



## Baldwin County Planning & Zoning Commission Agenda

Thursday, April 4, 2024

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
  - March 7, 2024, Work Session Minutes
  - March 7, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

## 7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

### a.) CSP24-08, Royal Palm Resort

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

Purpose: The applicant is requesting Commission Site Plan approval for a country clubhouse with coffee shop.

Location: Subject property is located on the south side of State Hwy 180 and west of Plantation Road.

### b.) SC24-03, BFLC Blackwater Subdivision Ph 2

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 Blackwater Subdivision Ph 2, a 5-lot subdivision.

Location: Subject property is located West of County Road 62 South and East of County Rd 85 South.

### c.) SC24-04, Johnson Ridge Lot 6 Replat

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

Purpose: The applicant is requesting Preliminary Plat approval for a Replat of Johnson Ridge Lot 6, a 2-lot subdivision.

Location: Subject property is located east of County Road 138 and southwest of White House Fork Road in the Bay Minette area.

### d.) SC24-05, Replat of Lot 1 Beetree Creek Subdivision

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

Purpose: The applicant is requesting a Preliminary Plat approval for the Replat of Lot 1 Beetree Creek Subdivision, a 3-lot subdivision.

Location: Subject properties are located on the west side of County Road 87 just south of New Hope Church Road.

**e.) SC24-08, Jazzy Oaks**

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

Purpose: The applicant is requesting a Preliminary Plat approval for Jazzy Oaks Subdivision, a 5-lot subdivision.

Location: Subject property is located at the southeast intersection of County Rd 87 and Bruhn Rd, east of the Town of Elberta.

**f.) SC24-10 BFLC Eightmile Creek East Ph VIII**

*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 VIII, a 4-lot subdivision.

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

**g.) SC24-11 BFLC Eightmile Creek East Ph IX**

*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 IX, a 5-lot subdivision.

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

**h.) SC24-16 BFLC Elam Creek West Ph IX**

*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 Elam Creek West Ph IX, a 7-lot subdivision.

Location: Subject property is located east of Peter Morris Rd and north of Linholm Rd.

**8. Consideration of Applications and Requests: Old Business**

None.

**9. Consideration of Applications and Requests: Rezoning Cases**

**a.) Z24-06, Smith Property**

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

Purpose: The applicant is requesting to rezone 38+/- acres from RA to RSF-E to allow for a residential subdivision.

Location: Subject property is located north of County Road 26 and west of Poser Road in Foley.

**b.) Z24-08, Curtis Property**

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

Purpose: The applicant is requesting to rezone 2.98+/- acres from RSF-E to RSF-1 to subdivide.

Location: Subject property is located on the east side of River Road N and north of Hernandez Ave.

**c.) Z24-09, Lewis Property**

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

Purpose: The applicant is requesting to rezone 3.3 +/- acres from RA to RSF-1 for a 3-lot single family subdivision.

Location: Subject property is located on County Road 97 just South of US Highway 98.

**d.) Z24-10, Hamm Enterprises LDT Property**

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

Purpose: The applicant is requesting to rezone 22.87 +/- acres from RA to RSF-4 to allow for the future phase of Spanish Cove to be developed.

Location: Subject property is located on the east side of County Rd 95 and west of Ridgewood Dr.

**10. Consideration of Applications and Requests: Subdivision Cases**

**a.) SPP23-31, Summer Grove Subdivision**

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

Purpose: The applicant is requesting Preliminary Plat approval for Summer Grove Subdivision, a 215-lot subdivision.

Location: Subject properties are located east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.

**b.) SPP24-04/SV24-02, Beech-Rainer Division**

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

Purpose: The applicant is requesting Preliminary Plat approval for Beech-Rainer Division, a 2-lot subdivision and a Variance to have a 25' wide flag instead of a 30' wide flag.

Location: Subject property is located north of Magnolia Farms Rd and approximately two miles west of State Highway 112.

**c.) SRP24-01, Northwoods Ph I**

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

Purpose: The applicant is requesting Revised Preliminary Plat approval for Northwoods Ph I, a 43-lot subdivision.

Location: Subject properties are located on the east side of Hwy 225, north and west of the City of Spanish Fort.

**11. Consideration of Applications and Requests: Commission Site Plan Approval Cases:**

None.

**12. New Business: None**

**13. Public Comments: None**

**14. Reports and Announcements:**

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***May 2, 2024***

**15. Adjournment.**



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## COMMISSION SITE PLAN REVIEW

CSP24-08 ROYAL PALM RESORT

APRIL 4, 2024

PREPARED AND PRESENTED BY:

CELENA BOYKIN, SENIOR PLANNER

## 7.a) CSP24-08 ROYAL PALM RESORT

Lead Staff: Celena Boykin, Senior Planner

Request before Planning Commission:

Commission Site Plan (CSP) approval for a country clubhouse with coffee shop

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

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



**Planning District:** 25

**Zoned:** RMF-6, Residential Multi-Family District

**Location:** Subject property is located on the south side of State Hwy 180 and west of Plantation Road

**Current Use:** Vacant

**Acreage:** 1.6+/- acres

**Physical Address:** 741 Plantation Rd, Gulf Shores, AL 36542

**Applicant:** Shelby Wales, 6715 Sea Shell Dr, Gulf Shores, AL 36542

**Owner:** Royal Palm Resort, Inc., P.O. Box 3616 Gulf Shores, AL 36542

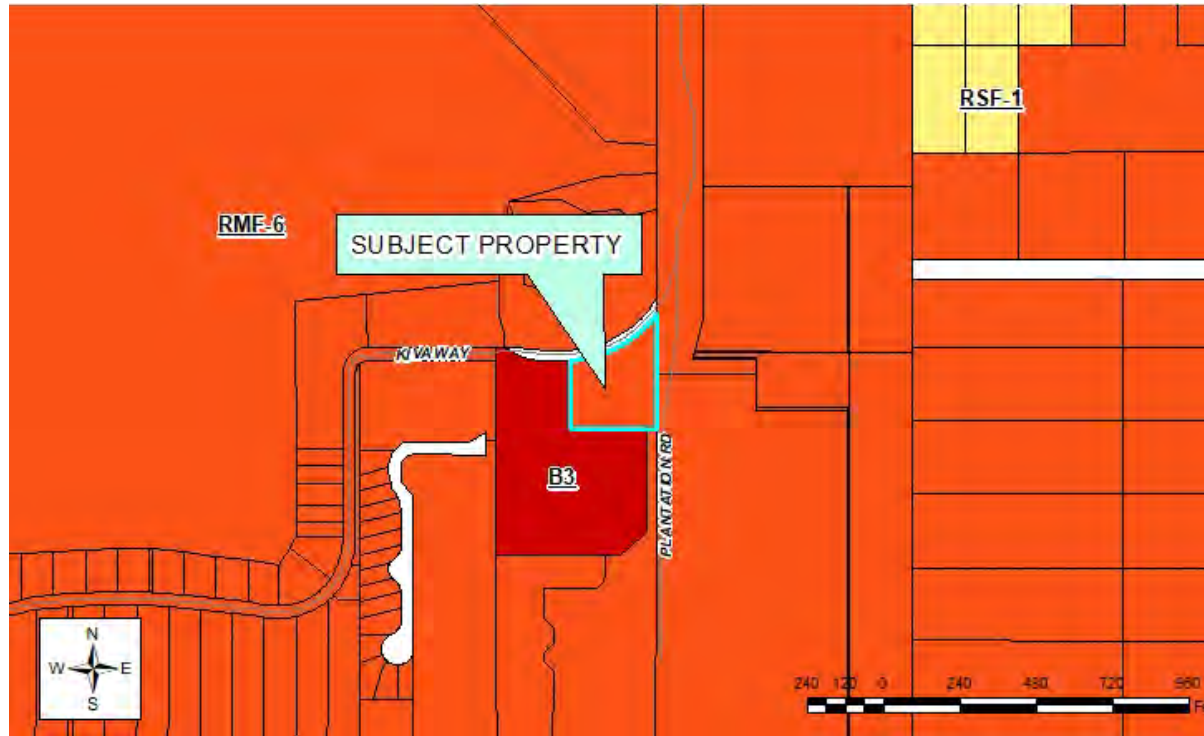
**Applicant's Request:** Country Club/Coffee Shop

**Online Case File Number:** The official case number for this application is CSP24-08, however, when searching the online CitizenServe database, please use CSP24-000008.

**Parcel Numbers:** 05-68-09-29-0-000-003.003

**PINs:** 116889

# Locator Map



# Site Map



	Adjacent Land Use	Adjacent Zoning
North	Residential	RMF-6, Residential Multi-Family District
South	Commercial	B3, General Business
East	Residential	RMF-6, Residential Multi-Family District
West	Vacant	B3, General Business

# Property Images



# Property Images



Mar 15, 2024 11:58:48 AM  
314 NW

# Property Images



Mar 15, 2024 12:03:29 PM  
130°SE

# Property Images



# Zoning Requirements

## Section 4.9 RMF-6, Multiple Family District

4.9.1 *Generally*. The intent of this zoning designation is to provide the opportunity for multiple family residential development.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Multiple family dwellings.
- (e) Two family dwellings.
- (f) Single family dwellings including manufactured housing and mobile homes.
- (g) Accessory structures and uses.
- (h) The following institutional use: church or similar religious facility.

4.9.3 *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*).
- (e) Boarding house, rooming house, lodging house, or dormitory.
- (f) Fraternity or sorority house.

4.9.4 *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

4.9.5 *Area and dimensional ordinances (single family and two family)*. 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	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area/Dwelling Unit	6,500 Square Feet
Minimum Lot Width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

4.9.6 *Area and dimensional ordinances (multiple family)*. 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	3
Minimum Front Yard	25-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	25-Feet
Maximum Density	6 Dwelling Units per Acre
Minimum Lot Area	22,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.80

4.9.7 *Townhouses*. 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	25-Feet
Minimum Rear Yard	25-Feet

# Zoning Use Table

	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
GENERAL COMMERCIAL USES																											
Air conditioning sales and service	C															C	P	P								P	P
Animal clinic/kennels	P	P														C	P	P								P	P
Amusement arcade	C															C	P	P								P	P
Bakery, wholesale	C																P	P								P	P
Bowling alley	C																P	P								P	P
Business machine sales and service	C															C	P	P								P	P
Butane gas sales	C																P	P								P	P
Car wash	C															C	P	P								P	P
Convenience store	P															P	P	P								P	P
Country club	C	P		C	C	C	C	C	C	C	C	C	C	C		C	P	P					P		P	P	P

# Site Plan

**Figure MP1: Property Shape, Size, and Dimensions**



## b) Size, Shape, and Location of Building

The shape and location of the building is presented in Figure MP2. No changes to the shape of the building will be made as a result of this project. The height of the existing structure is approximately 25 feet. No adjustments to the height of the existing structure will be made as a result of this project. The location of the building will remain constant as well. The size of the existing building is 2,165 square feet.

**Figure MP2: Shape and Location of Existing Building**



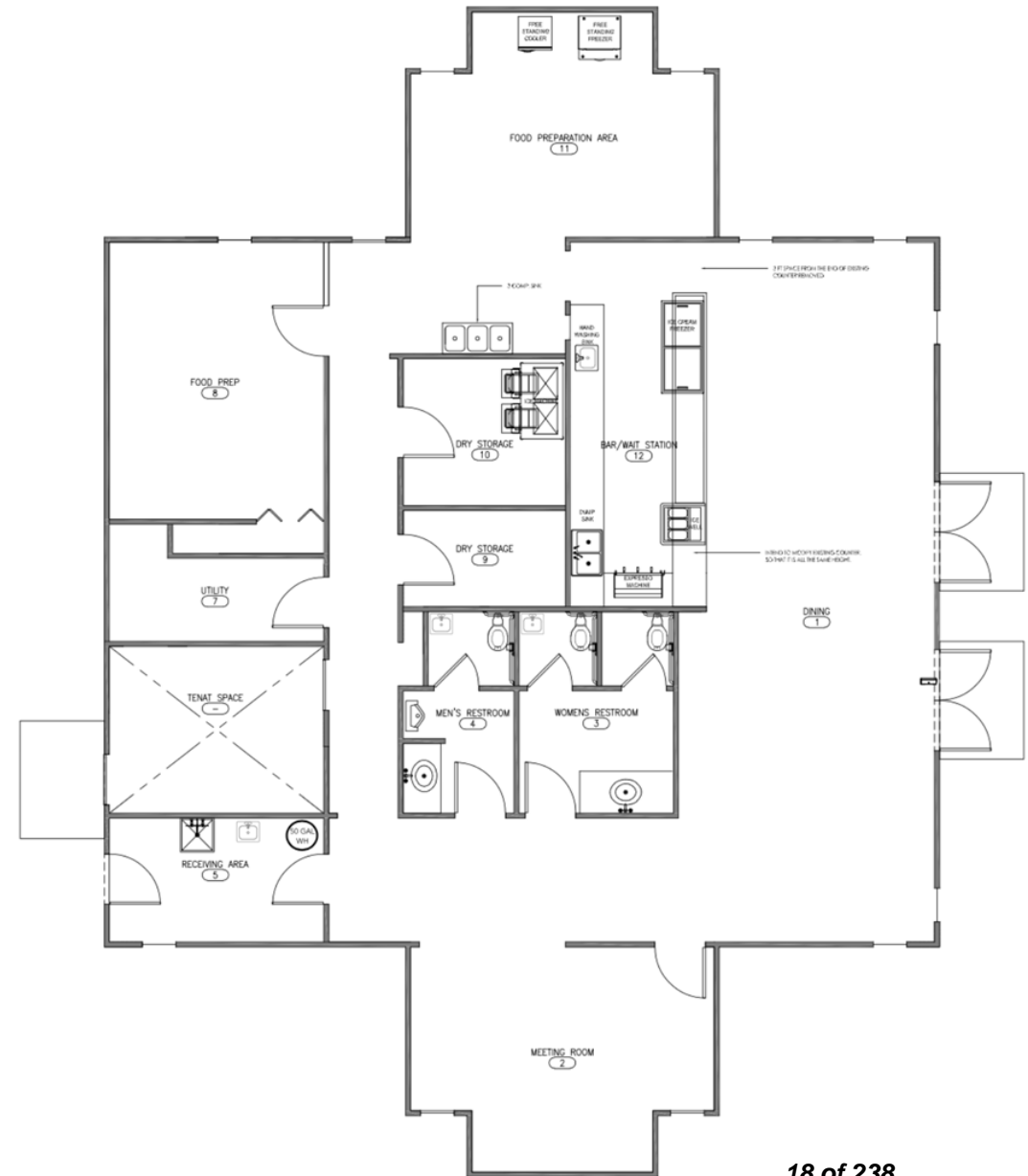
# Floor Plan and Building Elevations

## b) Front, Rear, and Side Elevation Drawings

Since this project does not involve newly developing a site, data was pulled from the Baldwin County Parcel Viewer to approximate the Front, Rear, and Side Elevation. Elevation of the Front and of the Northwest side of the building is at 11 feet. Much of the rear, and the Southeastern side of the building is at 11 feet. The Southernmost corner of the building sits at 12 feet. For details, see the image below.



The structure already exists on the property. The structure is 26 feet in height. No changes have been proposed to alter the height of the property.



# Lighting Plan

To limit nighttime disturbances to wildlife and residents, there is no intent to add additional lighting to the property. Two ten-foot light posts are situated on either side of the primary entrance of the existing structure, as shown in Figure LP2. Photos of the existing lampposts are shown below in Figure LP3.

**Figure LP3: Existing Lampposts**



Additional lighting is affixed to the sides of the building. There is no intent to install additional lighting on the existing structure. Light fixtures along the primary entrance of the existing structure exist as shown in Figure LP4.

**Figure LP4: Light Fixtures Surrounding Primary Entrance**



Lighting displayed in Figure LP5 are affixed to the southeast corners of the existing structure. These fixtures are substantial floodlights, which supply lighting to the Utility Entrance, as well as the southeast parking lot.

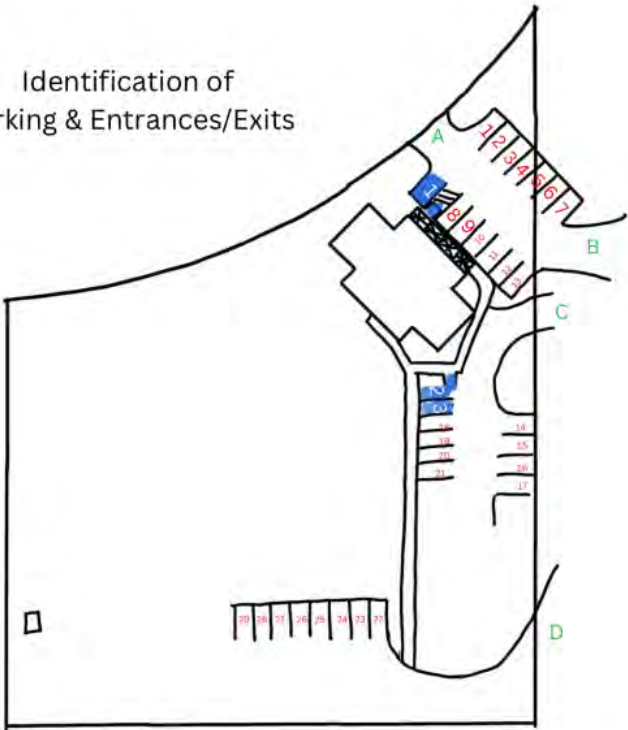
**Figure LP5: Light Fixtures Supporting Southeast Parking Area and Utility Entrance**



Substantial light pollution is generated by Gulf Plantation Condos, Kiva Lodge, and the parking area owned by The Royal Gulf Beach and Racquet Club. Lighting is sufficient at night for visibility in the southernmost parking area.

# Parking Plan

Identification of  
Parking & Entrances/Exits



A total of 29 parking spaces are currently available onsite. Three of the 29 parking spaces are handicap accessible. Two handicap ramps join the parking areas to the sidewalk. Handicap ramps are six feet in width and six feet long, rising a total of four vertical inches along the six feet. All parking spaces onsite are between 105" and 112" in width and are of sufficient length to accommodate a pickup truck.

Tax records indicate that the square footage of the building is 2,533 square feet. Plans recently prepared by an architect dictate that the square footage of the building is 2,165 square feet. With the parking requirements dictated by Section 15.2.2 of the Baldwin County Zoning Ordinance, a minimum of 11 parking spaces are required to support the use of the building.

There is sufficient parking to support more than one space per 100 square feet of gross floor area, meaning that the structures that currently exist on the premises are more than sufficient for the proposed use of the property.

Required Parking Spaces:11

Existing Parking Spaces: 29

### Site Access Drives and Dimensions

Four access drives exist for the property. Three of the four access drives are privately owned. Royal Palms Resort, Inc. owns the three private access drives to the property. The property in question is also owned by Royal Palms Resort, Inc. Consequently, maintaining access to these drives is of no concern. The fourth access drive is public. An application for a commercial turnout permit has been completed to ensure that access to the public access drive will not be an impediment.

Each of the four access drives are wide enough to accommodate two vehicles at once. The locations of access drives are provided in Figure PP1. Each access drive is denoted with a letter (A through D). The dimensions of each access drive are provided in Table 1.

Table 1: Access Drive Details

Access Drive	Width (ft)	Ownership
A	26	Public
B	29	Royal Palms Resort, Inc.
C	25	Royal Palms Resort, Inc.
D	25	Royal Palms Resort, Inc.

### Loading and Unloading Space for Deliveries

Loading and unloading zones for deliveries are designated in Figure PP2. Deliveries will be made through the back door on the southeast corner of the building. All but one vendor uses delivery trucks that are less than 26 feet in length. Baked goods for the clubhouse cafe will be delivered in a van from another local restaurant. Produce deliveries are scheduled to occur before clubhouse cafe hours. UPS will deliver paper goods, cups, cleaning supplies, and plastic silverware. The only vendor that requires more space for deliveries has been consulted, will use the area of PP2 that is indicated by the pink rectangle. The parking lot to the south of the property provides ample space for the large truck to pull through and turn around. Distributors were contacted and conducted a site visit to ensure that the space was acceptable. The green rectangle indicates a space for trucks less than 26 feet to deliver. If deliveries occur outside of clubhouse cafe operating hours, smaller trucks are welcome to use the front parking lot.

Figure PP2: Loading/Delivery Zones



# Drainage Narrative

March 05, 2024

Clyde Ashley, Jr.  
6204 Lampwood Court  
Mobile, AL 36693

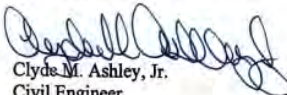
Mr. King  
Interim Planning and Zoning Director for District 25  
22251 Palmer Street  
Robertsdale, AL 36567

RE: Kiva Dunes Project Site

Mr. King:

I, Clyde M. Ashley, Jr, a Professional Engineer registered in the State of Alabama, Registration Number, 17292, do hereby certify that the existing conditions at the Kiva Dunes site and that the requested use is not going to alter the site and that the site can still function successfully and handle the stormwater on the site. Currently, there are no plans to change the footprint of the existing building and there are no plans to add additional parking to the site. There are no plans to alter the amount of the current storm water runoff and the plan is to keep the site as it currently exists. Should you require additional information or have any questions, please contact me at (251) 422-8914.

Sincerely,

  
Clyde M. Ashley, Jr.  
Civil Engineer  
PE. #17292



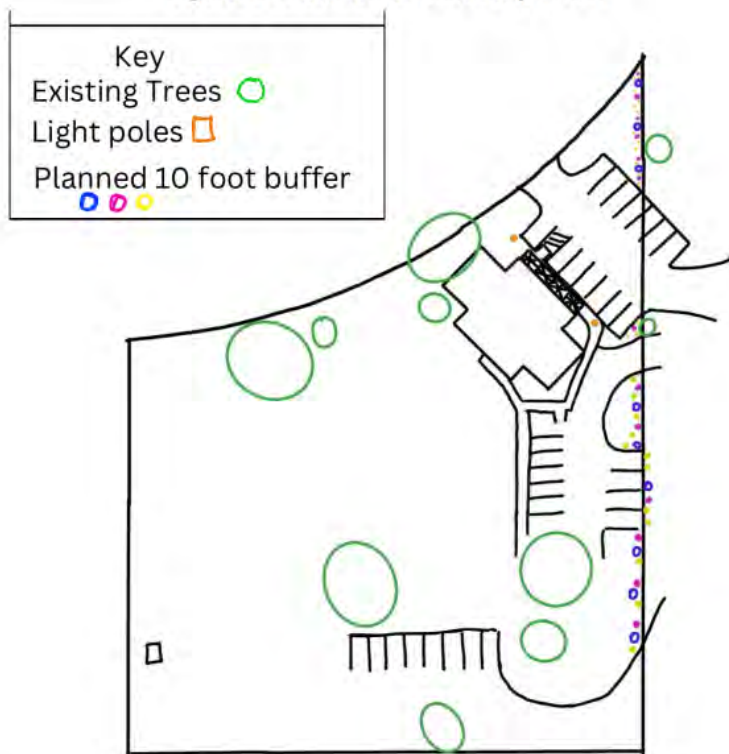
ACCEPTED BY BALDWIN COUNTY  
Permit Engineer

# Landscape Plan

## b) Preserved Trees

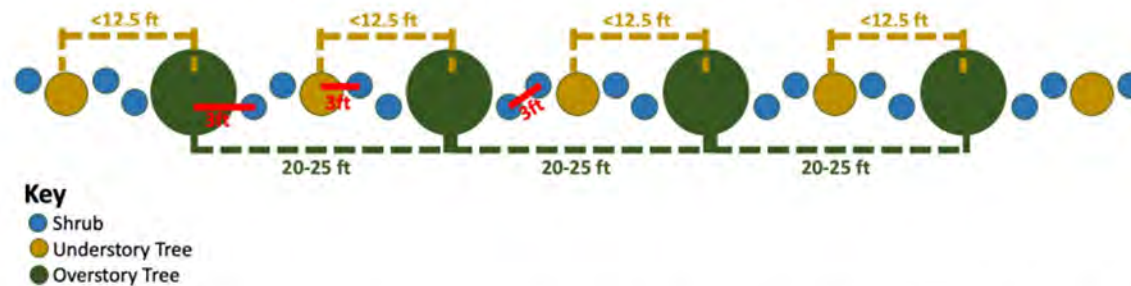
All vegetation currently on the lot will be preserved. Regions where substantial vegetation is present are identified in green on Figure LP2. The location of a 10-foot landscape buffer, the location of which was determined in Section g, is denoted with circles in three different colors. The three different colors are indicative of the three classifications of flora that constitute a 10-foot landscape buffer in the Baldwin County Zoning Ordinance: shrubs, understory trees, and canopy trees.

Figure LP2: Sketch of Landscape Plan



Much of the vegetation identified in Figure LP2 as “Existing Trees” is visible in the aerial photograph in Figure LP1. Existing vegetation consists of mature canopy trees and understory trees.

Figure LP8: 10-Foot Landscape Buffer Spacing



In accordance with Section 17.2.5 of the Baldwin County Zoning Ordinance, canopy trees will not be placed within three feet of a road or structure. The definition of “canopy trees”, “understory trees”, and “shrubs” is available in Section 17.2.5 of the Baldwin County Zoning Ordinance.

Section 17.2.9 of the Baldwin County Zoning Ordinance provides a list of recommended species. In an effort to assimilate the new landscape with the existing landscape seamlessly, similar trees and shrubs will be planted. Based on availability and price, the selection for shrubs, understory trees, and canopy trees will be some combination of the following:

**Shrubs:** Sabal minor (dwarf palmetto), Serenoa repens (saw palmetto), Rhododendron atlanticum (dwarf, or coastal azalea), Rhododendron canescens (wild, piedmont, or sweet azalea) Rhododendron calendulaceum (flame azalea) Rhododendron viscosum (swamp azalea), Rhododendron arborescens (smooth azalea)

**Understory Trees:** Cercis canadensis (redbud), Cornus florida (flowering dogwood), Magnolia macrophylla (umbrella tree)

**Overstory Trees:** Magnolia grandiflora (southern magnolia), Taxodium distichum (bald cypress), Nyssa sylvatica (black gum, tupelo)

# Agency Comments

**Baldwin County Highway Department, Tucker Stuart:** No Comments Received

**Baldwin County Planning Department, Permit Engineer, Wade Clements :** Drainage letter is accepted

**Baldwin County Subdivision Department, Shawn Mitchell:** Subject application is a Commission Site Plan with no request for subdivision of a parcel and no request for a Planned Unit Development (PUD) and thus no comments are required

**ADEM, J. Scott Brown:** No Comments Received

**Fort Morgan Advisory Committee:** No Comments Received

**UFSW, Bill Lynn:** I have consulted with these project proponents/owners and have no objections.

# Staff Analysis and Findings

Section 18.9.5 *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:

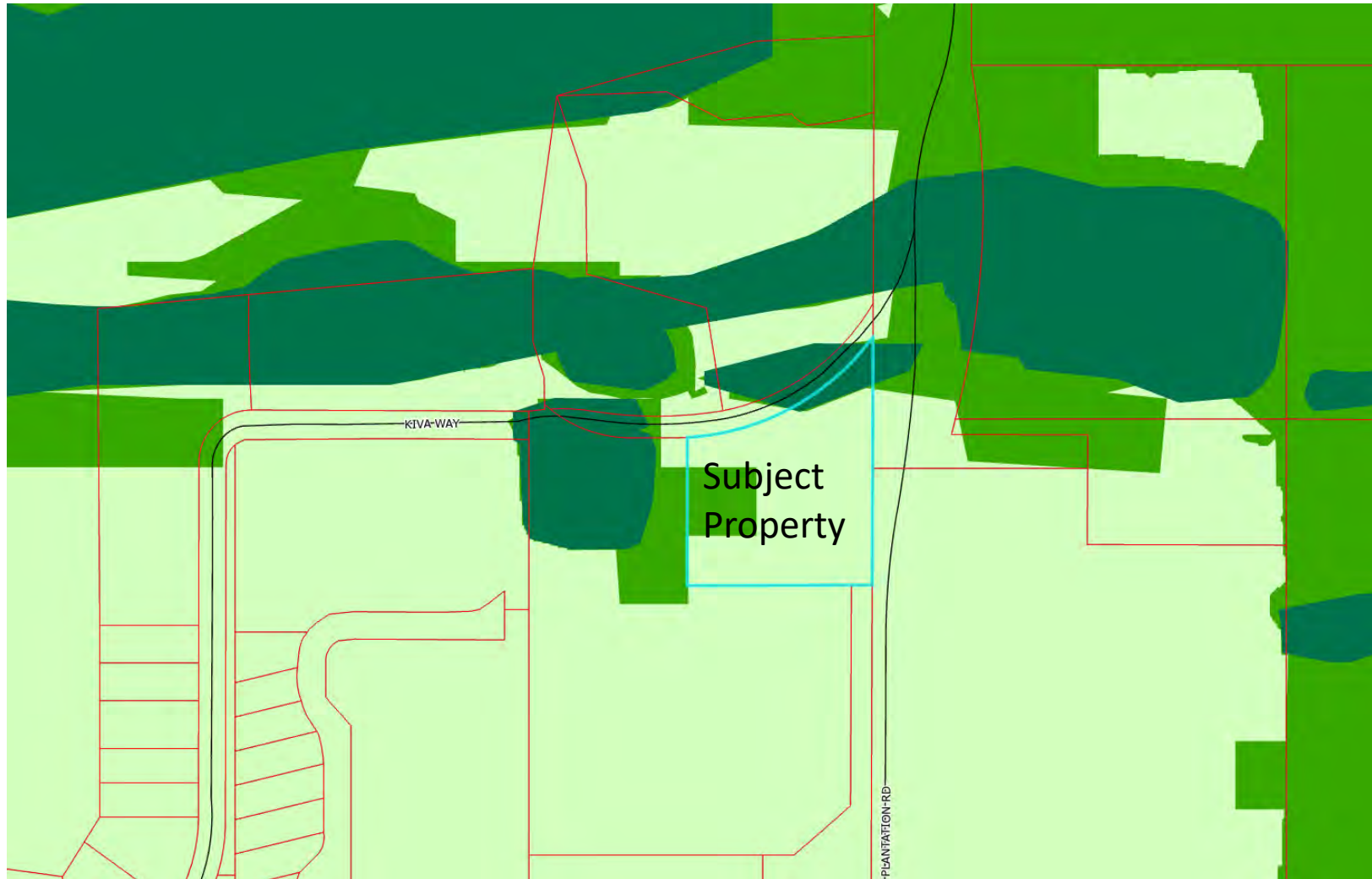
**(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.**

The proposed country club clubhouse does conform to the requirements of the Zoning Ordinance and the submitted site plans meet the requirements for a CSP. The applicant is not proposing any changes to the subject property other than upgrading the inside of the vacant building, therefore staff accepted the drawings from the applicant that wasn't engineered or surveyed.

**(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 for the subject property as Ideal Conservation/Preservation, Conservation Development Potential, and Rural/Agriculture/ Low Impact Development. The existing building on the subject property has been used as commercial in the past and existed before the 2023 FLUM as well as the multi-family developments that surrounds the subject property.

# Staff Analysis and Findings



## 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

# 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.**

The proposed use is for the community and will not detract from the public's convenience. The applicant's plan is to fix up the existing building as a clubhouse where the community can have somewhere to meet and congregate, and also serve coffee.

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

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

**(e) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.**

The adjacent uses are residential and commercial. The proposed use will support the current surrounding uses and is not expected to impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services. The subject property was original zoned B-3, General Business, but was rezoned to RMF-6 in 2009. In the staff report for this rezoning, it was stated that, *"The subject property is owned by the developers of Gulf Shores Plantation, and the developers desire to match the zoning of adjacent properties which are also zoned R-6. The property is the location of a sales/registration office for the condominium development. The office building was constructed in 1994, and the property was granted a commercial zoning designation in 1997. Due to the fact that the sales office is affiliated with the adjacent condominium development, the proposed R-6 designation is consistent with the use of the property."*

# Staff Analysis and Findings

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

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

## **STAFF'S SUMMARY AND COMMENTS:**

The subject property is currently zoned RMF-6, Residential Multiple Family District. The adjacent properties include B-3, General Business District and RMF-6, Residential Multiple Family District. The Commission Site Plan Approval being requested is to allow for the construction of a clubhouse with a coffee shop.

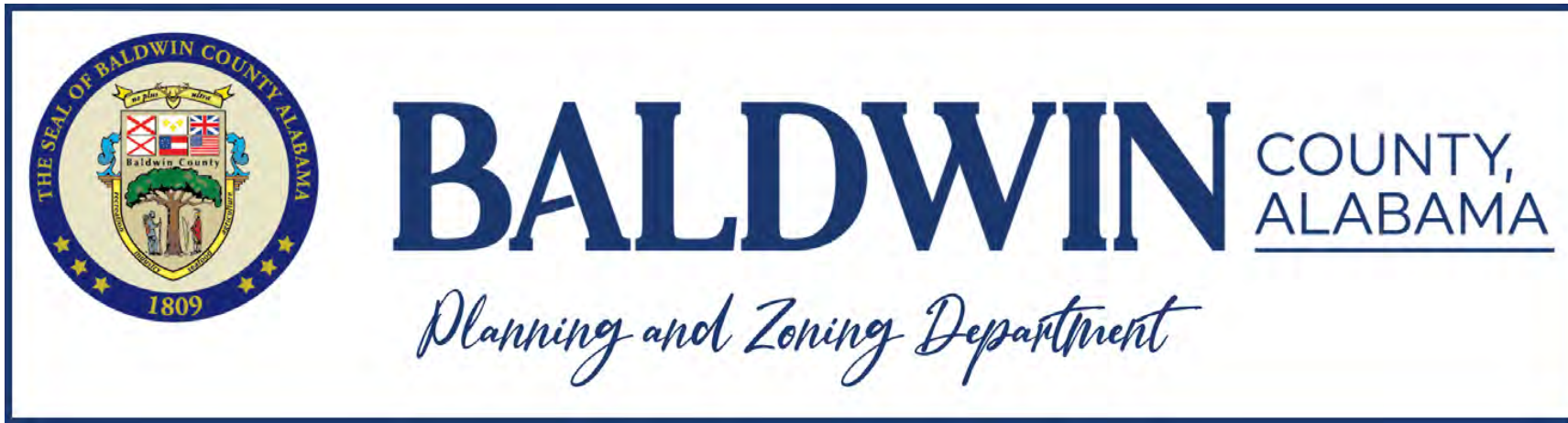


Staff recommends that case number CSP24-08, “Royal Palm Resort” be **APPROVED** with the following **standard conditions** and memorialized provisions:

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 CSP24-08.
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 CSP24-08, “Royal Palm Resort” 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. 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.
7. A traffic study may be required for any future expansion of the site which may require the installation of traffic improvements at the time of future expansion.



# SUBDIVISION PRELIMINARY PLAT REQUEST

## SC24-03 BFLC BLACKWATER SUBDIVISION PH 2

APRIL 4, 2024

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

April 4 , 2024

Request before Planning Commission:

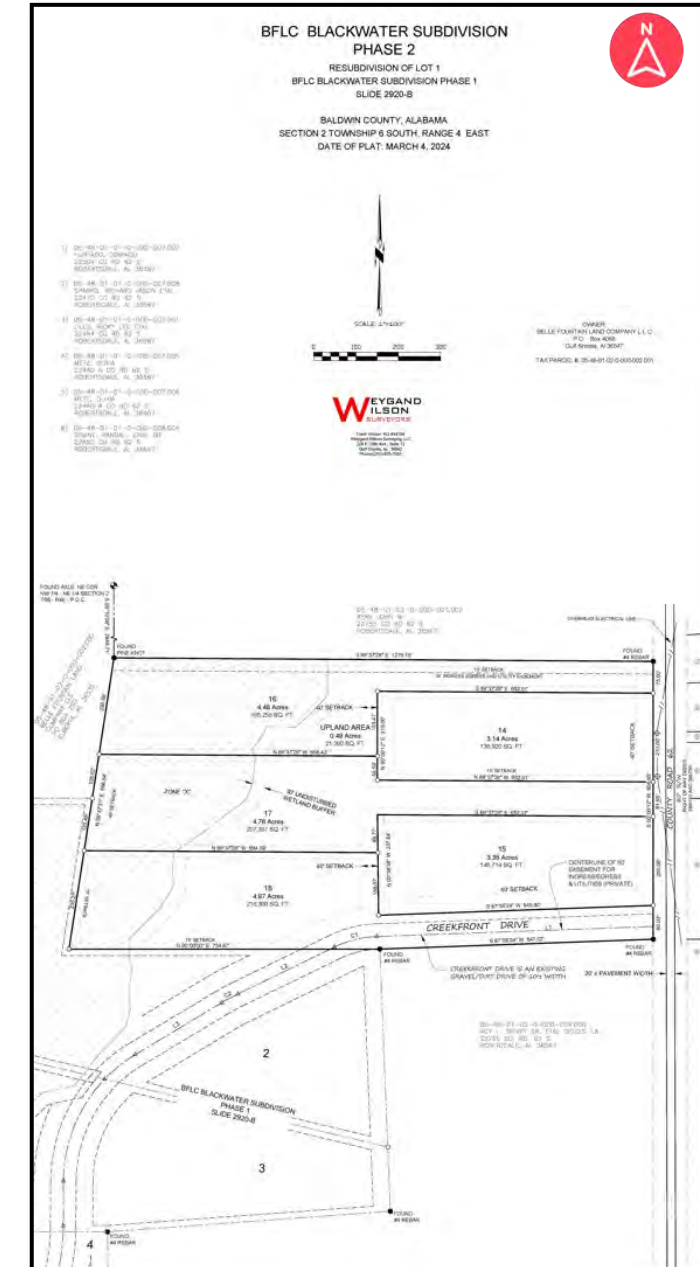
## Preliminary Plat approval

BFLC Blackwater Subdivision Ph 2,  
a 5-**lot** subdivision

Staff recommendation: Approved

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)



33 of 238

**Location:** Subject property is located West of County Road 62 South and East of County Rd 85 South

**Planning District:** 12

**Zoning:** RA- Rural Agricultural

**Total Property Area to be divided:** 20.70 +/- acres

**Total # of Lots requested:** 5 lots

Largest lot: 4.97 ac (Lot 18)

Smallest lot: 3.14 ac (Lot 14)

**Surveyor:** Trent Wilson, PLS, Wilson Weygand Surveying  
229 E. 20<sup>th</sup> Avenue, Suite 12, Gulf Shores, AL 36542

**Owner / Developer:** Belle Fountain Land Company LLC  
P.O. Box 4088, Gulf Shores, AL 36542

**Approval History:** – BFLC Blackwater Subdivision Ph 1 was approved by the Planning Commission as a Large Acre Subdivision at the September 7, 2023, meeting.

**Online Case File Number:** The official case number for this application is SC24-03, however, when searching online CitizenServe database, please use SC24-000003.

**Parcel#:** 05-48-01-02-0-000-002.001

**PIN#:** 622621

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

**Drainage Improvements:** Drainage narrative prepared by Chris Lieb, PE, Lieb Engineering , was reviewed and accepted by Baldwin County Highway Department.

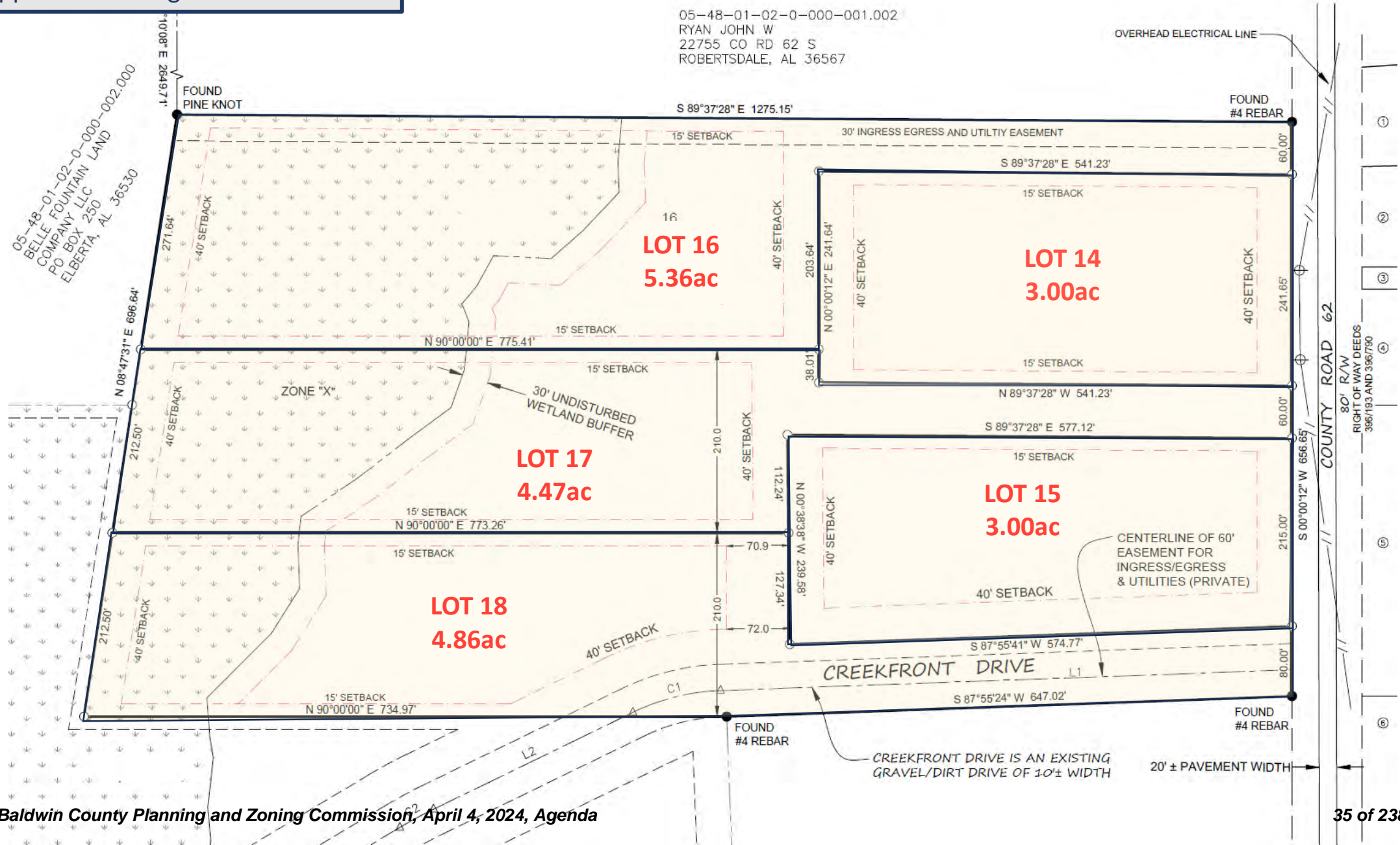
**Wetlands:** Wetlands report prepared by Craig Martin, Wetland Sciences, Inc.

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

**Utility Providers:**

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

\*Plat cropped and enlarged to show details





CR 62 S

CR 85 S



SUBJECT PROPERTY  
05-48-01-02-0-000-002.001  
PIN: 622621



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-03 BFLC BLACKWATER  
SUBDIVISION PH 2 AERIAL MAP



CR 62 S

CR 85 S

SUBJECT PROPERTY



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-03 BFLC BLACKWATER  
SUBDIVISION PH 2 ZONING MAP  
37 of 238

Utilities

Power: Baldwin EMC  
Water: Well  
Sewer: On Site Septic Tank



November 22, 2023

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

Re: Plat for **BFLC Blackwater Subdivision Phase II**, Parcel # 05-48-01-02-0-000-002.001, 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,

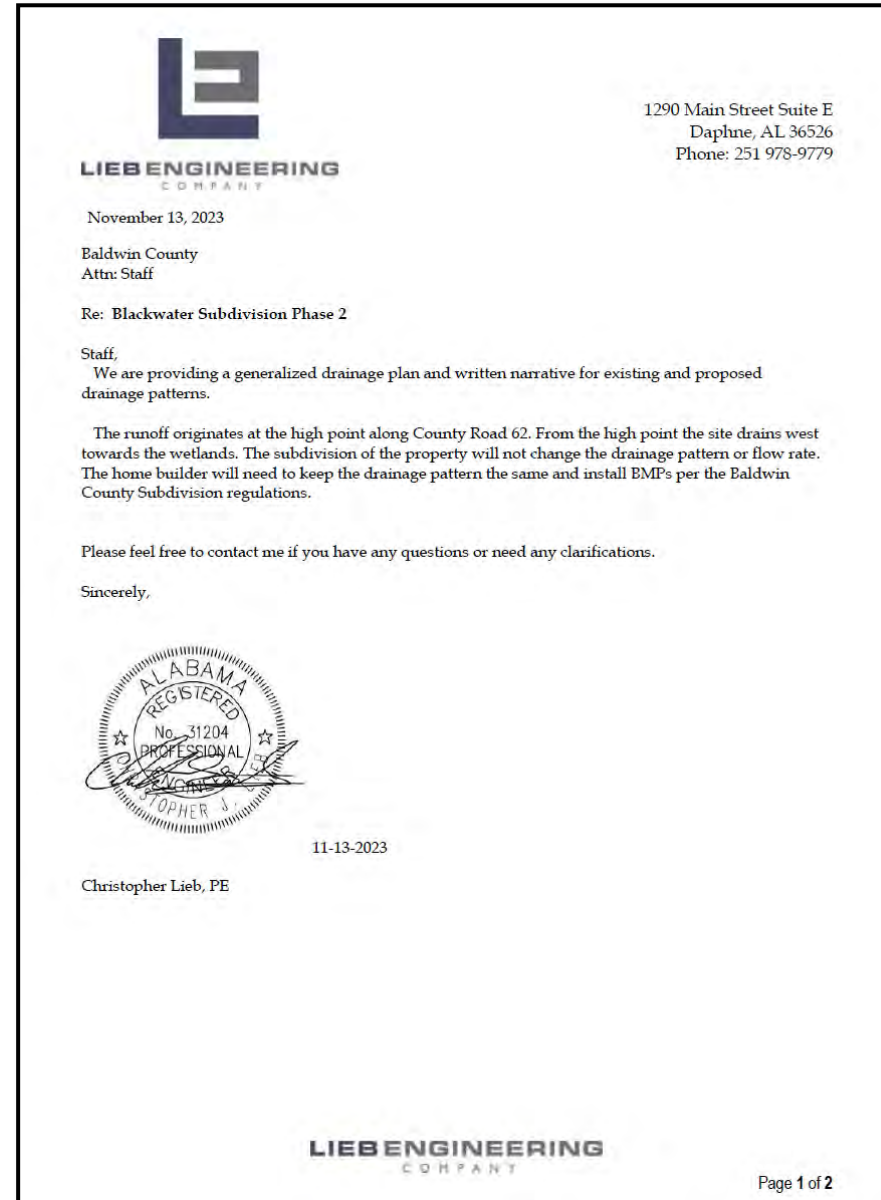
A handwritten signature in blue ink, which appears to read "Brett Morrow".

Brett Morrow  
Supervisor of Staking  
BM/ss

## Staff Comments


Chris Lieb, PE, *Lieb Engineering*, 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 Planning & Zoning Permit Division.



Staff Comments

- A wetland delineation was prepared by Craig Martin, Wetland Sciences, Inc.
- Wetlands were identified on the subject property.



December 15, 2022

Stacy Ryals  
Belle Fountain Land Company  
PO Box 4088  
Gulf Shores, AL 36547

Re: *Wetland Assessment Report  
237.40 Acres, Jergisin Branch, Baldwin County, AL  
WSI Project #2022-861*

Dear Mr. Ryals,

As requested, Wetland Sciences, Inc. has completed a field wetland delineation located west of County Road 62 South in Baldwin County, Alabama. The property is identified by the Baldwin County Revenue Commission with the following identification number: (PIN) 9827. This assessment included an analysis of plant communities, soils, and indirect hydrologic indicators. During this determination, Wetland Sciences, identified wetlands subject to the regulatory jurisdiction of the US Army Corps of Engineers (Corps) within the subject property (See attached wetland sketch – Exhibit A). The following is a summary of our findings.

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. The wetland delineation was performed in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coast Supplement (2010).

During inspection of the property I used technical criteria, field indicators, historic aerial photographs, and other sources of information to assess the site. Wetlands generally have three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. The techniques for evaluating the plant community, soils, and hydrology are described in the following sections.

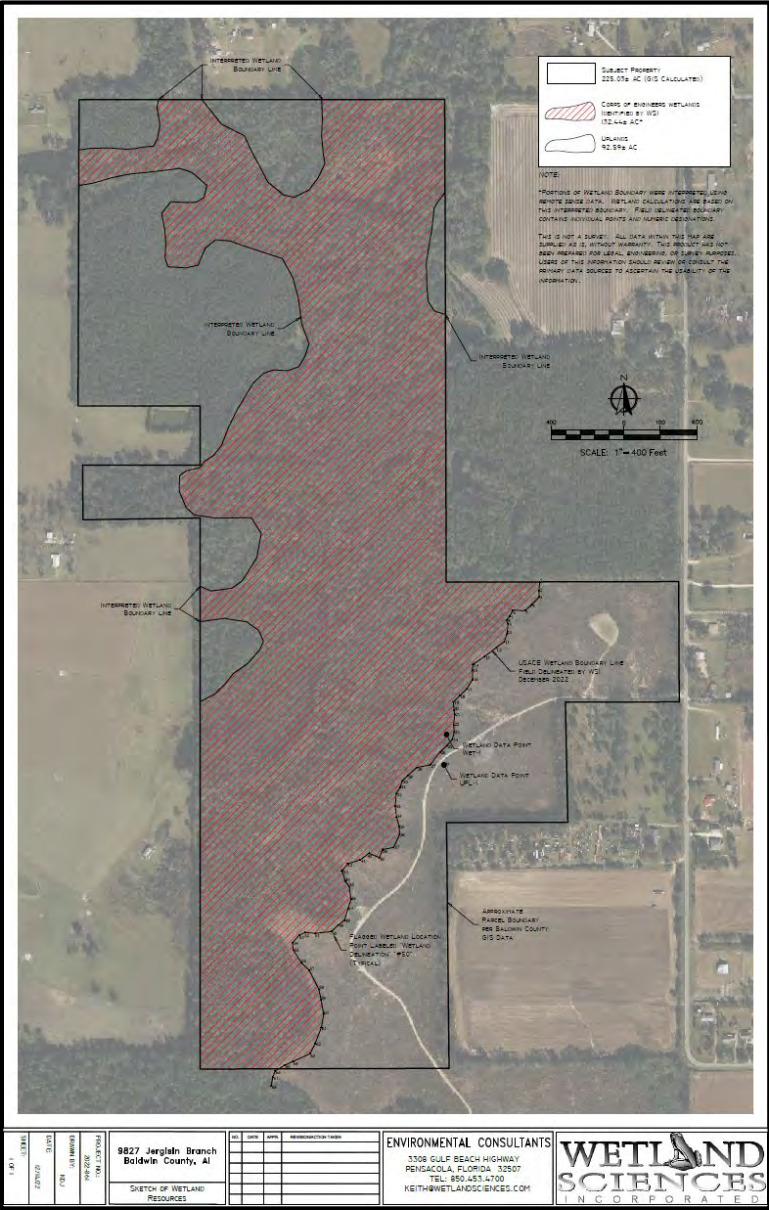
*Hydric Soils Assessment*

Several soil test holes were evaluated to identify field indications of hydric soils. WSI utilized the hydric soil definition provided by the National Technical Committee for Hydric Soils and criteria to determine whether soils within the site are considered hydric. During our field inspection of the property, we verified the presence of hydric soils throughout most of the subject property.

*Wetland Hydrology Assessment*

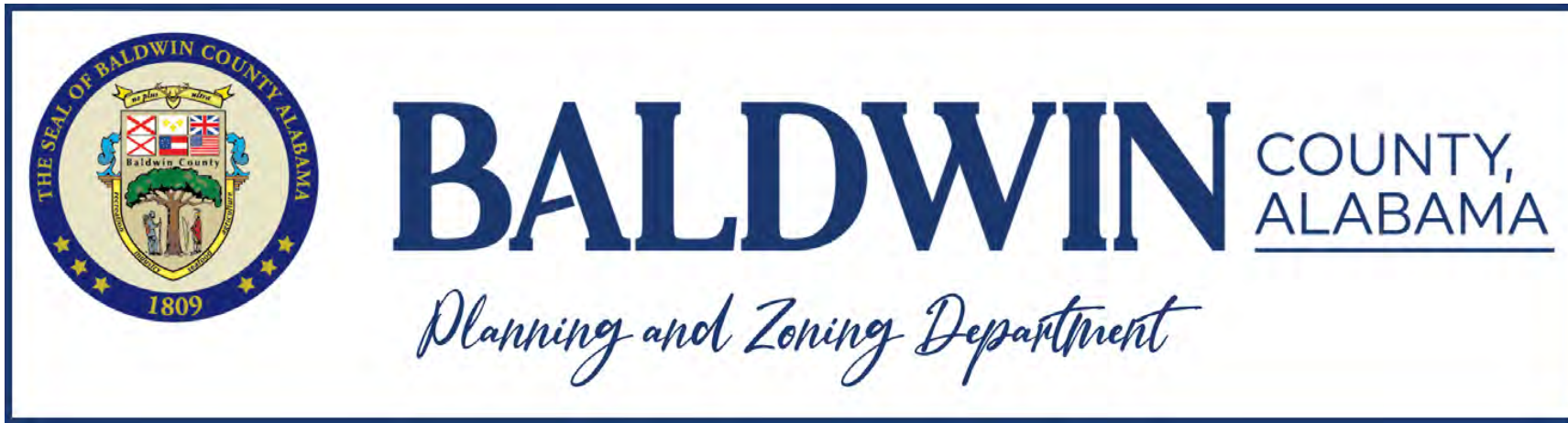
Visual indicators of wetland hydrology were evaluated. Examples of primary wetland hydrology indicators include, but are not limited to, surface water, high water table, soil saturation, water marks, sediment deposits, drift deposits, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave

3308 Gulf Beach Highway | Pensacola, Florida 32507 | 850.453.4700 | craig@wetlandsciences.com



Staff recommends that the PRELIMINARY PLAT for Case No. SC24-03, BFLC Blackwater Subdivision Ph 2, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

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



PRELIMINARY PLAT APPROVAL  
SC24-4 JOHNSON RIDGE LOT 6 REPLAT

APRIL 4, 2024

PRESENTED BY: CORY RHODES, PLANNER

## 7.c) SC24-4 JOHNSON RIDGE

Staff Report Prepared by:  
Cory Rhodes, Planner

April 4, 2024

Request before Planning Commission:

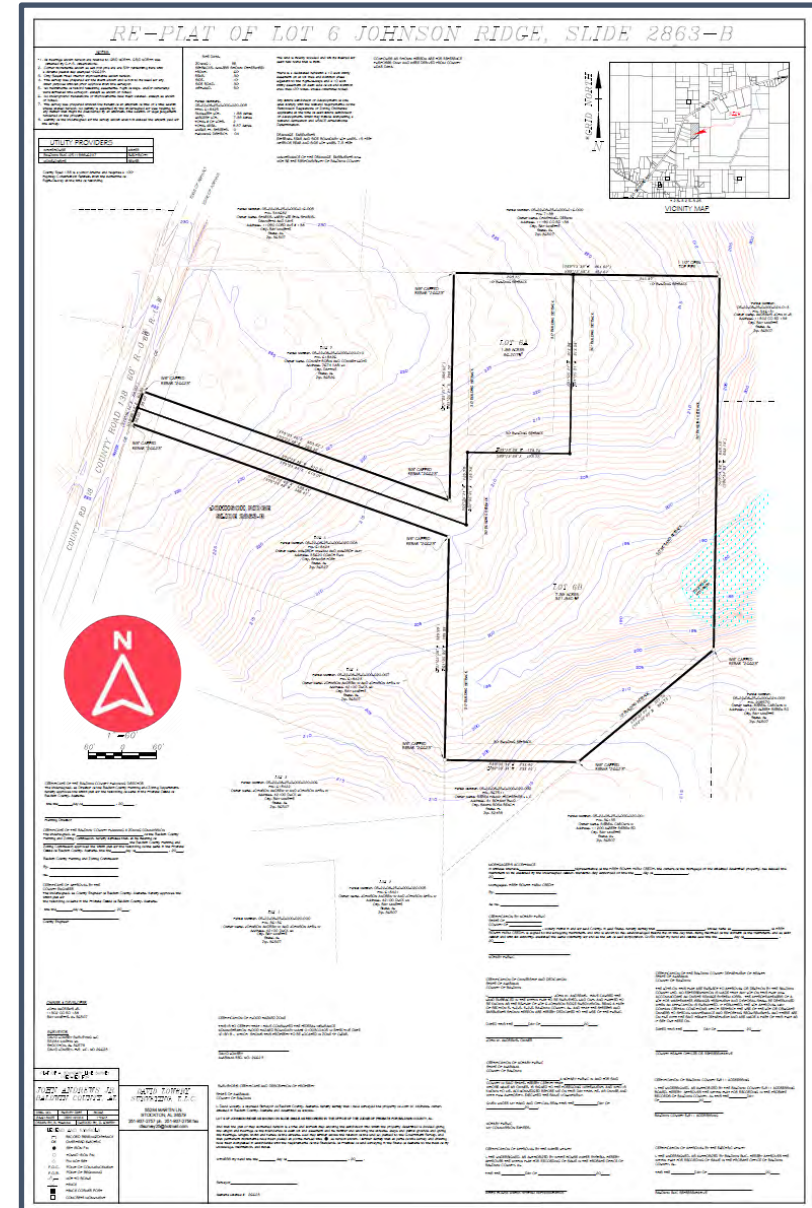
### Preliminary Plat approval

Replat of Johnson Ridge Lot 6, a **2-lot**  
Concurrent Review 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:** The subject property is located east of County Road 138 and southwest of White House Fork Road in the Bay Minette area.

