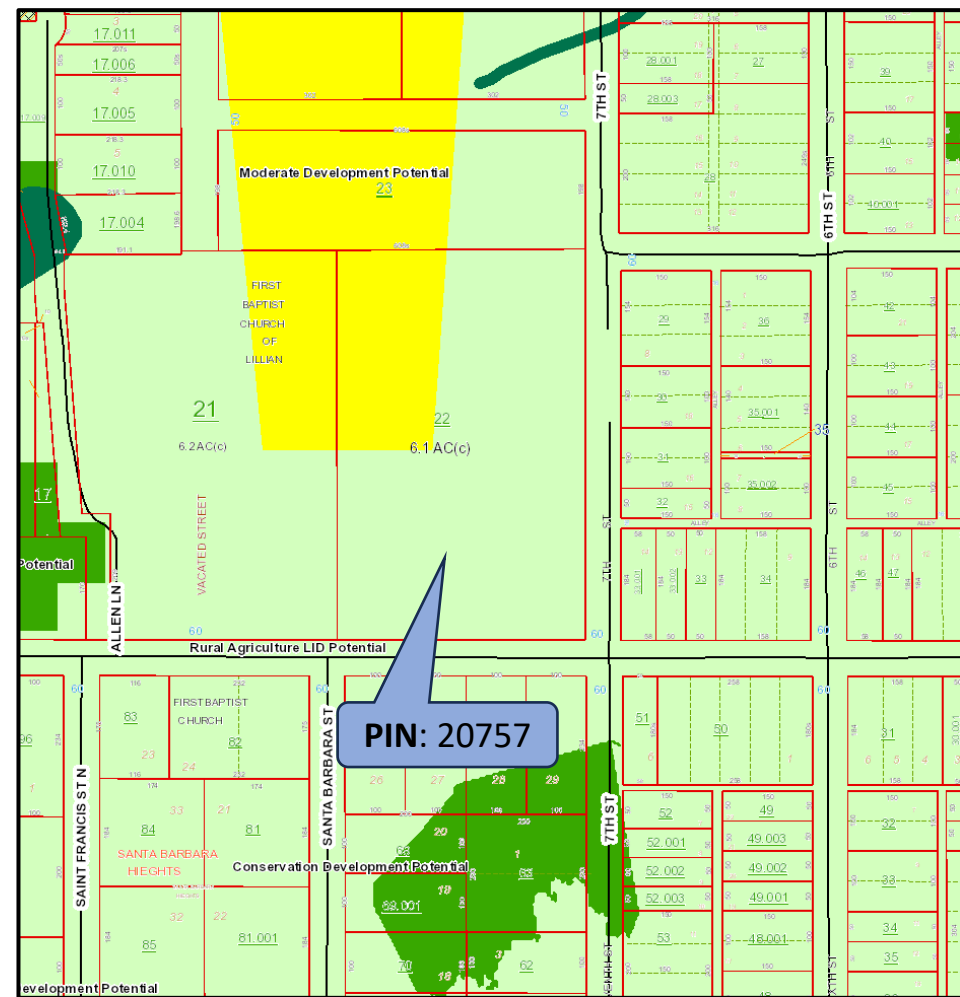
The future land use for the property includes both Rural Development Potential and Moderate Development Potential. The requested zoning conforms to the Master Plan.

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

Staff Analysis and Findings

Future Land Use Map (FLUM)



Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

CONNECTIVITY NETWORK

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

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

Staff Analysis and Findings

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

Staff is unaware of any planned public improvements.

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

Staff is concerned that the proposed change may have an adverse effect on traffic patterns or increase congestion along Kee Avenue, as it is not a through street and there is no available parking in the area.

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

&

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

This area of Planning District 22 consists of residential estate (RSF-E) and residential (RSF-1) zoning districts. The RA zoning designation allows for local commercial uses; however, the proposed use would not be consistent with the uses of adjacent properties (institutional and residential). Therefore, the proposed rezoning is not consistent with the development patterns in the area.

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

Staff perceives no time factor with this request.

Staff Analysis and Findings

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

Staff is unaware of any actionable environmental or historical conditions that would have an impact on the County because of the proposed change.

10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

As mentioned earlier, staff is concerned that the proposed change may have an adverse effect on traffic patterns or increase congestion along Kee Avenue, as it is not a through street and there is no available parking in the area.

11.) Other matters which may be appropriate.

N/A

Agency Comments

- Baldwin County Highway Department, Tucker Stuart: No Comments Received
- Subdivision Coordinator, Shawn Mitchell: No Comments Received
- ALDOT, Michael Smith: No Comments Received
- ADEM, Scott Brown: No Comments Received

Factor Summary:

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

 #1	 #2	 #3	 #4	 #5	 #6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 #7	 #8	 #9	 #10	 #11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

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

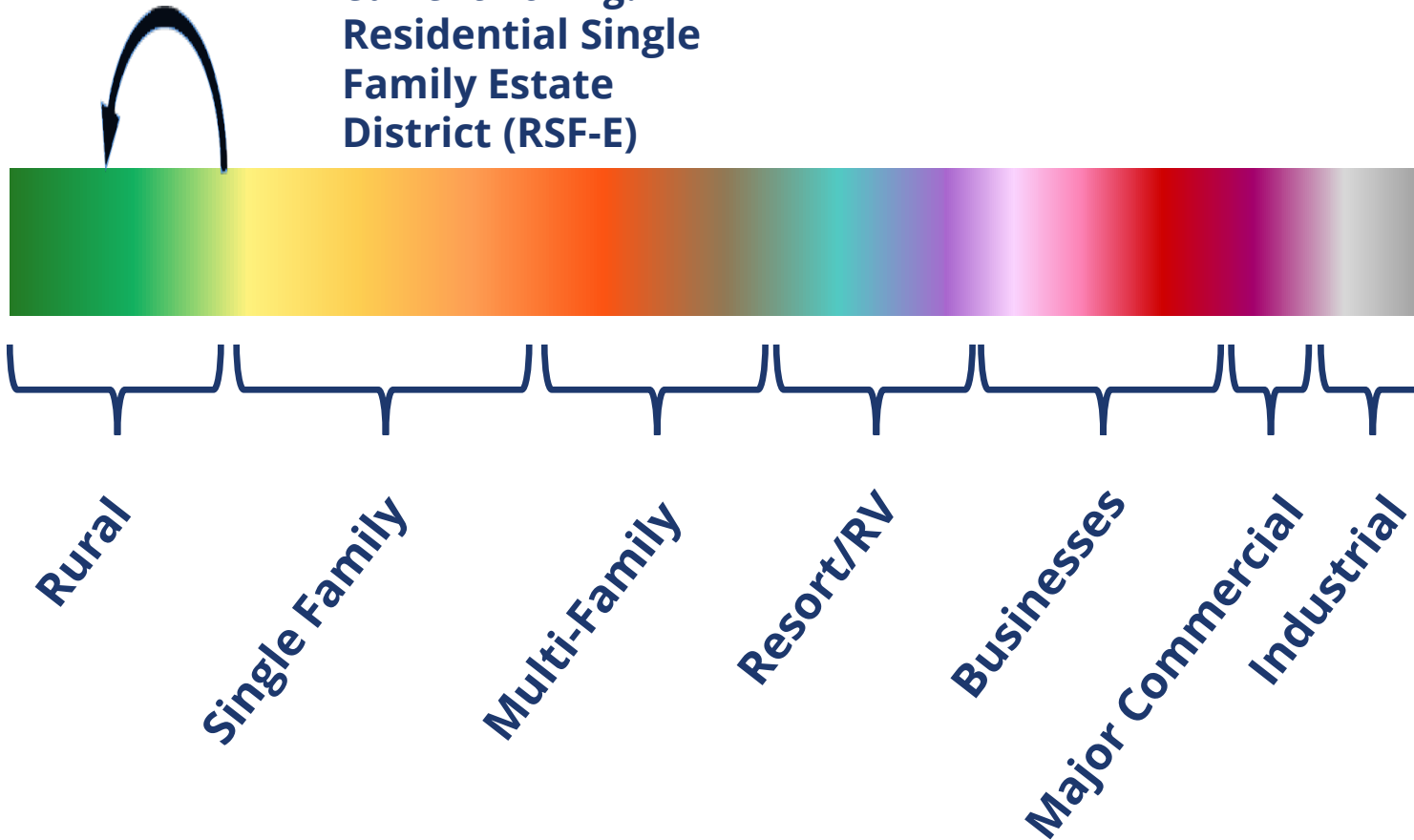
Z23-37 NOGUEIRA PROPERTY

RE-ZONING REQUEST FROM **RSF-E** TO **RA**

Lead Staff: Cory Rhodes, Planner

Proposed Zoning: Rural
Agriculture (RA)

Current Zoning:
Residential Single
Family Estate
District (RSF-E)



Staff's Recommendation:

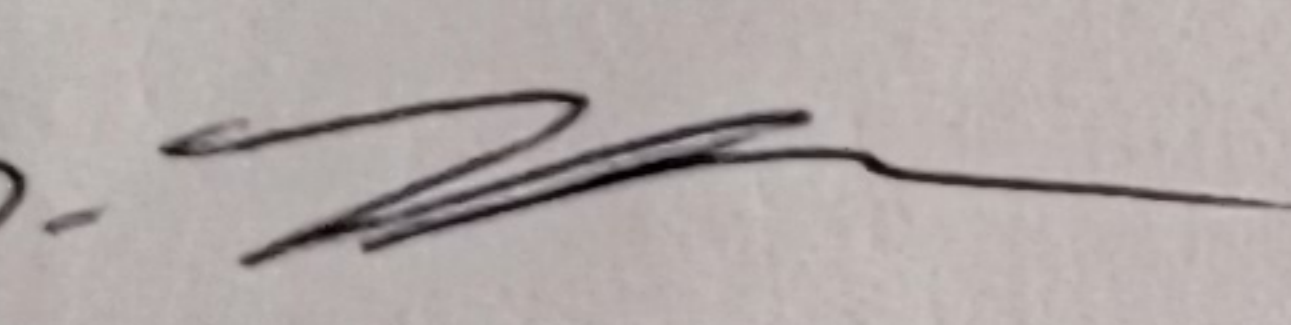
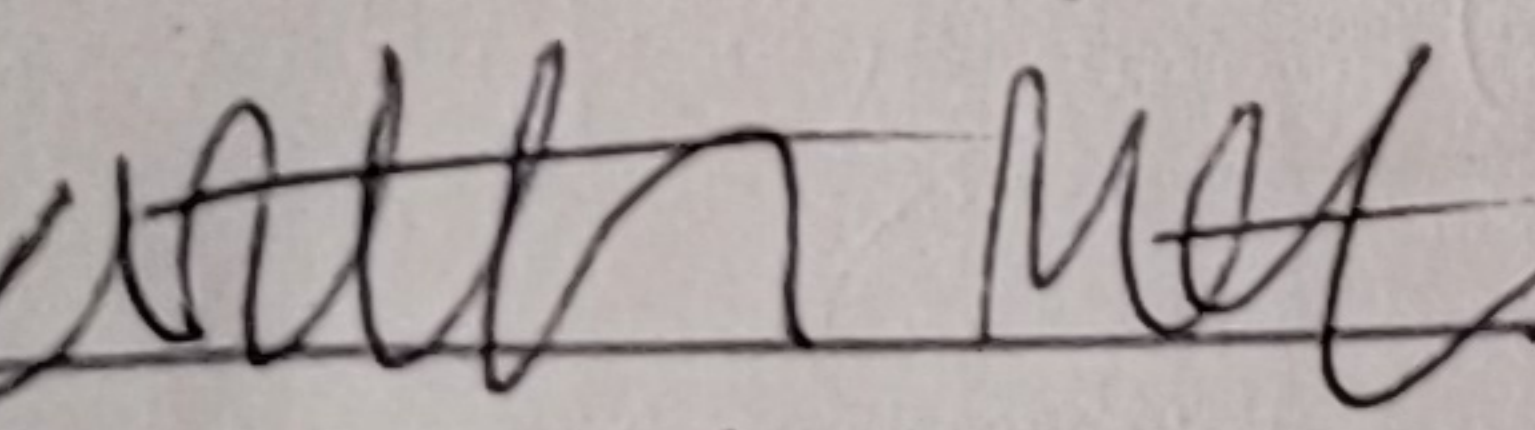
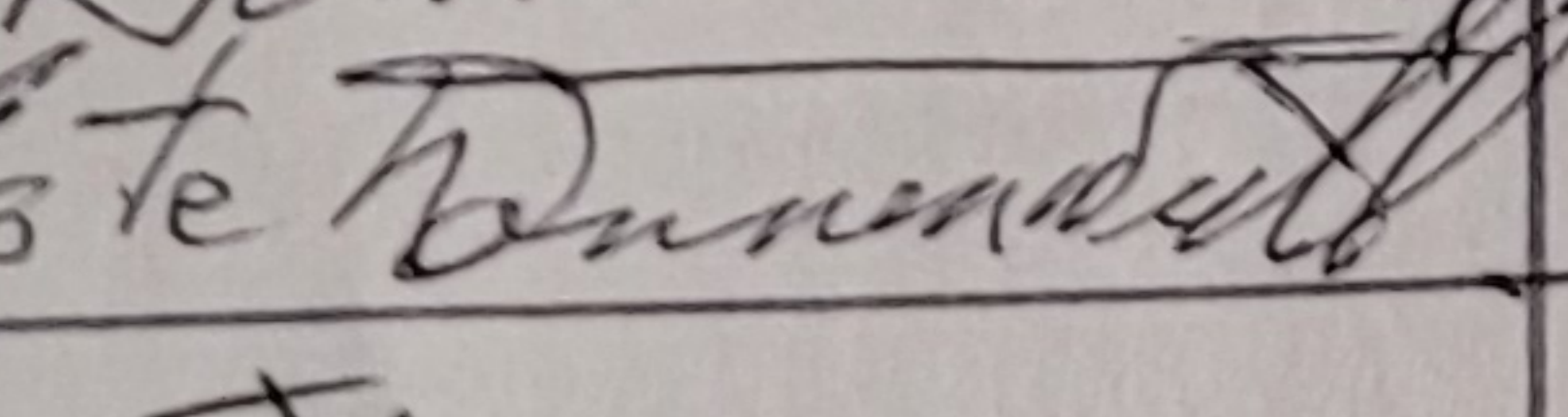
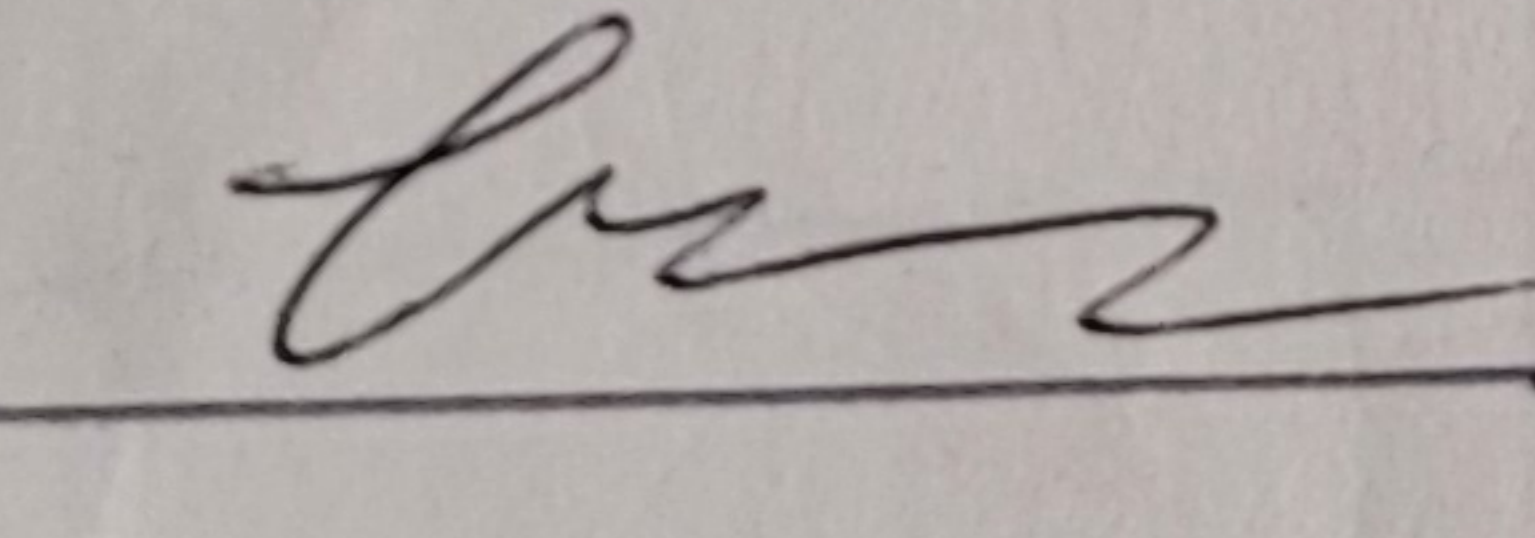
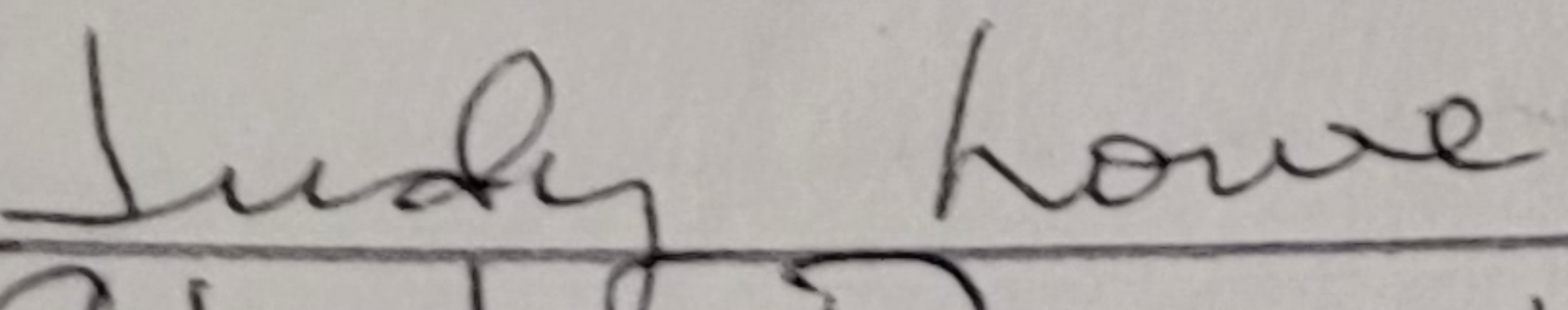
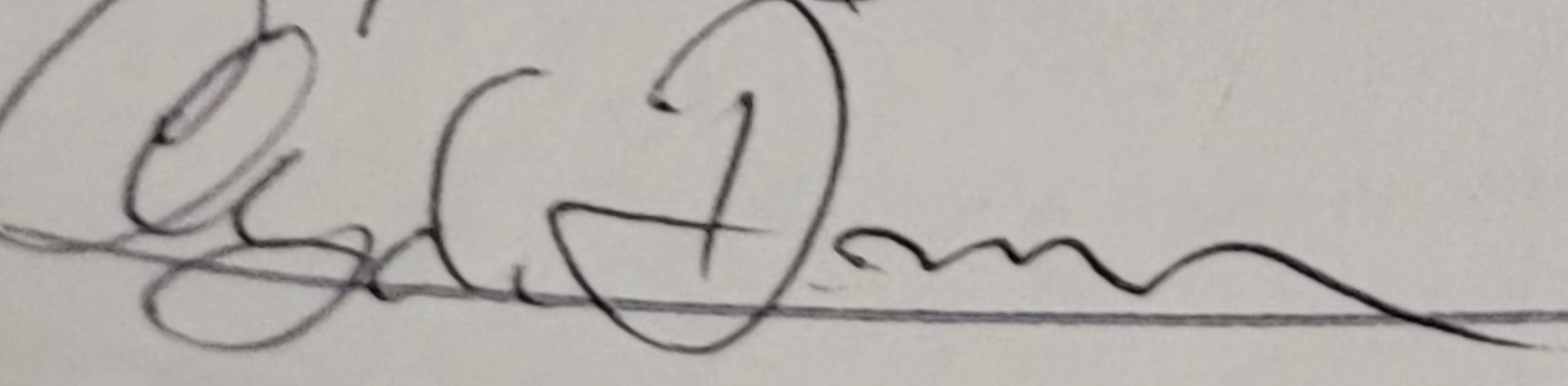
While a small farmer's market is an allowable use within the requested zoning classification, staff will **defer to the Planning Commission** for the recommendation.

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

A request by Maria Nogueira, 34445 Barclay Ave, to rezone her property from RESIDENTIAL SINGLE FAMILY ESTATE, RSF-E, to RURAL AGRICULTURAL, RA.

I/We the undersigned do hereby petition Baldwin County to DENY this rezoning request, on the following grounds;

1. Changing the zoning allows the property owner to open a farmers market per section 3.2 of the Baldwin County Zoning Ordinance.
2. The property does not meet required setback buffers per the Baldwin County Zoning Ordinance, item 17.2, Buffers of Unlike Land Uses and Zoning Regulations.
3. The property owner has an existing gate/entrance on Kee Ave. which has not been permitted for commercial/business traffic with the Baldwin County Highway Department. Such permit is required to determine the access and drainage impact.
4. Changing the zoning to allow a farmers market would result in increased traffic for the neighborhood raising the noise level and possibly lowering property values.
5. Proposed parking for customers and other issues for customer traffic are not specified.

NAME	ADDRESS	PROPERTY OWNER
		Yes/No
Blake Metz 	13173 7th St Lillian, AL 36549	yes
Samantha Metz 	13173 7th St Lillian AL 36549	yes
Glyde Donovan Robert Donovan 	12716 6th St Lillian, AL 36549	yes
Lorenzo Thomas 	12925 6th Street	yes
Judy Howe 	12909 6th St	yes
Glyde Donovan 	13145 7th St	yes

For more info
at
C...

Planning & Zoning
+ The

A PET

A request by Maria Nogueira, 34445 Barclay Ave, to rezone her property from RESIDENTIAL SINGLE FAMILY ESTATE, RSF-E, to RURAL AGRICULTURAL, RA.

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2. The property does not meet required setback buffers per the Baldwin County Zoning Ordinance, item 17.2, Buffers of Unlike Land Uses and Zoning Regulations.
3. The property owner has an existing gate/entrance on Kee Ave. which has not been permitted for commercial/business traffic with the Baldwin County Highway Department. Such permit is required to determine the access and drainage impact.
4. Changing the zoning to allow a farmers market would result in increased traffic for the neighborhood raising the noise level and possibly lowering property values.
5. Proposed parking for customers and other issues for customer traffic are not specified.

NAME/SIGNATURE	ADDRESS	PROPERTY OWNER
		Yes/No
Wendy Honoran Clyde Honoran	18145 7th Street Lillian AL 36549	yes
Denise Metz	13227 7th Street LILLIAN, AL 36549	yes
Walter C. Allen	13190 7th St Lillian AL 36549	yes
Julie Smith	34520 Kee Ave Lillian, AL 36549	yes
Cassandra Figueroa	13107 6th St Lillian, AL 36549	Renter
Cheryl Lister	13132 6th St Lillian, AL 36549	YES
Kelly Dixon	34360 Barclay Lillian 36549 AVE	yes
Derek Boudreaux	13107 6th St Lillian AL	Renter



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

SUBDIVISION PRELIMINARY PLAT REQUEST SC23-42 BFLC EIGHTMILE CREEK EAST PH VI Nov. 2, 2023

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

Nov. 2, 2023

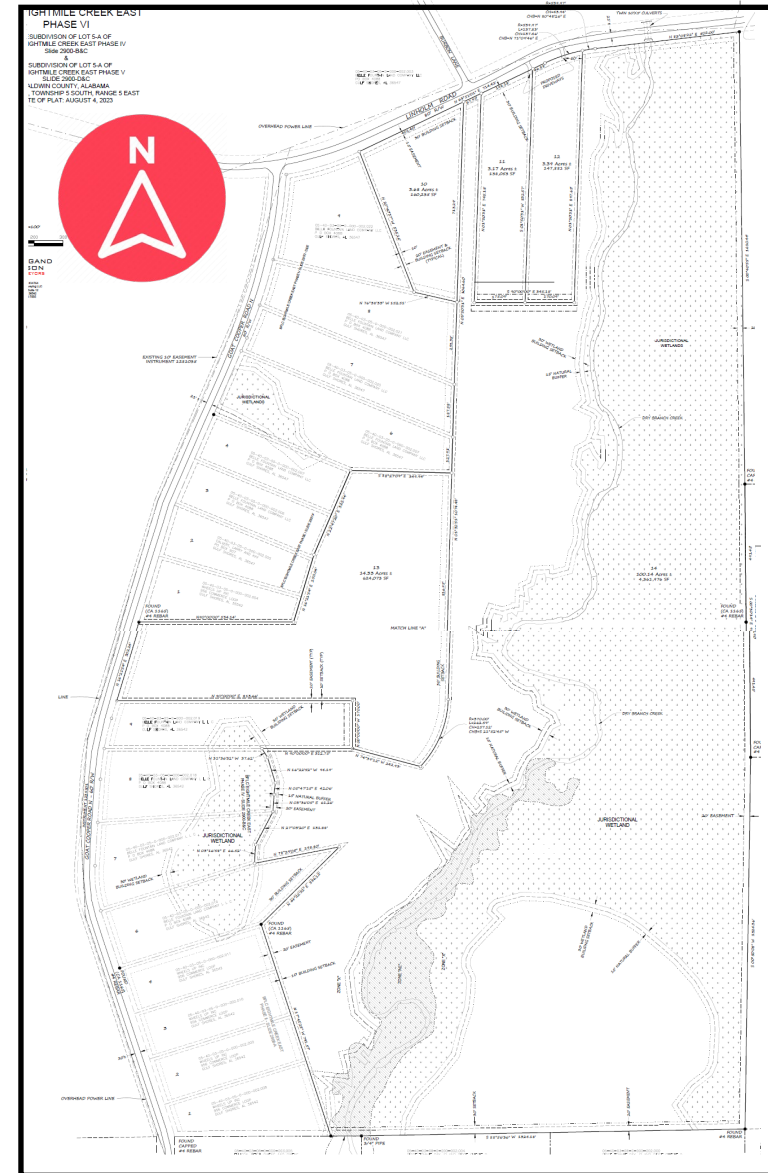
Request before the Planning
Commission:

Preliminary Plat approval of *BFLC EIGHTMILE CREEK EAST PH VI*, a **5-lot** subdivision.

Staff recommendation: **APPROVAL with conditions**

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage:

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



Location: Subject property is located south of Linholm Road and east of Goat Cooper Road in the Wilcox area.

Planning District: 13

Zoning: The citizens of Planning District 13 have not implemented zoning.

Total Property Area: 100.14 acres +/-

Total # of Lots requested: 5 lots

- Smallest lot: 3.17 AC
- Building Setbacks: 30' Front, 30' Rear, 10' Side

Streets / Roads: NA

- Proposed lots will access existing paved roads.

Owner/Developer:

Belle Fountain Land Company, LLC
PO Box 904
Gulf Shores, AL 36547

Surveyor:

Trent Wilson, PLS., *Weygand Wilson Surveying, LLC*
229 E. 20th Ave. Suite 12
Gulf Shores, AL 36542

Online Case File Number: The official case number for this application is SC23-42 BFLC EIGHTMILE CREEK EAST PH VI Subdivision, however, when searching the online CitizenServe database, please use SC23-000042

Parcel: 05-40-03-05-0-000-002.001 **PIN:** 391614

Parcel: 05-40-03-05-0-000-002.002 **PIN:** 391617

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

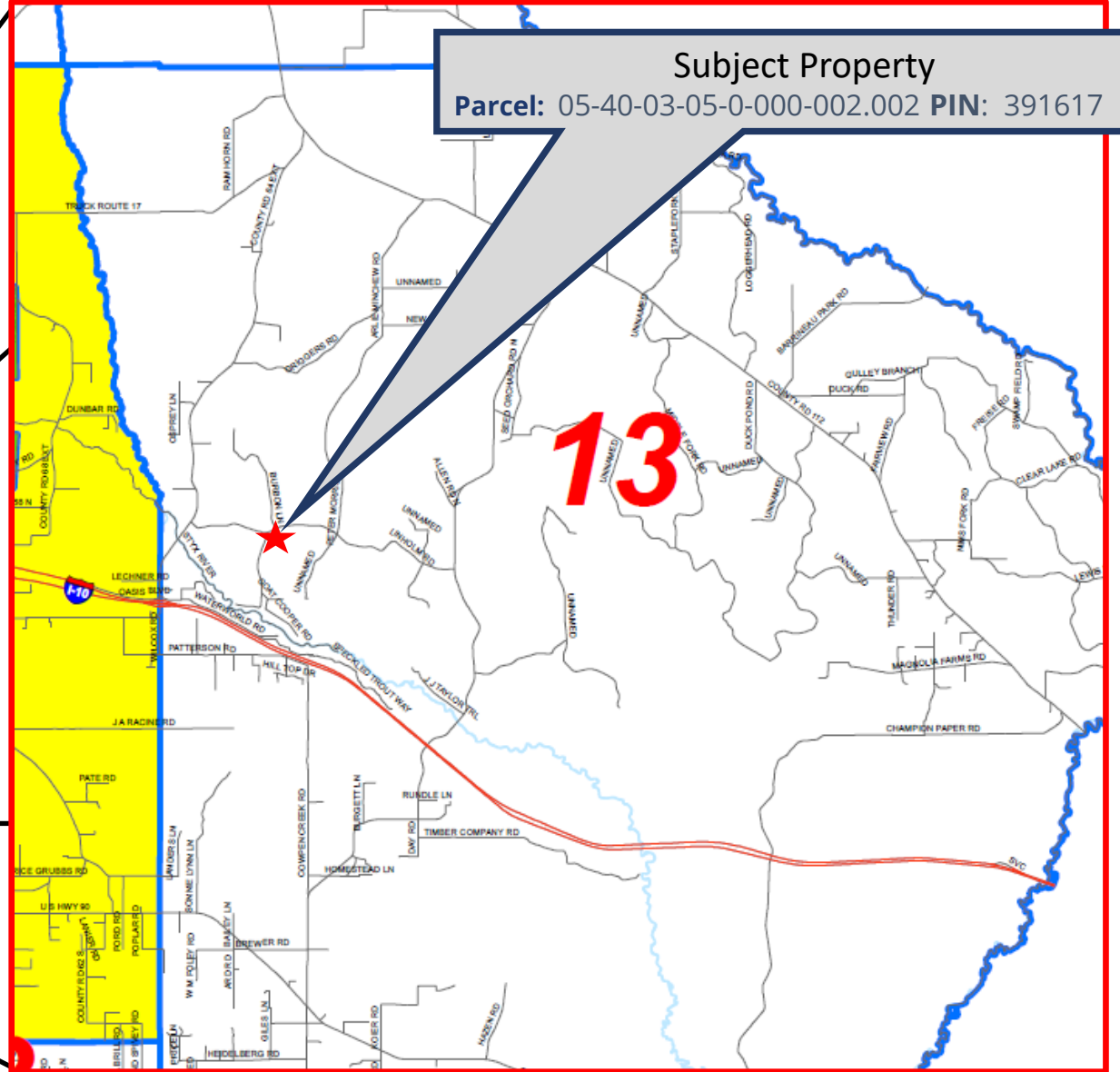
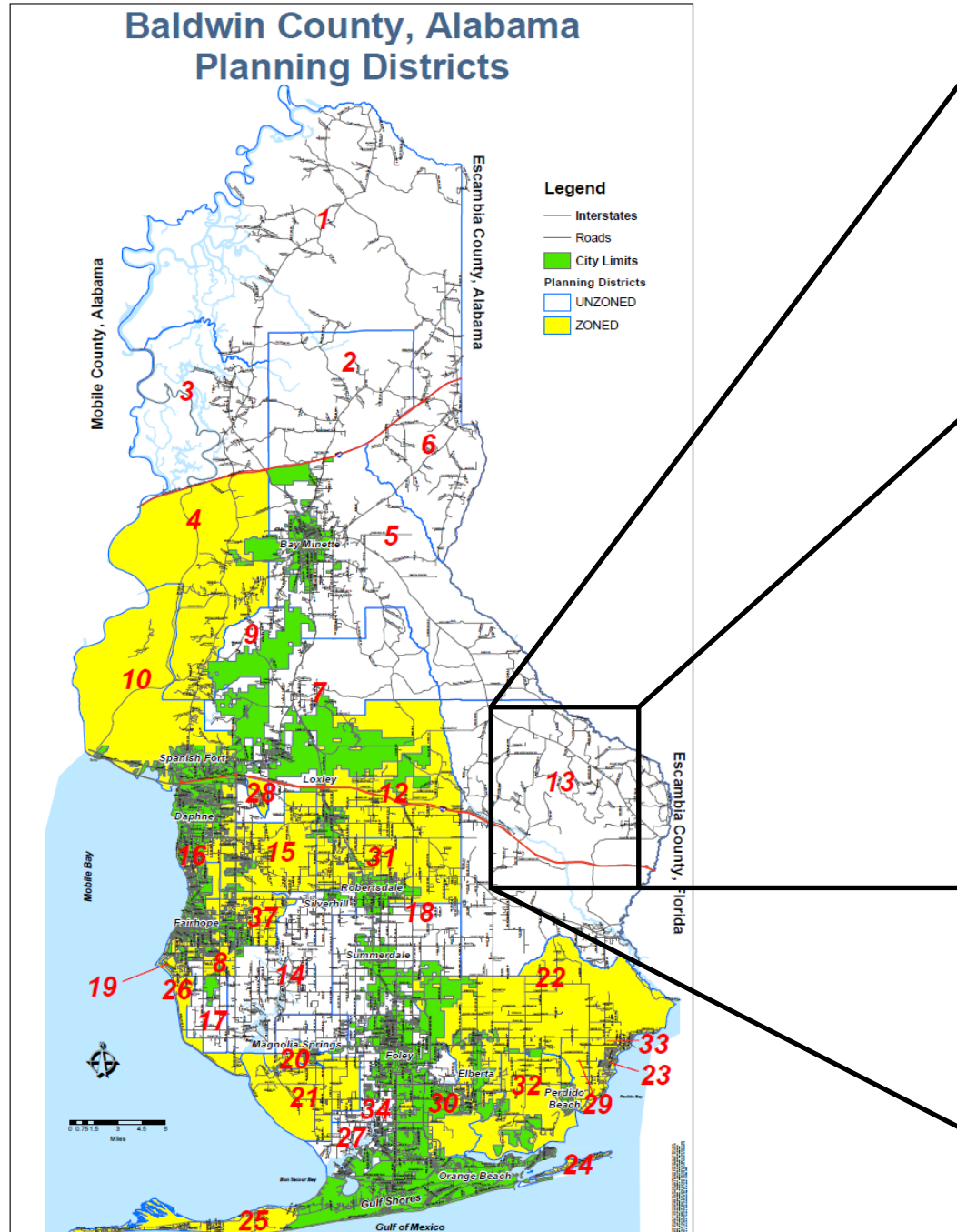
Drainage Improvements: Drainage narrative was prepared by Chris Lieb, *Lieb Engineering*. The drainage pattern will remain the same after the subdivision is created.

Wetlands: A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.* Jurisdictional wetlands were identified and have been shown on the plat.

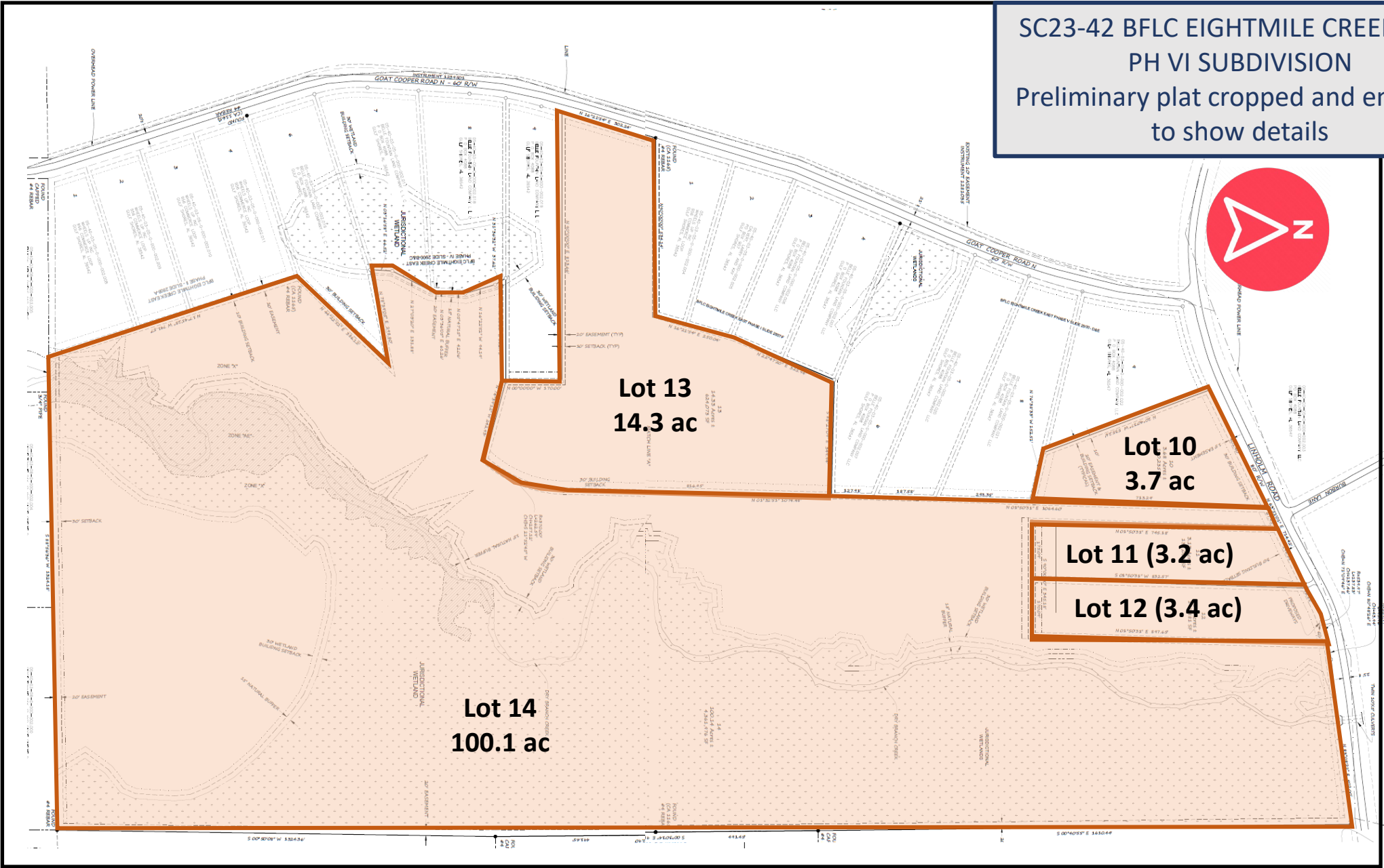
Utility Providers:

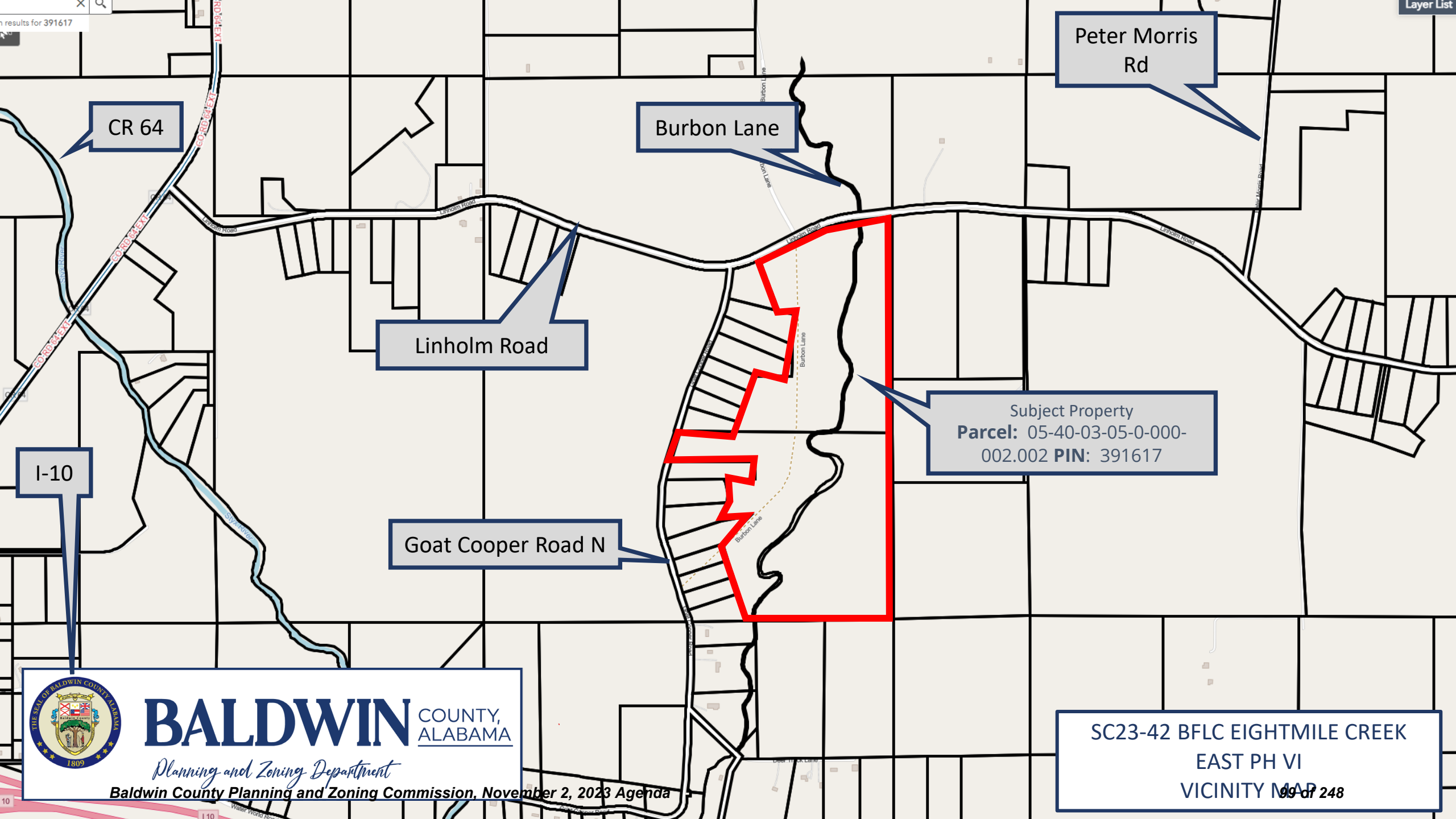
- Electrical: Baldwin EMC
- Water: On-Site Well
- Sewer: On-Site Septic

Baldwin County, Alabama Planning Districts



SC23-42 BFLC EIGHTMILE CREEK EAST
PH VI SUBDIVISION
Preliminary plat cropped and enlarged
to show details



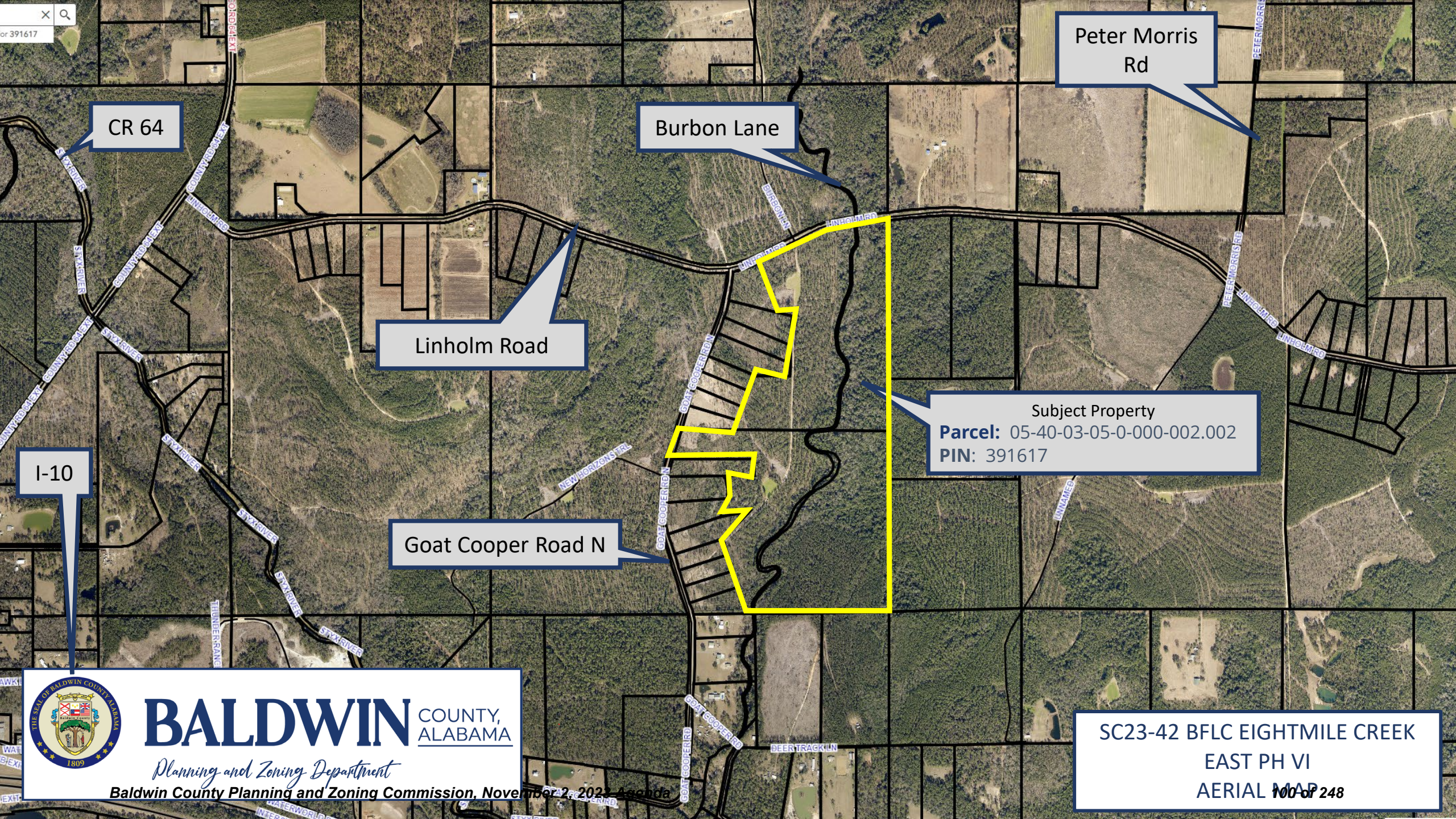


BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

SC23-42 BFLC EIGHTMILE CREEK
EAST PH VI
VICINITY MAP



Peter Morris
Rd

CR 64

Burbon Lane

Linholm Road

Subject Property
Parcel: 05-40-03-05-0-000-002.002
PIN: 391617

I-10

Goat Cooper Road N



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department


Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

SC23-42 BFLC EIGHTMILE CREEK
EAST PH VI
AERIAL MAP 248

Staff Comments

A written narrative was prepared and stamped by Chris Lieb, P.E, *Lieb Engineering Company*.

- Drainage improvements are not required.
- The written narrative has been reviewed and accepted by the Baldwin County Highway Department



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

August 10, 2023

Baldwin County
Attn: Staff


Re: BFLC Eightmile East Phase VI

Staff,

I am providing a generalized drainage plan and written narrative for existing and proposed drainage patterns. The existing conditions of the property are shown below. The property has two main drainage areas starting at a high point on the west and east sides of the property. From these high points of the property, they drain east and west toward the middle of the property to Eightmile Creek. The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations.

Please feel free to contact me if you have any questions or need any clarifications.

Sincerely,

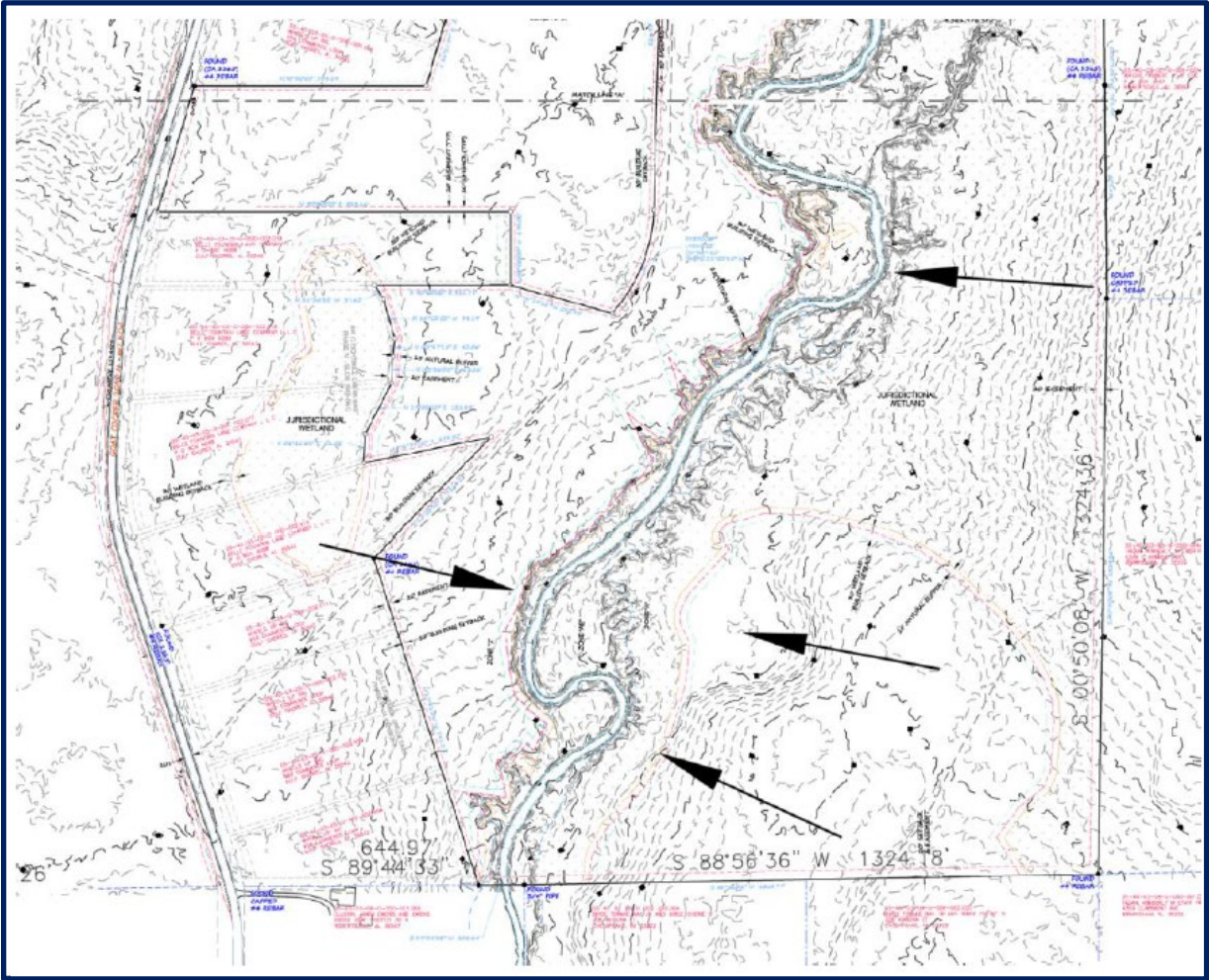
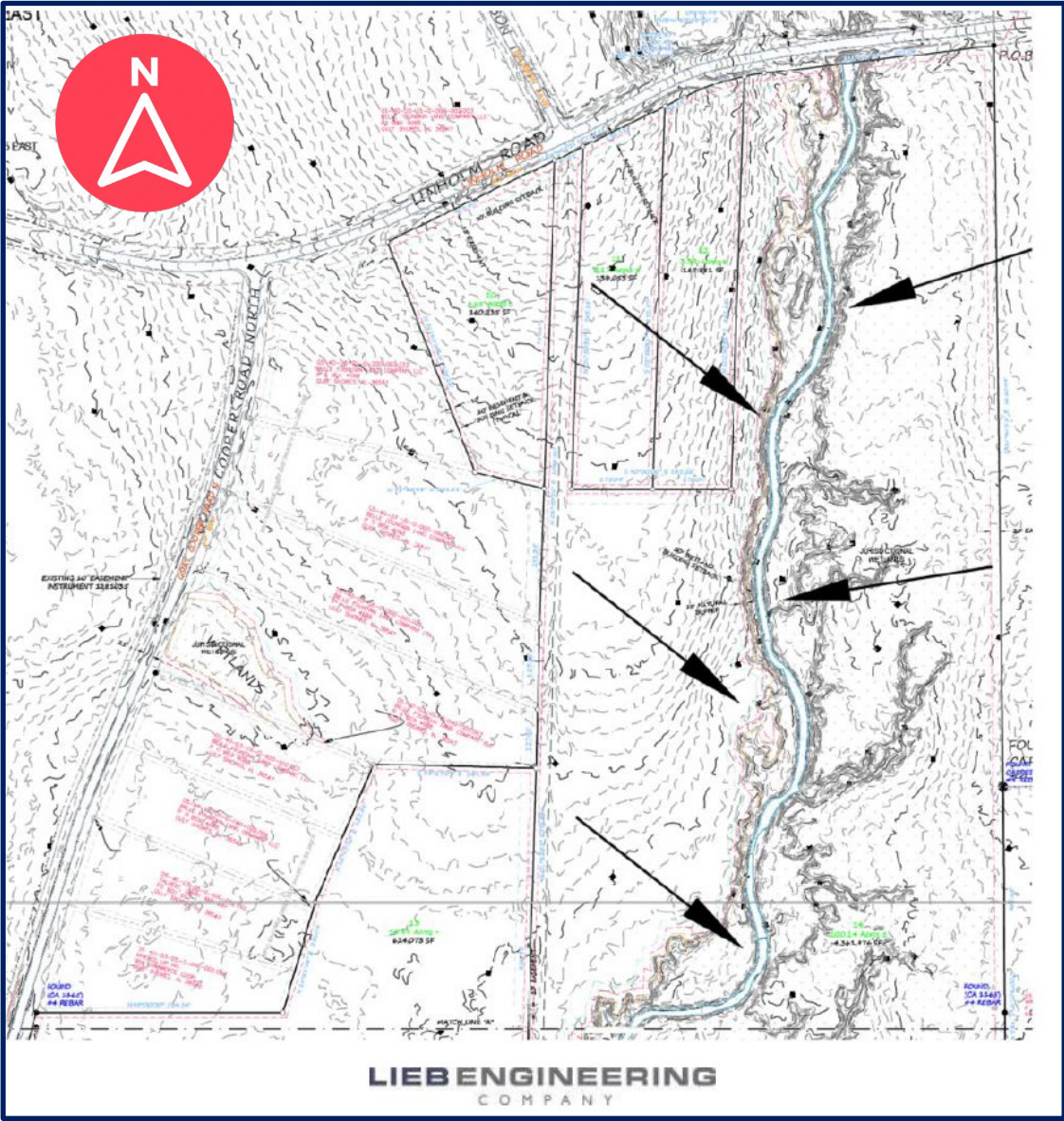


08-10-2023

Christopher Lieb, PE

LIEB ENGINEERING
COMPANY

Page 1 of 3





BALDWIN EMC

Your Touchstone Energy® Cooperative



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

August 3, 2023

Weygand Wilson Surveying, LLC
Amanda Weygand
229 E. 20th Avenue, Unit 12
Gulf Shores, AL 36542

Re: Plat for BFLC Eightmile Creek East Phase VI, Parcels 05-40-03-05-0-000-002.001 and 05-40-03-05-0-000-002.002, 5 lots

Dear Amanda Weygand:

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

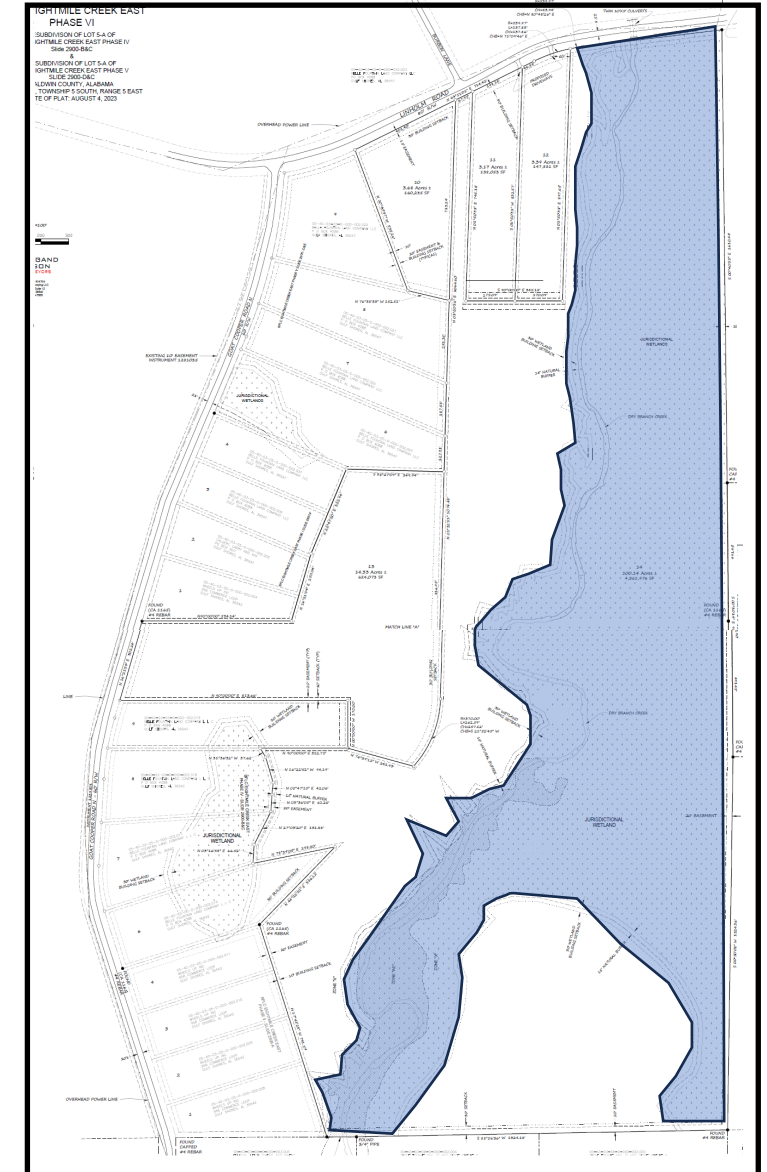
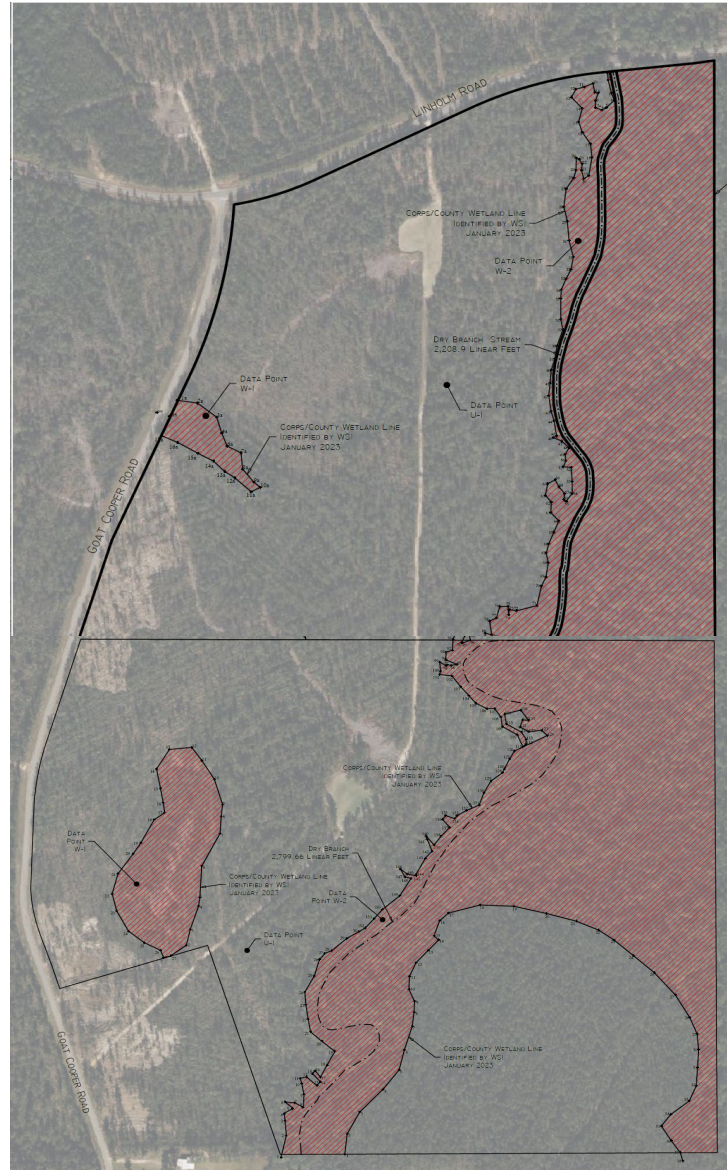
Utilities shown on plat:

UTILITY PROVIDERS:
ELECTRIC - BALDWIN EMC
WATER - ON SITE (WELL)
SEWER - ON SITE (SEPTIC)

Public water is available along Linholm Rd. Applicant has been asked to show the location of the utilities within 100 feet of the subject property on the plat (Section 4.5.5(h)) as a condition of approval.

A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

- Jurisdictional wetlands were identified and have been shown on the plat with the required 15' natural buffer inside the 30' wetland building setback and.



Staff recommends that the PRELIMINARY PLAT for Case No. SC23-42 BFLC EIGHTMILE CREEK EAST PH VI, be **APPROVED with conditions** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Existing utilities must be shown on the plat

General Conditions:

- P&Z Staff will issue administrative final plat approval. The final plat shall be circulated for signatures and recorded within 90 days of approval.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

SUBDIVISION PRELIMINARY PLAT REQUEST

SC23-44 LILLIAN ACRES

NOVEMBER 2, 2023

PRESENTED BY: MARY BOOTH, ASSOCIATE PLANNER

10.b) SC23-44 LILLIAN ACRES

Staff Report Prepared by:
Mary Booth, Associate Planner

November 2, 2023

Request before Planning Commission:

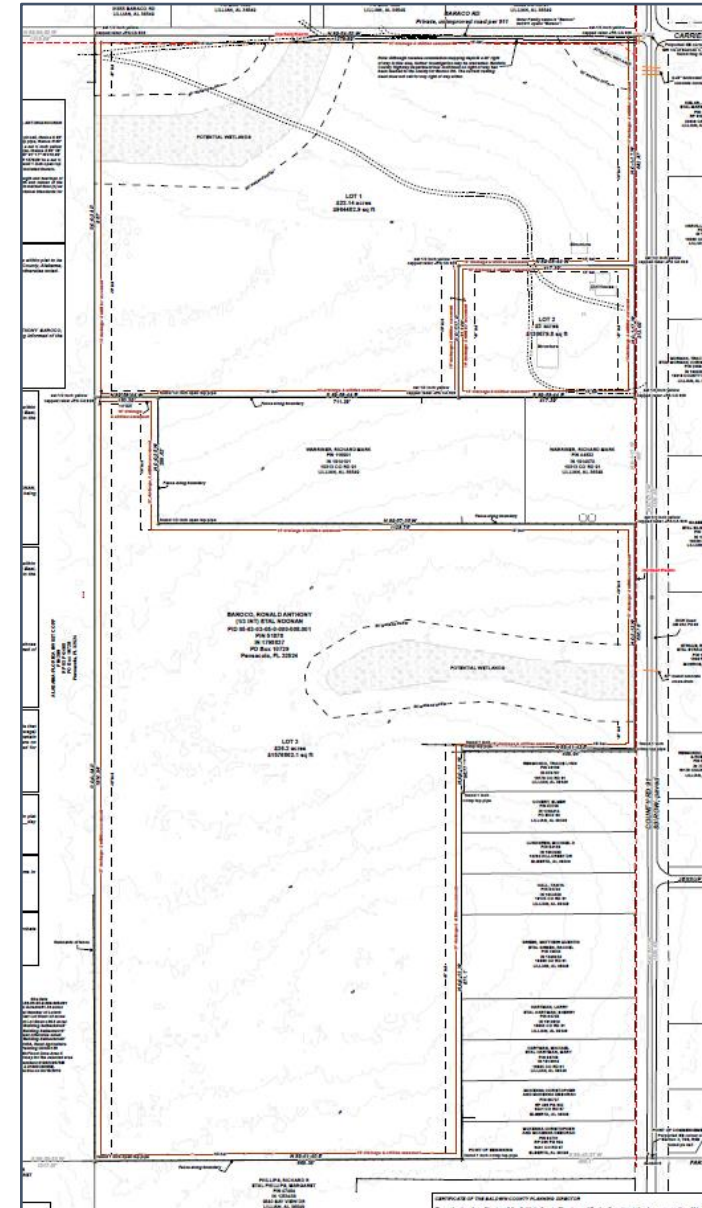
Preliminary Plat approval

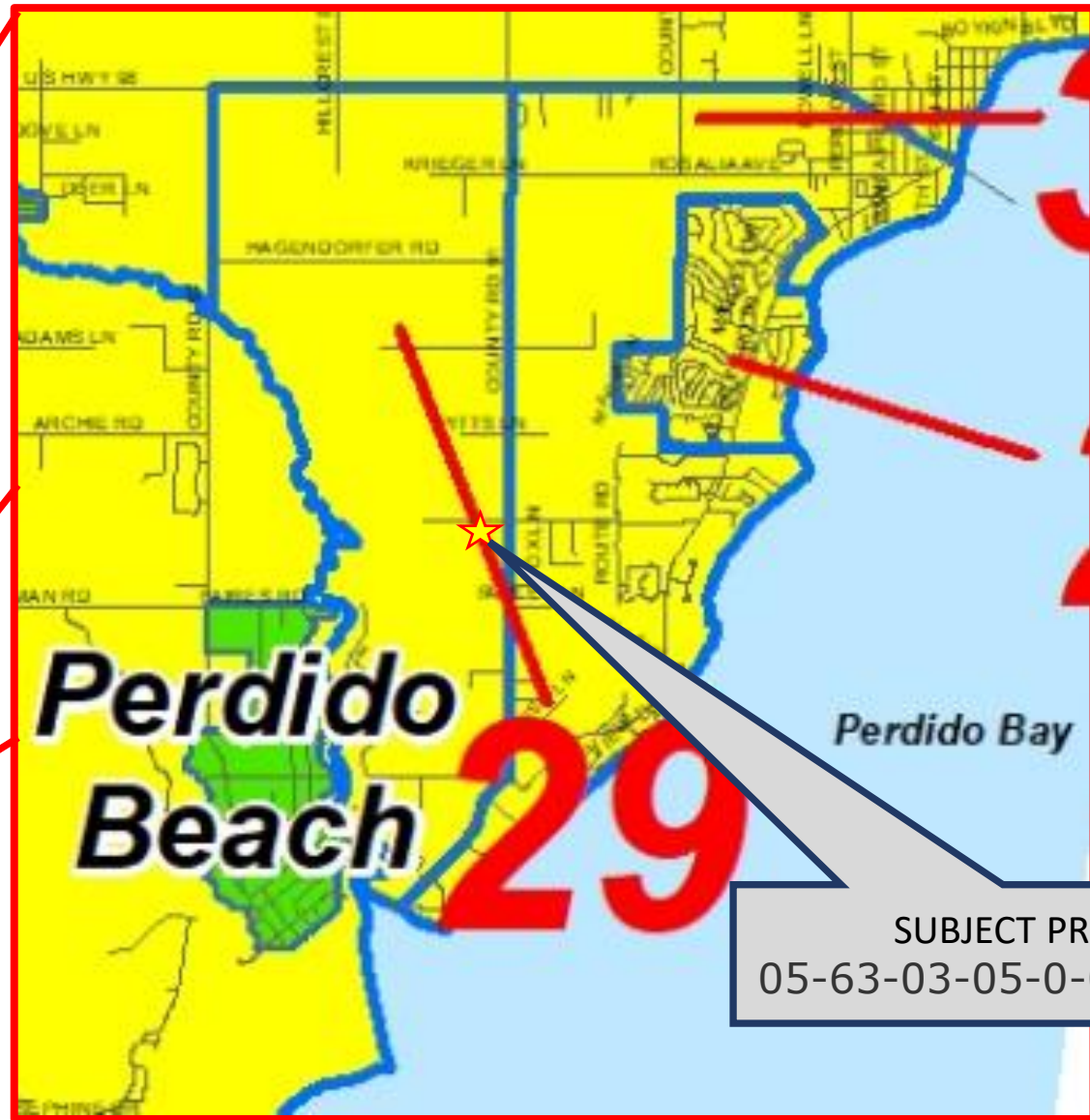
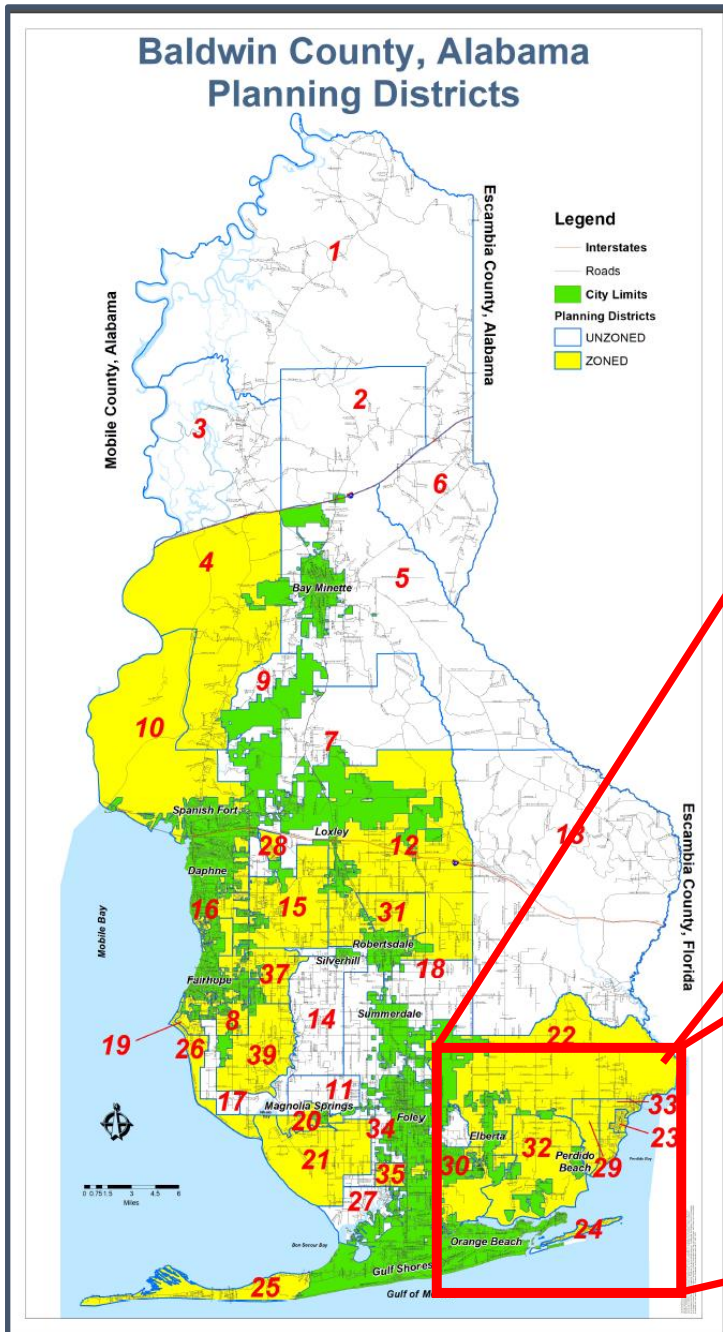
Lillian Acres,
a **3-lot, residential** subdivision

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





SUBJECT PROPERTY
05-63-03-05-0-000-008.001

Location: Subject property is located south of Highway 98 on the east side of County Road 91 south of Baraco Road and Carrier Drive in the Lillian area.

Planning District: 29

Zoning: RA (Rural Agriculture)

Total Property Area to be divided: +/- 61.34 acres

Total # of Lots requested: 3 lots

Surveyor: Matthew Burkett, PLS, *J Pierce and Associates LLC*
11616 Old Ganey Road, Bay Minette, AL 36507

Owner(s) / Developer:

Antonia Noonan, 10005 Soldiers Creek Rd., Lillian, AL 36549
Vicki Baroco, 1182 East Lakeview Ave, Pensacola, FL 32503
Ronald Anthony Baroco, PO Box 10729, Pensacola, FL 32524

Utility Providers:

- Water: Perdido Bay Water, S & FPD
- Electrical: Riviera Utilities
- Septic: On-Site Septic

Online Case File Number: The official case number for this application is SC23-44, however, when searching online CitizenServe database, please use SC23-000044.

Parcel: 05-63-03-05-0-000-008.001

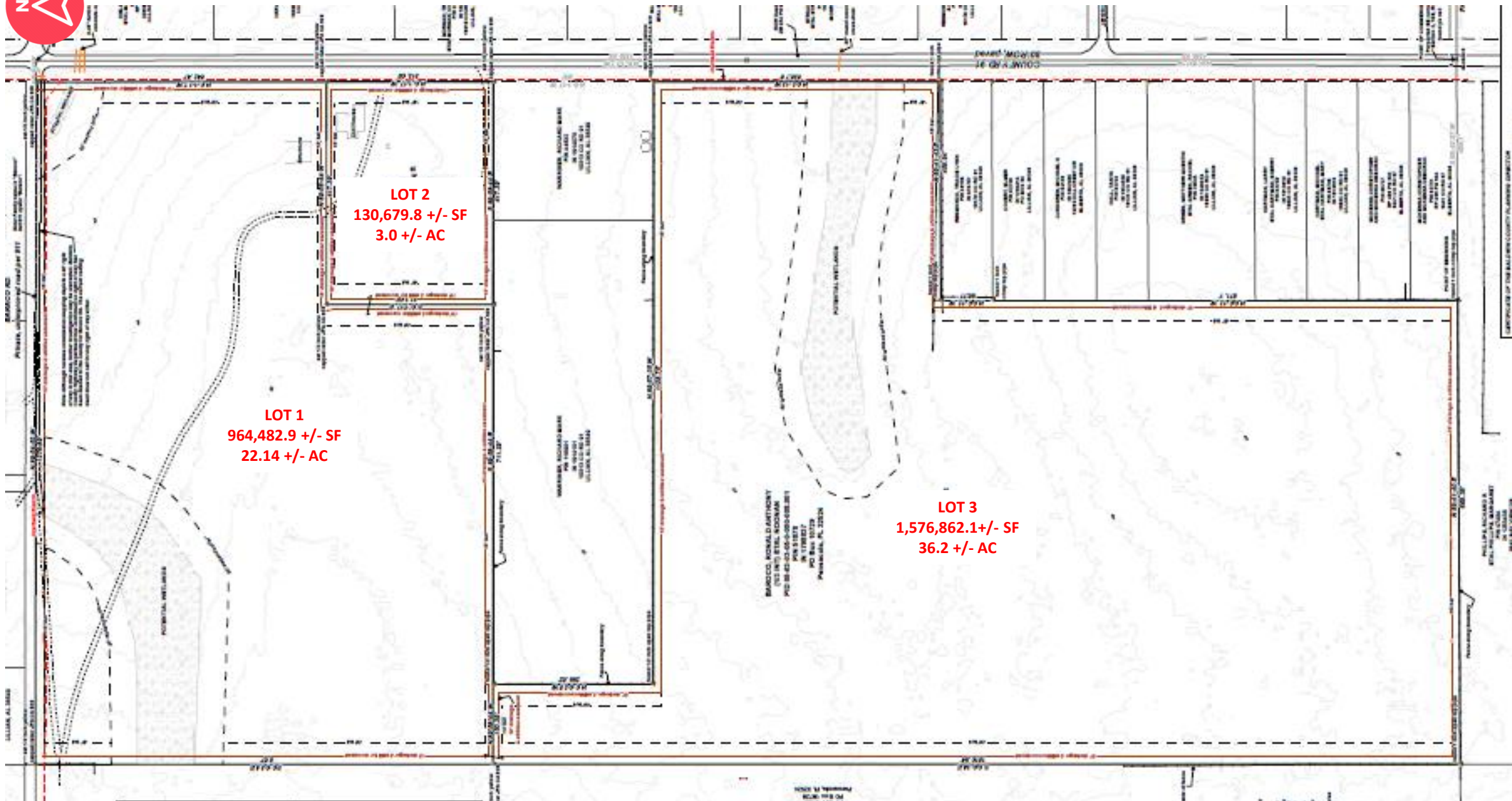
PIN: 51878

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

Drainage Improvements: None required, the drainage pattern will not significantly change after this subdivision is created.

Wetlands: There are potential wetlands and the applicable wetland buffer has been shown.

Streets / Roads: No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision..





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Hwy 98

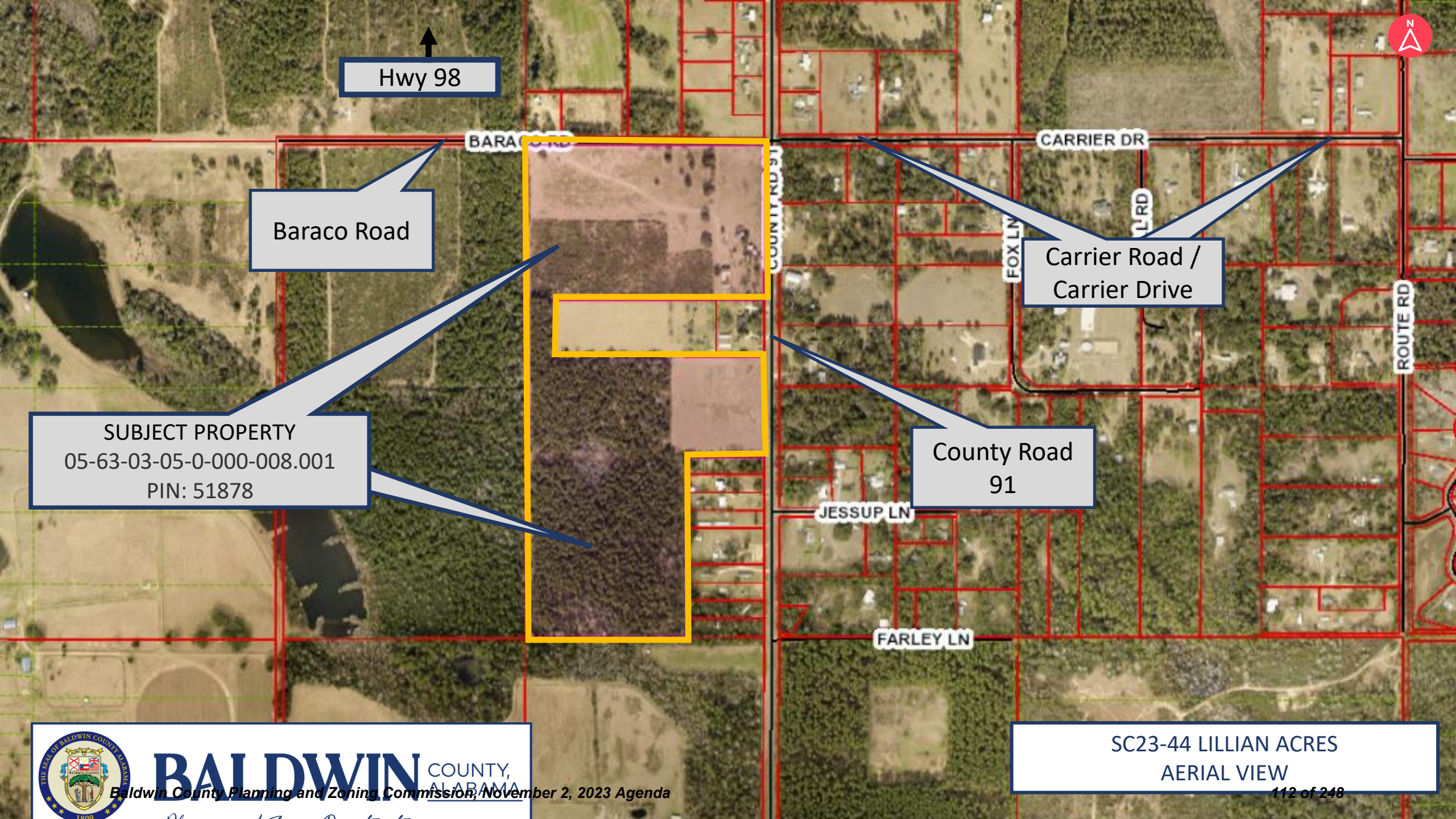
Baraco Road

SUBJECT PROPERTY
05-63-03-05-0-000-008.001
PIN: 51878

Carrier Road /
Carrier Drive

County Road
91

SC23-44 LILLIAN ACRES
VICINITY MAP



Hwy 98

Baraco Road

BARACO RD

CARRIER DR

Carrier Road /
Carrier Drive

LRD

FOX LN

ROUTE RD

County Road
91

JESSUP LN

FARLEY LN

SUBJECT PROPERTY
05-63-03-05-0-000-008.001
PIN: 51878



BALDWIN COUNTY,
ALABAMA

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

SC23-44 LILLIAN ACRES
AERIAL VIEW

Staff Comments

- Benjamin White, P.E., of Tensaw Engineering, prepared a written drainage narrative for subject property.
 - There will not be a significant change in drainage, therefore, there is no need for additional drainage infrastructure to be added to this site.
 - There are no new roads nor impervious improvements slated to be built as part of this subdivision.
 - The written drainage narrative has been reviewed and accepted by the Baldwin County Highway Department.



September 15, 2023

Baldwin County Commission
Highway Department
Central Annex II
22070 Highway 59
Robertsdale, AL 36567

Subject: Lillian Acres
10345 County Road 91
Lillian, AL 36549

The proposed subdivision is located along County Road 91 and Baroco Road in Lillian, AL. To reach the property travel South on County Road 91 approximately 2.55 miles from the intersection of CR 91 and US Hwy 98. The property is on the west side of CR 91 at the intersection of CR 91 and Baraco Road. Before subdividing, the Parcel is 61 +/- acres. The parcel will be subdivided into 3 lots with the smallest lot being 3.0 +/- acres and the largest 36.2 +/- acres.

This property has a gradual slope from the western boundary to the eastern boundary with the highest point for Lots 1 & 2 being the western boundary of the lot at elevation 56' and the lowest point the northeast corner of Lot 1 at elevation 37'. These lots drain to the east under CR 91 through three existing 40" cross drains. Lot 3 has a gradual slope from the southeast corner to the northeast corner with the highest point for Lot 3 being the southeastern portion of the lot at elevation 52' and the lowest point the northeast corner of Lot 3 at elevation 33'. This lot drains to the east under CR 91 through an existing 30" cross drain. Due to the large size of the lots

Due to the large size of the lots, additional runoff from the development will be insignificant and non-impactful. The overall time of concentration will not increase meaningfully for this site. There will not be a significant change in drainage, therefore, there is no need for additional drainage infrastructure to be added to this site.



Sincerely,

Benjamin W. White, PE

15 Hand Avenue, Suite 158
Bay Minette, AL 36507

Ph. (251)-331-1711


Our Profession Our Commitment
PERDIDO BAY
WATER, SEWER AND FIRE PROTECTION DISTRICT
28171 FRESHWATER LANE • ELBERTA, AL 36530
Phone (251) 987-5816 • Fax: (251) 987-5836

September 11, 2023

Matthew Burkett, PLS
J Pierce and Associates, LLC
16116 Old Ganey Rd
Bay Minette, AL 36507

RE: Lillian Acres Subdivision

Dear Matthew,

I am providing this letter in response to your request for Perdido Bay Water, Sewer and Fire Protection District to supply water to your proposed Lillian Acres subdivision located on County Road 91 in Lillian, Alabama. Based on the site plan/plat received the District has the ability to provide for the water needs that this subdivision would require.

Sincerely,


Mark D. Bohlin
General Manager
Perdido Bay Water, Sewer and Fire Protection District



RIVIERA UTILITIES
413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

9/12/2023

Matthew Burkett
J Pierce and Associates LLC
16116 Old Ganey Road
Bay Minette, AL 36507

RE: Lillian Acres – 10345 County Rd 91

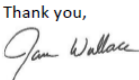
This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

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,

James Wallace

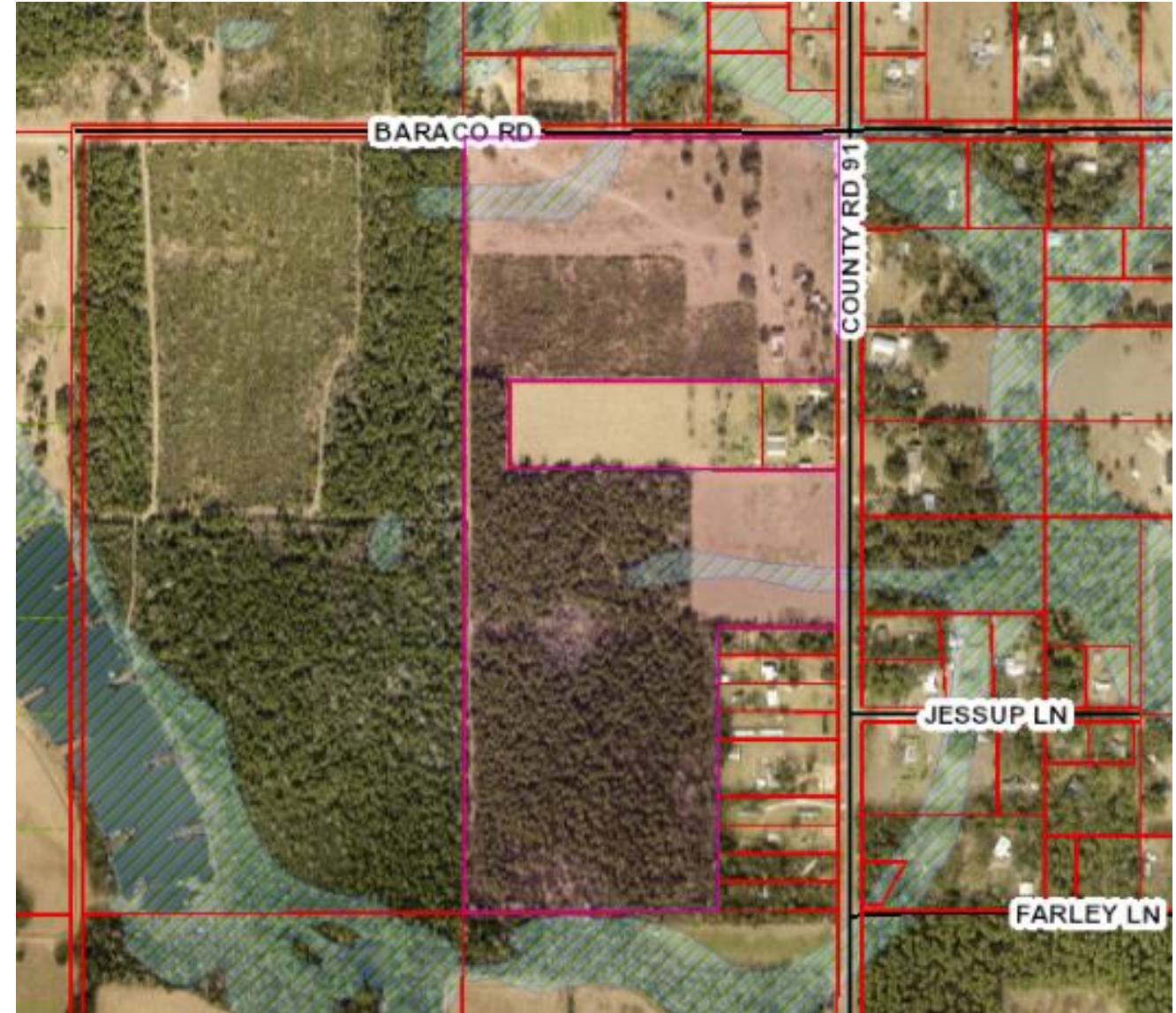
Note on plat:

Utility Providers
Water: Perdido Bay Water, S & FPD
Electric: Riviera Utilities
Sewer: On-Site Septic

Staff Comments

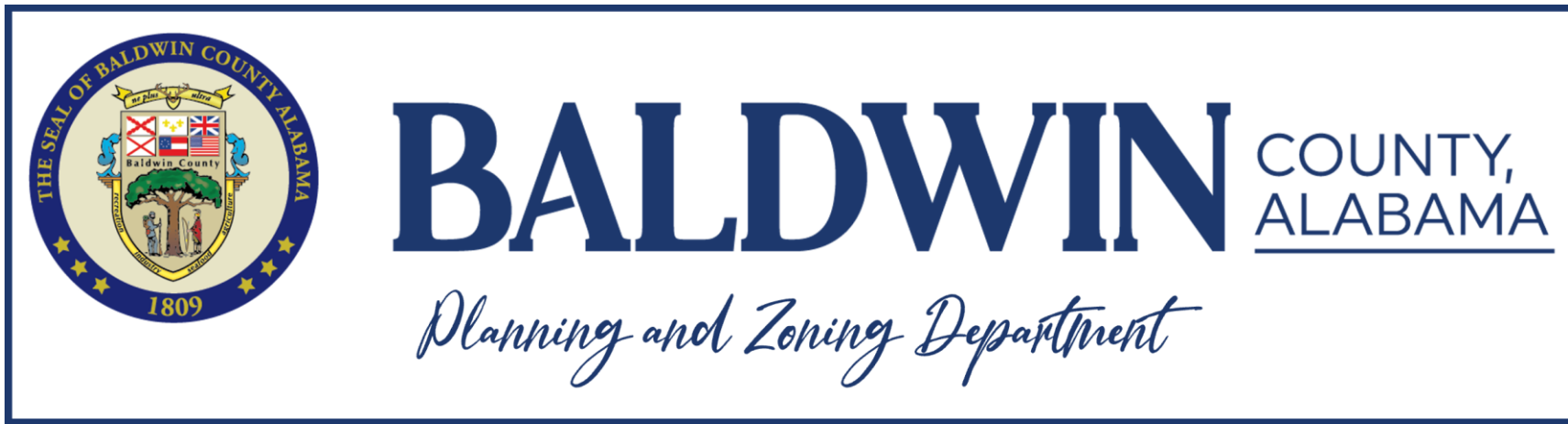
- There are potential wetlands on the site that have not been delineated.
- The applicant has invoked Section 5.2.2 (e) and shown the applicable 50' wetland buffer on the plat.
- The following note has been placed on the plat:

1. Any future subdivision or development of lots shall comply with the wetland requirements of the Subdivision Regulations or Zoning Ordinance applicable at the time of such future subdivision or development, which may include completing a wetland delineation and US ACE Jurisdictional Determination.



Staff recommends that the PRELIMINARY PLAT for Case No. SC23-44, LILLIAN 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
SC23-45 HOPKINS SUBDIVISION
NOVEMBER 2, 2023

PRESENTED BY: MARY BOOTH, ASSOCIATE PLANNER

10.c) SC23-45 HOPKINS SUBDIVISION

Staff Report Prepared by:
Mary Booth, Associate Planner

November 2, 2023

Request before Planning Commission:

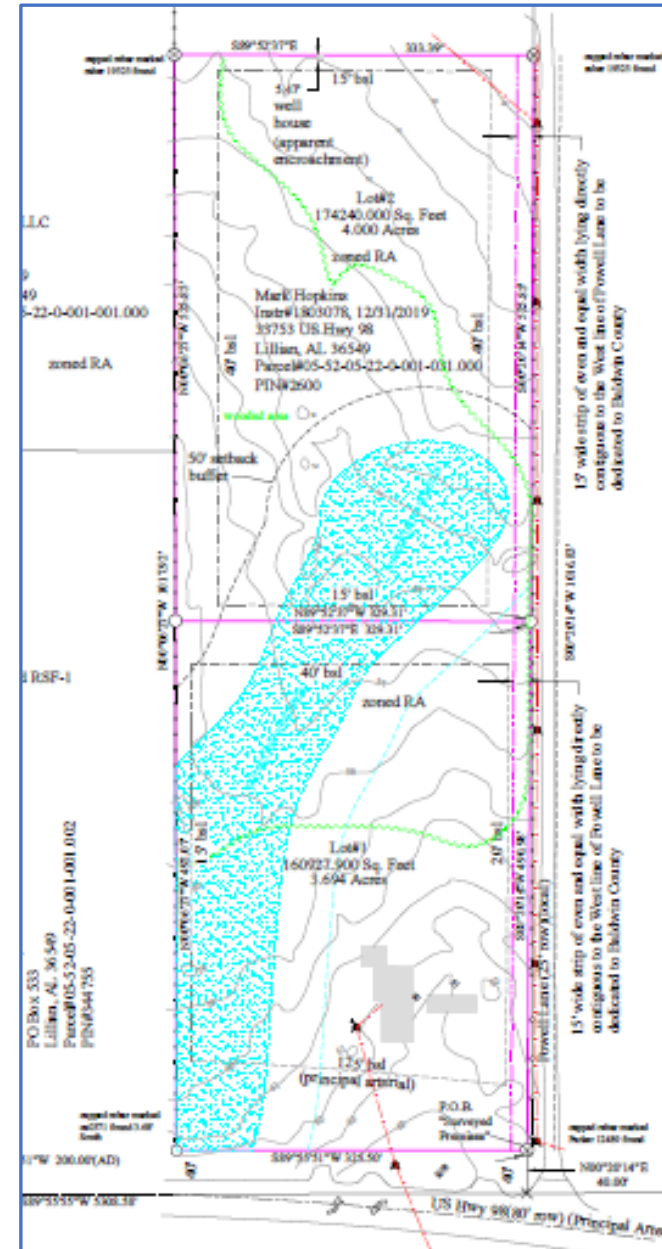
Preliminary Plat approval

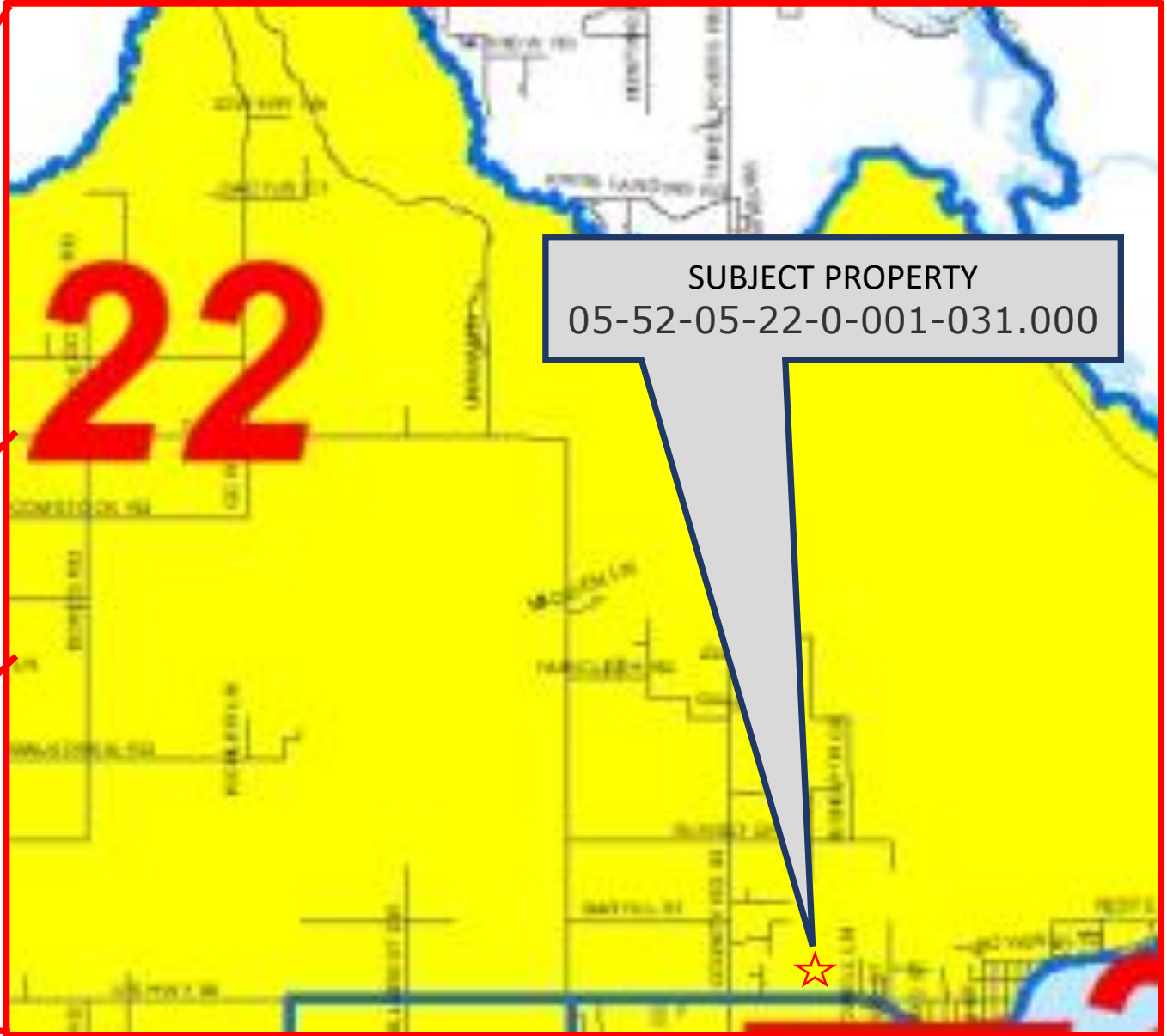
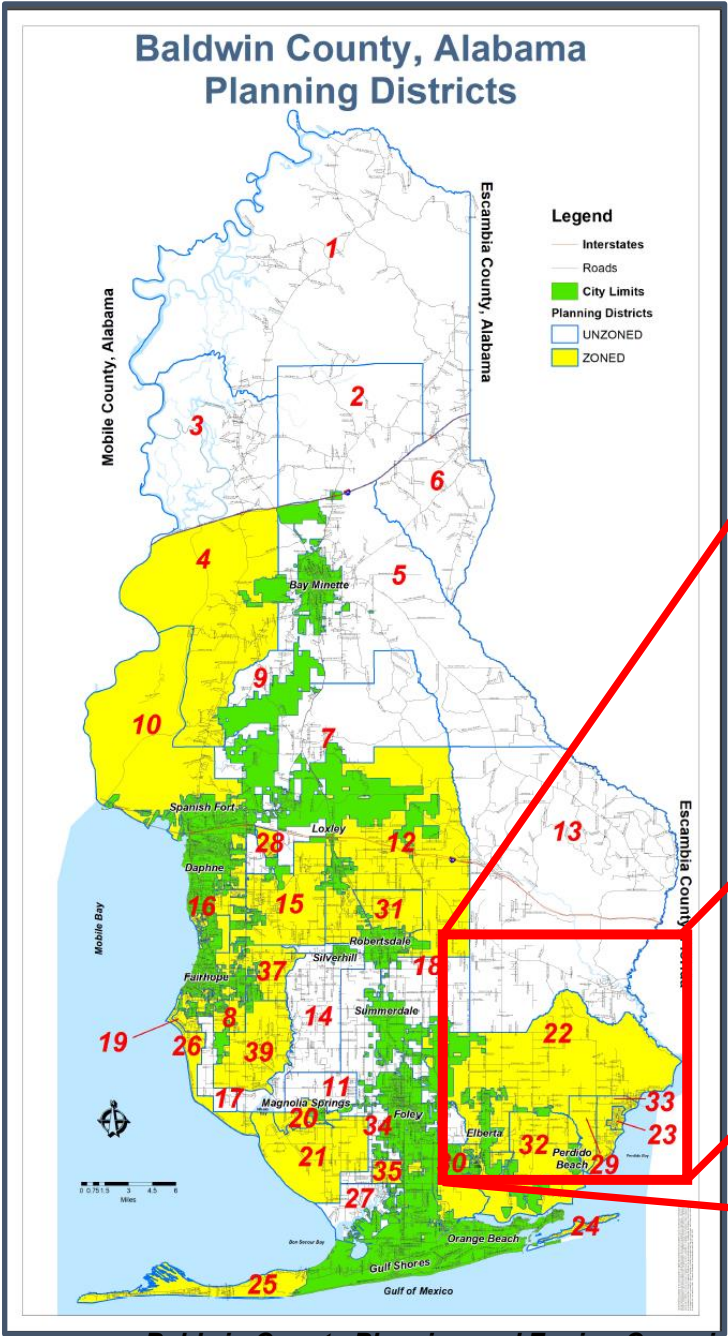
HOPKINS SUBDIVISION,
a **2-lot, residential** subdivision

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





Location: Subject property is located on the north side of Highway 98 near Powell Lane in the Lillian Area.