**Planning District:** 4

**Zoning:** RR, Rural District

**Total Property Area to be divided:** 9.37 +/- acres

**Total # of Lots requested:** 2 lots

Largest lot: 7.39 +/- acres

Smallest lot: 1.98 +/- acres

**Applicant/Surveyor:** David Lowery Surveying, LLC – David Lowery  
PO Box 995  
Bay Minette, AL 36507

**Owner/Developer:** John Wayland Andrews  
11302 County Road 138  
Bay Minette, AL 36507

**Online Case File Number:** The official case number for this application is SC24-4, however, when searching online CitizenServe database, please use SC24-000004.

**Parcel:** 05-22-08-25-0-000-020.009 **PIN:** 618425

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

**Drainage Improvements:** Drainage narrative prepared by Krista Landenwich, P.E., *Tensaw Engineering*, reviewed and accepted by the Baldwin County Permit Division.

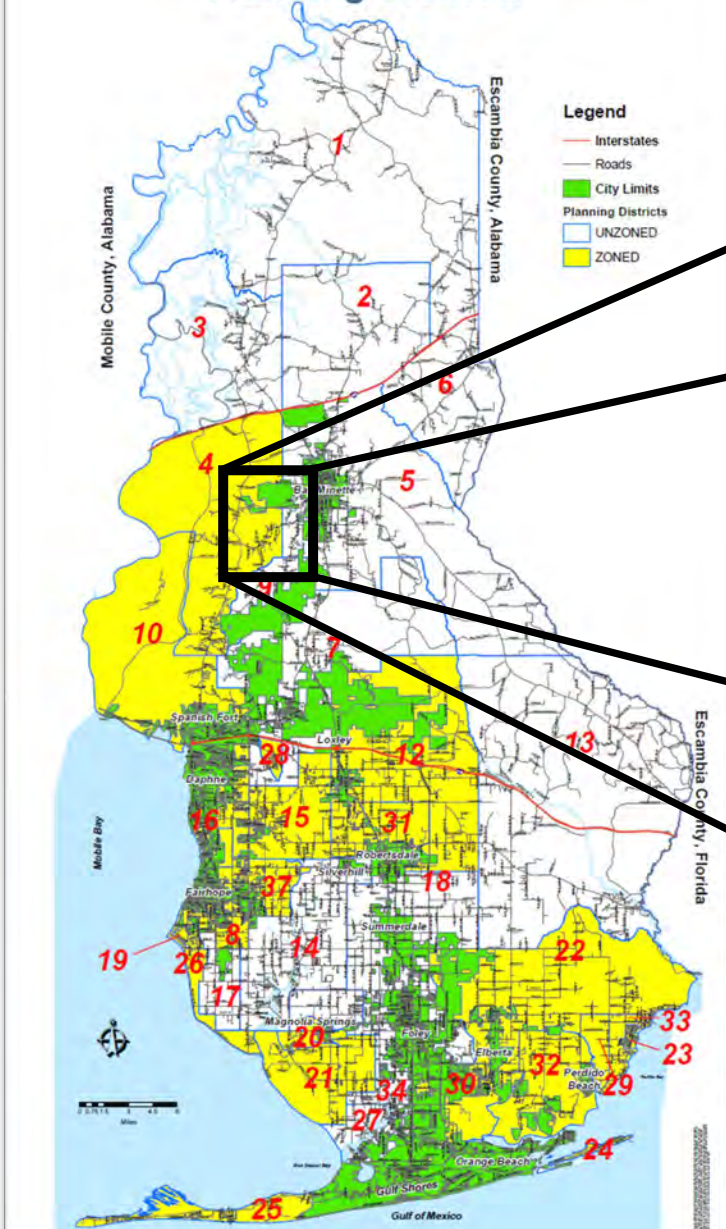
**Wetlands:** The original delineation provided on S-2863 has been accepted.

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

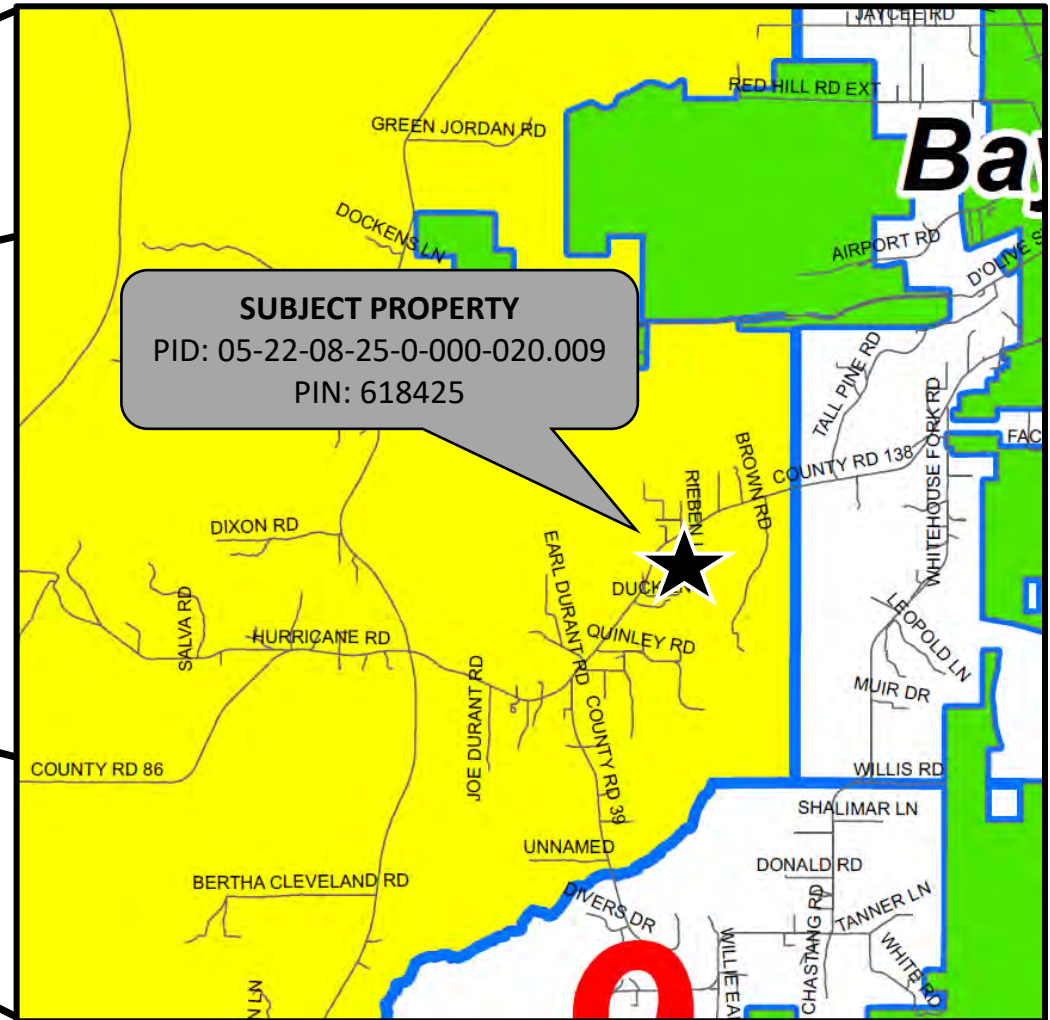
**Utility Providers:**

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

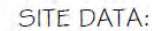
# Baldwin County, Alabama Planning Districts



**Legend**  
 Interstates  
 Roads  
 City Limits  
 Planning Districts  
 UNZONED  
 ZONED



**SUBJECT PROPERTY**  
 PID: 05-22-08-25-0-000-020.009  
 PIN: 618425



ZONING :	RR
SETBACKS: (UNLESS SHOWN OTHERWISE)	
FRONT:	60'
REAR:	30'
SIDE:	10'
SIDE ROAD:	30'
WETLAND:	50'

Parcel Numbers:  
05-22-08-25-0-000-020.009  
PPIN: 618425  
SMALLEST LOT: 1.98 Acres  
LARGEST LOT: 7.39 Acres  
TOTAL # OF LOTS: 2  
TOTAL AREA: 9.37 Acres  
LINEAR FT. STREETS: 0  
PLANNING DISTRICT: 04

UTILITY PROVIDERS	
WHITEHOUSE	WATER
BALDWIN EMC (251) 989-6247	ELECTRICITY
NONE-ONSITE	SEWER

County Road 138 is a Minor Arterial and requires a 100' Highway Construction Setback from the centerline of Right-Of-Way at the time of recording

The land is mostly wooded and will be cleared for each new home that is built.

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 (20' total), unless otherwise noted.

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.

DRAINAGE EASEMENTS  
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET  
INTERIOR REAR AND SIDE LOT LINES: 7.5 FEET

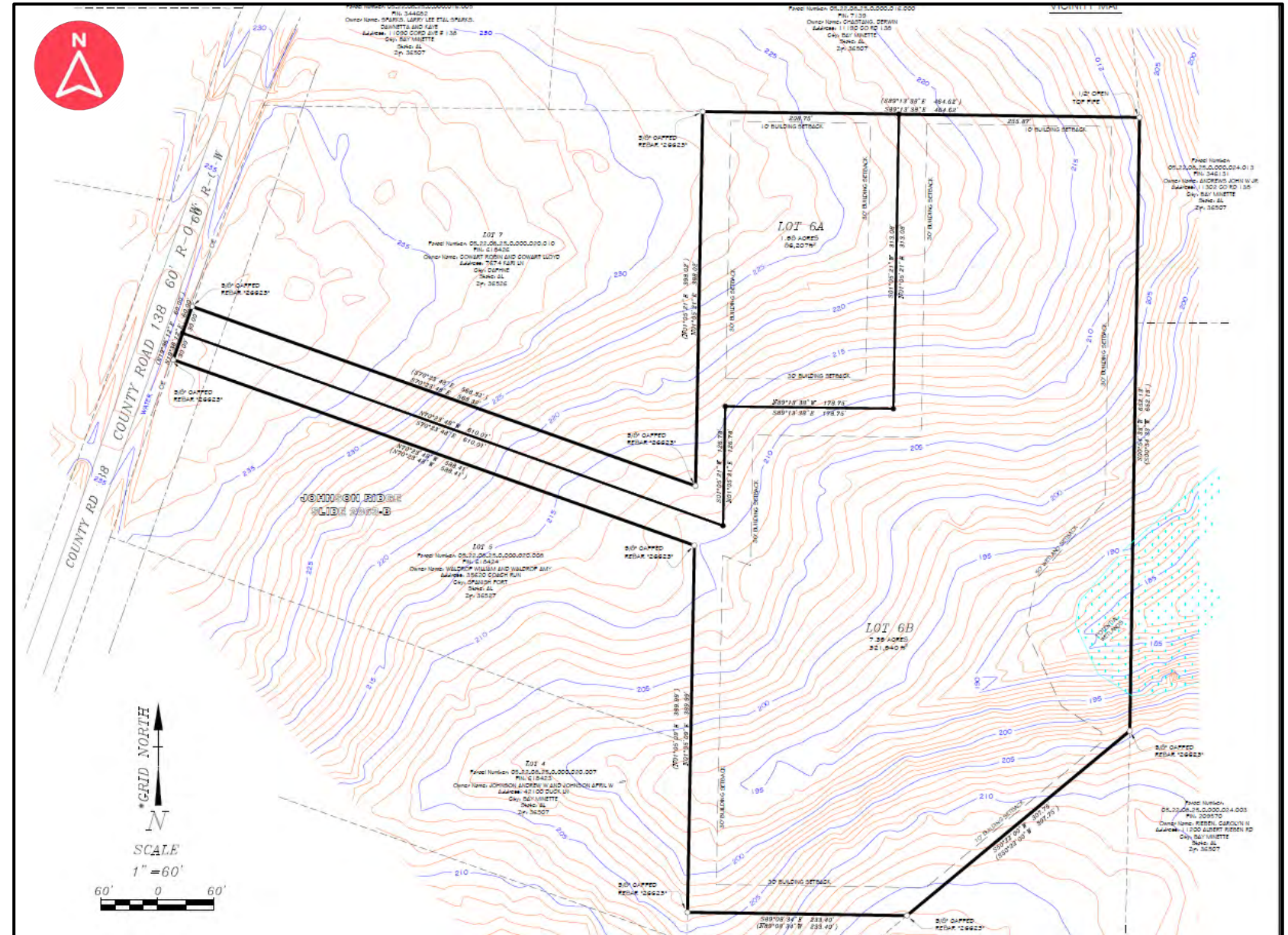
MAINTENANCE OF THE DRAINAGE EASEMENTS WILL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY

**NOTE:** SOME TEXT MAY  
BE ILLEGIBLE DUE TO  
CONVERSION FROM  
AUTOCAD

# SC24-4 JOHNSON RIDGE

*plat cropped and enlarged to show details*

**NOTE:** SOME TEXT MAY BE ILLEGIBLE DUE TO CONVERSION FROM AUTOCAD





SC24-4 JOHNSON RIDGE  
VICINITY MAP

SUBJECT PROPERTY

County Road 138



SC24-4 JOHNSON RIDGE  
VICINITY MAP

County Road 138

SUBJECT PROPERTY



**BALDWIN** COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

Staff recommends that the PRELIMINARY PLAT for Case No. SC24-4, JOHNSON RIDGE SUBDIVISION, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, with no conditions of approval and including the information memorialized below:

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



**BALDWIN EMC**

Your Touchstone Energy® Cooperative



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

[www.baldwinemc.com](http://www.baldwinemc.com)

January 17, 2024

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

Re: Re-Plat of Lot 6 Johnson Ridge, 2 Lots  
Parcel: 05-22-08-25-0-000-020.009, PPIN: 618425

Dear David Lowery:

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

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

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

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

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

Sincerely,

Brett Morrow  
Supervisor of Staking  
BM/cl



**White House  
Water System**

11120 WHITE HOUSE ROAD EXT.  
BAY MINETTE, AL 36607

TELEPHONE (251) 937-2430  
[whitehousewater1@aol.net](mailto:whitehousewater1@aol.net)

January 8<sup>th</sup>, 2024

TO WHOM IT MAY CONCERN:

White House Water System will provide water service to the Parcel 618425 in the White House Fork area.


Sincerely,

Jennifer Smith  
Office Manager  
White House Water System

Staff Comments

A written narrative was prepared and stamped by Krista Landenwich, PE, *Tensaw Engineering*.

- Drainage improvements were not required
- The written narrative has been reviewed and accepted by the Baldwin County Permit Division



January 11, 2024

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

Subject:     Johnson Ridge Re-Subdivision of Lot 6  
                 County Road 138  
                 Bay Minette, AL 36507


The proposed 2 lot re-subdivision is located on County Road 138 in Bay Minette, AL. The driveway is approximately 2.5 miles southwest of White House Fork Road.

The existing drainage patterns of the site are that all the 9.37 acres of the lot drain to the east to White House Creek. There is no need for additional drainage infrastructure to be added to this site. The smaller lot is 1.98 acres and the larger lot size is 7.39 acres.

Thank you for reviewing this re-subdivision application.

Sincerely,

Krista Landenwich, PE

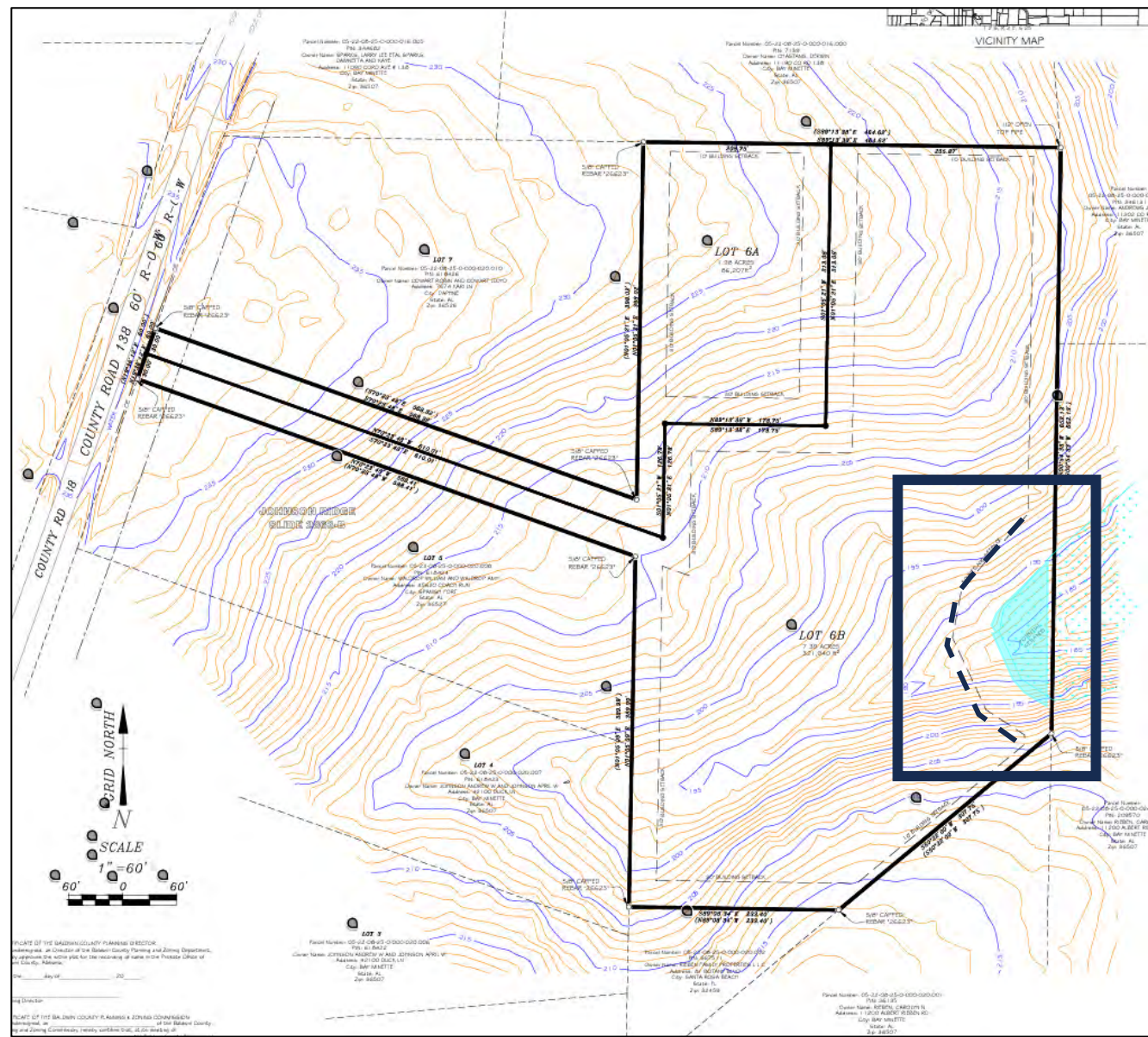
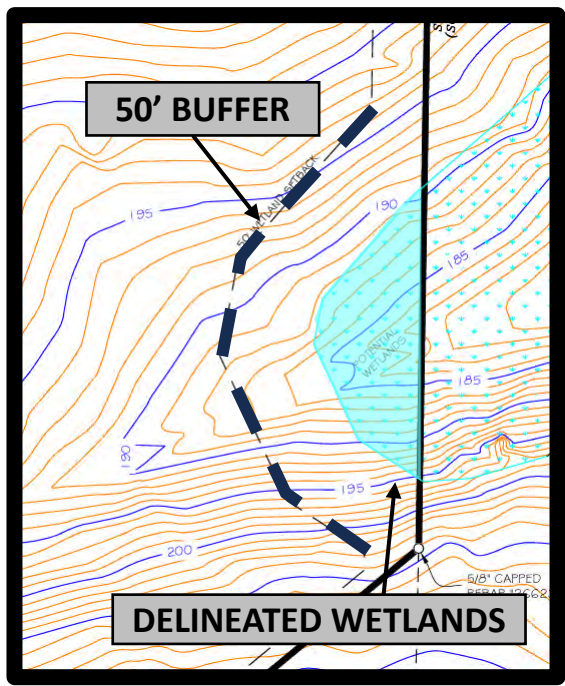


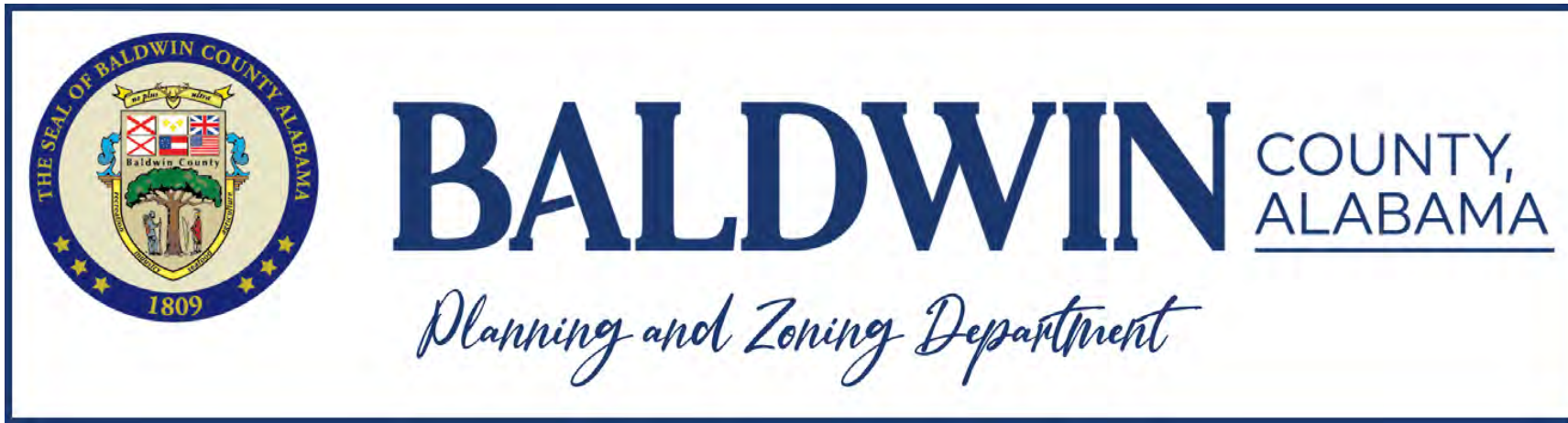
15 Hand Avenue, Suite 158  
Bay Minette, AL 36507

Ph. (251)-331-1711

Staff Comments:

The delineated wetlands and associated 50' buffer shown on the Johnson Ridge Final Plat (S-2863B) as recorded with the Judge of Probate on November 15, 2022, has been approved for the replat of Lot 6.





SUBDIVISION PRELIMINARY PLAT REQUEST  
SC24-05 REPLAT LOT 1 BEETREE CREEK  
SUBDIVISION  
APRIL 4, 2024

PRESENTED BY: MARY BOOTH, ASSOCIATE PLANNER

April 4, 2024

Request before Planning Commission:

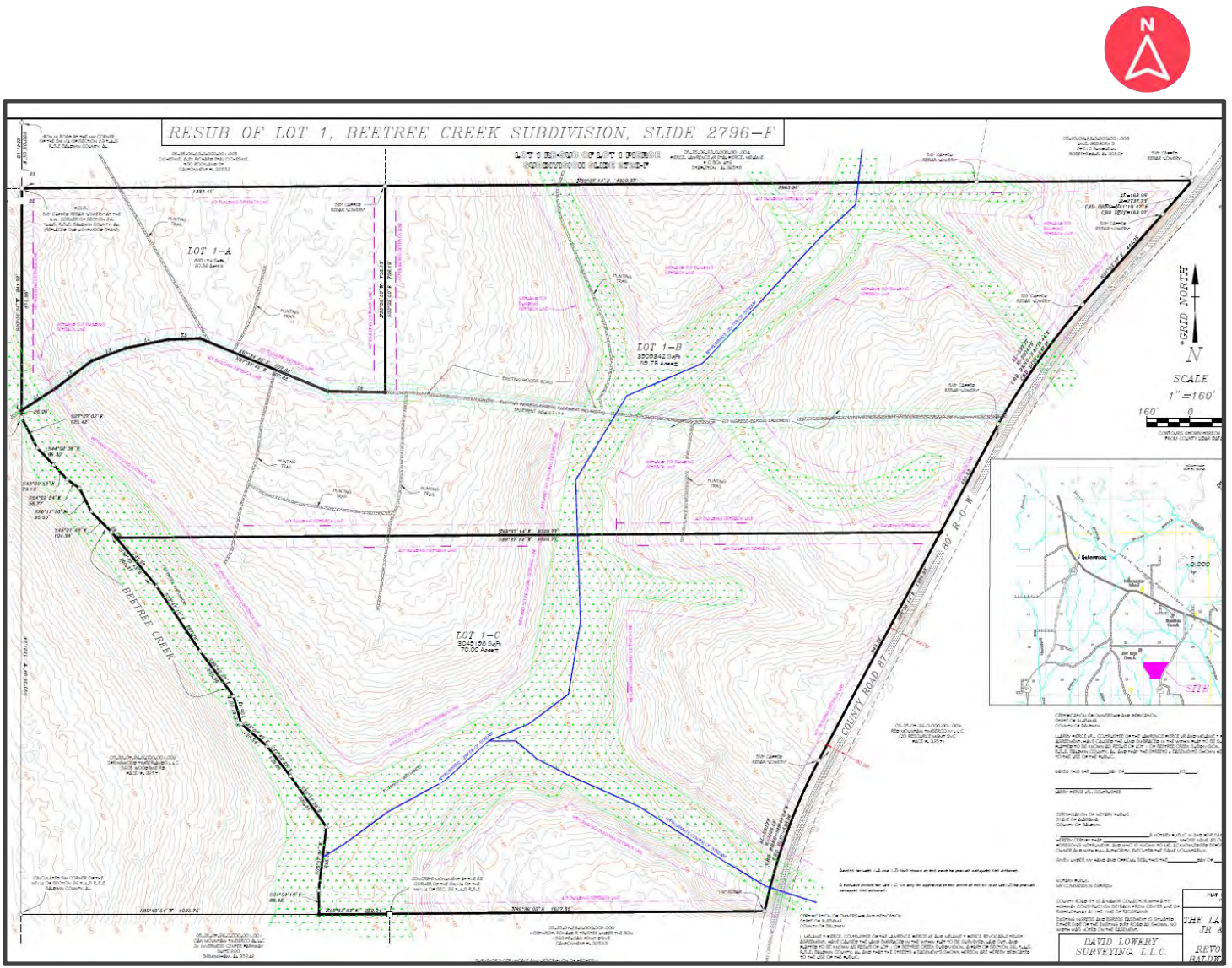
Preliminary Plat approval

REPLAT LOT 1 BEETREE CREEK SUBDIVISION,  
a 3-lot subdivision

Staff recommendation: APPROVAL

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

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





**Location:** Subject property is located on the west side of County Road 87 just south of New Hope Church Road

**Planning District:** 13

**Zoning:** Unzoned

**Total Property Area to be divided:** 180.07 +/- acres

**Total # of Lots requested:** 3 lots

Largest lot: 89.75 Acres

Smallest lot: 20.32 Acres

**Surveyor:** David Lowery Surveying, LLC  
55284 Martin Lane, Stockton, AL 36579

**Engineer:** N/A

**Owner / Developer:**  
Lawrence Pierce Jr and Melanie T Pierce Revocable Trust  
PO Box 476, Stapleton, AL 36578

**Online Case File Number:** The official case number for this application is SC24-05, however, when searching online CitizenServe database, please use SC24-000005.

**Parcel#:** 05-35-07-26-0-000-001.012

**PIN#:** 394888

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

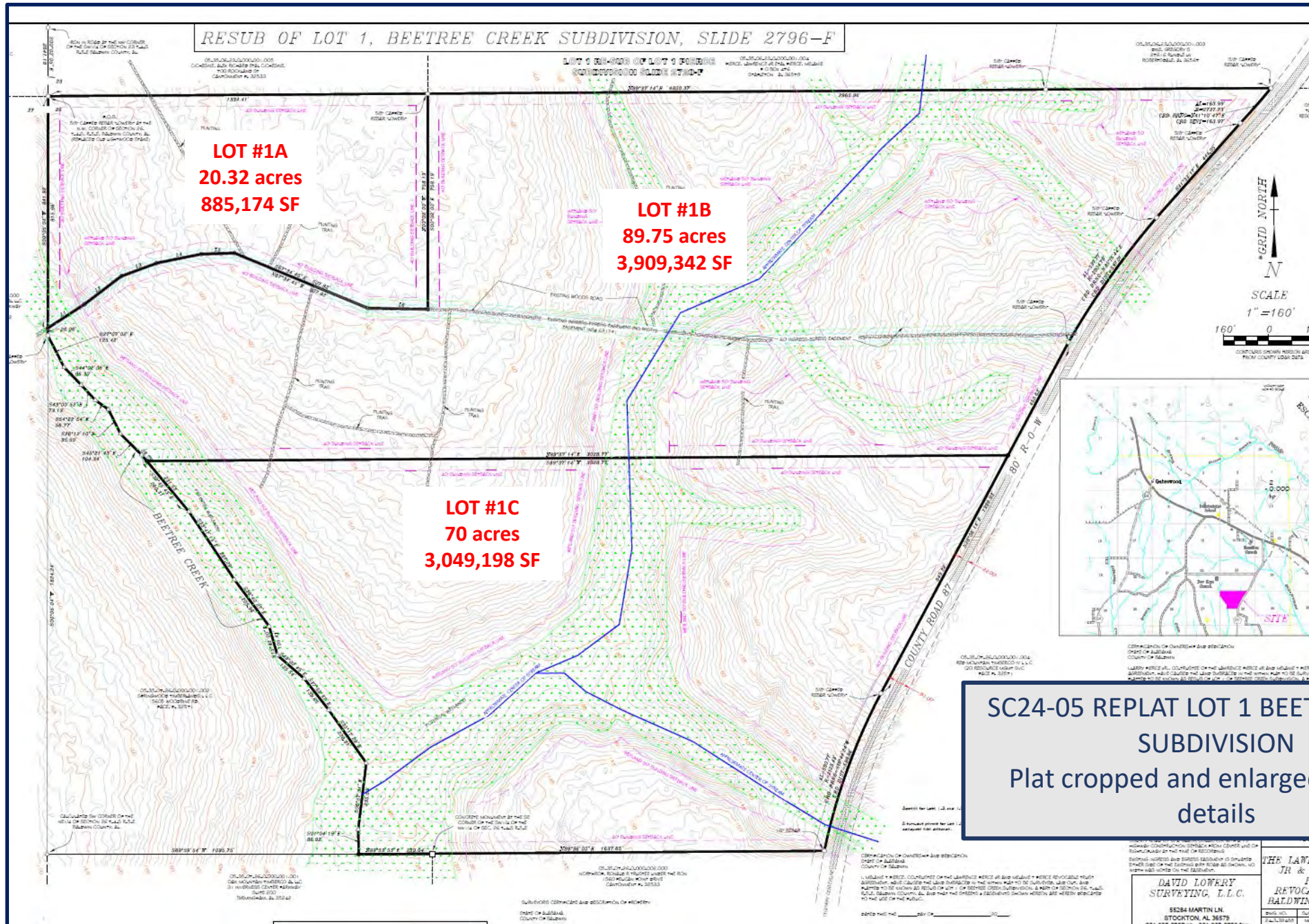
**Drainage Improvements:** Drainage narrative prepared by J.E. Hamlin, PE, of J.E. Hamlin, LLC, was reviewed and accepted by Baldwin County Highway Department.

**Wetlands:** Potential wetlands have not been delineated and the applicable 50' building setback is shown on the plat.

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

**Utility Providers:**

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



**SC24-05 REPLAT LOT 1 BEETREE CREEK  
SUBDIVISION**  
Plat cropped and enlarged to show  
details

DAVID LOWERY  
SURVEYING, L.L.C.  
55284 MARTIN LN.  
STOCKTON, AL 36579

THE LAW  
FIRM  
OF  
BALDWIN



NEW HOPE CHURCH RD

NEW HOPE CHURCH RD

HUNTERS

NEW HOPE  
CHURCH RD


COUNTY ROAD 87

COUNTY RD 87

SEED ORCHARD  
ROAD N

SEED ORCHARD RD N

**SUBJECT PROPERTY**  
PID 05-35-07-26-0-000-001.012  
PIN 394888



# BALDWIN

COUNTY, ALABAMA

*Planning and Zoning Department*

SC24-05 REPLAT LOT 1 BEETREE  
CREEK SUBDIVISION  
AERIAL MAP




NEW HOPE  
CHURCH RD

COUNTY ROAD 87

SEED ORCHARD  
ROAD N

**SUBJECT PROPERTY**  
PID 05-35-07-26-0-000-001.012  
PIN 394888



**BALDWIN** COUNTY,  
ALABAMA  
*Planning and Zoning Department*

SC24-05 REPLAT LOT 1 BEETREE  
CREEK SUBDIVISION  
ZONING/VICINITY MAP



**BALDWIN EMC**

Your Touchstone Energy® Cooperative



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

[www.baldwinemc.com](http://www.baldwinemc.com)

February 14, 2024

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

Re: Plat for Resub of Lot 1, Beetree Creek Subdivision, PIN # 394888, Parcel # 05-35-07-26-0-000-001.012, 3 lots

Dear David Lowery:

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

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

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

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

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

Sincerely,

Brett Morrow  
Supervisor of Staking  
BM/ss

UTILITY PROVIDERS	
NONE—ONSITE	WATER
BALDWIN EMC (251) 989—6247	ELECTRICITY
NONE—ONSITE	SEWER

CERTIFICATION OF THE BALDWIN COUNTY DEPARTMENT OF HEALTH  
STATE OF ALABAMA  
COUNTY OF BALDWIN

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM. THE APPROPRIATENESS OF A LOT FOR WASTEWATER SEWAGE TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

## Staff Comments

J.E. Hamlin, P.E., of J.E. Hamlin, 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 Planning & Zoning Permit Division.

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

2/10/24

Subdivision Coordinator  
Baldwin County Planning and Zoning  
22251 Palmer St  
Robertsdale, AL 36567

Re: Resub of Lot 1 of Beetree Creek Subd  
Owner: Larry Pierce

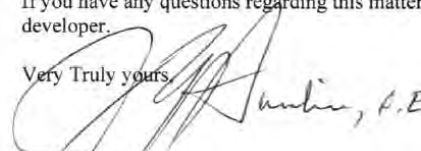
At the request of David Lowery, Surveyor, I have reviewed the current drainage conditions at the above referenced subdivision. My observation and opinions are as contained herein:

1. The 180 acre site is being divided into 3 lots, the smallest being approximately 20 acres
2. Most predevelopment runoff flows across this site, into Beetree Creek, then across private owners, under Co Rd 87 to Styx River, under I-10 and U.S 90 in Seminole to the Perdido River
3. No additional improvements will be done by the developer, so most known post development runoff will flow the same
4. Property is entirely planted pines, about 5-7 years old..

It is my professional opinion that division of this property will not cause any deleterious conditions to downstream property or county rights-of-way.

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

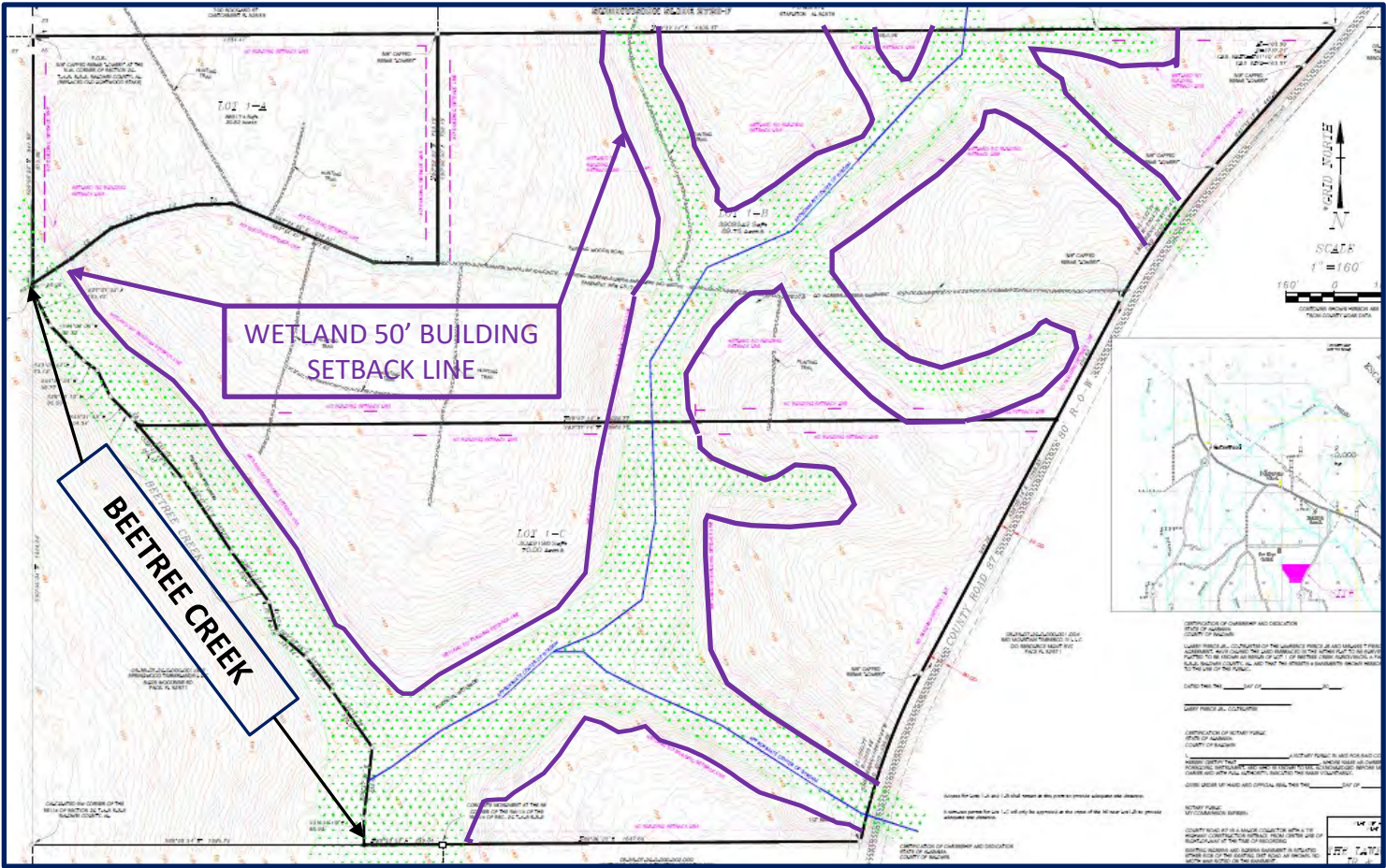
Very Truly yours,

  
J.E. Hamlin, P.E.  
J.E. Hamlin LLC



Staff Comments

- A wetland delineation has not been provided.
- Potential wetlands are shown on the subject property.
- Per Section 5.2.2(e), the applicant has elected to show a 50' wetland setback in lieu of the wetland delineation. The following note is shown on the plat.



ALL FUTURE SUBDIVISION OF LOTS SHALL COMPLY WITH THE WETLAND REQUIREMENTS OF THE SUBDIVISION REGULATION APPLICABLE AT THE TIME OF SUCH FUTURE SUBDIVISION, WHICH MAY INCLUDE COMPLETING A WETLAND DELINEATION AND USACE JURISDICTIONAL DETERMINATION.

Staff recommends that the PRELIMINARY PLAT for Case No. SC24-05 REPLAT LOT 1 BEETREE CREEK SUBDIVISION, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations, no conditions of approval.

General Condition:

- Staff will grant 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*

## PRELIMINARY PLAT APPROVAL

## SC24-08 JAZZY OAKS

### APRIL 4, 2024

PRESENTED BY: CALLA MCKENZIE, PLANNING TECHNICIAN II

April 4, 2024

Request before Planning Commission:

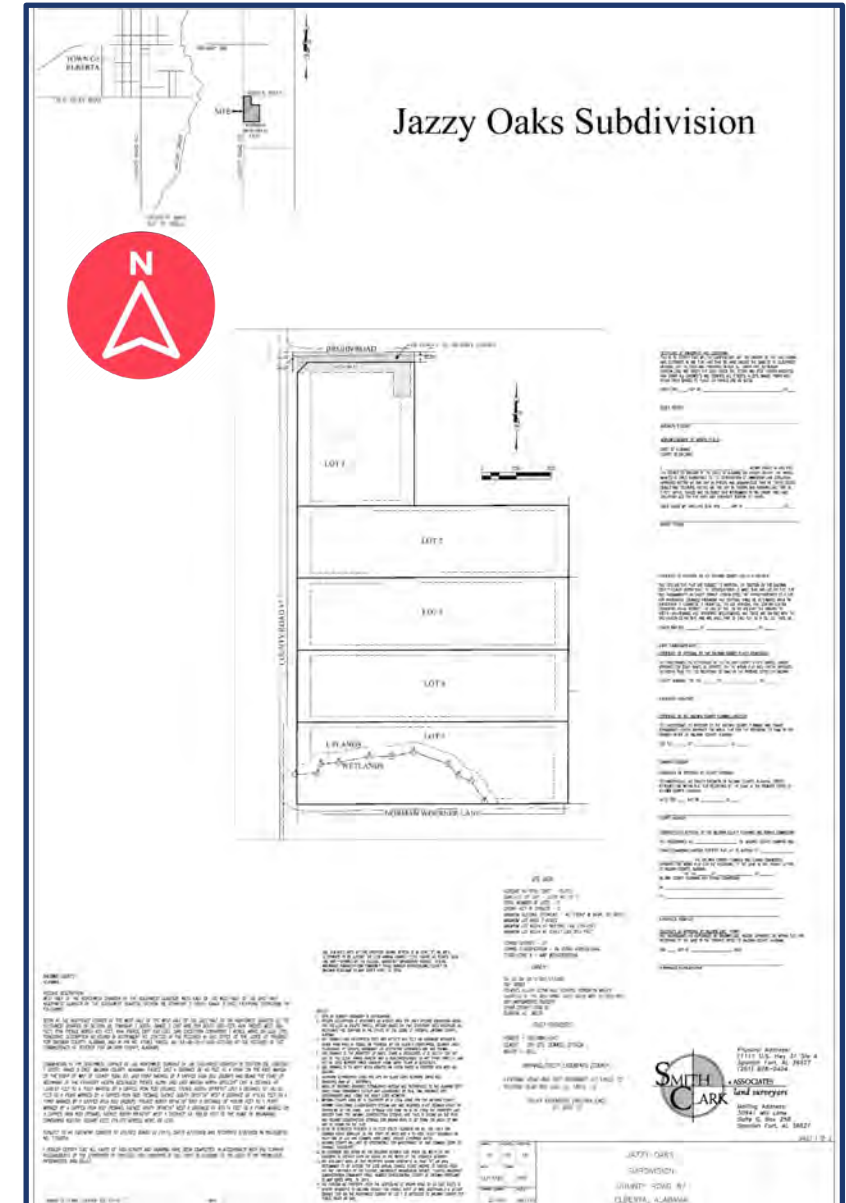
## Preliminary Plat approval

Jazzy Oaks Subdivision, a **5-lot** subdivision

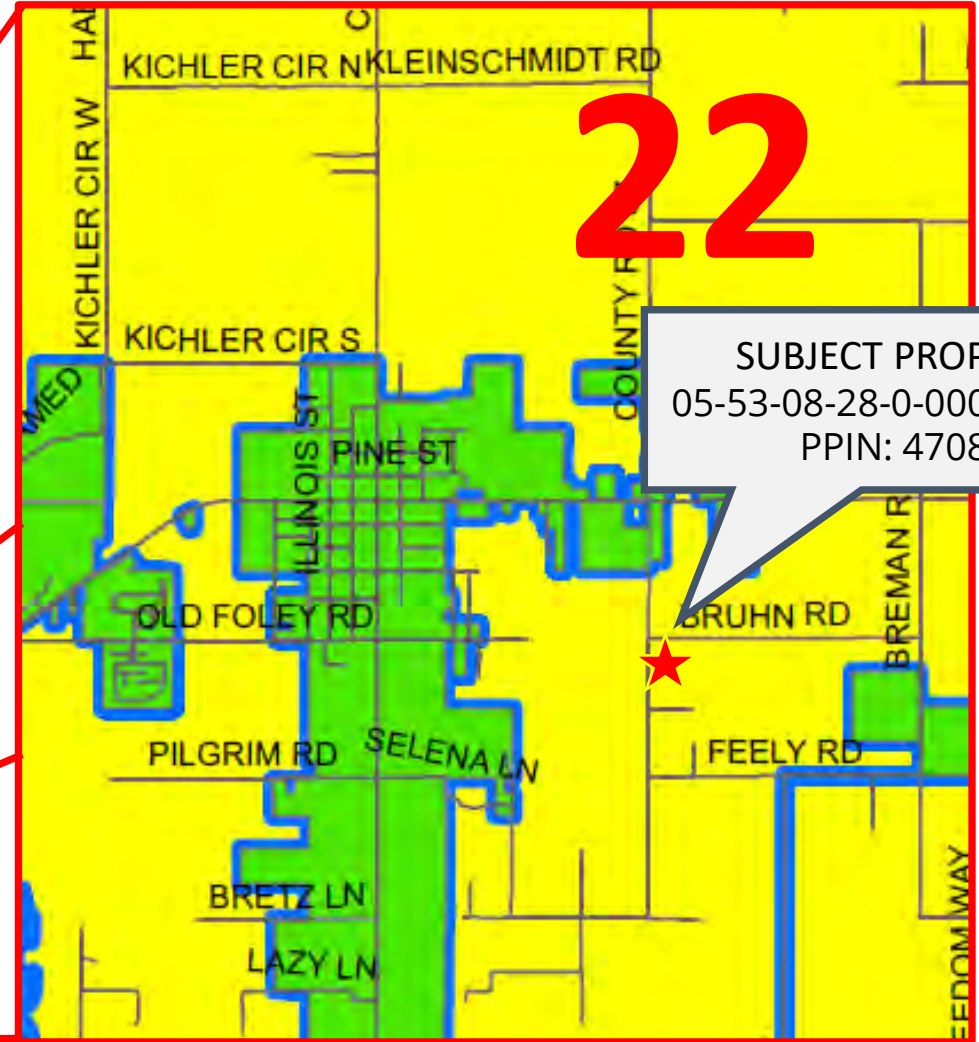
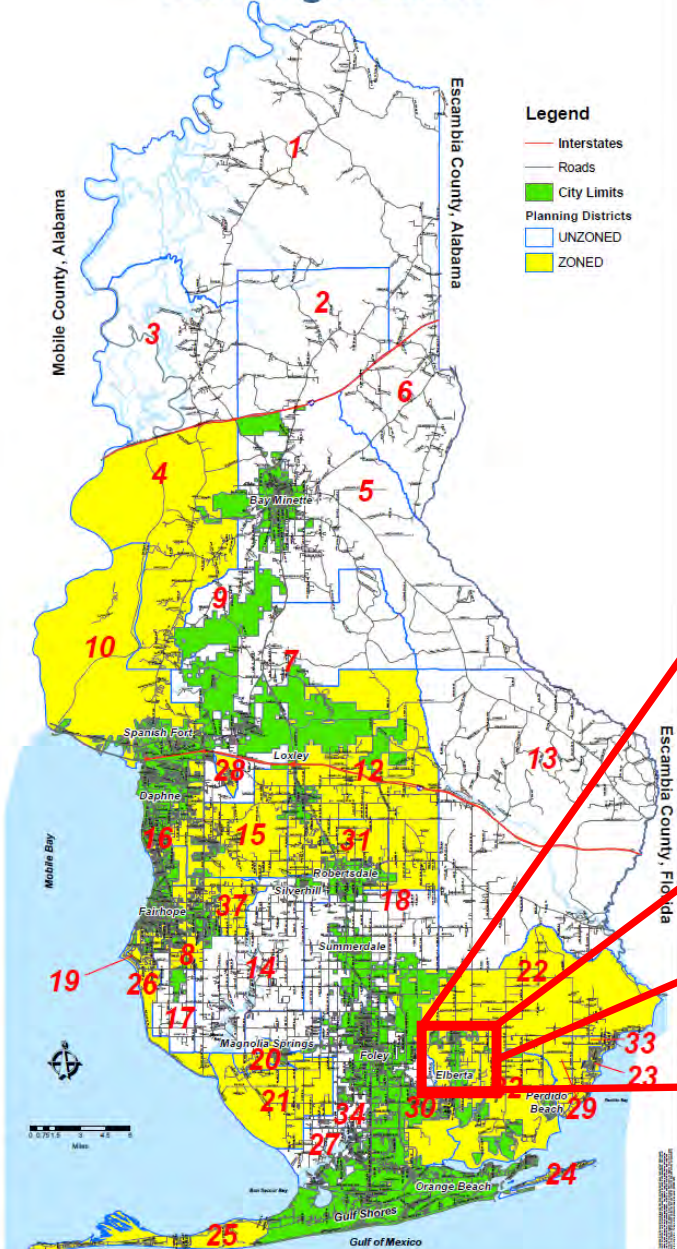
Staff recommendation: **APPROVAL**

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

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



# Baldwin County, Alabama Planning Districts



**Location:** The subject property is located at the southeast intersection of County Rd 87 and Bruhn Rd, east of the Town of Elberta.

**Planning District:** 22

**Zoning:** RA, Rural Agricultural

**Total Property Area to be divided:** 19.072 +/- acres

**Total # of Lots requested:** 5 lots

Largest lot: 4.351+/- AC

Smallest lot: 3.290 +/- AC

**Surveyor:** Hunter Smith, Smith Clark & Associates  
30941 Mill Ln., Ste G, Spanish Fort, AL 36527

**Owner/Developer:** Al Stevens  
PO Box 1026, Robertsedale, AL 36567

**Utility Providers:**

- Water: Well
- Electrical: Baldwin EMC
- Sewer:
  - Lot 1 – Baldwin County Sewer Service (existing service)
  - Lots 2-5 – On-Site Septic

**Online Case File Number:** The official case number for this application is SC24-08, however, when searching online CitizenServe database, please use SC24-000008.

**Parcel#:** 05-53-08-28-0-000-013.000

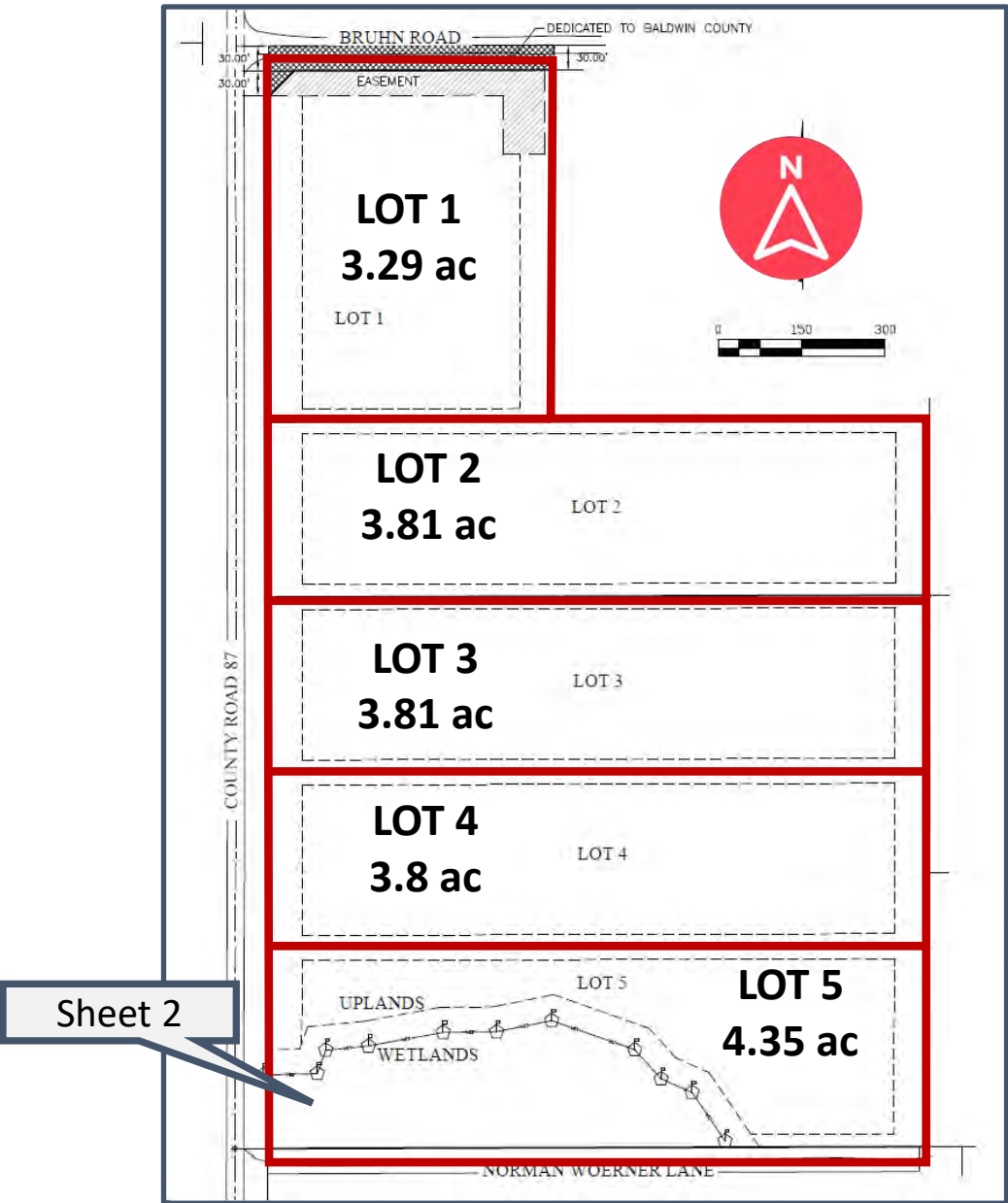
**PIN#:** 47083

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

**Drainage Improvements:** Drainage narrative prepared by David Shumer, PE, Barton & Shumer Engineering LLC reviewed and accepted by the Baldwin County Permit Division.

**Wetlands:** Wetlands report prepared by Craig Martin, Wetland Sciences Inc. who identified 1.46 +/- acres of wetlands of the subject property.

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



SITE DATA

ACREAGE IN TOTAL TRACT – 19.072  
SMALLEST LOT SIZE – 3.809 AC  
TOTAL NUMBER OF LOTS – 5  
LINEAR FEET IN STREETS – 0  
MINIMUM BUILDING SETBACKS – 40’ FRONT & REAR, 15’ SIDES  
MINIMUM LOT AREA 3 ACRES  
MINIMUM LOT WIDTH AT BUILDING LINE 210–FEET  
MINIMUM LOT WIDTH AT STREET LINE 210–FEET

ZONING DISTRICT – 22  
ZONING CLASSIFICATION – RA RURAL AGRICULTURAL  
FLOOD ZONE X – MAP #01003C0829M

OWNER

05–53–08–28–0–000–013.000  
PIN: 47083  
STEVENS, ALDEN GLENN AND STEVENS, RONDALYN MILLER  
TRUSTEES OF THE ARS LIVING TRUST DATED MAY 15 2023 AND  
ANY AMENDMENTS THERETO  
12458 COUNTY ROAD 87  
ELBERTA, AL 36530

UTILITY PROVIDERS

POWER – BALDWIN EMC  
SEWER – BALDWIN COUNTY SEWER SERVICE  
WATER – WELL

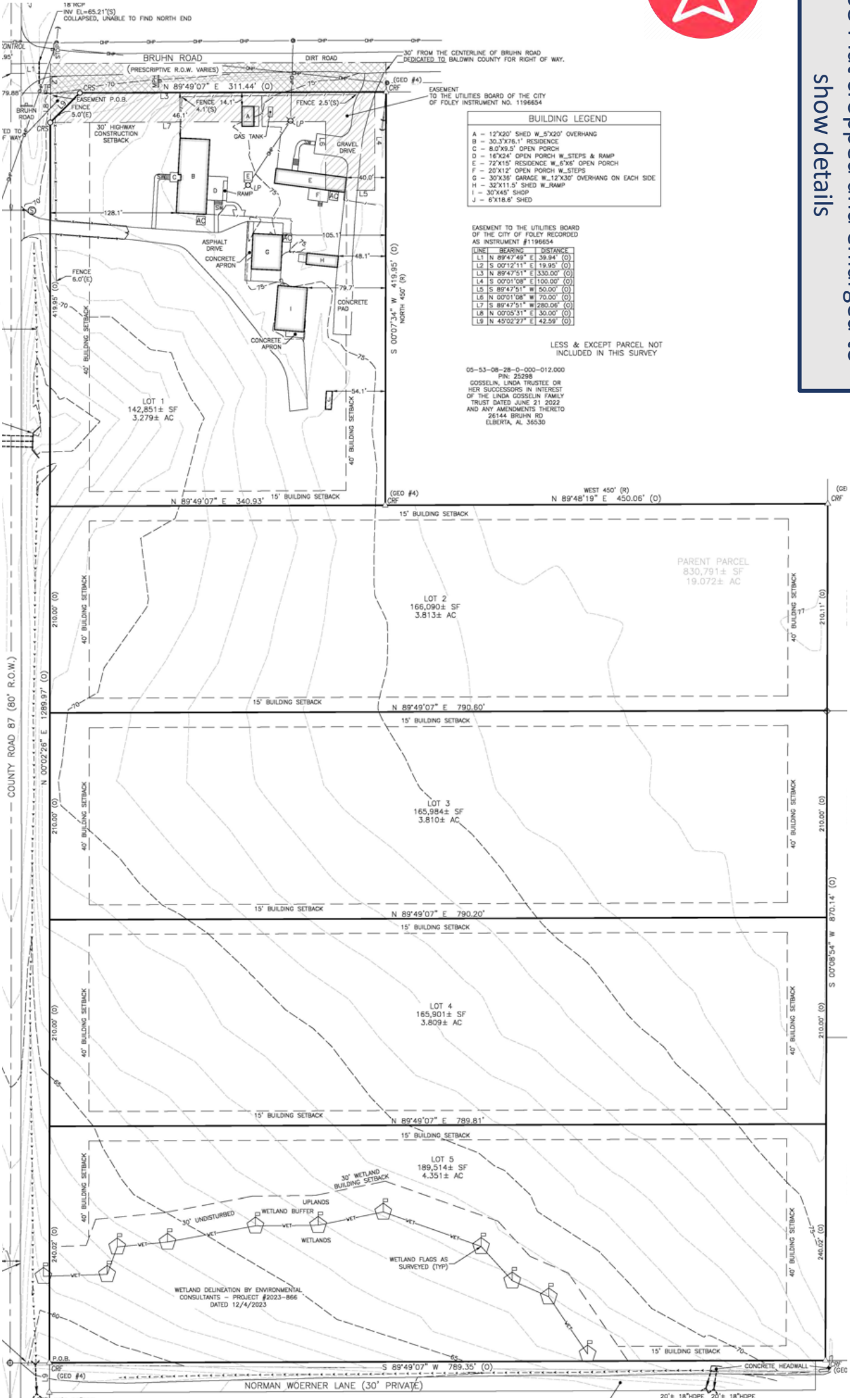
DRAINAGE/UTILITY EASEMENTS (COUNTY)

EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15’  
INTERIOR REAR AND SIDE LOT LINES: 7.5’

UTILITY EASEMENTS (BALDWIN EMC)  
SEE NOTE 10

Data Table on  
Sheet 1

SC24-08 Plat cropped and enlarged to show details





County Rd 87

Bruhn Rd

BRUHN RD

SUBJECT PROPERTY  
05-53-08-28-0-000-013.000  
PIN: 47083

Breman Rd

BREMAN RD

COUNTY RD 87

NORMAN  
WOERNER LN

Norman Woerner Ln

WOLF TRL

Feely Rd

FEELY RD



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-08 Jazzy Oaks Subdivision  
AERIAL MAP

71 of 238



County Rd 87

Bruhn Rd

BRUHN RD

SUBJECT PROPERTY  
05-53-08-28-0-000-013.000  
PIN: 47083

Breman Rd

BREMAN RD

COUNTY RD 87

NORMAN  
WOERNER LN

Norman Woerner Ln

WOLF TRL

Feely Rd

FEELY RD

KI RD



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-08 Jazzy Oaks Subdivision  
ZONING/VICINITY MAP



**BALDWIN EMC**  
Your Touchstone Energy® Cooperative  
P.O. Box 220  
Summerdale, AL  
36580-0220  
(251) 989-6247  
[www.baldwinemc.com](http://www.baldwinemc.com)

February 9, 2024

Nicky Palmer  
Smith Clark & Associates  
PO Box 7082  
Spanish Fort, Alabama 36577

Re: Jazzy Oaks Subdivision Elberta, AL Parcel Number 05-53-08-28-0-000-013.000

Dear Nicky Palmer:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced development and/or location. Single-phase power may be provided at the member's expense.

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

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,  
  
Ken Pimperl  
System Engineer  
KP/yb


UTILITY PROVIDERS

POWER – BALDWIN EMC  
SEWER – ON SITE SEWAGE SYSTEM  
WATER – WELL

## Staff Comments

David Shumer, PE, Barton & Shumer Engineering LLC, prepared a written drainage narrative for the subject property

- The drainage pattern will remain the same after the subdivision is created.
- The written drainage narrative has been reviewed and accepted by Planning & Zoning Permit Division.



**BARTON & SUMER ENGINEERING, LLC**  
3213 MIDTOWN PARK SOUTH  
Mobile, AL 36606  
Phone: 251.219.4942  
www.bartoneng.com

### DRAINAGE NARRATIVE

JAZZY OAKS SUBDIVISION  
COUNTY ROAD 87 AT BRUHN ROAD


The property is located in the southeast quadrant of County Road 87 and Bruhn Road (unpaved) and currently contains open fields that have been used as row crops, wooded areas, and an existing residence. The parcel has 1,289 linear foot of frontage on County Road 87 and 341 linear feet on Bruhn Road. The depth of the property from County Road 87 expands from 341 to 790 feet approximately 420 feet south of Bruhn Road. There are two cross drains under County Road 87 in the vicinity of this subdivision with one approximately 360 feet south of Bruhn Road in front of Lot 1 and a second approximately 125 feet south of the southern limits of Lot 5 (subdivision south boundary). The property slopes from east to west with a ridge approximately 600 feet north of the southern boundary. The residence is located in the north portion of the property on a lot and four (4) additional lots are proposed to the south for a total of five (5) lots. The minimum size lot is  $\pm 3.29$  acres and contains the residence. The four (4) lots on the south portion of the property are all over 3.8 acres and have been partially cleared for farming with no improvements.


Based on the Websoil Survey, the open field/row crop area is composed of Klej loamy fine sand (Soil Group A), Goldsboro fine sandy loam (Soil Group C), and the wooded areas are Plummer loamy sand (Soil Group A/D). The wooded areas will not likely be improved due to topography and presence of wetlands.

The current condition has a Curve Number of 49(A) & 79(C) which is slightly above the anticipated runoff for a two (2) acre residential development with 12% impervious area (CN=46/77). With each lot consisting of more than three (3) acres, the level of impervious area will be lower than 12% resulting in a runoff volume similar to or below the current condition. The runoff from the lots will flow toward County Road 87 with the north two (2) lots flowing through the north cross drain and the south three (3) lots flowing in the roadside ditch toward the cross drain south of the property.

Due to the large size of the lots, proposed use as residential, and anticipated reduction of runoff, a detention pond and additional drainage infrastructure is not warranted for this subdivision.

Thank you,  
BARTON & SUMER ENGINEERING, LLC

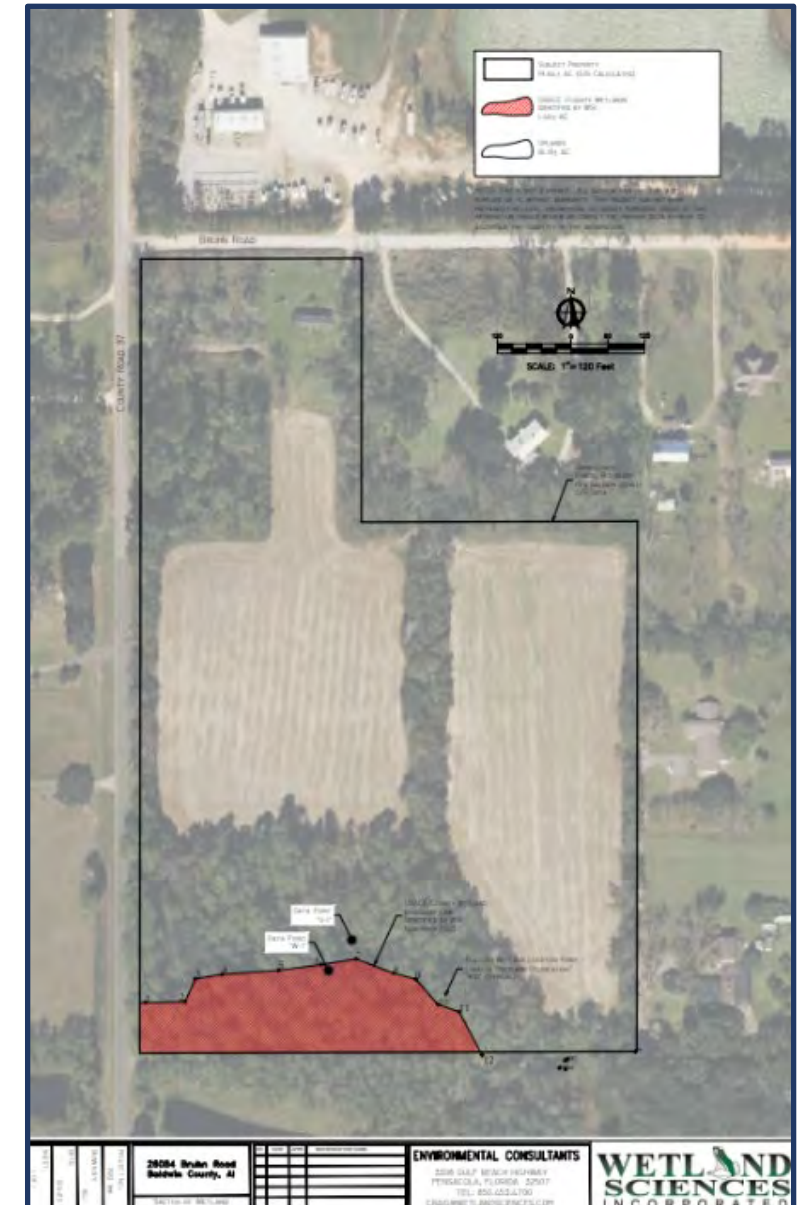
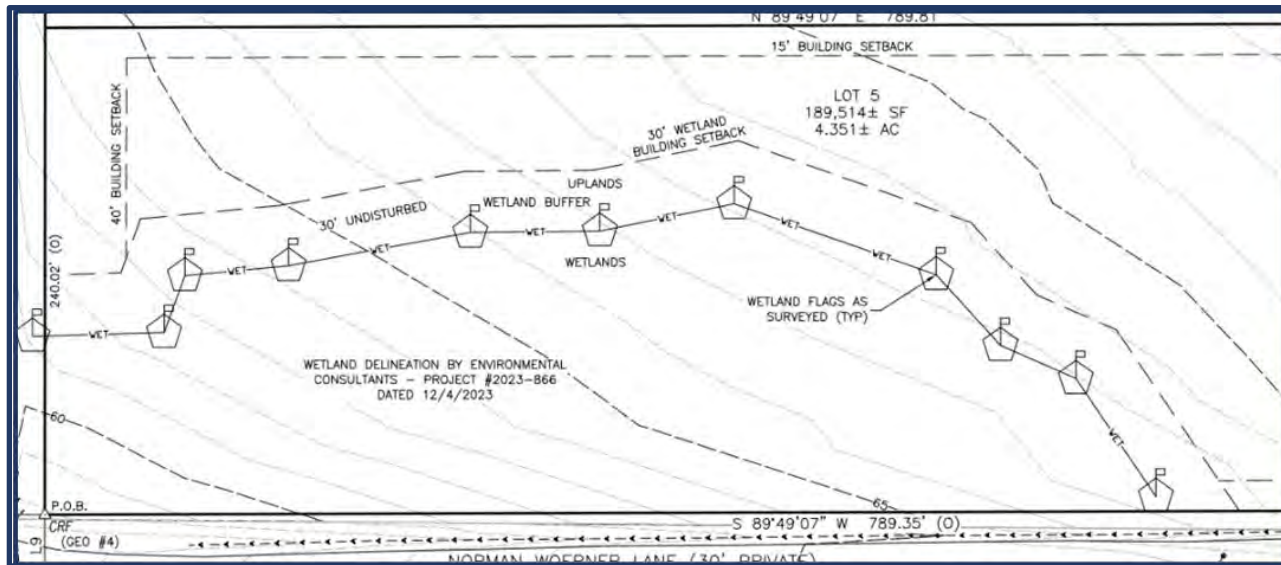
  
David Shumer  
AL License 24109



for a two (2) acre residential development with 12% impervious area (CN=46/77). With each lot consisting of more than three (3) acres, the level of impervious area will be lower than 12% resulting in a runoff volume similar to or below the current condition. The runoff from the lots will flow toward County Road 87

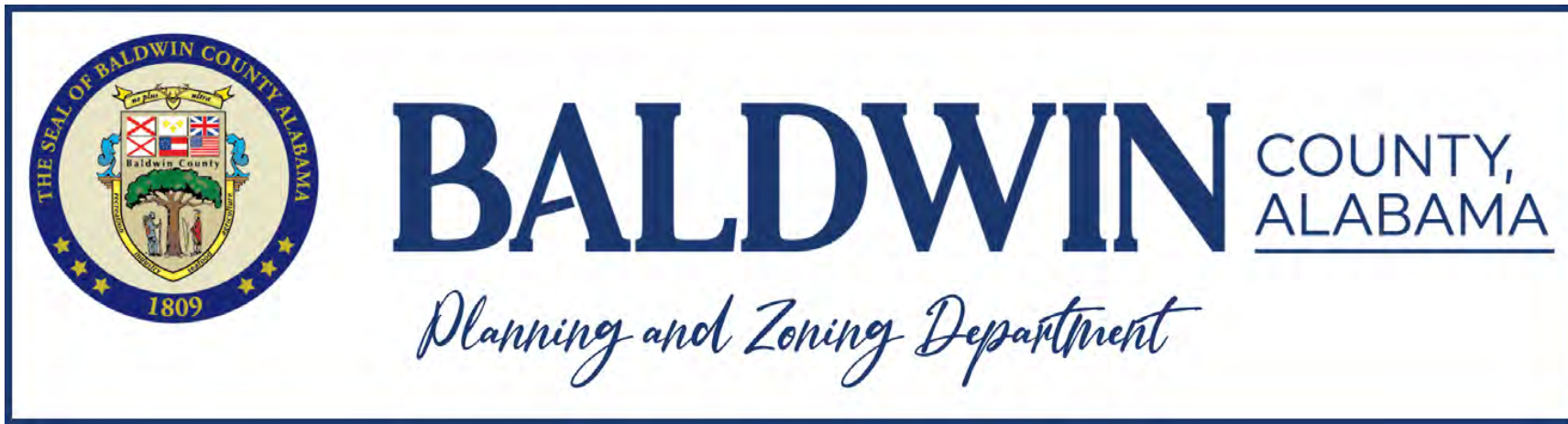
## Staff Comments

- A wetland delineation was prepared by Craig Martin, Wetland Sciences, Inc.
- Approximately 1.46 +/- acres of wetlands were identified on the subject property.
- The wetlands will only be on Lot 5.
- The applicant shows the 30' non-disturbed wetland buffer on the subdivision plat



Staff recommends that the PRELIMINARY PLAT for Case No. SC24-08, JAZZY OAKS SUBDIVISION, be **APPROVED** subject to compliance with the Baldwin County Subdivision Regulations.

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

## SC24-10 BFLC EIGHTMILE CREEK EAST VIII

### APRIL 4, 2024

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

Staff Report Prepared by:  
Shawn Mitchell, Senior Planner

April 4, 2024

## Request before Planning Commission:

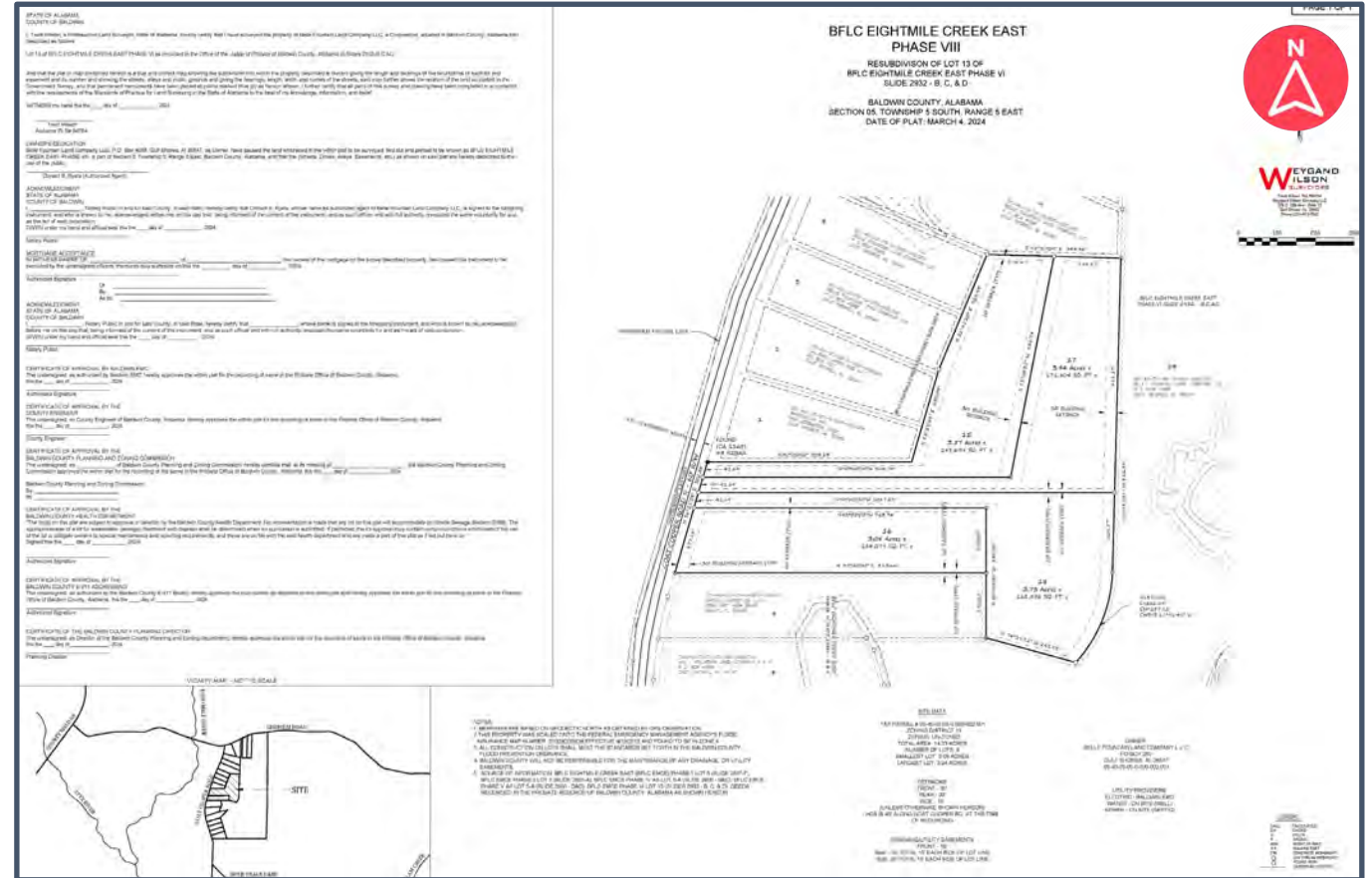
## Preliminary Plat approval

## BFLC Eightmile Creek East VIII, a **4-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>



**Location:** Subject property is located on the south side of Linholm Road and on the east 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:** 14.33 acres

**Total # of Lots requested:** 4 lots

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

**Owner / Developer:** Stacy Ryals, *Belle Fountain Land Co LLC*. PO Box 4088, Gulf Shores, AL 36547

**Utility Providers:**

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

**Parcel History:** The applicant has added the following note to the plat to provide a history of previous divisions:

SOURCE OF INFORMATION: BFLC EIGHTMILE CREEK EAST (BFLC EMCE) PHASE 1 LOT 5 (SLIDE 2807-F), BFLC EMCE PHASE 2 LOT 5 (SLIDE 2808-A), BFLC EMCE PHASE IV AS LOT 5-A (SLIDE 2900 - B&C), BFLC EMCE PHASE V AS LOT 5-A (SLIDE 2900 - D&C), BFLC EMCE PHASE VI LOT 13 (SLIDES 2932 - B, C, & D). DEEDS RECORDED IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA AS SHOWN HEREON.

**Online Case File Number:** The official case number for this application is SC24-10, however, when searching online CitizenServe database, please use SC24-000010.

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

**PIN:** 391614

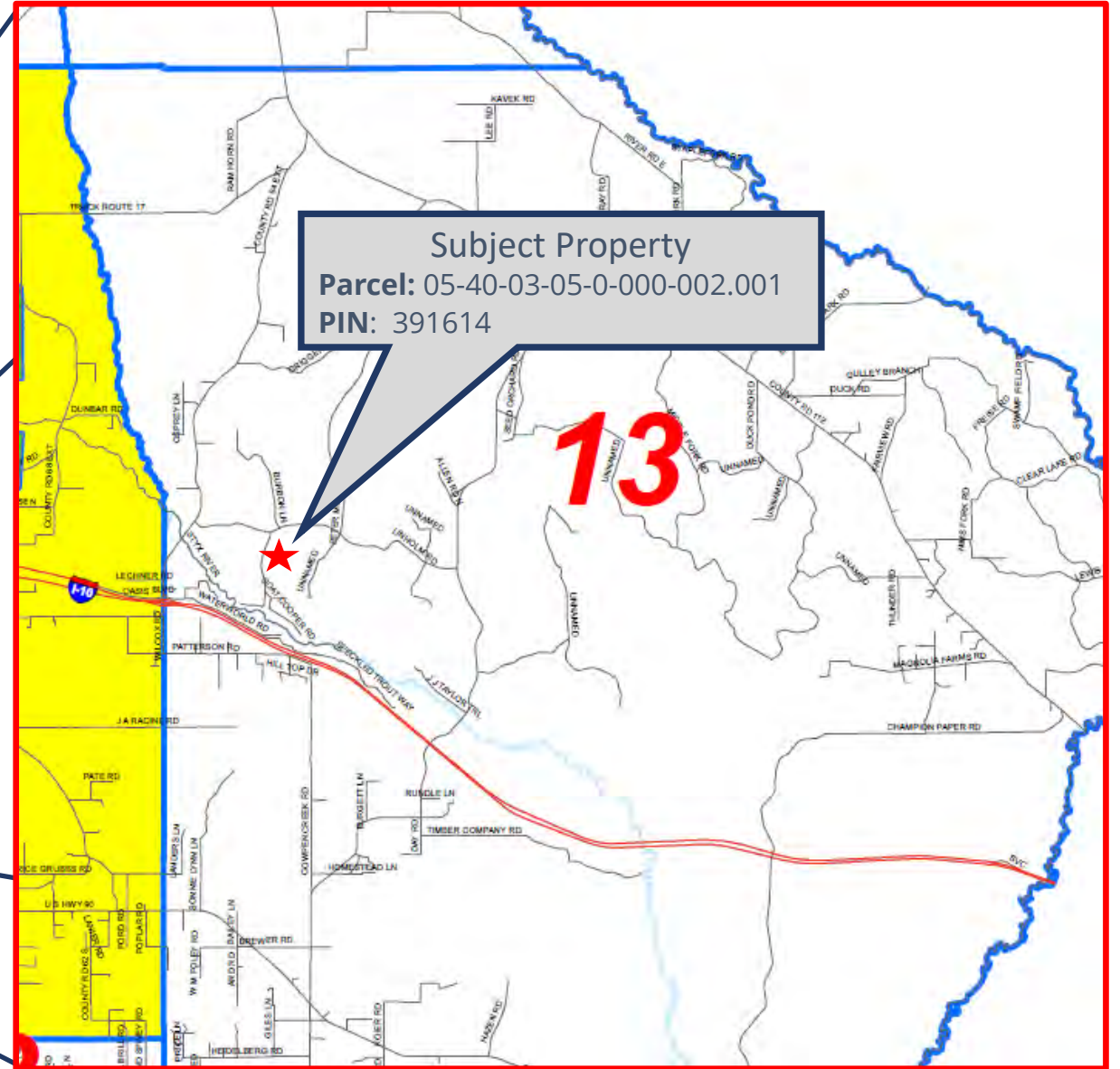
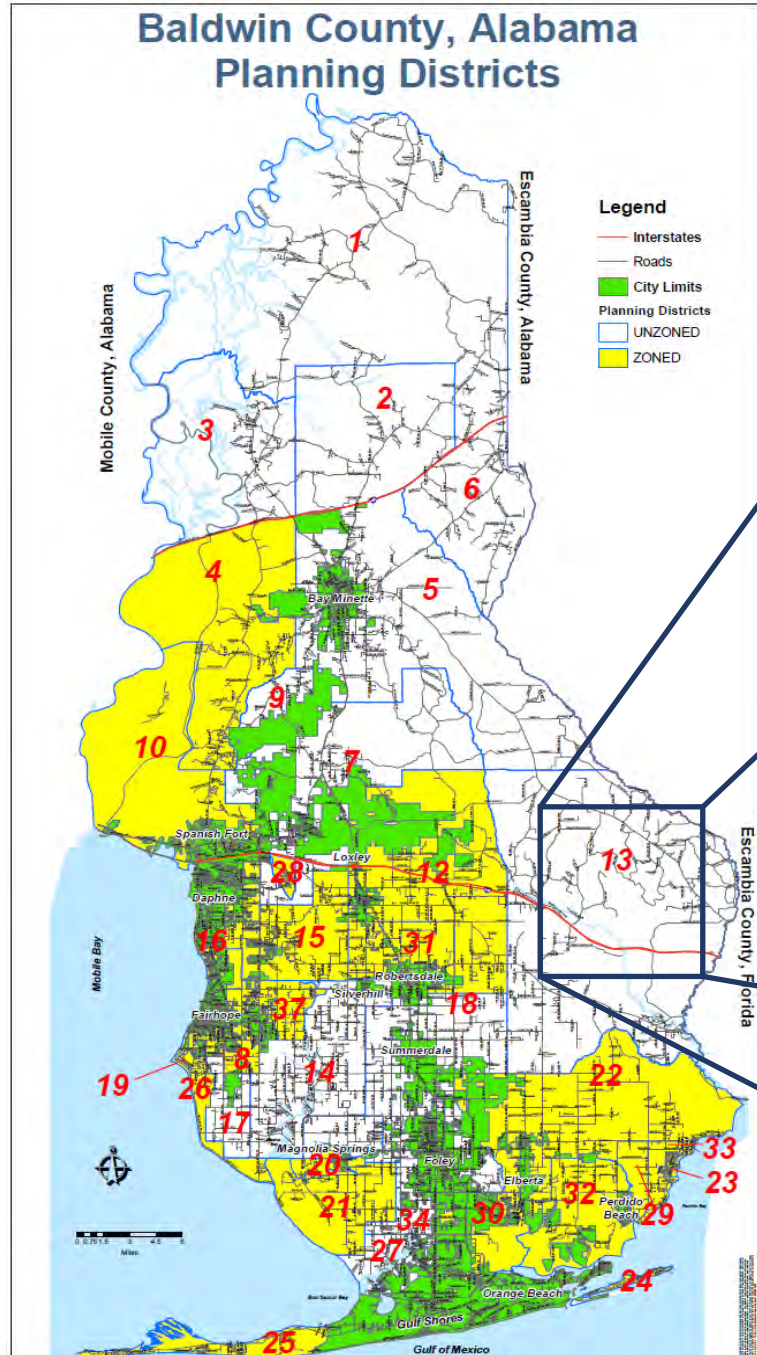
**Traffic Study:** Due to the number of lots created along Linholm Rd and Goat Cooper Rd., the applicant is required to provide a traffic study.

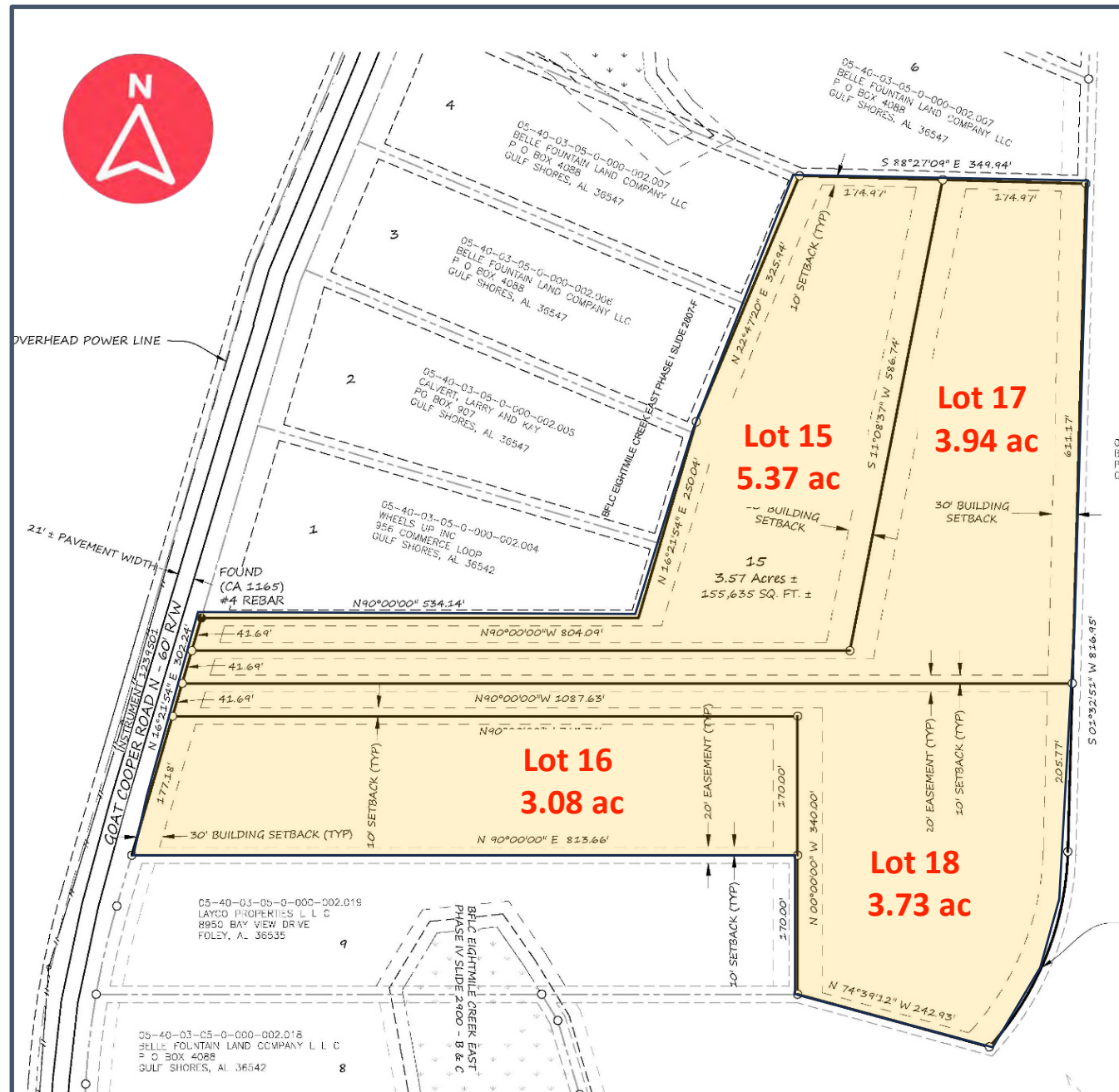
**Drainage Improvements:** Drainage letter prepared by Chris Lieb, PE, *Lieb Engineering*. The drainage pattern will remain the same after this subdivision is created. No improvements are required.

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

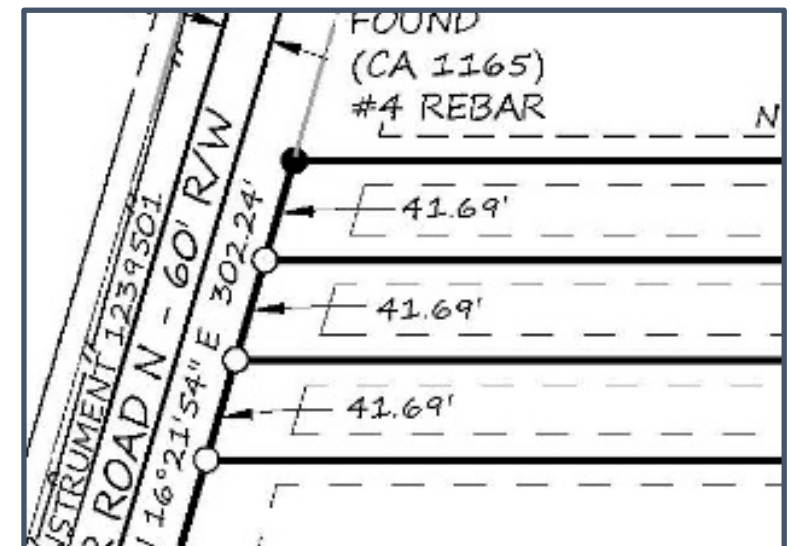
**Streets / Roads:** No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision.

# Baldwin County, Alabama Planning Districts

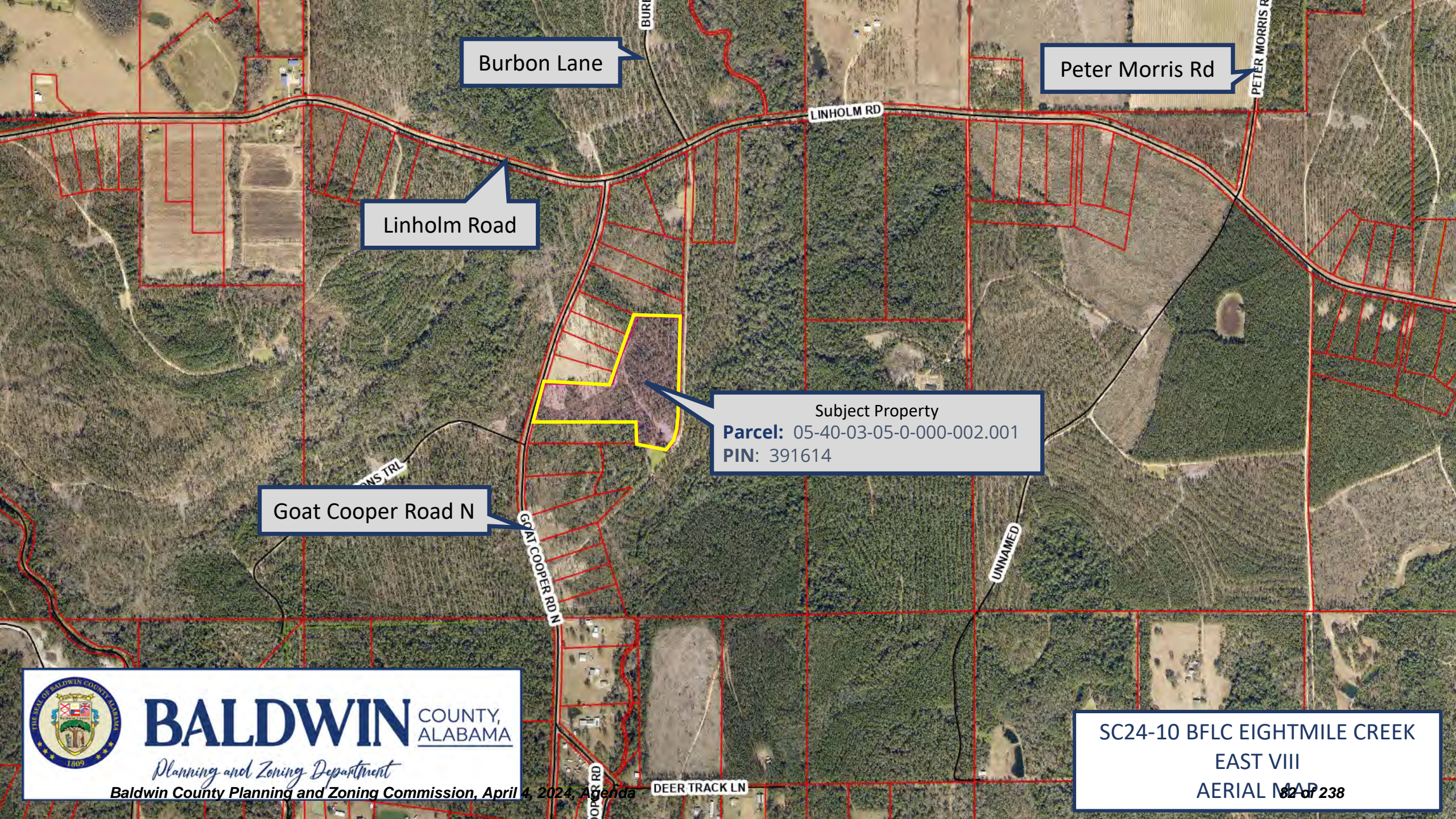




SC24-10 BFLC EIGHTMILE CK EAST VIII  
Preliminary plat cropped and enlarged  
to show details



Each flag accessing Goat Cooper Road is 41.69 ft. wide.



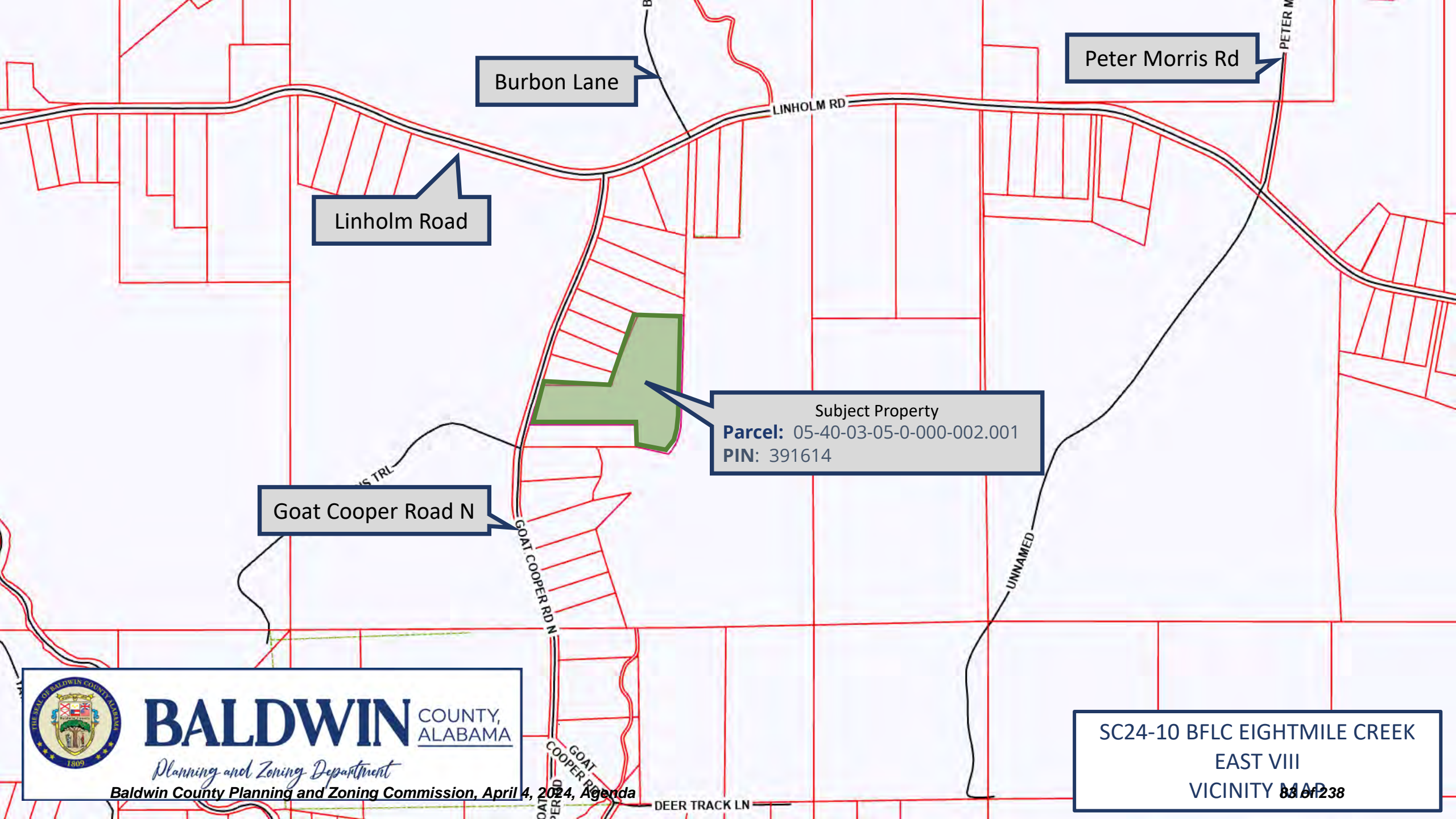
Burbon Lane

Peter Morris Rd

Linholm Road

Subject Property  
Parcel: 05-40-03-05-0-000-002.001  
PIN: 391614

Goat Cooper Road N



Burbon Lane

Peter Morris Rd

Linholm Road

LINHOLM RD

PETER M

Subject Property  
Parcel: 05-40-03-05-0-000-002.001  
PIN: 391614

Goat Cooper Road N

IS TRL

GOAT COOPER RD N

UNNAMED



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

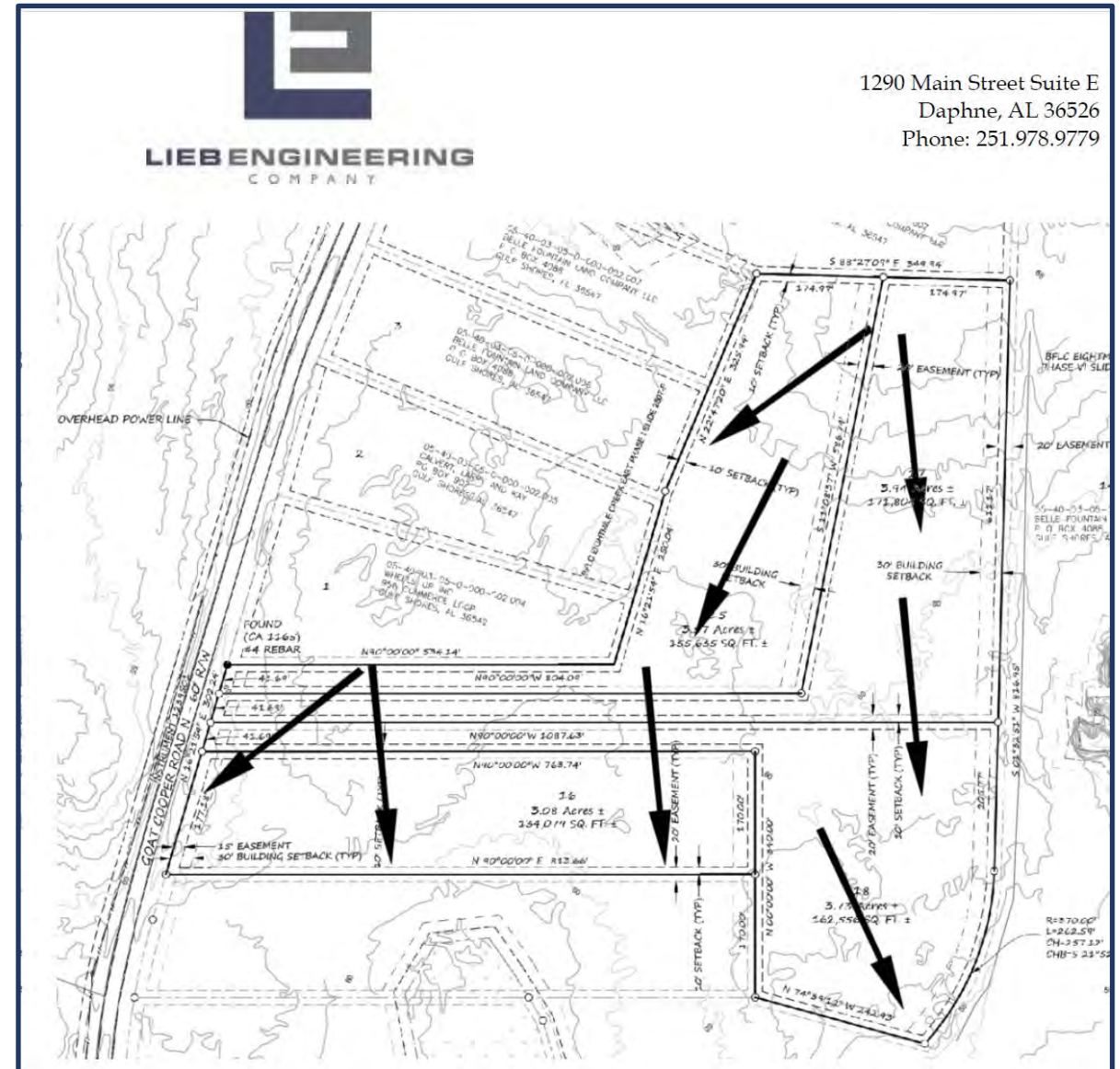
SC24-10 BFLC EIGHTMILE CREEK  
EAST VIII  
VICINITY MAP  
8 of 238

DEER TRACK LN

GOAT COOPER RD N

- Chris Lieb, P.E., *Lieb Engineering*, 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 Permit Engineer.

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.





**BALDWIN EMC**

Your Touchstone Energy® Cooperative



P.O. Box 220  
Summerdale, AL  
36580-0220  
(251) 989-6247  
[www.baldwinemc.com](http://www.baldwinemc.com)

January 31, 2024

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

Re: Plat for BFLC Eightmile Creek East Phase VIII, Parcel 05-40-03-05-0-000-002.001,  
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

Note on plat:

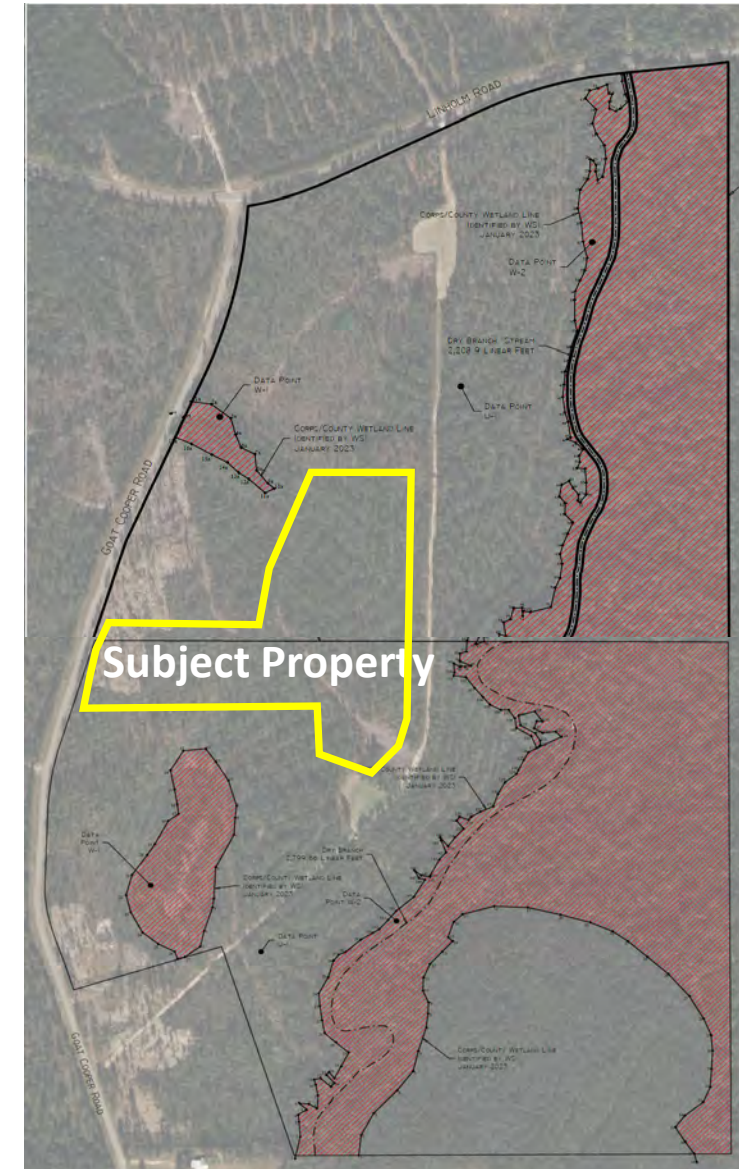
UTILITY PROVIDERS:

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

## Staff Comments

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

- Jurisdictional wetlands were not identified on the subject property.

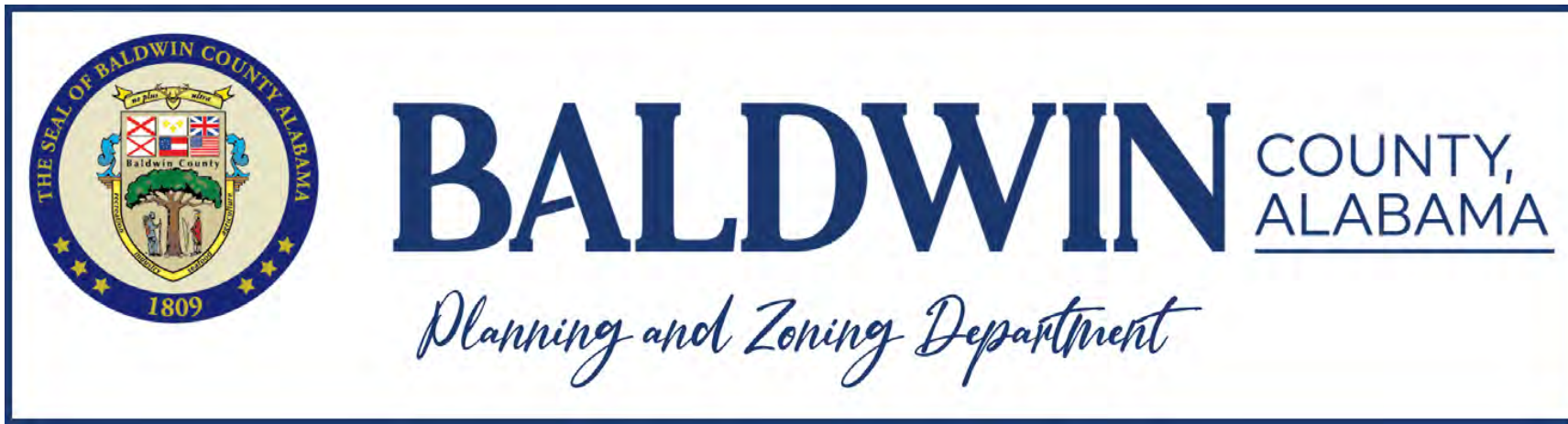


Staff recommends that the PRELIMINARY PLAT for Case No. SC24-10, BFLC EIGHTMILE CREEK EAST VIII, be **APPROVED with conditions**, subject to compliance with the Baldwin County Subdivision Regulations.

1. A traffic study was requested by the Baldwin Co. Highway Dept. at the end of 2023 for Case SC23-51 on Linholm Road. Staff will delay final plat approval until the traffic study has been reviewed and accepted by the Highway Dept. and Planning & Zoning Permit Engineer.

#### General Conditions:

- 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.



SUBDIVISION PRELIMINARY PLAT REQUEST  
SC24-11 BFLC EIGHTMILE CREEK EAST PH IX  
APRIL 4, 2024

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

April 4, 2024

Request before Planning Commission:

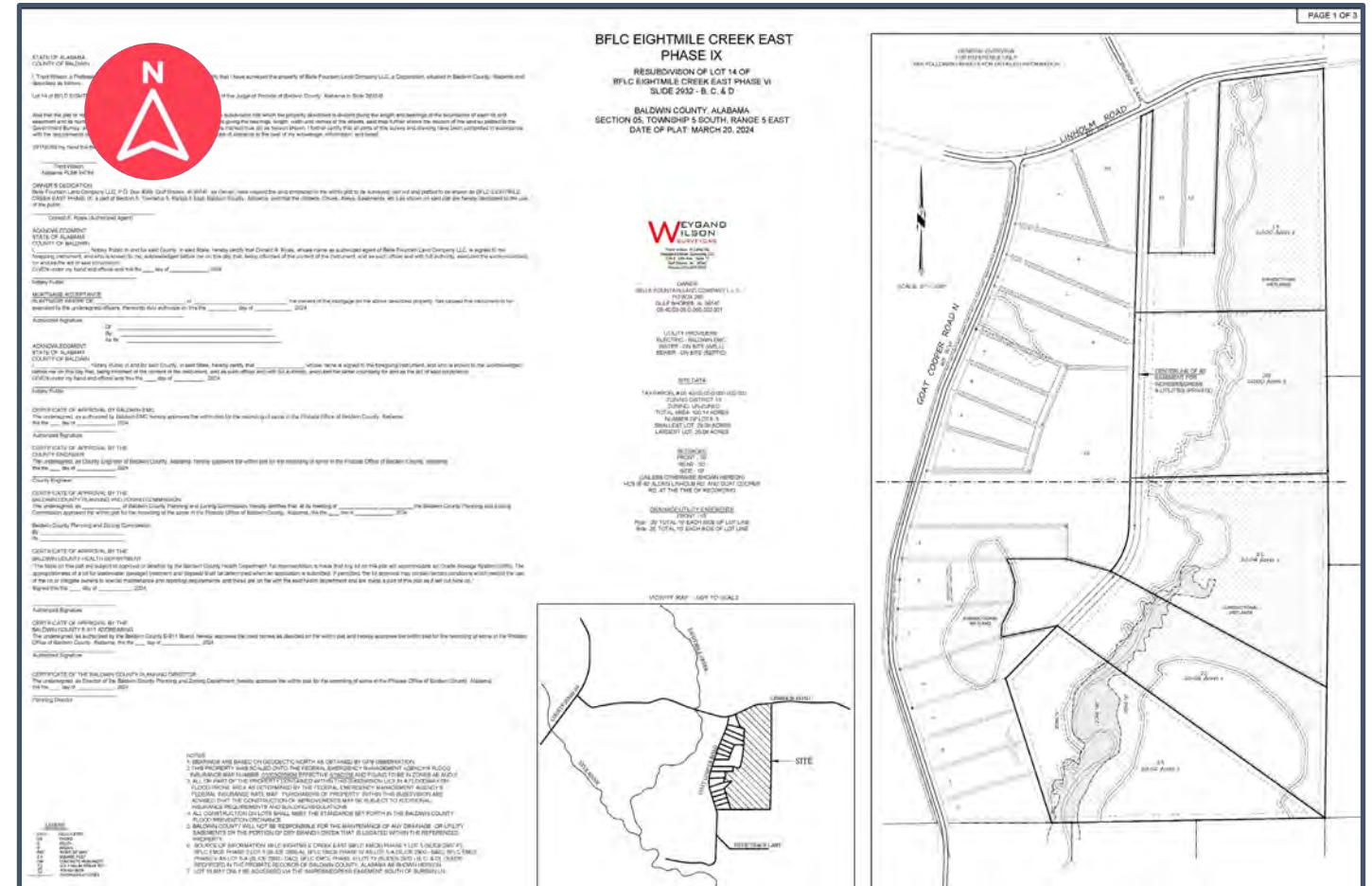
## Preliminary Plat approval

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

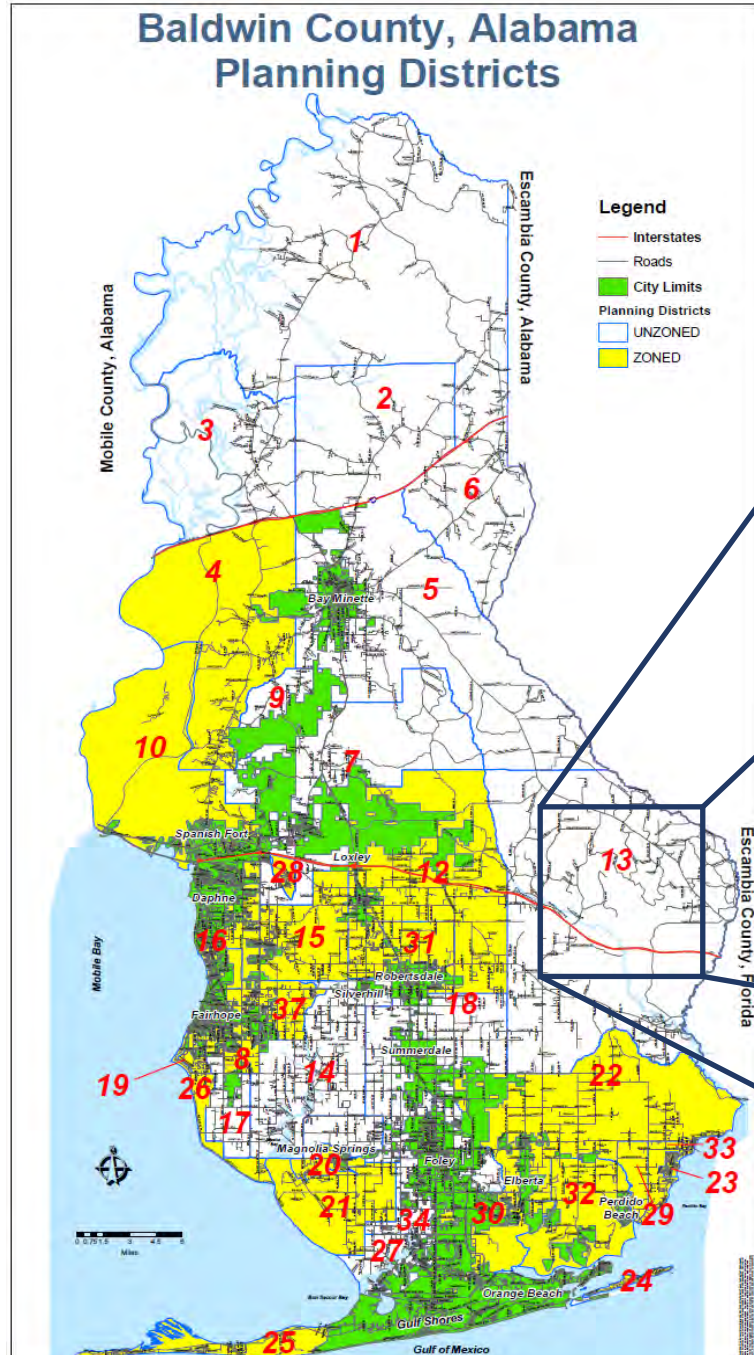
Staff recommendation: **APPROVAL**  
with conditions

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

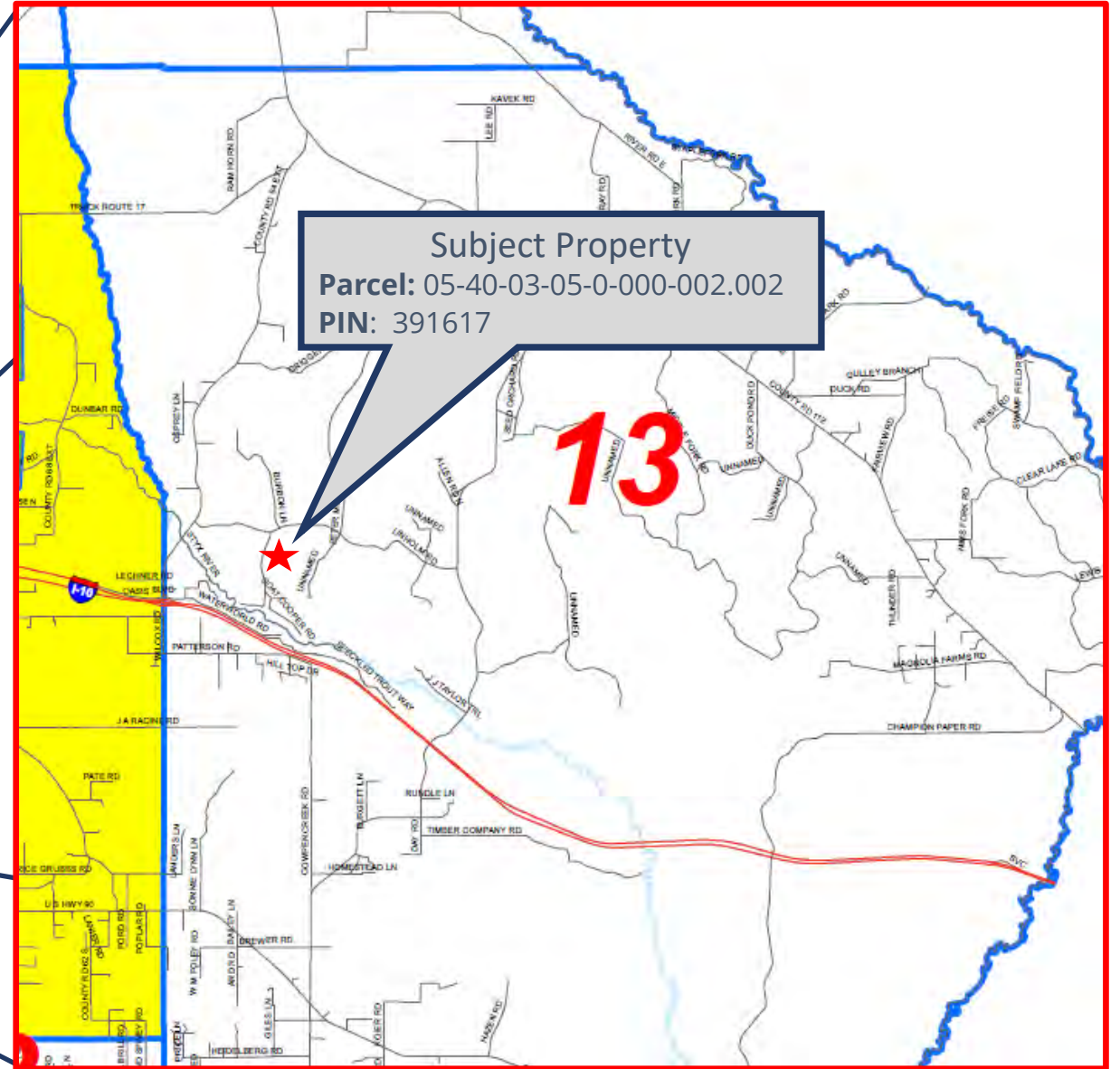
[https://baldwincountyal.gov/departments/  
planning-zoning/meeting-agenda](https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda)



# Baldwin County, Alabama Planning Districts



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



**Location:** Subject property is located on the south side of Linholm Road and on the east 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:** 100.14 acres

**Total # of Lots requested:** 5 lots

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

**Owner / Developer:** Stacy Ryals, Belle Fountain Land Co. LLC  
PO Box 4088, Gulf Shores, AL 36547

**Utility Providers:**

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

**Property History:** The following note has been added to the plat to provide a history of previous divisions

SOURCE OF INFORMATION: BFLC EIGHTMILE CREEK EAST (BFLC EMCE) PHASE 1 LOT 5 (SLIDE 2807-F), BFLC EMCE PHASE 2 LOT 5 (SLIDE 2808-A), BFLC EMCE PHASE IV AS LOT 5-A (SLIDE 2900 - B&C), BFLC EMCE PHASE V AS LOT 5-A (SLIDE 2900 - D&C), BFLC EMCE PHASE VI LOT 13 (SLIDES 2932 - B, C, & D). DEEDS RECORDED IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA AS SHOWN HEREON.