Planning District: 22

Zoning: RA (Rural Agriculture)

Total Property Area to be divided: +/- 7.694 acres

Total # of Lots requested: 2 lots

Surveyor: Reese Harpel, PLS, *Beyond Measure Surveying*
1608 Burtonwood Dr., Foley, AL 36535

Owner(s) / Developer: Mark Hopkins
33753 US HWY 98, Lillian, AL 36549

Utility Providers:

- Water: On-Site Well
- Electrical: Riviera Utilities
- Septic: On-Site Septic

Online Case File Number: The official case number for this application is SC23-45, however, when searching online CitizenServe database, please use SC23-000045.

Parcel: 05-52-05-22-0-001-031.000

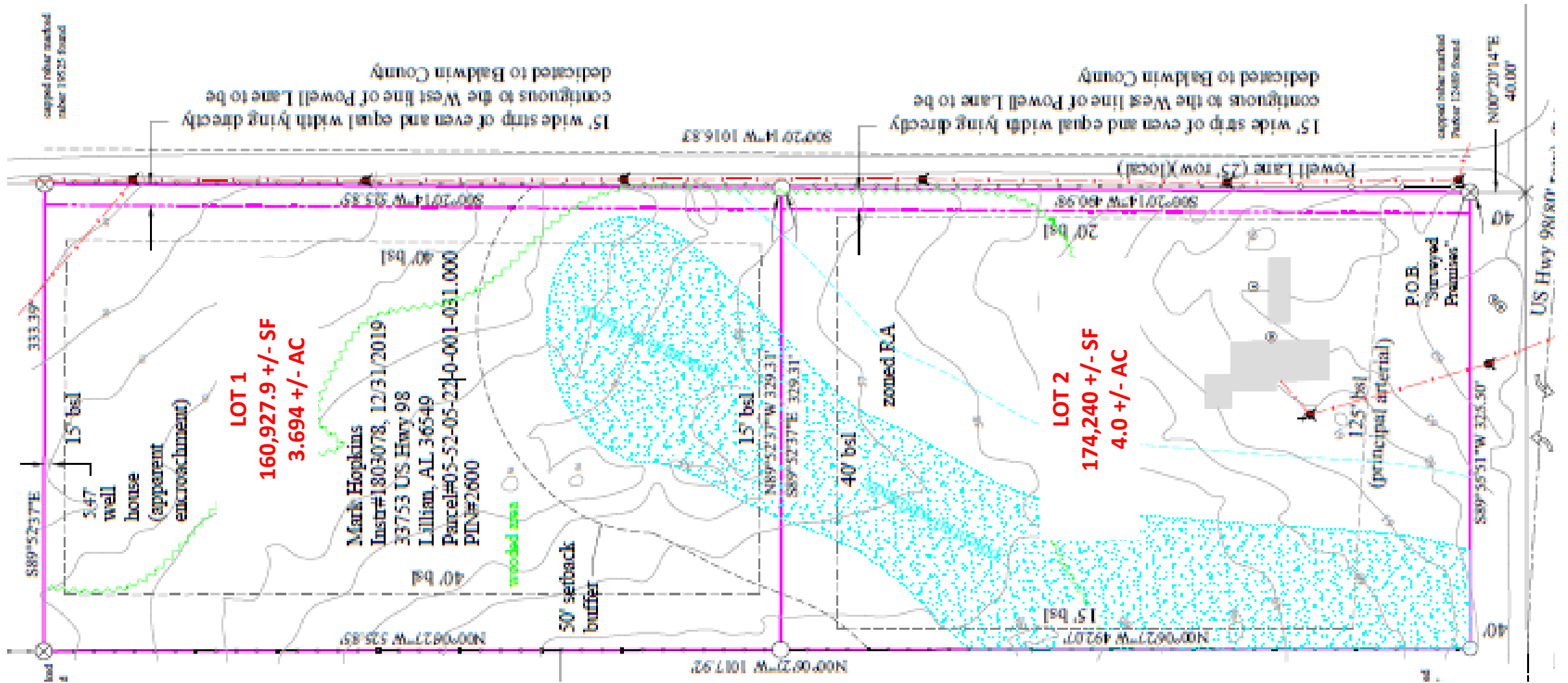
PIN: 2600

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

Drainage Improvements: None required, the drainage pattern will not significantly change after this subdivision is created.

Wetlands: There are potential wetlands and the applicable wetland buffer has been shown.

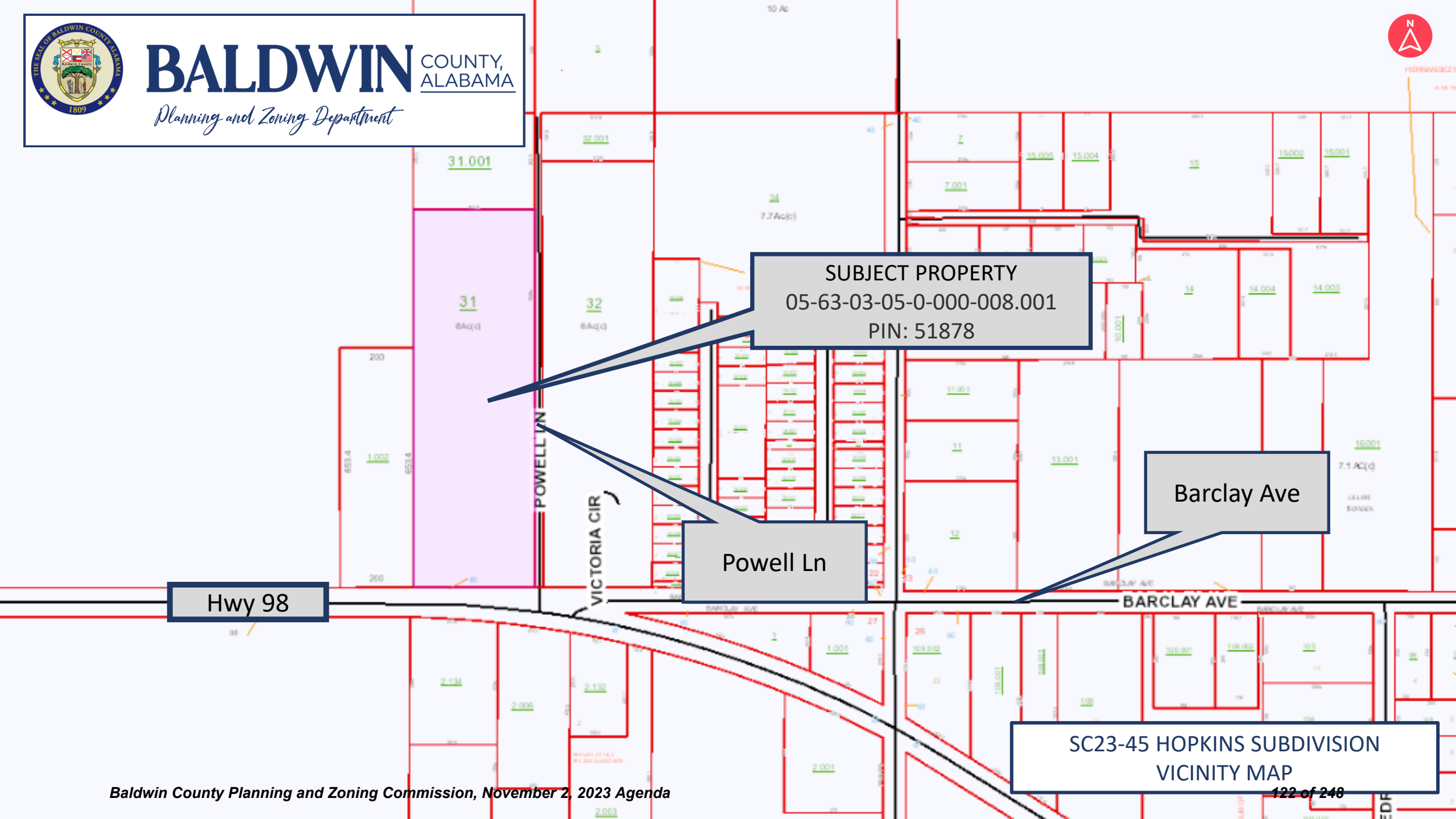
Streets / Roads: No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision..





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



SUBJECT PROPERTY
05-63-03-05-0-000-008.001
PIN: 51878

POWELL LN

VICTORIA CIR

Powell Ln

Barclay Ave





Hwy 98

BARCLAY AVE

SC23-45 HOPKINS SUBDIVISION
AERIAL VIEW

Staff Comments

- Avalisha Fisher, P.E., of Driven Engineering, prepared a written drainage narrative for subject property.
 - There will not be a significant change in drainage, therefore, there is no need for additional drainage infrastructure to be added to this site.
 - There are no new roads nor impervious improvements slated to be built as part of this subdivision.
 - The written drainage narrative has been reviewed and accepted by the Baldwin County Highway Department.

 Driven Engineering, Inc. <small>ADDING VALUE, BUILDING RELATIONSHIPS</small>	<small>8005 Morris Hill Road Semmes, AL 36575 Phone (251) 649-4011 Fax (251) 645-0971</small>
<p style="text-align: center;">September 11, 2023</p>	
<p style="text-align: center;">Hopkins Subdivision Drainage Narrative 33753 US HWY 98 Lillian, AL 36549 DEI Project No. 23084</p>	
<p>The site in question is currently a 7.7 acre RA zoned, undeveloped parcel that is located along U.S. Highway 98, at the intersection of Powell Ln and Barclay Ave. This property is covered by brush, grassland, and wooded forest as well as one residential structure. Proposed work includes subdividing the property into two separate parcels. Lot two will be located along the north section of the property and will be approximately 4 acres. Lot one will be located along the south section of the property and will be approximately 3.7 acres. Following the Wetlands assessment of the property, wetlands are found to cover a majority of the central portion of the land. Land development within 30 feet of said wetlands (Baldwin County, Building Setback Requirement) is not included and shall not be permitted in this submittal. The attached drainage calculations demonstrate no additional drainage measures are required</p>	
<p>Assuming no more than 0.14 acres, or 6,000 square feet of impervious construction is eventually developed per lot, storm water increases would be less than 1 cfs and would be considered negligible. If any increase of impervious surface over 6,000 sq ft per lot is planned, an engineer approved stormwater plan will be required.</p>	
<p>Respectfully,</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1370 828 1656 942">  Avalisha Fisher, P.E. For the Firm </div> <div data-bbox="1656 796 1860 971">  </div> <div data-bbox="1503 899 1656 942"> 09/12/2023 </div> </div> <div style="text-align: right; margin-top: 100px;">  </div>	
<p style="text-align: center;"> <small>www.drivenengineering.com</small> <small>Page 1 of 1</small> </p>	



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

8/24/2023

Reese Harpel
Beyond Measure Surveying
1608 Burtonwood Drive
Foley, AL 36535

RE: Hopkins Subdivision – 33753 US Highway 98


This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

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@riverautilities.com

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

Thank you,

James Wallace

Note on plat:

Utility Information:
Power - Riviera Utilities
Sewer - Onsite sewer (existing or to be installed)
Water - Onsite well (existing or to be installed)

Staff Comments

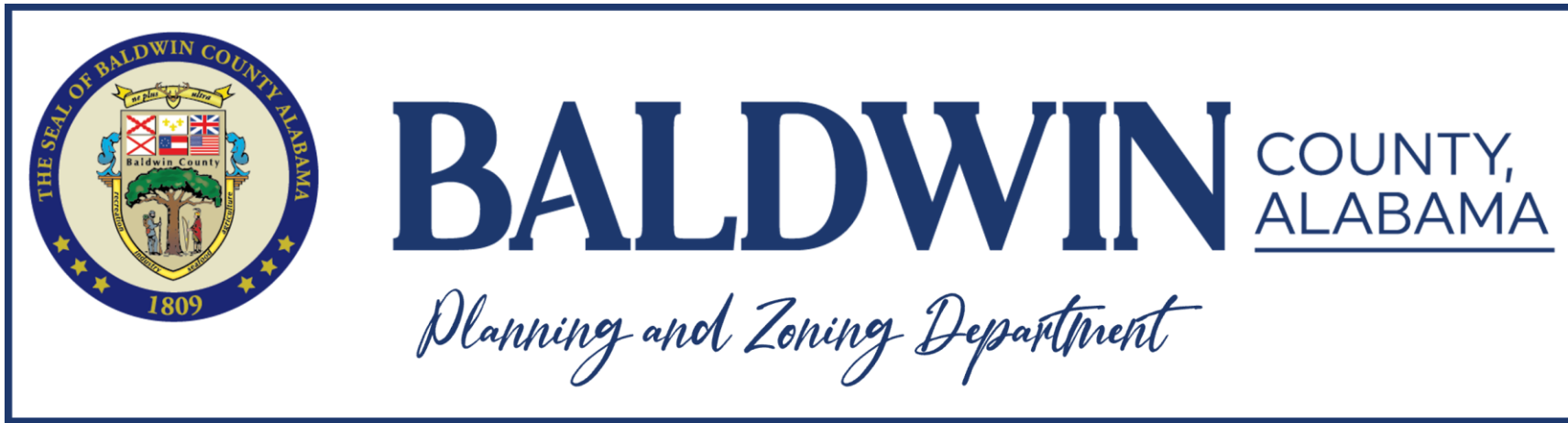
- There are potential wetlands on the site that have not been delineated.
- The applicant has invoked Section 5.2.2 (e) and shown the applicable 50' wetland buffer on the plat.
- The following note has been placed on the plat:

Any future subdivision or development of lots shall comply with the wetland requirements of the Subdivision Regulations or Zoning Ordinance applicable at the time of such future subdivision or development, which may include completing a wetland delineation and USACE Jurisdictional Determination.



Staff recommends that the PRELIMINARY PLAT for Case No. SC23-45, HOPKINS 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.



SUBDIVISION PRELIMINARY PLAT REQUEST
SC23-46 BFLC EIGHTMILE CREEK EAST PH VII
NOVEMBER 2, 2023

PRESENTED BY: MARY BOOTH, ASSOCIATE PLANNER

10.d) SC23-46 BFLC EIGHTMILE CREEK EAST PH VII SUBDIVISION

Staff Report Prepared by:
Mary Booth, Associate Planner

November 2, 2023

Request before Planning Commission:

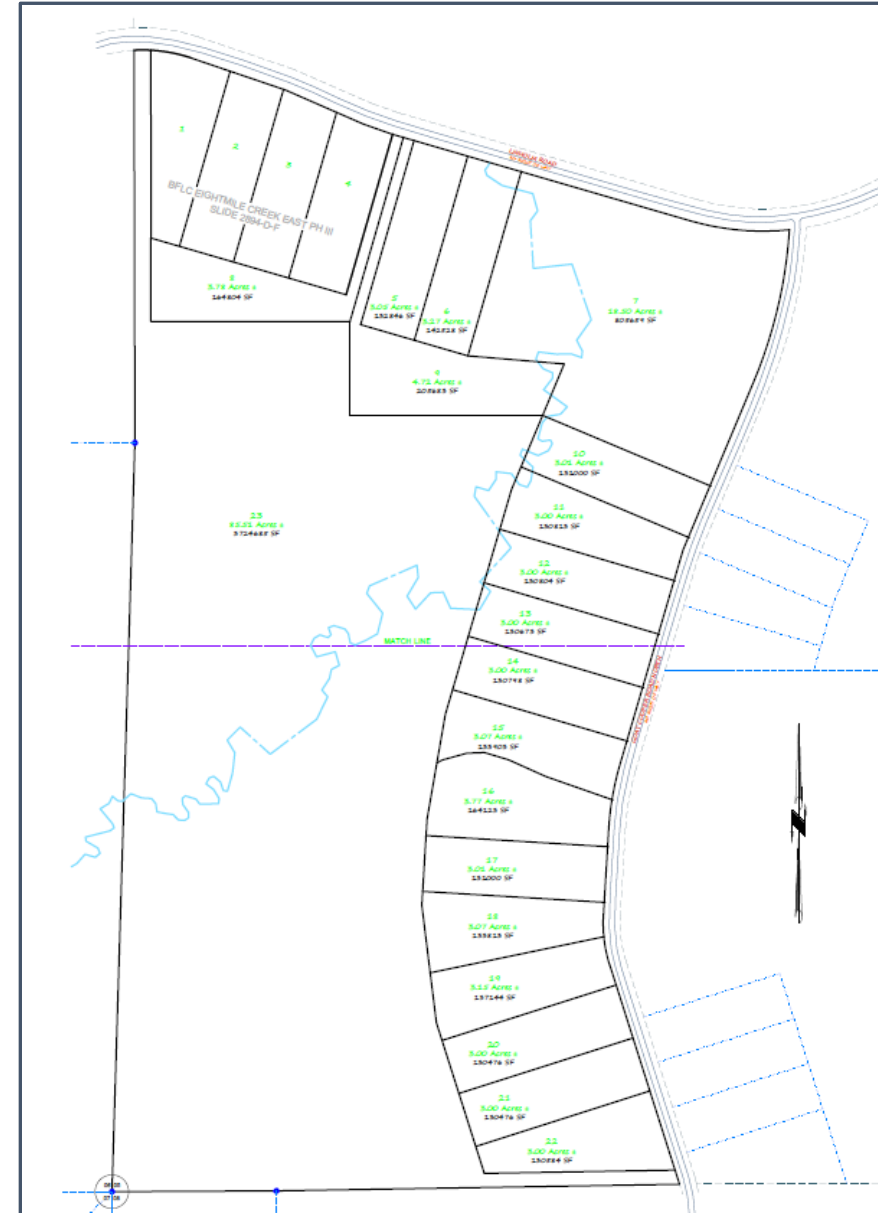
Preliminary Plat approval

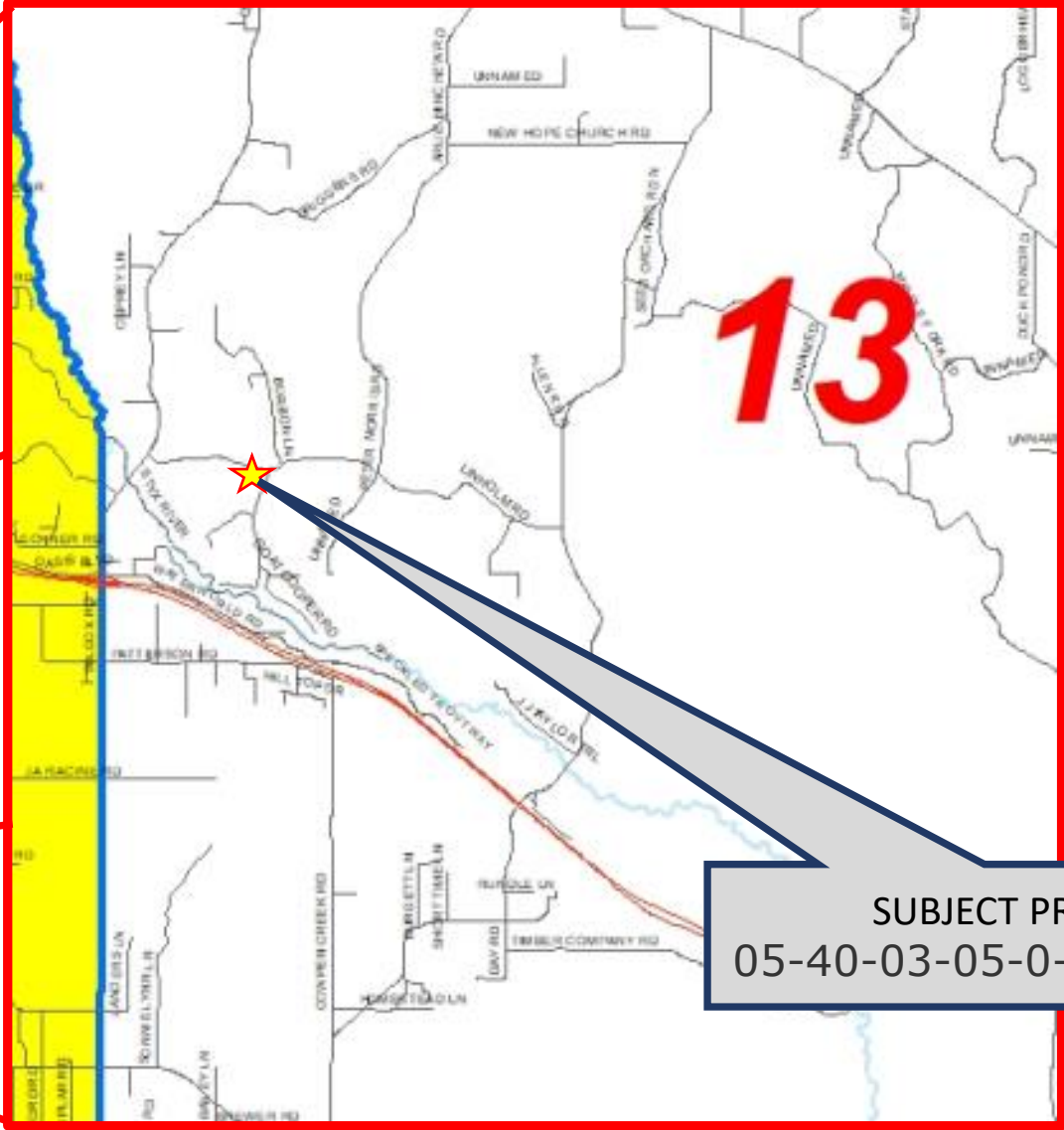
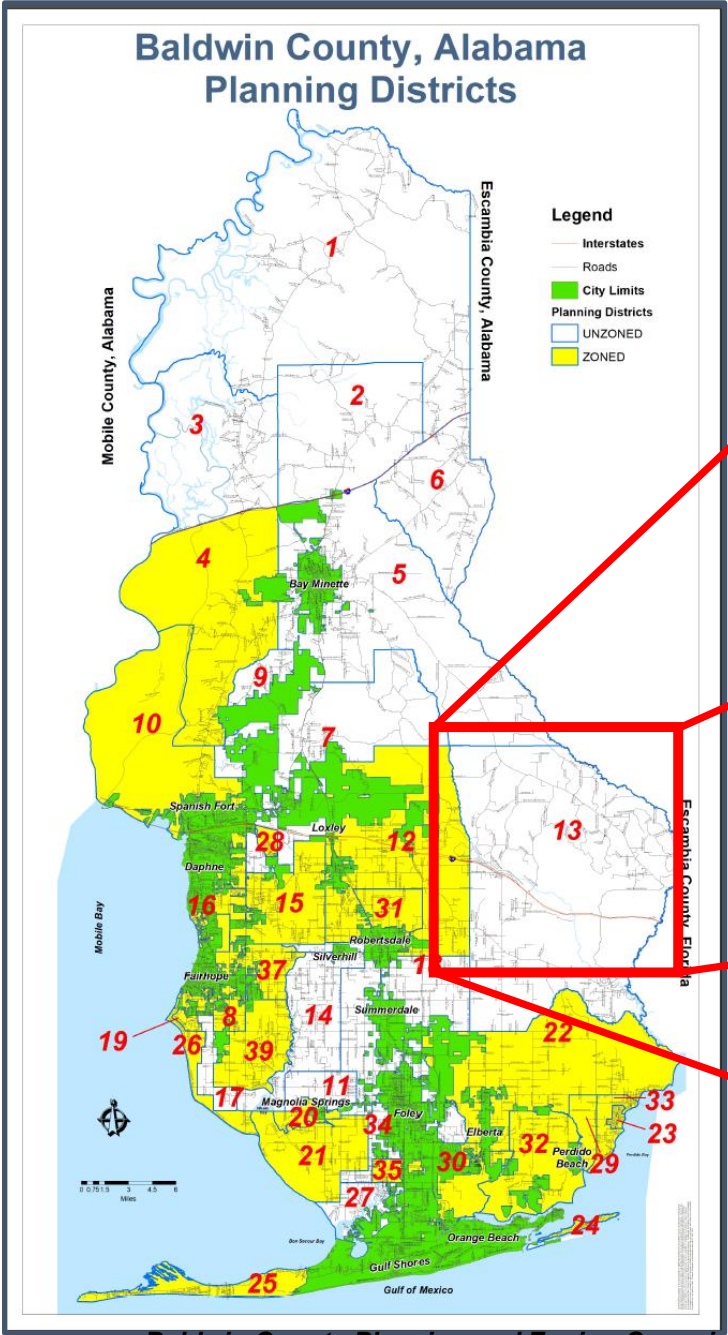
BFLC Eightmile Creek East Ph VII,
a **5-lot, residential** subdivision

Staff recommendation: **APPROVAL, with conditions**

To view maps/plats in higher resolution
and public comments received related to
this case, please visit the “Upcoming
Items” Planning and Zoning webpage :

[https://baldwincountyal.gov/departments/
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)





SUBJECT PROPERTY
05-40-03-05-0-000-002.000

Location: Subject property is located on the south side of Linholm Road and along the west side of Goat Cooper Road.

Planning District: 13

Zoning: The citizens of Planning District 13 have **not implemented zoning**

Total Property Area to be divided: 158.90 acres

Total # of Lots requested: **19 lots**

Surveyor: Trent Wilson, PLS, *Weygand Wilson Surveying LLC*
229 E. 20th Ave., Suite 12, Gulf Shores, AL 36542

Owner / Developer: Belle Fountain Land Company LLC
PO Box 4088, Gulf Shores, AL 36547

Utility Providers:

- Water: On-Site
- Electrical: Baldwin EMC
- Septic: On-Site Septic

Online Case File Number: The official case number for this application is SC23-46, however, when searching online CitizenServe database, please use SC23-000046.

Parcel: 05-40-03-05-0-000-002.000

PIN: 63761

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

Drainage Improvements: **None required**, the drainage pattern will remain the same after this subdivision is created.

Wetlands: There are **potential wetlands and are shown on the plat.**

Streets / Roads: **No new streets**, roads, sidewalk, or curb and gutter to be installed by the subdivision. A common drive will be required for Lots 8 and 9.



BFLC EIGHTMILE CREEK EAST PHASE VII

A RE-SUBDIVISION OF LOT 5 OF
BFLC EIGHTMILE CREEK EAST PHASE III
SLIDE 2894 D-F
BALDWIN COUNTY, ALABAMA
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 5 EAST
DATE OF PLAT: OCTOBER 10, 2023

SCALE: 1"=400'

**WEYGAND
ILSON**
SURVEYORS

Thomas W. Weygand, PLS #45164
Weygand Ilson Surveyors LLC
225 S. 10th Ave., Suite 201
Gulf Shores, AL 36542
Phone: (251) 935-1800



LOT 8
164,804 +/- SF
3.78 +/- AC

LOT 9
205,683 +/- SF
4.72 +/- AC

LOT 23
3,724,685 +/- SF
85.51 +/- AC

LOT 5
132,846 +/- SF
3.05 +/- AC

LOT 5
142,528 +/- SF
3.27 +/- AC

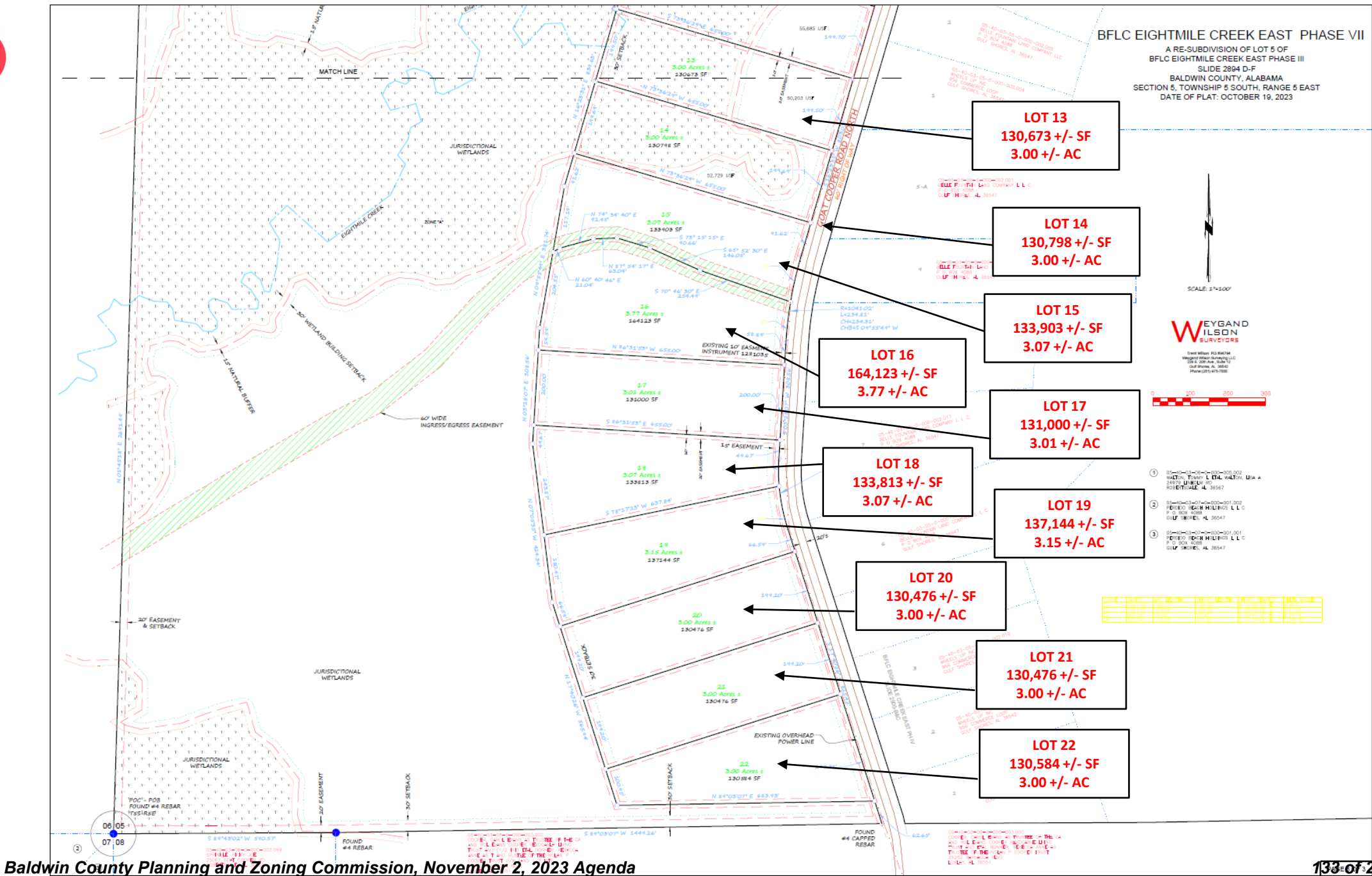
LOT 7
805,659 +/- SF
18.50 +/- AC

LOT 10
131,000 +/- SF
3.01 +/- AC

LOT 11
130,813 +/- SF
3.00 +/- AC

LOT 13
130,673 +/- SF
3.00 +/- AC

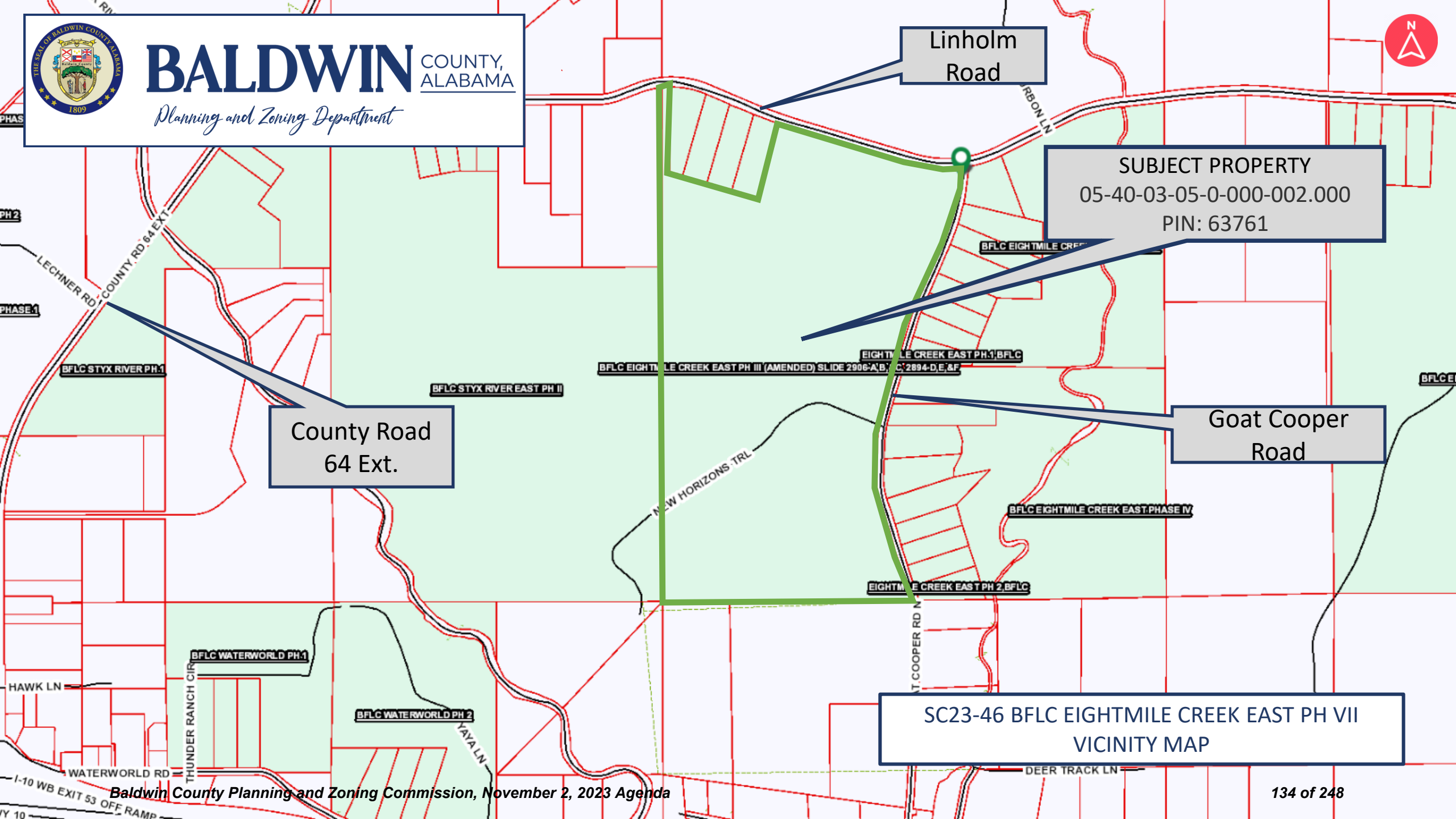
LOT 12
130,804 +/- SF
3.00 +/- AC





BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



County Road
64 Ext.

Linholm
Road

SUBJECT PROPERTY
05-40-03-05-0-000-002.000
PIN: 63761

Goat Cooper
Road

SC23-46 BFLC EIGHTMILE CREEK EAST PH VII
VICINITY MAP



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



Linholm Road

SUBJECT PROPERTY
05-40-03-05-0-000-002.000
PIN: 63761


County Road
64 Ext.

Goat Cooper Road

SC23-46 BFLC EIGHTMILE CREEK EAST PH VII
AERIAL VIEW

Staff Comments

- Chris Lieb, P.E., of Lieb Engineering Company, prepared a written drainage narrative for subject property
 - The drainage pattern will remain the same after the subdivision is created.
 - There are no new roads nor impervious improvements slated to be built as part of this subdivision.
 - The written drainage narrative has been reviewed and accepted by the Baldwin County Highway Department.



LIEB ENGINEERING
COMPANY

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

August 18, 2023


Baldwin County
Attn: Staff

Re: BFLC Eightmile East Phase VII

Staff,

I am providing a generalized drainage plan and written narrative for existing and proposed drainage patterns. The existing conditions of the property are shown below. The property has two main drainage areas starting at a high point on the west and east sides of the property. From these high points of the property, they drain east and west toward the middle of the property to Eightmile Creek. The

The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations.




08-18-2023

Christopher Lieb, PE

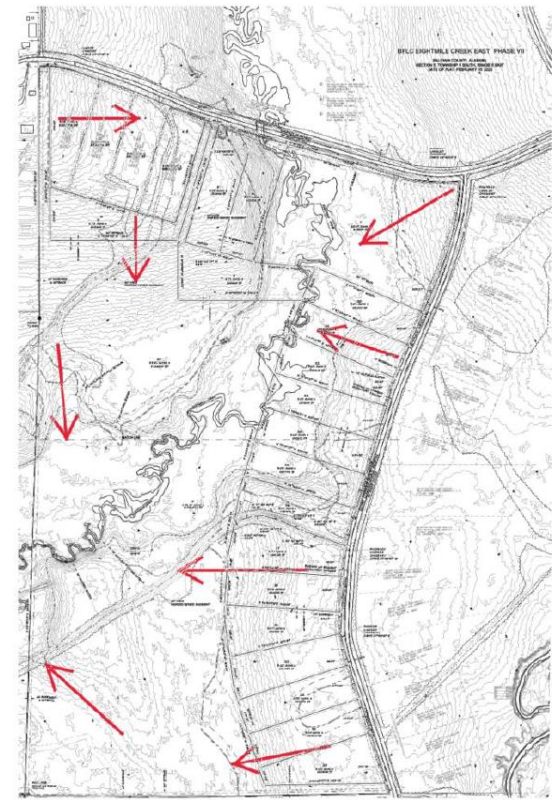
LIEB ENGINEERING
COMPANY

Page 1 of 2



LIEB ENGINEERING
COMPANY

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



LIEB ENGINEERING
COMPANY

Page 2 of 2



BALDWIN EMC

Your Touchstone Energy® Cooperative



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

www.baldwinemc.com

August 21, 2023

Weygand Wilson Surveying, LLC
Amanda Weygand
229 E. 20th Avenue, Unit 12
Gulf Shores, AL 36542

Re: Plat for BFLC Eightmile Creek East Phase VII, Parcel 05-40-03-05-0-000-002.000,
PIN 63761, 20 lots

Dear Amanda Weygand:

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

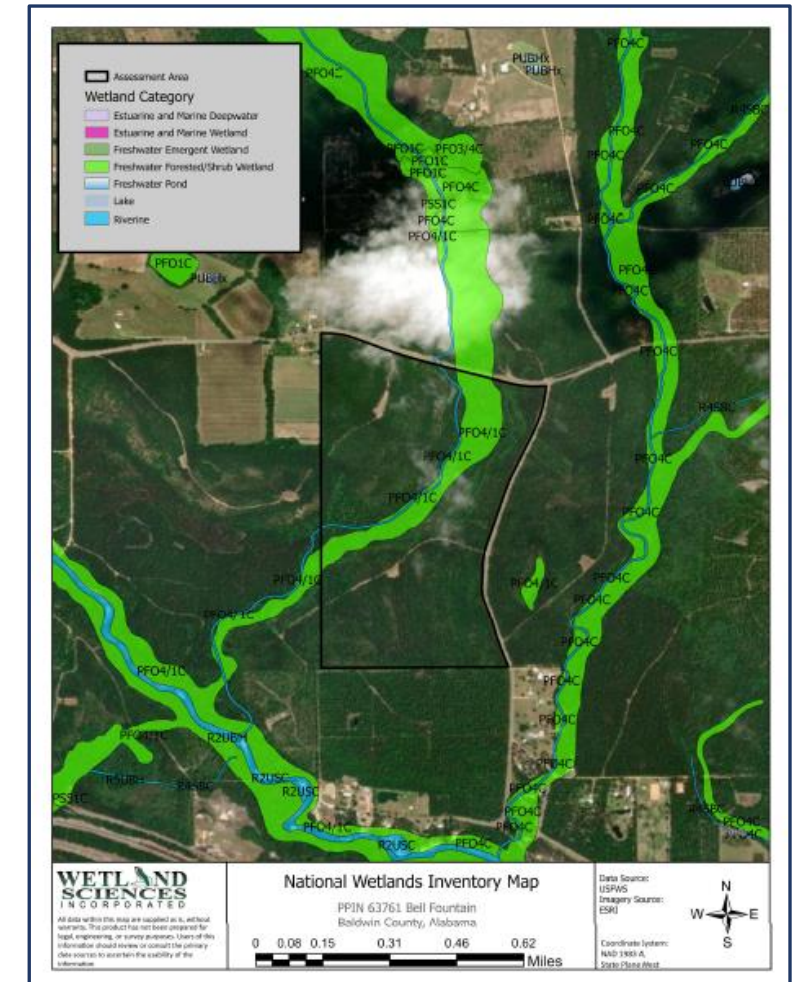
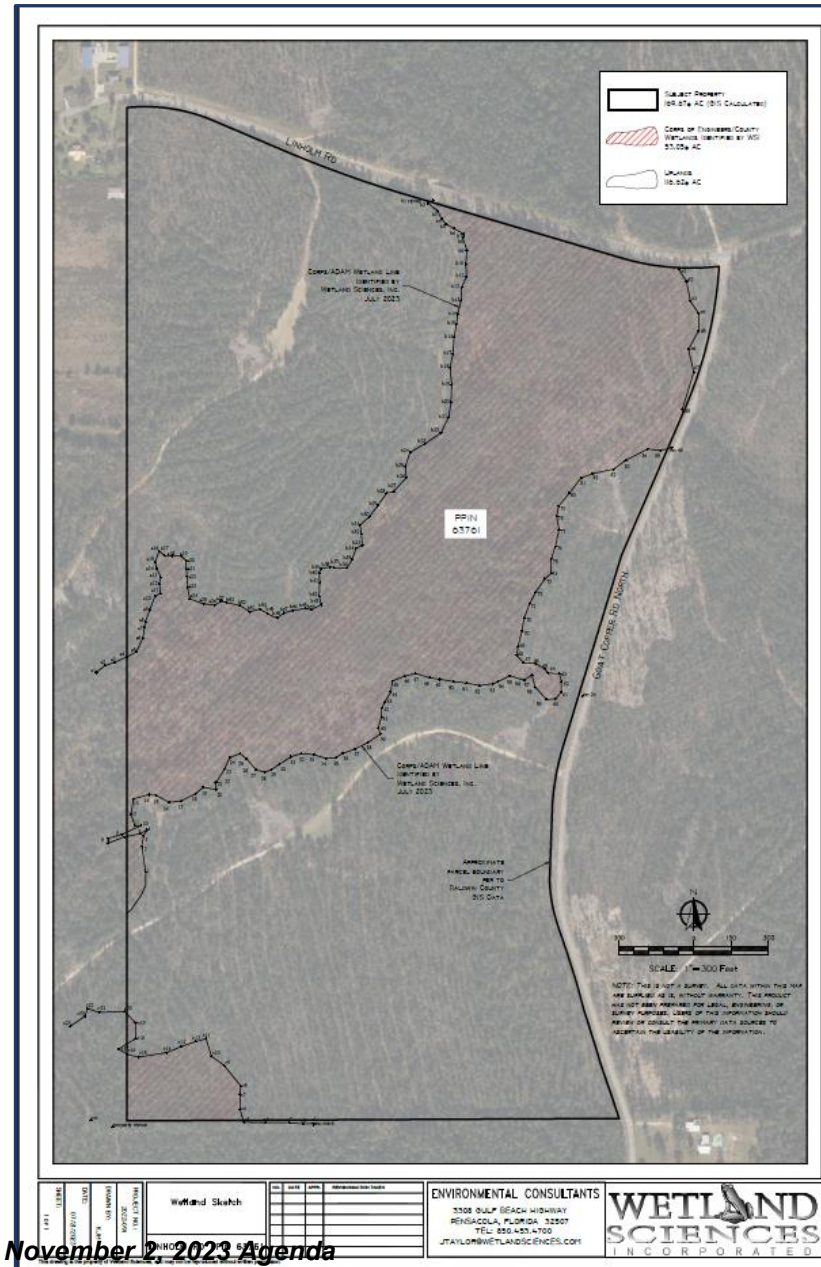
Note on plat:

UTILITY PROVIDERS:

ELECTRIC - BALDWIN EMC
WATER - ON SITE (WELL)
SEWER - ON SITE (SEPTIC)

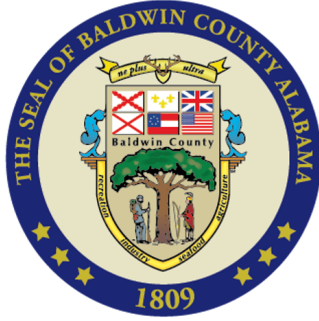
Staff Comments

- There are potential jurisdictional wetlands on the site which have been delineated by Craig Martin, Senior Scientist, Wetland Sciences, Inc.
- The applicant has shown the applicable 30' wetland setback and 15' natural buffer on the plat.
- There are no proposed wetlands to be filled.



Staff recommends that the PRELIMINARY PLAT for Case No. SC23-46, BFLC EIGHTMILE CREEK EAST PH VII, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following conditions for approval.

- Show existing water line once it has been located by the water provider.
- Wetland setbacks and buffers are shown but did not include the 30' setback label and 15' natural buffer label for all wetlands shown on the plat.
- Lot 7 has two areas with less than 40,000 SF of buildable area and the Alabama Department of Public Health may require an engineered septic system. This shall be placed on the plat in the form of a note.
- There is an existing named ingress/egress between Lots 15 and 16. The ingress/egress is shown but is not labeled as New Horizons Trl.
- Staff will grant administrative final plat approval once the revisions have been made to the preliminary plat and accepted by Staff. The final plat shall then be circulated for signatures and recorded within 90 days of approval.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

SUBDIVISION PRELIMINARY PLAT REQUEST

SPP23-22 DARBY RIDGE SUBDIVISION

Nov. 2, 2023

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

Staff Report Prepared by:
Shawn Mitchell, Senior Planner

Request before the Planning Commission:

Staff recommendation:
APPROVAL with conditions

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



Location: Subject property is located on the north side of D'Olive Rd., adjacent to Spanish Fort's corporate limits to the north.

Planning District: 7

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

Total Property Area: 40.3 acres +/-

Total # of Lots requested: 78

- Smallest lot: 10,032 SF +/-
- Largest lot: 17,416 SF +/-
- Building Setbacks: 30' Front, 30' Rear 10' Side, 20' Street side

Streets / Roads: 4,330 LF of streets for public use

- Proposed lots will access internal streets only

Owner:
George Petty, Jr, 2923 Enzor Rd., Troy, AL 36079

Developer:
Dwayne Smith, *HFI 1, LLC*, 50 N. Florida St., Mobile, AL 36607

Engineer:
Dwayne Smith, *Anchor Engineering*, 50 N. Florida St., Mobile, AL 36607

Surveyor:
Cecil Hudson, *Rowe Engineering & Surveying*, 3502 Laughlin Dr. Suite 8, Mobile, AL 36693

Online Case File Number: The official case number for this application is SPP23-22 DARBY RIDGE, however, when searching the online CitizenServe database, please use SPP23-000022.

Parcels: 05-32-02-10-0-000-004.001
05-32-02-10-0-000-004.000

PPINs: 362113, 33658

Traffic Study: TIS prepared and stamped by Shane Bergin, PE, *Neel-Shaffer*, and accepted by the Baldwin County Highway Department.

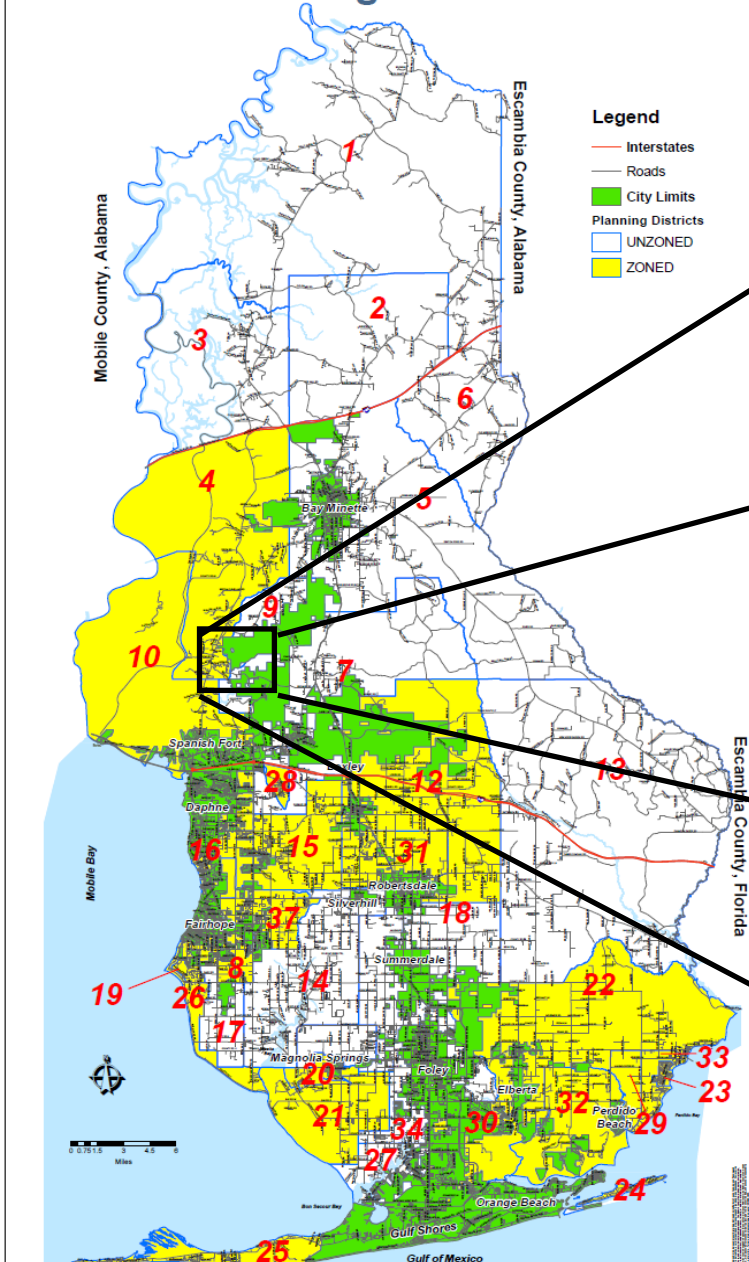
Drainage Improvements: A drainage narrative was prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*, and accepted by the Baldwin County Highway Department.