**Online Case File Number:** The official case number for this application is SC24-11, however, when searching online CitizenServe database, please use SC24-000011.

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

**PIN:** 391617

**Traffic Study:** Due to the number of lots created along Linholm Rd and Goat Cooper Rd., the applicant is required to provide a traffic study.

**Drainage Improvements:** None required, the drainage pattern will remain the same after this subdivision is created. Drainage letter was prepared by Chris Lieb, PE, Lieb Engineering.

**Wetlands:** Wetland report was prepared by Craig Martin, Wetlands Sciences, Inc.

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

GENERAL OVERVIEW  
FOR REFERENCE ONLY  
SEE FOLLOWING SHEETS FOR DETAILED INFORMATION



SCALE: 1" = 200'

Access to each lot via 60 ft  
ingress/egress easement, as allowed by  
Section 4.1 for "large lot subdivisions"  
where all lots are 20 acres or greater.

GOAT COOPER ROAD N  
60' R/W

LINCOLN ROAD  
60' R/W

BURBON LANE

**Lot 19**  
**20 ac**

19  
20.00 Acres ±

**Lot 20**  
**20 ac**

20  
20.00 Acres ±

**Lot 21**  
**20.04 ac**

21  
20.04 Acres ±

**Lot 22**  
**20.08 ac**

22  
20.08 Acres ±

**Lot 23**  
**20.02 ac**

23  
20.02 Acres ±

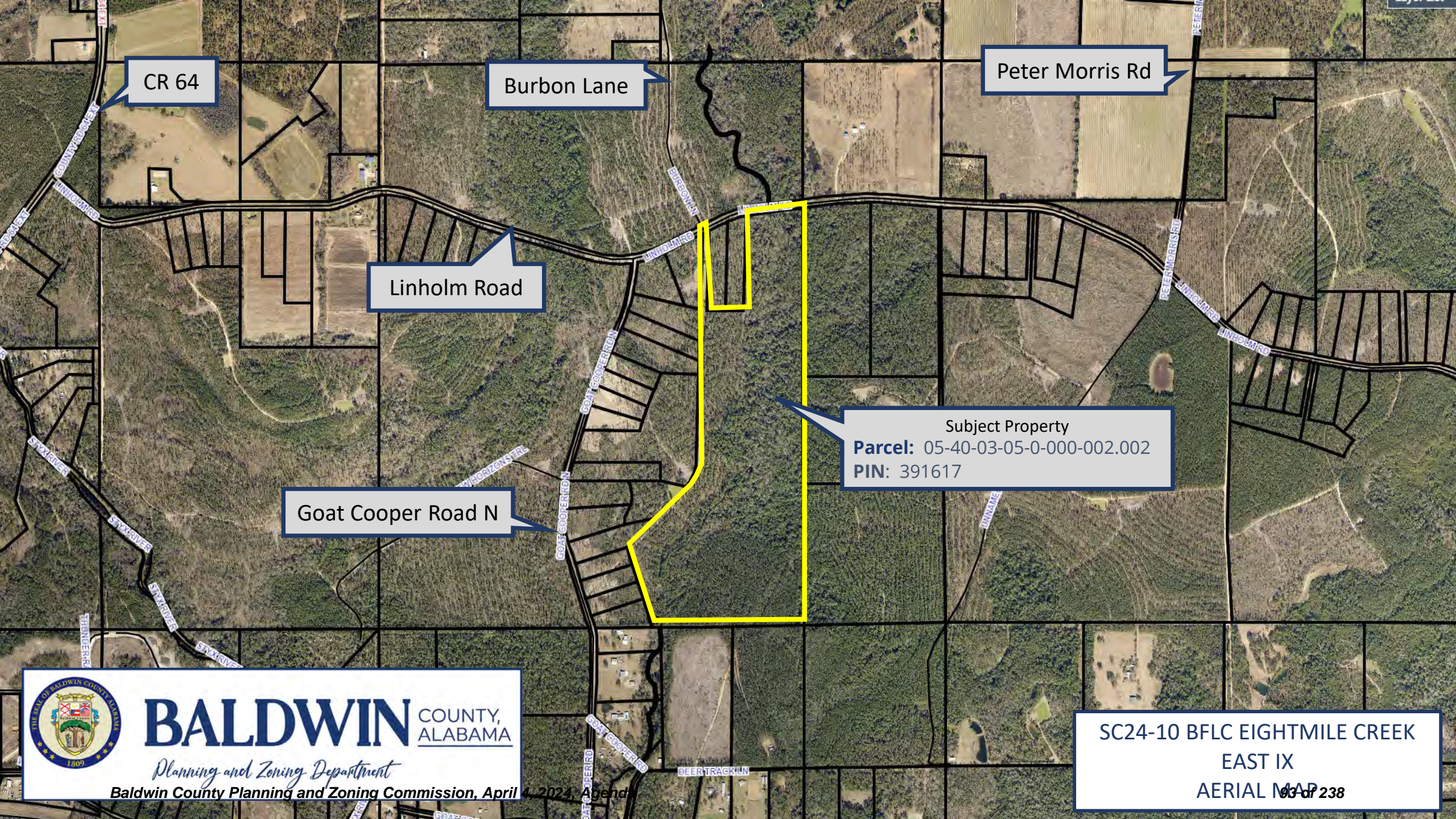
CENTERLINE OF 60'  
EASEMENT FOR  
INGRESS/EGRESS  
& UTILITIES (PRIVATE)

JURISDICTIONAL  
WETLAND

JURISDICTIONAL  
WETLANDS

JURISDICTIONAL  
WETLANDS

ZONE "X"  
ZONE "AE"  
ZONE "X"



CR 64

Burbon Lane

Peter Morris Rd

Linholm Road

Goat Cooper Road N

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

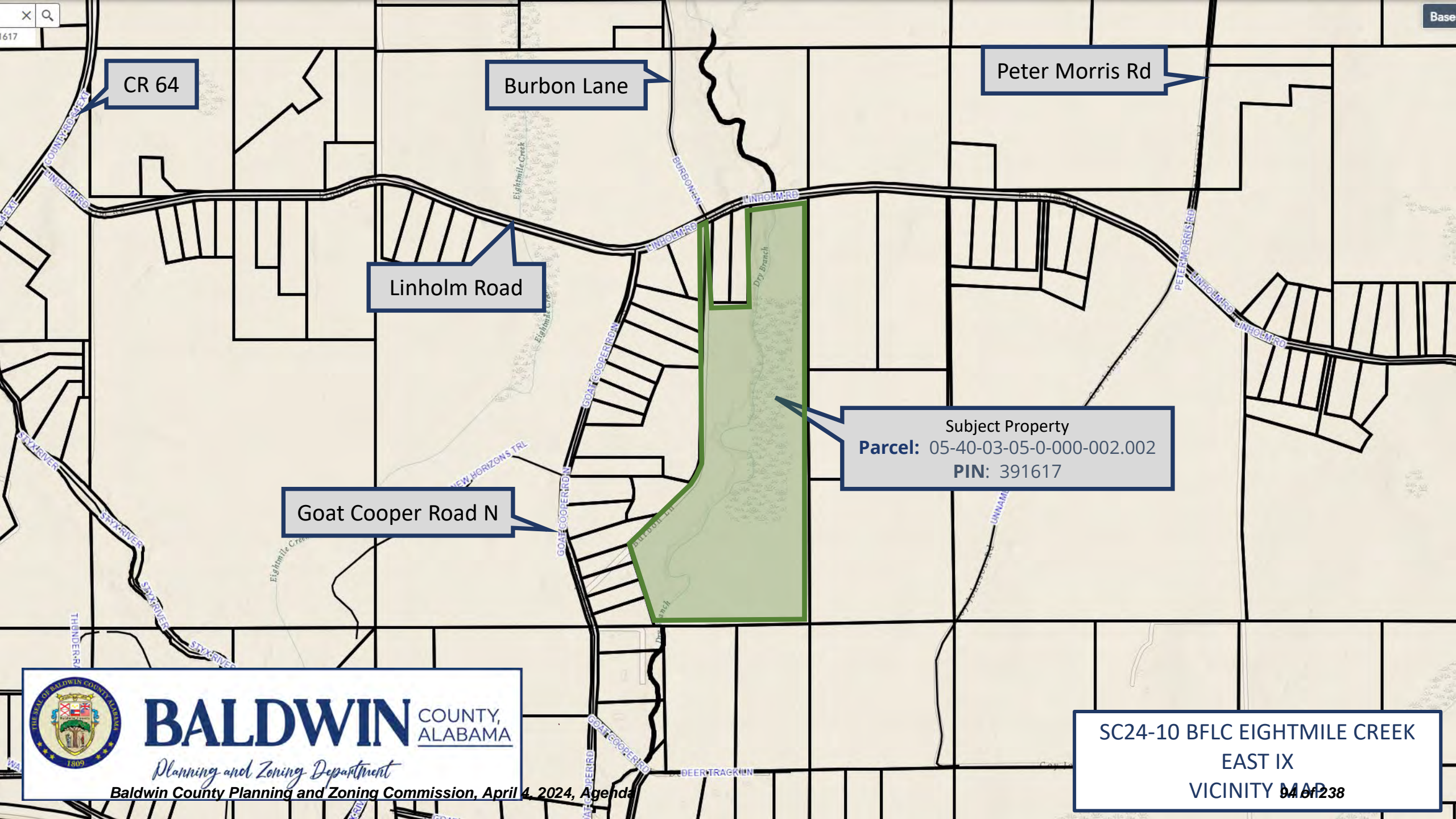


**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-10 BFLC EIGHTMILE CREEK  
EAST IX  
AERIAL MAP 13 of 238



CR 64


Bourbon Lane

Peter Morris Rd

Linholm Road

Goat Cooper Road N

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

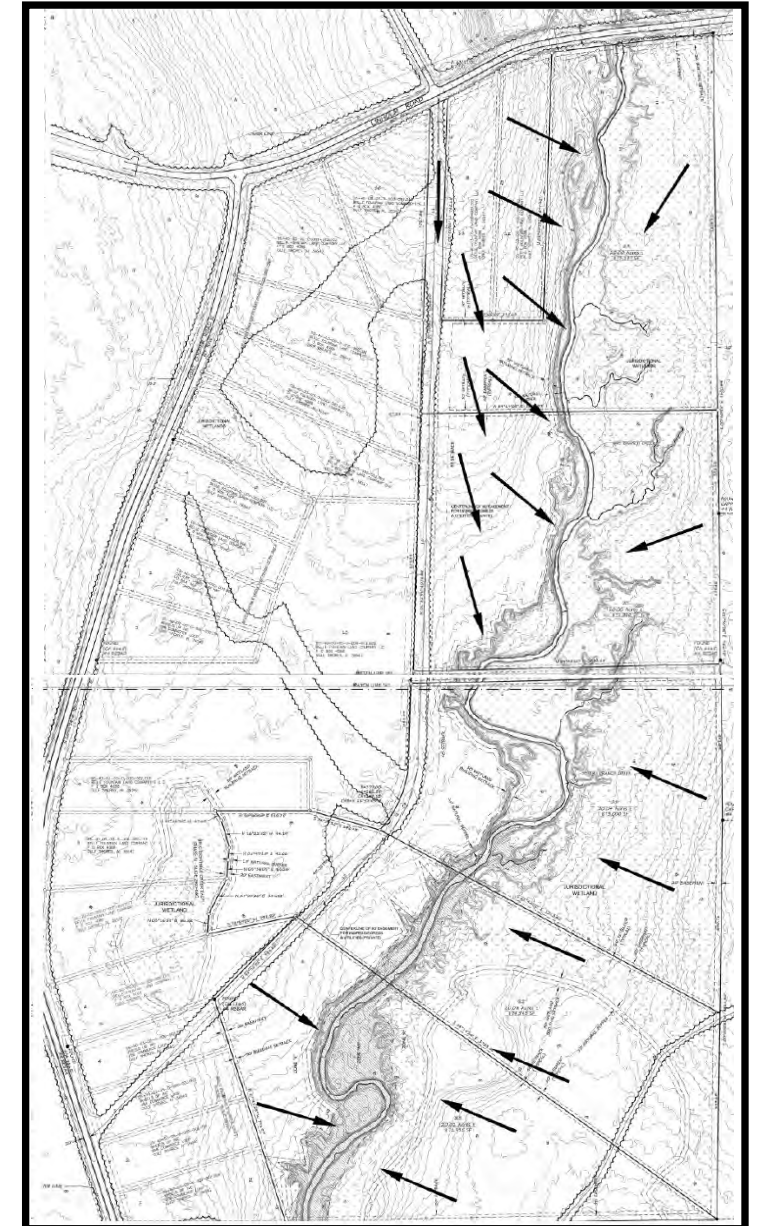
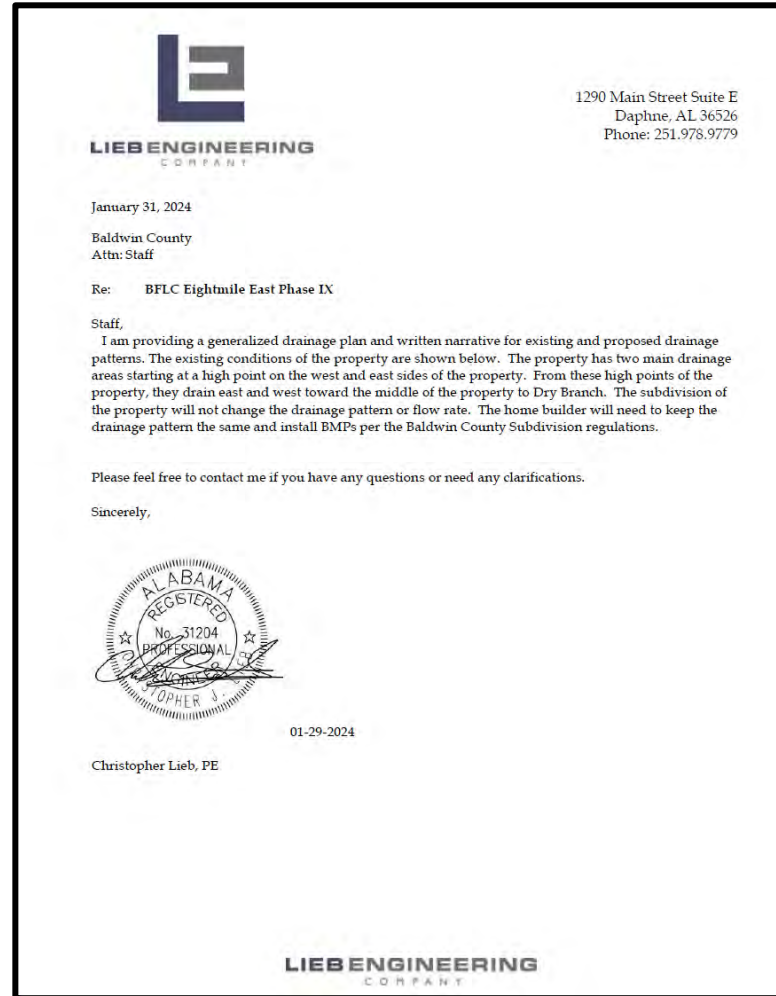


**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SC24-10 BFLC EIGHTMILE CREEK  
EAST IX  
VICINITY MAP

## Staff Comments

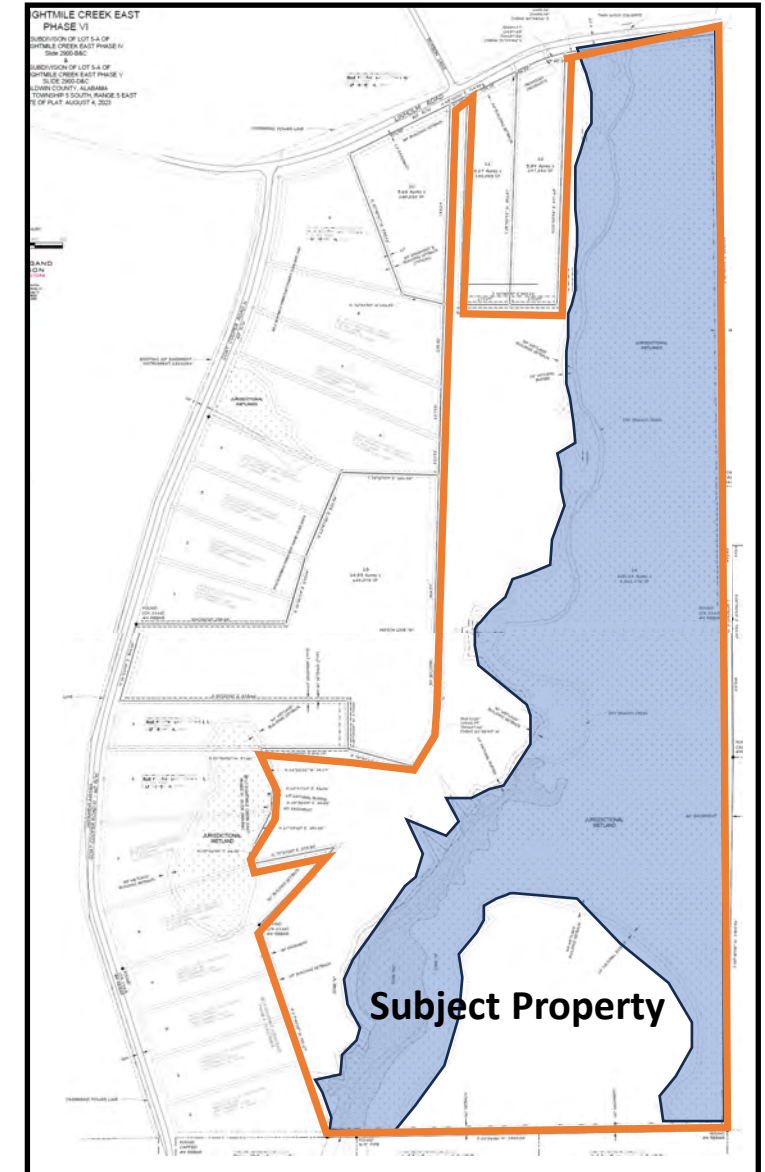
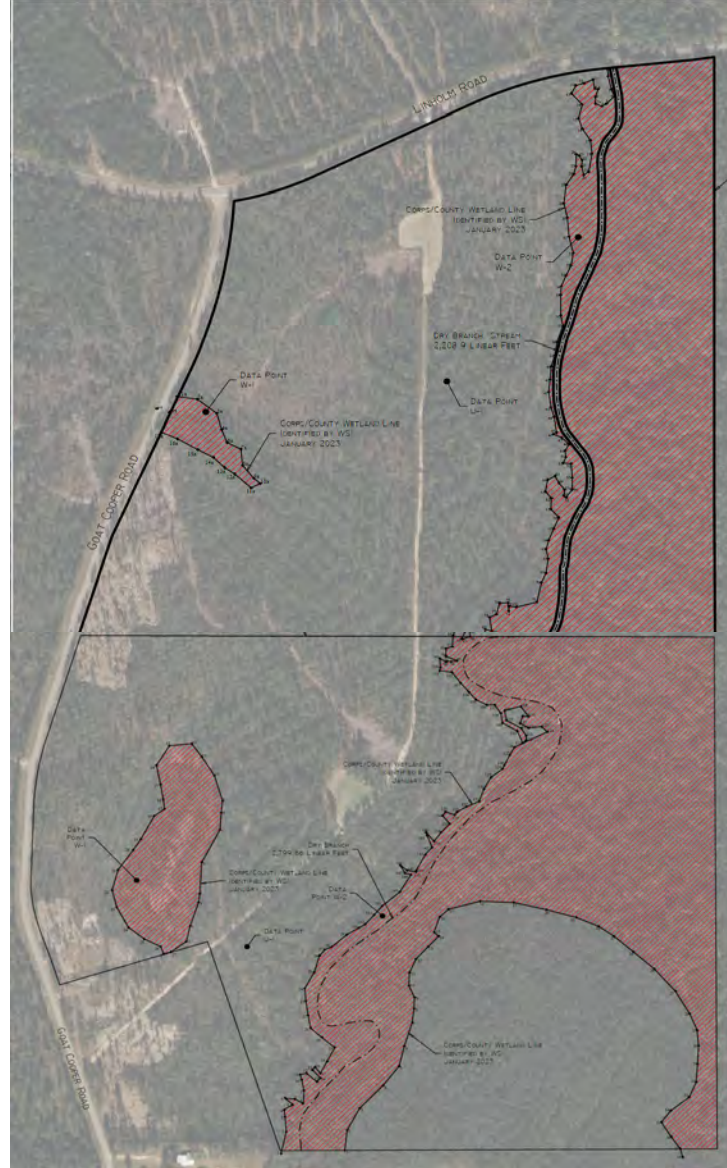
- Chris Lieb, P.E., *Lieb Engineering Co.*, prepared a written drainage narrative for subject property
  - The drainage pattern will remain the same after the subdivision is created.
  - No new roads are proposed.
  - The written drainage narrative has been reviewed and accepted by the Baldwin Co. P&Z Permit Division.





## Staff Comments

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

- Jurisdictional wetlands and a jurisdictional stream were identified on this parcel.
- The stream and wetlands are shown with the required 15-ft. natural buffer inside a 30-ft. wetland building setback.





**BALDWIN EMC**  
Your Transmission Energy Cooperative

P.O. Box 220  
Summerdale, AL  
36580-0220  
(251) 989-6247  
[www.baldwinemc.com](http://www.baldwinemc.com)

January 31, 2024

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

Re: Plat for BFLC Eightmile Creek East Phase IX, Parcel 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

Note on plat:

UTILITY PROVIDERS:

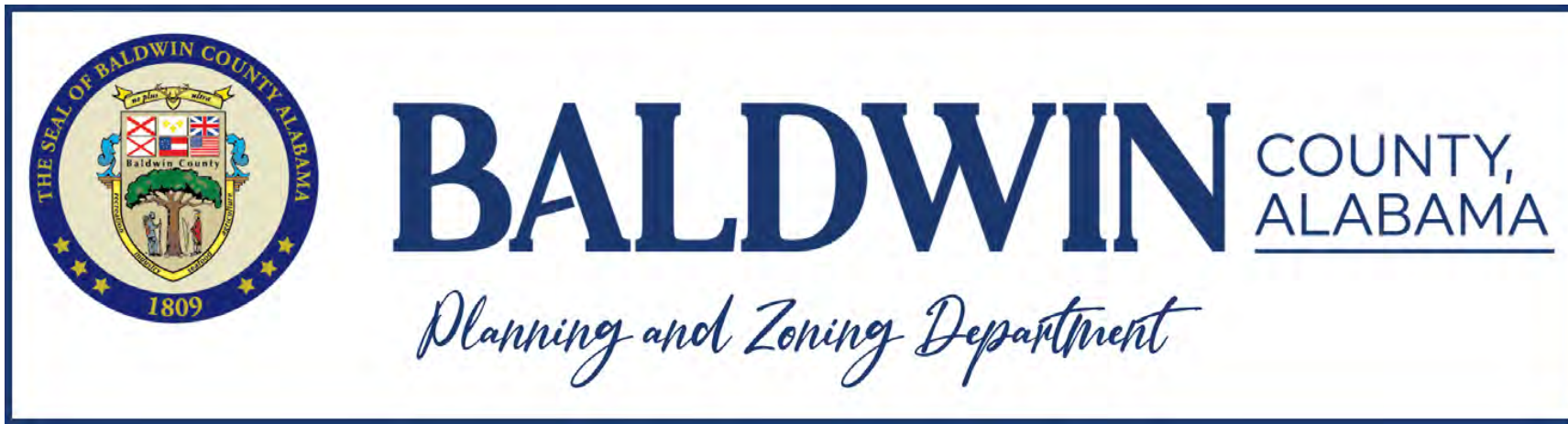
ELECTRIC - BALDWIN EMC  
WATER - ON SITE (WELL)  
SEWER - ON SITE (SEPTIC)

Staff recommends that the PRELIMINARY PLAT for Case No. SC24-11, BFLC EIGHTMILE CREEK EAST PH IX, be **APPROVED with conditions**, subject to compliance with the Baldwin County Subdivision Regulations.

1. A traffic study was requested by the Baldwin Co. Highway Dept. at the end of 2023 for Case SC23-51 on Linholm Road. Staff will delay final plat approval until the traffic study has been reviewed and accepted by the Highway Dept. and Planning & Zoning Permit Engineer.

General Conditions:

- 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.



SUBDIVISION PRELIMINARY PLAT REQUEST  
SC24-16 BFLC ELAM CREEK WEST PH IX  
APRIL 4, 2024

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

April 4, 2024

Request before Planning Commission:

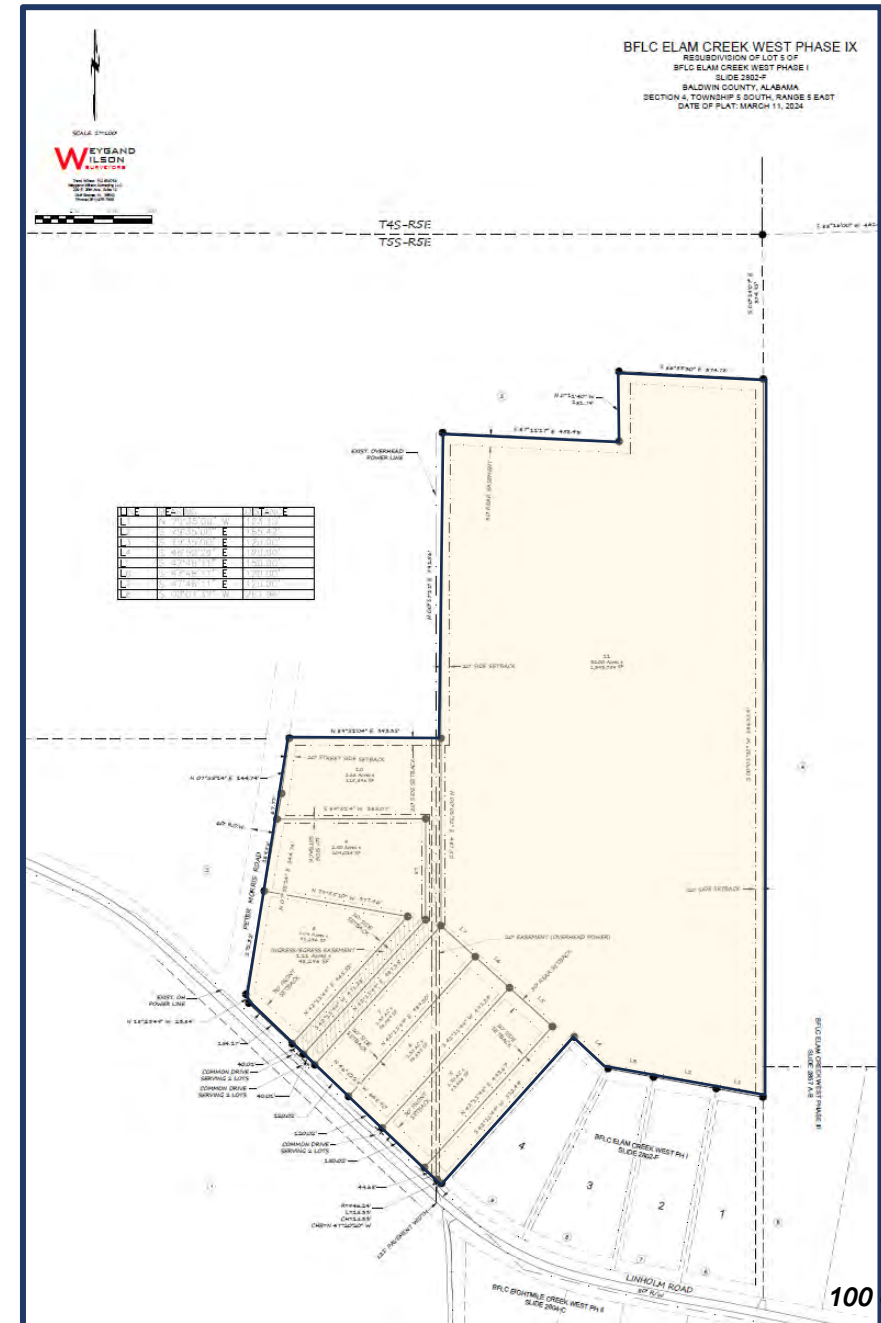
## Preliminary Plat approval

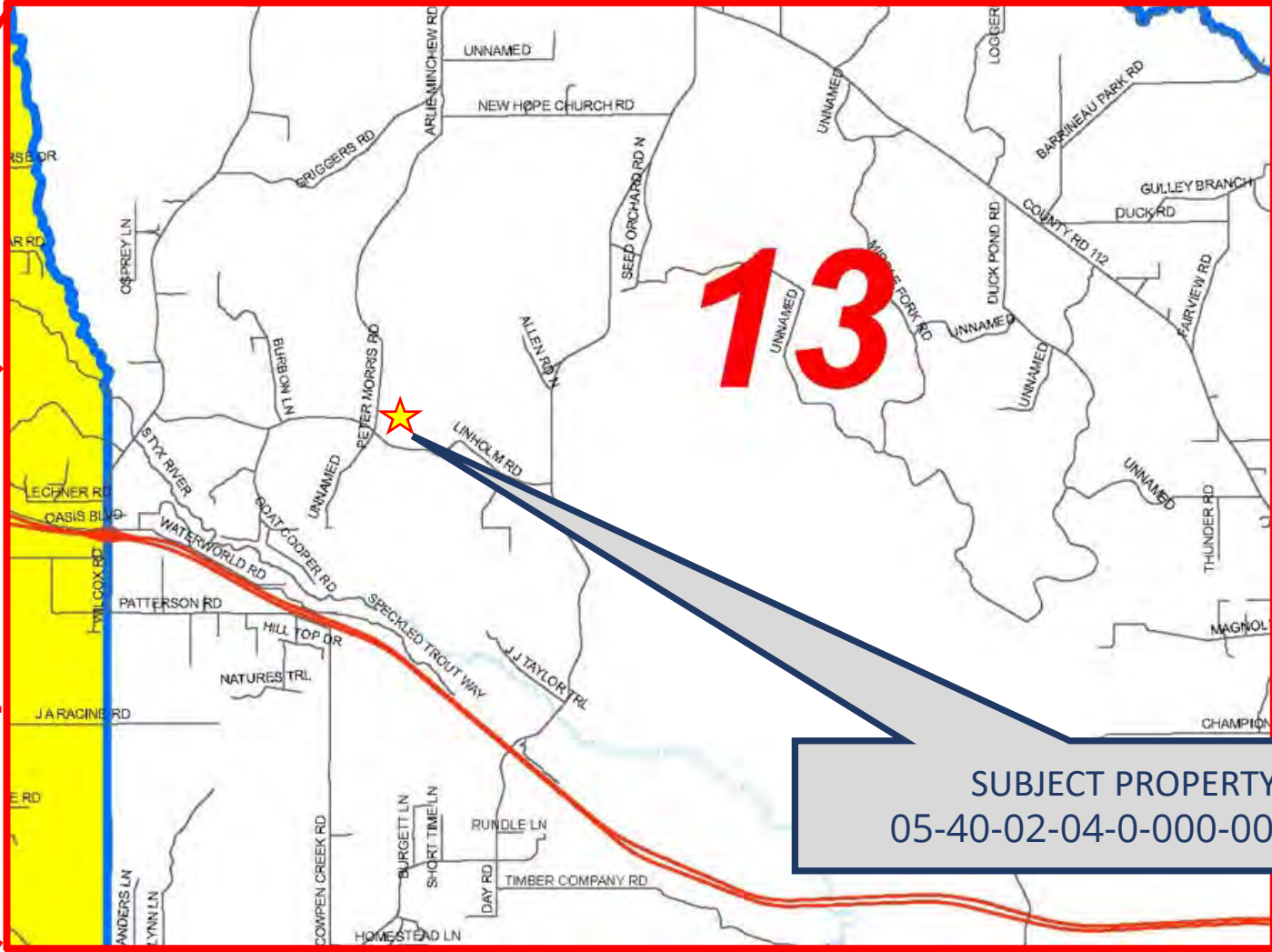
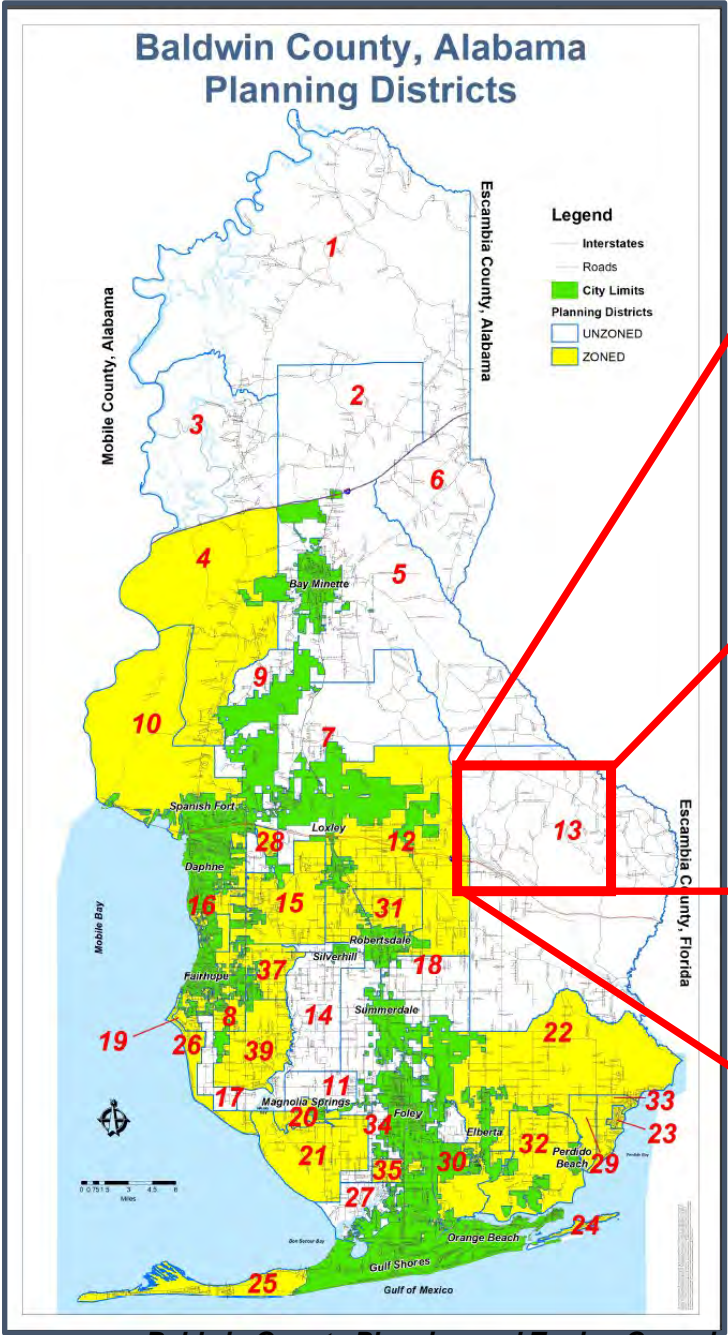
BFLC Elam Creek West Ph IX,  
a **7-lot** subdivision

Staff recommendation: Approved 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)





**Location:** Subject property is located east of Peter Morris Rd and north of Linholm Rd.

**Planning District:** 13

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

**Total Property Area to be divided:** 43.65 +/- acres

**Total # of Lots requested:** 7 lots

Largest lot: 32 AC  
Smallest lot: 1.35 AC

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

**Owner / Developer:** Belle Fountain Land Company LLC  
PO Box 250, Elberta, AL 36530

**Approval History:** –

**BFLC ELAM CREEK WEST PHASE IX**  
RESUBDIVISION OF LOT 5 OF  
BFLC ELAM CREEK WEST PHASE I  
SLIDE 2802-F

**Online Case File Number:** The official case number for this application is SC24-16, however, when searching online CitizenServe database, please use SC24-000016.

**Parcel#:** 05-40-02-04-0-000-001.002

**PIN#:** 391602

**Traffic Study:** Due to the number of lots created along Linholm Rd, a traffic study is being required for new subdivisions.

**Drainage Improvements:** Drainage narrative prepared by Chris Lieb, PE, Lieb Engineering, was reviewed and accepted by Baldwin County Planning and Zoning Permit Division.

**Wetlands:** There are no potential wetlands shown.

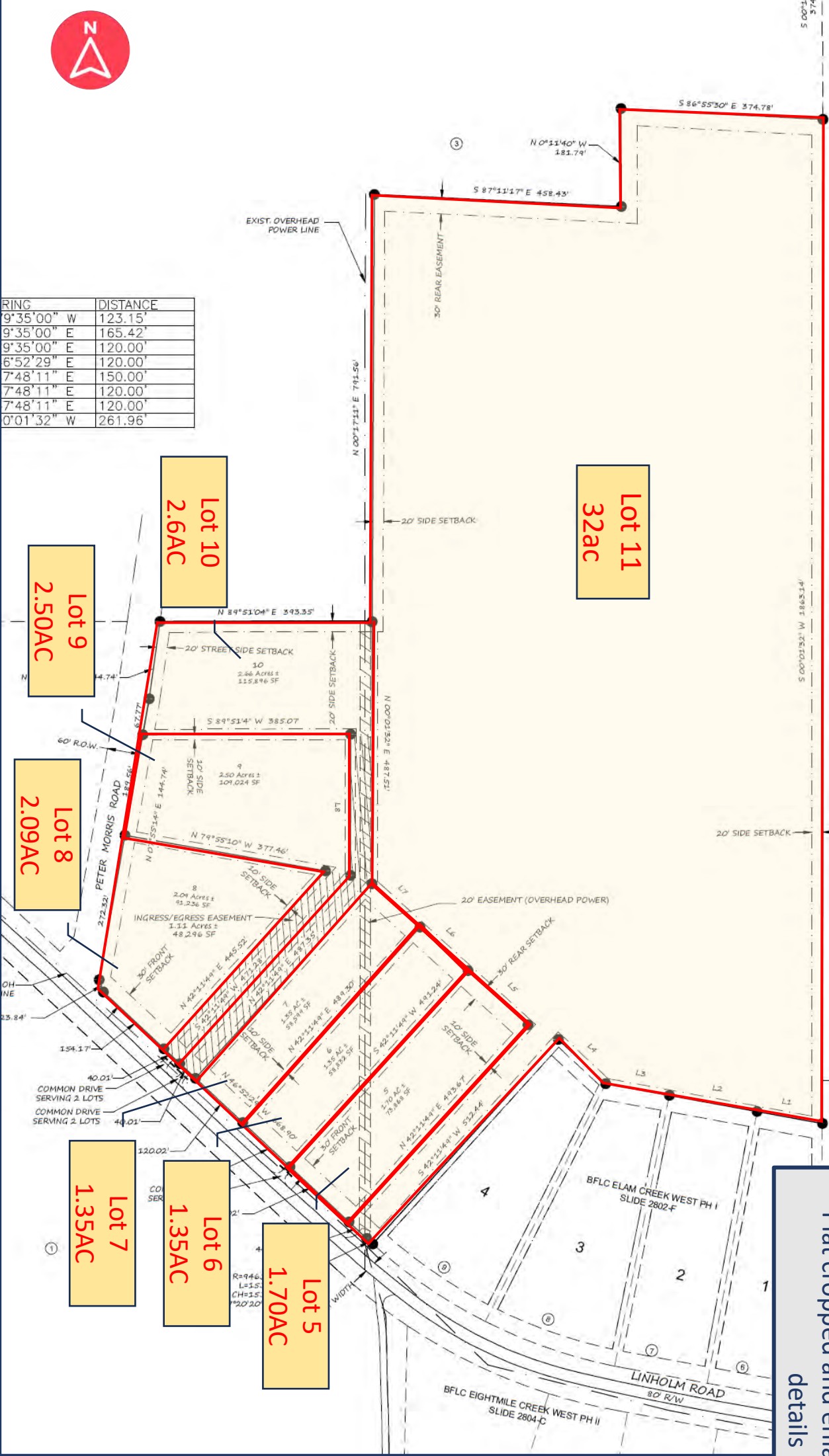
**Streets / Roads:** No new streets, roads, sidewalk, or curb and gutter to be installed by the subdivision.

**Utility Providers:**

- Water: Well
- Electrical: Baldwin EMC
- Sewer: Onsite Septic Tanks



RING	DISTANCE
9°35'00" W	123.15'
9°35'00" E	165.42'
9°35'00" E	120.00'
6°52'29" E	120.00'
7°48'11" E	150.00'
7°48'11" E	120.00'
7°48'11" E	120.00'
0°01'32" W	261.96'



SC24-16 BFLC Elam Creek West Ph IX  
Plat cropped and enlarged to show  
details



The circled areas in this map represent some of BFLC Subdivisions on Linholm Rd within approximately the past 2 years

Linholm Rd

Peter Morris Rd

SUBJECT PROPERTY  
05-40-02-04-0-000-001.002  
PIN: 391602

Goat Cooper Rd





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

[www.baldwinemc.com](http://www.baldwinemc.com)

February 21, 2024

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

Re: Plat for BFLC Elam Creek West Phase IX, PIN 391602, 7 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


UTILITY PROVIDER

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

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.
- The written drainage narrative has been reviewed and accepted by Planning & Zoning Permit Division.

The subdivision of the property will not change the drainage pattern or flow rate.



**LIEB ENGINEERING**  
COMPANY

January 31, 2024

Baldwin County  
Attn: Staff


Re: BFLC Elam Creek West IX

Staff,

I am providing a generalized drainage plan and written narrative for the property. The existing conditions of the property are shown below. The area starting at the high point on the north side property. From the high point, the drainage flows east toward the east property line. 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 after the subdivision is created. Baldwin County Subdivision regulations.


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


Sincerely,



01-29-2024

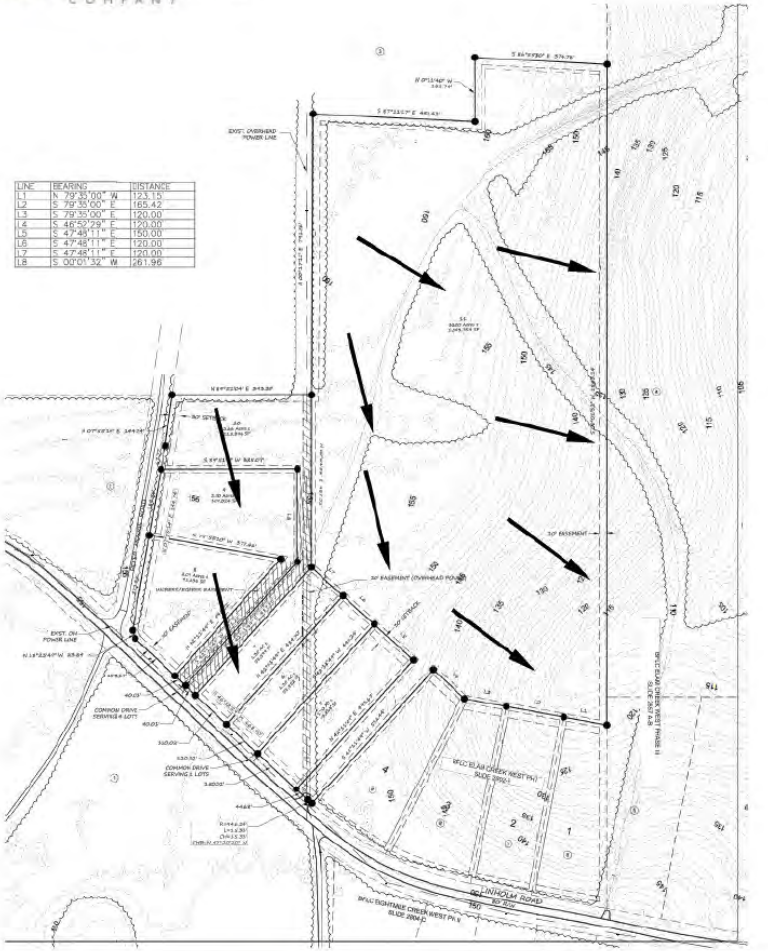
Christopher Lieb, PE





**LIEB ENGINEERING**  
COMPANY

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



LINE	BEARING	DISTANCE
1-1	N 79°30'00" W	123.15
1-2	S 79°30'00" E	165.42
1-3	S 79°30'00" E	120.00
1-4	S 46°22'29" E	120.00
1-5	S 47°48'11" E	150.00
1-6	S 47°48'11" E	120.00
1-7	S 47°48'11" E	120.00
1-8	S 50°00'00" W	201.99

**LIEB ENGINEERING**  
COMPANY

Staff recommends that the PRELIMINARY PLAT for Case No. SC24-16, BFLC Elam Creek West Ph IX, be **APPROVED with conditions** subject to compliance with the Baldwin County Subdivision Regulations.

1. A traffic study was requested by the Baldwin Co. Highway Dept. at the end of 2023 for Case SC23-51 on Linholm Road. Staff will delay final plat approval until the traffic study has been reviewed and accepted by the Highway Dept. and Planning & Zoning Permit Engineer.

#### General Conditions:

- 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

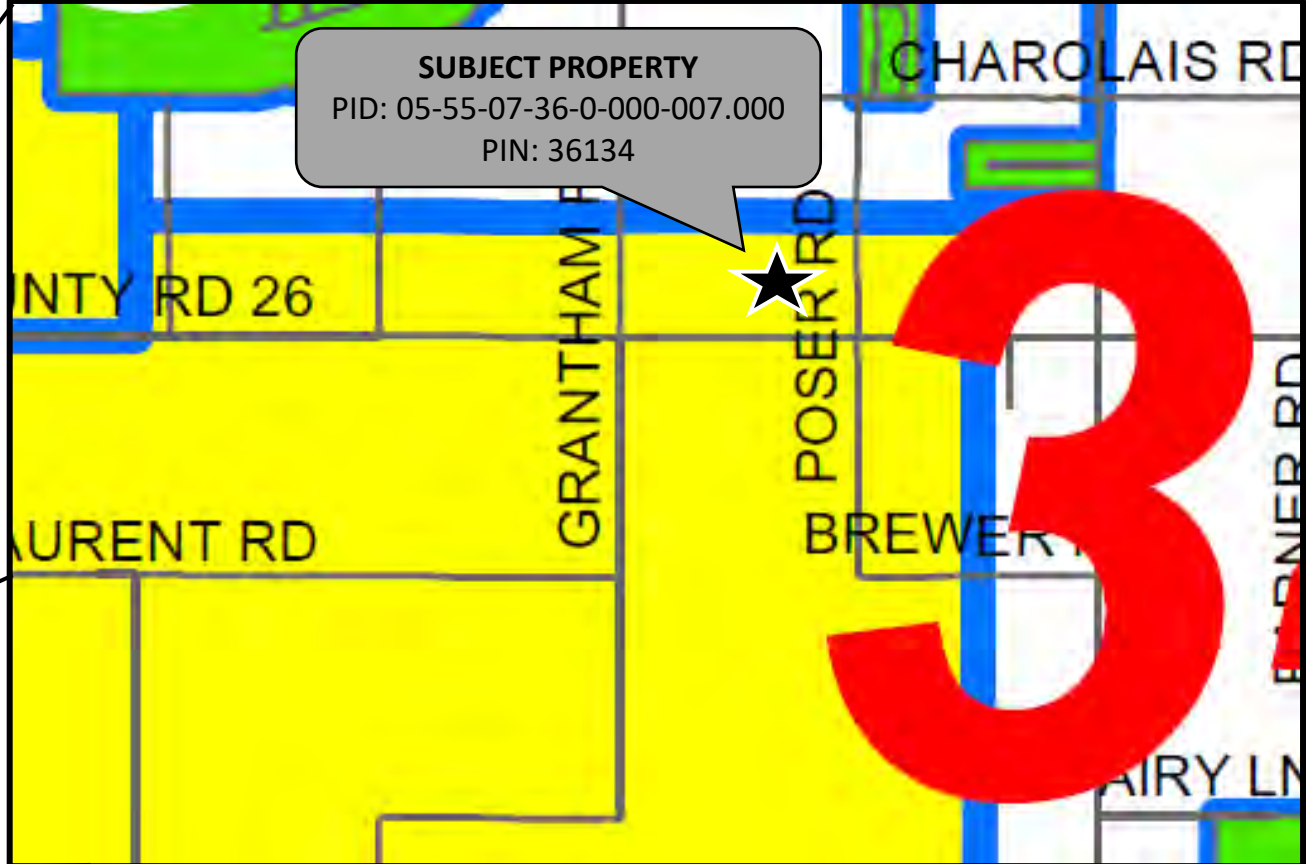
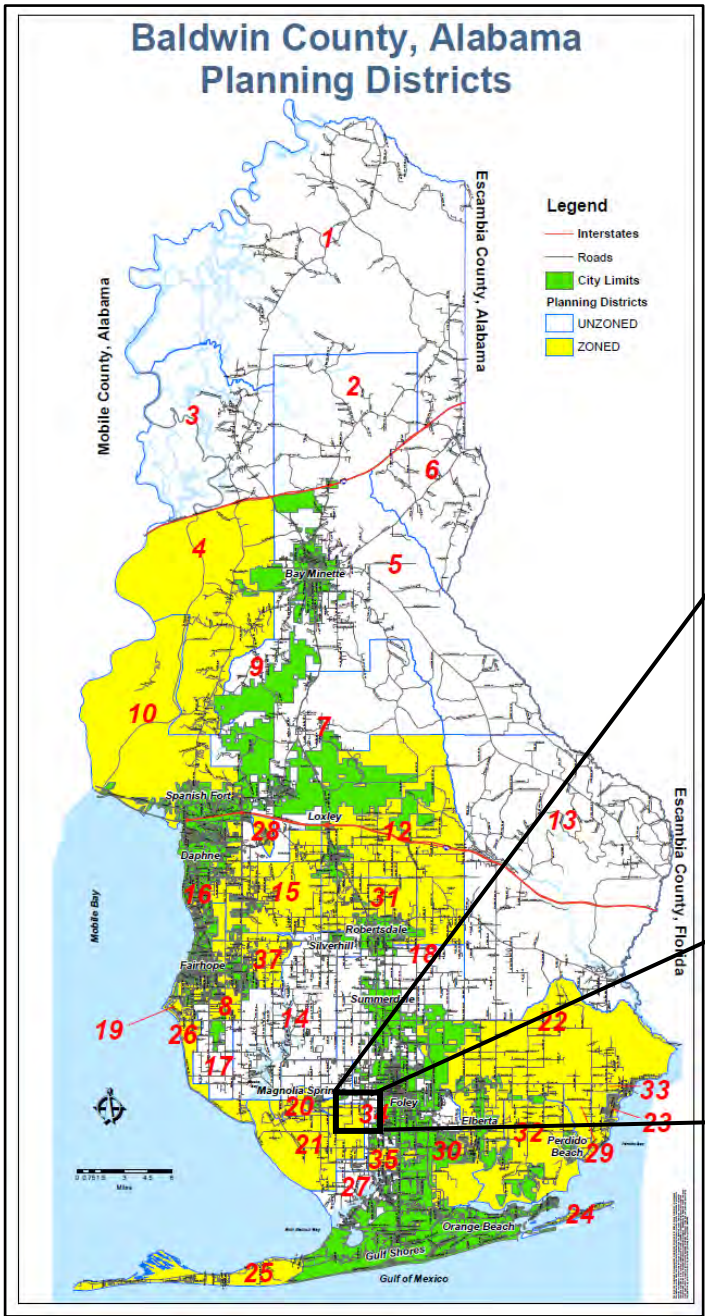
*Planning and Zoning Department*

## RE-ZONING REQUEST

## Z24-6, SMITH PROPERTY

## APRIL 4, 2024

PRESENTED BY: CORY RHODES, PLANNER



# 9.a) Z24-6 SMITH PROPERTY

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

Lead Staff: Cory Rhodes, Planner

Request before Planning  
Commission:

Rezone +/- 38 acres from RA to  
**RSF-E**

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)



# Z24-6 SMITH PROPERTY

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

Lead Staff: Cory Rhodes, Planner

**Planning District:** 21

**PIN:** 36134

**Zoned:** RA, Rural Agricultural District

**Location:** Subject property is located north of County Road 26 and west of Poser Road in Foley

**Current Use:** Agricultural

**Acreage:** +/- 38 acres

**Physical Address:** No address at the time of application

**Applicant:** Axis Engineering Group

**Owner:** Janet Smith












**Proposed Zoning:** RSF-E, Residential Single-Family Estate District

**Applicant's Request:** The applicant would like to rezone for a residential subdivision.

**Online Case File Number:** The official case number for this application is Z24-6, however, when searching the online CitizenServe database, please use Z24-000006.

# Factor Summary:

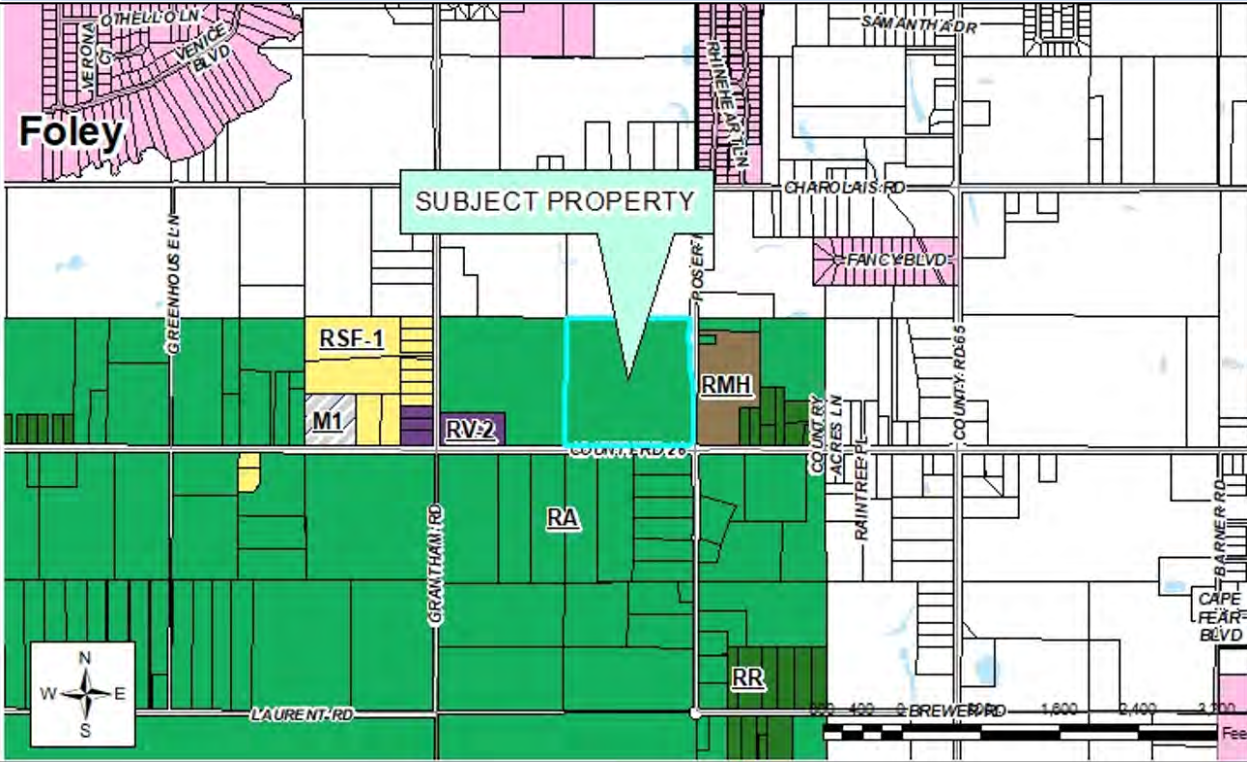
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #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?	

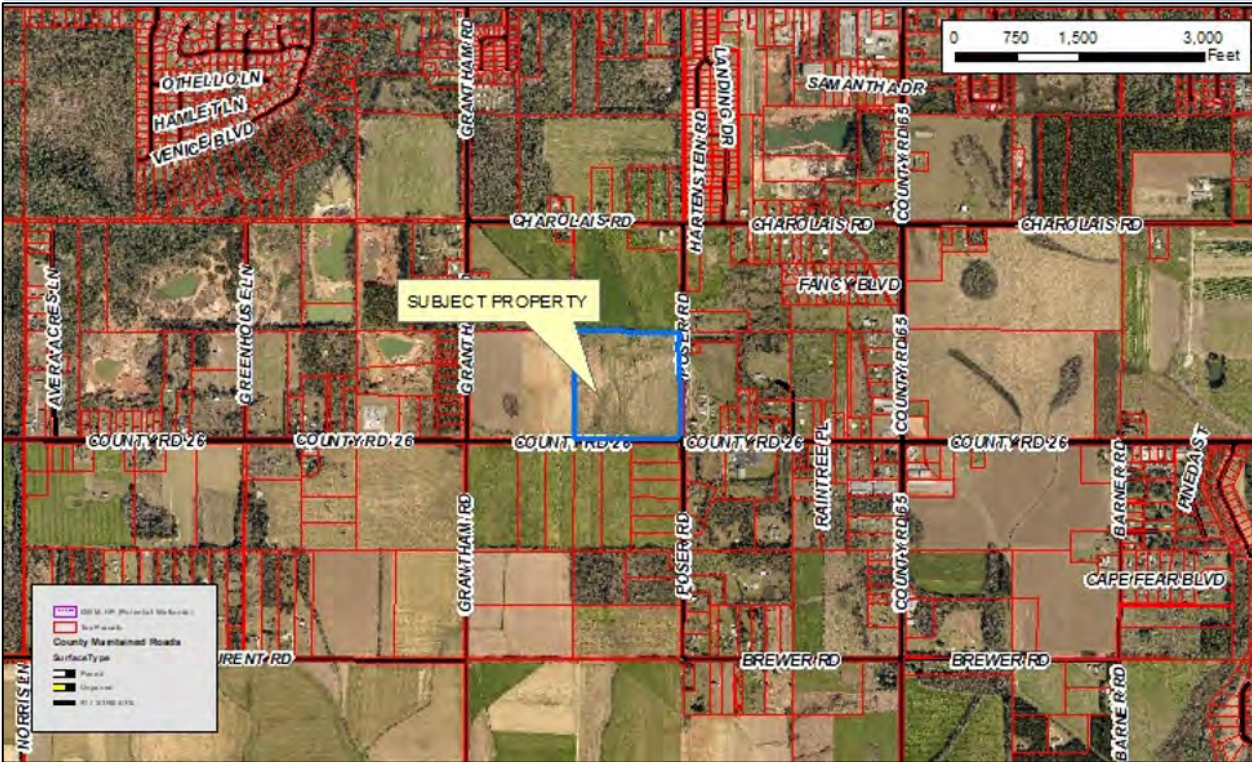
# Public Hearing:

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

Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	Unzoned	Agricultural
South	RA, Rural Agricultural District	Vacant
East	RMH, Residential Mobile Home District & RA, Rural Agricultural District	Residential
West	RA, Rural Agricultural District & RV-2, Recreation Vehicle District	RV Park & Agricultural

# Locator Map



# Site Map



PIN: 36134

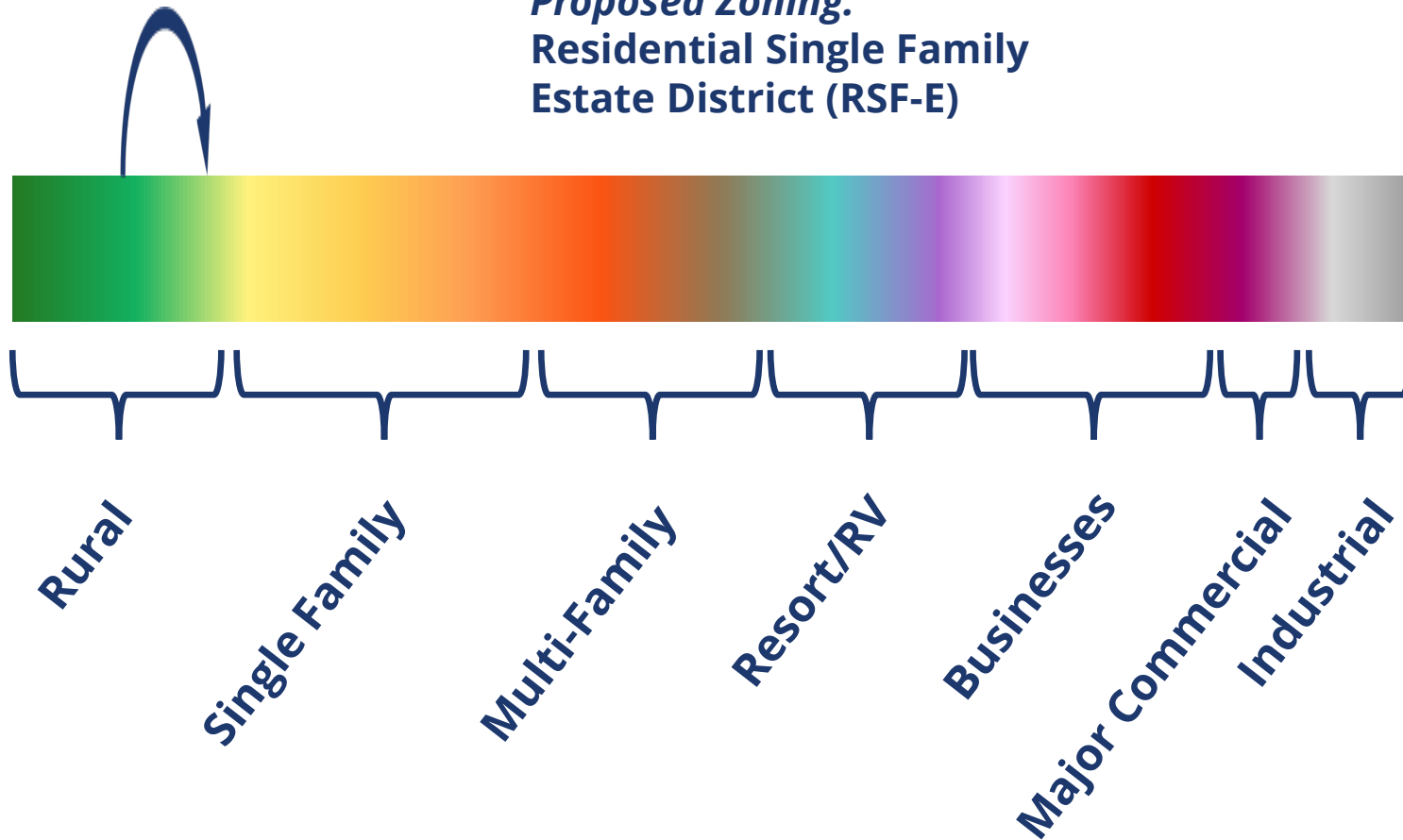
# Z24-6 SMITH PROPERTY

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

Lead Staff: Cory Rhodes, Planner

*Current Zoning:* Rural  
Agricultural District (RA)

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



### Staff's Recommendation:

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

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

Mar 4, 2024 at 11:25:02 AM  
11° N



Subject Property



Subject property looking north  
from County Road 26

Mar 4, 2024 at 11:25:22 AM  
174° S



Property to the South

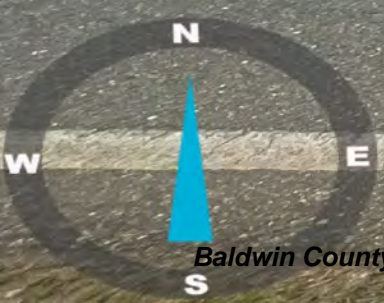


Property to the south looking south from County Road 26

Mar 4, 2024 at 11:30:47 AM  
2° N



Property to the East



Property to the east looking  
north from County Road 26

Mar 4, 2024 at 11:25:46 AM  
333° NW



Adjoining Property  
to the West



Property to the west looking  
north from County Road 26

# Current 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

# Proposed 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

# 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 RA, Rural Agricultural District. Surrounding parcels are zoned RA, RV-2 and RMH, with agricultural and residential uses, respectively. Property to the east is zoned and used residentially. Therefore, it can be concluded that the requested change is compatible with the zoning and development of surroundings 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 21 adopted zoning on June 2, 2009. The original zoning map from 2009 shows that the subject property was zoned RA at the time the Planning District 21 zoning map was adopted. There appear to be only a handful of rezonings to residential in the area since 2009. Of these, only a couple have been developed.



# Staff Analysis and Findings

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

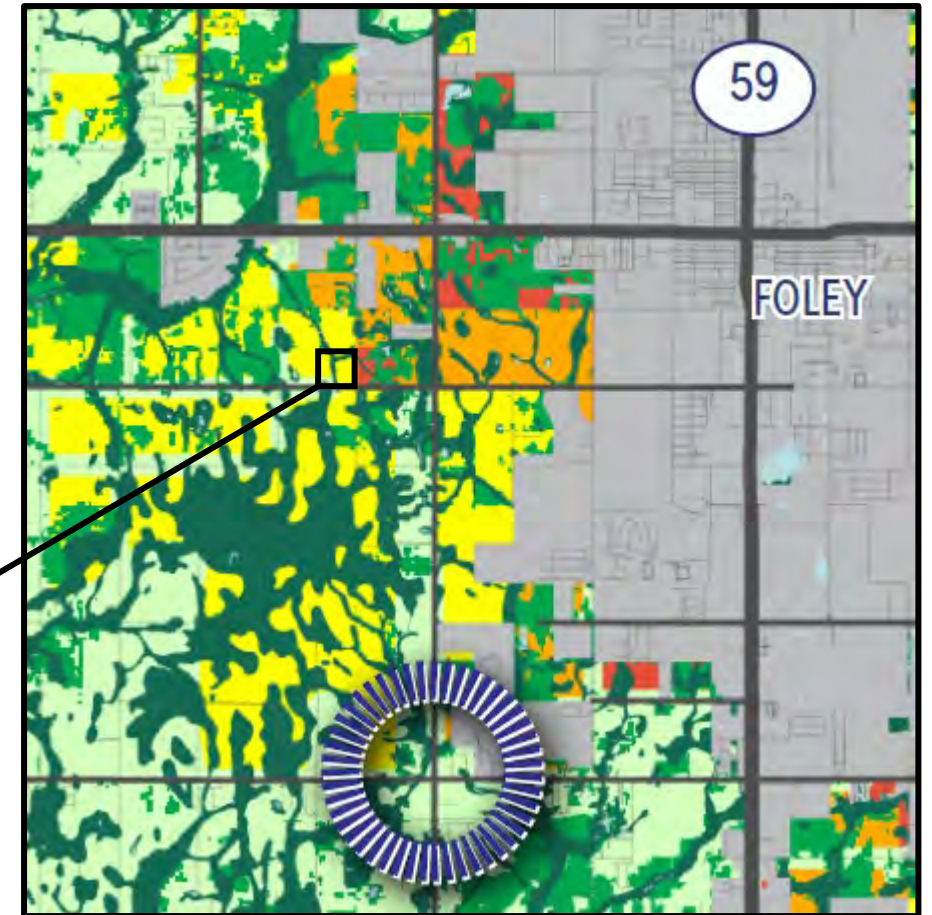
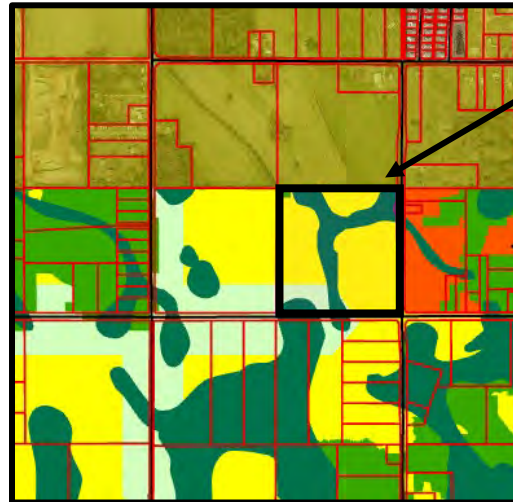
The future land use for the property includes Ideal Conservation Development, Rural Development, and Moderate Development Potential. The projected use of the property is residential; therefore, the requested rezone to RSF-E conforms to the Master Plan.

### LEGEND

#### PLACE TYPES

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

MUNICIPAL JURISDICTIONS



# Staff Analysis and Findings

**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

**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.

## 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

## 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

**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

## **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?**

Per the Federal Highway Administration, the functional classification of County Road 26 is a local road. Local roads are designed specifically to have high accessibility and to connect to collector and arterial roads and are typically not used for through traffic. The applicant did not submit a proposed site plan for a future development, and a proposed site plan is not required for a “straight” rezoning. Staff will rely on the subdivision process (Preliminary Plat) and the City of Foley, who has subdivision jurisdiction, to review the traffic patterns for any adverse affects because of the proposed change. Due to the proximity to County Road 65, staff memorializes that an additional entrance onto Poser Road will likely be required, which will be reviewed during the Preliminary Plat review process.

## **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?**

The surrounding land uses are agricultural and residential. As mentioned earlier, the adjacent parcels to the east are used residentially and are within the Rural Agricultural District or Mobile Home Park District, respectively. This supports the development patterns in the area.

# Staff Analysis and Findings

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

Staff believes timing is not a factor for this request.

## **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 with the proposed change.

## **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. N/A**

# Agency Comments

- **Baldwin County Permit Engineer, Wade Clements**: If the rezoning request is approved and future improvements are designed; the drainage review and access request will be reviewed at that time.
- **Senior Planner, Subdivisions, Shawn Mitchell**: This parcel is in Foley's subdivision jurisdiction. The City will review and approve the subdivision. Because it is zoned, the applicant will also submit a preliminary plat application to the County for administrative approval.
- **Baldwin County Board of Education**: Staff reached out 3/11/2024 but received no comments.
- **USACE, James Buckelew**: Staff reached out 3/11/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out 3/11/2024 but received no comments.
- **City of Foley, Miriam Boone**: Since these rezonings are for large lots I don't think we have any comments.

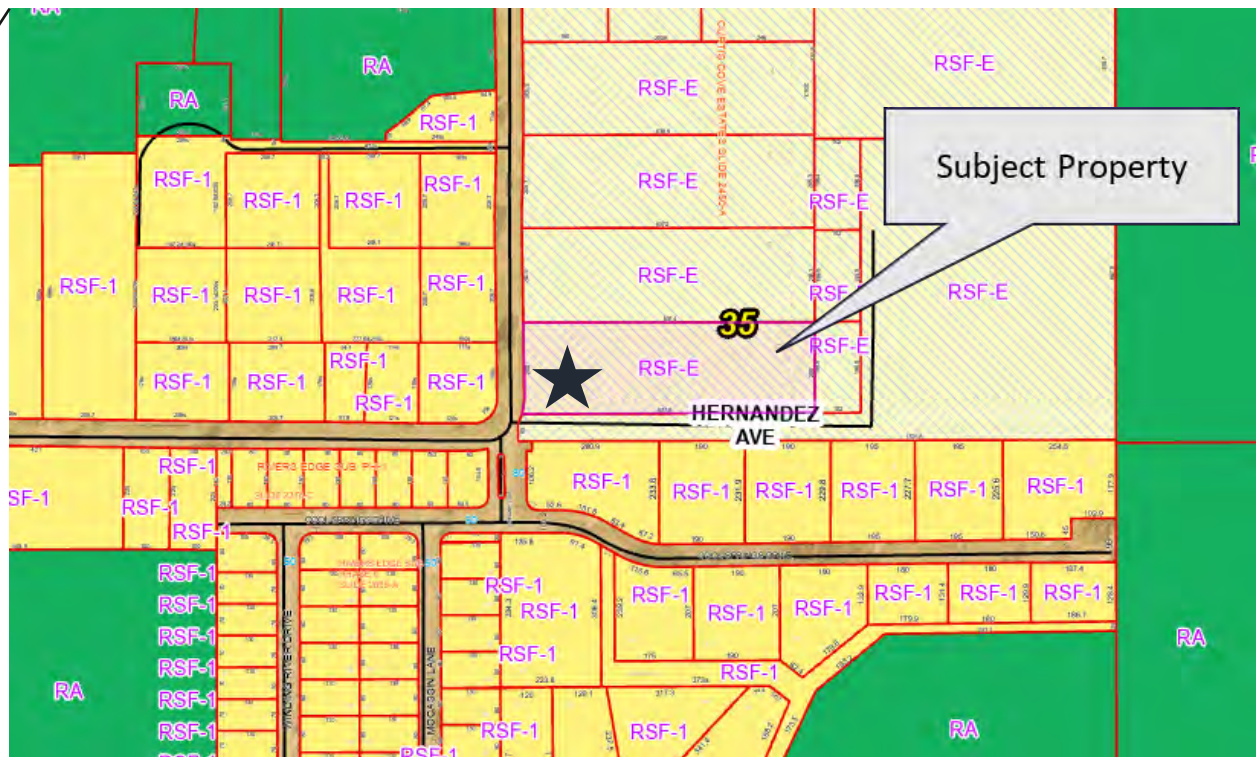
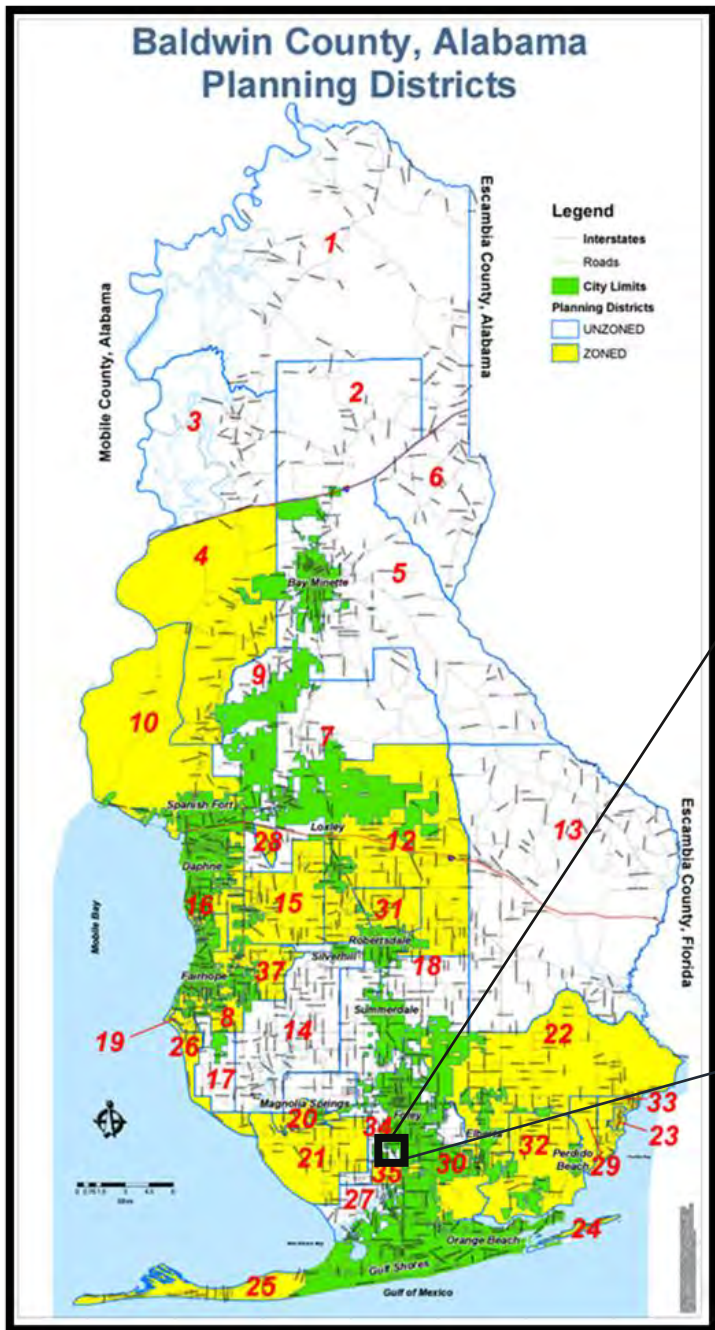


# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## RE-ZONING REQUEST Z24-8, CURTIS PROPERTY APRIL 4, 2024

PRESENTED BY: CRYSTAL BATES, PLANNING TECHNICIAN II



# 9.b) Z24-8 CURTIS PROPERTY

Lead Staff: Crystal Bates, Planning Technician II

Request before Planning Commission:

**Rezone 2.98+/- acres from RSF-E to RSF-1**

**Parcel#: 05-61-04-17-0-001-027.006**

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)



**Planning District:** 35

**Zoned:** RSF-E, Single-Family Estate

**Location:** Subject property, Z24-8, is located off River Road N

**Current Use:** Residential

**Acreage:** 2.98+/- acres

**Physical Address:** 8850- A River Rd N

**Applicant:** Alvin Scott Curtis

**Owner:** Alvin Scott Curtis

**Proposed Zoning:** RSF-1- Single Family District

**Applicant's Request:** The owner would like to rezone to RSF-1 to subdivide

**Online Case File Number:** The official case number for this application is, when searching the online CitizenServe database, please use Z24-000008.

# 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
South	RSF-1, Residential Single Family
East	RSF-E, Residential Single-Family Estate
West	RSF-1, Residential Single Family

## Adjacent Land Use

Residential
Residential
Residential
Residential

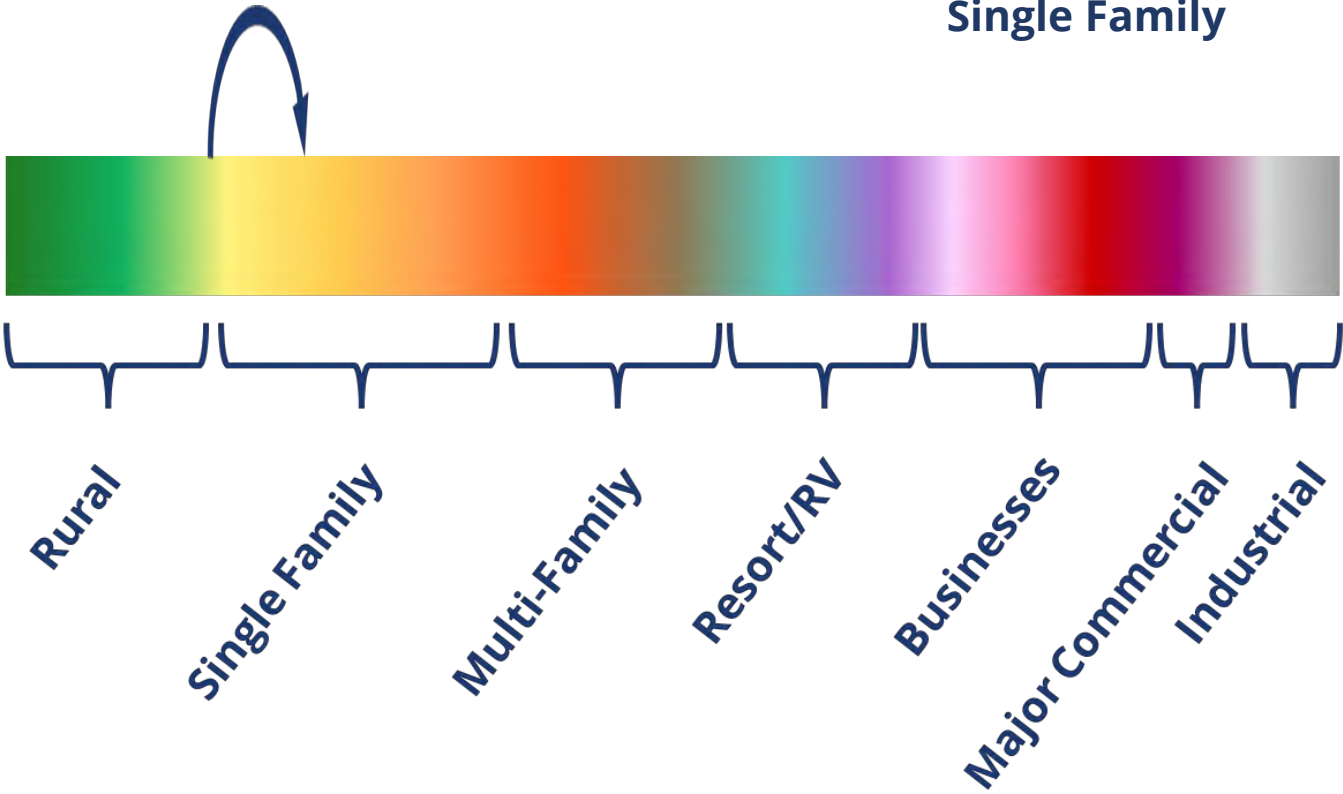
# Z24-8 Curtis Property

## Rezoning Request From RSF-E to RSF-1

Lead Staff: Crystal Bates, Planning Technician II

**Current Zoning:**  
RSF-E, Residential Single-Family Estate

**Proposed Zoning:**  
RSF-1, Residential  
Single Family

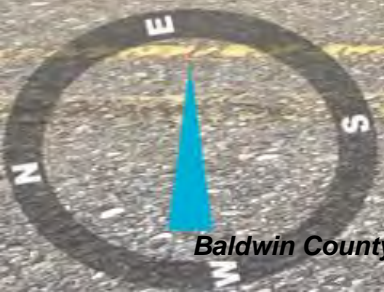


**Staff's Recommendation:**

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

Mar 4, 2024 at 10:45:41 AM  
101° E

Subject Property



Mar 4, 2024 at 10:46:31 AM  
99° E

Adjoining Property  
to The South



Mar 4, 2024 at 10:47:12 AM  
303° NW

Property to The  
West



Mar 4, 2024 at 10:48:48 AM  
97° E

Adjoining Property  
to the North



# 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 4.2 RSF-1, Single Family District

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

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

(a) Outdoor recreation uses.

(b) The following institutional uses: day care home; fire station; school (public or private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

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

4.2.5 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 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	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

# Staff Analysis and Findings

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

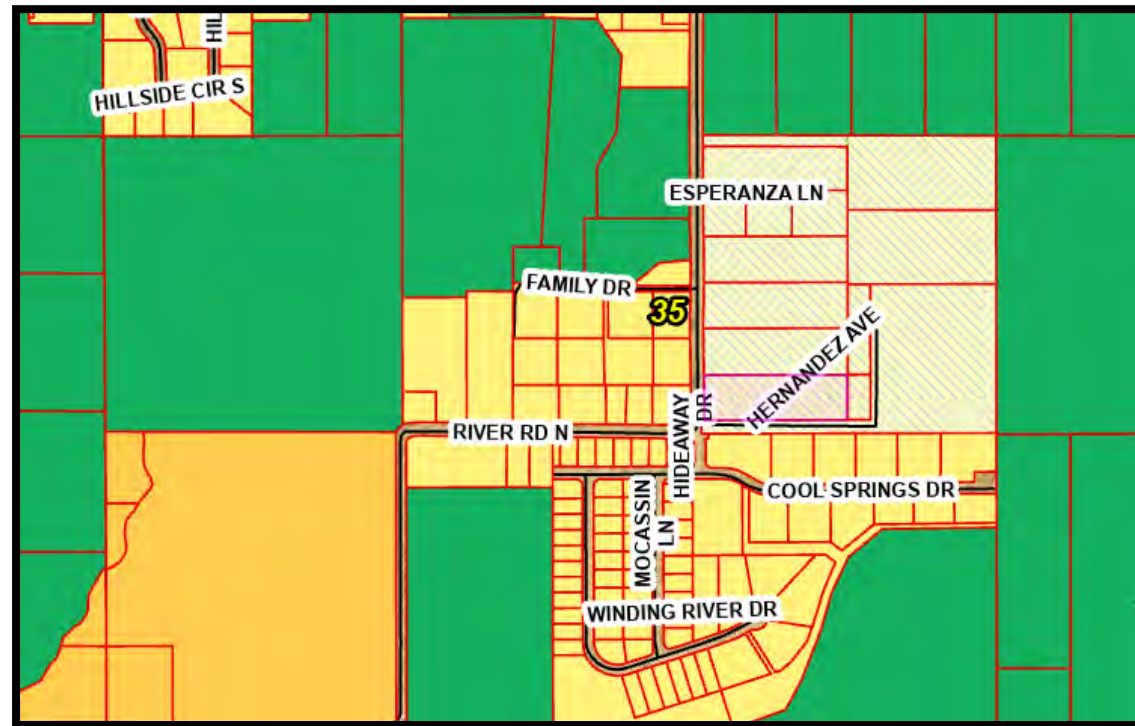
The subject property is currently zoned RSF-E, Residential Single Family Estate District. The requested designation is RSF-1, Residential Single-Family District, and subject property is established with one single-family dwelling. The property is adjoined by River Road North to the West. Surrounding parcels in the immediate area are zoned RSF-1 and RSF-2. Staff feels that the requested change is compatible with the adjacent properties

# Staff Analysis and Findings

## 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 35 adopted zoning on April 26, 2022. The property was zoned RSF-E when Planning District 35 came into effect. There have been no rezonings in the area since. A rezoning may be appropriate when the proposed use contributes to and supports the adjacent parcel which appears to be the case for the subject property.

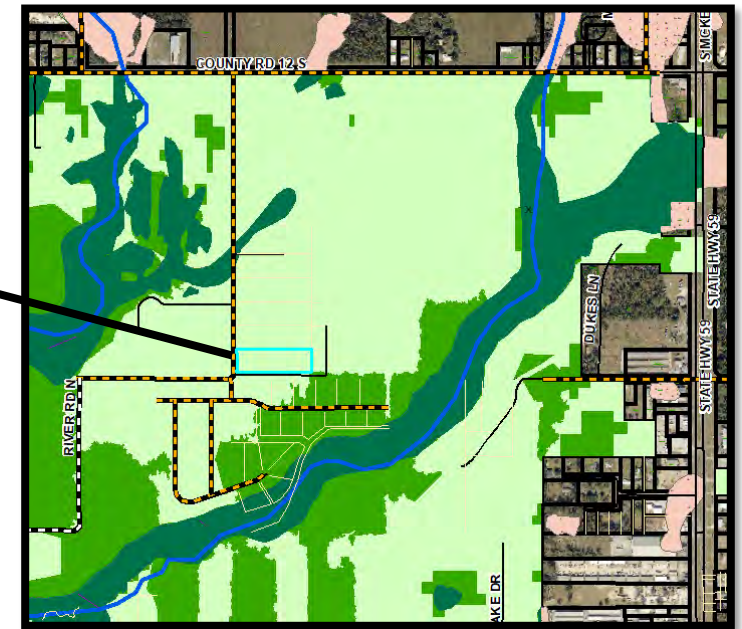
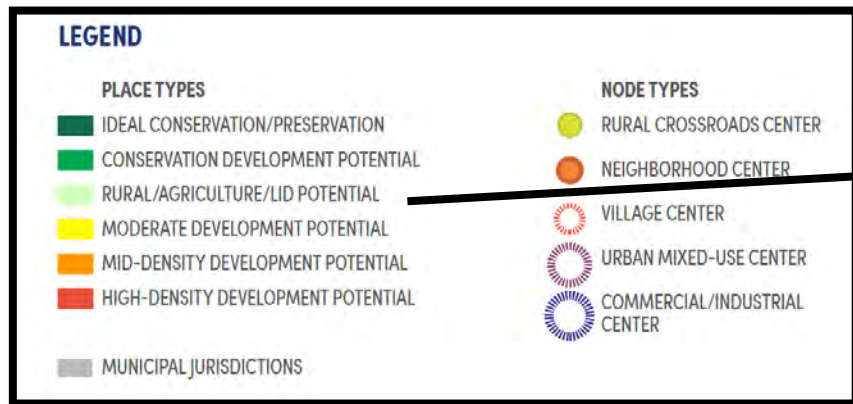
Planning District 35  
Zoning Map  
At the time of the  
election April 16, 2022



# Staff Analysis and Findings

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

The future land use for the property includes Rural/Agriculture Potential. The projected use of the property is residential; therefore, the current zoning of RSF-E conforms to the Master Plan.



# Staff Analysis and Findings

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

Staff is unaware of any planned public improvements or any conflicts with existing public improvements.

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

Staff is unaware of any planned public improvements or any conflicts with existing public improvements. River Road North is classified as a local road with a Highway Construction Setback of 40' from the centerline of the right-a-way. Staff memorializes that roadway improvements and various other engineering related factors are dealt with when the applicant submits for subdivision replat approval.

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

The surrounding land uses in this area are residential. Staff believes that **factor six encourages Approval** of this rezoning request due to adjacent parcel lot sizes.

## **7.) Is the proposed amendment the logical expansion of adjacent zoning districts?** This area of Planning District 35 consists of commercial, residential, and rural districts. Adjacent properties are zoned Residential and Residential Estate. The RSF-1, Residential Single-Family District, would be consistent with adjacent properties.

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

Staff believes that the timing is appropriate given 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?**

Drainage improvements, wetland delineation, and various other engineering related factors are dealt with when the subdivision is submitted or when development is requested for the subject property.

## **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 that will not be otherwise identified and mitigated by the Commission Site Plan, Land Disturbance, or other appropriate approvals.



# Agency Comments

**ALDOT, Michael Smith:** No Comments Received.

**ADEM, Autumn Nitz:** Outside coastal area.

**Baldwin County Permit Engineer– Wade Clement:** If the rezoning is approved and future improvements are designed; review of drainage plans and access requests will be reviewed at that time.

**Baldwin County Subdivision– Shawn Mitchell:** This parcel is in a recorded subdivision in Foley's subdivision jurisdiction. If the rezoning is approved, the applicant will go through Foley's review and approval process. Because it is zoned, a preliminary plat application will also be submitted to the County for administrative approval.

**City of Foley:** Since these rezonings are for large lots I don't think we have any comments.

## Staff's Recommendation:

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

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



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## RE-ZONING REQUEST

### Z24-09, LEWIS PROPERTY

## APRIL 4, 2024

PRESENTED BY: BEN GUERRERA, PLANNING TECH I

# 9.c) Z24-09 LEWIS PROPERTY

## RE-ZONING REQUEST FROM **RA** TO **RSF-1**

Lead Staff: Ben Guerrero, Planning Tech I

Request before Planning Commission:  
Rezone 3.3+/- acres from RA to RSF-1

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)



# **Z24-09 LEWIS PROPERTY**

## **RE-ZONING REQUEST FROM RA TO RSF-1**

Lead Staff: Ben Guerrero, Planning Tech I

**Planning District:** 22

**Zoned:** RA, Rural Agriculture District

**Parcel Number:** 05-52-09-30-0-000-010.015

**PIN:** 366399

**Location:** Subject property is located on County Road 97 just South of US Highway 98

**Current Use:** Agricultural

**Acreage:** 7.8 +/- acres

**Physical Address:** 12845 County Road 97

**Applicant:** Michael Lewis

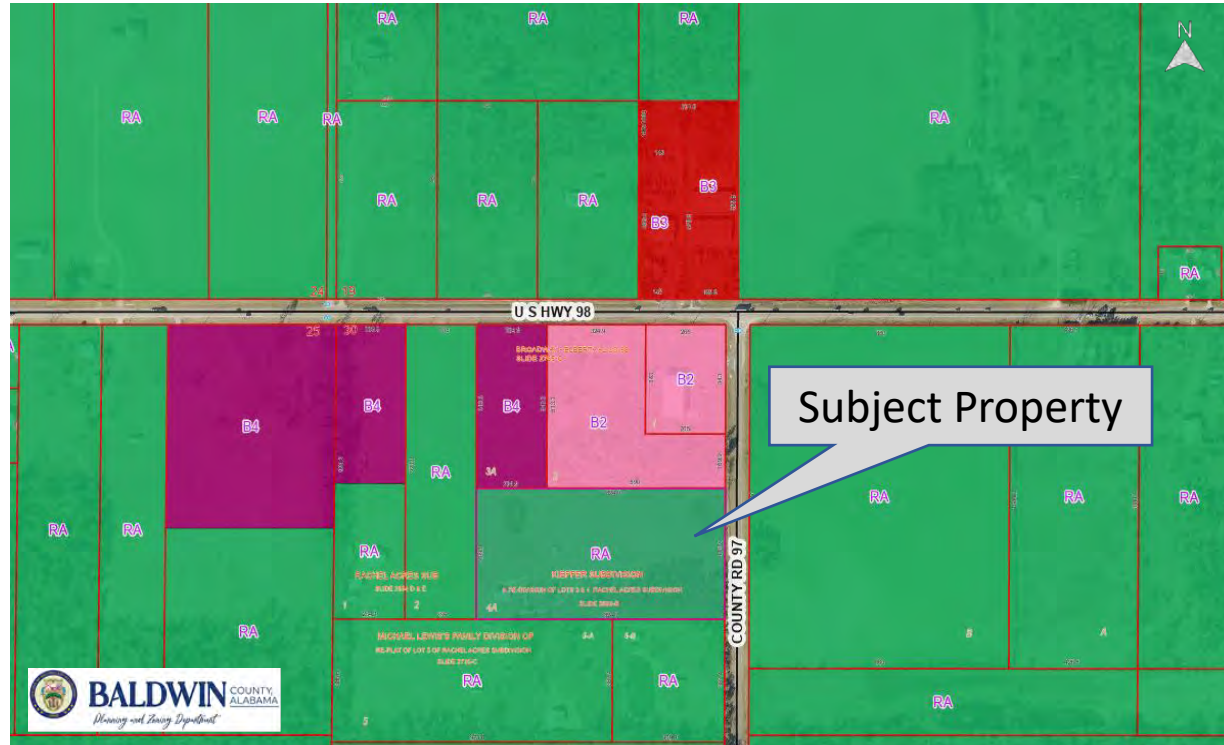
**Owner:** Michael Lewis

**Proposed Zoning:** RSF-1, Single Family District

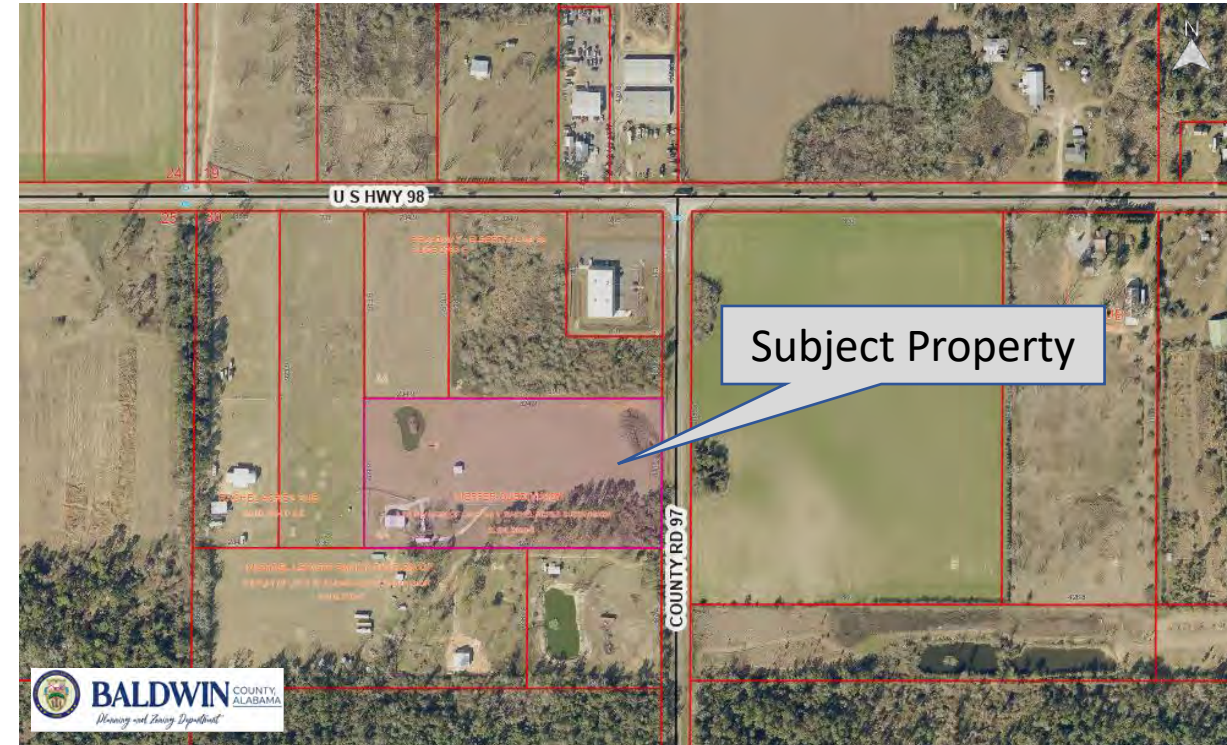
**Applicant's Request:** The applicant would like to develop a 3-lot single-family subdivision.

**Online Case File Number:** The official case number for this application is Z24-09, however, when searching the online CitizenServe database, please use Z24-000009.

# Locator Map



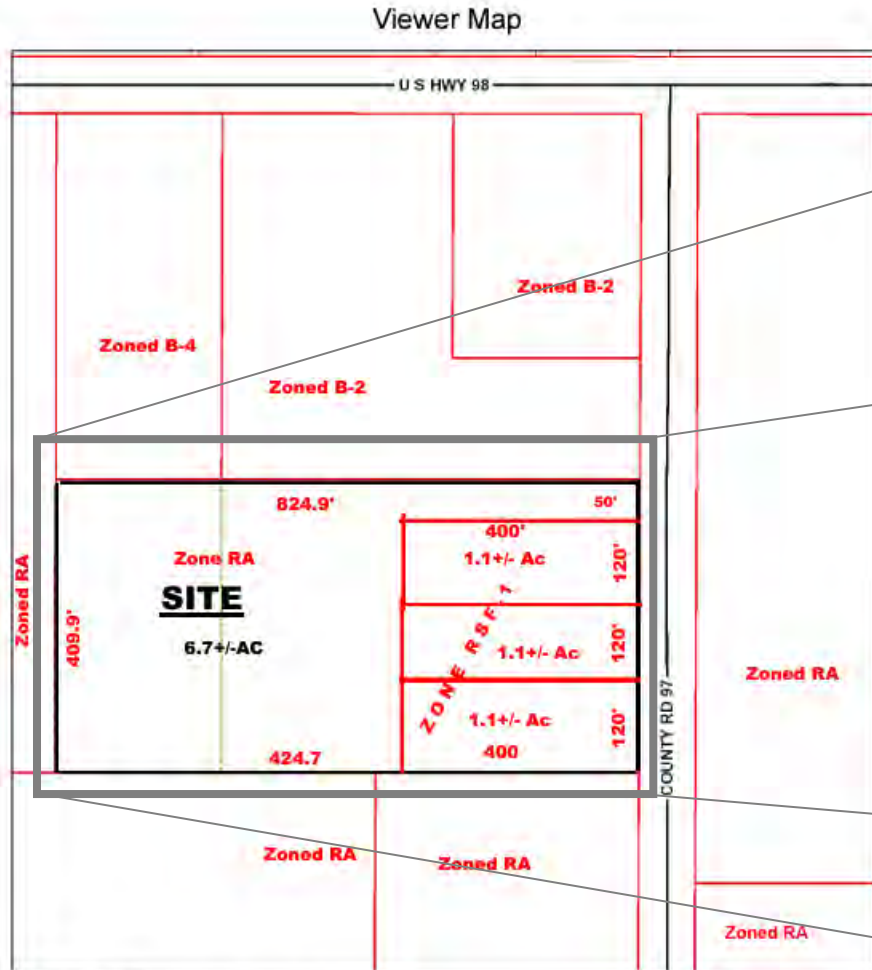
# Site Map



	Adjacent Zoning
North	B-2, Local Business and B-4, Major Commercial
South	RA, Rural Agricultural
East	RA, Rural Agriculture
West	RA, Rural Agriculture

Adjacent Land Use
Vacant
Residential
Agricultural
Agricultural

# Proposed Rezoning



December 11, 2023

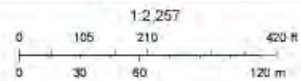
05-52-09-30-0-000-010.015

PIN: 366399

LEWIS, MICHAEL A

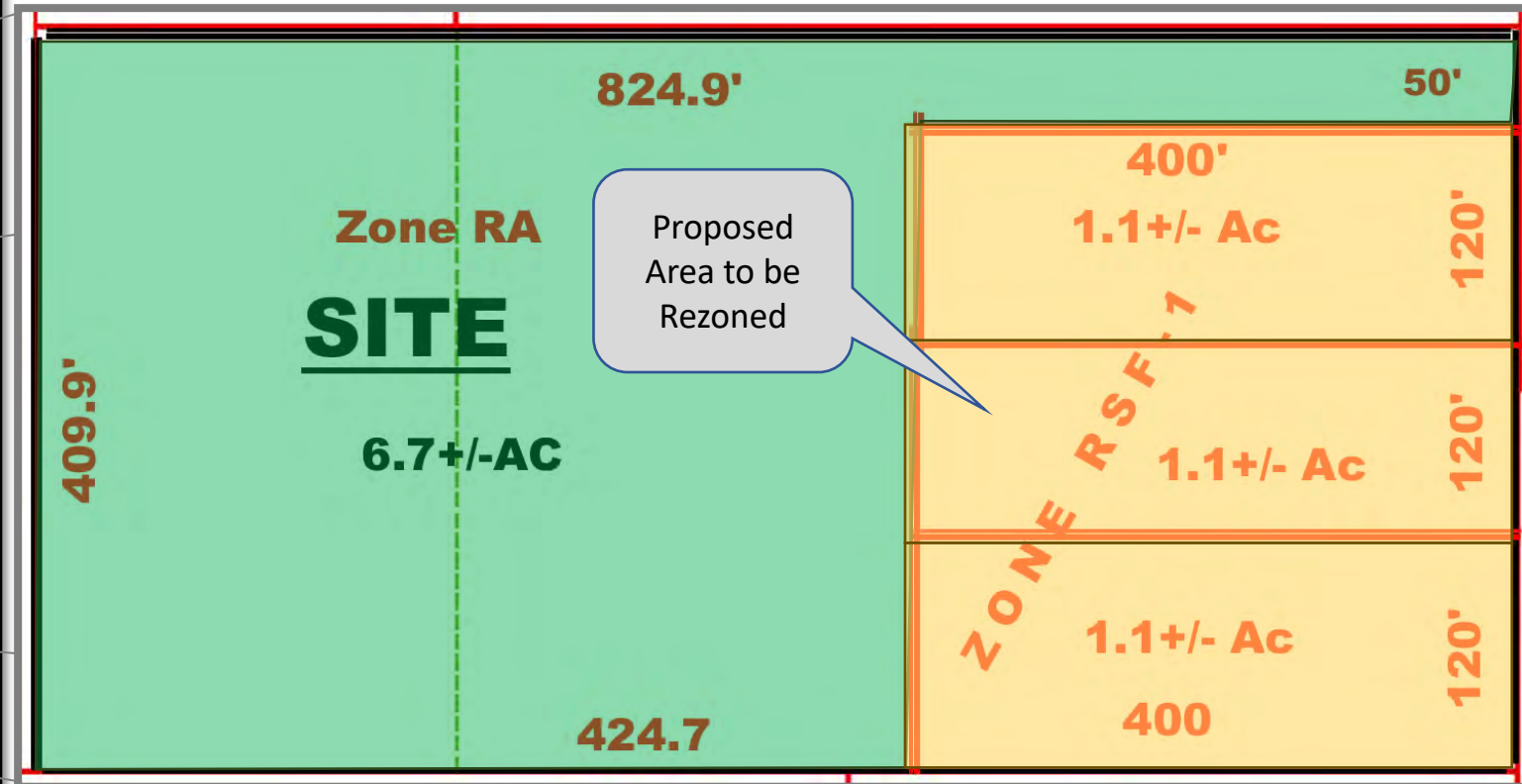
12845 CO RD 97

ELBERTA AL 36530









- Parcels
- Centerlines
- Lot Lines

**Proposed  
Re-Zoning**



# 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:

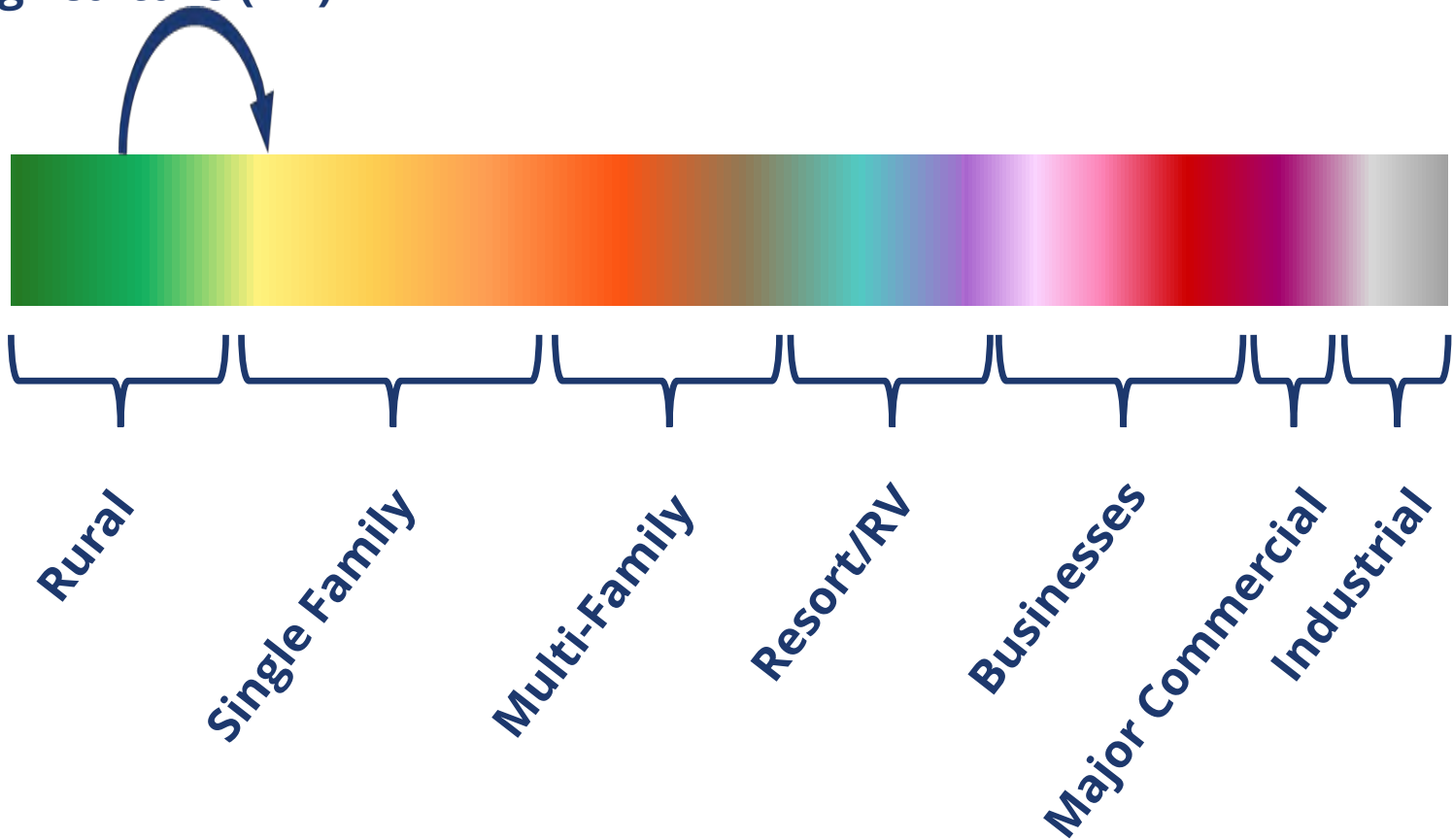
Only credible information impacting one of the factors above will be considered by the Planning Commission.

# Z24-09 LEWIS PROPERTY

## RE-ZONING REQUEST FROM RA TO RSF-1

Lead Staff: Ben Guerrero, Planning Tech I

Current Zoning: Rural  
Agriculture (RA)



### Staff's Recommendation:

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

*\*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission. Further, staff **memorializes** within this recommendation the various comments regarding future development procedures in items 4, 5, 8, and 9 in Staff Analysis and Findings.*

# Property Images

Mar 4, 2024 at 2:40:26 PM  
273° W

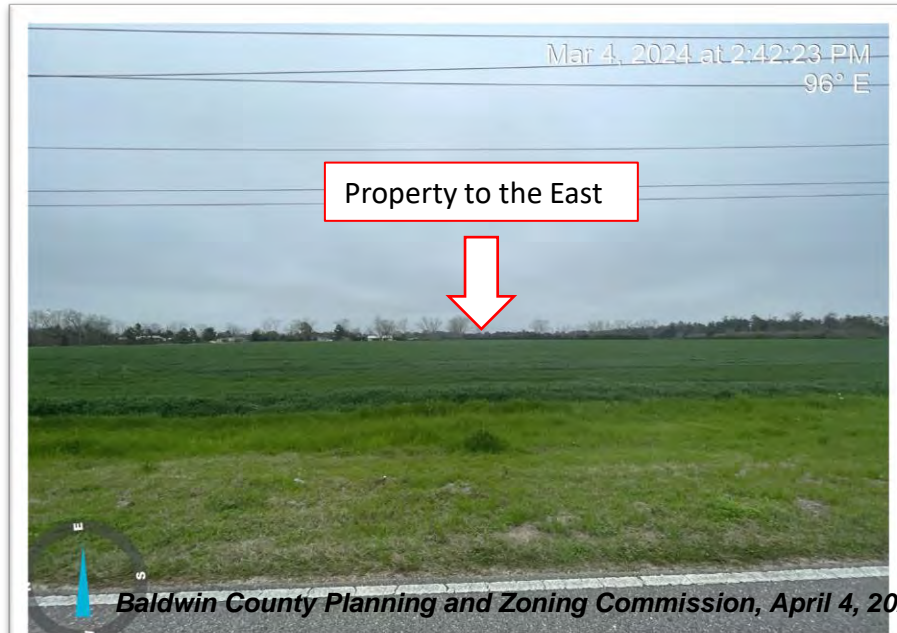
Subject Property



**REZONING  
PROPOSED  
FOR THIS PROPERTY**  
Case Number  
**Z24-000009**  
For Information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**



# Property Images



# Current 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

# Proposed Zoning Requirements

## Section 4.2 RSF-1, Single Family District

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

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.

(e) Accessory structures and uses.

(f) The following institutional use: church or similar religious facility.