Wetlands: A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

Utility Providers:

- Domestic Water: North Baldwin Utilities
- Sewer: Baldwin Co. Sewer Service
- Electrical: Baldwin EMC
- Broadband: AT&T

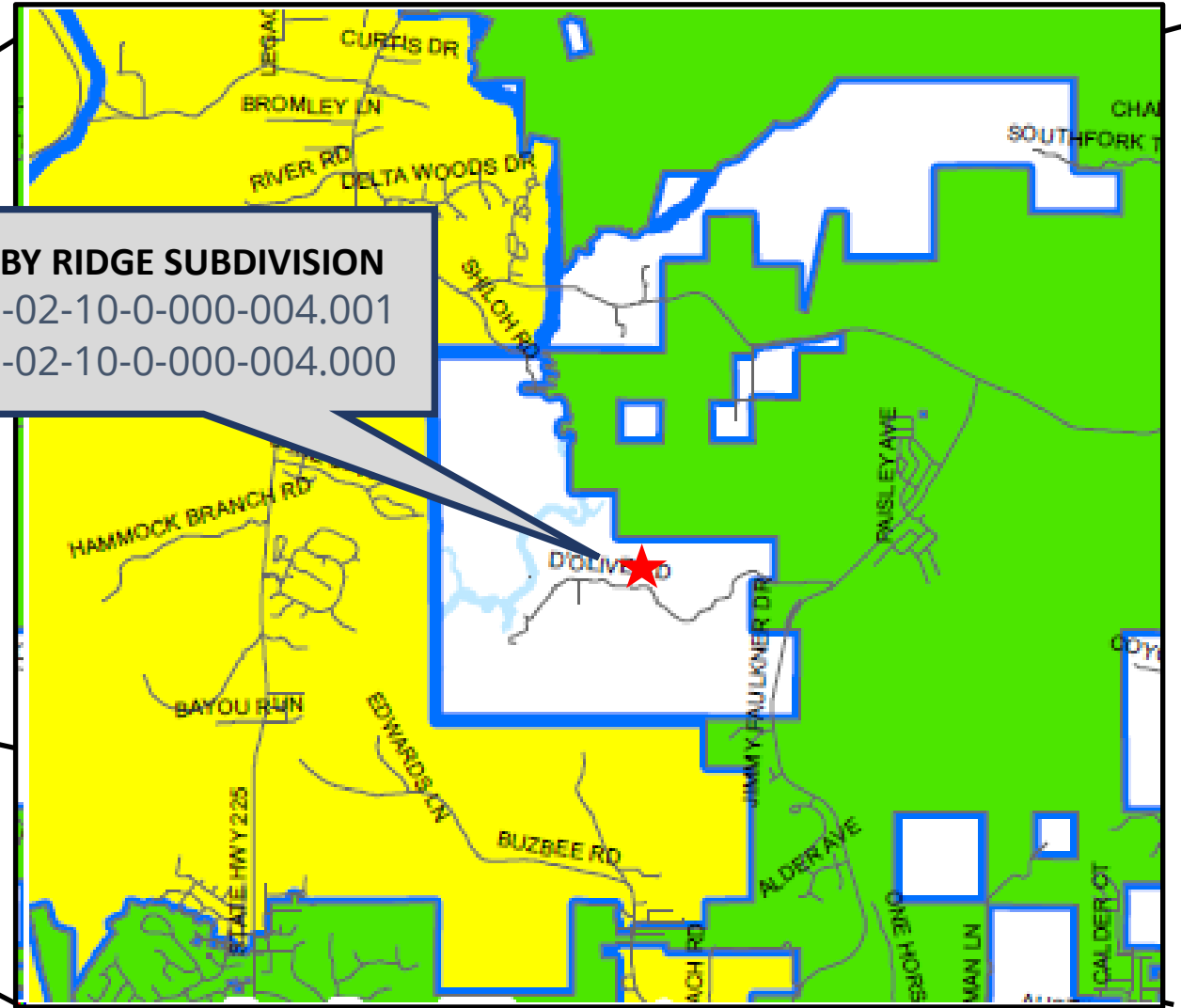
Baldwin County, Alabama Planning Districts

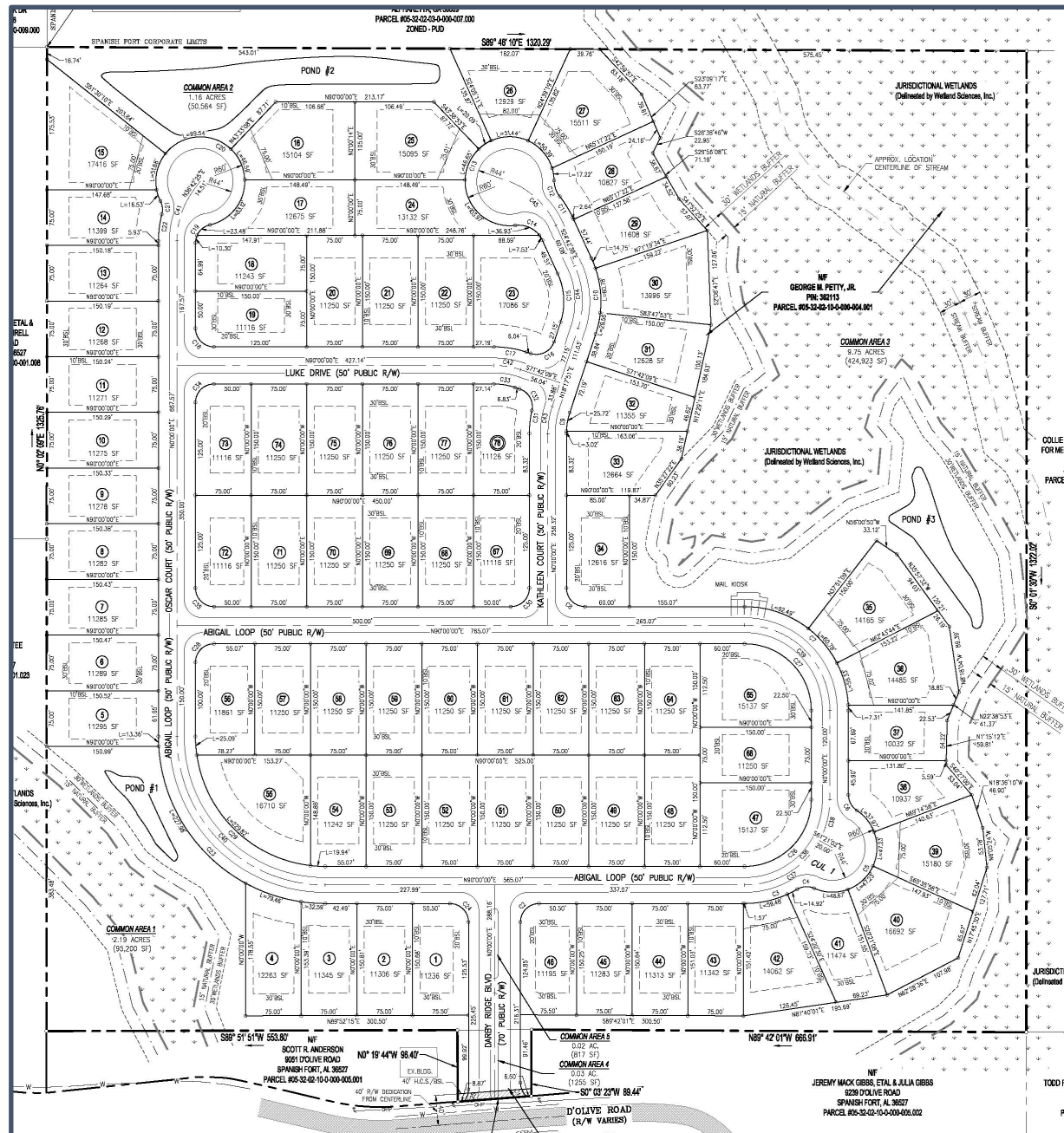


DARBY RIDGE SUBDIVISION

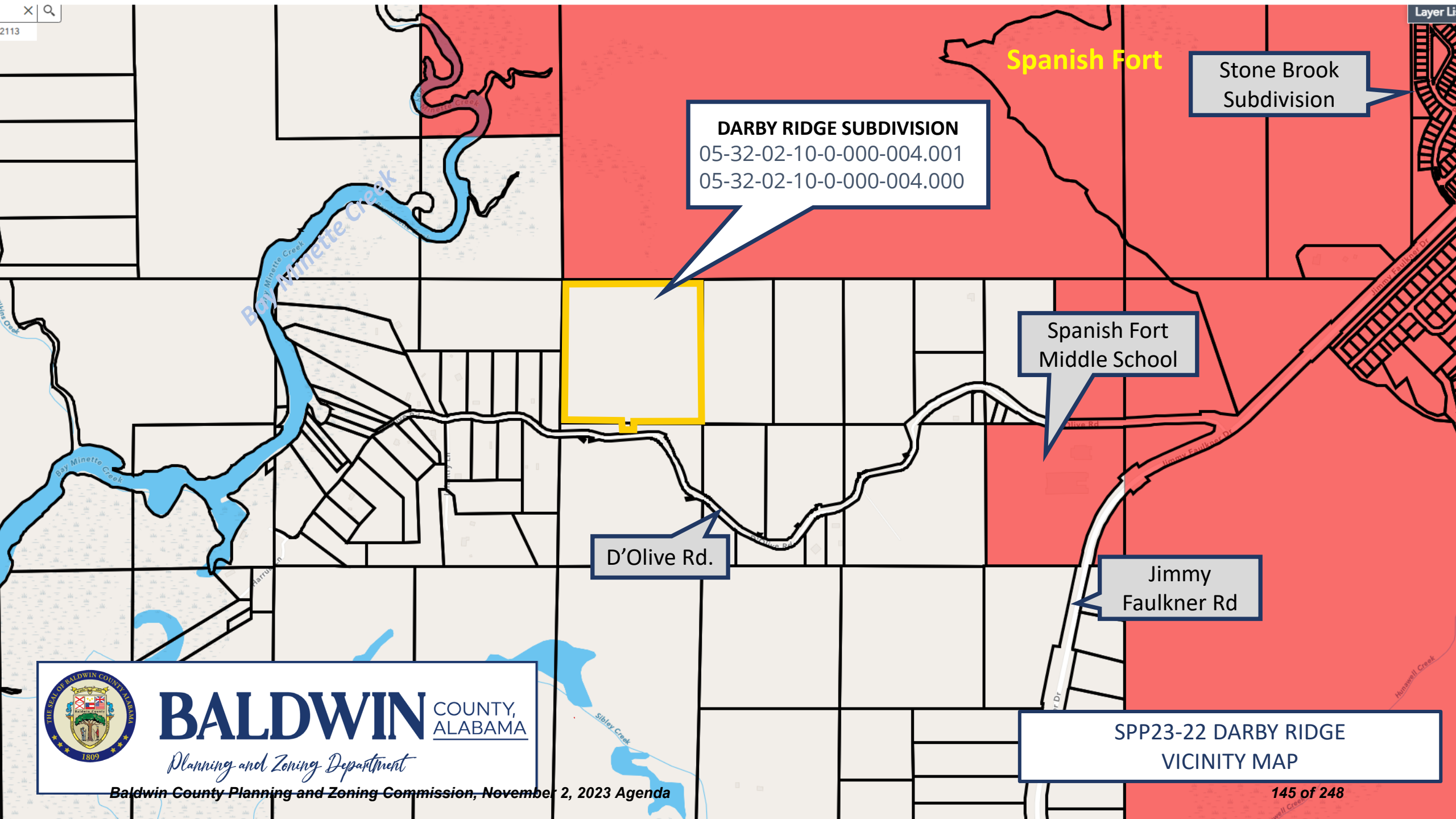
05-32-02-10-0-000-004.001

05-32-02-10-0-000-004.000





SPP23-22 DARBY RIDGE
Preliminary plat cropped and enlarged
to show details



DARBY RIDGE SUBDIVISION
05-32-02-10-0-000-004.001
05-32-02-10-0-000-004.000

Stone Brook
Subdivision

Spanish Fort
Middle School

D'Olive Rd.

Jimmy
Faulkner Rd

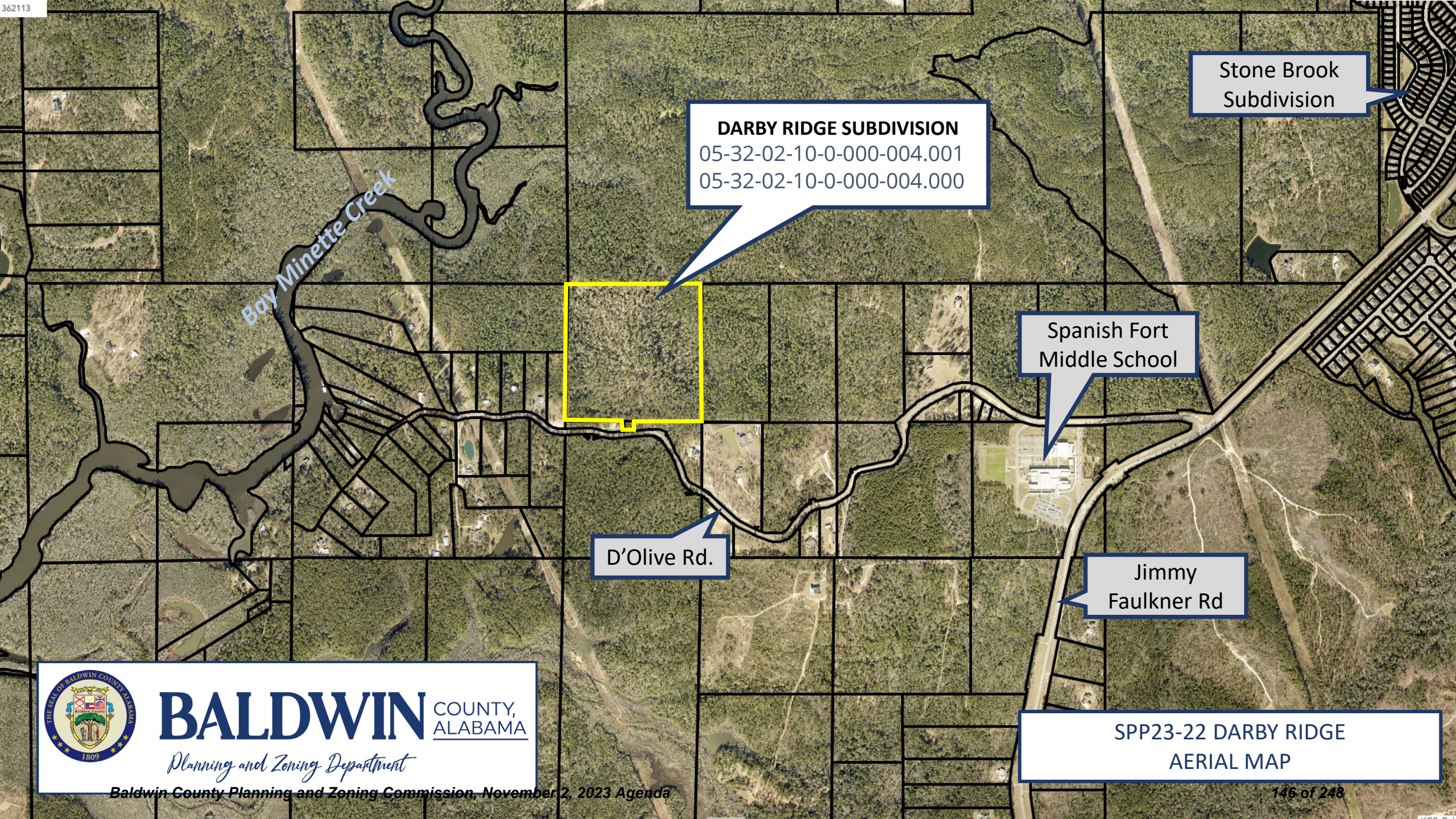


BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

**SPP23-22 DARBY RIDGE
VICINITY MAP**



Stone Brook
Subdivision

DARBY RIDGE SUBDIVISION
05-32-02-10-0-000-004.001
05-32-02-10-0-000-004.000

Boy Minette Creek

Spanish Fort
Middle School

D'Olive Rd.

Jimmy
Faulkner Rd



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

SPP23-22 DARBY RIDGE
AERIAL MAP

Staff Comments

A drainage report was prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*.

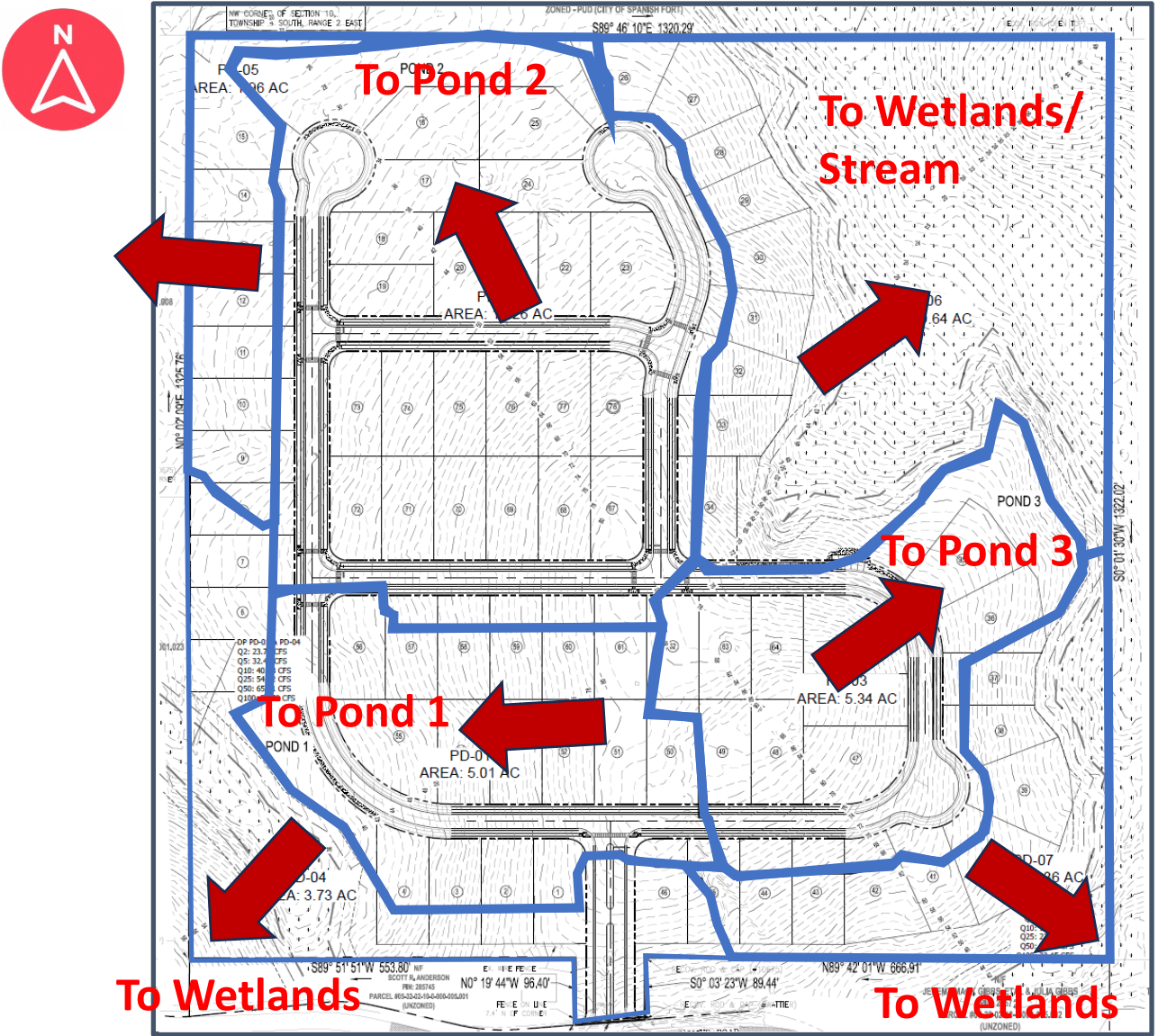
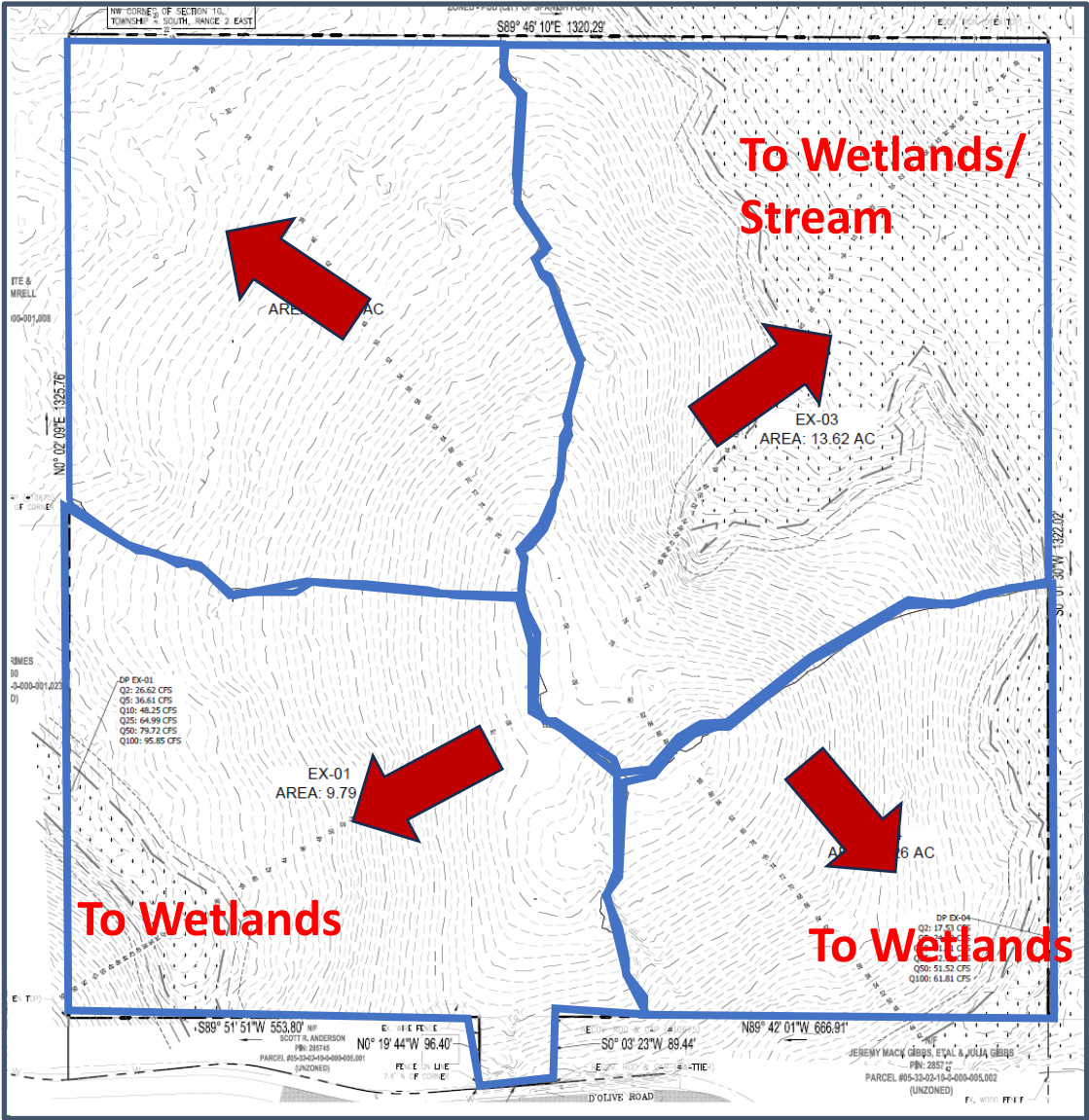
- Drainage improvements have been recommended.
- The stormwater report has been reviewed and accepted by the Baldwin County Highway Department.

Figure 3: Total Site Peak Runoff Rates

Storm Event	Pre-Development (cfs)	Post Development (cfs)	Reduction
2	98.14	80.19	17.95
5	140.53	116.36	24.17
10	181.85	150.55	31.3
25	247.15	204.3	42.85
50	304.79	250.21	54.58
100	368.05	304.51	63.54

Excerpt from drainage letter:

The proposed pond outfalls into an unnamed tributary of Bay Minette Creek. Because the peak discharge rates of post development is less than the pre-development at similar times and discharge points, no downstream impacts are anticipated.



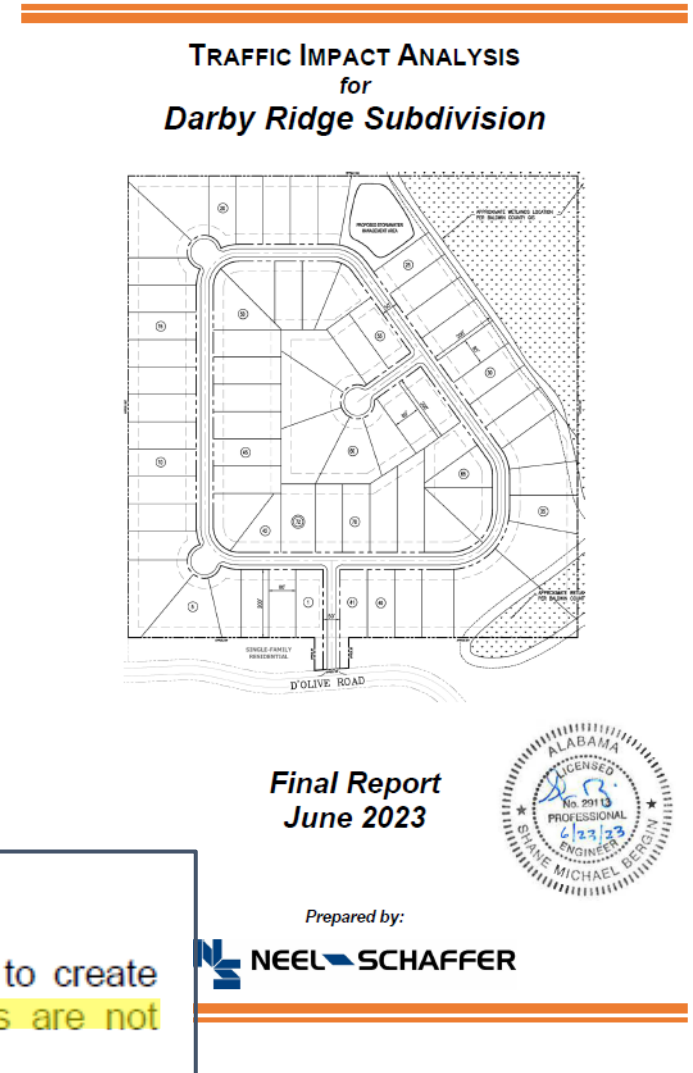
Staff Comments

Shane Bergin, PE, *Neel-Shaffer*, prepared a traffic impact study for the subject property.

- The traffic report has been reviewed and accepted by the Baldwin County Highway Department
 - Traffic count dates: Thursday, May 18, 2023 and Tuesday, June 13, 2023
 - Annual growth rate used: 5.56%
 - Intersections analyzed:
Jimmy Faulkner Dr @ D'Olive Rd.
Subdivision entrance @ D'Olive Rd.
- No improvements were recommended

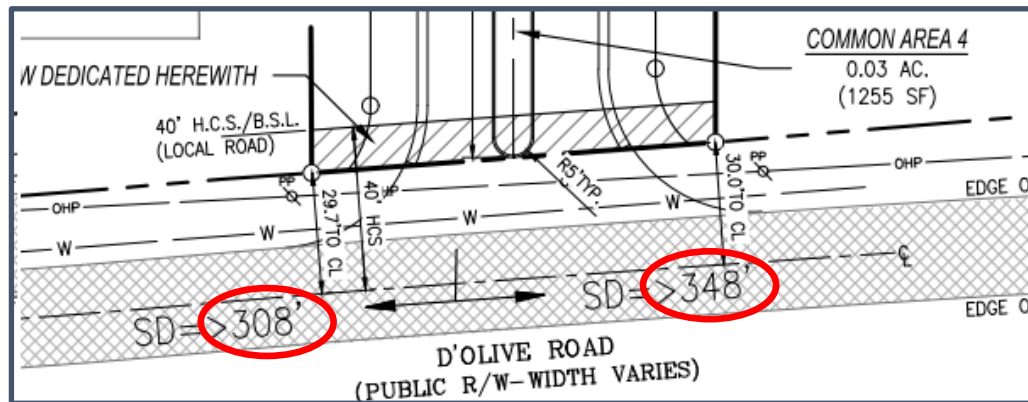
5.2 Conclusions

The development of the project site with 78 single-family homes is not anticipated to create major capacity related deficiencies at the study intersections. Auxiliary turn lanes are not warranted at the proposed driveway.

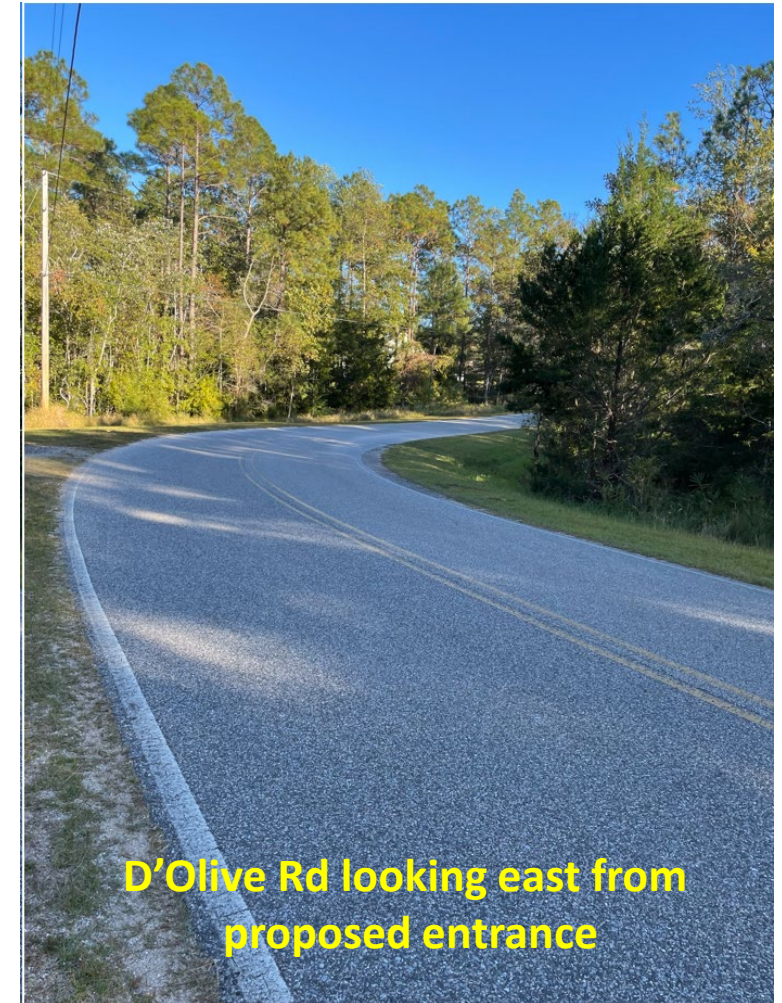


Staff Comments

The engineer/applicant has added a note to the plat showing sight distance from the proposed entrance onto D'Olive Rd. Sight distance is being verified by the B.C. Highway Dept. Adequate sight distance is a condition of approval.



Sight Distance as report by Dwayne Smith, PE:
308 ft to the west
348 ft to the east
Posted speed limit: 25 mph





AT&T Alabama
2155 Old Shell Rd
Mobile, AL 36607
www.att.com

T: 251.471.8361
F: 251.471.0410
wm0395@att.com

September 8, 2023

Haileigh Johnston
Anchor Design-Build

RE: Service Availability – Darby Ridge Subdivision

Dear Ms. Johnston,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

Based on the Preliminary Plat provided by Anchor Design-Build, this letter acknowledges that the above referenced Subdivision is located in an area served by AT&T.

AT&T is willing to provide a minimum of 25MB upstream and downstream service to each lot of Darby Ridge Subdivision, provided the Developer maintains the terms of our Mutual Agreement. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Wade Mitchell
Manager, OSP Planning and Design
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office



BALDWIN EMC

Your Touchstone Energy® Cooperative



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

www.baldwinemc.com

August 11, 2023

Haileigh Johnston
Anchor Engineering
50 North Florida Street
Mobile, AL 36607

Re: Master Utility Plan for Darby Ridge Subdivision, PINs: 33658 and 362113, 79 lots

Dear Haileigh Johnston:

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 251-989-0151.

Sincerely,

Brian Seals
Manager of Engineering
BS/ss



August 4, 2023

In Re: Darby Ridge Subdivision on D'Olive Rd (Spanish Fort)

Kimberly,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property. There is currently existing sewer service connected to 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 \$1,500* 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 one year from the date of issue. Any customer who 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.

The wastewater would be treated at our Malbis wastewater treatment plant.

*Franchise fees apply in franchise areas.

Sincerely,

Lisa M. Burke
Baldwin County Sewer Service, LLC
(251) 971-1516
lisab@baldwincountysewer.com



NORTH BALDWIN UTILITIES

PROVIDING QUALITY SERVICES SINCE 1945 - NATURAL GAS • WATER • WASTEWATER

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251.937.0345 fax | 251.580.1626 phone
www.northbaldwinutilities.com

August 4, 2023

Haileigh Johnston
Anchor Engineering
50 North Florida Street
Mobile, AL 36607
hjohnston@anchordbg.com

Re: Letter of Water Service Availability – Darby Ridge Subdivision

Dear Haileigh,

At your request, this letter is to confirm that the above referenced development is in North Baldwin Utilities' service territory for water. We have received a copy of the utility plan for the Darby Ridge Subdivision.

North Baldwin Utilities (NBU) is willing and able to provide water service to the above referenced location, subject to applicant paying all fees required for this service.

All new modified utility infrastructure shall be in accordance with NBU specification. The developer shall coordinate with NBU throughout planning, design, and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to discuss your project and welcome any inquiries regarding NBU service to and requirements regarding this development.

Sincerely,

Jeffrey L. Donald
Chief Operations Officer

JLD/alr

HENRY C. CONNER JR. | HUGH M. DICKSON III | ROBERT J. JAYE | HAMILTON C. SMITH | MAYOR ROBERT A. WILLS
JASON M. PADGETT, Chief Executive Officer (CEO)

Staff Comments

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

- Flow test results have been submitted.
- ISO compliance will be verified at the time of final plat submission
- Plat was sent to Spanish Fort Fire Inspector Anthony Lee on Sept. 18. He has not responded to the applicant's email or staff's phone call (Oct. 20).

From: hjohnston@anchordbg.com
Sent: Monday, September 18, 2023 8:46 AM
To: 'Anthony Lee'
Cc: kmiller@anchordbg.com; 'Anchor DBG'
Subject: Darby Ridge Subdivision - D'Olive Rd - Fire Authority Letter
Attachments: [Darby Ridge Preliminary Plat.pdf](#); [Anchor 9051 Dolive Rd FIRE HYDRANT FLOW TEST REPORT.pdf](#); [Darby Ridge - Fire Flow Letter.pdf](#); [Fire-Authority-Letter-Head \(Darby Ridge\).pdf](#)

Mr. Lee,

Please find attached the documents required for our preliminary plat submittal to Baldwin County.

Thank you,

Haileigh Johnston
Civil Designer



50 North Florida Street
Mobile, Ala. 36607
O: 251.459.8456
C: 251.635.5773

WATER FLOW TEST REPORT



HYDRANT # & LOCATION D'olive Rd DATE: 10/6/2023

TEST BY: AAAF & N. Bald Ut Day or Week: Friday TIME OF DAY: 9:30 A.M. MIN. OF FLOW: 3

J. Wiggins & L. Bounds

WATER SUPPLIED BY: Municipal - North Baldwin Utilities

PURPOSE OF TEST: Fire Flow - Subdivision

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u></u>	<u></u>
COEFFICIENT:	<u>0.9</u>	<u></u>	<u></u>
PITOT READING:	<u>22.5</u>	<u></u>	<u></u>
GPM:	<u>796</u>	<u></u>	<u>0</u>

TOTAL FLOW DURING TEST: 796 GPM

STATIC READING: 78 PSI RESIDUAL: 38 PSI

RESULTS: AT 20 PSI RESIDUAL 973 GPM AT 0 PSI 1142 GPM

ESTIMATED CONSUMPTION: 2388 GAL.

REMARKS: Hydrants measured prior to presure reducing valve along D'olive Rd.



October 10, 2023

Mary Booth
Subdivision Coordinator
Baldwin County Planning Department
22251 Palmer Street
Robertsdale, AL 36567

RE: Darby Ridge Subdivision

Dear Ms. Booth,

Based upon the updated fire flow results, the water system will meet the requirements of the ISO Fire Suppression Rating Schedule 340, 614, and 620A. The subdivision may be designed with standard 10 ft. side setbacks.

If you have any questions, please let me know.

Sincerely,

Anchor Engineering



Dwayne Smith
Principal

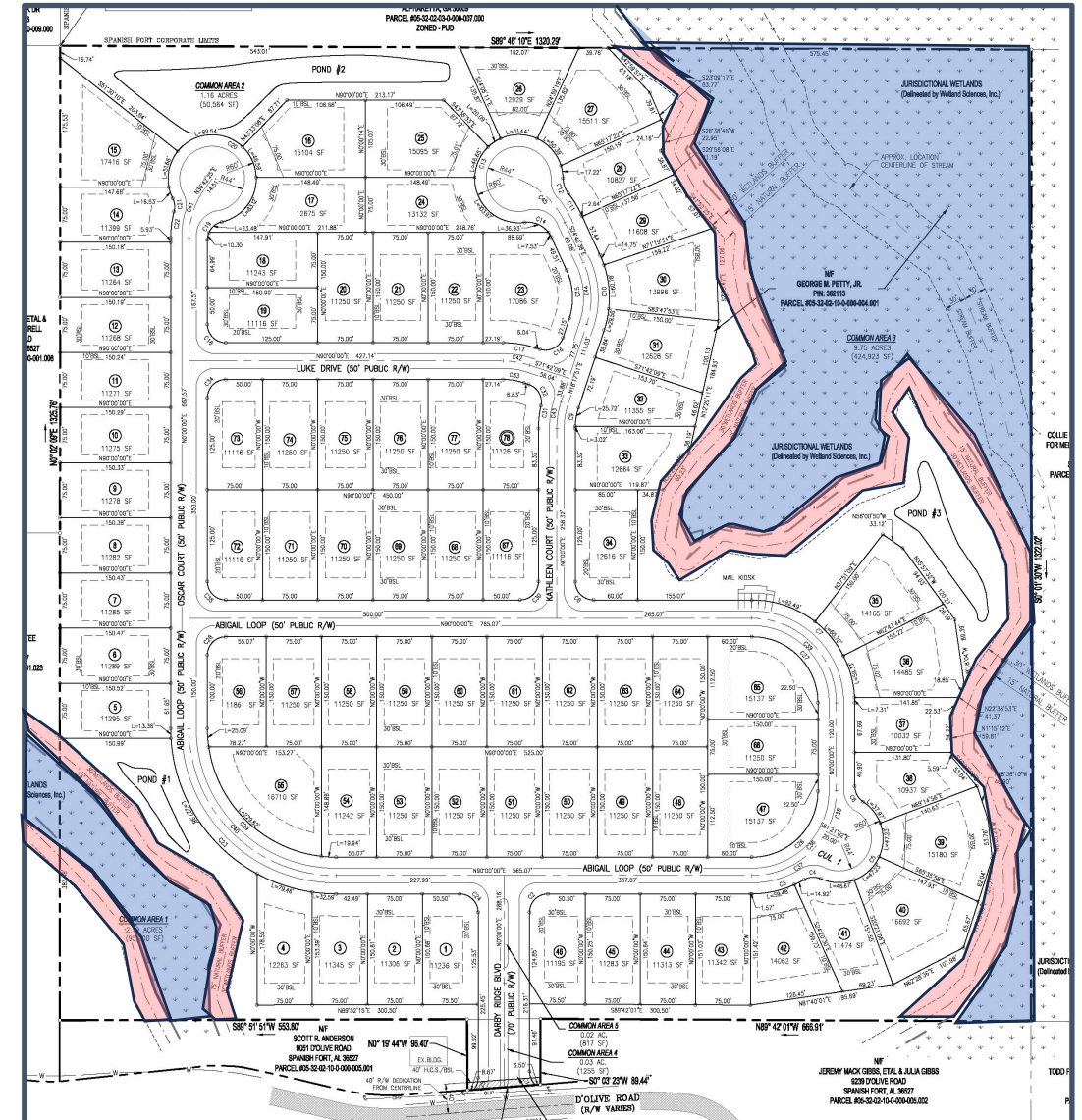


water system will meet the requirements of the ISO

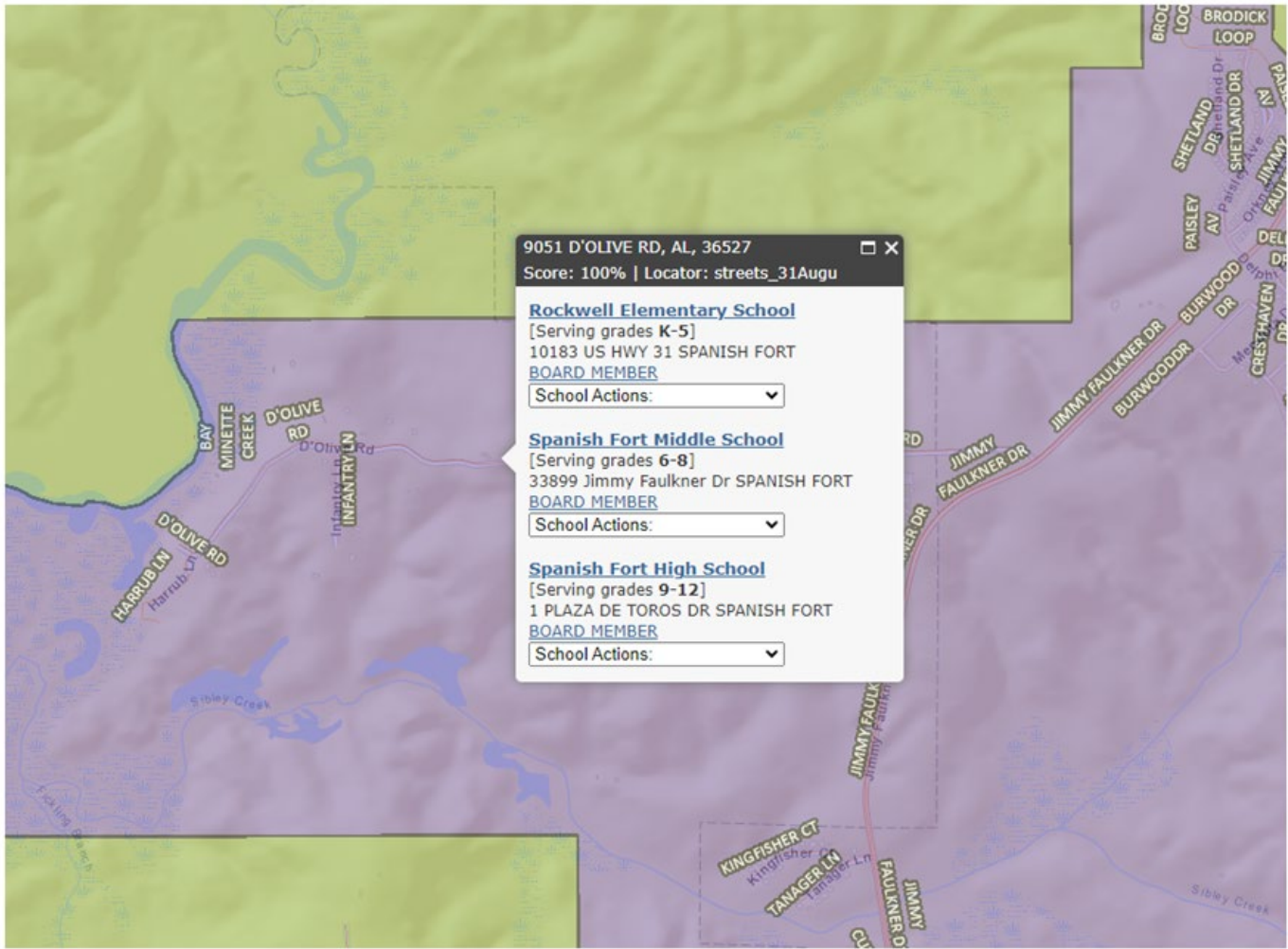
50 North Florida Street – Mobile, AL 36607
Phone: (251) 459-8470
Fax: (251) 650-3887
www.AnchorEngineers.com

Wetland report

- Jurisdictional wetlands were identified and are shown with a required 15 ft natural buffer within a 30 ft. wetland building setback.



SUBDIVISION NAME: Darby Ridge
CITIZENSERVE CASE #: SPP23-000022
PARCEL ID: 362113, 33658
NUMBER OF LOTS: 78
ADJACENT ROADS(s): D'Olive Rd, Spanish Fort



Notification was sent on Sept. 22, 2023

The Baldwin Co. Board of Education did not express opposition to the development.

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-22 DARBY RIDGE SUBDIVISION, be **APPROVED with condition(s)** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

1. Applicant will dedicate an additional 40 ft of ROW along D'Olive Road
2. The proposed entrance will meet sight distance requirements of the Subdivision Regulations, Appendix 4.
3. The development will meet ISO requirements at the time of final plat submission

General Conditions

- 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.
- As required by sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
- Effective period is 2 years from approval of preliminary plat.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

SUBDIVISION PRELIMINARY PLAT REQUEST

SPP23-25 DIXON FARMS SUBDIVISION

NOVEMBER 2, 2023

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

10.f) SPP23-25 DIXON FARMS SUBDIVISION

Staff Report Prepared by:
Fabia Waters, Associate Planner

November 2, 2023

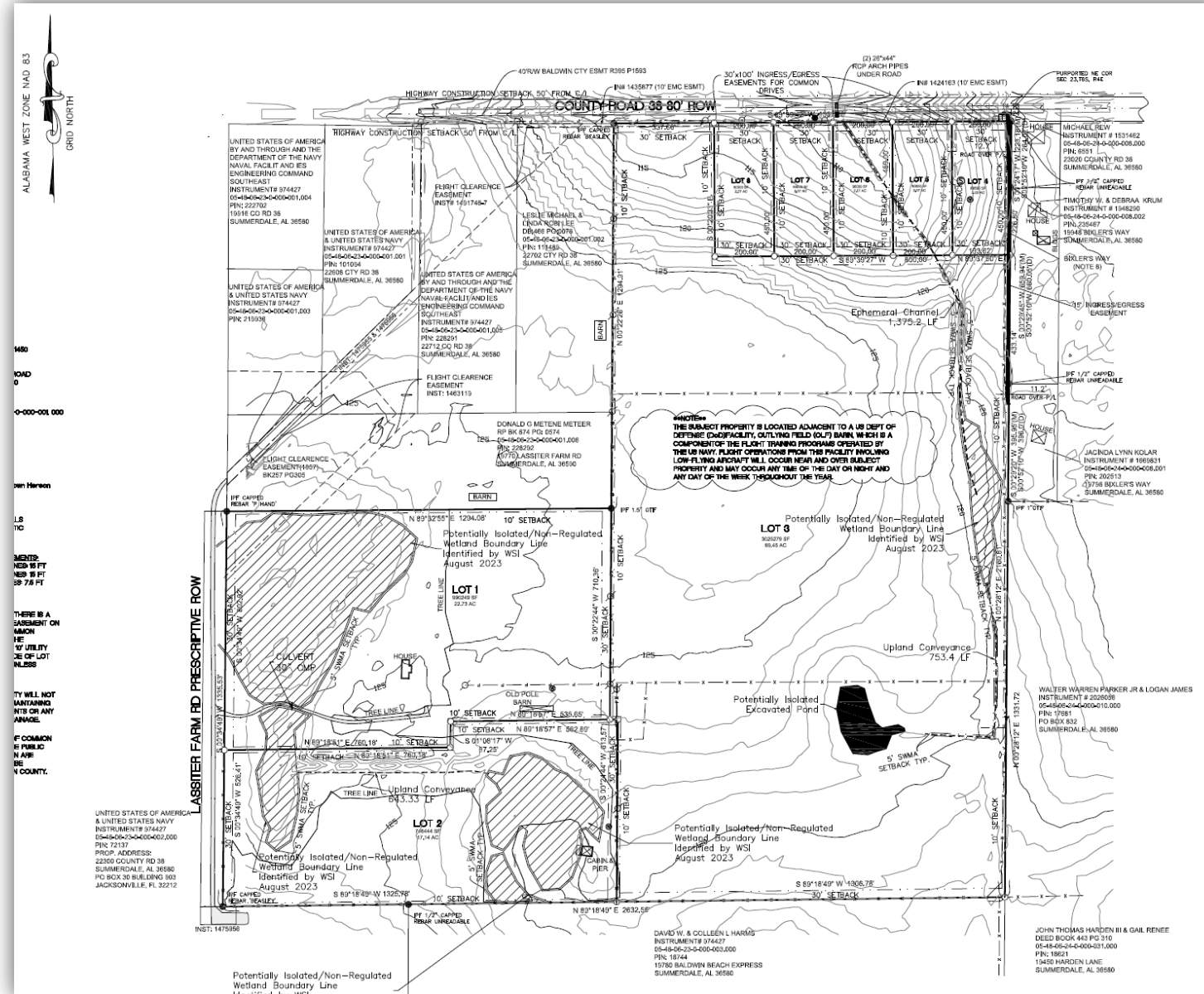
Request before Planning
Commission:

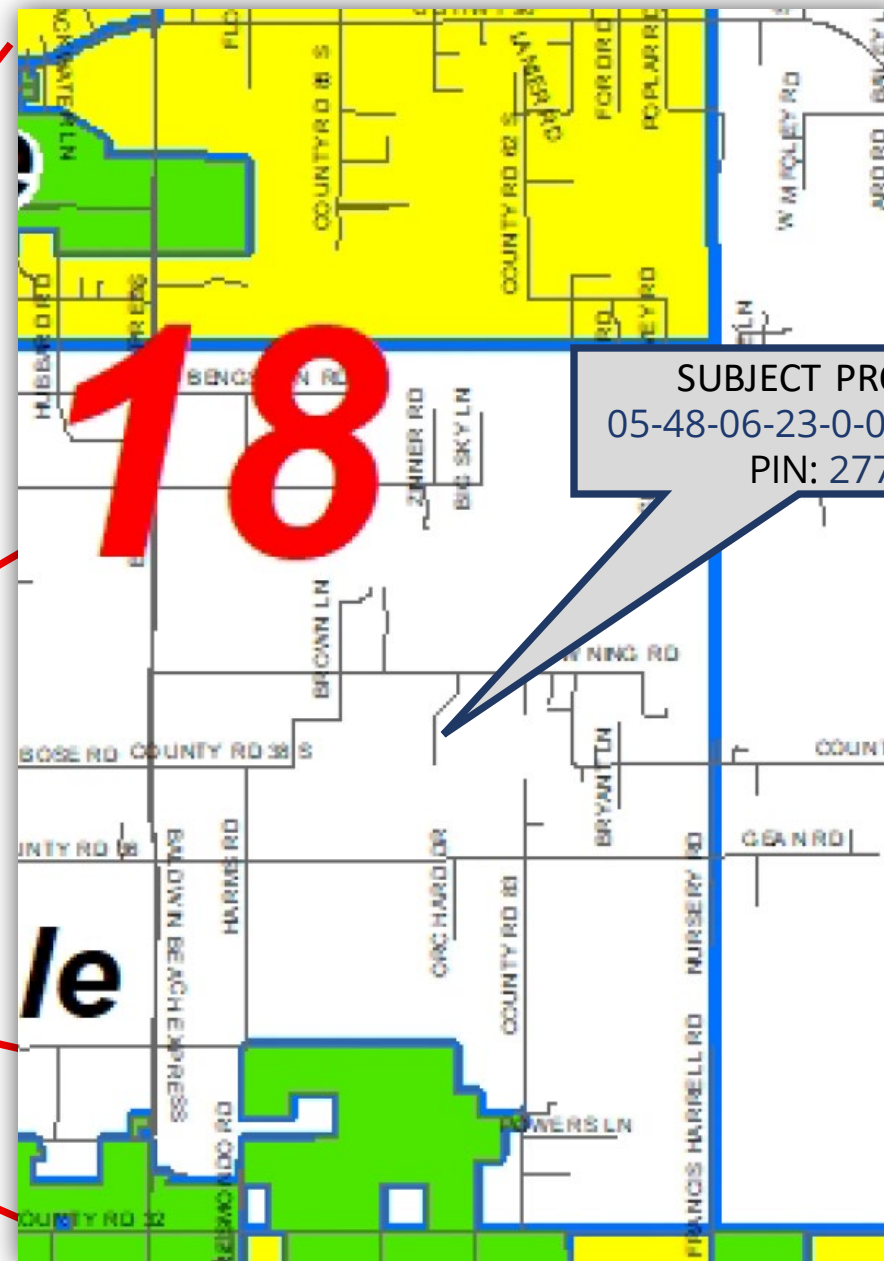
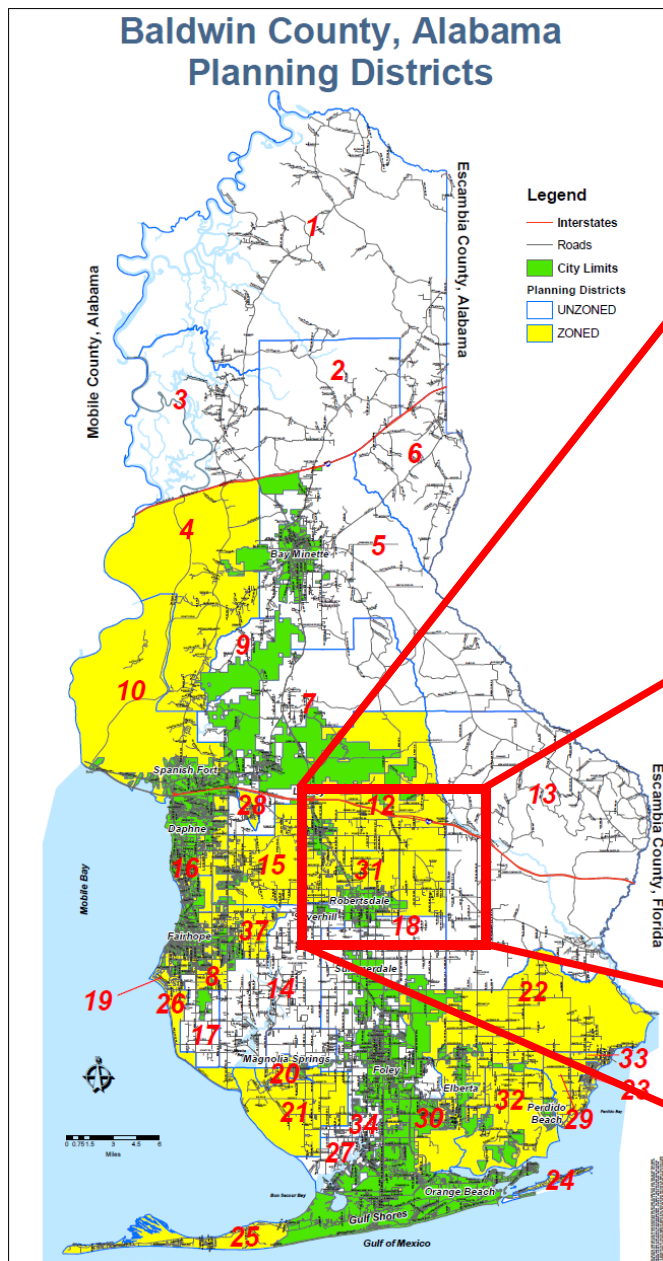
Preliminary Plat approval
Dixon Farms Subdivision, a **8-lot**
subdivision

Staff recommendation: **APPROVAL**
with conditions

To view maps/plats in higher resolution
and public comments received related to
this case, please visit the “Upcoming
Items” Planning and Zoning webpage :

[https://baldwincountyal.gov/departments/
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)





SUBJECT PROPERTY
 05-48-06-23-0-000-001.000
 PIN: 27789

Location: Subject property is located South of County Rd 38 and east of Lassiter Farm Rd.