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

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

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

4.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 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	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

# Staff Analysis and Findings

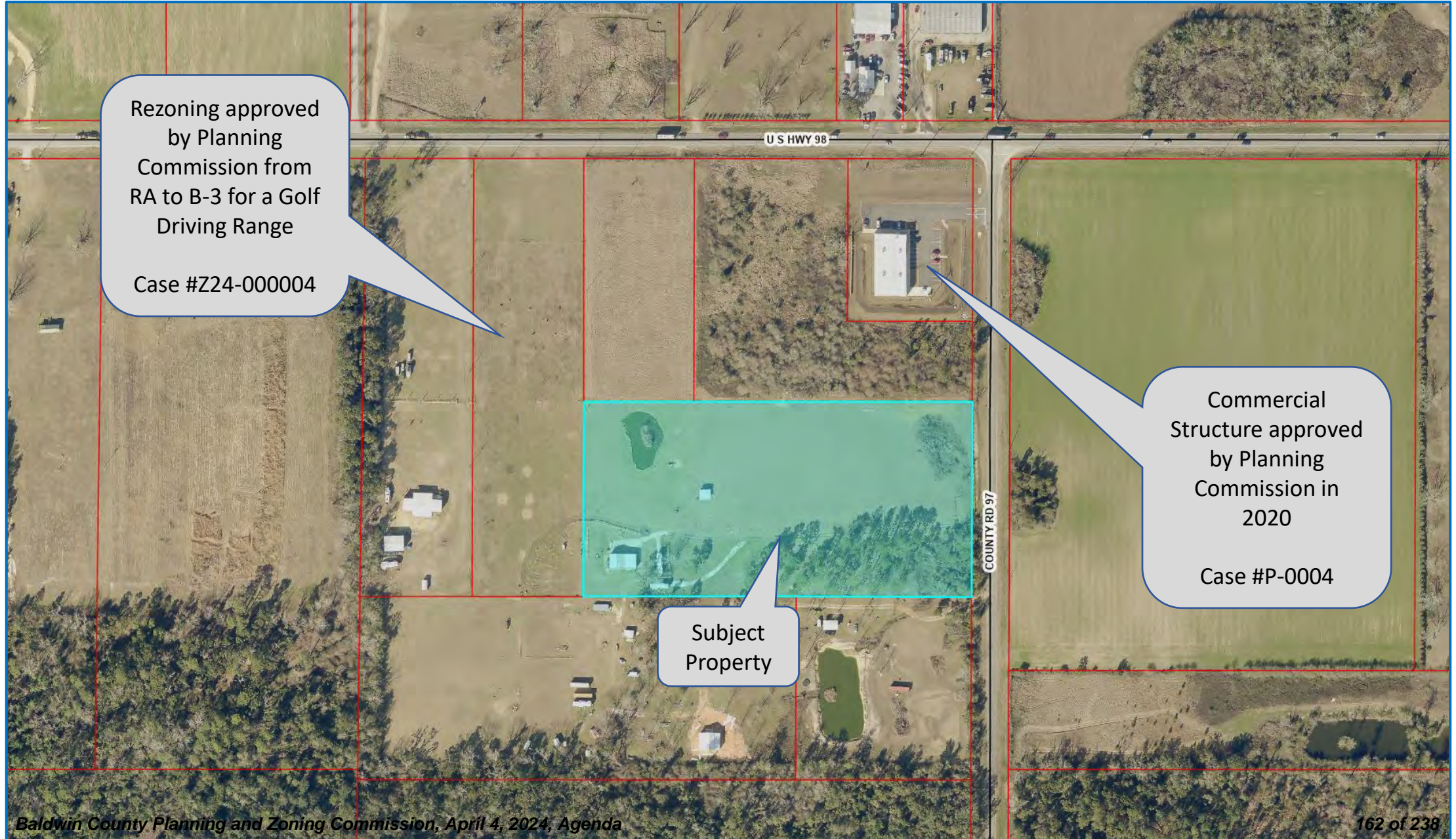
## **1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?**

The subject property is currently zoned RA, Rural Agricultural District. Surrounding parcels in the immediate area are zoned RA (Rural Agriculture), B-2 (Local Business), and B-4 (Major Commercial). The adjacent uses are residential, agricultural, and commercial. The Planning Commission recently approved the development of commercial retail facility just north of the subject property and a rezoning from RA to B-3 to the west. Staff feels that the requested change is compatible with the surrounding development pattern and the zoning of nearby properties.

## **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?**

The subject property was previously combined with the adjoining parcel to the North zoned B-4. The property was subdivided in 2018 into two separate parcels, one being the B-4 property that fronts Highway 98, and the other being the RA parcel to the south that is the subject of this rezoning case. The land use for the parcel has remained agricultural.

# Staff Analysis and Findings



# Staff Analysis and Findings

## 3.) Does the subject property better conform to the Master Plan?

The future land use for the subject property includes Moderate Development Potential and Ideal Conservation Preservation Areas. Moderate Development Potential areas are suitable for a variety of home types and the related zoning districts include RSF-1, which the applicant has requested. Ideal Conservation Areas are typically undeveloped or minimally developed to protect their natural resources or cultural heritage. Due to the minuscule size of the Ideal Conservation Areas on the property, and the fact that similarly designated areas adjoining the property have been developed, staff feels that the subject property does conform to the Master Plan. The subject property is not within a node or a commercial/industrial center.

### 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

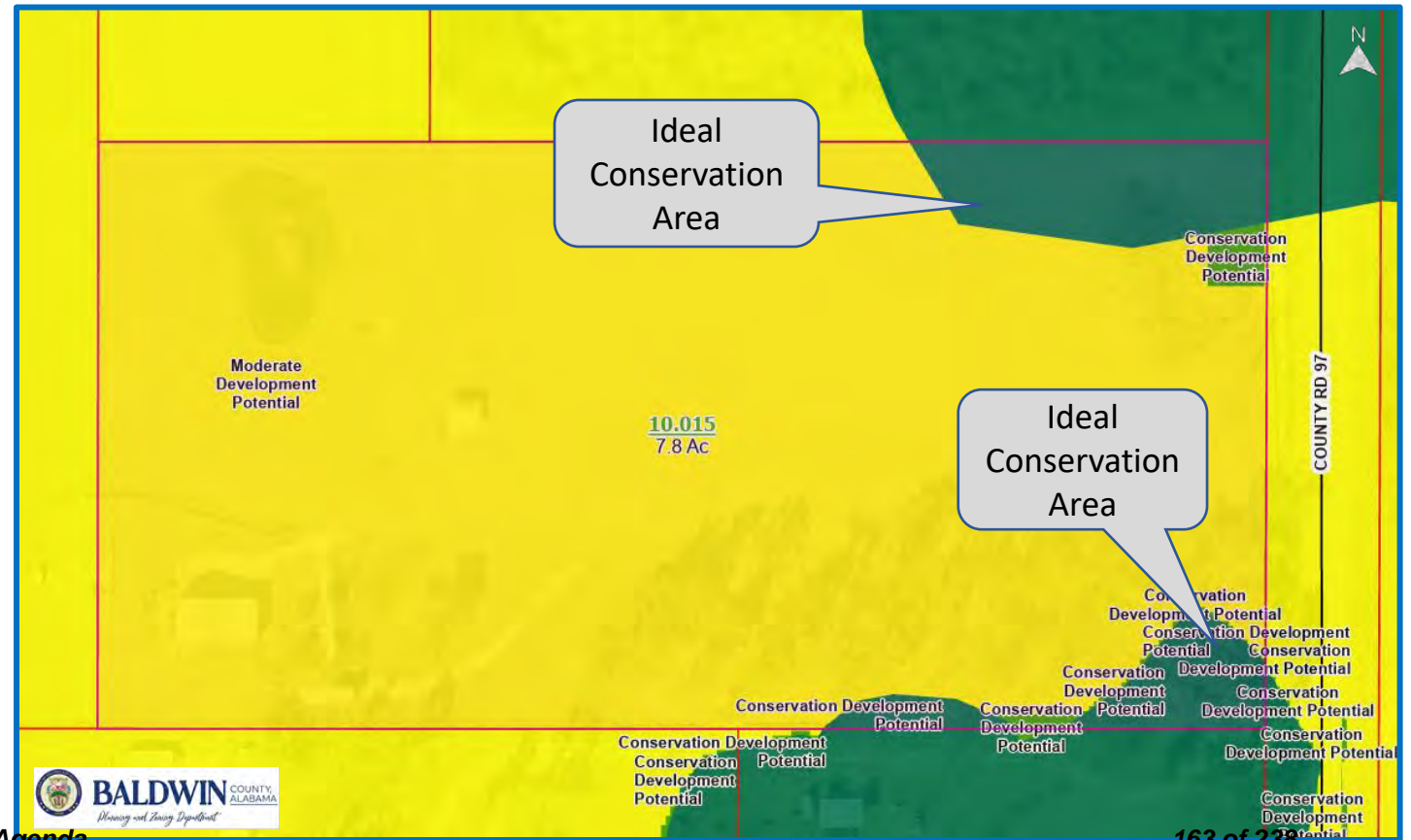
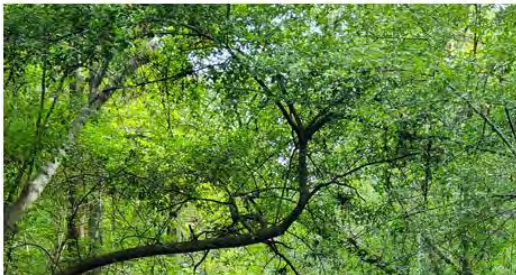
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

#### RELATED ZONING DISTRICTS

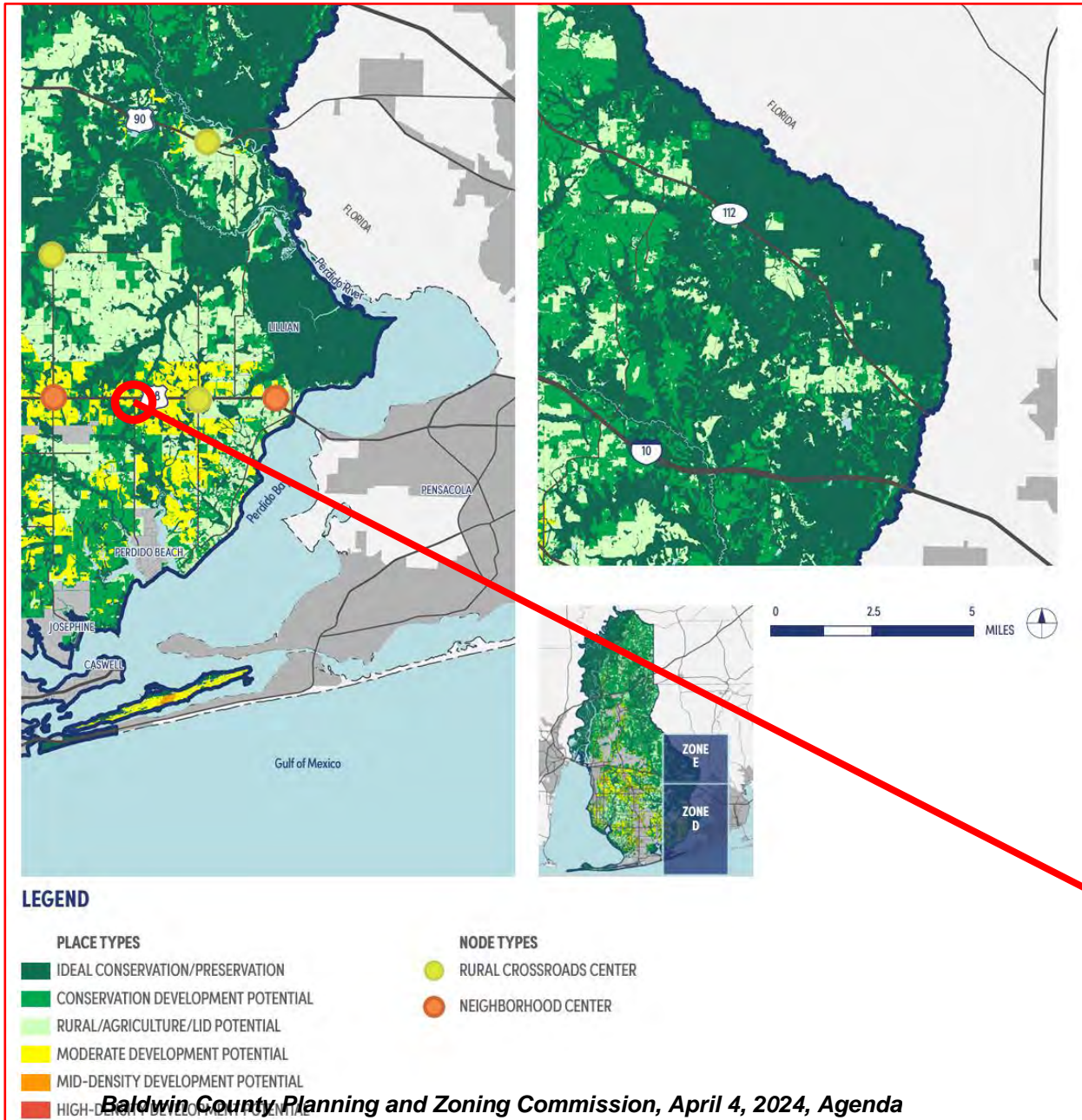
- Environmental Conservation

#### CONNECTIVITY NETWORK

- Greenways and trails



# Staff Analysis and Findings



## MODERATE DEVELOPMENT POTENTIAL AREAS

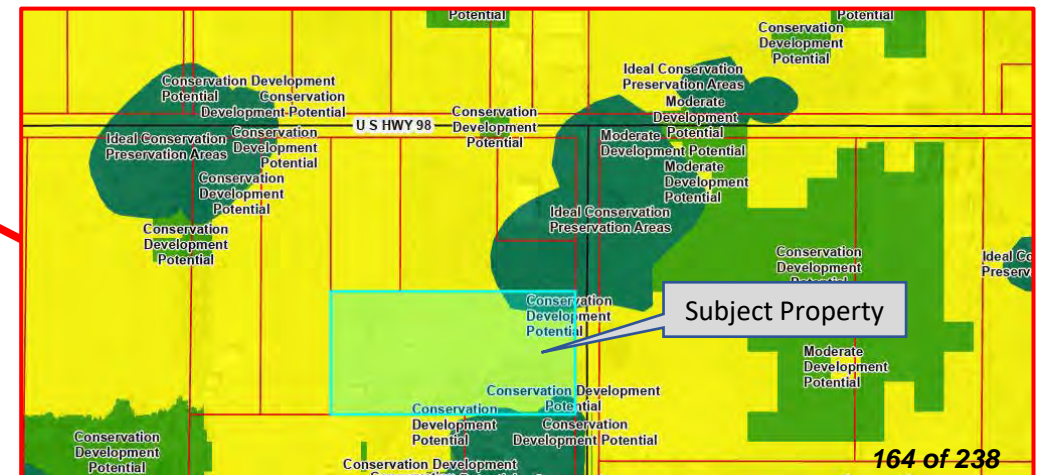
Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may 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



# Staff Analysis and Findings

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

Staff is unaware of any planned public improvements that would potentially conflict with the future development of the subject property.

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

Staff believes that the applicants request of RSF-1 (Residential Single-Family) Zoning intended to allow a three-lot subdivision will not adversely affect traffic patterns or congestion.

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

&

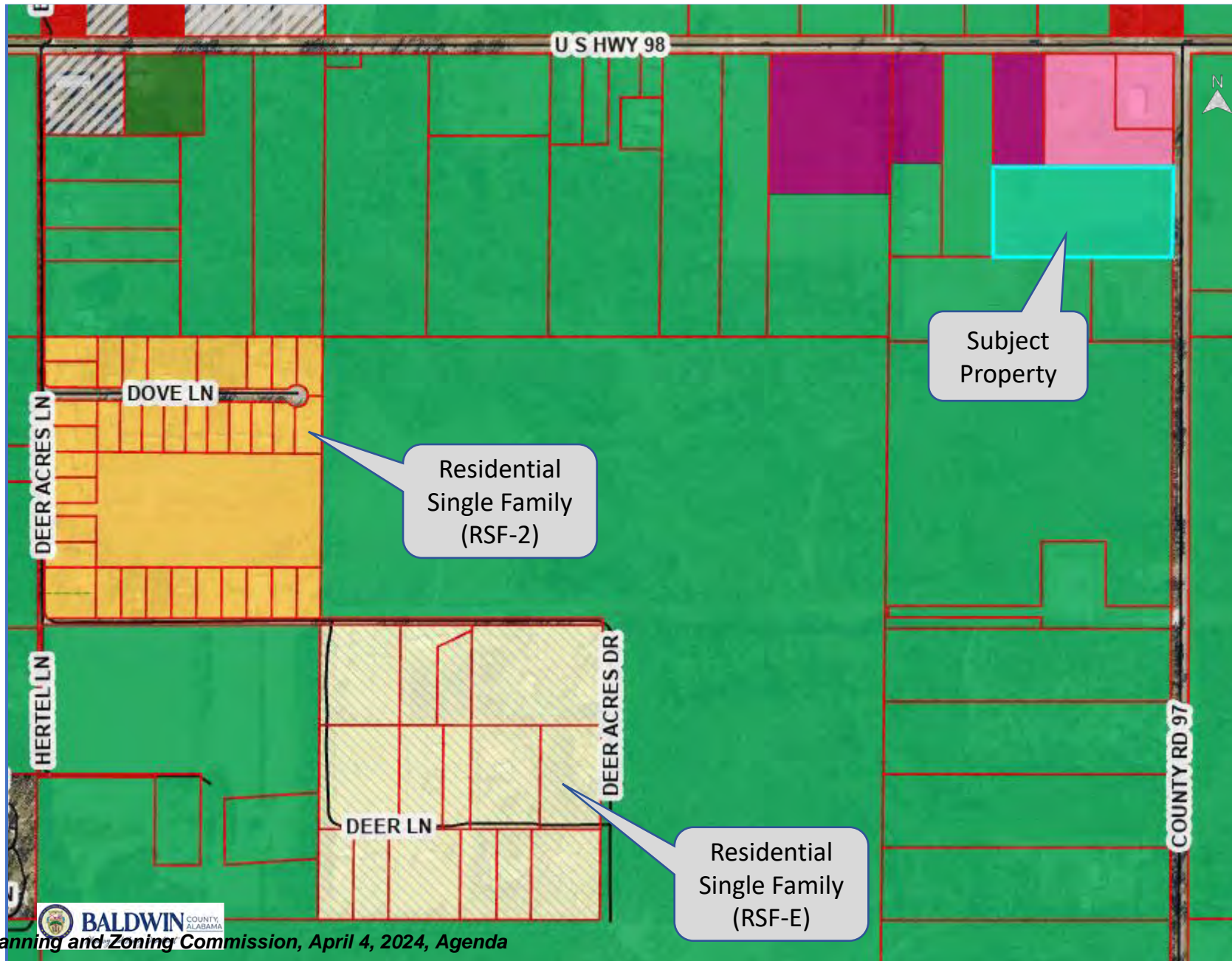
## **7.) Is the proposed amendment the logical expansion of adjacent zoning districts?**

This area of Planning District 22 consists of rural agricultural, residential, and commercial zoning districts. The requested zoning is in-keeping with over a dozen parcels zoned RSF-2 and RSF-E to the southwest. There are several commercial parcels to the north of the property which represent a more intense land use than what is being requested by the applicant. **Staff feels that the proposed amendment is consistent with local development patterns and is a logical expansion of adjacent zoning districts.**

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

Staff perceives no time factor with this request.

# Nearby Residential Zoning



# 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 conditions as there are no wetlands or any other historic resources on the subject property.

**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.**

N/A

# Agency Comments

- **Baldwin County Highway Department, Tucker Stuart**: No comments Received
- **Subdivision Coordinator, Shawn Mitchell**: “This is a recorded subdivision (Slide 2699-B) so it will need to go through the “Concurrent Subdivision” review and approval process. Assuming the rezoning is approved, each lot must have direct access to County Rd 97 and meet requirements for RSF-1 zoning (minimum 30,000 SF, 100 ft wide at the street).”
- **ADEM, Scott Brown**: “The parcel is outside of the coastal area of Alabama and is not subject to the ADEM’s Division 8 (Coastal Program) Administrative Code”
- **Permit Engineer, Wade Clements**: “If this section of CR 97 is classified as a collector or arterial, it is likely that common driveways will be required for these subdivided lots per Baldwin County Subdivision Regulations.”



# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## RE-ZONING REQUEST

Z24-10 HAMM ENTERPRISES LDT PROPERTY

APRIL 4, 2024

PREPARED AND PRESENTED BY:

CELENA BOYKIN, SENIOR PLANNER

# 9.d) Z24-10 HAMM ENTERPRISES LDT PROPERTY

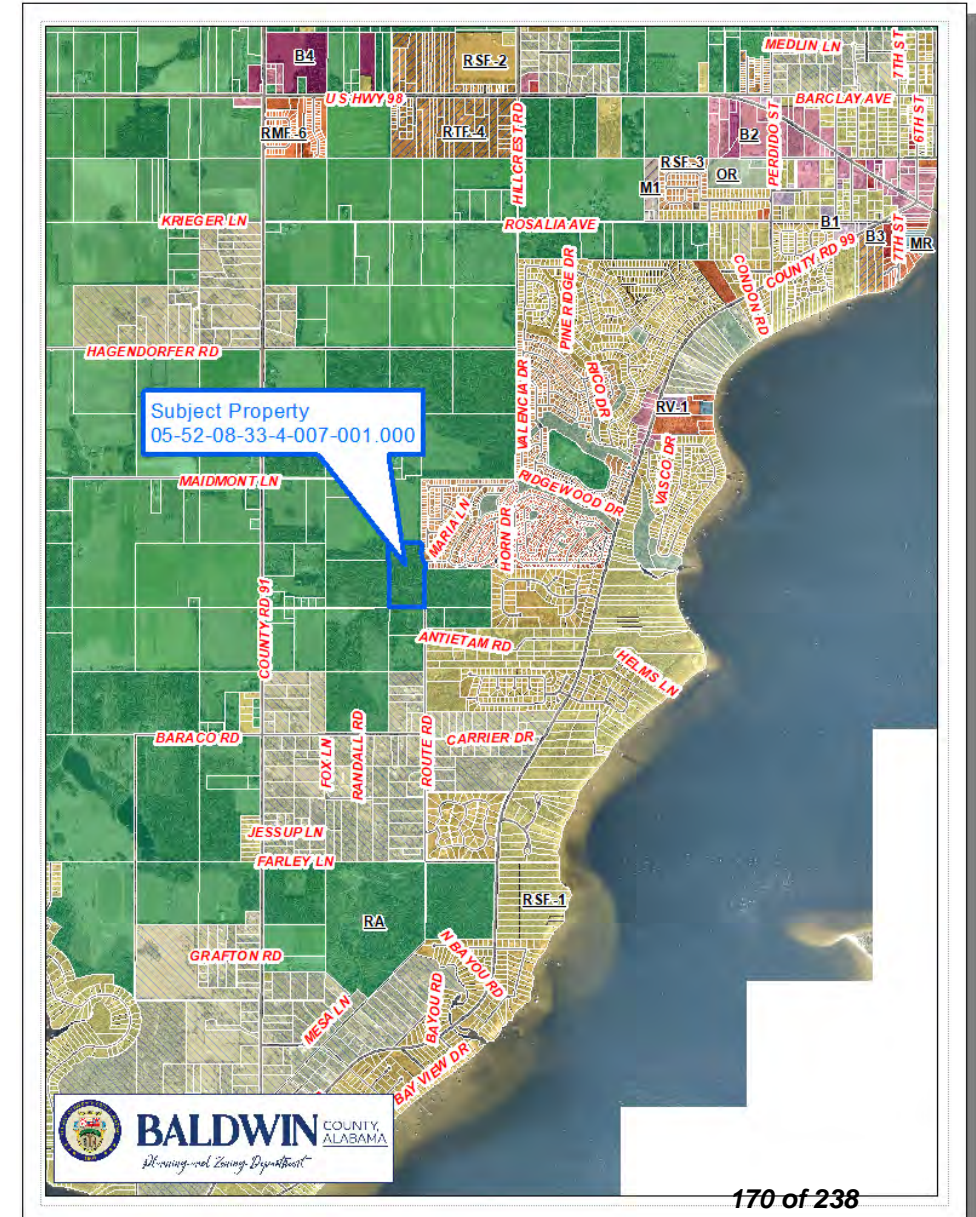
Lead Staff: Celena Boykin, Senior Planner

Request before Planning Commission:

**Rezone 22.87 +/- acres from RA to RSF-4**

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

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



# Z24-10 HAMM ENTERPRISES LDT PROPERTY

Lead Staff: Celena Boykin, Senior Planner

**Planning District:** 33

**Zoned:** RA, Rural Agriculture District

**Location:** Subject property is located at the east of County Rd 95 and west of Ridgewood Dr

**Current Use:** Vacant

**Acreage:** 22.87 +/- acres

**Physical Address:** NA

**Applicant:** David Shumer, 3213 Midtown Park S, Mobile, AL

**Owner:** Hamm Enterprises LTD, Inc, P. O. Box 1608, Robertsedale, AL 36567

**Proposed Zoning:** RSF-4, Residential Single-Family District

**Applicant's Request:** Rezone to RSF-4 to allow for the future phase of Spanish Cove to be developed

**Online Case File Number:** The official case numbers for this application is Z24-10, however, when searching the online CitizenServe database, please use Z24-000010.

**Parcel:** 05-52-08-33-4-007-001.000

**PIN:** 71483

# Factor Summary:

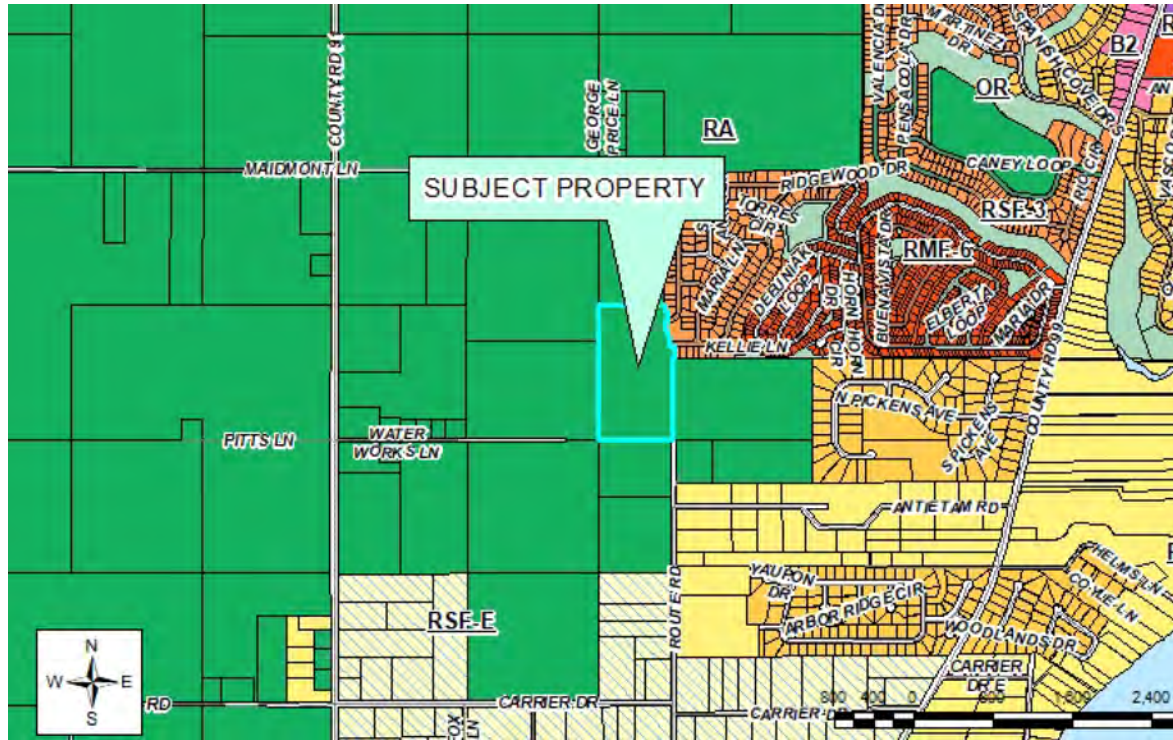
- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 #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?	

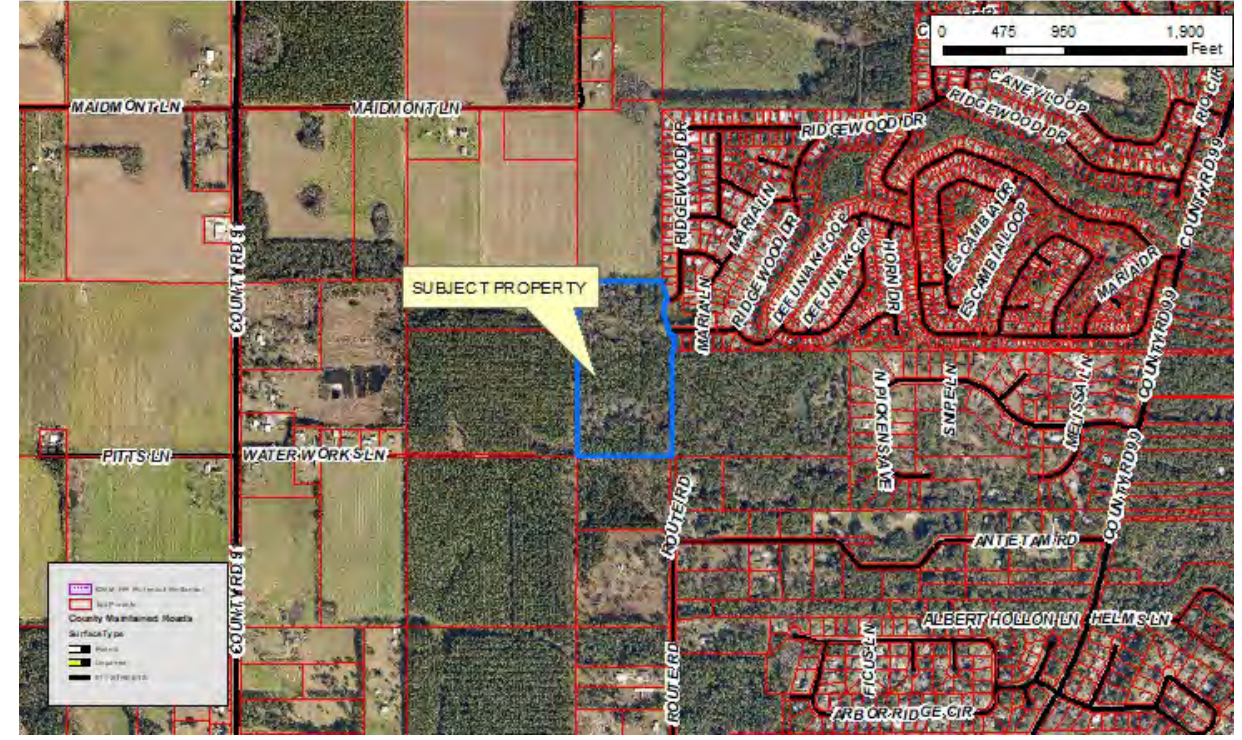
# Public Hearing:

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

# Locator Map



# Site Map



## Adjacent Zoning

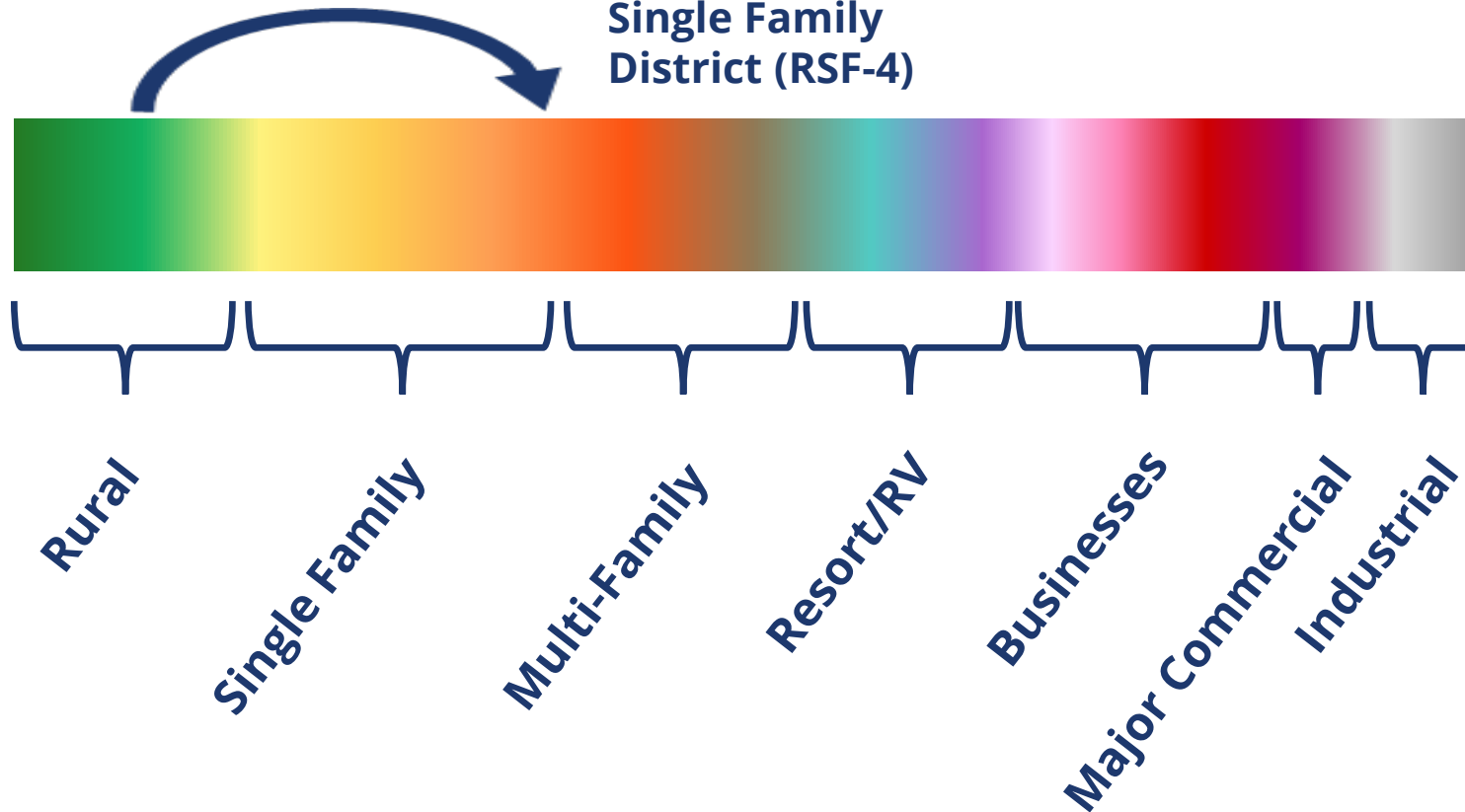
North	RA, Rural Agriculture District
South	RA, Rural Agriculture District
East	RA, Rural Agriculture District and RSE-3, Residential Single Family
West	RA, Rural Agriculture District

## Adjacent Land Use

Agriculture
Residential
Residential
Vacant

**Current Zoning:** Rural  
Agriculture (RA)

**Proposed Zoning:**  
Single Family  
District (RSF-4)



## Staff's Recommendation:

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

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

# Property Images



# Property Images

Mar 4, 2024 at 3:13:27 PM  
338° N

Adjoining Property  
to The East



# Property Images

Mar 4, 2024 at 3:24:48 PM  
810° NW

Adjoining Property  
to The South



# Property Images

Mar 4, 2024 at 3:34:54 PM  
82° E

Adjoining Property  
to the West



# Property Images

Mar 4, 2024 at 3:41:54 PM  
158° S

Adjoining Property  
to the North



# Current 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

# Proposed Zoning Requirements

## Section 4.5 RSF-4, Single Family District

4.5.1 *Generally*. This zoning designation is provided to afford the opportunity for the choice of a moderate density residential development consisting of single-family homes.

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

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.

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

4.5.3 *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*).

4.5.4 *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

4.5.5 *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 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area per Dwelling Unit	7,500 Square Feet
Minimum Lot width at Building Line	60-Feet
Minimum Lot Width at Street Line	30-Feet
Maximum Ground Coverage Ratio	.35

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

Signed in December of 1973

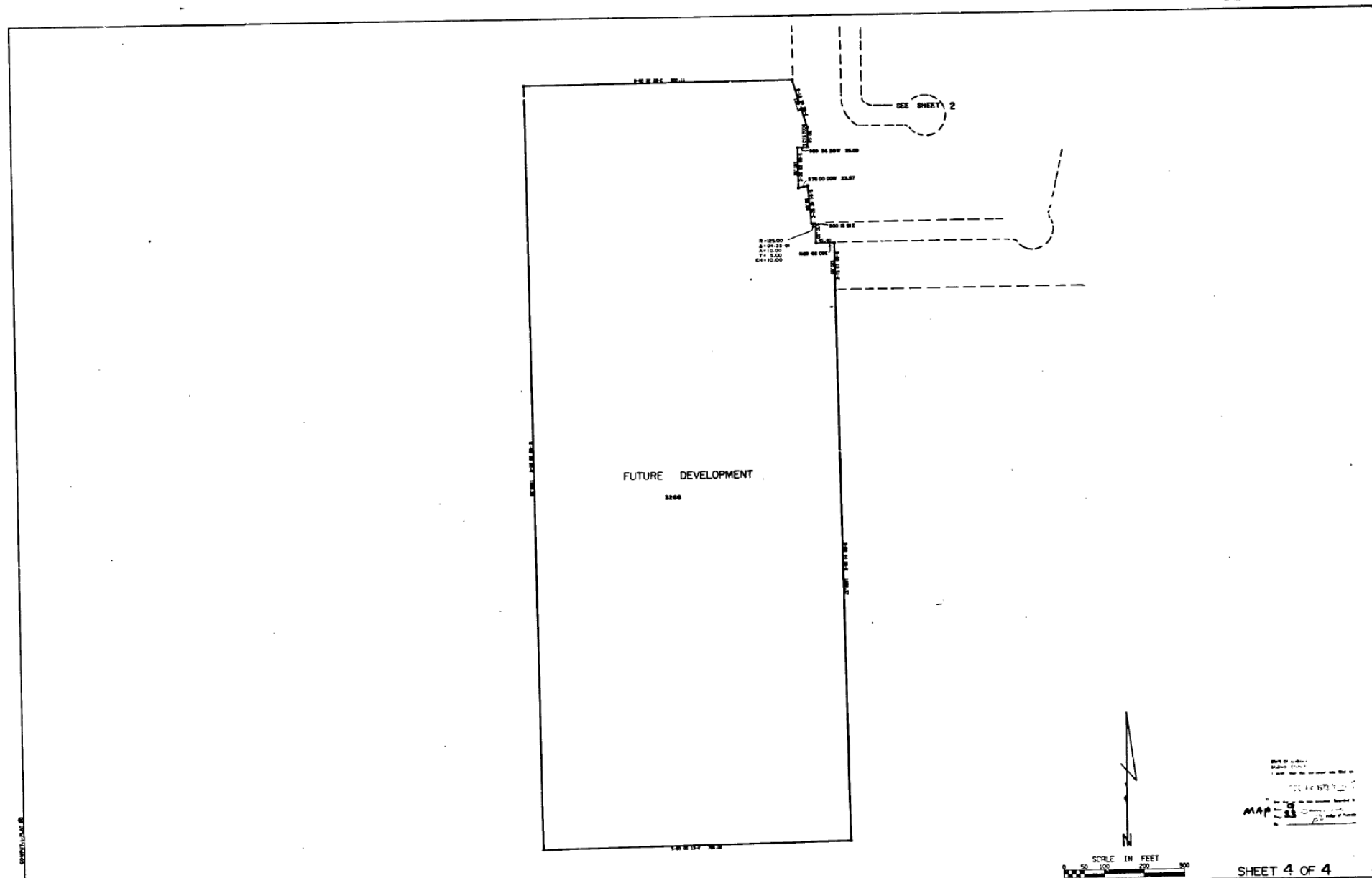
Approved this 18<sup>th</sup> day of December, 1973.  
County Commission of Baldwin County.  
By: Charles Bridge  
Chairman

Subject Property  
"Future Development"

PERRY HAND ASSOCIATES, INC.  
P.O. BOX 478 GULF SHORES, ALA. 36542  
CONSULTING ENGINEERS

SHEET 1 OF 4

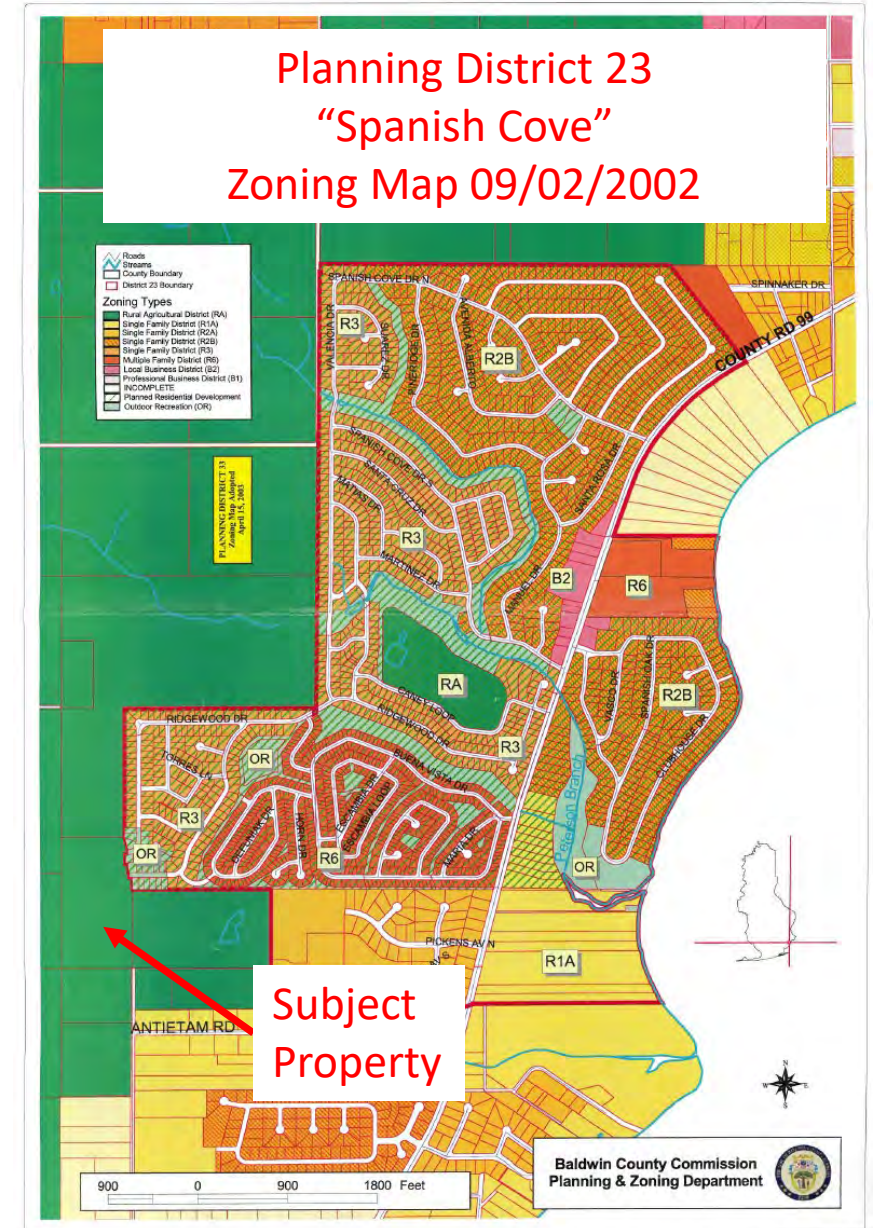
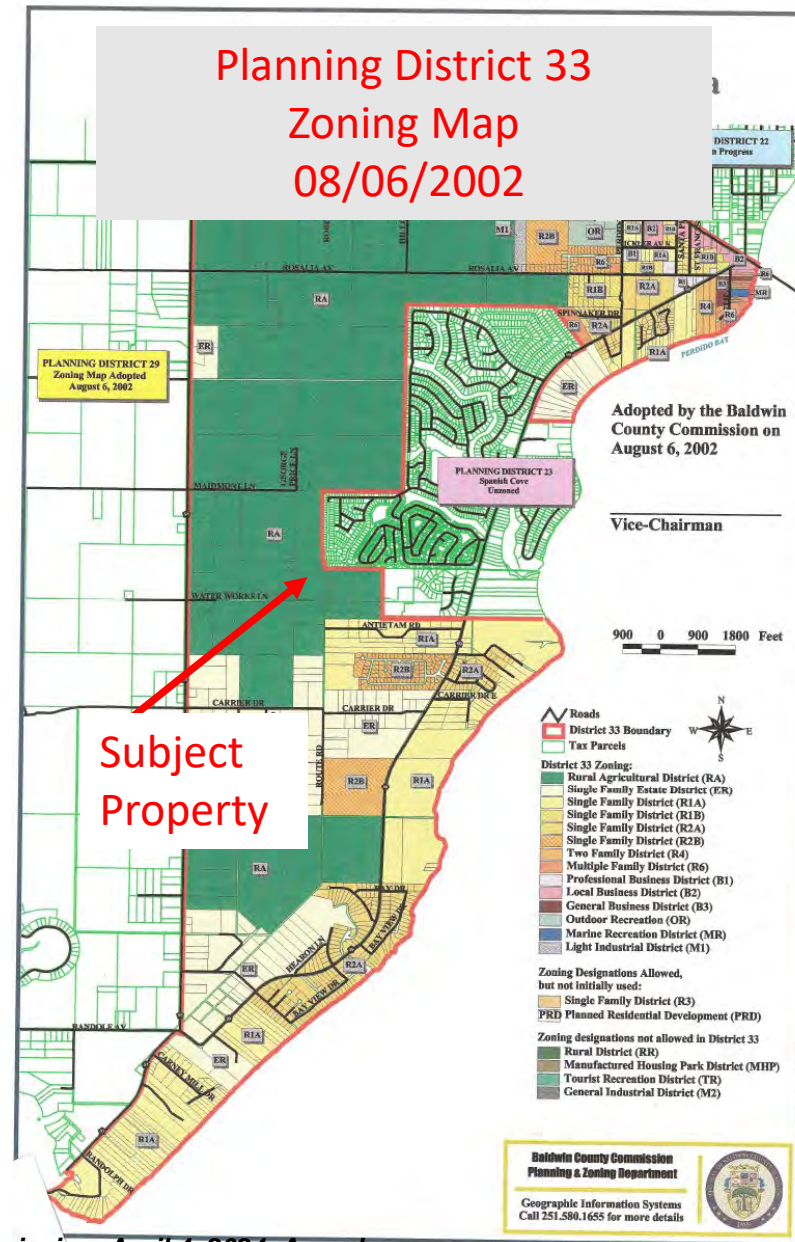
# Staff Analysis and Findings



# Staff Analysis and Findings

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?

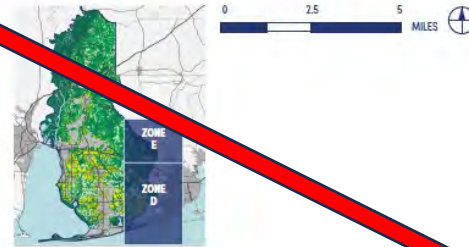
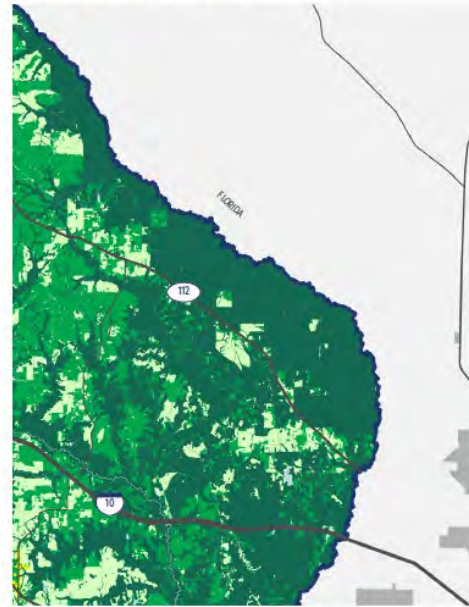
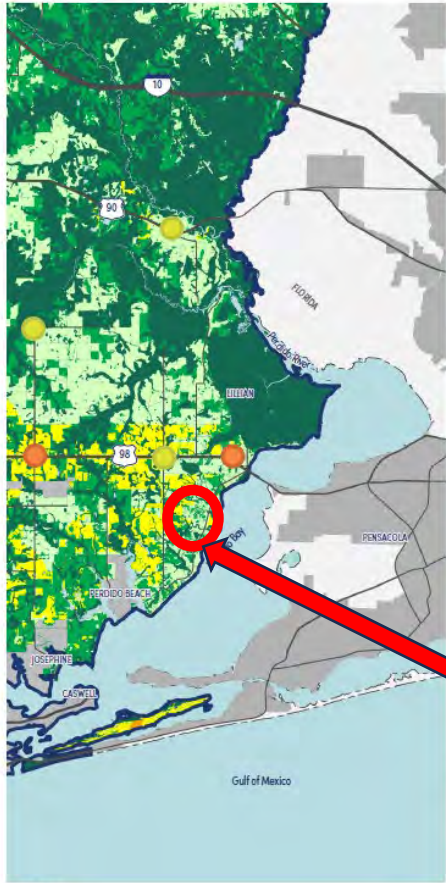
Planning District 33 zoning map was adopted in August 2002. At that time, the property was zoned RA, Rural Agricultural District. There have been no rezonings in immediate area Planning District 33.



# Staff Analysis and Findings

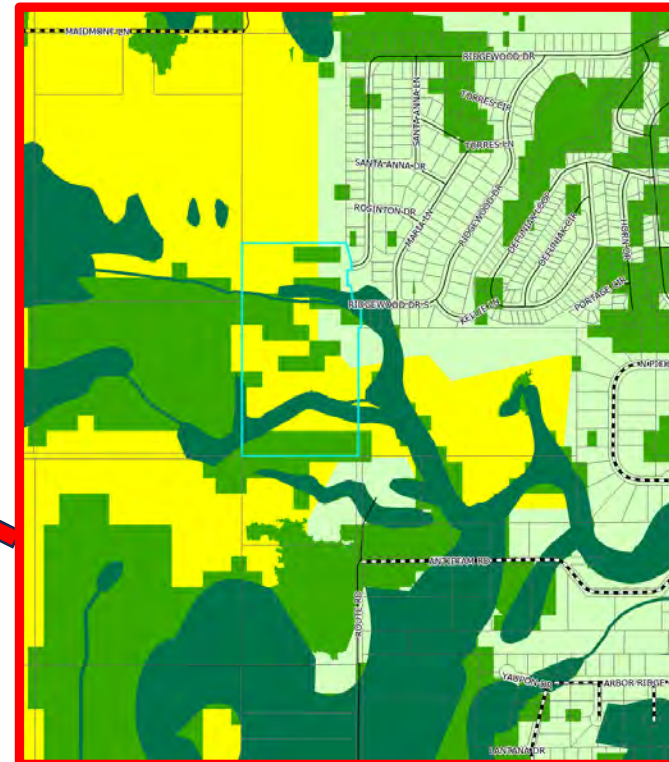


### MAP 16: FLUM ZONE E



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

The future land use for this property is mostly Moderate Development. According to the FLUM the subject property would support RSF-1 and RSF-2. There is also some Rural and Conservation Potential too. The existing Spanish Cove subdivision is also labeled as Rural/Agriculture/LID Potential.



# Staff Analysis and Findings

## Rural/Agriculture/Low Impact Development Potential

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.

### PRIMARY LAND USES

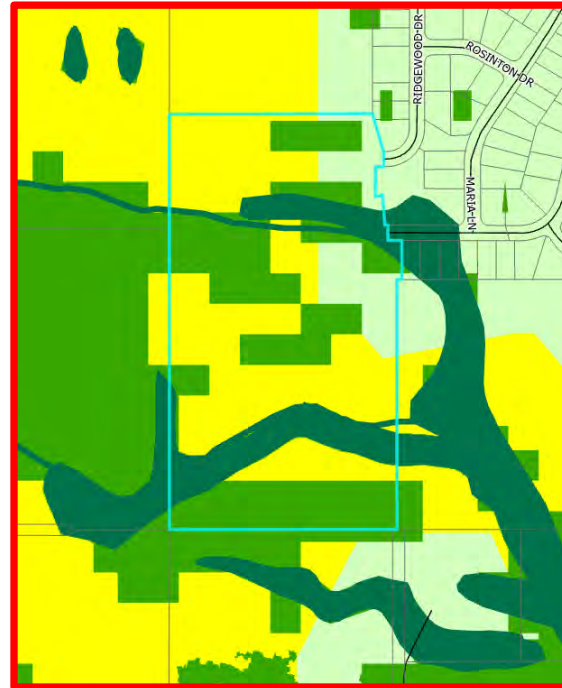
- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

### 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



## 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

# Staff Analysis and Findings

**Ideal Conservation/Preservation 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

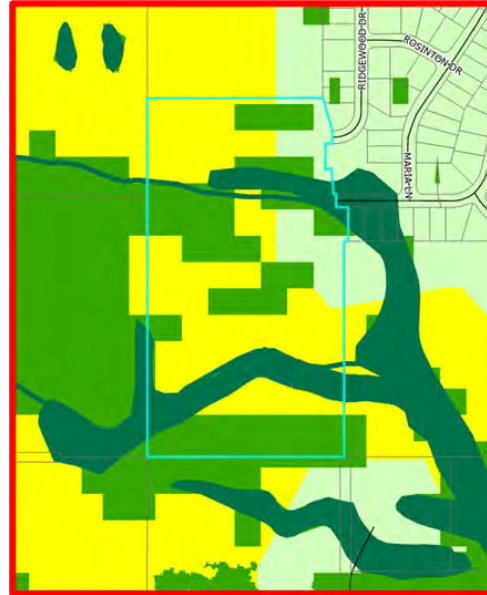
- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted 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

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

Staff is unaware of any planned public improvements or any conflicts with existing public improvements.

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

The subject property is located off of County Rd 99, which is a county maintained. Per the Federal Highway Administration, the functional classification of County Rd 99 is a Major Collector. A major collector road is a low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. No new entrances are being proposed at County Road 99 and a traffic study will be reviewed during the subdivision process.

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

There is minimal development trends in this area other than the development of Spanish Cove since the 1970s. According to the recorded 1973 plat, this property has been proposed for future development of Spanish Cove. There are two existing stub outs to connect this future phase to Spanish Cove.

# Staff Analysis and Findings

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

The subject property is currently zoned RA, Rural Agriculture District, and is undeveloped. The adjacent properties are zoned RA and RSF-3. The Spanish Cove Subdivision includes the residential zonings of RSF-2, RSF-3, and RMF-6. There is also some OR and RA within the subdivision that contains some of subdivision's amenities. The requested change is for a moderate density residential designation to develop another phase of Spanish Cove. Staff feels the RSF-4 is compatible with the existing subdivision which is located in a different planning district, Planning District 23. The subject property is located in Planning District 33 which has mostly RA zoning and large acreage parcels.

### RSF-3

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	10,000 Square Feet
Min Lot Width at Building Line	80-Feet
Min Lot Width at Street Line	40-Feet

### RSF-2

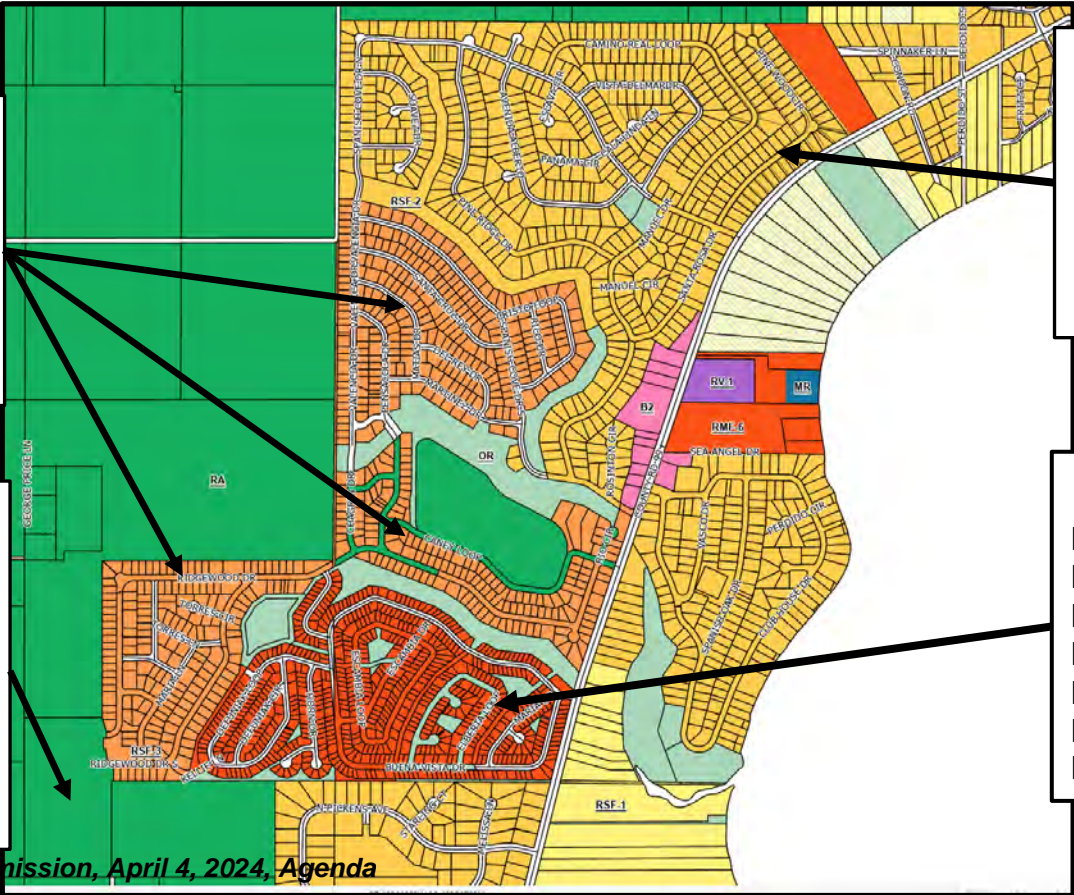
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Min Lot Width at Building Line	80-Feet
Min Lot Width at Street Line	40-Feet

### Subject Property RSF-4 Requested

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	7,500 Square Feet
Min Lot Width at Building Line	60-Feet
Min Lot Width at Street Line	30-Feet

### RMF-6

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Maximum Density	6 Dwelling Units per Acre
Min Lot Area/Dwelling Unit	6,500 Square Feet
Min Lot Width at Building Line	60-Feet
Min Lot Width at Street Line	30-Feet



# Staff Analysis and Findings

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

Staff perceives no time factor with this request.

## **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 conditions. There are potential wetlands and tree coverage on the property.

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

Staff anticipates no adverse impacts.

## **11.) Other appropriate matters?**

If this rezoning is approved and Spanish Cove subdivision is expanded, the local provisions for Spanish Cove (Planning District 23), will not apply to the subject property since it is located in a different planning district.

# Agency Comments

**ADEM, Scott Brown:** No Comment.

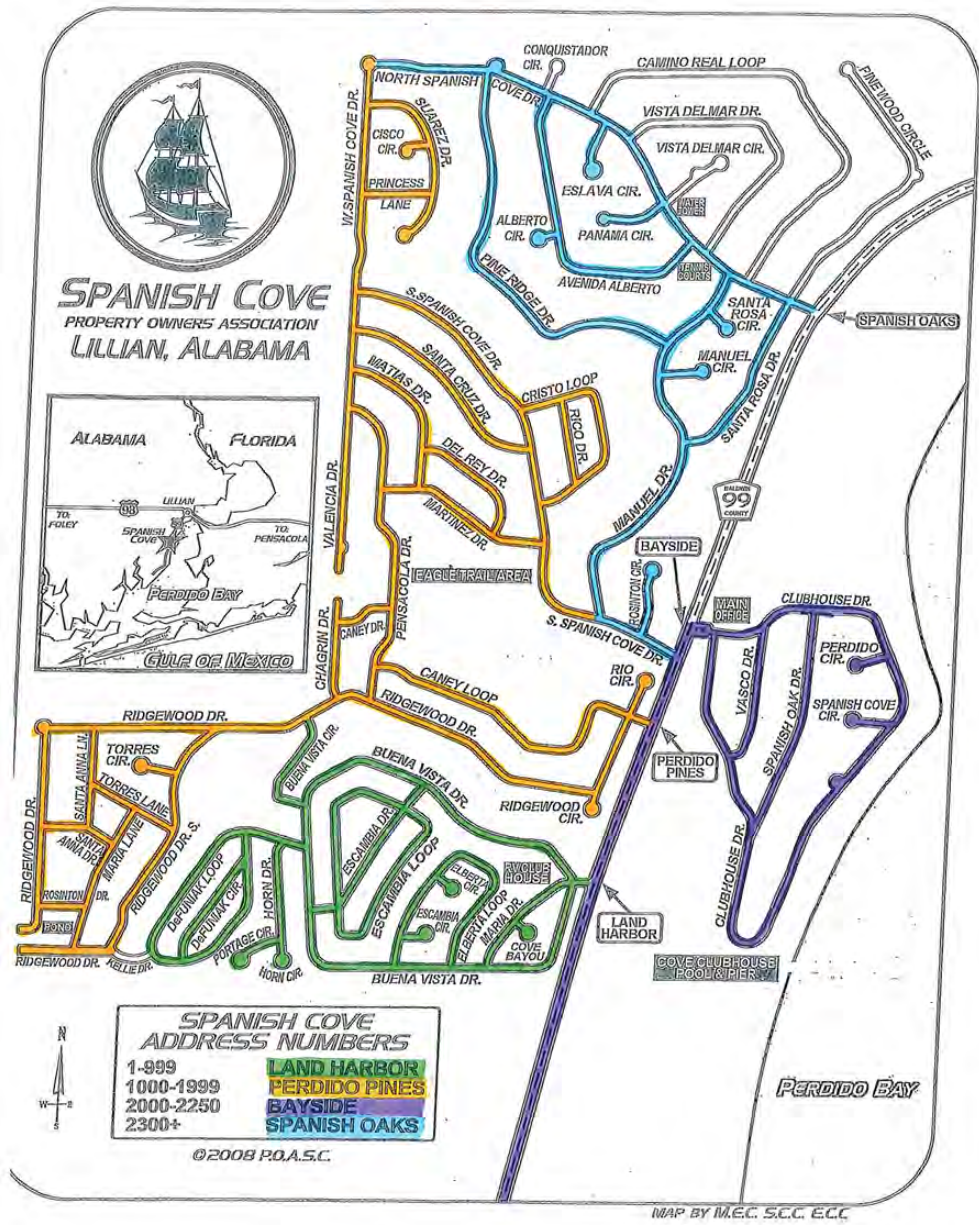
**Baldwin County Subdivision– Wade Clements:** If the request to rezone to RSF-4 is approved:

The roads & cul-de-sacs will need to meet minimum Baldwin County Subdivision Regulations.

Drainage Summary will need to identify existing stormwater draining through this area from adjacent parcels.

**Baldwin County Subdivision– Shawn Mitchell:** If the rezoning is approved, the applicant will submit a Preliminary Plat application to Baldwin County for review.

**BCBE – Michael Malm:** No Comments Received.



**Land Harbor** offers a variety of homes from RVs to Park Models and manufactured homes. The RV Clubhouse is located in Land Harbor.



**Perdido Pines** provides larger home sites to accommodate manufactured homes as well as traditionally-built homes.



**Spanish Oaks** features traditionally-built homes that are located in two areas of our community. "Bayside" is on the east side and "The Oaks" is on the west side of the County Road 99. Homes in "The Oaks" are closest to the tennis courts.

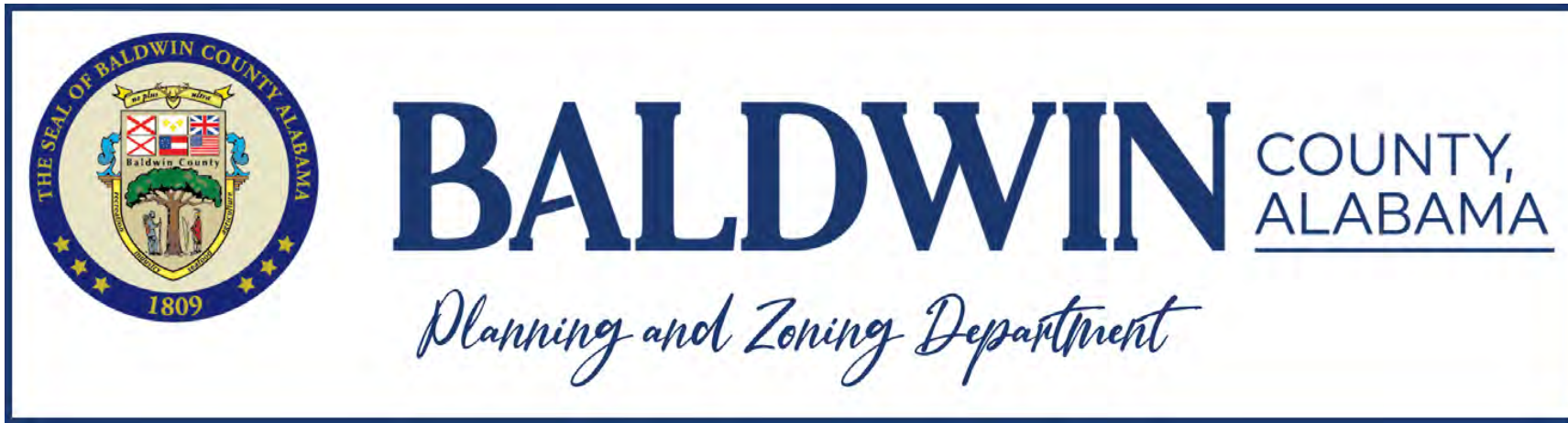


**Bayside**, on the east side of County Road 99, offers some waterfront sites and closer proximity to the Cove Clubhouse.



\*Information from Spanish Cove's website.

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda



SUBDIVISION PRELIMINARY PLAT REQUEST  
SPP23-31 SUMMER GROVE SUBDIVISION  
APRIL 4, 2024

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

# 10.a) SPP23-31 SUMMER GROVE SUBDIVISION

Staff Report Prepared by: Shawn Mitchell,  
Senior Planner

April 4, 2024

Request before Planning Commission:

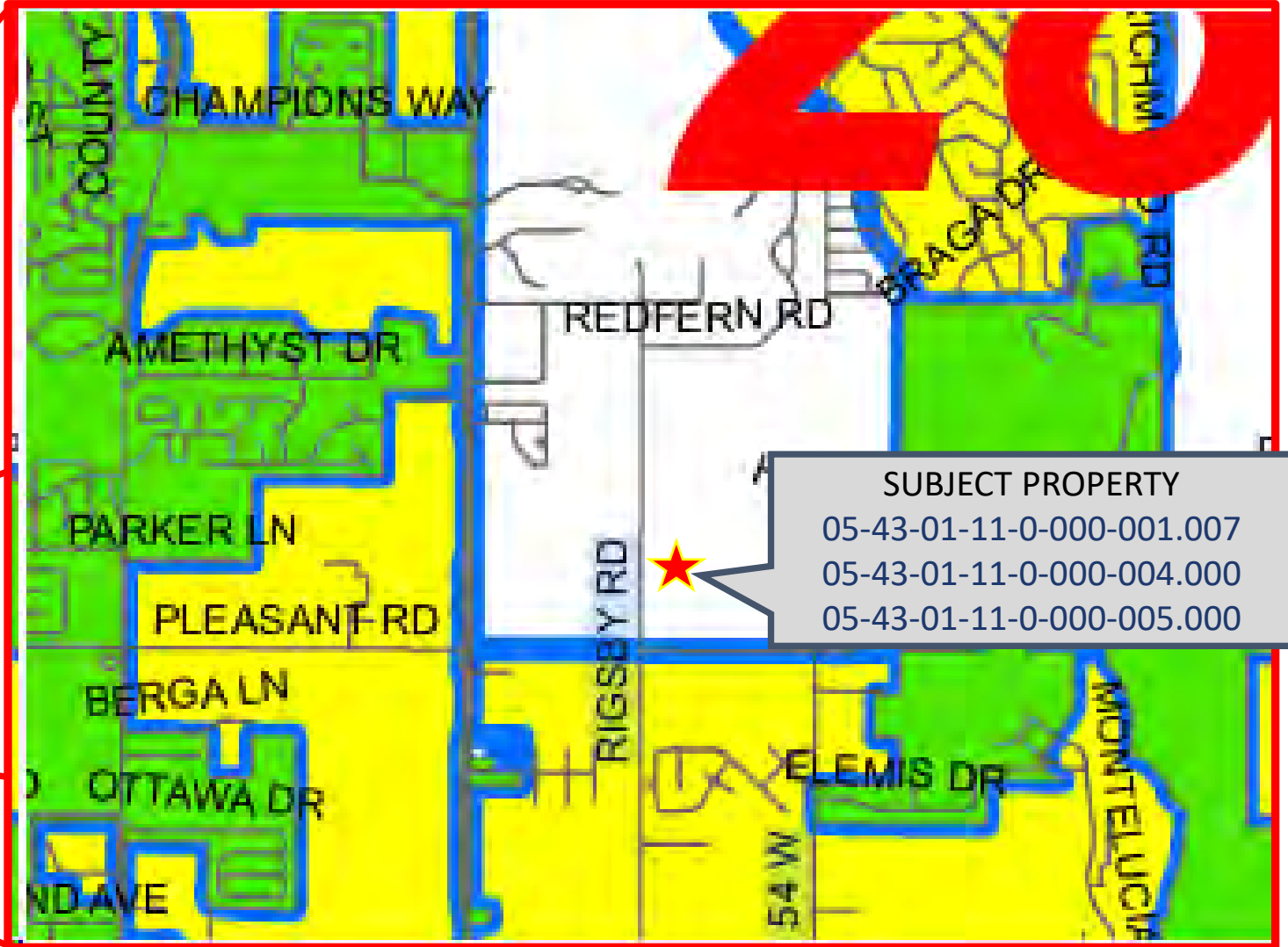
**Preliminary Plat approval**  
SUMMER GROVE SUBDIVISION,  
a **215-lot** subdivision

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 east of Rigsby Rd. and west of County Rd. 54 E. It is approximately 1.5 miles north of County Rd. 64 and half a mile east of Hwy 181, near Daphne.

**Planning District:** 7

**Zoning** The citizens of Planning District 7 have not implemented zoning.

**Total Property Area to be divided:** 84 +/- acres

**Total # of Lots requested:** 215 lots

Largest lot: 28,109 SF

Smallest lot: 8,400 SF

**Streets / Roads:** 10,855 LF of streets for public use  
Proposed lots will access internal streets only

**Owners:** Beverly Butler, 27736 Rigsby Rd., Daphne, AL 36526  
Lucile & Iris Harris, 5504 Windmill Dr., Mobile, AL 36693

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

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

**Online Case File Number:** The official case number for this application is SPP23-31, however, when searching online CitizenServe database, please use SPP24-000031.

<b>Parcel#:</b>	05-43-01-11-0-000-001.007	<b>PIN:</b> 114194
	05-43-01-11-0-000-004.000	47552
	05-43-01-11-0-000-005.000	51362

**Traffic Study:** TIS prepared and stamped by Jennifer Larie Brownlie-Carey, PE, Burch Transportation, LLC and accepted by the Baldwin County Planning and Zoning Permit Engineer

**Drainage Improvements:** Drainage narrative, prepared and stamped by Dwayne Smith, PE, Anchor Engineering, was reviewed and accepted by Baldwin County Planning & Zoning Permit Engineer.

**Wetlands:** Wetlands report prepared by Craig Martin, Wetland Sciences, Inc.

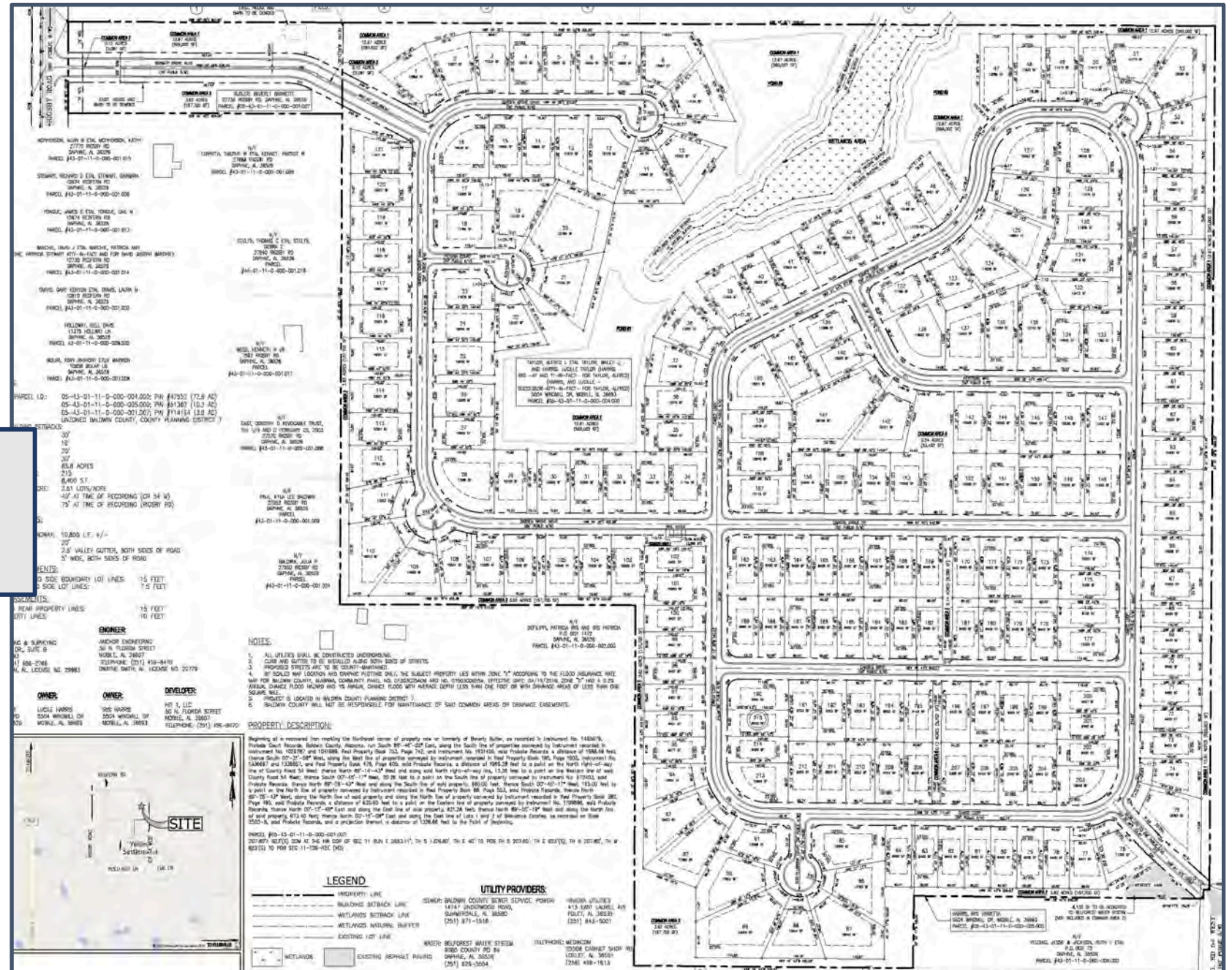
**Utility Providers:**

- Water: Belforest Water
- Electrical: Riviera
- Sewer: BCSS



## SPP23-31 SUMMER GROVE SUBDIVISION

Plat cropped and enlarged to show  
details





HWY 181

Rigsby Rd.

SUBJECT PROPERTY

05-43-01-11-0-000-001.007  
05-43-01-11-0-000-004.000  
05-43-01-11-0-000-005.000

CR 54 E

Larry Street Rd.



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SPP23-31 SUMMER GROVE  
AERIAL MAP



SUBJECT PROPERTY  
05-43-01-11-0-000-001.007  
05-43-01-11-0-000-004.000  
05-43-01-11-0-000-005.000

HWY 181

Rigsby Rd.

CR 54 E

Larry Street Rd.



**BALDWIN** COUNTY, ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SPP23-31 SUMMER GROVE  
VICINITY / ZONING MAP  
199 of 238



p. (251) 626-5554  
f. (251) 626-5540  
9080 County Rd 64 • Daphne, AL 36526  
www.belforestwater.com

Letter of Water Service Availability December 5, 2023

RE: PROPOSED "RIGSBY ROAD SUBDIVISION" IN BALDWIN COUNTY, AL

Location Description: Proposed 238-lot, single family residential subdivision on three existing parcels of approximately 85.8 total acres, located northwest of the intersection of County Road 54 (North) and Hollaway Lane, and east of Rigsby Road, currently unzoned

Parcel ID(s): 05-43-01-11-0-000-004.000, PIN #47552 (72.6 acres)  
05-43-01-11-0-000-005.000, PIN #51362 (10.2 acres)  
05-43-01-11-0-000-001.007, PIN # 114194 (3.0 acres)

Owner & Contact: Anchor Engineering – Dwayne Smith, PE  
Engineer & Contact: HFI 1, LLC – Dwayne Smith, PE (authorized representative)

To Whom It May Concern:

This letter is to confirm that potable water service is available from Belforest Water System to serve the referenced development / subdivision (see attached site drawing and/or plat). Please be advised that water service will not be initiated to the referenced development / subdivision until the following requirements and prerequisites have been fully met to the satisfaction of Belforest Water System.

**Infrastructure Improvements for Developments:**  
The Property Owner shall furnish all infrastructure improvements and/or relocations of existing water system infrastructure that are deemed necessary by Belforest Water System in order to adequately supply potable water service to the referenced property / subdivision. All costs of the required improvements shall be the responsibility of the Property Owner.

**Available Fire Flow:**  
The Property Owner shall furnish all infrastructure improvements that are deemed necessary by Belforest Water System in order to meet or exceed the development's fire flow requirements based on a baseline residual system pressure of no less than 20 pounds per square inch (20 psi). All costs of said improvements shall be the responsibility of the Property Owner. Belforest Water System makes no guarantees regarding the current or future availability of fire flow to the referenced property / subdivision.



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

11/30/2023

Haileigh Johnston  
Anchor dbg  
50 N. Florida Street  
Mobile, AL 36607

RE: Rigsby Road Subdivision

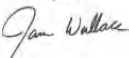
This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

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	<a href="mailto:ssligh@rivierautilities.com">ssligh@rivierautilities.com</a>

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

Thank you,  
  
James Wallace



November 30, 2023

In Re: PINs 47552, 51362, 114194

Ms. Johnston,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property. Sewer service may be connected to this property at the owner's expense and request.

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

The letter refers to the PINS rather than the subdivision, but the applicant provided an email to BCSS showing the attached plat.



November 29, 2023

Haileigh Johnston  
Civil Designer  
[hjohnston@anchordbg.com](mailto:hjohnston@anchordbg.com)  
ANCHOR  
50 N. Florida St  
Mobile, AL 36607

RE: Letter of Service Availability – Rigsby Road Subdivision

Dear Haileigh:

This letter is to provide a "Letter of Intention" indicating Mediacom Communications interests in providing video cable service, high-speed Internet and phone services to the development named Rigsby Road Subdivision located at 27736 Rigsby Rd, Daphne, AL in Baldwin County. While it is our intention to provide service, we will need to finalizing construction plans and cost estimates for the project to ensure it meets our payback requirements. Prior to moving this project to the field construction phase, it will be necessary for us to have an executed Right-of-Entry (ROE) in place and a development project contact who we can work closely with on construction timelines.

Haileigh, on behalf of the entire team of Mediacom employees, we appreciate the opportunity to provide our services to the residents of this new development and we look forward to working with those involved with this project.

Thank you,

Lee P. Beck

Lee P. Beck  
[lbeck@mediacomcc.com](mailto:lbeck@mediacomcc.com)  
(256) 496-1613  
Sr. Area Director, Alabama & Mississippi


Mediacom Communications  
25508 Cabinet Shop Rd, Loxley, AL 36551

Letters were current at the time of application

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



December 12, 2023

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


RE: Summer Grove Subdivision

Dear Ms. Booth,


Based upon the fire flow results, the water system will not currently meet the requirements of the ISO Fire Suppression Rating Schedule 340, 614, and 620A. The development exceeds the required fire flow rate of 1,000 gpm and meets the requirements of ISO Fire Suppression Rating Schedule 340, 614, and 620A will be met.

If you have any questions, please let me know.

Sincerely,



Dwayne Smith  
Principal



Hydrant Flow Test Report				
LOCATION / ADDRESS		Rigsby Rd in vicinity of Redfern Rd	DATE	December 5, 2023
			TIME	9:05 am
TESTED BY		C. Lauderdale, S. Milstead, G. McMillian, H. Johnston (Anchor DBG)		DURATION OF FLOW: 5 min
PURPOSE OF TEST Estimate hydraulic capacity of existing 12" water main along the west side of Rigsby Road in the vicinity of the proposed Rigsby Road Subdivision, as requested by Anchor Design Build Group				
RECORDED TEST DATA				
FLOW HYDRANT(S)	F1	F2	Example:	
Hydrant ID / Tag #	#380		#450	
Nozzle Dia. (2.5", etc.)	2.5"		2.5"	
Nozzle Coefficient	0.90		0.90	
Static Pressure (psi)*			69 psi	
Pitot Reading, Pressure (psi)	36 psi		40 psi	
Q <sub>res</sub> , Pitot Reading, Flow (GPM)	950 gpm		1,060 GPM	
Main Diameter & Material	12" CL200 PVC mainline		8" PVC	
Location / Hydrant Notes	West side of Rigsby Rd 1,000' N of Larry Street Rd		NW Corner of Mark Ward Cutoff & Boni Blvd	
RESIDUAL TEST HYDRANT (PRESSURE)		P1	Example:	
Hydrant ID / Tag #		#61	#451	
P <sub>stat</sub> , Static Pressure (psi)		43 psi	70 psi	
P <sub>res</sub> , Residual Pressure (psi)		39 psi	52 psi	
Main Diameter & Material		12" CL200 PVC mainline	8" PVC	
Location / Hydrant Notes		Northeast corner of Rigsby Rd / Redfern Rd intersection	Sam Milstead Blvd & Larry Kelly Pkwy (behind bushes)	
CALCULATED RESULTS				
Q <sub>res</sub> , Residual Flowrate During Test (GPM)		950 gpm	Example: 1,060 GPM	
Pressure Drop, Static – Residual (psi)		4	18 psi	
Pressure Drop / Static Pressure (%)		4/43 = 9.3%	26%	
Residual Factor - [(P <sub>stat</sub> – 20 psi) / (P <sub>stat</sub> – P <sub>res</sub> )] <sup>0.54</sup>		2.572	1.74	
Q <sub>avail</sub> , Calculated Flow at 20 psi Baseline Residual (GPM)				
Q <sub>avail</sub> , GPM = Q <sub>res</sub> × Residual Factor		≈ 2,440 gpm @ 20 psi	1,840 GPM	



**BELFOREST VOL. FIRE DEPARTMENT**  
**P.O. BOX 1915 – DAPHNE, ALABAMA 36526 (251) 509-1465**

November 9, 2023  
Belforest Volunteer Fire Department Considerations.

- 1. **Access and Egress** - The development should have two separate access points that can be used for emergency vehicle traffic and evacuation.
- 2. **Travel Lane Width** - Travel lanes must be wide enough to allow a minimum of 10 feet of unobstructed travel in each direction simultaneously. If on-street parking is allowed, then the parked vehicle may not encroach into the required travel lane width.
- 3. **Road surface and weight bearing** - The road surface must be all weather and designed to support a fire department ladder truck with the following specifications- Length 48 feet, width 100 inches, height 12.5 feet, weight 75000 pounds.
- 4. **Residential Street Intersections and Turns** - Must be engineered to allow a vehicle of the above size to negotiate the turn without having to back up to do so.
- 5. **Fire Hydrants and Fire Flow** - Hydrants should be of a dry barrel design with a minimum of 2 - 2 1/2 discharged and a large diameter discharge. Minimum fire flow for single story residential homes up to 2500 square feet is 1000 GPM with minimum residual pressure of 20 PSI - sustainable for 2 hours. For two story homes, or homes over 2500 square feet the minimum flow is 1500 GPM with a minimum residual pressure of 20 PSI - sustainable for 2 hours. As an alternative - if the 1500 GPM flow with 20 psi minimum residual cannot be met - the homes should be equipped with a residential fire sprinkler system meeting NFPA 13R requirements. This will allow for the fire flow of 1000 GPM for homes over 2500 square feet.



**BELFOREST VOL. FIRE DEPARTMENT**  
**P.O. BOX 1915 – DAPHNE, ALABAMA 36526 (251) 509-1465**

**FEE JUSTIFICATION**  
Fire departments are given limited funding on an annual basis. These funds are used for the purchase of fire fighting turnout gear for firefighters which has a perishable service life and a cost of approximately \$5,000.00 per set. The purchase, maintenance and replacement of Self-Contained Breathing Apparatus, which also has a perishable service life and a cost of approximately \$8,000.00 per unit with the goal of one SCBA and one spare air tank per firefighter. The purchase of fuel and maintenance of fire engines and other apparatus, the training and certification of personnel, the purchase and replacement of fire hose, and the general operation of the fire station. The purchase of a new fire engine costs on average \$750,000.00 and a ladder truck nearly \$1,200,000.00.

While tax generated funds pay for the upkeep and continuation of existing services and equipment, they do not fund the purchase of additional gear, equipment, or apparatus needed to protect additional high density residential and commercial occupancies. Because of the significant residential population increases we are experiencing, the calls for service for fires, emergency medical care, traffic accidents, injuries and rescues have significantly increased. In addition, there is a greater potential for multiple incidents to take place simultaneously, or for significant incidents caused by natural disasters such as hurricanes, to overwhelm the resources and capabilities of emergency response providers.

The establishment of a fee-based process imposed on developers will help fund and put in place resources immediately to protect lives, property, critical infrastructure, and the environment. The need to provide fire protection and emergency response becomes immediate as soon as the first wall is put up, far in advance of the first money that will be brought in by tax fees once the project is completed. Large developments impact emergency services for the community, and the fees collected will help reduce the impact of the large-scale growth that large scale housing developments bring.

V/R - John Hotchkiss – Fire Chief – Belforest Volunteer Fire Department

## Staff Comments

Dwayne Smith, PE, *Anchor Engineering*, prepared a written drainage narrative for subject property

- Drainage improvements have been recommended.
- The written drainage narrative has been reviewed and accepted by Planning & Zoning Permit Division. It will be studied in more detail during the construction plan review process.



March 4, 2024

Baldwin County Planning & Zoning  
Matthew Brown, Planning & Zoning Director  
Central Annex A  
22251 Palmer Street  
Robertsdale, AL 36567

### Stormwater Drainage Narrative for Summer Grove Subdivision

Dear Mr. Brown:

As required by Baldwin county for all Preliminary Plat Submittals, this letter is to address the stormwater drainage network for the Summer Grove development we are proposing.

#### Description of Existing Conditions

Summer Grove is a 215 unit, 85.8 acre Subdivision situated on the east side of Rigsby road and at the end of County Road 54 in District 7 of Baldwin County Alabama. The site itself is diverse elevation, with most of the site draining to a wetlands area with a stream on the north end of the site. The site is separated into 5 drainage areas all of which flow offsite. A topo survey along with GIS contours were used to determine existing drainage basins on the site. The site is located within the Fish River drainage basin. Most of the area is covered by woodlands with small tracts of farmland. The time of concentration was calculated using the rational and TR55 sheet flow method with a min of 10 min. SCS method uses a SCS Curve Number (CN) to quantify the land cover types. For woodland areas with underbrush the recommended CN is 60. A Pre Development Basin Map is attached to this report.

#### Description of Proposed Improvements

The project will consist of the construction of a 215-lot residential subdivision, roadways, and amenities. Three proposed ponds have been designed at the northwest, northeast, and central parts of the property to mitigate stormwater runoff peak rates per the required design criteria. Roadway and lot minimal slopes have been designed to facilitate rainfall runoff from the paved areas into the stormwater treatment area via sheet flow and shallow concentrated flow for flow lengths over 100'. With the paved areas and the increase in slopes over the existing conditions, a minimum time of concentration of 10 minutes was assumed. Actual times of concentration could be theoretically less than 10 minutes; however, 10 minutes is the recommended minimum value to use when modelling runoff. Disturbed areas not paved or occupying the structure will be planted with grass and maintained in good condition. The methodology of analysis employed dictates eight (8) separate areas to determine the total site post development peak runoff rates to add together to compare to the predevelopment peak runoff rates. Seven of the areas (PD-01, PD-02, PD-03, PD-04, PD-06, PD-07, & PD-08) are areas that will be developed and change from existing while the final basins (PD-05) is wetlands area that will be undisturbed but still contribute to the overall site peak runoff. Post development areas PD-02, PD-03, and PD-04 will be detained in ponds 1, 2, and 3 respectively while the rest of the post developed will leave the site undetained. Ponds 1, 2, & 3 all

50 NORTH FLORIDA STREET, MOBILE, AL 36607  
PHONE: (251) 459-8470  
FAX: (251) 650-3887

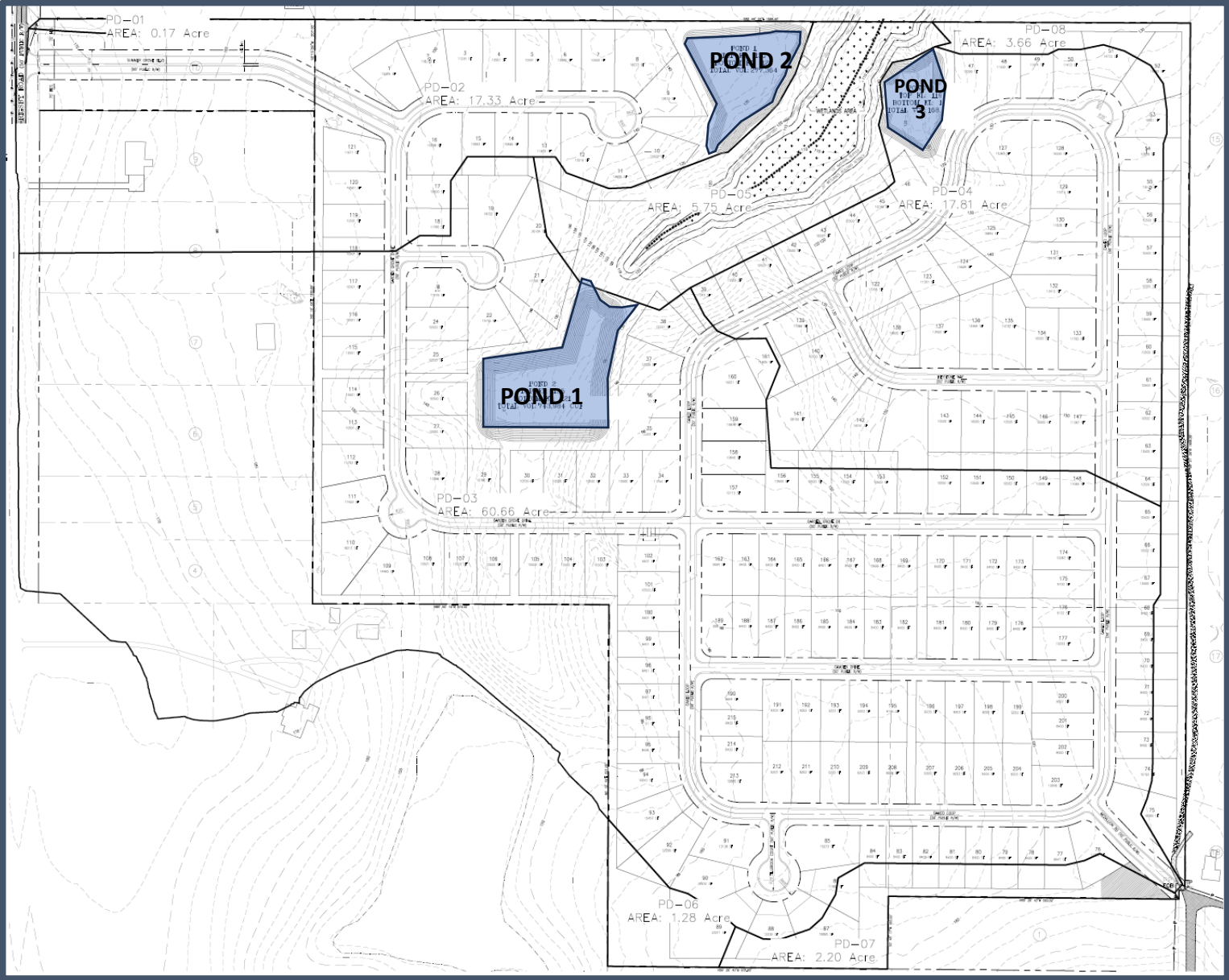


Figure 1: Total Site Peak Runoff Rates

Storm Event	Pre-Development (cfs)	Post Development (cfs)	Reduction
2	109.79	88.07	21.72
5	193.42	141.25	52.17
10	284.51	196.35	88.16
25	440.83	294.47	146.36
50	577.62	437.47	140.15
100	739.75	599.65	140.1

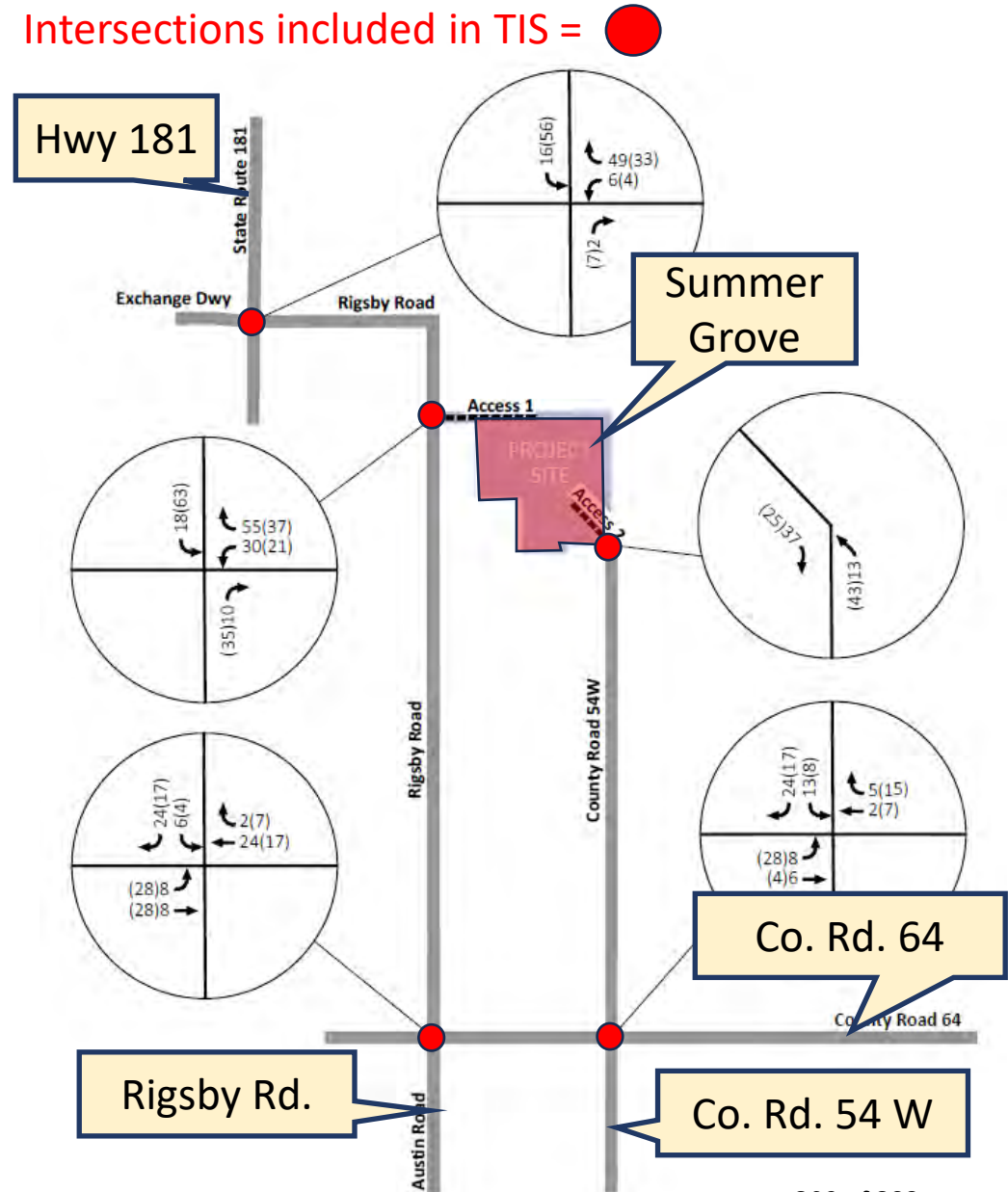
SUMMER GROVE SUBDIVISION						
PRE DEVELOPMENT VS POST DEVELOPMENT RUNOFF RATES						
STORM EVENT (YEAR)	2	5	10	25	50	100
POND 1 (CFS)	6.209	10.9	16.1	25.12	33.03	58.96
POND 2 (CFS)	61.73	116.06	170.41	260.37	349.6	462.72
POND 3 (CFS)	11.51	19.67	28.81	43.94	56.8	76.38

EX-02 (CFS)	86.12	155.69	233.57	368.31	486.91	628.01
PD-05 COMBINED (CFS)	83.77	154.56	228.96	348.92	463.89	620.23
DIFFERENCE (CFS)	2.35	1.13	4.61	19.39	23.02	7.78

## Staff Comments

The traffic study was prepared by Jennifer Brownlie-Carey, PE, *Burch Transportation*.

- The traffic report has been reviewed and accepted by the Baldwin County P&Z Permit Engineer.
- Date of traffic count: Wednesday, Nov. 29, 2023
- The TIS recommended several improvements listed on the next slide.
- The developer will need to coordinate with ALDOT, the Baldwin Co. Highway Dept., and the Planning & Zoning Permit Engineer regarding required improvements.



## Improvements recommended by the TIS:

### State Route 181 and Rigsby Road

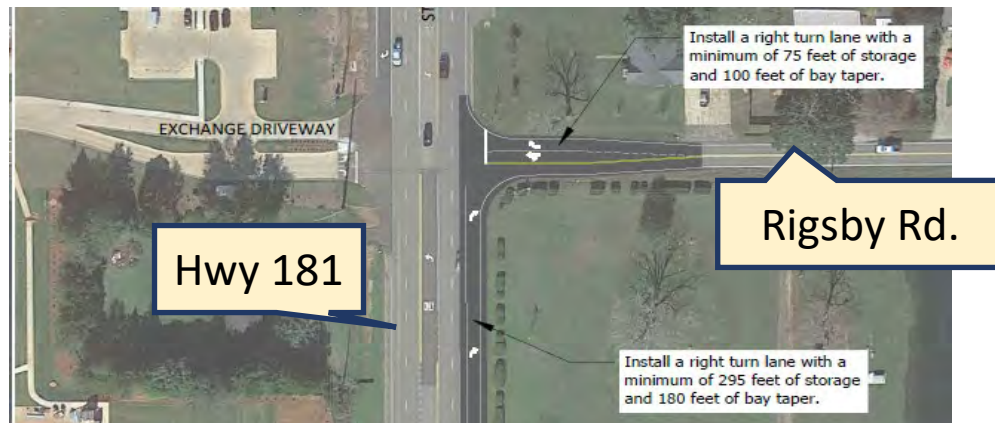
- Per the requirements of the Alabama Department of Transportation and the turn lane analysis conducted, a northbound right turn lane should be provided on the northbound approach of State Route 181 to Rigsby Road. The right turn lane should include a minimum of 295 feet of storage and 180 feet of bay taper.
- A right turn lane should be provided on the westbound approach of Rigsby Road to State Route 181. The right turn lane should include a minimum of 75 feet of storage and 100 feet of bay taper.

### County Road 64 and Rigsby Road/Austin Road

- It should be noted that under existing conditions, left turn and right turn deceleration lanes are warranted for the eastbound and westbound approaches of County Road 64. It is recommended that the County construct these turn lanes based on the existing need for the intersection safety improvements.
- The Summer Grove development is not expected to impact the traffic delay for the eastbound and westbound approaches of County Road 64.

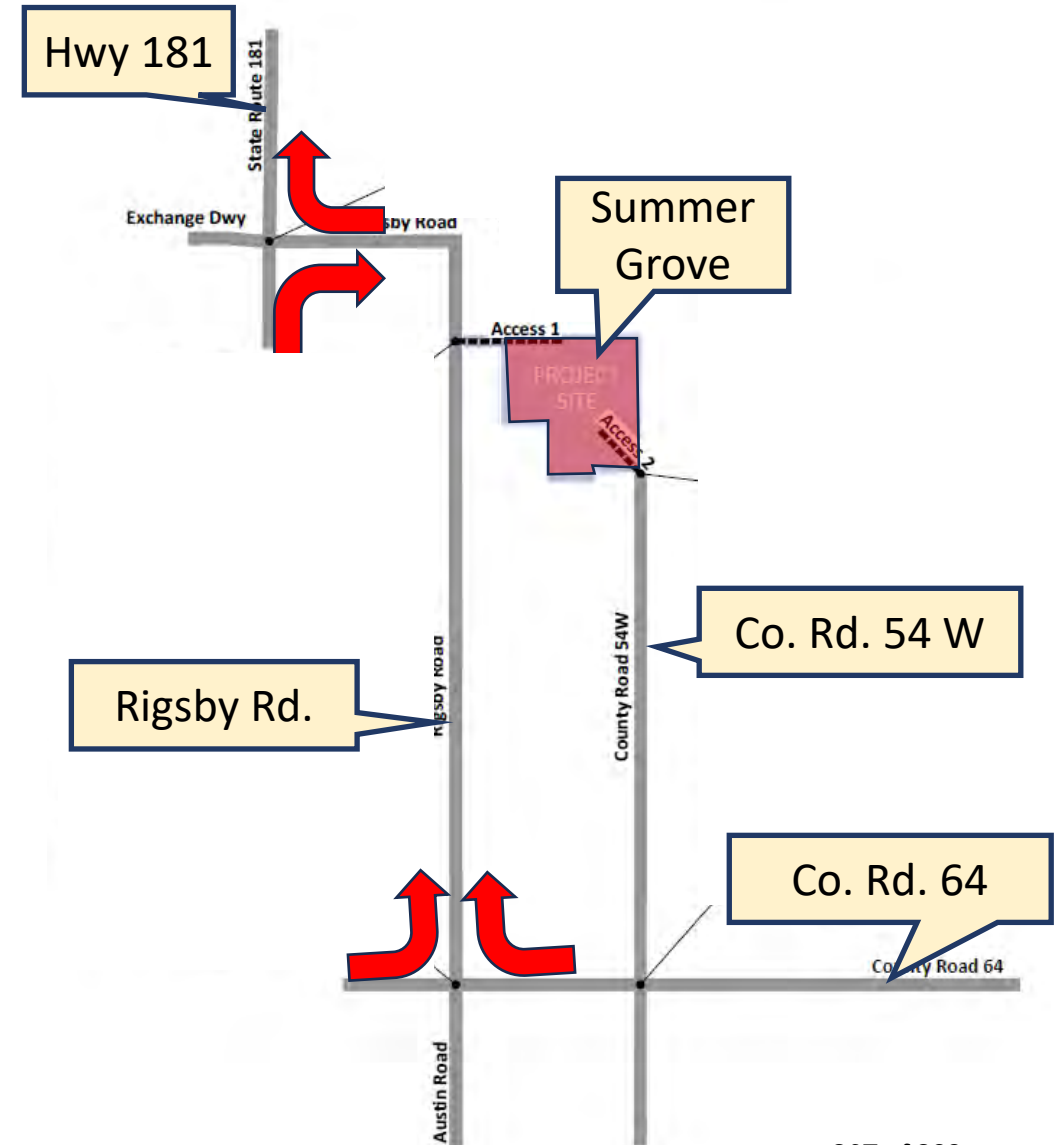
### Rigsby Road and Site Access 1

- Site Access 1 should be designed to include width for one entering lane and one exiting lane as presented on the current site plan.
- Site Access 1 should be designed and constructed to allow for sufficient intersection sight distance, clear of any obstructions such as vegetation, landscaping, hardscaping, signs, driveway approach grades, and fencing within the departure sight triangle.
- Stop control should be provided for the Site Access 1 approach to Rigsby Road. A Stop sign (R1-1) and a stop line pavement marking should be installed for the westbound approach.



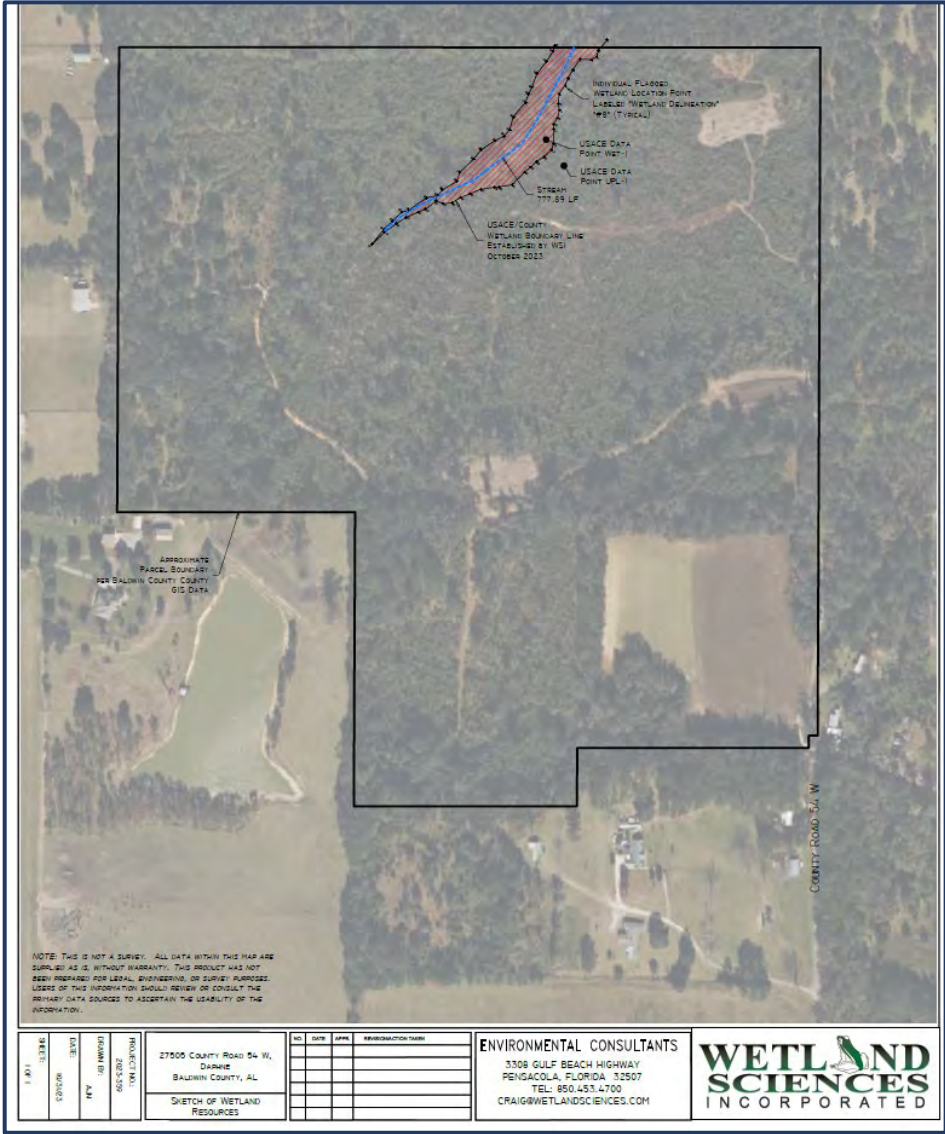
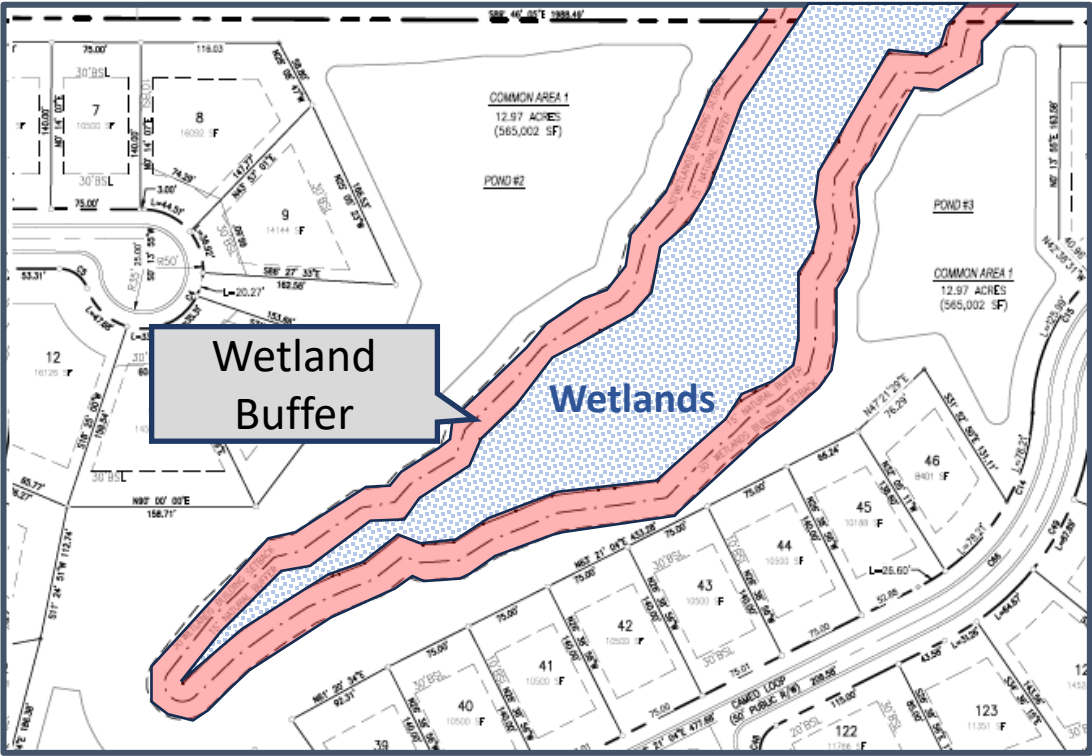
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

## Intersections included:



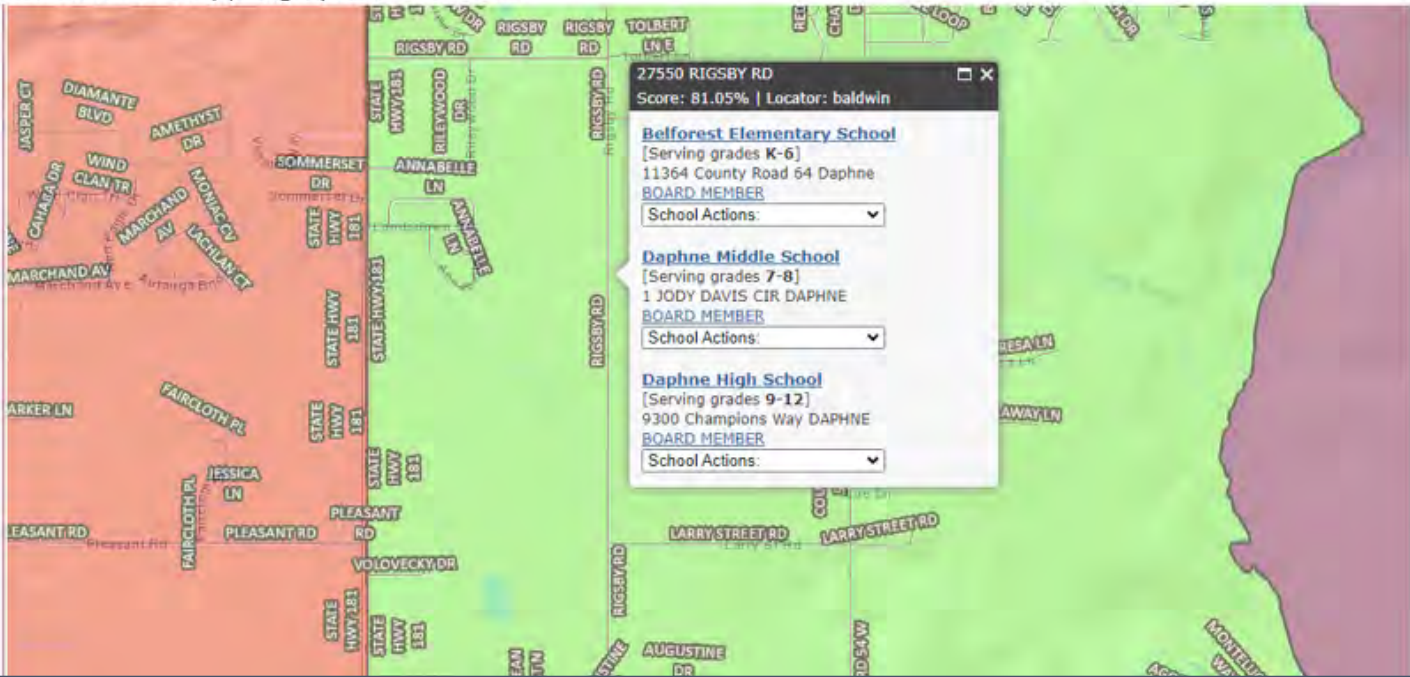
Staff Comments

- A wetland delineation was prepared by Craig Martin, *Wetland Sciences, Inc.*
- Wetlands were identified on the subject property and are shown with the required 15 ft. natural buffer inside a 30 ft. wetland building setback.



The following subdivision will be on the agenda for the April 4 Planning Commission meeting. We welcome your feedback as part of our review process.  
Thanks, Shawn

SUBDIVISION NAME: Summer Grove  
CITIZENSERVE CASE #: SPP23-000031  
PARCEL ID: 47552  
NUMBER OF LOTS: 215  
ADJACENT ROADS(s): Rigsby Rd., Co. Rd. 54 E



Notification was sent on March 8, 2024

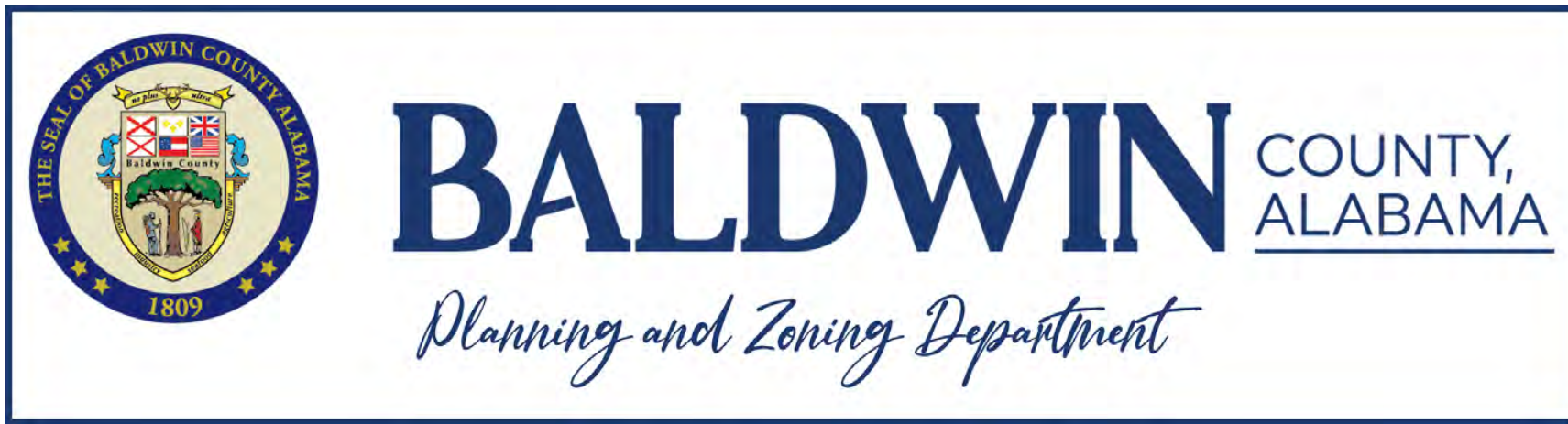
The Baldwin Co. Board of Education did not express opposition to the development.