Planning District: 18

Zoning: The citizens of Planning District 18 have **not implemented zoning**

Total Property Area to be divided: 119.63 +/- acres

Total # of Lots requested: **8 lots**

Largest lot: 69.45 +/- ac ac

Smallest lot: 2.03 +/- acres

Surveyor: B. Craig Johnson, PLS. *EDG LLC*
1000 E Laurel Avenue, Foley, AL 36535

Engineer: David Dichiara, P.E. *EDG LLC*
1000 E Laurel Avenue, Foley, AL 36535

Owner / Developer: Linda Dixon
8511 Myslak Way, Unit 1450, Pensacola, FL 32526

Online Case File Number: The official case number for this application is SPP23-25, however, when searching online CitizenServe database, please use SPP23-000025.

Parcel: 05-48-06-23-0-000-001.000

PIN: 27789

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

Drainage Improvements: **None required**, the drainage pattern will remain the same once this subdivision is created.

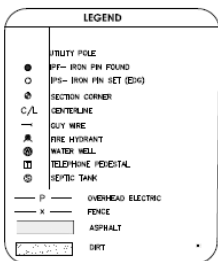
Wetlands: A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*

Streets / Roads: No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision.

Common driveways will be required along County Road 38.

Utility Providers:

- Water: On-Site Well
- Electrical: Baldwin EMC
- Septic: On-Site Septic



VICINITY MAP
DIXON FARMS SUBDIVISION
PRELIMINARY PLAT
05-48-06-23-0-000-001.000
PIN: 27789

19840 LASSITER FARM RD
SUMMERDALE, AL 36580

SITUATED IN SECTION 23
TOWNSHIP 6 S, RANGE 4 E,
BALDWIN COUNTY, ALABAMA

LEGAL DESCRIPTION OF PARENT PARCEL:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

LEGAL DESCRIPTION OF 15' INGRESS/EGRESS EASEMENT

Commence at the Platted Northeast Corner Section 23 Township 55 Range 4E
Thence run South 02°36'44" West along the East Section Line a distance of 43.10 feet to a point
on the ROW (ROW EAST) of County Road 38 and said point also being the POINT OF BEGINNING; thence run South
02°36'44" West a distance of 883.12 feet to a point on the ROW (ROW WEST) of County Road 38
thence run North 89°33'11" West a distance of 15.00 feet to a point on the ROW (ROW WEST) of County Road 38
thence run North 02°36'44" East a distance of 883.12 feet to a point on the South ROW (ROW) of County Road 38
thence run South 89°33'11" East along the South ROW of County Road 38 a distance of 15.00 feet to the
POINT OF BEGINNING.


NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ENCUMBRANCES AND/OR RIGHTS OF WAY/ RECORDS OR UNRECORDED. THE PARCELS SHOWN ARE SUBJECT TO EASEMENTS, EXCROFMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
3. THE UTILITIES HAVE BEEN LOCATED BY FIELD SURVEY. THE UTILITIES WHICH WERE NOT LOCATED OR OF WHICH THE LOCATION COULD NOT BE DETERMINED BY FIELD SURVEY ARE SHOWN BY DASHED LINES. THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OTHER IN SERVICE OR ABANDONED. THE SURVEYOR ASSUMES NO LIABILITY FOR INACCURACIES IN THE LOCATION OF UTILITIES. THE EXACT LOCATION DETERMINED BY THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
4. RECORDS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID ADJUSTED TO THE 1983 DATUM. THE 1983 DATUM IS BASED UPON THE MEAN SEA LEVEL OF THE GULF OF MEXICO.
5. REGARDING THE FLOOD INSURANCE RATE MAY VARY BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A ALABAMA COMMUNITY PLAN 01030300000, EFFECTIVE DATE 07/31/2013. THIS SITE USES THE FLOOD ZONE DESIGNATED AS UNDEVELOPED TO BE ZONED THE 0.2% ANNUAL FLOODPLAIN PLANT.
6. SURVEY PREPARED FOR: LINDA BROWN
7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
8. DRILEY'S WAY, A PRIVATE ROAD.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: B. Craig Johnson

B. CRAIG JOHNSON DATE: October 23, 2023
ALABAMA LICENSE NO. 23004





ALABAMA
LICENSED
No. 21004
SURVEYOR
B.C. - 1900

[illegible]

EDG
DESIGN GROUP, LLC
DESIGN • LAND SURVEYING
3030 408-8188

SHEET NO.
1 OF 1

COMMERCIAL OFFICE
LINDA CRICH
808 MYRAE WAY, UNIT 180
PENSACOLA, FL 32508
PROPERTY ADDRESS:
1640 LINDSEY PARK ROAD
PENSACOLA, FL 32508

DETAILS
Parcel ID: 06-48-08-25-0-000-001.000
P# 27700
Total Acres 78.00
Zoning Unreserved
Planning District 16
Total Lots 8
Gravel Lot 3.00 ac
Largest Lot 69.00 ac
Street Frontage
Building Footprints As shown Hereon

**UTILITY PROVIDING:
WATER INDIVIDUAL WELLS
SEWER INDIVIDUAL SEPTIC
POWER 2500**

W/115' W/115' ON E/115' ON S/115' ON
 100' ON 100' ON 100' ON 100' ON
 100' ON 100' ON 100' ON 100' ON
 100' ON 100' ON 100' ON 100' ON

***NOTE: BALDWIN SAID THERE IS A DEDICATED 5' UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY AND A 12' UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREAS, UNLESS OTHERWISE NOTED.**

• NOTE: BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS OR ANY COMMON AREAS OF DRAINAGE.

• NOTE: THE PORTION OF COMMON DRIVEWAYS OUTSIDE THE PUBLIC ROW AS SHOWN HEREON ARE PRIVATE AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY.

UNITED STATES OF AMERICA
 & UNITED STATES NAVY
 INSTRUMENT# 374427
 05-4500-23-0-000-002,000
 P/N# 72137
 PROP. ADDRESS:
 22309 COUNTY RD 38
 SUMMERDALE, AL 36580
 PO BOX 20 BULLOCK RD 903
 JACKSONVILLE, FL 32212

Potentially Isolated/Non-Regulated
Wetland Boundary Line
Identified by WSI
August 2023

August 2023
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA
 HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE
 PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 SIGNED THIS _____ DAY OF _____, 2023

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR
THE UNDERSIGNED, AS BALDWIN COUNTY PLANNING AND ZONING

DEPARTMENT, HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF
SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA THIS _____ DAY OF

2023, _____ PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, 20____,

THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN _____.

COUNTY, THIS THE _____ DAY OF _____, 2023
BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: _____

WITNESSED BY BALDWIN ELECTRIC (ELECTRICIAN)
 HE UNDERSIGNED, AS AUTHORIZED BY BALDWIN ELECTRIC, HEREBY
 APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
 REGISTRY OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE
 _____ DAY OF _____, 2023

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES, TO-WIT: HIGHWAY AND DO HEREBY AGREEING TO DEED AND

RAINT ALL EASEMENTS AND DEDICATE STREETS, ALLEYS, WALKS, PARKS,
AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED,
TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR
ATTACHED IN A SEPARATE LEGAL DOCUMENT

ATED THIS ____ DAY OF _____, 2023

INDA DIXON
511 MYSLAK WAY
NIT 1450
DIXON, FL 32526

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

NOTARY
PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT

ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE
CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,
GIVEN UNDER MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____ 2023

SIGNATURE OF NOTARY PUBLIC

T 1480
S
I ROAD
380
9-0-000-001,000

Donn Herson

ELL
PDC

REMARKS:
LINES IN FT
LINES IN FT
NEED 7.8 FT

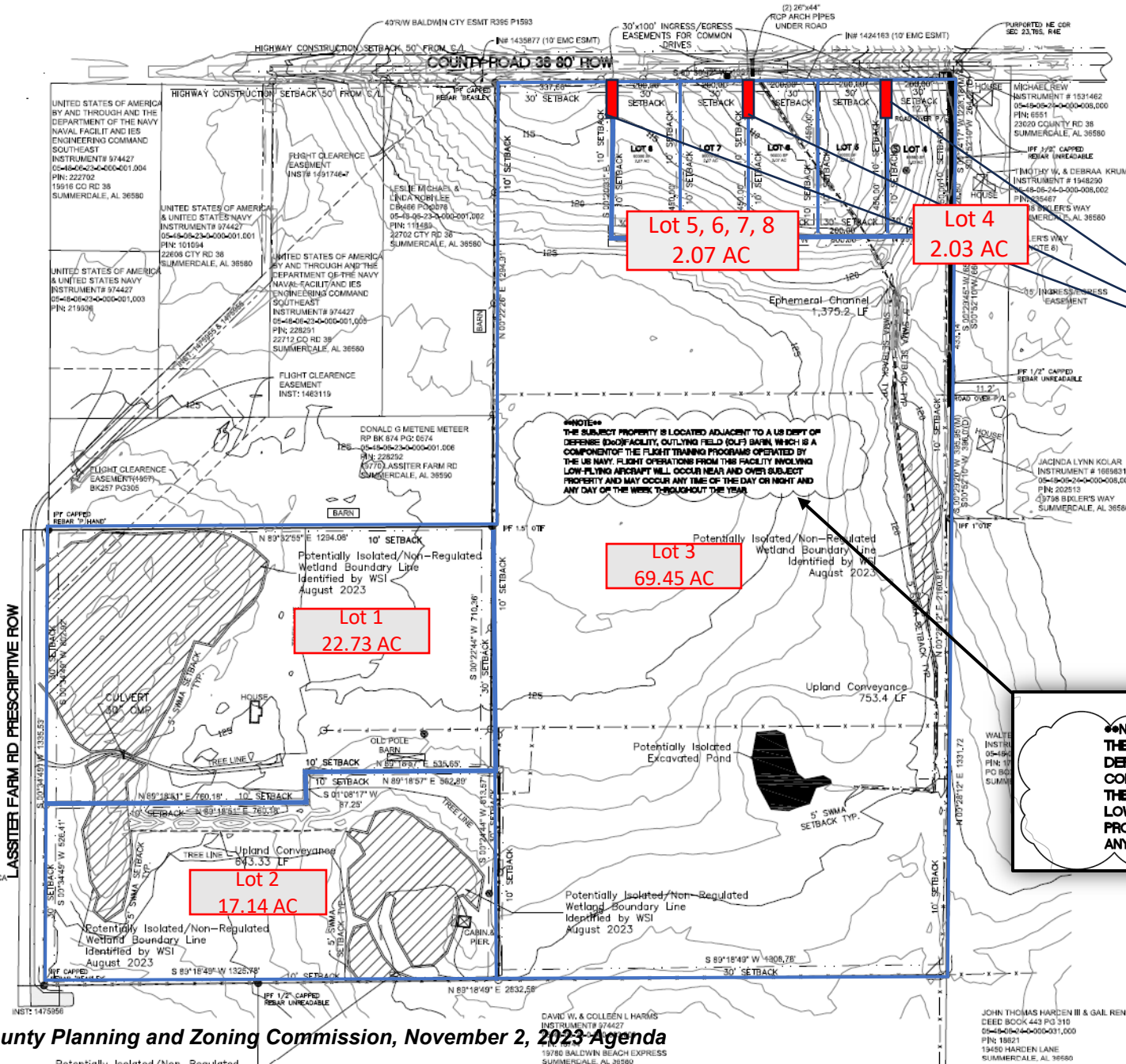
3. THERE IS A
EASEMENT ON
COMMON
THE
A 10' UTILITY
SIDE OF LOT
UNLESS

ANY WILL NOT
MAINTAINING
ENTRIS OR ANY
RAVINE

OF COMMON
THE PUBLIC
ON ARE
T 80
WN COUNTY.

UNITED STATES OF AMERICA
& UNITED STATES NAVY
INSTRUMENT# 974427
05-48-06-23-000-001,001
PIN: 101094
22608 CTY RD 38
SUMMERDALE, AL 36580

LASSITER FARM RD PRESCRIPTIVE ROW



SPP23-25 DIXON FARMS SUBDIVISION

Preliminary plat cropped and
enlarged to show details

Common Driveways

NOTE
THE SUBJECT PROPERTY IS LOCATED ADJACENT TO A US DEPT OF DEFENSE (DoD) FACILITY, OUTLYING FIELD (OLF) BARN, WHICH IS A COMPONENT OF THE FLIGHT TRAINING PROGRAMS OPERATED BY THE US NAVY. FLIGHT OPERATIONS FROM THIS FACILITY INVOLVING LOW-FLYING AIRCRAFT WILL OCCUR NEAR AND OVER SUBJECT PROPERTY AND MAY OCCUR ANY TIME OF THE DAY OR NIGHT AND ANY DAY OF THE WEEK THROUGHOUT THE YEAR.

SPP23-25 DIXON FARMS SUBDIVISION
AERIAL MAP



BALDWIN COUNTY,
ALABAMA
Planning and Zoning Department

County Rd 38

DOD Barin
Facility

Lassiter
Farm Rd

SUBJECT PROPERTY
05-48-06-23-0-000-001.000
PIN: 27789

Staff Comments

- David Dichiara, PE., of *EDG LLC*, prepared a written drainage narrative for subject property
- The drainage pattern will remain the same after the subdivision is created.
- The written drainage narrative has been reviewed and accepted by the Baldwin County Highway Department.



October 23, 2023

Baldwin County Commission
Planning Department
22251 Palmer Street
Robertsdale, AL 36567

Attn: Fabia Waters

Re: Dixon Farm's Subdivision (Drainage Narrative)

Dear Mrs. Waters,

This narrative accompanied with the preliminary/final plat gives a general description of the existing drainage patterns on the subject site. No improvements are planned as part of this land subdivision application and therefore the drainage patterns are to remain as is with the existing conditions. Separate applications will be made for turn-out permit at which time the appropriate information of design will be provided as required with those permits.

The subject property is generally split by a high point located in the middle portion of the property. The existing patterns send water northward and southward from this highpoint and saddle. The smaller proposed 5 lots drain from south to north to two existing culverts that cross County Road 38 located near the common lot line of lot 6 and lot 7. The above described patterns can be seen on the provided plat with contours and drainage arrows.

Should you have any questions please don't hesitate to contact our office.

Sincerely,

D. Dichiara

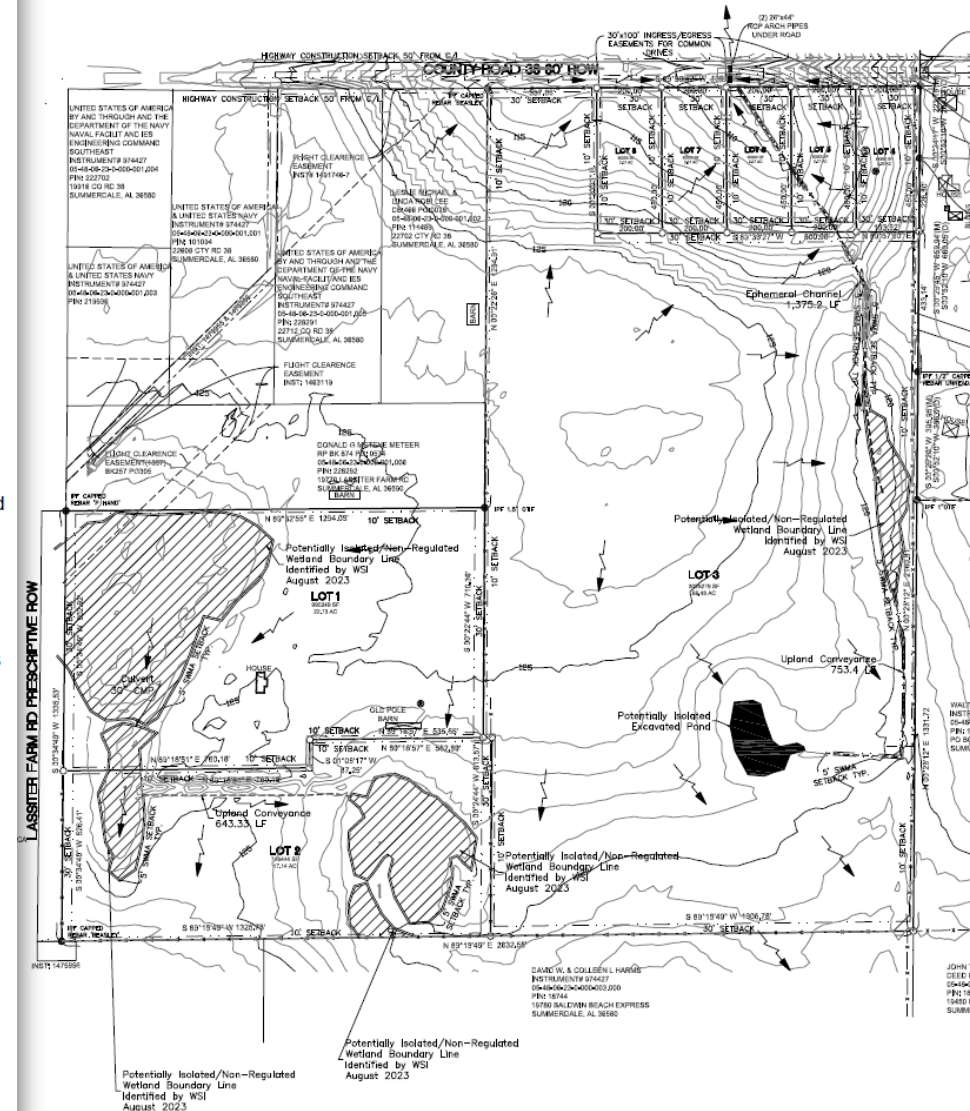
David Dichiara, PE


Branch Manager

Engineering Design Group, LLC



10/23/2023



**BALDWIN EMC**Your Touchstone Energy® Cooperative P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-8247www.baldwinemc.com

August 2, 2023

Courtney Harris
Engineering Design Group, LLC
1000 E. Laurel Avenue
Foley, AL 36535

Re: Plat for Dixon Farms Subdivision, PIN # 27789, 8 lots

Dear Courtney Harris:

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,

A blue ink signature of Brett Morrow.Brett Morrow
Supervisor of Staking
BM/ss

Utility Note on Plat

Utility Information:

Power - Baldwin EMC

Sewer - Onsite sewer (to be installed)

Water - Onsite well (to be installed)

Staff Comments

- A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*
- Non-Jurisdictional** wetlands were identified and are shown on the plat with a 5-foot natural buffer.



Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-25, DIXON FARMS SUBDIVISION, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with the following conditions for approval:

Specific Conditions(s):

1. Common driveways shall be installed, inspected and approved/accepted by Baldwin County Highway Department before final plat application has been submitted

General Condition(s):

1. Preliminary Plat approval is valid for 24-month period at which time a final plat application or a permit extension request shall be submitted.
2. Final Plat application will be reviewed and approved administratively, and the applicant shall record the final plat within 90 days of approval.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

SUBDIVISION VARIANCE REQUEST

SV23-8 BRYANT LANDING FAMILY
SUBDIVISION VARIANCE

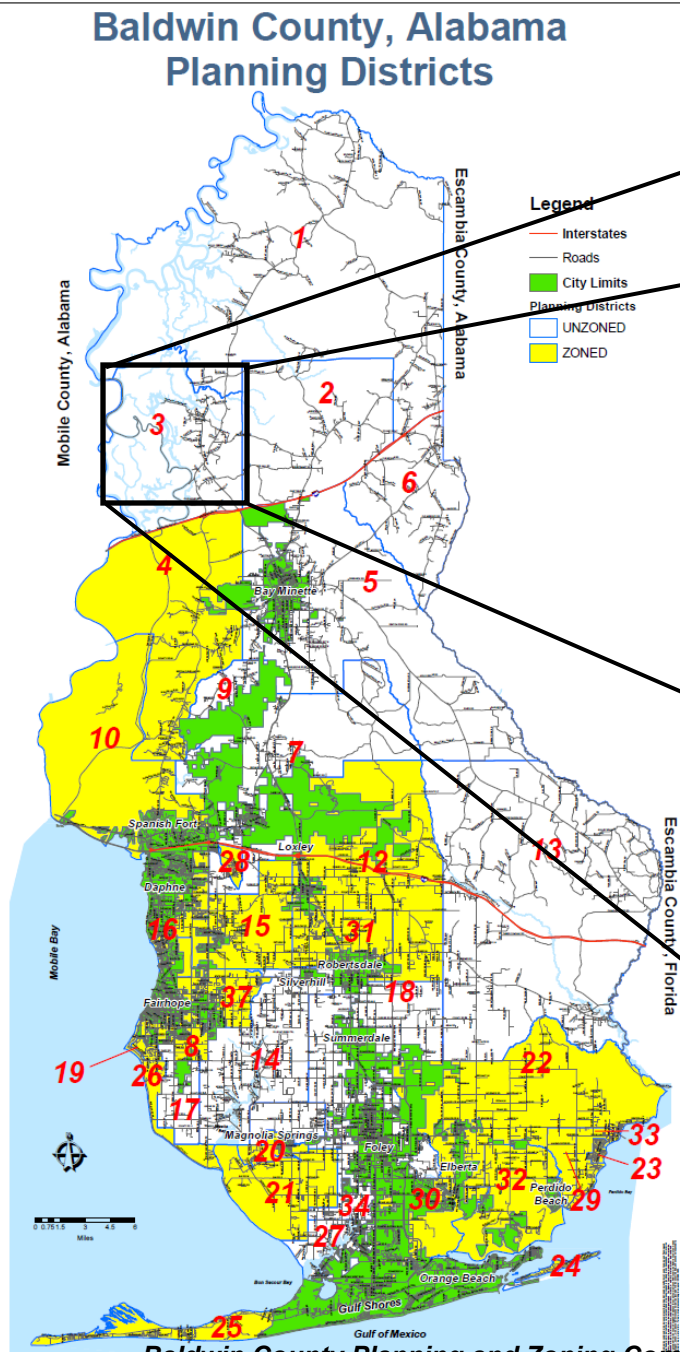
NOVEMBER 2, 2023

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

Baldwin County, Alabama Planning Districts

Legend

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



SUBJECT PROPERTY
PID: 05-13-05-43-0-000-038.000
PIN: 12065

10.g) SV23-8 BRYANT'S LANDING FAMILY SUBDIVISION VARIANCE

NOVEMBER 2, 2023

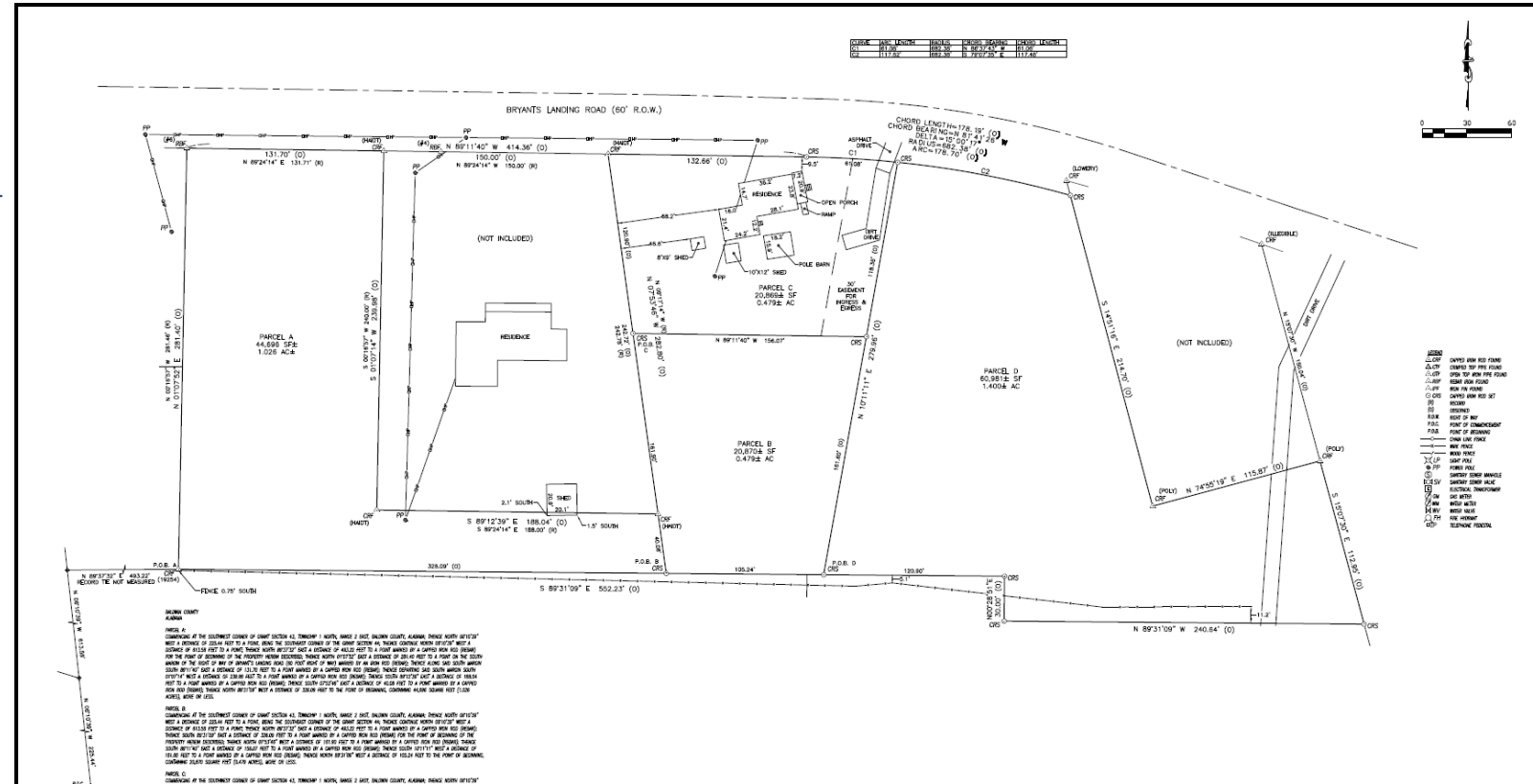
Request before the Planning Commission:

A variance from article 4, section 4.2(a) of the *Baldwin County Subdivision Regulations* that will allow Shelia Gaymon to apply for a family exemption and convey resultant parcels to family members otherwise ineligible for a family exemption

Staff recommendation: **APPROVAL WITH CONDITIONS**

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage:

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



SV23-8 BRYANT LANDING FAMILY SUBDIVISION VARIANCE

Location: Subject property is located on the south side of US HWY 98 approximately 650 feet east of the intersection of County Road 13 and US HWY 98 in the Barnwell Community.

Planning District: 3 **Zoning:** unzoned*

Total Property Area: 4.82 acres +/-

Total # of Lots requested: 3**

**The applicant desires to submit a request for a family exemption that will divide the property into four new parcels. Unfortunately, the applicant's living family member does not qualify for a family exemption as described in article 4, section 4.2(a) of the Baldwin County Subdivision Regulations. In brief, the property owner's daughter passed away. The daughter of Serena Edward passed away before she was able to convey the various interests in the property to eligible family members and thus were unable to carry out a family exemption to divide the property for conveyance purposes.

The surviving grandmother is unable to carry out the family exemption process and then convey the remaining interests in the property to the granddaughter (daughter of the deceased) because the survivor is non-qualifying family members to the living grandmother. Staff has not performed an exhaustive investigation of the matters involving the owner of subject property but believes that the supporting documents submitted demonstrate a situation where a variance from section 4.2(a) of the subdivision regulations may be warranted.

If approved, a family exemption that would have otherwise occurred prior to the passing of an eligible family member may be carried out by a surviving family member that is not ordinarily eligible to carry out a family exemption.

Streets / Roads: Not required for an exempt subdivision

Planning Jurisdiction: N/A

Owner/Developer: Serena Edwards
9100 Bryant's Landing Rd, Stockton, AL 36579

Surveyor of Record: Danny Clark, PLS# 27720- Smith Clark & Associates
11111 U.S. Hwy 31 Ste A, Spanish Fort, AL 36527

Online Case File Number: The official case number for this application is SV23-8 Bryant Landing Family Subdivision Variance, however, when searching the online Citizen Serve database, please use SV23-000008

Parcel: 05-13-05-43-0-000-038.000 **PIN:** 12065

Traffic Impact Study: Not required for an exempt subdivision

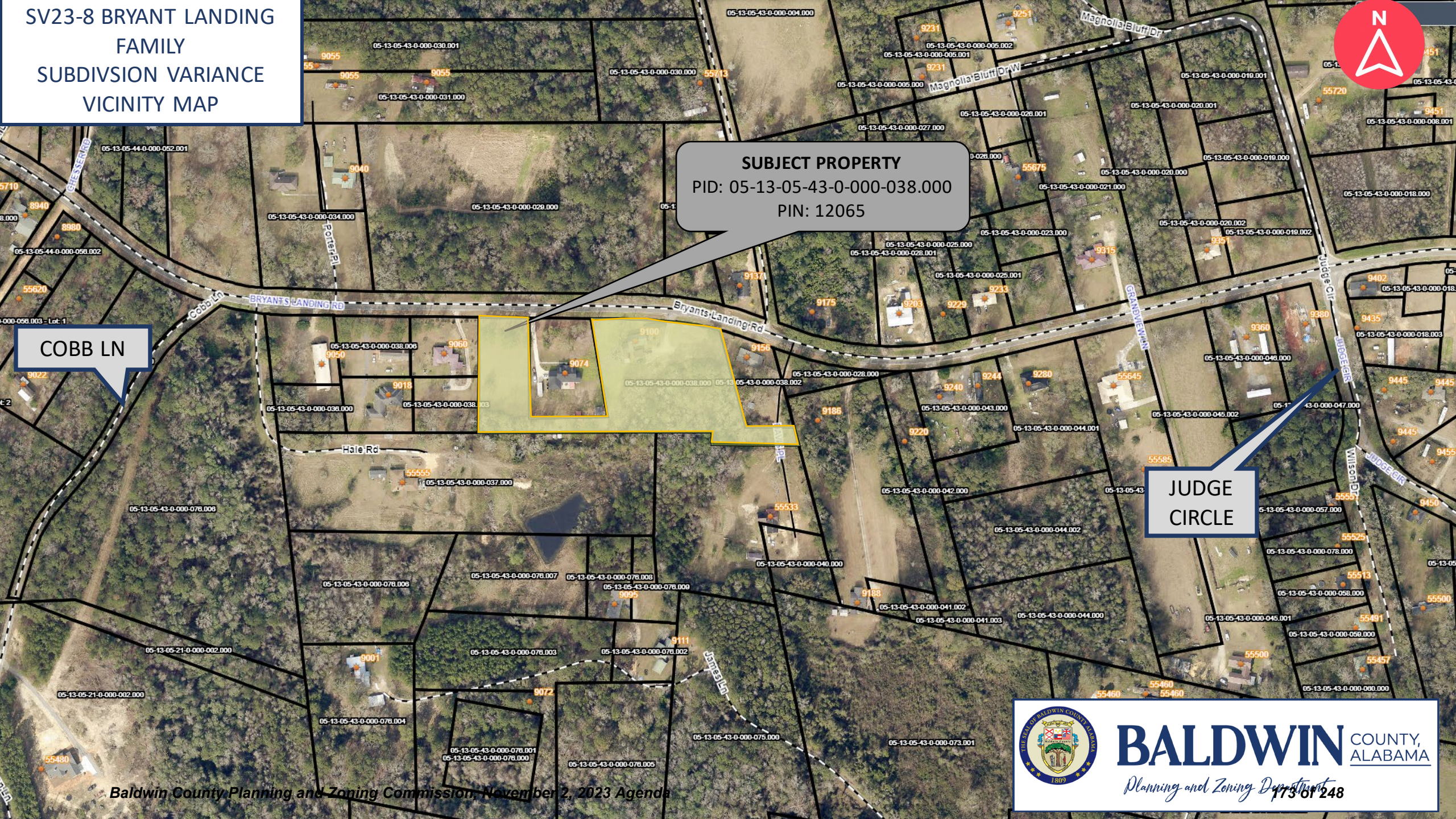
Drainage Improvements: Not required for an exempt subdivision

Wetlands: A wetland delineation is not required for an exempt subdivision, no potential wetlands appear on subject property

Utility Providers*:

- Water & Sewer:
- *For exempt subdivisions, the availability of utilities is evaluated in terms of determining if the requested lot size and width complies with section 5.4 of the subdivision regulations

SV23-8 BRYANT LANDING
FAMILY
SUBDIVISION VARIANCE
VICINITY MAP




SUBJECT PROPERTY
PID: 05-13-05-43-0-000-038.000
PIN: 12065

COBB LN

JUDGE
CIRCLE





UNIT	TIME	DATE	NAME	PHYSICAL ADDRESS
VG	TS	OK	VERNON ABNEY	17171 U.S. Hwy 91 Box A Spanish Fort, AL 36527 (205) 835-0451
402	1542	1"=30'	FAMILY DIVISION	
8/10/20			9100 BRYANT'S LANDING ROAD	
20051 4-1000	114/07		STOCKTON, ALABAMA	 Surveying 4021 401 Lane Suite 6, Deer Lake Spanish Fort, AL 36527

SV23-8 BRYANT LANDING FAMILY SUBDIVISION VARIANCE

SUBDIVISION VARIANCE CRITERIA PROMULGATED BY ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

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

APPLICANT COMMENTS AND STAFF REBUTTAL OF VARIANCE CRITERIA WITHIN ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

- a. Applicant Comments: This division is in an Estate. Our client [is] seeking to divide among immediate family members.
 - *Staff Rebuttal: This variance request is a procedural variance not unlike the procedural variances that are requested from time to time to allow a 20 acre or greater remnant subdivision parcel. Because the family exemption that will occur (should the variance be approved) will be evaluated on its own merit, staff does not believe granting of the procedural variance will be detrimental to the public safety, health, or welfare or injurious to other property. The wording of sections 8.1(a) through 8.1(e) primarily contemplates "area" variances. "Procedural" variances, due to their infrequent nature, are handled on a case-by-case basis.*
- b. Applicant Comments: This request is unique to this property based on Item Four in the Last Will & Testament for Serena Edwards, Case No 39951. Serena Edwards left specific instructions on how to divide her property and to whom would be the recipients of the land division.
 - *Staff Rebuttal: Please see comments in subsection "a" above.*
- c. Applicant Comments: Our only request is to allow the granddaughter to receive a portion of property through the family division process. We are not seeking a variance for any other subdivision regulations..
 - *Staff Rebuttal: Please see comments in subsection "a" above. The requested variance is related to the procedures for obtaining a family exemption and not necessarily the property onto which the family exemption will be carried out.*

SV23-3 HENDERSON FAMILY SUBDIVISION VARIANCE

SUBDIVISION VARIANCE CRITERIA PROMULGATED BY ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS

A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

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

APPLICANT COMMENTS AND STAFF REBUTTAL OF VARIANCE CRITERIA WITHIN ARTICLE 8, SECTION 8.1(a) THROUGH 8.1(e) OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS (continued)

- d. Applicant Comments: It will not.
 - *Staff Rebuttal: Staff is not immediately aware of other provisions of other adopted policies that would be affected by the approval of the variance. Staff intends to condition the approval recommendation so that if approved, only family members of the deceased that would have otherwise been eligible to receive parcels of land created by the family exemption will be eligible to receive parcels of land created by a family exemption carried about by the applicant of Case number SV23-3.*
- e. Applicant Comments: The applicant acknowledged this section in their Citizen Serve submission
 - *Staff Rebuttal: Staff reiterates its comments in sections "a" on the previous page and further notes in this section that requests for variance from the procedural requirements of the subdivision regulations are infrequent and in this particular case does not affect a parcel of land itself but affects the way a family exemption is requested. The evaluation of the land parcel itself in terms of granting an exemption letter remains the same. Staff will rely on the judgement of the planning commission to determine if the request by the applicant to alter the procedural requirements of requesting a family exemption rises the level that a variance is granted.*

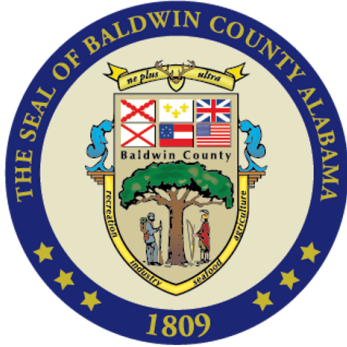
SV23-8 BRYANT LANDING FAMILY SUBDIVISION VARIANCE

Staff recommends that the variance from the Baldwin County Subdivision Regulations Article 4, section 4.2(a) be **APPROVED** subject to the following conditions:

- a. One of the resultant parcels will be conveyed to Sheila Belton-Gaymon, daughter of Claudia Edwards(deceased) Granddaughter of Serena Edwards.

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations”

- From Article 8, section 8.1, *Baldwin County Subdivision Regulations*



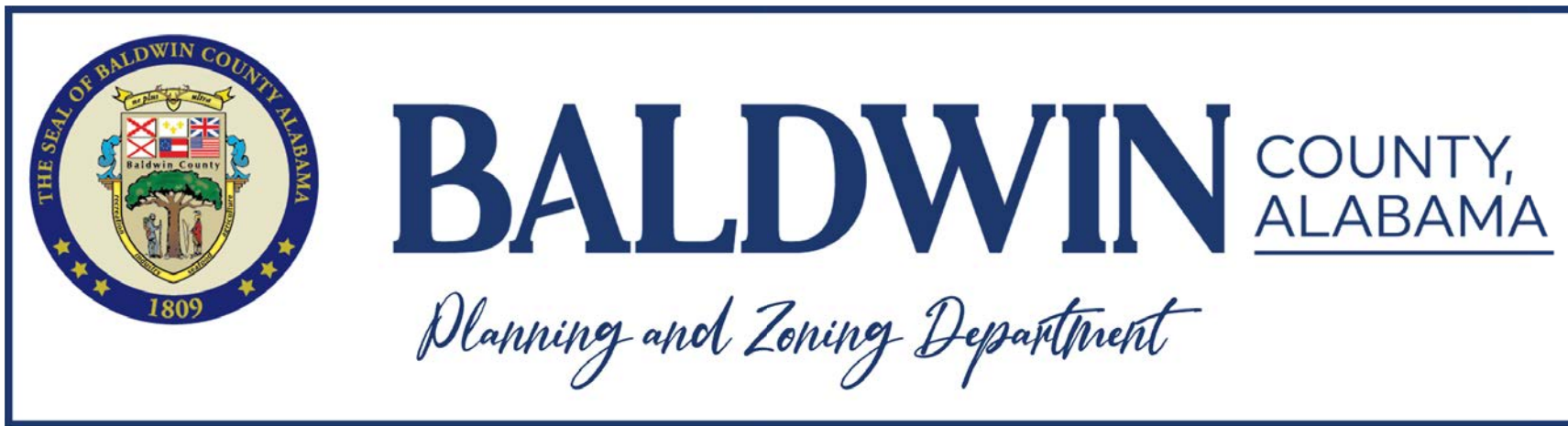
BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING DECEMBER 7, 2023 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



SUBDIVISION VARIANCE REQUEST SV23-11 TWO LAKES RV PARK PHASE I

NOVEMBER 2, 2023

PRESENTED BY: J. BUFORD KING, DEPUTY DIRECTOR

10.h) SV23-11 TWO LAKES RV PARK VARIANCE

Prepared and presented by: J. Buford King, Deputy Director

NOVEMBER 2, 2023

Request before the Planning Commission:

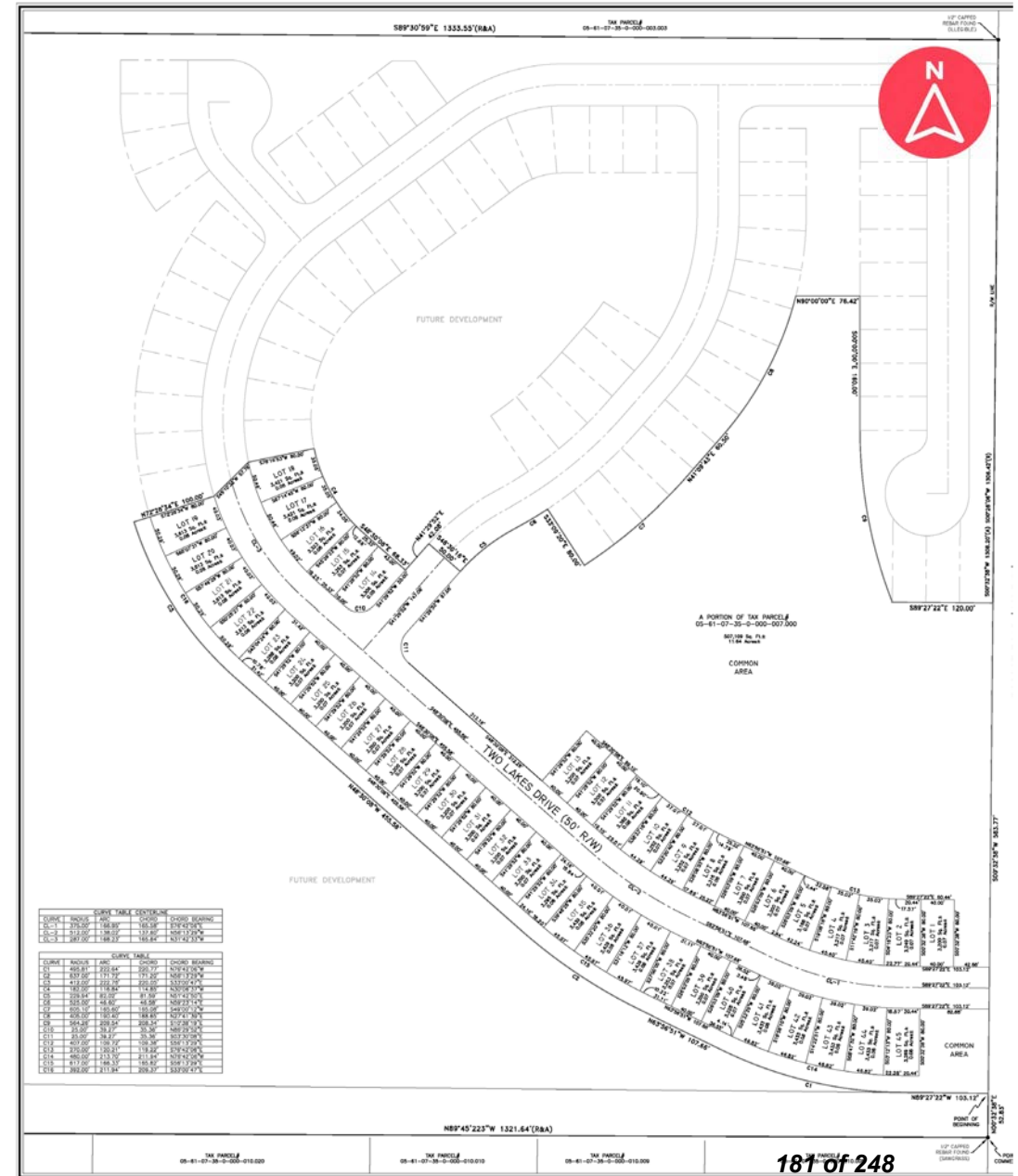
As permitted by article 8, sections 8.1(a) through 8.1(e), of the *Baldwin County Subdivision Regulations* a variance from article 5, section 5.1.1 of the *Baldwin County Subdivision Regulations* that requires subdivisions with lot sizes of 7,500sf to 20,000sf that includes the construction of new roads to include sidewalks

Staff recommendation: **DENIAL** due to absence of a hardship as contemplated by section 8.1(a) through 8.1(e) of the *Baldwin County Subdivision Regulations*

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage:

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

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda



“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations”

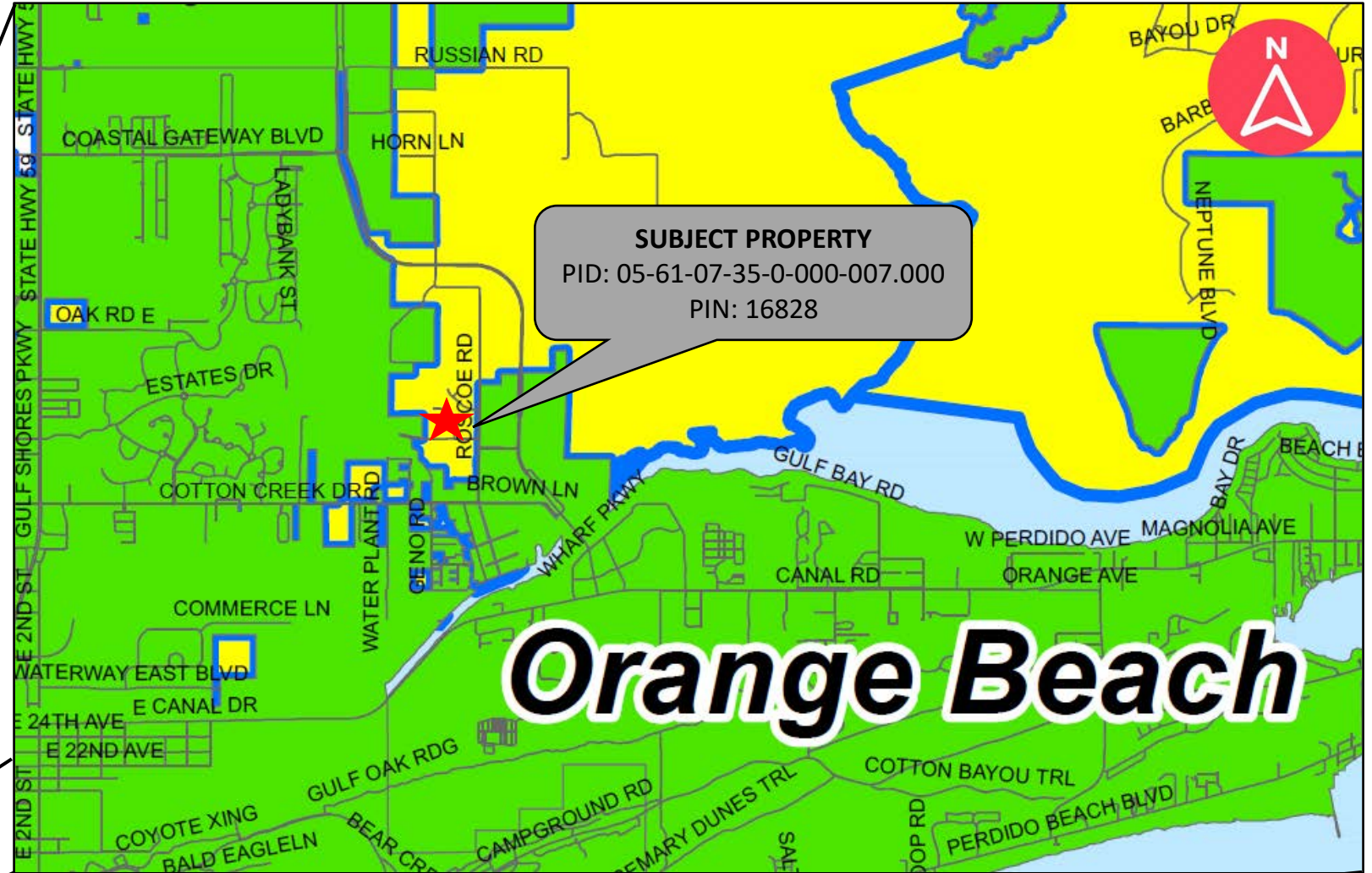
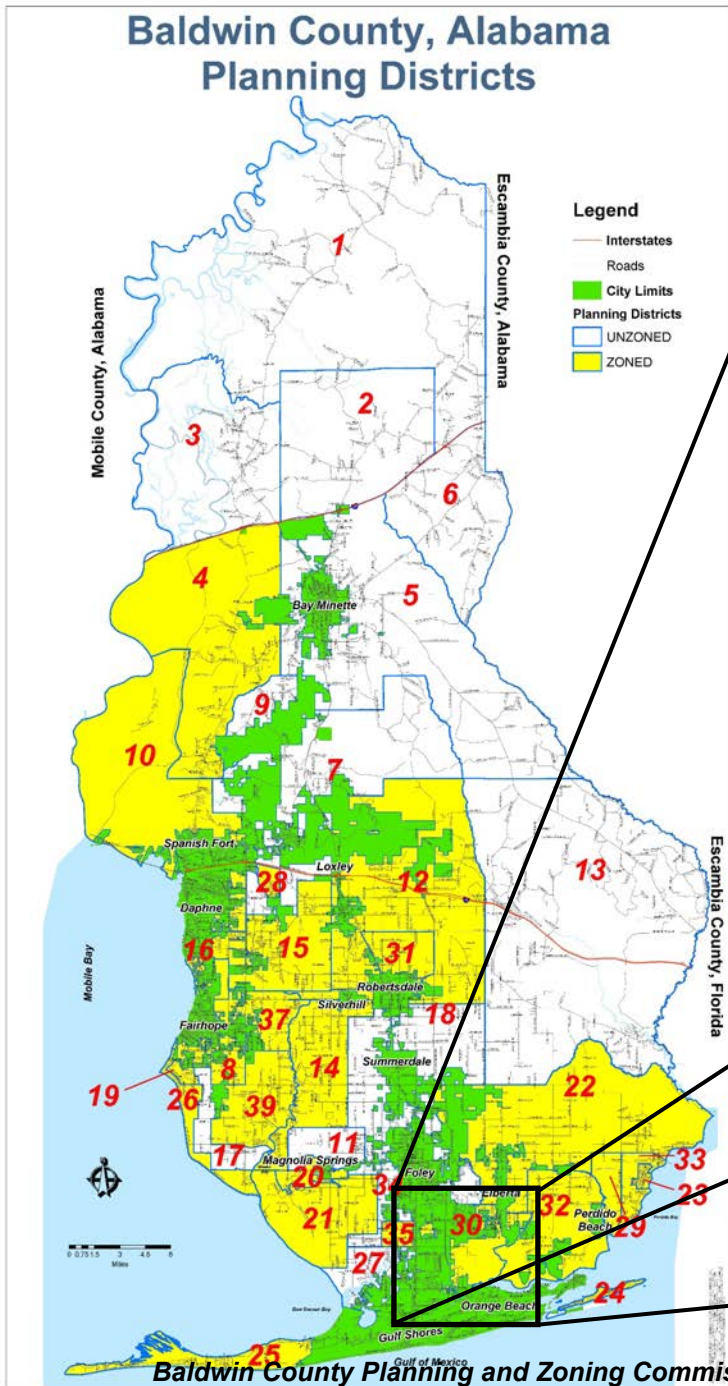
- From Article 8, section 8.1, *Baldwin County Subdivision Regulations*

SV23-11 TWO LAKES RV PARK SUBDIVISION VARIANCE

The applicant included the following remarks with their request for variance:

1. Almost all of the traditional RV parks in the County do not have or need sidewalks. This will be most like Bella Terra on Brinks Willis Road, Grand Riviera on County Road 20 in Foley (also an RV subdivision), Sun Outdoors in Orange Beach, and Fairhope Motorcoach Resort off of HWY 104.
2. The RV parked in tandem with a large vehicle and the articles that most travel will overhang the sidewalk and make it unusable.
3. The removal of the sidewalks will green up the development and have a softer look from the road and allow for more landscaping and less stormwater runoff.

Baldwin County, Alabama Planning Districts



SV23-11 TWO LAKES RV PARK VARIANCE

Location: Subject property is located on the west side of Roscoe Road approximately 1,000 feet north of Bradford Road near the cities of Gulf Shores and Orange Beach

Planning District: 30 **Zoning:** RV-2 with PRD*

*See project history summary below

- Case number Z-21023, rezoning of subject property from B-3 General Business District to RV-2, Recreational Vehicle Park District was approved by the Baldwin County Commission on August 17, 2021. The Baldwin County Commission agenda item related to this action is available for download here: [Baldwin County Commission - File #: 21-1176 \(legistar.com\)](#)
- Case number Z-21026, approval of a Planned Residential Development (PRD) site plan for subject property was approved by the Baldwin County Commission on August 17, 2021. The Baldwin County Commission agenda item related to this action is available for download here: <https://baldwincountyal.legistar.com/LegislationDetail.aspx?ID=5084100&GUID=6E2AFFE9-BE10-471F-85B3-C2DB4B46666E&Options=&Search=>
- Case number S-21087, approval of a subdivision and related variance for subject property was approved by the Baldwin County Planning Commission on September 2, 2021. The Baldwin County Planning Commission agenda and meeting minutes from September 2, 2021, are available for download here: <https://baldwincountyal.legistar.com/MeetingDetail.aspx?ID=891715&GUID=C545F881-8092-4EC7-B238-9F258FF253F5&Options=info|&Search=>
- Case number S-21089, approval of an RV Park Planned Unit Development (PUD) Final Site Plan was approved by the Baldwin County Planning Commission on September 2, 2021. The Baldwin County Planning Commission agenda and meeting minutes from September 2, 2021, are available for download here:
<https://baldwincountyal.legistar.com/MeetingDetail.aspx?ID=891715&GUID=C545F881-8092-4EC7-B238-9F258FF253F5&Options=info|&Search=>

Streets / Roads: 1,284lf paved private streets

Planning Jurisdiction: N/A*

*The cities of Gulf Shores and Orange Beach do not review site plans outside their city limits

Owner/Developer: *Two Lakes, LLC*
7883 Delta Woods Drive, Bay Minette, AL 36507

Engineer of Record: Chris Lieb, PE, *Lieb Engineering Company*
1290 Main Street Suite "E" Daphne, AL 36526

Online Case File Number: The official case number for this application is SV23-11 Two Lakes RV Park Subdivision Variance, however, when searching the online Citizen Serve database, please use SV23-000011

Parcel: 05-61-07-35-0-000-007.000 **PIN:** 16828

Total Property Area (Phase 1): 11.64 acres +/-

Total # of RV Lots (Phase 1): 45 (3.87units per acre)

Utility Providers:

- Water: Gulf Shores Utilities
- Power: Baldwin EMC
- Sanitary Sewer: Gulf Shores Utilities
- Natural Gas: Riviera Utilities
- Communications: Centurylink

SV23-11 TWO LAKES RV PARK
SUBDIVISION VARIANCE
VICINITY MAP
WITH NEARBY CITY LIMITS



ROSCOE ROAD

AREAS WITHIN CITY OF GULF
SHORES IN LIGHT BLUE

SUBJECT PROPERTY
PID: 05-61-07-35-0-000-007.000
PIN: 16828

AREAS WITHIN CITY OF
ORANGE BEACH IN
ORANGE

FOLEY BEACH EXPRESS



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department



- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- Residential Manufactured Housing Park District (RMH)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)

ROSCOE ROAD

SUBJECT PROPERTY
PID: 05-61-07-35-0-000-007.000
PIN: 16828

SUGAR SANDS
RV PARK

FOLEY BEACH EXPRESS

SV23-11 TWO LAKES RV PARK
SUBDIVISION VARIANCE
ZONING MAP

SV23-11 TWO LAKES RV PARK
SUBDIVISION VARIANCE
AERIAL SITE MAP



ROSCOE ROAD

SUBJECT PROPERTY
PID: 05-61-07-35-0-000-007.000
PIN: 16828



**SUGAR SANDS
RV PARK**

FOLEY BEACH EXPRESS

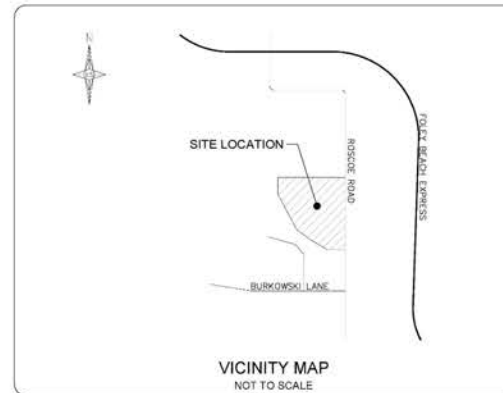


BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

TWO LAKES PHASE ONE

5651 ROSCOE RD
GULF SHORES, AL 36542

SV23-11 TWO
LAKES RV PARK
VARIANCE
SHEET C1.0
(COVER PAGE)



INDEX TO SHEETS:

SHEET NO.	SHEET NAME
C 1.0	COVER SHEET
C 2.0	CIVIL GENERAL NOTES
C 2.1	PHASING PLAN
C 3.0	EXISTING CONDITIONS
C 4.0	SITE PLAN
C 5.0	GRADING & DRAINAGE PLAN
C 6.0	UTILITY PLAN
C 7.0	EROSION CONTROL PLAN
C 8.0	CIVIL DETAILS
C 9.0	CIVIL DETAILS
C 10.0	TYPICAL SECTION
C 11.0	PROFILE VIEWS
C 12.0	SECTIONS
C 13.0	SECTIONS
C 14.0	TREE PROTECTION PLAN

PROJECT CONTACT INFORMATION:

OWNER:
TWO LAKES LLC.
7883 DELTA WOODS DR.
BAY MINETTE, AL 36507

ENGINEER:
LIEB ENGINEERING COMPANY, LLC
1290 MAIN STREET SUITE E
DAPHNE, AL 36526
(251) 978-9779
CONTACT: CHRIS LIEB, PE

SURVEYOR:
THE WOODLANDS GROUP, LLC
PO BOX 213
MONTROSE, AL 36559
(601) 479-3408

UTILITY PROVIDERS

WATER: CITY OF GULF SHORES
POWER: BALDWIN EMC
GAS: RIVIERA UTILITIES
SEWER: CITY OF GULF SHORES

THE HOA/POA WILL MAINTAIN PRIVATE COMMON
AREAS, BUILDINGS OR OTHER FACILITIES, INCLUDING
COPIES OF ALL LEGAL DOCUMENTS NECESSARY
TO ACCOMPLISH THIS.

REVISIONS

A	ISSUED FOR REVIEW	06/26/21
B	ADDRESS COMMENTS	07/23/21



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

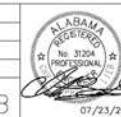
JOB NUMBER: 2019-018
DRAWN BY: JLC
DATE: 06/26/2021
SCALE: AS SHOWN
CHECKED BY: CUL
APPROVED BY: CUL
ENGR: CUL

TWO LAKES -- PHASE ONE

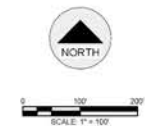
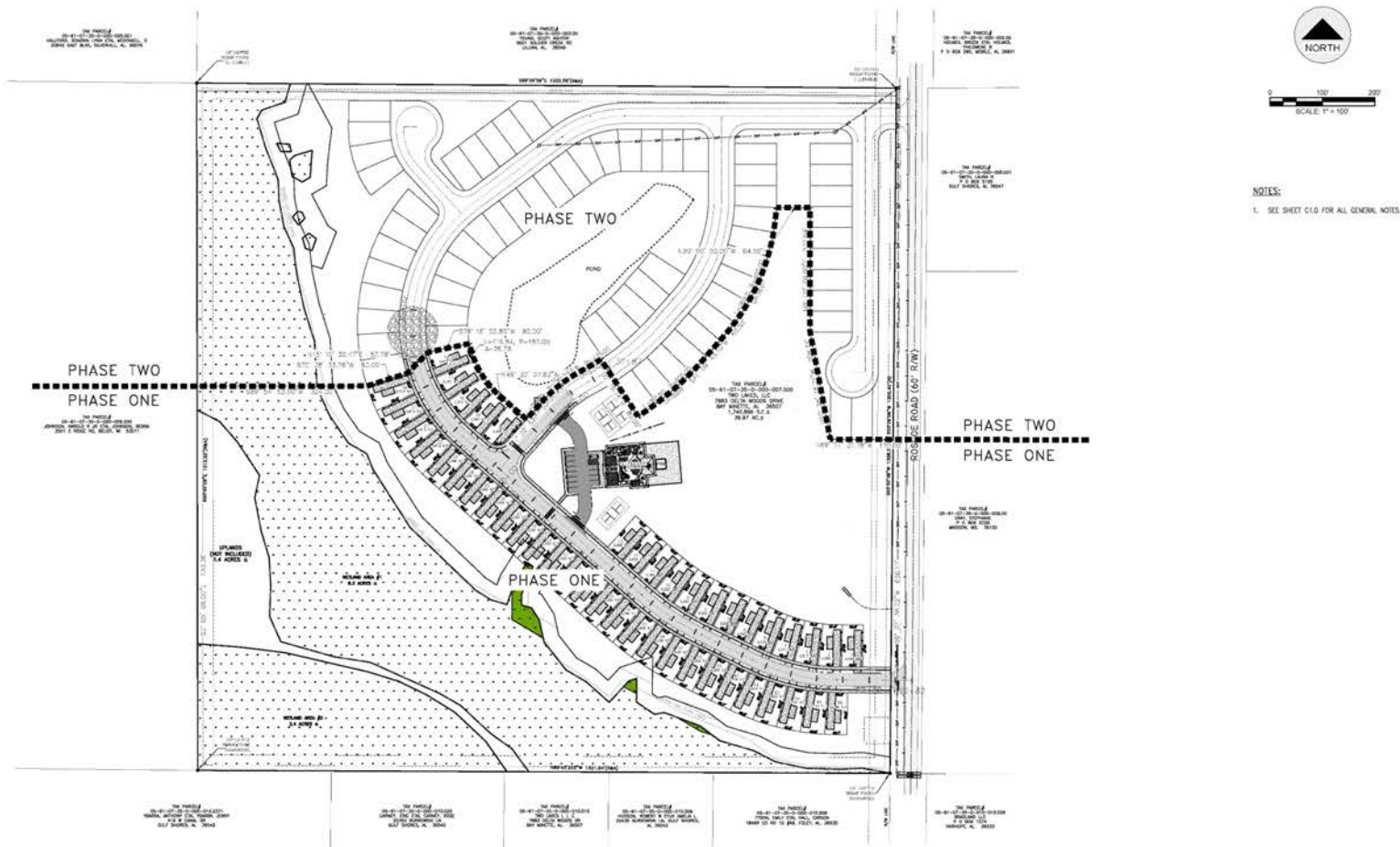
TITLE SHEET
GULF SHORES, AL
OWNER:

SHEET NUMBER
1 OF 14

C1.0 B




SV23-11 TWO
LAKES RV PARK
VARIANCE
SHEET C2.1
(PHASING PLAN)



NOTES:
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

ISSUED
FOR
REVIEW

REVISIONS		
A	ISSUED FOR REVIEW	06/26/21
B	ADDRESS COMMENTS	07/23/21




LIEB ENGINEERING
CORPORATION
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
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JOB NUMBER: 2019-018
DRAWN BY: JLG
DATE: 06/26/2021
SCALE: 1"=100'
CHECKED BY: CUL
APPROVED BY: CUL
ENGR: CUL

TWO LAKES - PHASE ONE
PHASING PLAN
GULF SHORES, AL
OWNER:
SHEET NUMBER: 2.1 OF 14
C2.1
B



LEGEND	
ID	ITEM
A	CLUBHOUSE
B	POOL
C	DETENTION POND
D	RV LOTS
E	RECREATIONAL AMENITY
F	EXISTING WETLANDS
G	FRONTAGE PLANTINGS
H	FENCE & COLUMNS
I	FUTURE PHASE



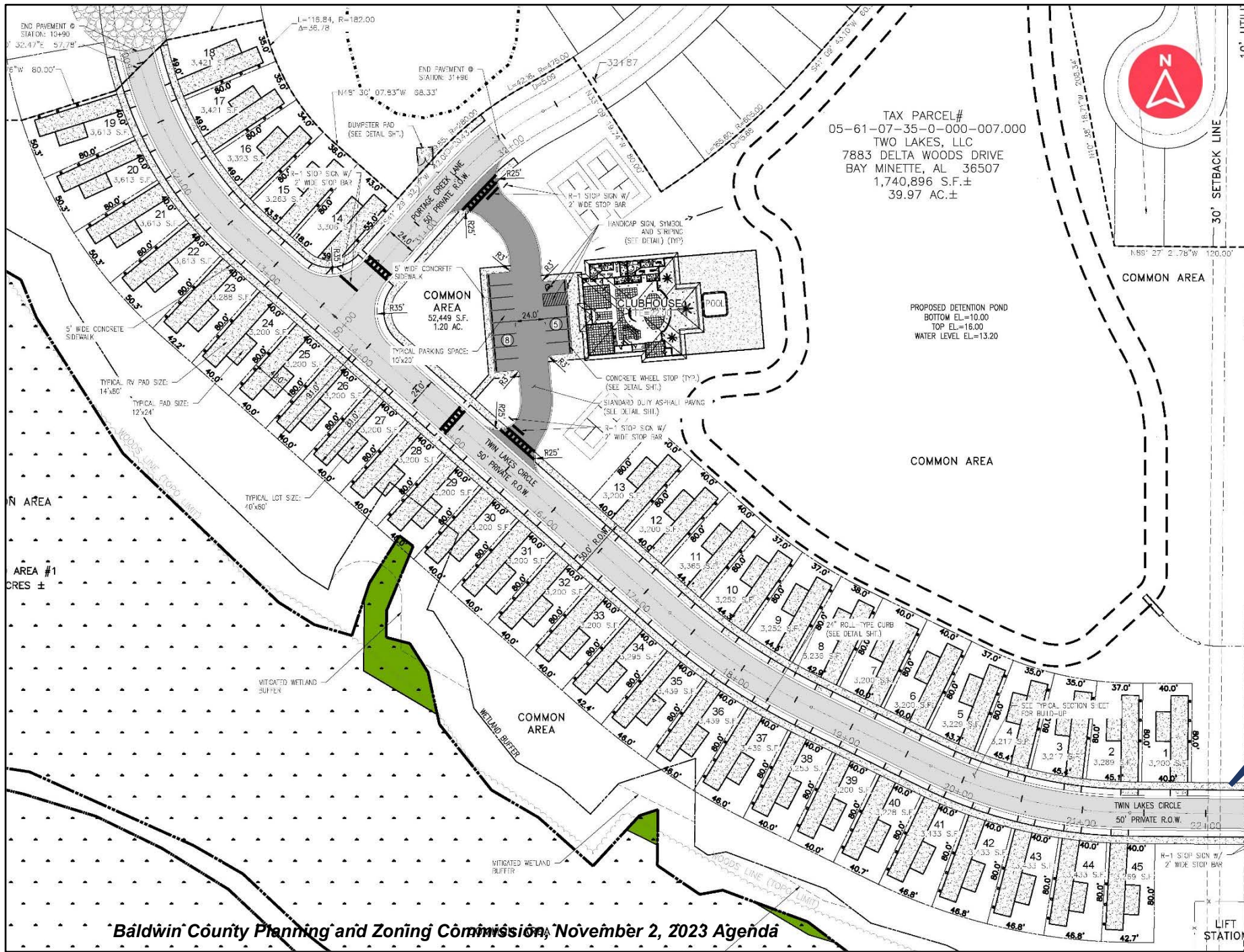
ILLUSTRATIVE MASTER PLAN

Scale: 1"=100'

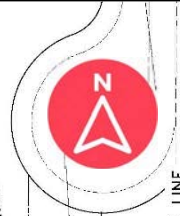
SV23-11 TWO
LAKES RV PARK
VARIANCE
LANDSCAPE
PLAN

SV23-11 TWO LAKES RV PARK VARIANCE SHEET C4.0





TAX PARCEL#
05-61-07-35-0-000-007.000
TWO LAKES, LLC
7883 DELTA WOODS DRIVE
BAY MINETTE, AL 36507
1,740,896 S.F.±
39.97 AC.±



LEGEND

- MEDIUM DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- EXISTING ASPHALT PAVING

SIDEWALK
DELETION
REQUESTED BY
VARIANCE

SHEET C4.0
CROPPED AND
ENLARGED TO
SHOW DETAILS

A variance shall not be approved unless there are findings based upon the evidence presented in each specific case that:

8.1(a) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

- The applicant has not provided any information to staff explaining the nature of the requested variance other than the project is not a “traditional” subdivision. Though staff recognizes the streets within the development are private streets, because each RV space is a lot of record that may be sold as in a traditional subdivision, there is an expectation that the internal circulation and pedestrian area afforded by sidewalks are equally desired within an RV park comprised of “for sale” lots in much the same way that sidewalks are desirable within a “traditional” subdivision. Staff was not provided with any other information that would indicate this criteria does not tend to favor a **denial** recommendation.*

8.1(b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

- The Section 5.1.1 requires all subdivision lots between 7,500sf and 20,000sf, and 60’ wide to install sidewalks or a pedestrian lane on all new roads constructed and this requirement applies to all subdivisions that meet this criteria. Further, Case S-21087 included an approved variance to allow lot sizes as small as 3,188sf, and the average lot with within the original approval was approximately 40’ wide. No features on subject property could be identified, nor was any information provided by the applicant that would indicate this criteria does not tend to favor a **denial** recommendation.*

Variance criteria from section 8.1(a) through 8.1(e) (continued):

8.1(c) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

- *At the time of preliminary plat and PUD approval, no information was provided indicating a desire or need to deviate from the requirements of section 5.1.1 to install sidewalks, and sidewalks were reflected on sheet C2.1 et al in the original submittal of cases S-21087 and S-21089. No features on subject property could be identified, nor was any information provided by the applicant that would indicate this criteria does not tend to favor a **denial** recommendation.*

8.1(d) The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

- *Staff notes that though Planning District 30 contains no specific sidewalk requirement, planning districts 8, 35, 37, and 39 require sidewalks for all major projects. As a result, staff asserts this section is **not a factor** for evaluating the subdivision variance request because there is no clear-cut requirement for sidewalks in Planning District 30 included within the zoning ordinance. Further, the version of sheet C4.0 included within the PRD site plan approval preceded case numbers S-21087 and S-21089 and did not reflect sidewalks within the project.*

Variance criteria from section 8.1(a) through 8.1(e) (continued):

8.1(e) Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

- *As described previously in section 8.1(a), the applicant has not provided any information to staff explaining the nature of the requested variance other than the project is not a “traditional” subdivision. Though staff recognizes the streets within the development are private streets, because each RV space is a lot of record that may be sold fee simple as in a traditional subdivision, staff believes there is an expectation that the internal circulation and pedestrian spaces afforded by sidewalks are equally desired within an RV park that contains “for sale” lots in much the same way sidewalks are desired within a “traditional” subdivision, and thus are required by section 5.1.1. Staff was not provided with any information that would indicate this variance request is not for the convenience or financial benefit of the applicant and thus this section tends to favor a **denial** recommendation.*

Staff recommends that the variance from the Baldwin County Subdivision Regulations Article 5, section 5.1.1 be **DENIED** due to lack of a qualifying hardship contemplated by section 8.1(a) through 8.1(e) of the Baldwin County Subdivision Regulations.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

COMMISSION SITE PLAN REVIEW CSP23-34 ST. MICHAEL CATHOLIC HIGH SCHOOL FOOTBALL STADIUM

NOVEMBER 2, 2023

PREPARED AND PRESENTED BY:

J. BUFORD KING, DEPUTY DIRECTOR

11.a) CSP23-34 ST. MICHAEL FOOTBALL STADIUM

Staff Report Prepared by:
J. Buford King, Deputy Director

November 2, 2023, Request before the Planning Commission:

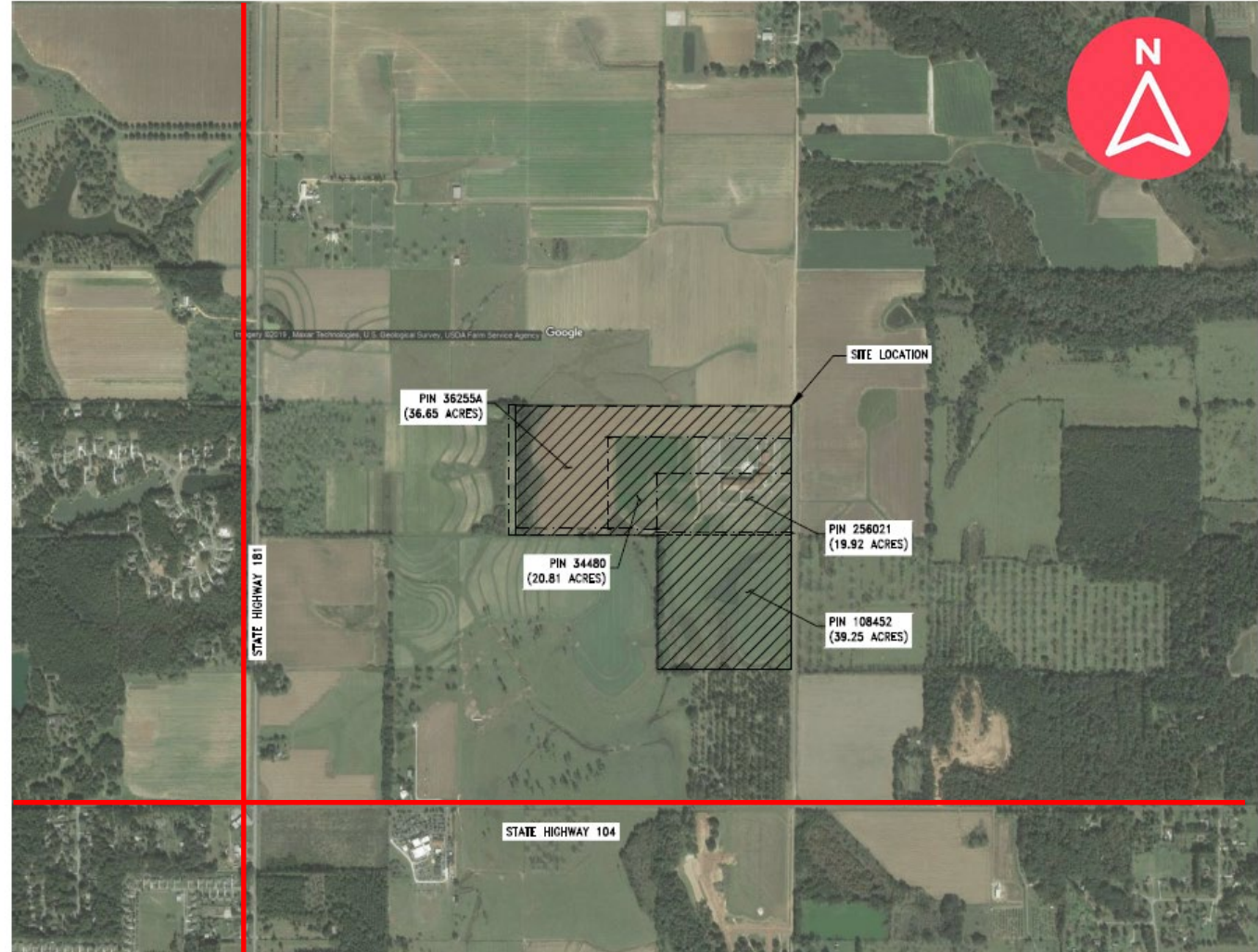
Consideration of a Commission Site Plan (CSP) related to St. Michael Catholic High School, a request to construct a football stadium and related improvements on the existing school campus

Staff Recommendation: **APPROVE 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:

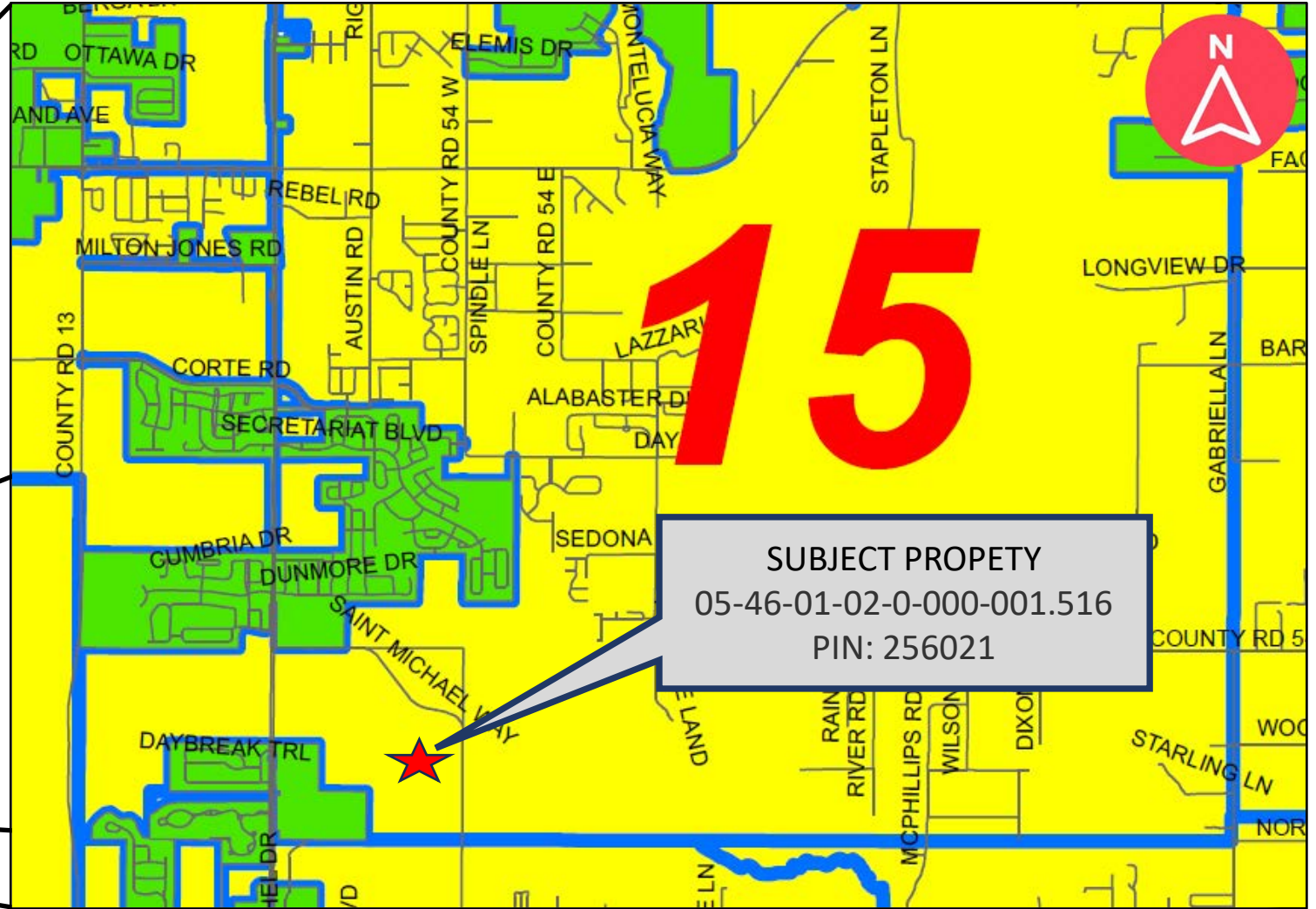
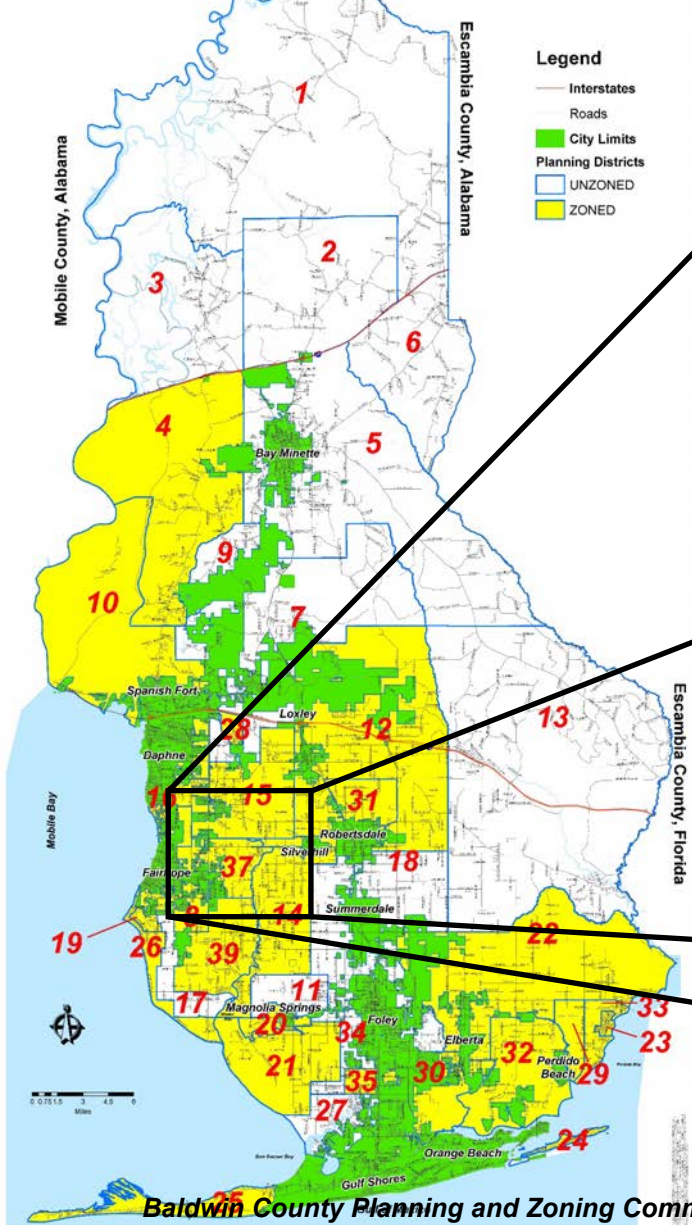
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Baldwin County Planning and Zoning Commission, November 2, 2023 Agenda

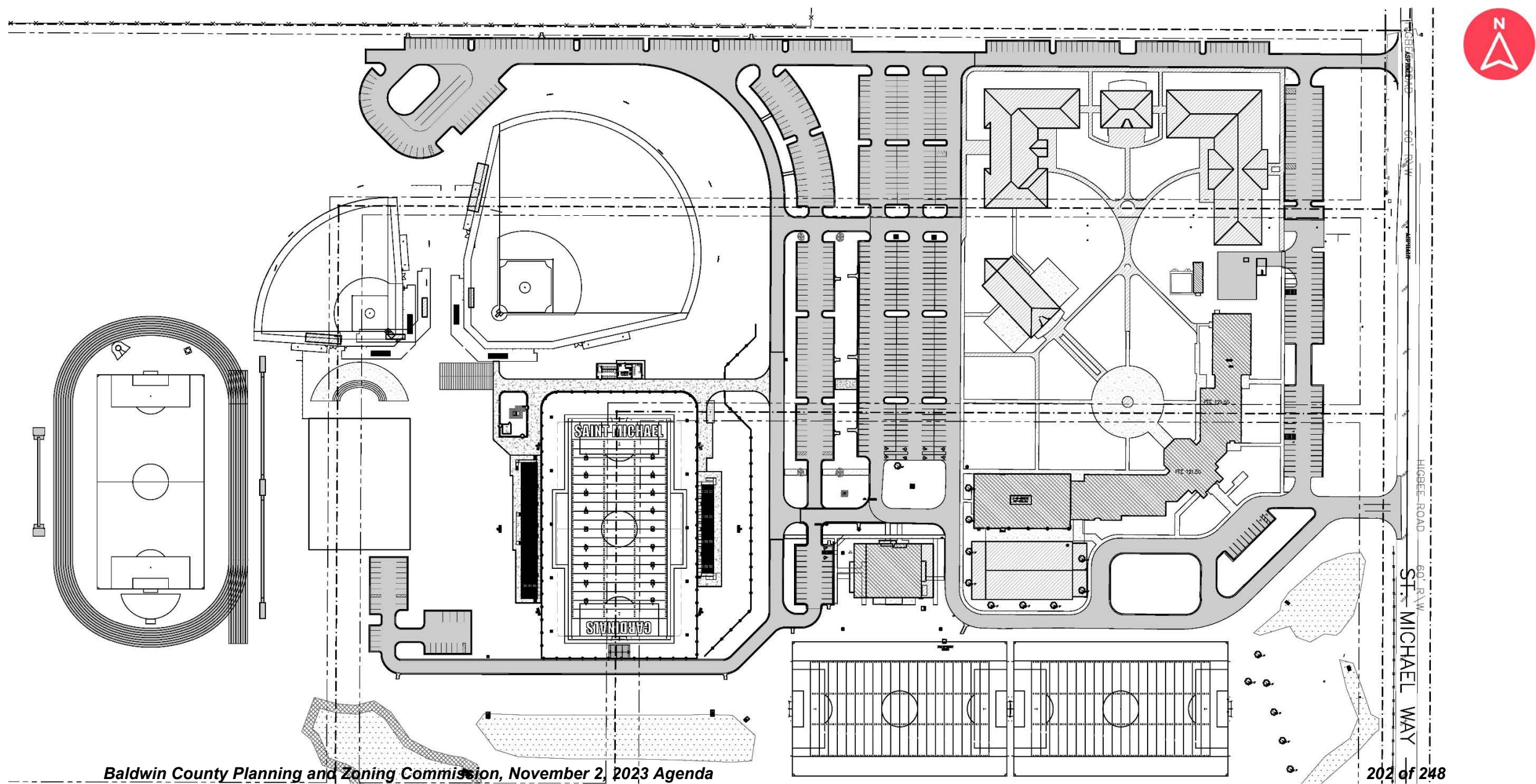


Baldwin County, Alabama Planning Districts

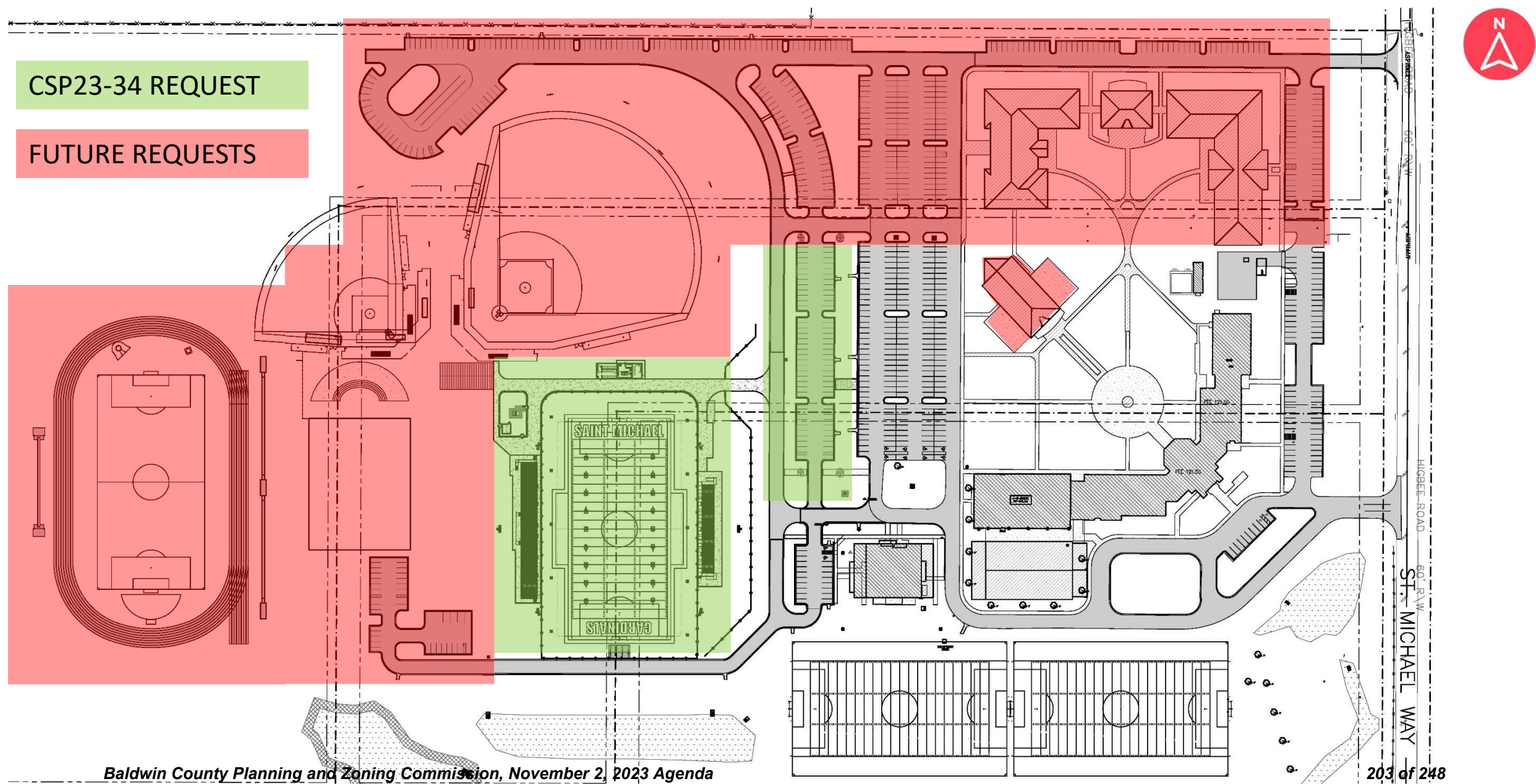
Legend
 — Interstates
 — Roads
 ■ City Limits
 ■ Planning Districts
 ■ UNZONED
 ■ ZONED



CSP23-34 ST.MICHAEL FOOTBALL STADIUM
MASTER SITE PLAN WITH EXISTING AND PROPOSED IMPROVEMENTS



CSP23-34 ST.MICHAEL FOOTBALL STADIUM
MASTER SITE PLAN WITH EXISTING AND PROPOSED IMPROVEMENTS



CSP23-34 ST. MICHAEL FOOTBALL STADIUM

BASIC DEVELOPMENT INFORMATION

Location: Subject property is located on the west side of St. Michael Way (formerly Higbee Road) approximately ½ mile north of State Route 104 near the City of Fairhope.

Planning District: 15*

- * One local provision of PD 15 may affect the site: section 2.3.15.3(h) prohibits off premise signage

Planning Jurisdiction: City of Fairhope (the City of Fairhope does not review site plans outside of its corporate limits and had no comments on the project)

Zoning: RA, Rural Agriculture

Total Project Area: 120 acres approximately

Building Permit Jurisdiction: Baldwin County

Approximate Building Footprints: 1,900sf concession stand/restrooms
10,416sf home side stadium
7,800sf visitor side stadium

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

Parcels:

05-46-01-02-0-000-001.511	PIN: 108452	40 acres +/-
05-46-01-02-0-000-001.515	PIN: 256018	2 acres +/-
05-46-01-02-0-000-001.516	PIN: 256021	20 acres +/-
05-46-01-02-0-000-001.517	PIN: 344480	21 acres +/-
05-46-01-02-0-000-001.518	PIN: 362551	37 acres +/-

Engineer of Record: Bruce Smith, PE, Cowles, Murphy, Glover & Associates
457 St. Michael Street, Mobile, AL 36602

PROPERTY INFORMATION

Owner / Developer: St. Michael Catholic High School (via Fairhope Single Tax)
400 Government Street, Mobile, AL 36602

Online Case File Number: The official case number for this application is CSP23-34, however, when searching the online Citizen Serve database, please use CSP23-000034

Building Setback Lines: Front - 40' Rear - 40' Side - 15'

Highway Construction Setback: N/A (St. Michael Way is a local road)

Subdivision: Lots 1 and 2 of Julio Corte III Subdivision, Slide 2537-D (see conditions of approval for required subdivision amendment and re-plat)

Landscape Buffers: 25' wide buffer along the west property line adjoining PIN 77776 consisting of existing vegetation, and 25' wide planted landscape buffers along the northern property line adjoining PIN 77573 (with future expansion) and southern property line adjoining PIN 14396. The functional classification of St. Michael Way (local road) does not trigger a landscape buffer along the public ROW.

Traffic Study: Not required at this time after evaluation by the Baldwin County Highway Department – see conditions of approval regarding future expansion of the site

Commercial Turnout Permit: Approved by the Baldwin County Highway Department (turnout permit number TO-23069)

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

Utility Providers:

- Water: Fairhope Public Utilities
- Sewer: Fairhope Public Utilities
- Electrical: Riviera Utilities

Zoning Use Table

AGRICULTURAL USES	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	LB	MR	OR	TR	M-1	M-2
Stables	P	P	P	P																						P	P
Viticulture	P	P	P	P																						P	P
INSTITUTIONAL USES																											
Ambulance/EMS Service	C	C	C															C	C							P	P
Art gallery or museum	C	C	C															P	P			P	C			P	P
Auditorium, stadium, coliseum	C	C	C															C	C							P	P
Business school or college	C	C	C															P	P							P	P
Cemetery (See Sections 2.3 and 13.7)	C	C/ P	C	P														P	P							P	P
Church or similar religious facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P	P	P	P
City hall or courthouse	C	C	C															P	P							P	P
Club or lodge	C	C	C													P	P	P	P			P	C			P	P

A CONDITIONAL
USE IN RA ZONING

COMMISSION SITE PLAN (CSP) APPROVAL SUMMARY



Traffic Study



Drainage



Zoning / Local Provisions



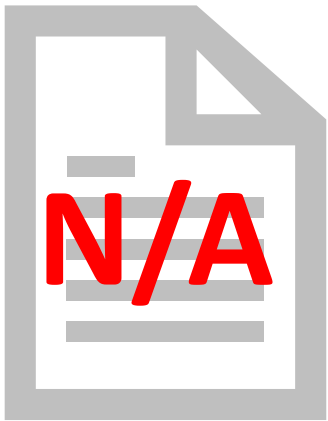
ALDOT



ADEM NPDES



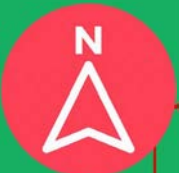
Landscape Buffers



USACE

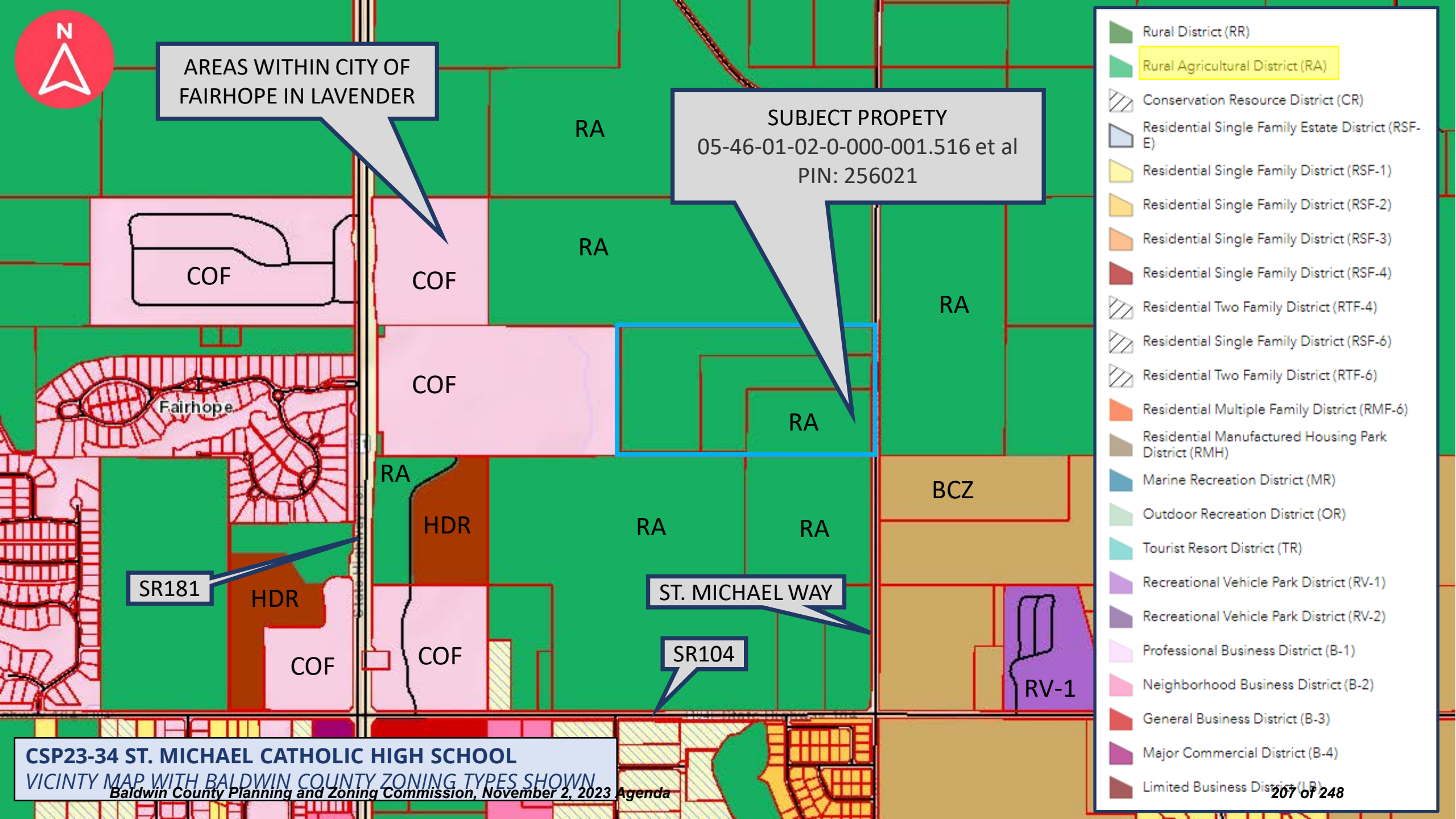


Turn Out Permit



AREAS WITHIN CITY OF
FAIRHOPE IN LAVENDER

SUBJECT PROPERTY
05-46-01-02-0-000-001.516 et al
PIN: 256021



- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
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- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)

CSP23-34 ST. MICHAEL FOOTBALL STADIUM
AERIAL SITE MAP



SR181

SUBJECT PROPERTY
05-46-01-02-0-000-001.516 et al
PIN: 256021

ST. MICHAEL WAY
(formerly Dick Higbee Road)

PUBLIX

SR104

THREE CIRCLE CHURCH

CSP23-34 ST. MICHAEL FOOTBALL STADIUM
LARGE SCALE AERIAL SITE MAP



SAINT MICHAEL WAY

PRESERVED
LANDSCAPE
BUFFER

PIN
77776

PIN 362551

PIN 344480

F&T
JULIO CORTE III
SLIDE 2537-D

1.518
37 Ac

1.515

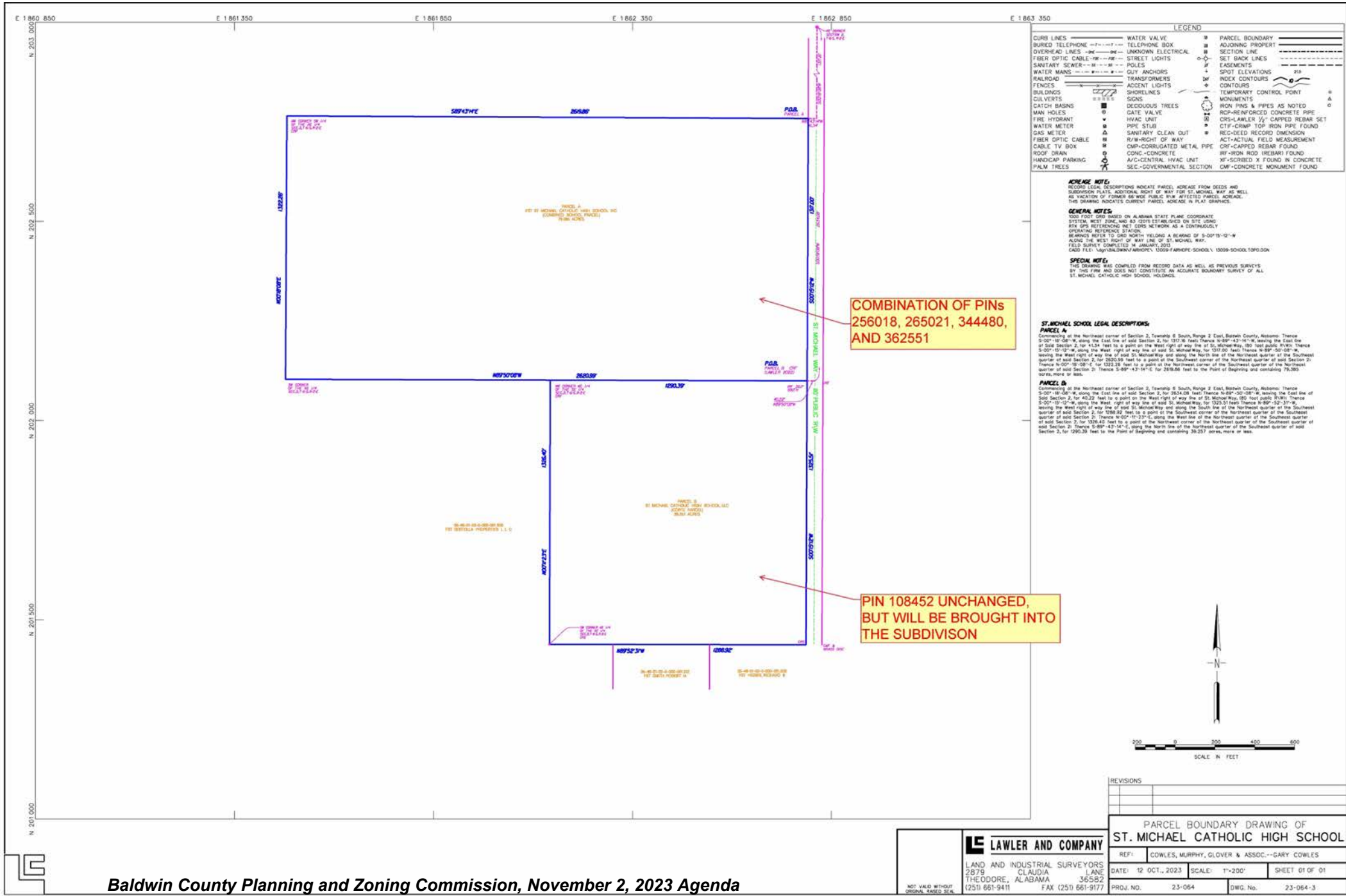
1.517
21 Ac

PIN 256021

PIN 256018

1.518
20 AC(c)

PIN 108452



CSP23-34 ST. MICHAEL
FOOTBALL STADIUM
PROPOSED SUBDIVISION
RE-PLAT

1.3 Nature and Sequence of Construction Activity

Table 1. Intended Sequence and BMP Implementation

Estimated Dates of Activity	Construction Activity and BMPs to be Implemented
11/20/23-11/22/23	Mobilization (Establish perimeter silt fence)
11/22/23-7/1/24	Excavation and Final Grading (Silt Fences, Truck Exit Pad, Grass Planting)
7/1/24-7/3/24	Site Cleanup and Closeout (Grass established on all disturbed and non-paved/gravel areas, removal of all temporary BMP's)

Proposed Activity(ies) to be Conducted:

☐ Residential ☐ Commercial ☐ Industrial ☐ Road Construction ☐ Linear Utility
☒ Other (please specify): Grading for athletic fields, installation of storm drains

Lot(s) or Parcel(s) Covered under this Permit:05-46-01-02-0-000-001.514, 05-46-01-02-0-000-001.516

Table 2: Multiple Operators

Operator Name	Contact Information	Area of Control
TBD	TBD	Stormwater Pond Area

SECTION 2: EROSION AND SEDIMENT CONTROL BMP

2.1 Phase Construction Activity

Phase I

- *Description:* Mobilization
- *Dates:* 11/20/23-11/22/23 (Pending Baldwin County Permit Approval)
- *Associated BMPs:* Silt Fence
- *Stabilization Methods:* Install silt fence

Phase II

- *Description:* Excavation and Final Grading
- *Dates:* 11/22/23 – 7/1/24
- *Associated BMPs:* Silt Fence, Truck Exit Pad, Grass Planting
- *Stabilization Methods:* Maintain perimeter silt fence, install silt fences as required and shown for pipe installation and grading. Plant grass/sod once final grades are acquired.

Phase III

- *Description:* Site Cleanup and Closeout
- *Dates:* 7/1/23 – 7/3/23
- *Associated BMPs:* None
- *Stabilization Methods:* Remove perimeter silt fence, truck exit pad, and any other temporary BMPs still in place.

Oct 23, 2023 at 11:00:31 AM
291° W

Subject Property
PIN 256021
Looking west



SITE PLAN APPROVAL
PROPOSED
FOR THIS PROPERTY
CSP23-000034
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

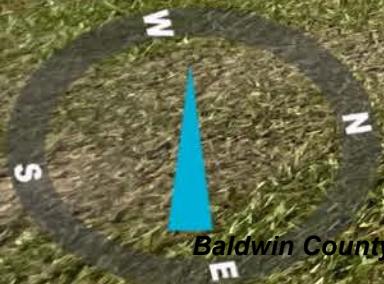


Oct 23, 2023 at 11:02:38 AM
281° W

Subject Property
PIN 256021
Looking west



PIN 108452
beyond

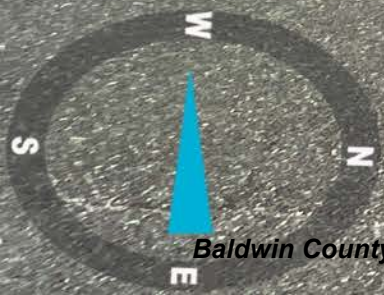


Oct 23, 2023 at 11:05:54 AM
268° W

PIN 34480
looking west



PIN 362551
beyond



Oct 23, 2023 at 11:06:34 AM
181° S

Adjoining Property
to The North
PIN 77573 looking
west



Oct 23, 2023 at 11:08:51 AM
215° SW

Adjoining Property
to the South
PIN 108452 looking south



Oct 23, 2023 at 11:00:50 AM
76° E

Property to the
east across the
street PIN 8594



Looking west from
within PIN 362551

PIN 77776
Beyond tree line
to the north

Adjacent PIN 77573
Looking northwest

Subject Property
(PIN 362551)

Looking southwest
from within PIN
362551

PIN 14396
and SR104 beyond

PIN 77776
Beyond tree line
to the north

Subject Property
(PIN 362551)

Looking south from
within PIN 362551

PIN 14396
and SR104 beyond



Subject Property
(PIN 362551)



LOOKING NORTHEAST
FROM WITHIN PIN 362551
(EAST OF PIN 77776)

FUTURE
LANDSCAPE
BUFFER

Adjacent
PIN 77573

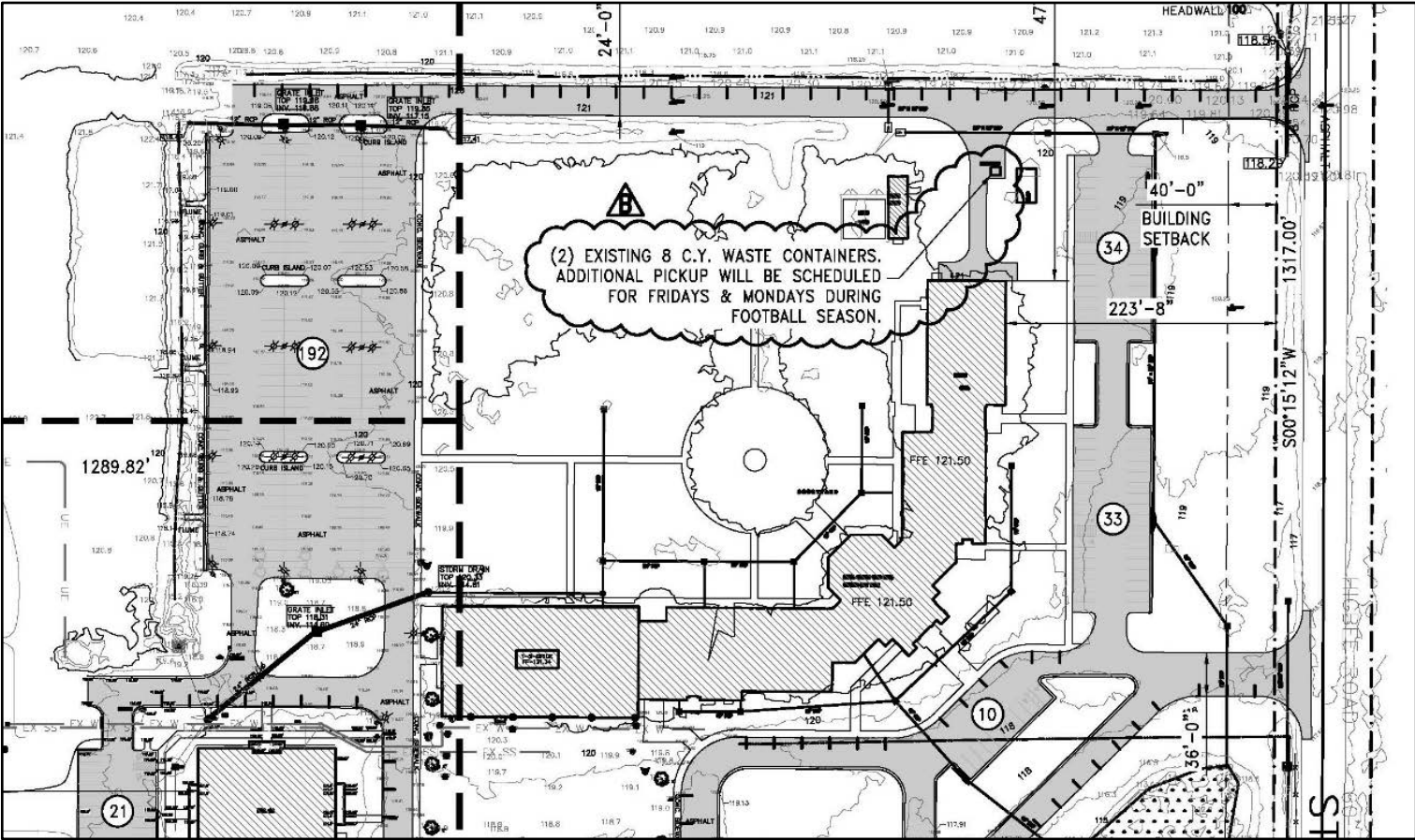
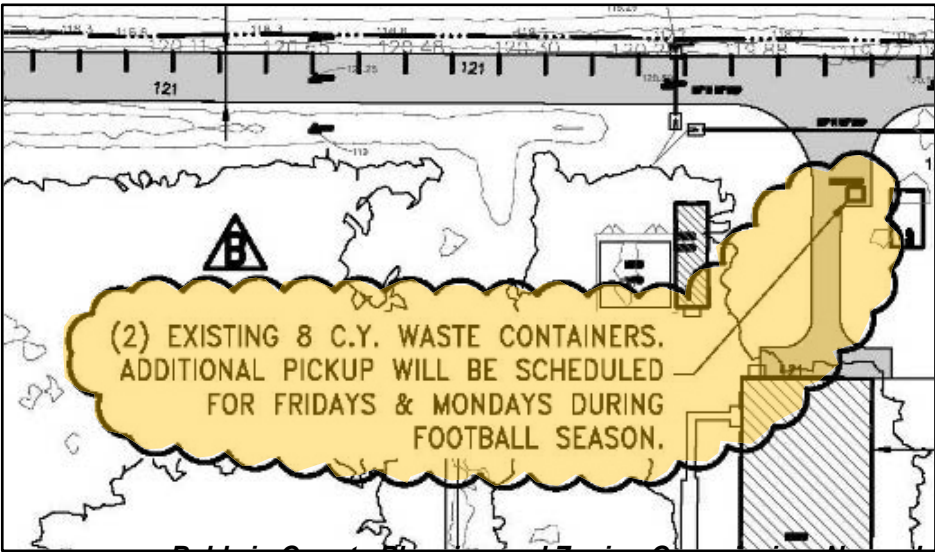
Subject
Property
PIN 362551

Subject Property
(PIN 362551)

PIN 17735
and SR181 beyond

Adjacent PIN 77573
Looking northwest

FUTURE
LANDSCAPE
BUFFER



From: Smith, Michael
To: Buford King
Cc: Celena Boykin; Shawn Mitchell; Cory Rhodes; Fabia Waters; Calla McKenzie; Tucker Stuart; Matthew Brown
Subject: RE: New football stadium at St. Michael Catholic High School
Date: Tuesday, October 17, 2023 3:38:48 PM
Attachments: image002.png
image003.png

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

Good afternoon,
We have discussed this and outside of game nights we would not perceive additional traffic impacts.

MICHAEL SMITH, P.E.
AREA PERMIT 4808273
CELL: 251-331-0104

CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Buford King <Buford.King@baldwincountyal.gov>
Sent: Monday, October 2, 2023 2:19 PM
To: Smith, Michael <smithmi@dot.state.al.us>
Cc: Celena Boykin <Cboykin@baldwincountyal.gov>; Shawn Mitchell <Shawn.Mitchell@baldwincountyal.gov>; Cory Rhodes <Cory.Rhodes@baldwincountyal.gov>; Fabia Waters <Fabia.Waters@baldwincountyal.gov>; Calla McKenzie <Calla.McKenzie@baldwincountyal.gov>; Tucker Stuart <Tucker.Stuart@baldwincountyal.gov>; Matthew Brown <Matthew.Brown@baldwincountyal.gov>
Subject: New football stadium at St. Michael Catholic High School

Good afternoon Michael,

We are reviewing the site plans related to a new football stadium at St. Michael Catholic High school near Fairhope. At the County level we are not requiring a traffic study or any improvements at this stage of development, but out of an abundance of caution we wanted to make you aware because St. Michael Way (what used to be Dick Higbee Road) connects to both SR181 and SR104. In terms of zoning, the size of the football stadium requires about 600 parking spaces for passenger vehicles on the school campus. In terms of football St. Michael plays a number of public schools which will add a few buses and support vehicles traversing those turning movements as well on 181 and 104.

If you have any questions or comments about the project in terms of connection to SR104 and

SR181 certainly let us know. We are reviewing the project for possible consideration at the November County Planning Commission meeting. A screenshot of the site circled in blue is below and I can furnish any additional information you may need.



BALDWIN COUNTY
HIGHWAY DEPARTMENT
P.O. Box 220
SILVERHILL, ALABAMA 36576
TELEPHONE: (251) 937-0371
FAX (251) 937-0201

MARK ACREMAN, P.E.
ASSISTANT COUNTY ENGINEER

October 23, 2023

FST and St Michael High School
11474 Higbee Road
Fairhope, AL 36532

Subject: TO-23069 – Commercial Turn-Out Permit onto St Michael Way

Attached hereto is a permit issued to FST and St Michael High School for an existing turnout onto St Michael Way for St Michael High School at parcel number 05-4601-02-0-000-001.517.

The existing driveway has been inspected and approved by the Baldwin County Highway Department Permit Division.

If you have any questions, please contact John Lundy at 251-202-1693.

Sincerely,

Tucker Stuart P.E.
Permit Manager

Cc: John Lundy, Inspector
Area 200 Maintenance Supervisor
File

LANCE R. LEFLEUR
DIRECTOR



KAY IVEY
GOVERNOR

March 23, 2023

WILLIAM SKONEKI
ARCHDIOCESE OF MOBILE
400 GOVERNMENT STREET
MOBILE, AL 36602

RE: St Michael Catholic High School
Baldwin County (003)

Dear Mr. Skoneki:

Based on your request, coverage under **General NPDES Permit Number ALR10C3M7** is granted. The effective date of coverage is March 23, 2023.

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-SIJ2Mgc>.

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

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

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (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)



NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT

DISCHARGE AUTHORIZED: DISCHARGES FROM CONSTRUCTION ACTIVITIES THAT RESULT IN A TOTAL LAND DISTURBANCE OF ONE ACRE OR GREATER AND SITES LESS THAN ONE ACRE BUT ARE PART OF A COMMON PLAN OF DEVELOPMENT OR SALE

AREA OF COVERAGE: THE STATE OF ALABAMA

PERMIT NUMBER: ALR10C3M7

RECEIVING WATERS: ALL WATERS OF THE STATE OF ALABAMA

In accordance with and subject to the provisions of the Federal Water Pollution Control Act, as amended, 33 U.S.C. §§1251-1378 (the "FWPCA"), the Alabama Water Pollution Control Act, as amended, Code of Alabama 1975, §§ 22-22-1 to 22-22-14 (the "AWPCA"), the Alabama Environmental Management Act, as amended, Code of Alabama 1975, §§22-22A-1 to 22-22A-15, and rules and regulations adopted thereunder, and subject further to the terms and conditions set forth in this permit, the Permittee is hereby authorized to discharge into the above-named receiving waters.

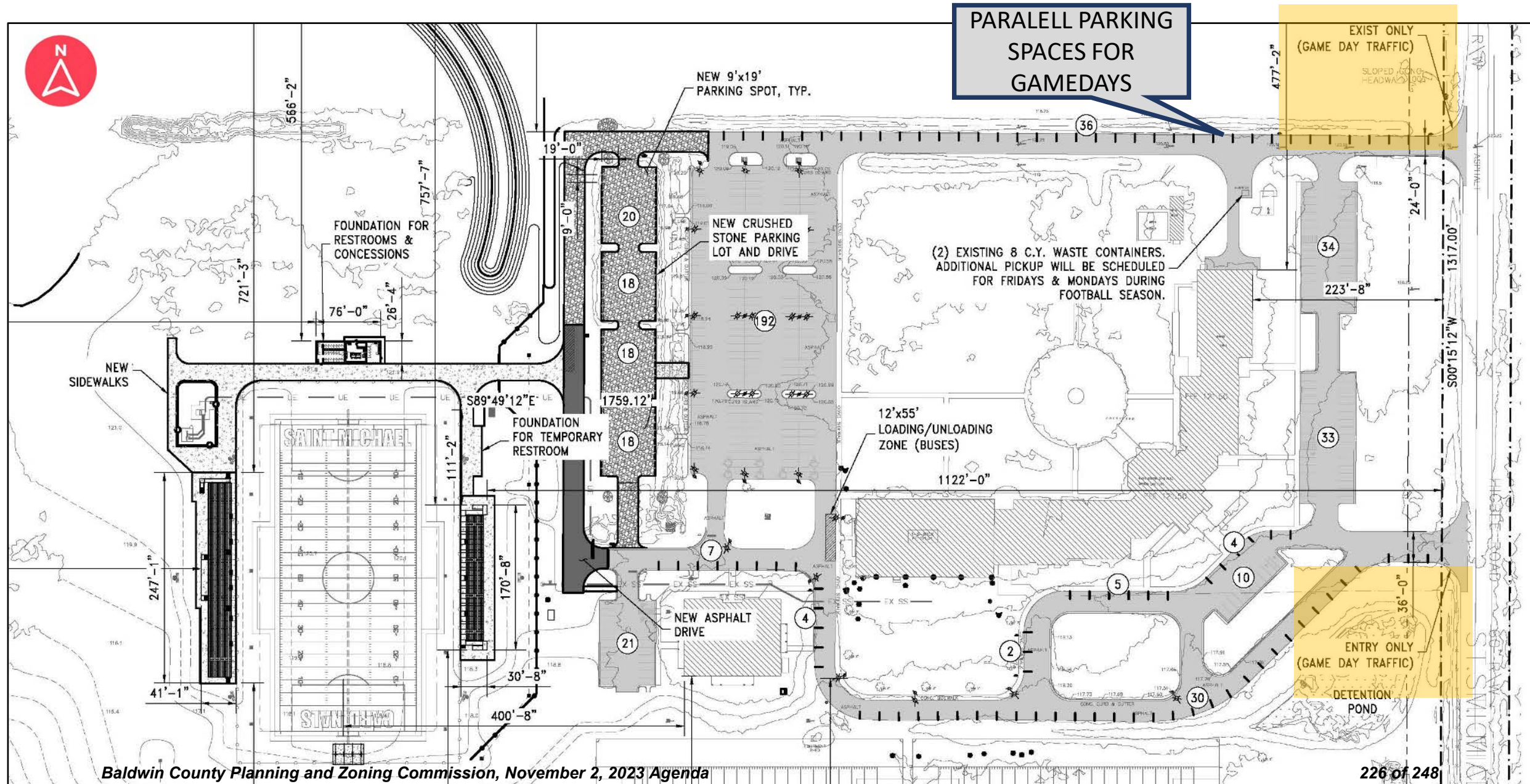
ISSUANCE DATE: March 12, 2021

EFFECTIVE DATE: April 1, 2021

EXPIRATION DATE: March 31, 2026

Alabama Department of Environmental Management

FOOTBALL GAMEDAY PARKING PLAN – 452 PARKING SPACES AVAILBLE FOR FOOTBALL GAME PARKING



(c) Theaters, auditoriums, coliseums, stadiums, event venues, and similar places of assembly. One space for each 4 seats, seating spaces, or projected attendees.


The following is the attendance from the last 4 games:

Varsity	Chickasaw	9/1/2023	924
Varsity	Bayside	9/7/2023	1,310
Varsity	Satsuma	9/21/2023	1,081
Varsity	McGill	9/29/2023	1,291

Although the stadium capacity is 2,656, the projected attendees is much less. The school anticipates max attendance to be approximately 1400 people. The required parking spaces for the anticipated max attendance is $1400/4 = 350$.

An additional 74 parking spaces (gravel parking lot) are being added to the existing 290 spaces currently on campus, bringing the total of permanent parking spaces to 364. Please see the Game Day Parking Plan (3100S-C11-B) for the location of 88 additional temporary parking spaces that will be created for football games. This brings the total number of parking spaces for games to 452. New parking lot areas will be constructed in the future when the school grows, expands, and generates the need for more parking.

CSP23-34 ST.MICHAEL FOOTBALL STADIUM
EXCERPTS FROM WETLAND DELINEATION



BARRY A. VITTOR & ASSOCIATES, INC.

ENVIRONMENTAL RESEARCH & CONSULTING

8060 Cottage Hill Road Mobile, Alabama 36695

Phone (251) 633-6100 Fax (251) 633-6738

August 31, 2023

Gary Cowles, P.E.
Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Subject: St. Michaels High School Wetland Delineation

Dear Mr. Cowles:

Barry A. Vittor & Associates, Inc. has conducted a full delineation of wetlands found within the 79-acre property located on Higbee Road (St. Michael Way) in Baldwin County, Alabama. This property is located in Sec. 2, Township 6 South, Range 2 East and the geographic coordinates of the approximate center of the site are latitude 30.554624°N, longitude 87.839725°W (Figures 1 and 2). This property contains several buildings, driveways, parking areas, and other amenities developed in association with the existing St. Michaels High School. Portions of the property are undeveloped, except for past use as agricultural land. Vittor & Associates' delineation was conducted in accordance with guidelines in the U.S. Army Corps of Engineers' 2010 Regional Supplement to the 1987 Wetland Delineation Manual. This involved evaluation of the site's hydrology, vegetation, and soils. Wetland hydrology generally is recognized on the basis of depth to saturation and water table, although indicators of hydrology are also relied upon when conditions are relatively dry; major indicators include the presence of crawfish chimneys, water-stained leaves, and oxidized rhizospheres. Hydrophytic plant species are ubiquitous in this area, and often dominate even non-wetland habitats. Nonetheless, observations are made of the relative abundance/dominance of the plant species observed, and their wetland indicator status. The presence/absence of hydric soils is generally the most consistent measure of wetland conditions. Of particular importance is the uppermost 8- to 9-inch stratum of the soil; if redoximorphic features (eg., red, orange, yellow mottles) are present, or if mucky soils are present, the investigator will conclude that hydric (wetland) soil conditions are present. It is important to note that all three wetland parameters must be present for a site to be classified as a wetland. Flags embossed with "Wetland Delineation" were placed at close intervals along wetland boundaries that met all three parameters; the location of each flag point was recorded using an EOS Arrow 100 GPS unit accurate to +/- 1 meter. Coordinate data were compiled, and a map of the wetland boundaries was prepared, using ArcGIS.

Vittor & Associates identified, delineated, and mapped four areas of wetlands within the property (Figure 3). These wetlands were recognized primarily on the basis of the presence of hydric soils and oxidized rhizospheres. Vegetation in most of the wetlands consists of a midstory (sapling layer) of sweetbay magnolia, red maple, Chinese tallow tree, and black willow. Shrubs include wax myrtle, groundsel bush, and young Chinese tallow tree. Ground cover is dominant in most of the wetlands and

includes swamp smartweed and soft rush. Soils in the wetlands exhibit oxidized rhizospheres and dark gray color with a sulfidic odor.

The wetlands within this property are above the continuous 10-foot elevation contour, and therefore are not "coastal wetlands." Non-coastal jurisdictional wetlands can be susceptible to development through Sec. 404 permitting for non-water dependent developments. Any proposed impacts to such wetlands will require justification (purpose and need) and documentation of environmental resources such as endangered species and cultural resources. The recent (August 25, 2023) Final Rule issued by the U.S. EPA and U.S. Army Corps of Engineers states that a continuous wetland connection to a tributary of a Water of the United States must be present for the wetland to be classified as jurisdictional under Sec. 404. Such connections do not appear to be present, indicating that the wetlands within the St. Michaels High School property are likely to be non-jurisdictional and therefore would not require authorization from the Corps of Engineers for placing fill in the wetlands.

Please feel free to call or email me if you need any additional information.


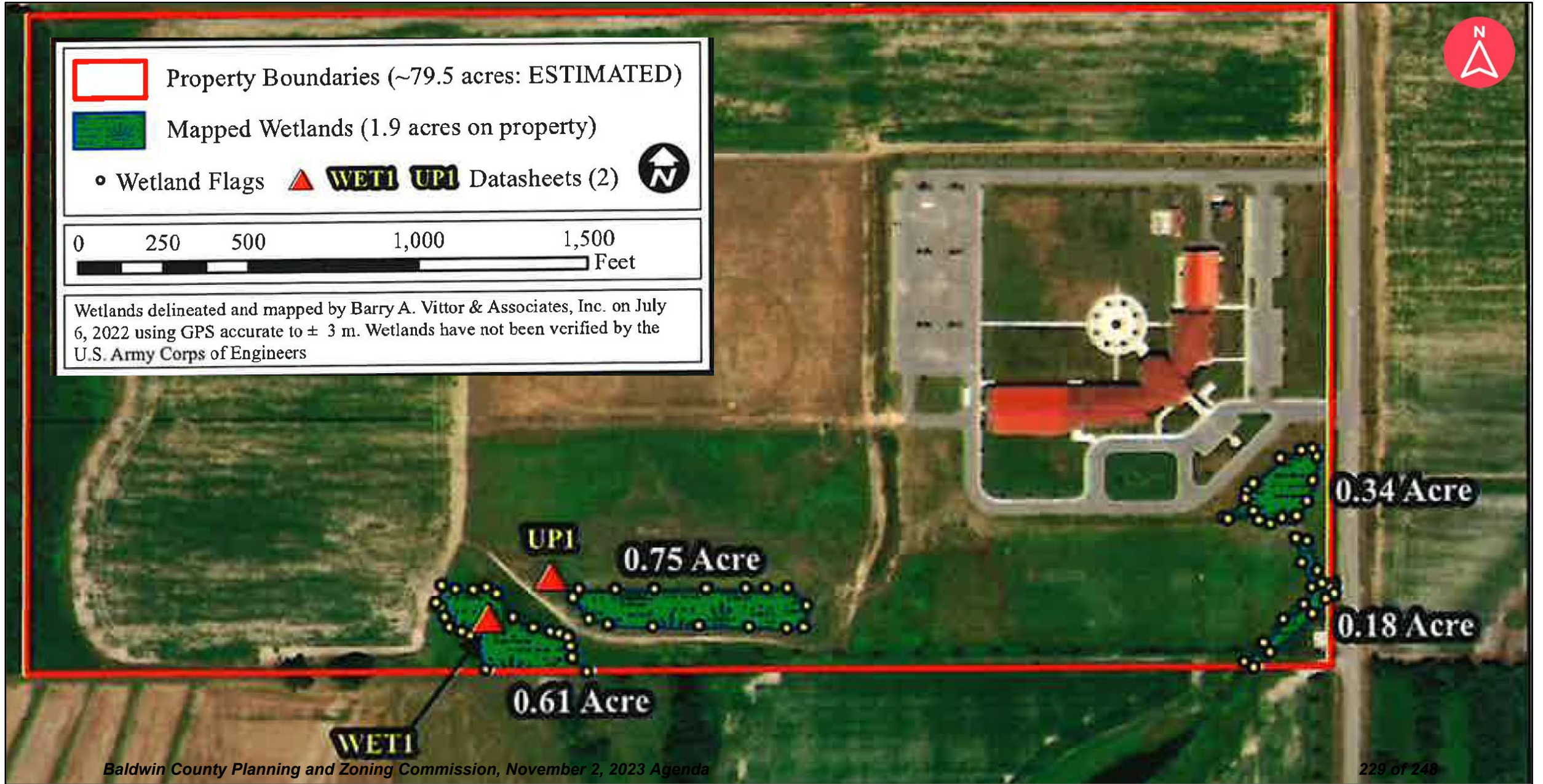
Sincerely,

Barry A. Vittor, PhD
President



Figure 3. Wetland Map (Aerial View)

CSP23-34 ST. MICHAEL FOOTBALL STADIUM
ENLARGED WETLAND MAP



CSP23-34 ST.MICHAEL FOOTBALL STADIUM
EXCERPTS FROM DRAINAGE NARRATIVE



PERFORMANCE • RELIABILITY • EXPERIENCE

October 13, 2023

Owner: St Michael Catholic High School

CMG Job Number: 3100S

Drainage Narrative

The St Michael Catholic High School proposes to construct concrete foundations for bleachers, bathrooms, and a concession stand and a gravel parking area at the existing high school property located at 11732 St Michael Way, Fairhope, AL 36532. This project is part of a larger master plan that contains an existing stormwater drainage system and detention pond currently designed for future development.

The pre-development use of this site was farmland. When St Michael Catholic High School was constructed in 2016, future expansion of additional school buildings, fieldhouse, athletic fields and facilities was accounted for in the design of the original stormwater drainage system. The existing detention pond is large enough to accommodate the additional runoff caused by the increase of impervious surface proposed for this project.

For the purpose of our analysis, the pre-development condition was assumed to be poor condition row crops. A CN of 72, Hydrologic Soil Group A, was used for the existing row crop ground cover in the calculations (SCS Method). The below table summarizes the pre-development and post-development flow rates for the site calculated using HydroCAD Software.

457 St. Michael Street • Mobile, Alabama 36602 • (251) 433-1611 • Fax (251) 433-1411

STORM EVENT	PRE (SUBCATHMENT 5S) cfs	POST (POND 4P) cfs
2	37.64	5.89
5	55.03	11.16
10	72.33	17.18
25	100.27	26.51
50	124.66	65.85
100	151.68	122.87

*See attached Pre and Post Development Drainage Maps for reference.

Since the completion of the Fieldhouse project and construction of the football field, additional survey data has been obtained around the pond. The existing detention pond provides approximately 322,011cf of storage between 106' and 113.5'. There is no proposed work in the detention pond in this phase of construction. The detention pond will discharge into the existing wetlands in the same manner it has since the construction of the school in 2016. The Pre-development flow differs slightly from what was submitted with the Field House Drainage Narrative (attached with this submittal for reference) because additional area was added to account for the property gained along the south property line with the inclusion of the former easement.

The stormwater/detention system will create no adverse downstream effects.



457 St. Michael Street • Mobile, Alabama 36602 • (251) 433-1611 • Fax (251) 433-1411

RE: CSP23-34 updated drawings



Tucker Stuart
To Buford King

You replied to this message on 10/23/2023 4:55 PM.

Start your reply all with: [Great, thanks for the update.](#) [Thank you!](#) [Great news! Thank you!](#) [Feedback](#)

Buford,

I walked their site this morning. **The drainage narrative is accepted by Hwy.**

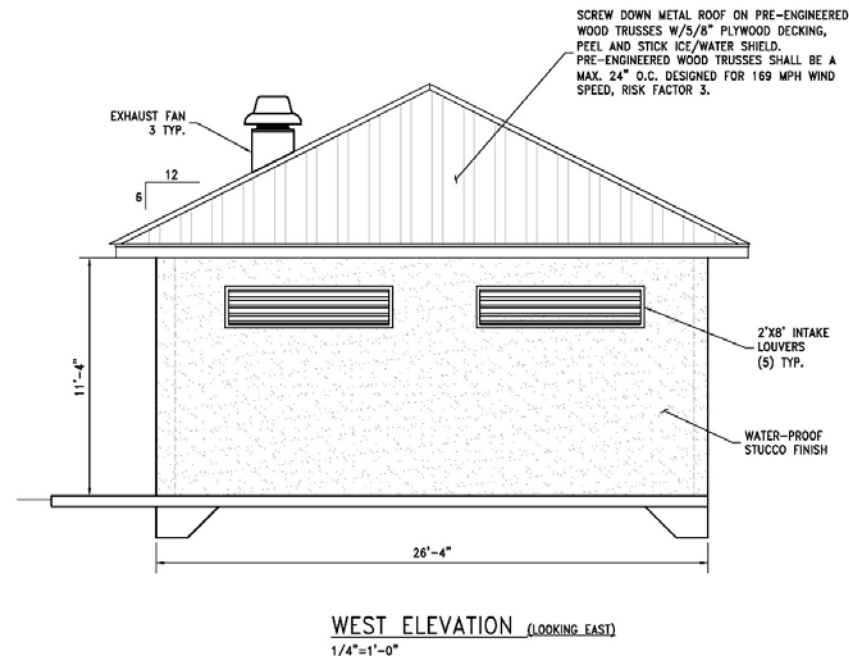
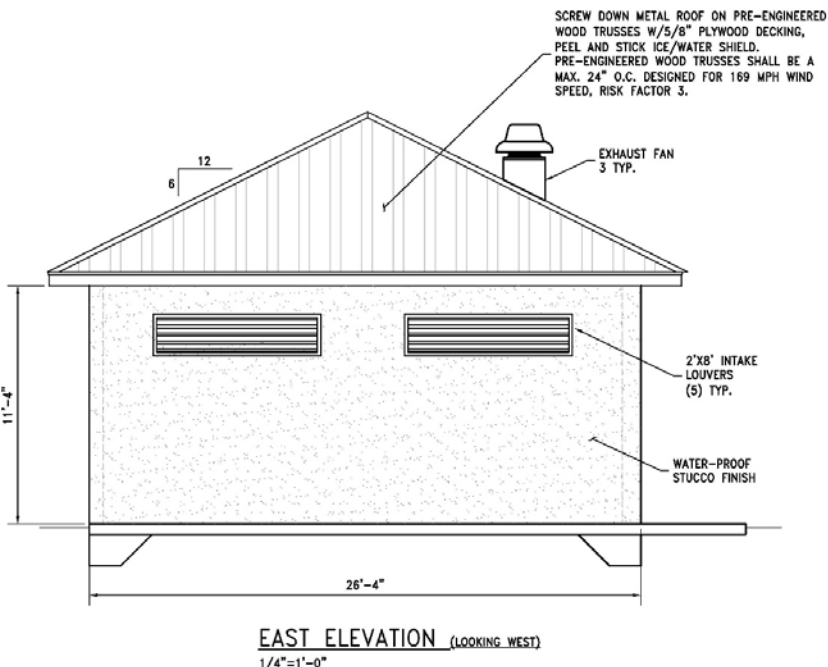
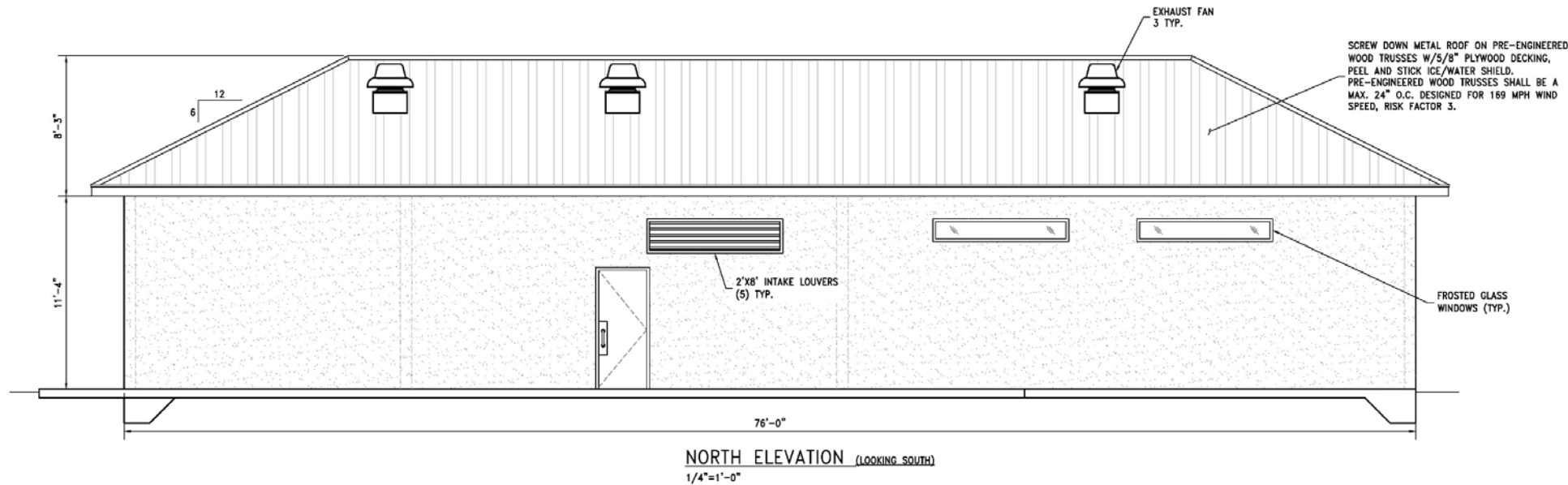
Thanks,

N. Tucker Stuart, P.E.
Baldwin County Construction Engineer
[22070 Hwy 59](#)
[Robertsdale, AL 36567](#)
Phone: (251) 937-0371
Cell: (251) 348-0028
Email: tucker.stuart@baldwincountyal.gov



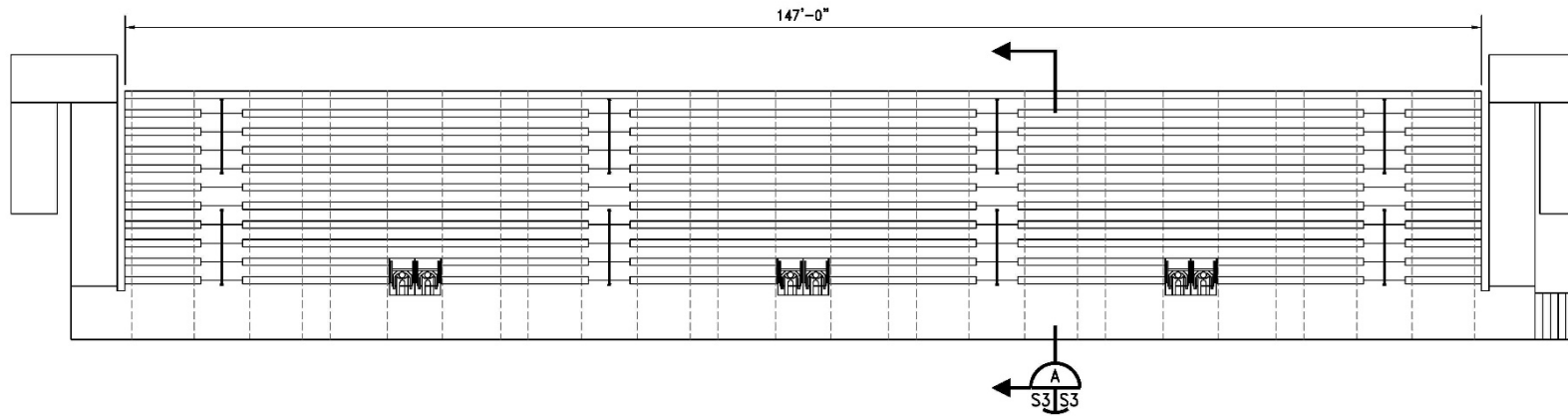
CSP23-34 ST. MICHAEL
FOOTBALL STADIUM

NORTH/EAST/WEST
RESTROOM/CONCESSION
STAND BUILDING
ELEVATIONS



CSP23-34 ST. MICHAEL FOOTBALL STADIUM

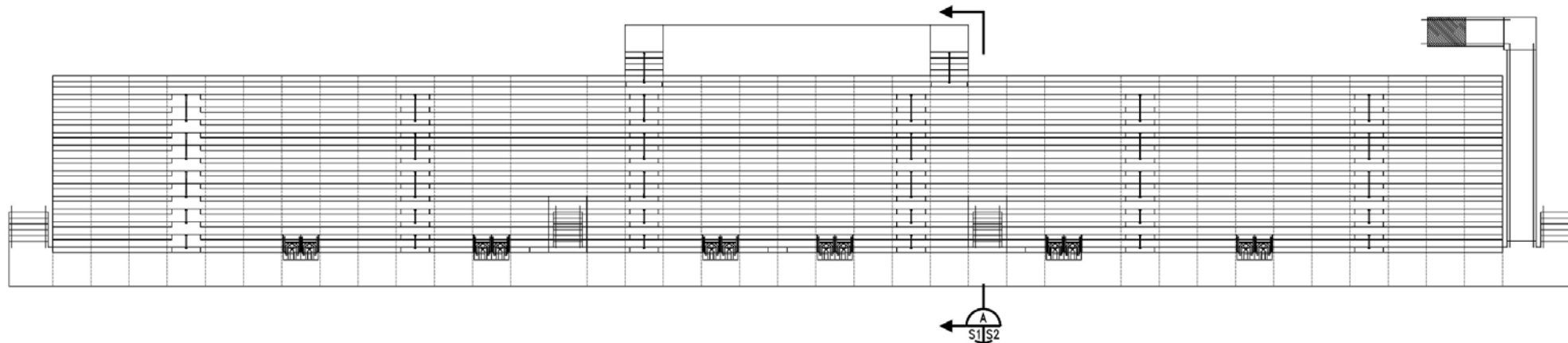
HOME AND VISITOR BLEACHER BUILDING ELEVATIONS



VISITOR BLEACHERS

3/32"=1'-0"

904 NET SEATS @ 18" PER SEAT
6 WHEELCHAIRS @ 33" PER SPACE
12 COMPANION SEATS
922 TOTALS SEATS



HOME BLEACHERS

3/32"=1'-0"

1722 NET SEATS @ 18" PER SEAT
12 WHEELCHAIRS @ 33" PER SPACE
1734 TOTALS SEATS

*SEE SOUTHERN BLEACHER COMPANY
JOB #23196, SHEETS 1-9

CSP23-34 STADIUM SEATING AREAS

ET SEATS @ 18" PER SEAT
 WHEELCHAIRS @ 33" PER SPACE
 COMPANION SEATS
 TOTAL SEATS

Chain Link Fence @ ENDS ONLY

1 1/4" O.D. PIPE

1/2" GRADE A325 STEEL BOLT

Steel Tube Brace Material
 1" O.D. 16GA

L2x2x3/16

L2x2x3/16

L2x2x3/16

L2x2x3/16

L2x2x3/16

L2x2x3/16

3/8" Titan HD
 MIN. 2.5" Embedded

6'-2 1/2"

1'-11 1/2"

3'-10 1/2"

2'-7 1/2"

1'-3 1/2"

1'-0"

10'

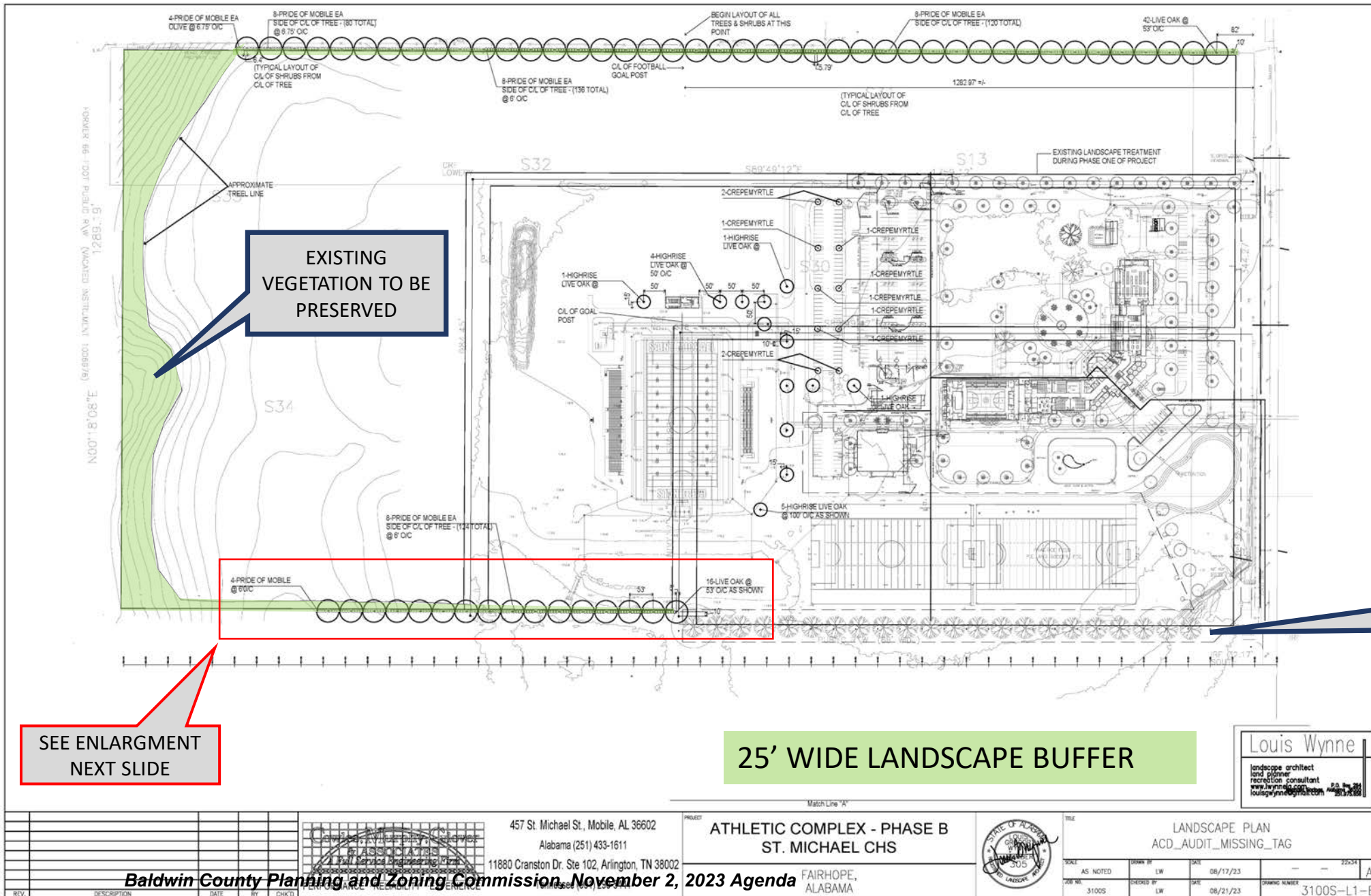
30'
(approx.)

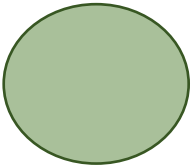
The drawing consists of two parts: a side elevation of the stadium seating area and a detailed cross-section of the railing structure.

Side Elevation: Shows the seating area with a sloped railing. A red double-headed arrow indicates a height of 30' (approx.) from the ground to the top of the railing structure. The railing is supported by vertical posts. The seating area is shown with a sloped floor and a series of steps or tiers.

Detail View (Top Left): A cross-section of the railing structure. It shows a 1 1/4" O.D. PIPE at the top. The structure is supported by a 3/8" Titan HD MIN. 2.5" Embedded base. The railing is made of L2x2x3/16 steel. The structure is bolted with 1/2" GRADE A325 STEEL BOLTS. The railing is made of Steel Tube Brace Material 1" O.D. 16GA. The railing is supported by a 10" base. The railing is made of Chain Link Fence @ ENDS ONLY. The railing is supported by a 10" base.

*SEE SOUTHERN BLEACHER COMPANY
JOB #23196, SHEETS 1-9





OVERSTORY TREES
(LIVE OAKS)

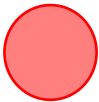


LIVE OAK

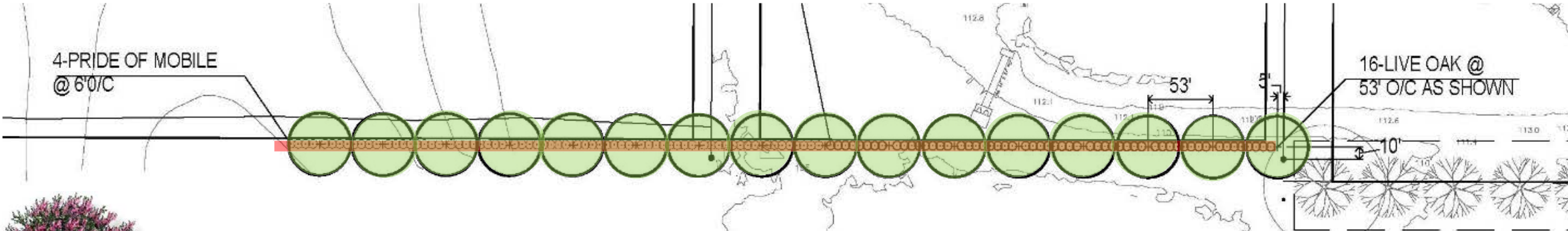


Copyright © Robert O. ZOOM

PRIDE OF MOBILE AZALEAS



SHRUBS
(PRIDE OF MOBILE AZALEAS)



Copyright © Robert O. ZOOM

CRAPE MYRTLE
LANDSCAPE ISLANDS
IN PARKING AREAS

Staff Analysis and Findings

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

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

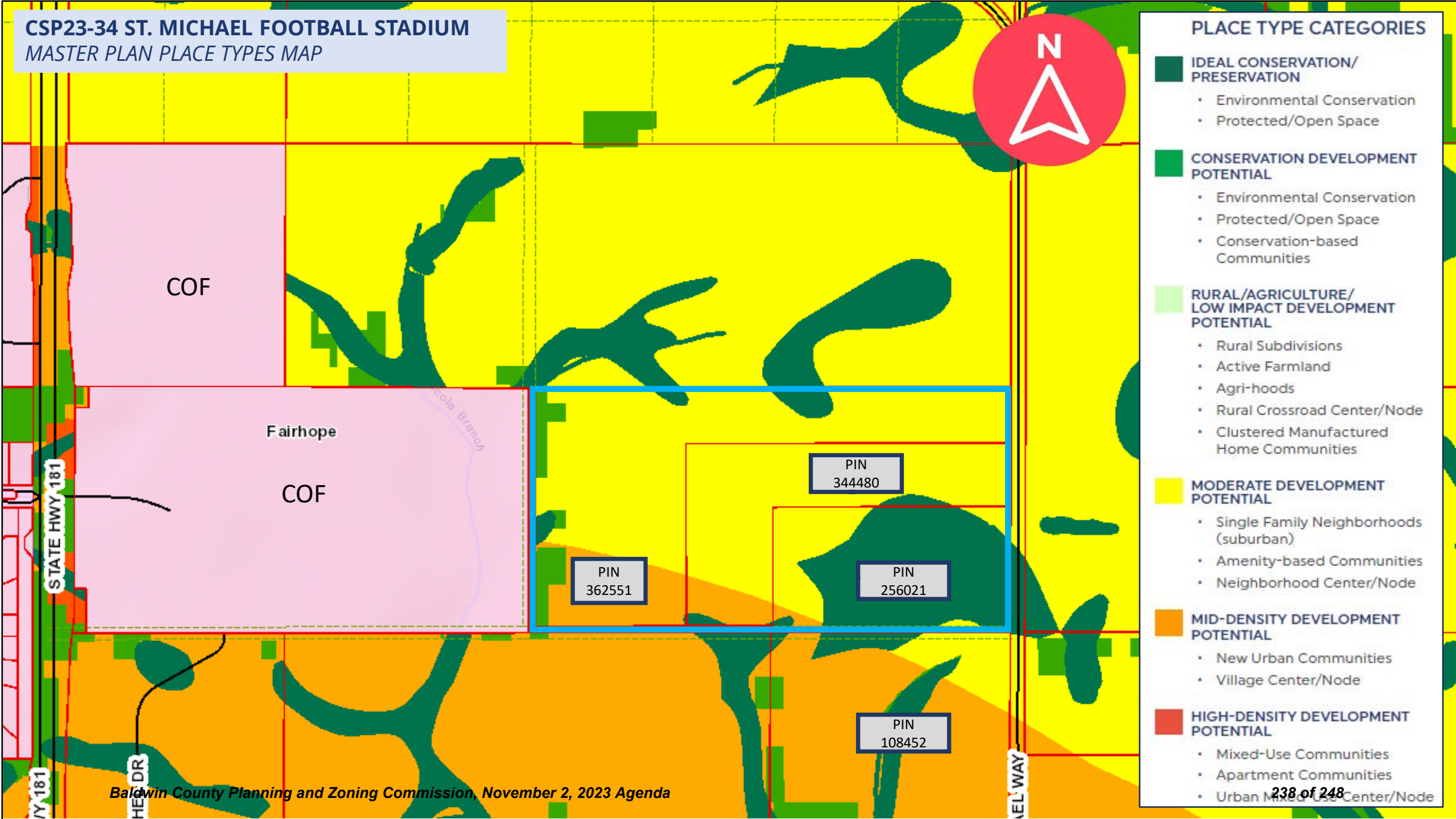
Institutional uses such as auditoriums, stadiums, or coliseums are conditional uses within the Zoning Ordinance within the RA, Rural Agricultural zoning district. A stadium is a conditional use and thus Commission Site Plan approval is required in order to construct a football stadium in RA zoning.

(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 newly adopted 2023 Baldwin County Master Plan indicates a future land use potential of **Moderate Development** for PIN 344480 on which the stadium is requested. St. Michael Catholic High School was constructed prior to the adoption of the 2023 Baldwin County Master Plan. Though staff did not conduct an exhaustive review of the prior Land Use certificate granted in 2015 that approved construction of the school, the 2013 Baldwin County Master Plan explicitly identifies “the new Catholic High School” in its text and designates the SR104/SR181 intersection as a “future planning area”. Staff believes the requested site plan is a logical and expected expansion of a high school, and though the expansion and current use are not supported by the 2023 Future Land Use Map (FLUM), staff believes it is appropriate to rely on the balance of the CSP

Back to County Planning and Zoning Commission November 2023 Agenda

CSP23-34 ST. MICHAEL FOOTBALL STADIUM
MASTER PLAN PLACE TYPES MAP



PLACE TYPE CATEGORIES

**IDEAL CONSERVATION/
PRESERVATION**

- Environmental Conservation
- Protected/Open Space

**CONSERVATION DEVELOPMENT
POTENTIAL**

- Environmental Conservation
- Protected/Open Space
- Conservation-based Communities

**RURAL/AGRICULTURE/
LOW IMPACT DEVELOPMENT
POTENTIAL**

- Rural Subdivisions
- Active Farmland
- Agri-hoods
- Rural Crossroad Center/Node
- Clustered Manufactured Home Communities

**MODERATE DEVELOPMENT
POTENTIAL**

- Single Family Neighborhoods (suburban)
- Amenity-based Communities
- Neighborhood Center/Node

**MID-DENSITY DEVELOPMENT
POTENTIAL**

- New Urban Communities
- Village Center/Node

**HIGH-DENSITY DEVELOPMENT
POTENTIAL**

- Mixed-Use Communities
- Apartment Communities
- Urban Mixed-Use Center/Node

MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

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

RELATED ZONING DISTRICTS

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

CONNECTIVITY NETWORK

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



CONSERVATION DEVELOPMENT AREAS

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

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



IDEAL CONSERVATION/PRESERVATION AREAS

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

PRIMARY LAND USES

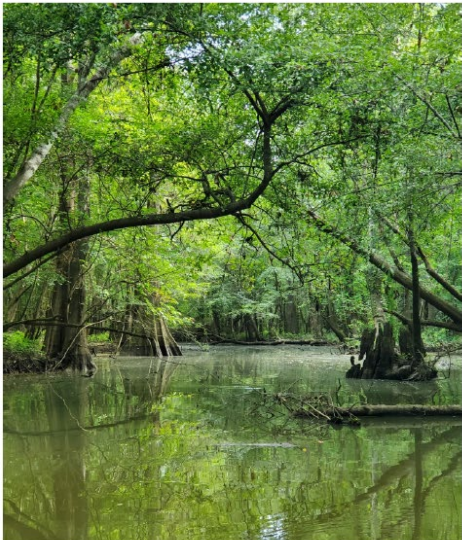
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails



Staff Analysis and Findings

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

With the exception of PIN 77776 to the west, which is currently under single family residential development within the City of Fairhope, the subject property is surrounded by undeveloped, rural and agricultural property. In addition to the required landscape buffers to be installed or preserved by the project, the surrounding row crop and pasture lands provide hundreds of acres of land space for the dissipation of possible noise and light pollution from the site. Though a school and its associated athletic facilities may generate higher volumes of traffic when events are occurring, the traffic to the site does not traverse residential areas and is absorbed by two turnouts onto two arterial roadways (SR181 and SR104). The development to be constructed on PIN 77776 will not have access to St. Michael Way and is essentially isolated from the proposed site improvements by a robust existing vegetative buffer that will not be disturbed. The engineer of record submitted photometric data related to the football stadium lighting. The combination of the landscape buffers, lighting photometrics, and the distances from the stadium will likely not create a light pollution problem, though staff reserves the right to issue NOVs, as needed, should there be any light pollution complaints. Staff believes the proposed use should not detract from the public's convenience at the specific location.

Staff Analysis and Findings

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

The current use of the property is institutional. Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring rural-agricultural properties. The single-family residential development under construction on PIN 77776 was annexed into the City of Fairhope and it is presumed that the adjacent Catholic High School institutional use was evaluated when PIN 77776 was annexed into the City for the purposes of developing a Planned Unit Development (PUD).

(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.

With exception of PIN 11116 the adjacent uses are rural-agricultural or vacant. As mentioned earlier, the site plan requires installation or preservation of various landscape buffers, and the sheer size of the adjacent properties should sufficiently dissipate by any noise or light pollution from the site. Staff reserves the right to issue Notices of Violation (NOV) if any noise, light pollution, or litter complaints are generated by the site, and the Planning Commission has the authority 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. In anticipation of increased vehicle traffic on St. Michael Way and surrounding roads, a condition of approval memorializes that any future expansion of the site will require a traffic study and may require roadway improvements to be carried out by the applicant. The Alabama Department of Transportation (ALDOT) was consulted in the review of this application, and ALDOT did not appear to object to the project or express the need for any roadway improvements as a result of the project. As a result of the information submitted with this site plan application, combined with the numerous safeguards afforded by the Planning Commission's review authority, staff believes the proposed use should not impose an excessive burden or negative impact on the surrounding or adjacent uses.

Staff recommends that case number CSP23-34, “St. Michael Football Stadium” be **APPROVED** with the following **standard conditions** and memorialized provisions:

1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant **prior** to approval of any building permits
2. A CBMPP was provided with the application and replaces the requirement for a separate Land Disturbance Permit via approval of CSP23-34.
3. The closeout requirements of section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.

Staff recommends that case number CSP23-34, “St. Michael Football Stadium” be **APPROVED** with the following **standard conditions** and memorialized provisions:

4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Local provision 2.3.15.3(h) of Planning District 15 prohibits off premise signage.
 - b. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Staff recommends that case number CSP23-34, “St. Michael Football Stadium” be **APPROVED** with the following conditions of approval and memorialized provisions **unique to the project**:

1. Staff reserves the right to require a traffic study for any future expansions of the site and may require traffic improvements for future expansion.
2. Staff reserves the right to issue Notices of Violation (NOVs) and require additional improvements to the waste handling facility should complaints be received related to waste generated by events at the site.
3. A re-plat of slide 2537-D shall be recorded prior to submission of a CSP Approval Letter so that various parcels may be united to avoid setback line encroachment by the proposed structures.
 - a. The re-plat requires planning commission approval due to inclusion within the re-plat of metes and bounds parcels not already included within slide 2537-D.
 - b. The applicant has requested the ability to commence installation of sidewalks and foundations for the football stadium seating areas and concession stand prior to recording the replat of slide 2537-D.
 - i. If it is the pleasure of the planning commission to honor this request, staff requests the condition include the provision that final inspection of any sidewalks, football stadium foundations, or concession stand foundations by the Building Department shall not occur until the replat of slide 2537-D is recorded.
 - ii. If approved, staff will issue a provisional CSP Approval letter for sidewalks, football stadium foundations, and concession stadium foundations and prohibiting any other vertical construction activities. A final CSP Approval letter will be issued once all other conditions of approval are

Staff recommends that case number CSP23-34, “St. Michael Football Stadium” be **APPROVED** with the following conditions of approval and memorialized provisions **unique to the project**:

4. The zoning district and current use of all parcels shall be noted on cover page sheet 3100S-L1-B and shall be coordinated with the recorded re-plat of slide 25374-D.
5. With the exception of removal of invasive species, the existing vegetative buffer bordering PIN 77776 shall not be disturbed without obtaining an additional site plan approval or site plan modification and this requirement shall be noted on sheet 3100S-L1-B.
 - a. Staff reserves the right to issue NOVs, if needed, related to complaints of light trespass created by the football stadium lighting.
6. The full landscape buffer bordering PIN 77573 is not required for final closeout of CSP23-34 and is shown for schematic purposes. Any future expansion onto what is currently PIN 362551 shall require installation of a full 25’ wide landscape buffer to be further evaluated at the time of a future CSP review.
7. Parking spaces shall not encroach into landscape buffers.
8. The 25’ wide landscape buffer bordering PIN 14396 shall be fully-installed prior to final closeout of CSP23-34.
9. The Planning Commission may wish to further-evaluate the landscape buffer to determine if the requested overstory trees and shrubs, without the inclusion of understory trees, is sufficient.

Staff recommends that case number CSP23-34, “St. Michael Football Stadium” be **APPROVED** with the following conditions of approval and memorialized provisions **unique to the project (continued)**:

10. Stop bars and stop sign locations maintaining visibility triangles shall be noted on all drawings as appropriate prior to CSP Approval issuance.
11. All shade trees planted within parking area landscape islands shall be at least 6’ tall at the time of planting and reflected on drawing 3100S-L1-B prior to issuance of the CSB approval letter.

2024 MEETING AND APPLICATION SCHEDULE

MEETING LOCATION: Baldwin County Central Annex
22251 Palmer St.
Robertsdale, Al. 36567

MEETING TIME: 4:00 p.m.



MEETING DATE	APPLICATION DEADLINE DATE 12:00 NOON	SUBDIVISION SKETCH PLAN MEETING (REQUIRED) <i>Robertsdale Office</i>	SUBDIVISION SKETCH PLAN APPLICATION DEADLINE 12:00 NOON
December 7, 2023	October 23, 2023	October 10, 2023	September 25, 2023
January 4, 2024	November 20, 2023	November 7, 2023	October 23, 2023
February 1, 2024	December 18, 2023	December 12, 2023	November 28, 2023
March 7, 2024	January 22, 2024	January 9, 2024	December 27, 2023**
April 4, 2024	February 20, 2024**	February 14, 2024**	January 30, 2024
May 2, 2024	March 18, 2024	March 12, 2024	February 27, 2024
June 6, 2024	April 22, 2024	April 9, 2024	March 26, 2024
July 11, 2024**	May 20, 2024	May 14, 2024	April 30, 2024
August 1, 2024	June 17, 2024	June 11, 2024	May 28, 2024
September 5, 2024	July 22, 2024	July 9, 2024	June 25, 2024
October 3, 2024	August 19, 2024	August 13, 2024	July 30, 2024
November 7, 2024	September 23, 2024	September 10, 2024	August 27, 2024
December 5, 2024	October 21, 2024	October 8, 2024	September 24, 2024
January 9, 2025**	November 18, 2024	November 12, 2024	October 29, 2024

Please Note: The Application Deadline Submittal time is 12:00 pm (noon)

** DATE MOVED FORWARD DUE TO A HOLIDAY**

APPROVED THE _____ DAY OF _____

SIGNATURE OF CHAIRMAN _____



Baldwin County Planning & Zoning Commission
Agenda
ADDENDUM

Thursday, November 2, 2023

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

www.planning.baldwincountyal.gov

1. Subdivision – Old Business

a.) Case S-21090, Dogwood Express-Preliminary Plat Extension Request

Purpose: One year extension request for Preliminary
Plat Approval

S-21090 DOGWOOD EXPRESS

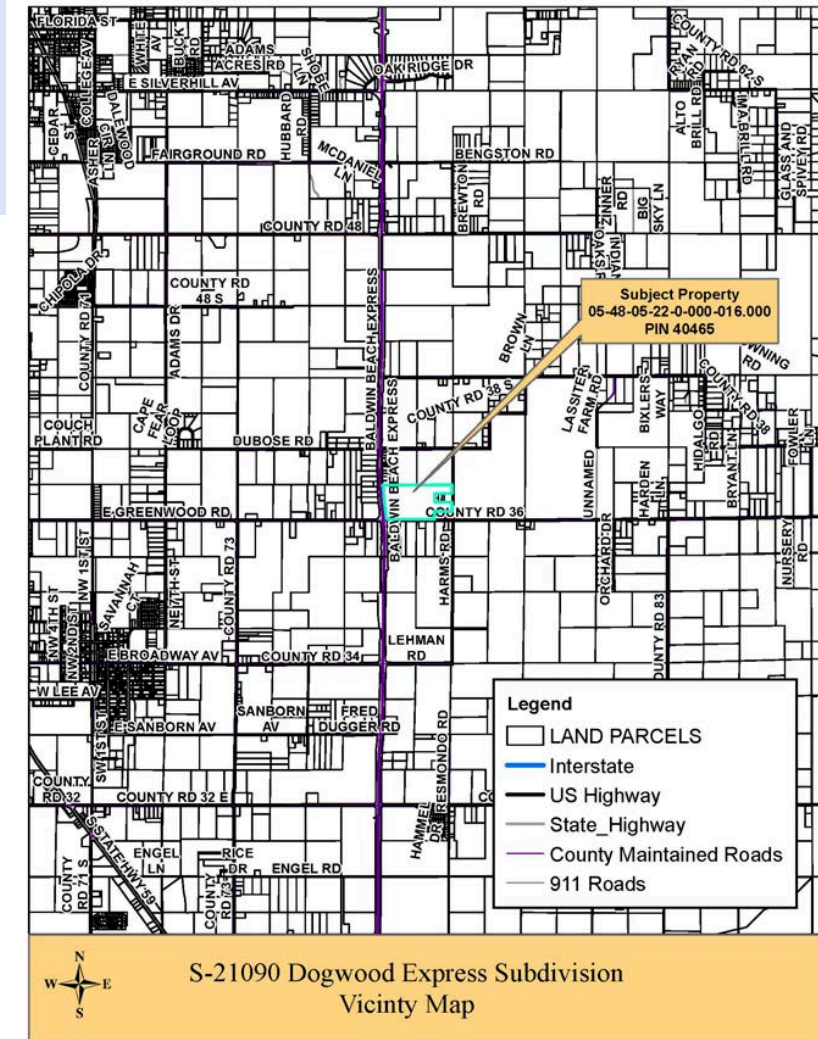
Staff Report Prepared by:
J. Buford King, Development Review
Planner

PRELIMINARY PLAT EXTENSION REQUEST

- **Total Property area:** 65.16 acres
 - **Lot 1:** 16.66 acres
 - **Remnant Parcel:** To become *Dogwood Estates*
See Case # S-21067
 - **Setbacks:** 30' Front, 30' Rear 10' Side, 20' Street Side

Surveyor of Record: David Diehl, PLS
SE Civil Engineering and Surveying

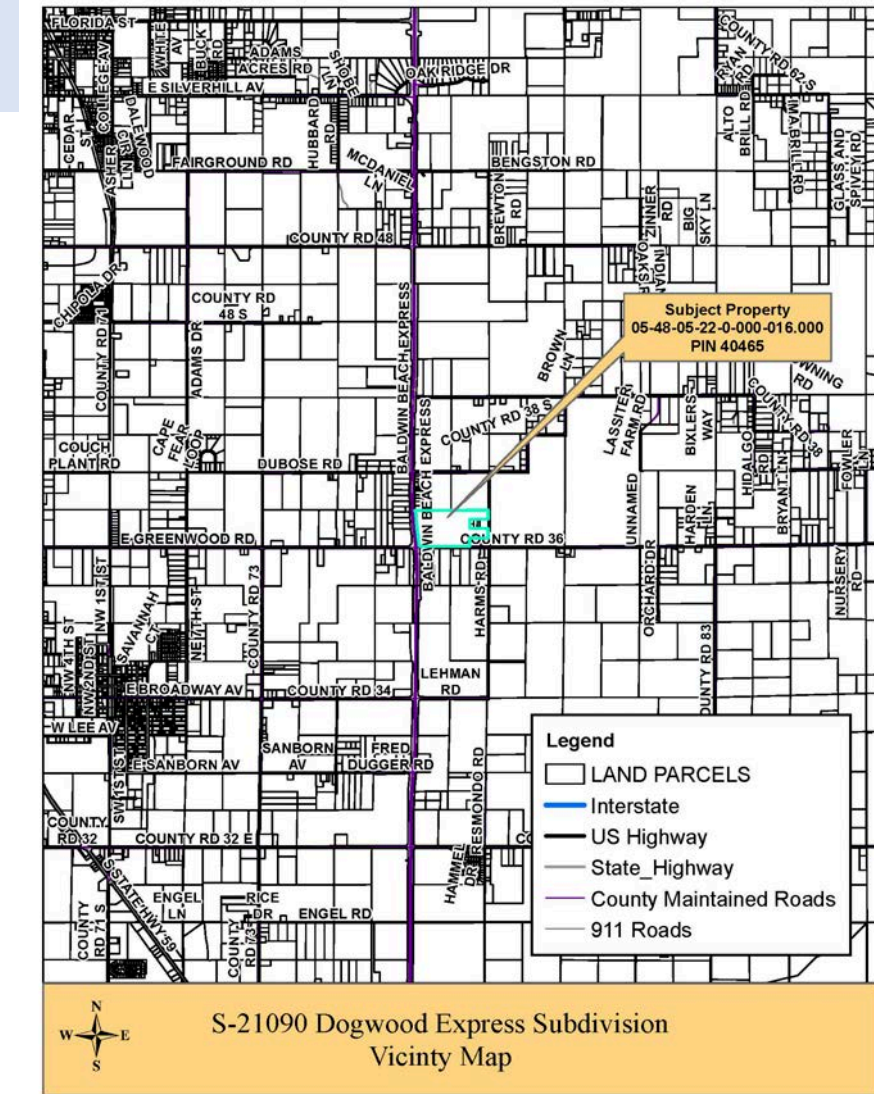
Staff Recommendation: Approve with contingencies

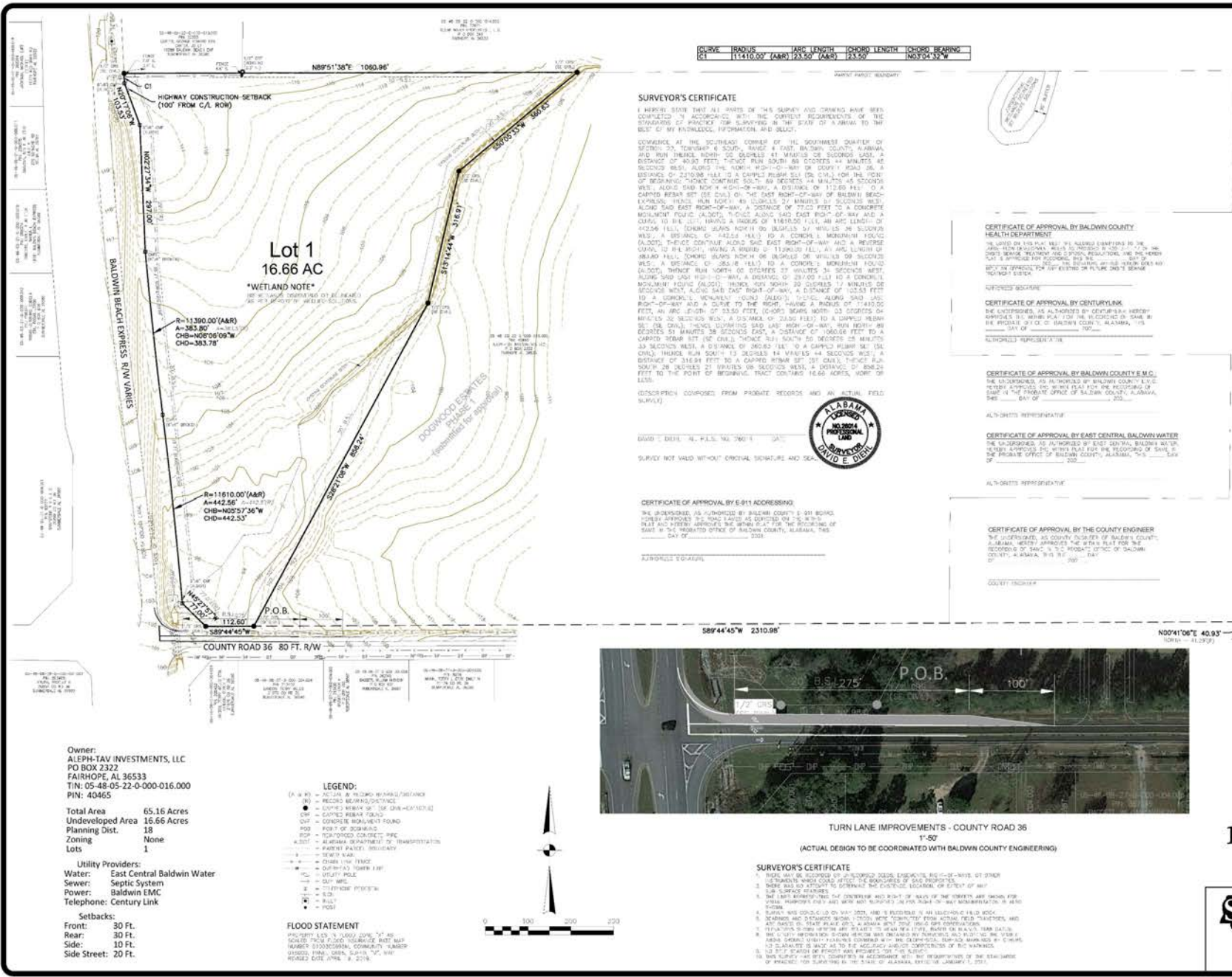


S-21090 DOGWOOD EXPRESS

PRELIMINARY PLAT EXTENSION REQUEST

- **Total Number of Lots:** 1
- **Development Density:** less than one unit per acre
- **Total Street Length:** N/A
 - No new streets, sidewalks, or other improvements proposed
- **Owner/Developer:** ALEPH-TAV Investments, LLC PO BOX 2322 Fairhope, AL 36533





23-00000-1 1 OF 1

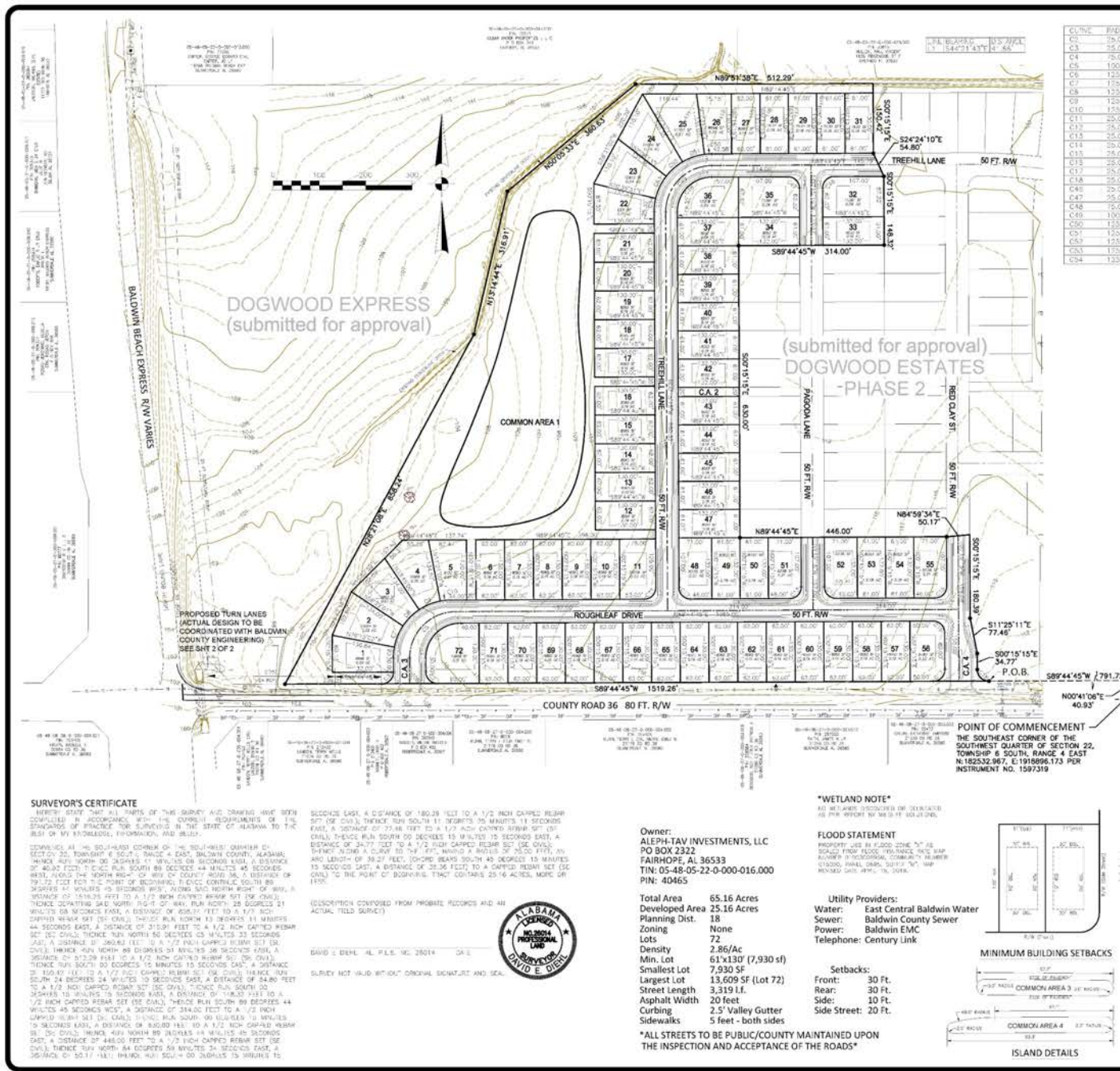


TURN LANE IMPROVEMENTS - COUNTY ROAD 36

1"-50'

(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)





CN	PAQUE	ASS. HEIGHT	W. (CM)	DO (CM)	DEPTH
C2	15.00	39.27	145.5 15.5 W	35.38	
C3	15.00	38.27	144.4 14.45 E	35.36	
C4	15.00	37.27	144.4 14.45 E	35.36	
C5	15.00	157.08	144.4 14.45 E	41.49	
C6	15.00	24.08	145.5 15.5 E	21.01	
C7	15.00	49.60	145.5 15.5 E	49.77	
C8	15.00	49.60	145.5 15.5 E	49.77	
C9	15.00	49.60	145.5 15.5 E	49.77	
C10	15.00	23.48	148.3 13.57 E	23.48	
C11	25.00	29.27	145.5 15.5 E	35.38	
C12	25.00	35.27	145.5 15.5 E	35.38	
C13	25.00	35.27	145.5 15.5 E	35.38	
C14	25.00	35.27	145.5 15.5 E	35.38	
C15	25.00	35.27	145.5 15.5 E	35.38	
C16	25.00	35.27	145.5 15.5 E	35.38	
C17	25.00	35.27	145.5 15.5 E	35.38	
C18	25.00	35.27	145.5 15.5 E	35.38	
C19	25.00	35.27	145.5 15.5 E	35.38	
C20	25.00	35.27	145.5 15.5 E	35.38	
C21	25.00	35.27	145.5 15.5 E	35.38	
C22	25.00	35.27	145.5 15.5 E	35.38	
C23	25.00	35.27	145.5 15.5 E	35.38	
C24	25.00	117.81	145.5 15.5 E	68.07	
C25	15.00	131.08	151.2 16.2 E	58.89	
C26	15.00	15.08	146.6 16.23 E	5.87	
C27	15.00	36.23	5.97 12.2 W	48.89	
C28	15.00	47.08	145.5 14.45 E	46.8	
C29	15.00	36.23	5.97 12.2 W	48.89	
C30	15.00	36.23	5.97 12.2 W	48.89	
C31	15.00	36.23	5.97 12.2 W	48.89	
C32	15.00	36.23	5.97 12.2 W	48.89	
C33	15.00	36.23	5.97 12.2 W	48.89	
C34	15.00	36.23	5.97 12.2 W	48.89	
C35	15.00	36.23	5.97 12.2 W	48.89	
C36	15.00	36.23	5.97 12.2 W	48.89	
C37	15.00	36.23	5.97 12.2 W	48.89	
C38	15.00	36.23	5.97 12.2 W	48.89	
C39	15.00	36.23	5.97 12.2 W	48.89	
C40	15.00	36.23	5.97 12.2 W	48.89	
C41	15.00	36.23	5.97 12.2 W	48.89	
C42	15.00	36.23	5.97 12.2 W	48.89	
C43	15.00	36.23	5.97 12.2 W	48.89	
C44	15.00	36.23	5.97 12.2 W	48.89	
C45	15.00	36.23	5.97 12.2 W	48.89	
C46	15.00	36.23	5.97 12.2 W	48.89	
C47	15.00	36.23	5.97 12.2 W	48.89	
C48	15.00	36.23	5.97 12.2 W	48.89	
C49	15.00	36.23	5.97 12.2 W	48.89	
C50	15.00	36.23	5.97 12.2 W	48.89	
C51	15.00	36.23	5.97 12.2 W	48.89	
C52	15.00	36.23	5.97 12.2 W	48.89	
C53	15.00	36.23	5.97 12.2 W	48.89	
C54	15.00	36.23	5.97 12.2 W	48.89	
C55	15.00	36.23	5.97 12.2 W	48.89	
C56	15.00	36.23	5.97 12.2 W	48.89	
C57	15.00	36.23	5.97 12.2 W	48.89	
C58	15.00	36.23	5.97 12.2 W	48.89	
C59	15.00	36.23	5.97 12.2 W	48.89	
C60	15.00	36.23	5.97 12.2 W	48.89	
C61	15.00	36.23	5.97 12.2 W	48.89	
C62	15.00	36.23	5.97 12.2 W	48.89	
C63	15.00	36.23	5.97 12.2 W	48.89	
C64	15.00	36.23	5.97 12.2 W	48.89	
C65	15.00	36.23	5.97 12.2 W	48.89	
C66	15.00	36.23	5.97 12.2 W	48.89	

PROPERTY HAVE CROSSED THE LINE EXPOSED IN THE OTHER PLAT
BE SURVEYED, LAMP ON, AND PLAT TO BE 100000 AS
OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 1 EAST, BILLS, COOLIDGE
ALABAMA, AND THAT THE STUDIES AND EVIDENCE AS SHOWN ON SAYS
PROPERTY BELONG TO THE JOB OF THE PUBLIC OF ALABAMA
ALABAMA

004-9876-0-000

STATE OF ALABAMA)
COUNTY OF BUREAU)

I, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY
CERTIFY THAT _____, WHOSE NAME AS _____ OF THE _____

FORESCING BATHING, AND WHO I SHOWED TO ME, DONORIFIED

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENT

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–406

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLAN
2. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING

4. HERE IS INDICATED WHEREIN A 15 FOOT BRANCH EASEMENT FLOWS THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMONLY AREA CONTAINING DRAINAGE INFRASTRUCTURE. THIS A

FOOT DRAINAGE EASEMENT (L.S. 1973) FROM SECT. 4 AND THE S.W.

LEGEND:

- - CAYUは 純粋な 塩化 (塩化 CHL)
- - CAYUは 純粋な 塩化 (塩化 CHL)

— = POWER CABLE LINE
 — = OVERHEAD POWER LINE
 TL = TELETYPE PORT

8. NO TILE SEARCH
 10. THE SWITCH IS ON
 SWITCHING IS ON

4. — Clay, 1897.

 $\mathcal{B} = \text{GAG}$



CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER
THE UNDERSIGNED, BEING AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, LLC
HEREBY APPROVES THE WORKS PLANNED FOR THE PROPOSED 15" DIA.
SEWER OFF OF OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____

CERTIFICATE OF APPROVAL BY CENTURYLINK
THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY
APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY
OF _____, 2020.
AUTHORIZED REPRESENTATIVE _____

THE GREENSCHOOL, 15 ALFORD RD, 31 BILDINGH COUNTY S.W.C.
HOLLEY WINDMILLS, 200 HOLLOW BLVD, FOR THE RECORDING OF SALE

IN THE PROBATE COURT OF BALDWIN COUNTY, ALABAMA, THIS

Q SAME W. HL. PROBATE DIST. OF BACHMAN COUNTY, ALABAMA,
THIS _____ DAY OF _____, 2007.

JOHN HENRY APPROVES THE HOME NAMES AS DEPICTED ON THE
WIN-A-PLAN AND HENRY APPROVES THE WIN-A-PLAN FOR THE

RECORDS OF SALES BY THE PROBATION OFFICE OF HAWAII COUNTY,
JANUARY, 1915. CITY OF _____, 203.

JOHN DEPARTMENT, HONORARY ATTORNEY, THE WHITE PLAT FOR RECORDING
OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, D-15

Submitted: 04/10/2014

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
IN DISBURSEMENT AS COUNTY ENGINEER OF ARIZONA COUNTY.

ALABAMA, HIGEST APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

PLANNING AND ZONING COMMISSION
10000 130TH AVE. S. STE. 100
BURNING WOOD, MN 55339
TEL: 952-835-2700 FAX: 952-835-2701
WWW.BURNINGWOODMN.GOV

PLANNING AND ZONING COMMISSION, HARRIS COUNTY, TEXAS, AT ITS
MEETING OF

FOR WAS OBTAINED BY SUBTRACTING AND PLOTTING THE VIBR. ABOVE ONE
T. STOPPING SURFACE MARKING ITS CENTER. NO QUANTIT. IS MADE.

5 OF THE MARKINGS.
SOLVED FOR THE FURTHER

Logwood Estates

Boxwood Estates
Pl. 1

Preliminary Plat

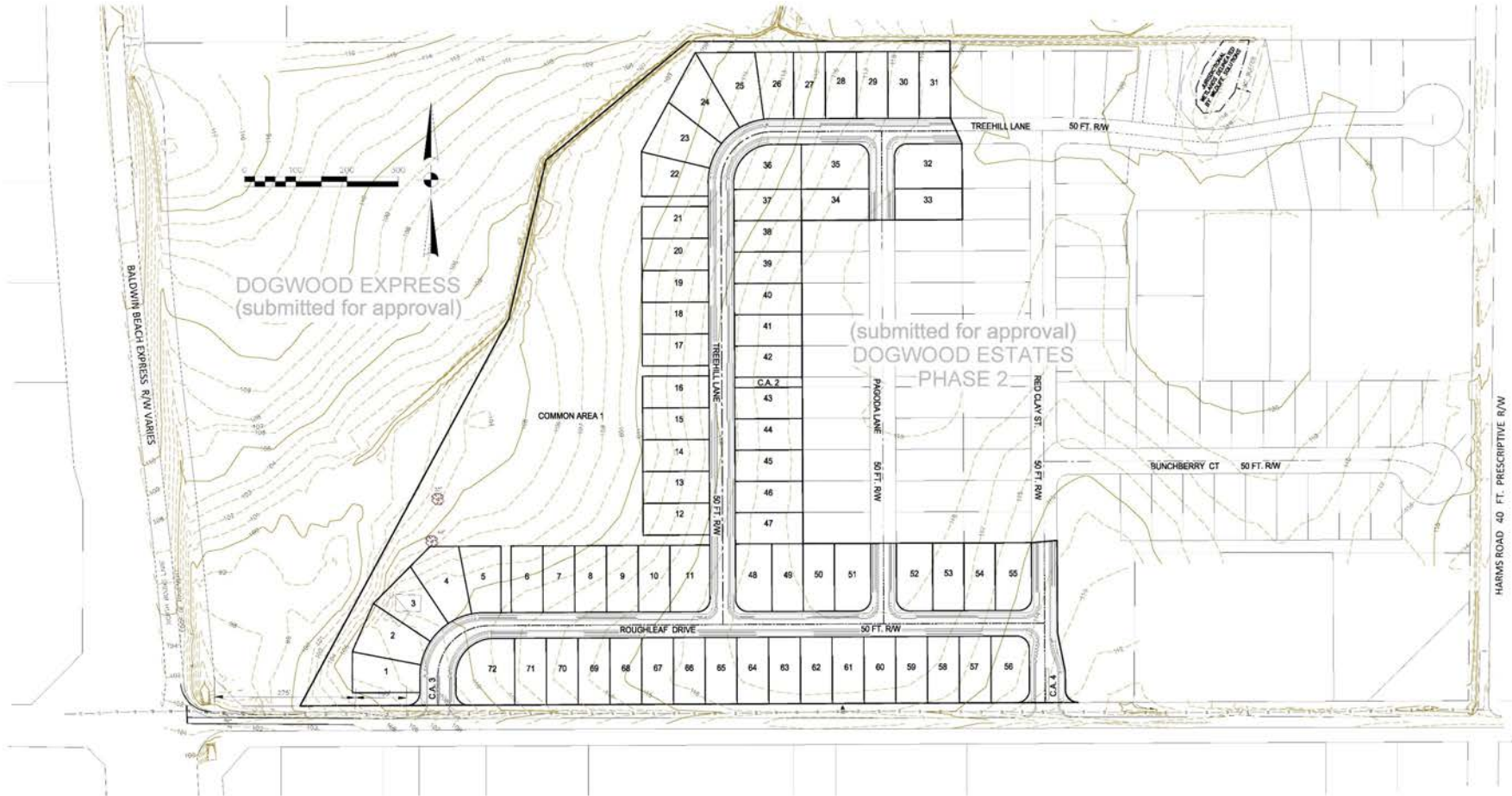
Section 22, T. 6 S. R. 4 E.

ENCIRRI

PROJECT	PROJ MGR	DED
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800 HOLCOMB RD

FAIRHOPE, AL 36532
(254) 990-6546



TURN LANE IMPROVEMENTS - COUNTY ROAD 36
1"=50'
(ACTUAL DESIGN TO BE COORDINATED WITH BALDWIN COUNTY ENGINEERING)

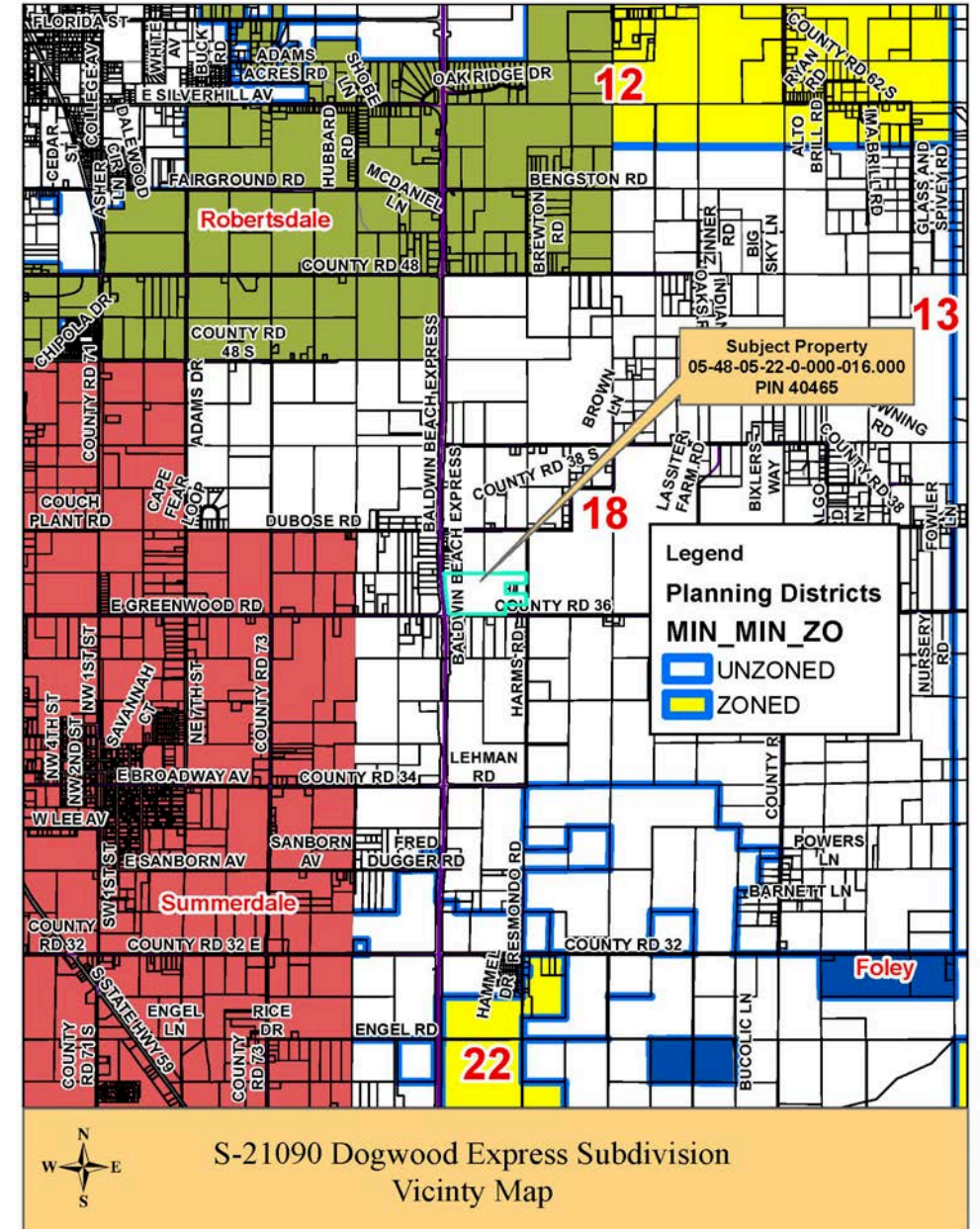
**Dogwood Estates
Phase 1
Preliminary Plat
Section 22, T-6-S, R-4-E**

S.E. Civil
Engineering
& Surveying
100 WILSON BLVD.
FAIRHOPE, AL 36530
(205) 986-1111

DRAWN	ROC
CHKD	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	2021006
FILE	2021006-PRELIM.PLT
SHEET	2 OF 2

S-21090 DOGWOOD EXPRESS

- Subject property is located at the northeast intersection of the Baldwin Beach Express along CR36 near the Town of Summerdale
- Parcel Number
 - 05-48-05-22-0-000-016.000 (PIN 40465)
- The Citizens of Planning District 18 have not yet implemented zoning in this district



Utilities Services

Utilities Services

Water: *East Central Baldwin Water*

Sewer: *Onsite Septic*

Electricity: *Baldwin EMC*

Telephone: *Centurylink*



S-21090 DOGWOOD EXPRESS

Staff Comments

- A traffic study is not required for Dogwood *Express*, however a traffic study was prepared by Dr. Samantha Islam of ASSR Consultants, LLC, for Dogwood *Estates*
- The *Estates* traffic study has been reviewed by the Baldwin County Highway Department and it was determined right and left turn approaches will be required at the intersection of CR36 and BBE when Dogwood *Estates* is constructed
 - Additional ROW acquisition along CR36 will be required, which will affect the plat of **both** *Express* and *Estates*

June 28, 2021

TRAFFIC IMPACT STUDY

Dogwood Estates Subdivision
Summerdale, Alabama

Prepared on behalf of:

ALEPH-TAV Investments, LLC
c/o Pete Camley
PO Box 2322, Fairhope, AL 36533
Phone: (251) 680-4828

Prepared by:



Samantha Islam, Ph.D., P.E.
ASSR Consultants, LLC
3870 Branford Ct
Mobile, AL 36619
Ph: (251)-545-9681



S-21090 DOGWOOD EXPRESS

Staff Comments

- Larry Smith, PE of S.E. Civil prepared a drainage narrative for subject property
 - The drainage narrative is currently under review by the Baldwin County Highway Department



September 20, 2021

Weesie Jeffords
Baldwin County Highway Department
22070 AL-59
Robertsdale, AL 36567

Re: Dogwood Express Subdivision
SE Civil Project No. 2021905

Dear Weesie:

The above referenced subdivision has been submitted to carve off a future developed area from another project that has been submitted known as Dogwood Estates. Dogwood Express carves off the area originally called out as future developed area on Dogwood Estates and creates a lot for it. This lot will be developed in the future and at that time we will provide the drainage calculations for it.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Larry Smith', is written over a circular official seal.

Larry Smith, PE
larry@secivil.pro



S-21090 DOGWOOD EXPRESS STAFF RECOMMENDATION

Staff recommends that the Preliminary Plat application for Case No. S-21090, Dogwood Express be **APPROVED** with the following contingencies:

1. Reflection of the altered ROW along CR 36 on the plat prior to recording, coordinated with the turn lanes at CR36 and BBE to be installed during the construction of Phase I of Dogwood Estates.
2. Reflection of a 5' natural buffer on the plat, as required by section 5.2.2(d)(ii) of the Subdivision Regulations, related to the existing ditch on proposed lot one. A note on the plat shall indicate the ditch shall not be filled or modified and the 5' buffer shall be from top of bank on each side of the ditch.
3. Approval of case number S-21067 *Dogwood Estates* preliminary plat and approval of the related subdivision permit by the Baldwin County Highway Department.
4. Reflection of any drainage notes on the Dogwood *Express* plat required to coordinate with the Dogwood *Estates* Plat.
5. Cross-reference contingency #4 from the Dogwood *Estates* approval as applicable related to the nearby Summerdale OLF.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION DECEMBER 7, 2023, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX ROBERTSDALE, AL