Staff recommends that the PRELIMINARY PLAT for Case No. SPP23-31, SUMMER GROVE SUBDIVISION, be **APPROVED with conditions** subject to compliance with the Baldwin County Subdivision Regulations.

1. The developer will coordinate with ALDOT, the Baldwin Co. Highway Dept., and Planning & Zoning Permit Engineer to determine what roadway improvements will be required. The applicant may be required to contribute financially to improvements on County Rd. 64.
2. The development will meet broadband and ISO requirements before final plat approval.

### **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.



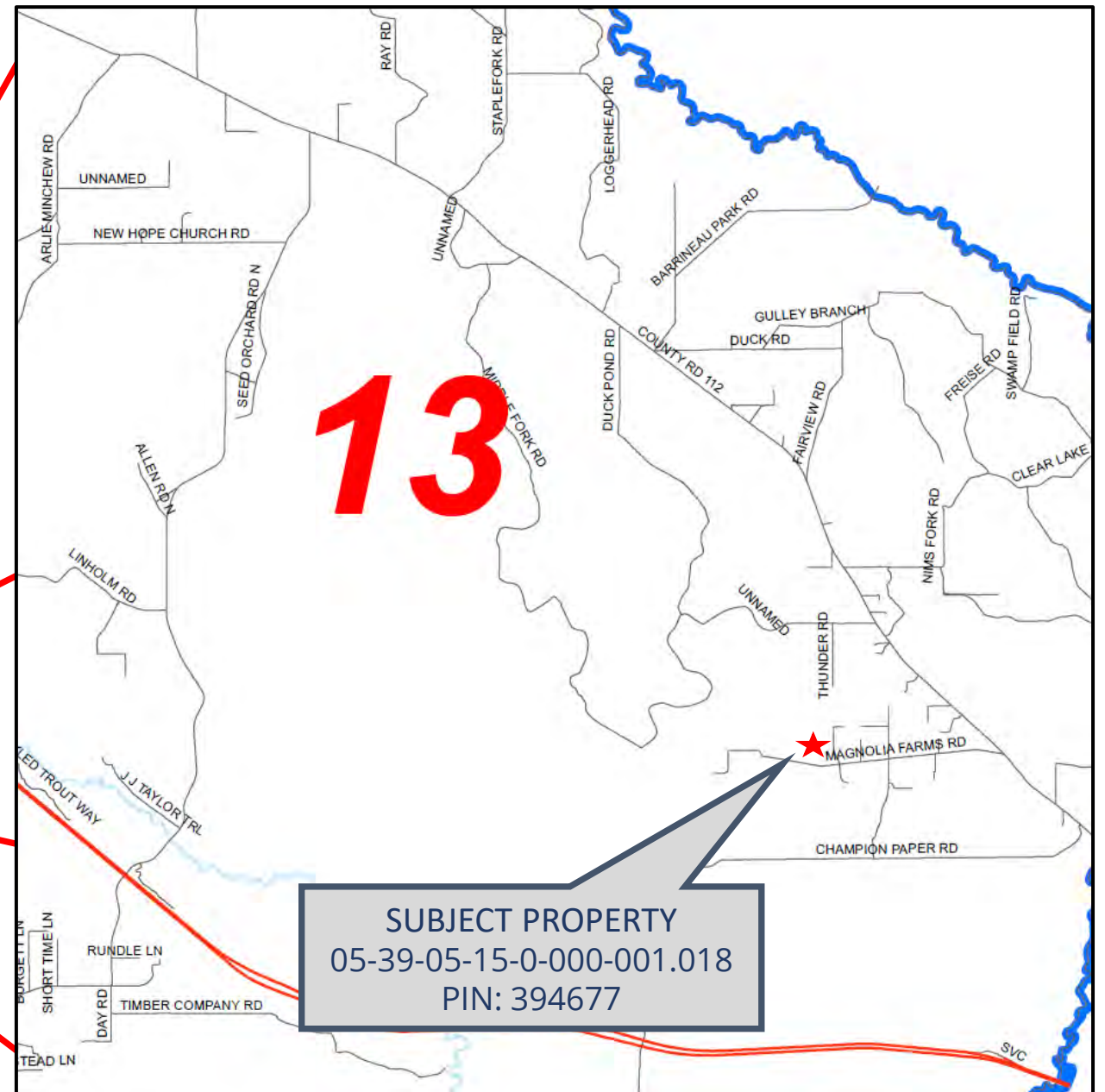
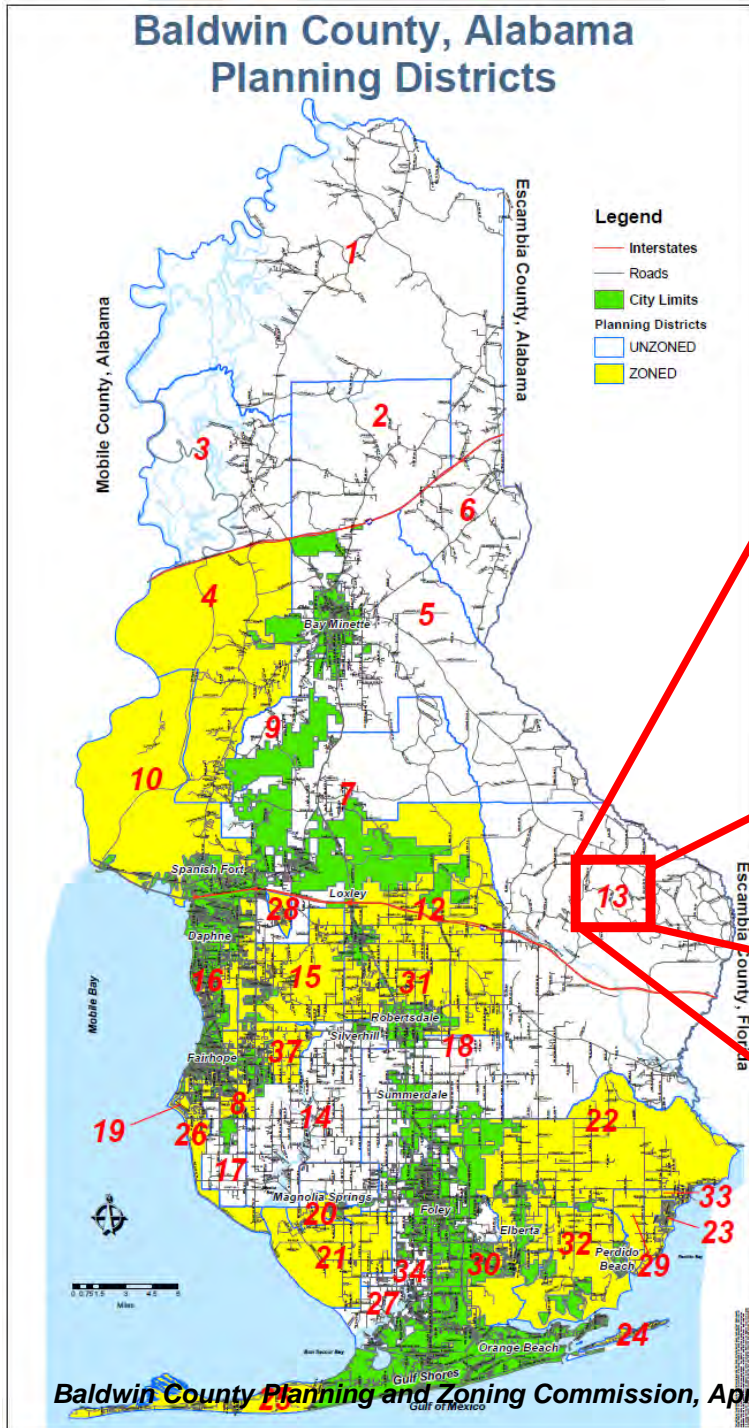
# SUBDIVISION PRELIMINARY PLAT REQUEST SPP24-04 & SV24-02 BEECH-RAINER DIVISION APRIL 4, 2024

PRESENTED BY: FABIA WATERS, ASSOCIATE PLANNER

Staff Report Prepared by: Fabia Waters, Associate Planner



# Baldwin County, Alabama Planning Districts



**Location:** Subject property is north of Magnolia Farms Rd and approximately two miles west of State Highway 112.

**Planning District:** 13

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

**Total Property Area to be divided:** 11.00 +/- acres

**Total # of Lots requested:** 2 lots  
Largest lot: 5.99 ac (Lot 4A)  
Smallest lot: 5.01 ac (Lot 4B))

**Streets / Roads:** No new streets or roads are proposed.

**Owner / Developer:** William Beech, Janet Beech, Ernie Rainer, and Beverly Rainer.

**Surveyor:** Victor L. Germain, P.L.S No. 38473- *Dewberry Engineering*  
25353 Friendship Rd, Daphne, AL 36526

**Property History:** Magnolia Farms West Subdivision was approved by the Baldwin County Planning Commission at the February 4, 2021, meeting.

**Online Case File Number:** The official case number for this application is SPP24-04, however, when searching online CitizenServe database, please use SPP24-000004.

**Parcel#:** 05-39-05-15-0-000-001.018

**PIN#:** 394677

**Traffic Study:** Not required due to lot count.

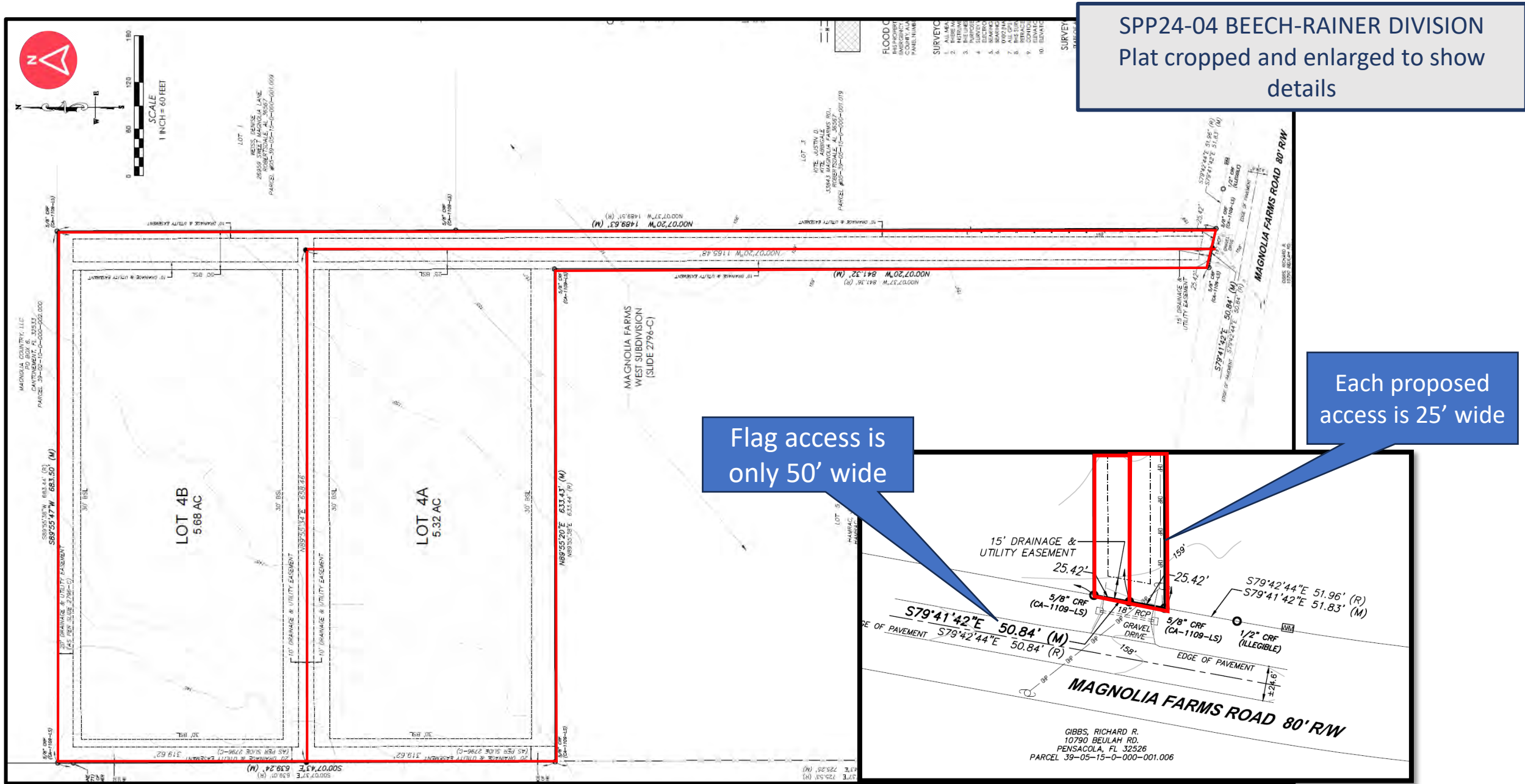
**Drainage Improvements:** Drainage narrative prepared and stamped by Jason Estes, PE, *Dewberry Engineering*, was reviewed and accepted by Baldwin County Planning and Zoning Permit Engineer.

**Wetlands: No potential wetlands** were identified on the subject property.

**Common driveways** are required along Magnolia Farms Rd

**Utility Providers:**

- Water: East Central Baldwin Utility
- Electrical: Baldwin EMC
- Sewer: On Site Septic



SPP24-04 BEECH-RAINER DIVISION  
AERIAL MAP



Magnolia Farms Rd

CR WATSON RD

SUBJECT PROPERTY  
05-39-05-15-0-000-001.018  
PIN: 394677



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*  
Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

EAST CENTRAL BALDWIN COUNTY WATER,  
SEWER AND FIRE PROTECTION AUTHORITY  
22844 County Road 87  
Robertsdale, AL 36567

Telephone: (251) 942-1242    E-Mail: [office@eastcentralbaldwinwater.com](mailto:office@eastcentralbaldwinwater.com)    Fax: 251-942-1459

WATER SERVICE: EAST CENTRAL BALDWIN  
UTILITY AUTHORITY  
SEWER SERVICE: SEPTIC  
ELECTRIC SERVICE: BALDWIN EMC

FROM: Ryan Frolik  
General Manager

RE: 33823 Magnolia Farms Rd. Robertsdale, AL.  
Lot 4 (Beech-Rainer Division )

DATE: February 21, 2024

Please accept this letter to describe East Central Baldwin Water Authority’s willingness and capacity to service the property located at 33823 Magnolia Farms Road in Robertsdale, AL. According to our data, there is a 6-inch water main located along the south side of Magnolia Farms Rd. This water main should provide sufficient service to the property. East Central Baldwin County Water Authority has reviewed the proposed subdivision, and the proposed 20’ drainage and utility easement is sufficient for installation of service to all parcels.

As of today, our office has not received any request for service to any of the proposed parcels. Prices for extending any service lines to these parcels will be determined at the time of request. If a water line extension will be done by your contractor it must meet the Authority’s minimum specs to be approved and serviced.

Please call the office if you have any further questions.



**BALDWIN EMC**

Your Touchstone Energy® Cooperative



P.O. Box 220  
Summerdale, AL  
36580-0220  
(251) 989-6247  
[www.baldwinemc.com](http://www.baldwinemc.com)

February 21, 2024

Emily Phillips  
Dewberry  
25353 Friendship Road  
Daphne, AL 36526

Re: Preliminary Plat for Beech-Rainer Division, Parcel # 05-39-05-15-0-000-001.018, 2 lots

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.


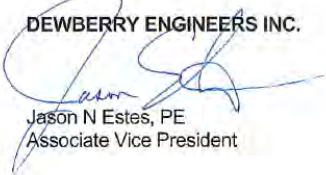

Sincerely,

Brian Seals  
Manager of Engineering  
BS/ss

## Staff Comments

Jason Estes, PE, *Dewberry Engineering*, prepared a written drainage narrative for subject property

- The written drainage narrative has been reviewed and accepted by Planning & Zoning Permit Division.

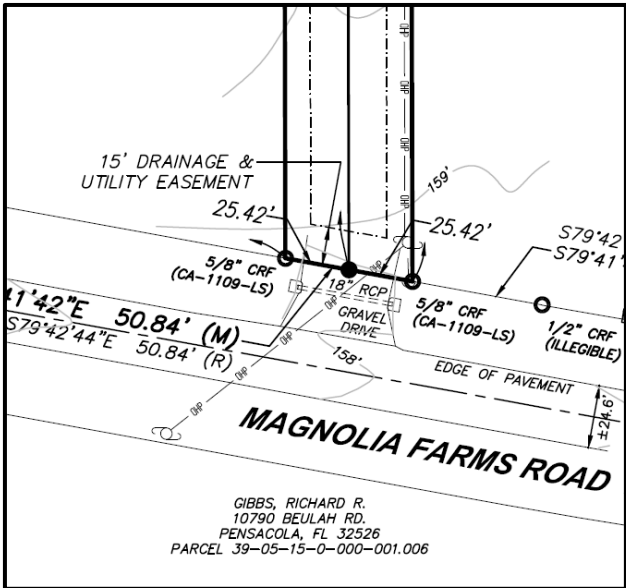
	Dewberry Engineers Inc. 25353 Friendship Road Daphne, AL 36526-6278	251.990.9950 251.990.9910 fax www.dewberry.com
February 22, 2023		
Baldwin County Planning and Zoning VIA CITIZEN SERVE		
RE:	SC24-7 Beech – Rainer Division	
To Whom It May Concern:		
The proposed two lot subdivision is a 10-acre parcel which proposes a split to authorize two single family residences. The current soils and minimal proposed impervious surface should not constitute an impact to existing and or proposed drainage patterns.		
Sincerely,		
DEWBERRY ENGINEERS INC.		
		
Jason N Estes, PE Associate Vice President		
		
Page 1 of 1		

# SV24-02 BEECH-RAINER DIVISION SUBDIVISION VARIANCE

## Specific Variance Request:

The applicant wishes to re-subdivide Lot 4 of Magnolia Farms West Subdivision, proposed as Beech-Rainer Division, into two lots, each with a 25' wide flag (a narrow corridor shaped like a flagpole) instead of the typical 30' wide flag.

- It has been the practice of Planning and Zoning, in consultation with the Highway Department, to require flags be a minimum of 30 ft wide to accommodate driveways and required utility and drainage easements.
- The hardship on this parcel, the narrowness of the existing flag, was created by the design of Magnolia Farms West Subdivision, and not to environmental limitations.
- Granting this variance would set a precedence for the creation of similar narrow flags in future subdivisions. Narrow lots create more access points onto Baldwin County roads.



### Section 8.1 – Conditions for variance approval

"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"

# SV24-02 BEECH-RAINER DIVISION SUBDIVISION VARIANCE

## SUBDIVISION VARIANCE CRITERIA IN ARTICLE 8.1(a) 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 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 RESPONSE TO VARIANCE CRITERIA:

- a. Applicant Comments: Shared common drive and existing staff are already in place - we are not altering existing conditions - proposed subdivision changes an 11 acre lot to 2 lots- both greater than 5 acres.
- b. Applicant Comments: Applicant cannot control this hardship. Large acreage split done by 2 couples for retirement.
- c. Applicant Comments: There is no way to obtain additional acreage to create 50' staff. This is not a deviation of the subdivision regulations (per se) but a requirement of the highway department.
- d. Application Comments: No further deviations or noncompliance would be created by granting this variance.
- e. Application Comments: Yes

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-04 and SV24-02, BEECH-RAINER DIVISION, be **DENIED** due to non-compliance with the prior practice of the Baldwin Co. Planning & Zoning and Highway Departments.

- Prior practice has not allowed subdivisions with flag lots that are less than 30' in width. The applicant has not provided supporting documentation from Baldwin EMC regarding utility easements to support this request.

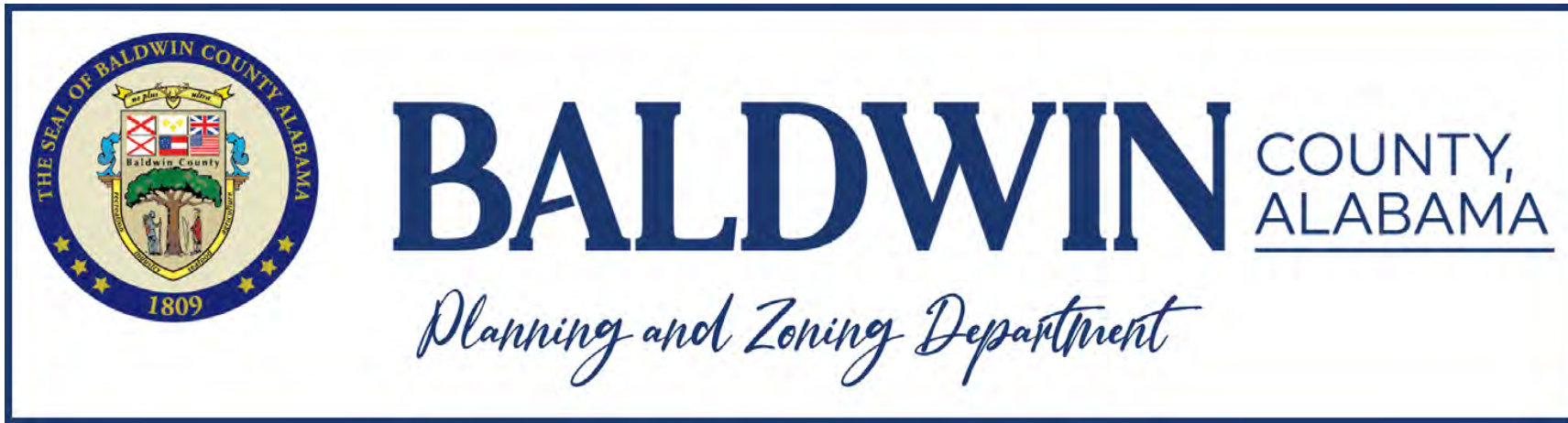
If the Planning Commission wishes to approve this request, staff asks that the following conditions are added to the approval.

**Specific Conditions:**

1. Applicant will coordinate with Baldwin County Planning and Zoning Permit Division to permit and approve the proposed common driveway to be installed on Magnolia Farms Rd.
2. Applicant will submit a Final Plat application that staff will review and grant administrative approval after common driveways are inspected and installed. After final plat approval, applicant will have 90 days to circulate the plat for signatures and record it.

**General Conditions:**

- Effective period is 2 years from approval of preliminary plat.



REVISED PRELIMINARY PLAT REQUEST

SRP24-01 NORTHWOODS PH. 1

APRIL 4, 2024

PRESENTED BY: SHAWN MITCHELL, SENIOR PLANNER

April 4, 2024

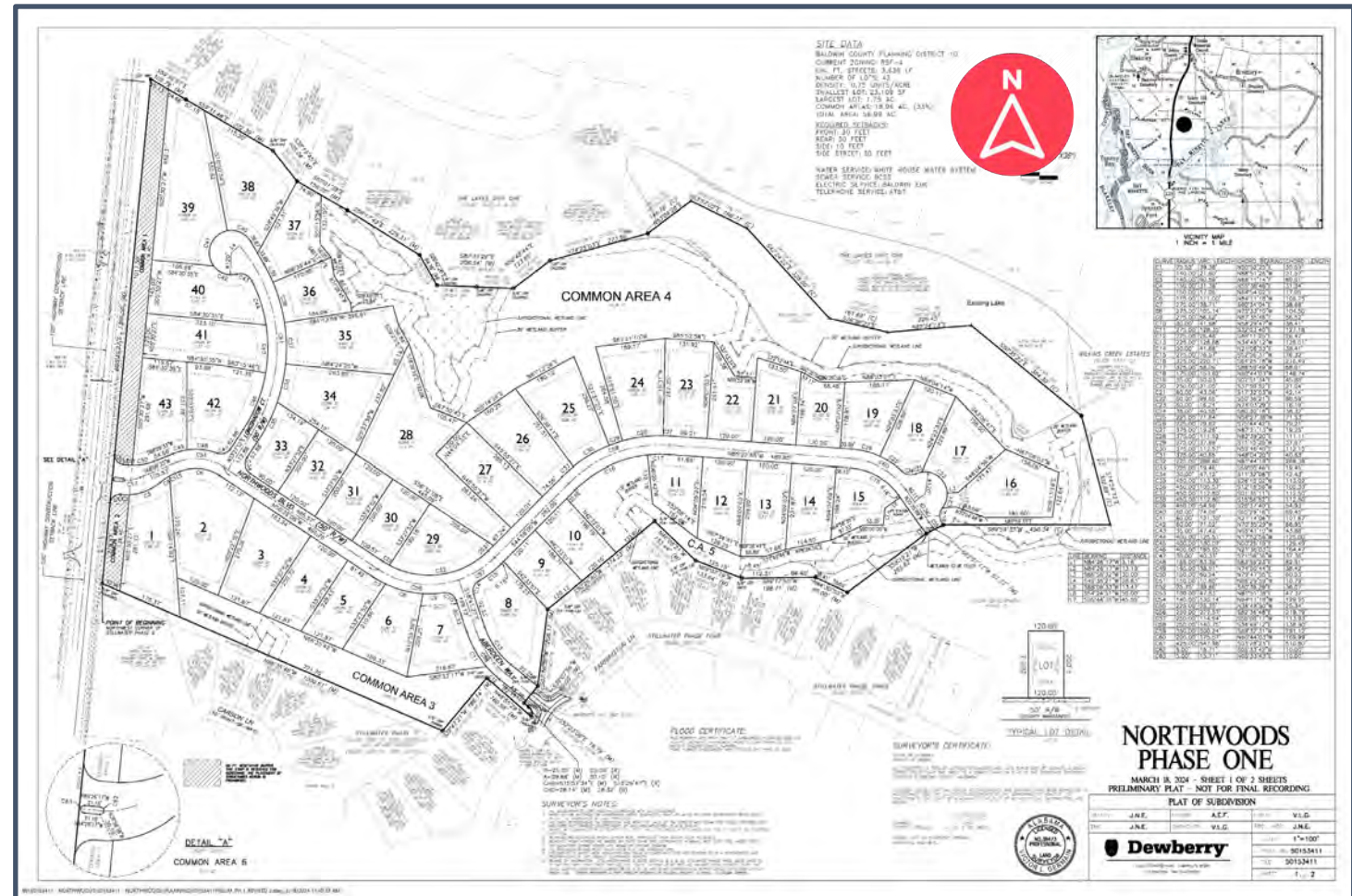
Request before Planning Commission:

**Revised Preliminary Plat approval**  
For NORTHWOODS PH. 1,  
a **43-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>





# Baldwin County, Alabama Planning Districts

**Legend**

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

**Baldwin County Planning and Zoning Commission, April 2011**

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

05-32-03-41-0-000-001.003  
05-32-03-05-0-000-002.003  
05-32-03-41-0-000-001.008

10

# Spanish Fort

**Location:** Subject property is located on the east side of Hwy 225, north and west of the City of Spanish Fort.

**Planning District:** 10

**Zoning:** RSF-4

**Total Property Area to be divided:** 56.99 +/- acres

**Total # of Lots requested:** 43 lots

Largest lot: 1.75 ac  
Smallest lot: 23,109 SF

**Streets / Roads:** 3,639 LF of streets for public use  
Proposed lots will access internal streets only

**Owner / Developer:** Michael Dilsworth, *Dilsworth Development, Inc.* 2124 Moores Mill Rd., Ste 130A, Auburn, AL 35830

**Surveyor/Engineer:** Jason Estes & Victor Germain, *Dewberry Engineering*, 25353 Friendship Rd., Daphne, AL 36526

**Approval History:** SRP= “Subdivision Revised Plat” and is used when major revisions have been made to an approved preliminary plat.

- The original preliminary plat, Agenda Item 221103, was approved by the Spanish Fort Planning Commission on Feb. 13, 2023.
- Baldwin Co. P&Z granted administrative approval to Case SPP22-30 on May 1, 2023.
- The parcels are now completely within Baldwin County’s subdivision regulation jurisdiction.

**Online Case File Number:** The official case number for this application is SRP24-01, however, when searching online CitizenServe database, please use SRP24-000001.

<b>Parcel#:</b>	05-32-03-41-0-000-001.003	PIN: 100048
	05-32-03-05-0-000-002.003	PIN: 222360
	05-32-03-41-0-000-001.008	PIN: 111812

**Traffic Study:** TIS prepared and stamped by *NV5 Engineers and Consultants*, and accepted by the Baldwin County Highway Dept. and Planning & Zoning Permit Engineer

**Drainage Improvements:** Drainage narrative was prepared and stamped by Justin Brit, PE, *Dewberry Engineers, Inc.*. It was reviewed and accepted by Baldwin County Planning & Zoning Permit Engineer.

**Wetlands:** Wetlands report prepared by Cathy Barnette, *Dewberry Engineers, Inc.*

**Utility Providers:**

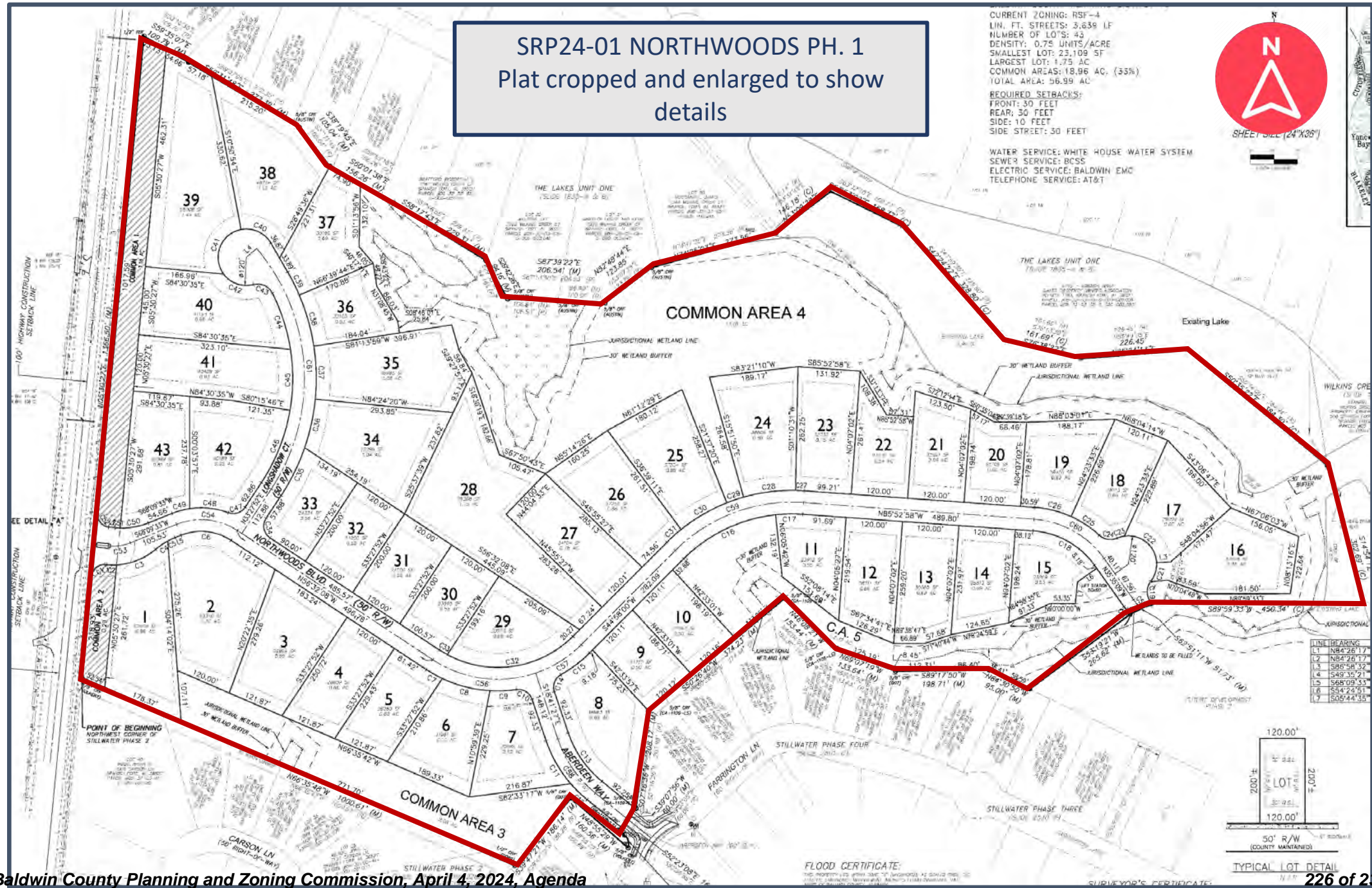
- Water: White House Water
- Electrical: Baldwin EMC
- Sewer: BCSS

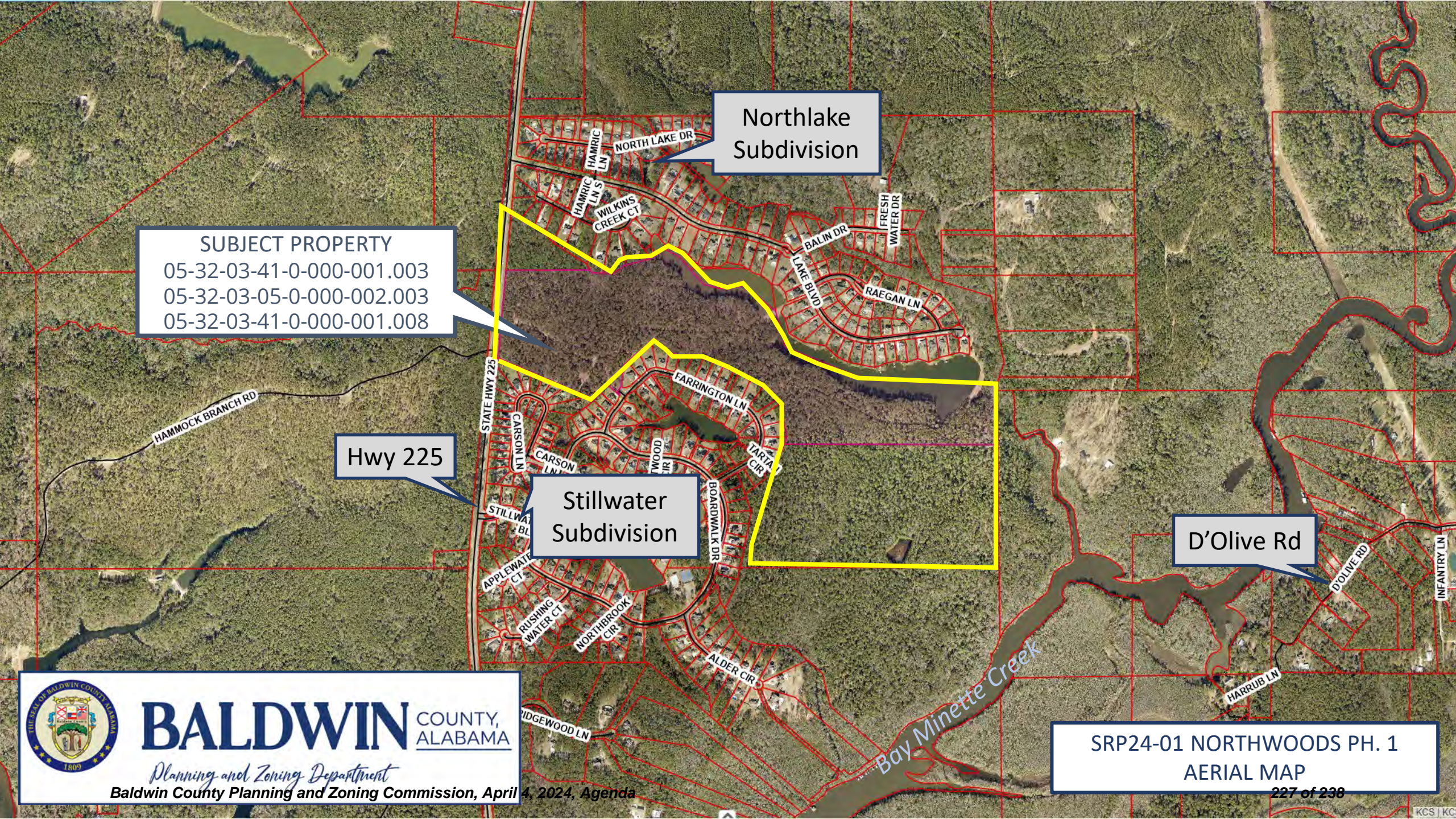
SRP24-01 NORTHWOODS PH. 1  
Plat cropped and enlarged to show  
details

CURRENT ZONING: RSF-4  
LIN. FT. STREETS: 3,639 LF  
NUMBER OF LOTS: 43  
DENSITY: 0.75 UNITS/ACRE  
SMALLEST LOT: 23,109 SF  
LARGEST LOT: 1.75 AC  
COMMON AREAS: 18.96 AC, (33%)  
TOTAL AREA: 56.99 AC  
REQUIRED SETBACKS:  
FRONT: 30 FEET  
REAR: 30 FEET  
SIDE: 10 FEET  
SIDE STREET: 30 FEET



WATER SERVICE: WHITE HOUSE WATER SYSTEM  
SEWER SERVICE: BCSS  
ELECTRIC SERVICE: BALDWIN EMC  
TELEPHONE SERVICE: AT&T





Northlake  
Subdivision

SUBJECT PROPERTY

05-32-03-41-0-000-001.003  
05-32-03-05-0-000-002.003  
05-32-03-41-0-000-001.008

Hwy 225

Stillwater  
Subdivision

D'Olive Rd



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda

SRP24-01 NORTHWOODS PH. 1  
AERIAL MAP

227 of 238

UNZONED BALDWIN CO

SPANISH FORT

SUBJECT PROPERTY  
05-32-03-41-0-000-001.003  
05-32-03-05-0-000-002.003  
05-32-03-41-0-000-001.008


Northlake  
Subdivision

Hwy 225

Stillwater  
Subdivision

D'Olive Rd

- 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)




**BALDWIN**

COUNTY,  
ALABAMA

*Planning and Zoning Department*

**Baldwin County Planning and Zoning Commission, April 4, 2024, Agenda**

SRP24-01 NORTHWOODS PH. 1  
VICINITY / ZONING MAP  
228 of 238



March 6, 2024

Re: PIN 100048

Ms. Barnette,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property. Sewer service may be connected to this property at the owner's expense and request.

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*

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

Lisa M. Burke    Digitally signed by Lisa M. Burke  
Date: 2024.03.06 11:20:42 -0500

The letter refers to the PIN rather than the subdivision, but the applicant provided an email to BCSS showing the attached plat.



**White House Water System**  
11120 WHITE HOUSE FORK ROAD EXT.  
BAY MINETTE, AL 35607

TELEPHONE (251) 937-2430  
info@whwsystem.com

March 1, 2024

TO WHOM IT MAY CONCERN:

White House Water System will provide potable water service to the proposed Northwoods Subdivision, Phases 1 and 2, located east of U.S. Highway 225 and north of Stillwater in Baldwin County. This service will be for domestic use only, excluding livestock or sprinkler systems.

Sincerely,

Jennifer Smith  
Office Manager  
White House Water System



**BALDWIN EMC**

Your Touchstone Energy® Cooperative



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

[www.baldwinemc.com](http://www.baldwinemc.com)

March 5, 2024

Emily Phillips  
Dewberry  
25353 Friendship Road  
Daphne, AL 36526

Re: Sketch Plat for Northwoods Subdivision, Phases 1 and 2 (126 lots)

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 ENGINEERING

Cathy Barnette  
  
Northwoods Subdivision  
  
Spanish Fort AL

Dear Cathy Barnette,

This letter is in response to your request for information on the availability of service at Northwoods Subdivision Spanish Fort AL or development by AT&T.

This letter acknowledges that the above referenced Northwoods Subdivision Spanish Fort, AL is located in an area served by AT&T. Any service arrangements for the list development, location, or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the project, location or development.

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

Thank you for contacting AT&T.


Andy Booker  
  
[ab624u@exo.att.com](mailto:ab624u@exo.att.com)  
  
(251) 610-8289

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

Local Fire Protection Authority Comment Form for Northwoods Subdivision  
(Overseight Name)



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*  
Robertsdale Office: 22251 Palmer Street, Robertsdale, AL 36567  
Foley Office: 22251 Palmer Street, Robertsdale, AL 36567

Dear Local Fire Protection Authority,


As part of Baldwin County's subdivision review process, applicants who propose higher density developments (2 lots/units per acre or higher) are required to meet certain fire protection thresholds (Sub. Regs. §5.2.5(a)(3)). These requirements include:

1. Fire Hydrant Spacing
2. Minimum Fire Hydrant Barrel Size
3. Water volumes and pressures that meet ISO Fire Suppression Rating requirements.

County team members will review the development for compliance with these standards. However, as the Local Fire Protection Authority, we value any input you may have regarding fire protection for this development.

You are being provided a copy of this letter by the project design engineer, along with a copy of the draft plat for the proposed development. Also attached is a written report and calculations, prepared and stamped by the design engineer, demonstrating that water supply volumes and pressures are sufficient for the development. The design engineer is responsible for ensuring that volumes and flows meet Baldwin County's requirements. You are not required to verify the engineer's calculations and report.


If you believe water volumes and pressures are insufficient to serve this development, you are invited to comment below and email to [planning@baldwincounty.al.gov](mailto:planning@baldwincounty.al.gov) or return to one of our office locations. If no comments are received within 10 business days of receipt of this letter, it will be presumed that you do not wish to provide any comments. Please feel free to contact our team at 251-580-1655 with any questions.

Sincerely,  
  
Matthew Brown  
Planning Director

Local Fire Protection Authority Comments:  
I have reviewed the provided information for Northwoods subdivision, phase 1. All submitted material meets code requirements.

Anthony Lee - Spanish Fort Fire Rescue  
(Local Fire Protection Authority Name)

Instructions for Applicant: Please provide a copy of this form (ensure you are using the latest version from the P&Z website), a copy of the plat, and a copy of the signed and sealed report (including calculations) demonstrating ISO compliance, to the Local Fire Protection Authority with evidence of the date delivered. Options include certified mail or an email to an email address that is documented as the active email address for the Local Fire Protection Authority.



Dewberry Engineers Inc.  
25363 Friendship Road,  
Daphne, AL 36526 251.990.9950  
251.990.9910  
www.dewberry.com

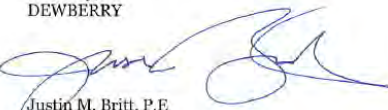
November 17<sup>th</sup>, 2022

Fabia Waters  
Planning Technician  
Baldwin County Planning & Zoning  
22251 Palmer Street  
Robertsdale, AL 36567


Re: Northwoods Phase 1

This is a letter confirming that the design of Northwoods Phase 1 is in compliance with the current ISO Fire Suppression Rating Schedule Paragraphs 340, 614, and 620.A.

Sincerely,  
DEWBERRY



Justin M. Britt, P.E.  
Project Manager



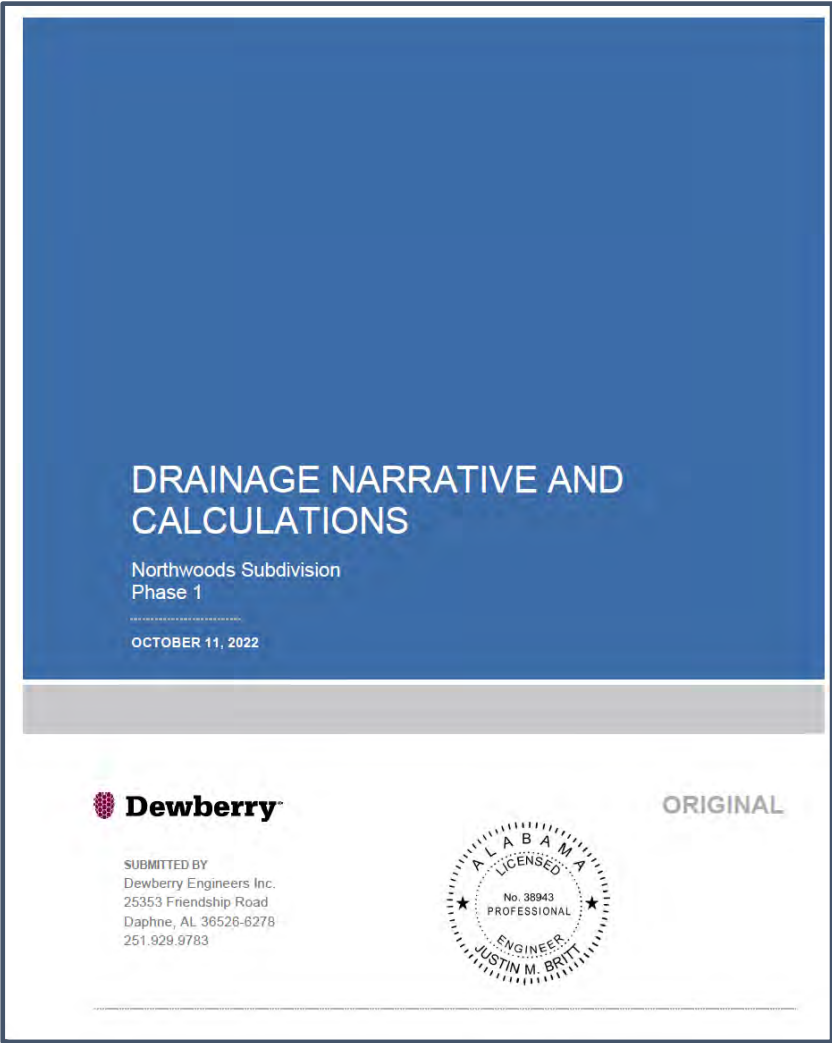
Staff Comments

Justin Brit, PE, *Dewberry Engineers, Inc.*, prepared a written drainage narrative for subject property

- Drainage improvements have been recommended.
- The written drainage narrative has been reviewed and accepted by the Planning & Zoning Permit Division. It will be further studied during the construction plan review process.

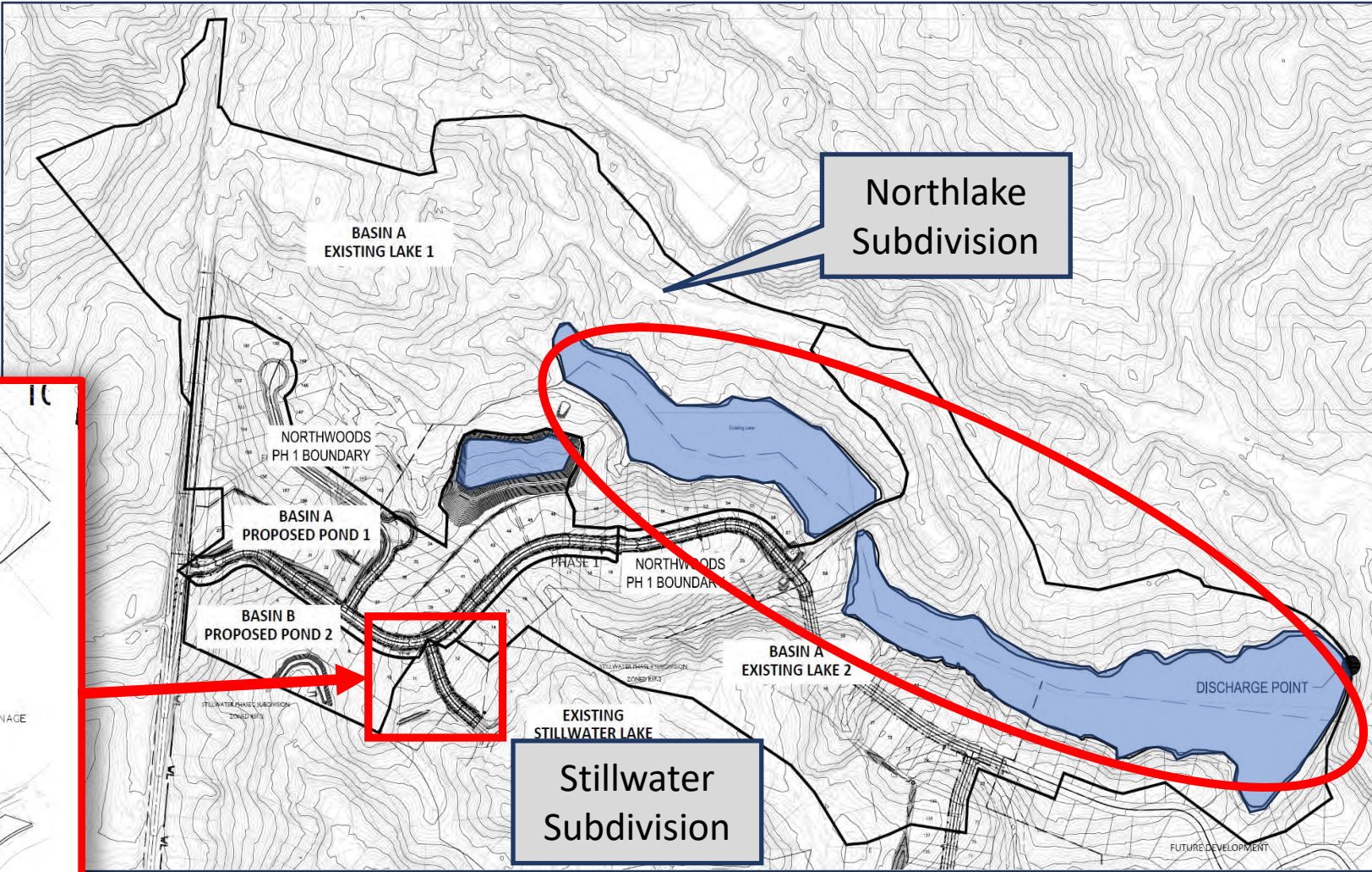
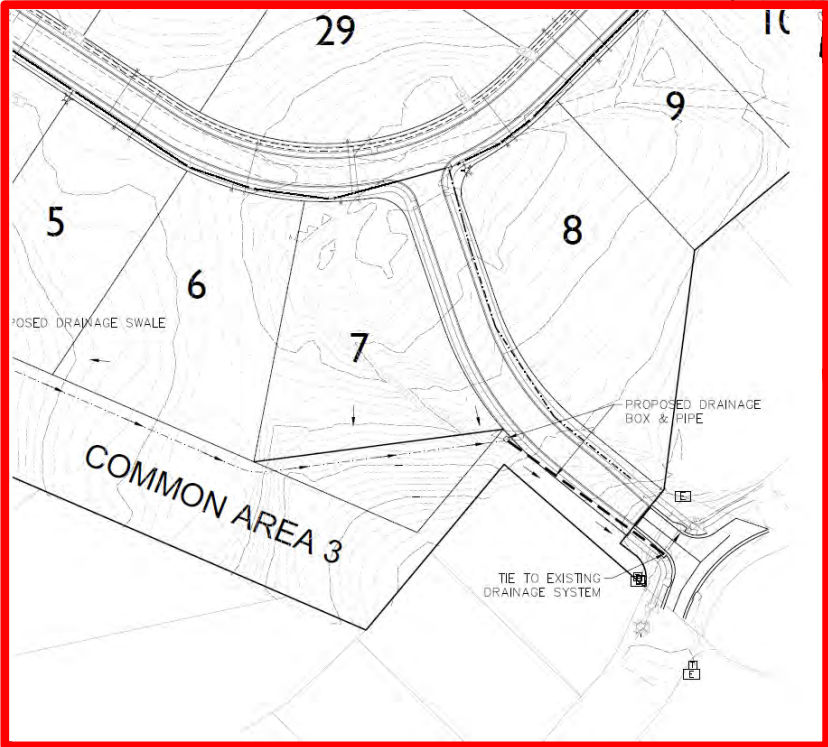
Table 2: Total Pre-Development Flow vs Total Post-Development Flow in cubic feet per second

	Storm Event	2 year	5 year	10 year	25 year	50 year	100 year
Basin A	Q Total – PRE 1988	175.16	269.07	363.56	520.85	652.74	805.56
	Q Total – PRE 2022	24.09	35.88	53.36	122.42	202.58	328.61
	Q Total - POST	27.97	38.71	58.04	136.06	228.16	384.51
Basin B	Q Total - PRE	18.63	28.11	37.75	53.70	67.01	82.39
	Q Total - POST	11.70	15.11	26.30	52.21	60.97	66.73



Staff Comments

Drainage calculations assume connection to the drainage network of the Stillwater Subdivision to the south and the lakes adjacent to the Northlake Subdivision to the north. The applicant will need to provide agreements and/or easements with those subdivisions.



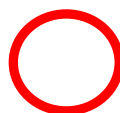
## Staff Comments

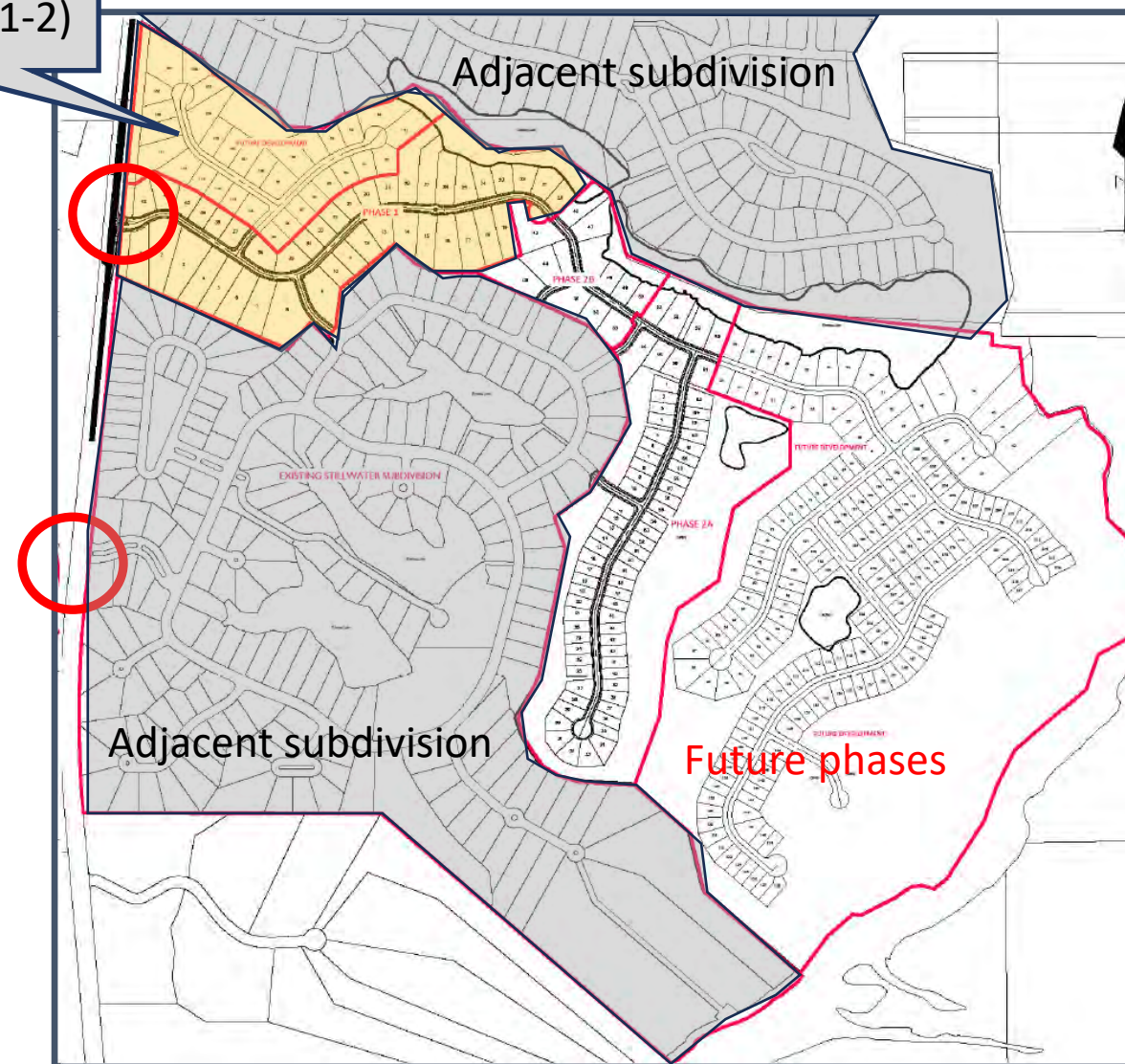
The traffic study was prepared by  
*NV5 Engineers and Consultants.*

- The traffic study projected 343 homes over 7 phases. The revised preliminary plat for Phase 1 combines Phases 1 and 2 of the original plan and reduces the number of lots from **74 to 43**.
- The traffic report was been reviewed and accepted by the Baldwin County Highway Dept. and P&Z Permit Engineer. It will be further examined during the construction plan review process.
- Access to Hwy 225 will be handled by ALDOT.

Current Phase 1  
(previously Ph 1-2)

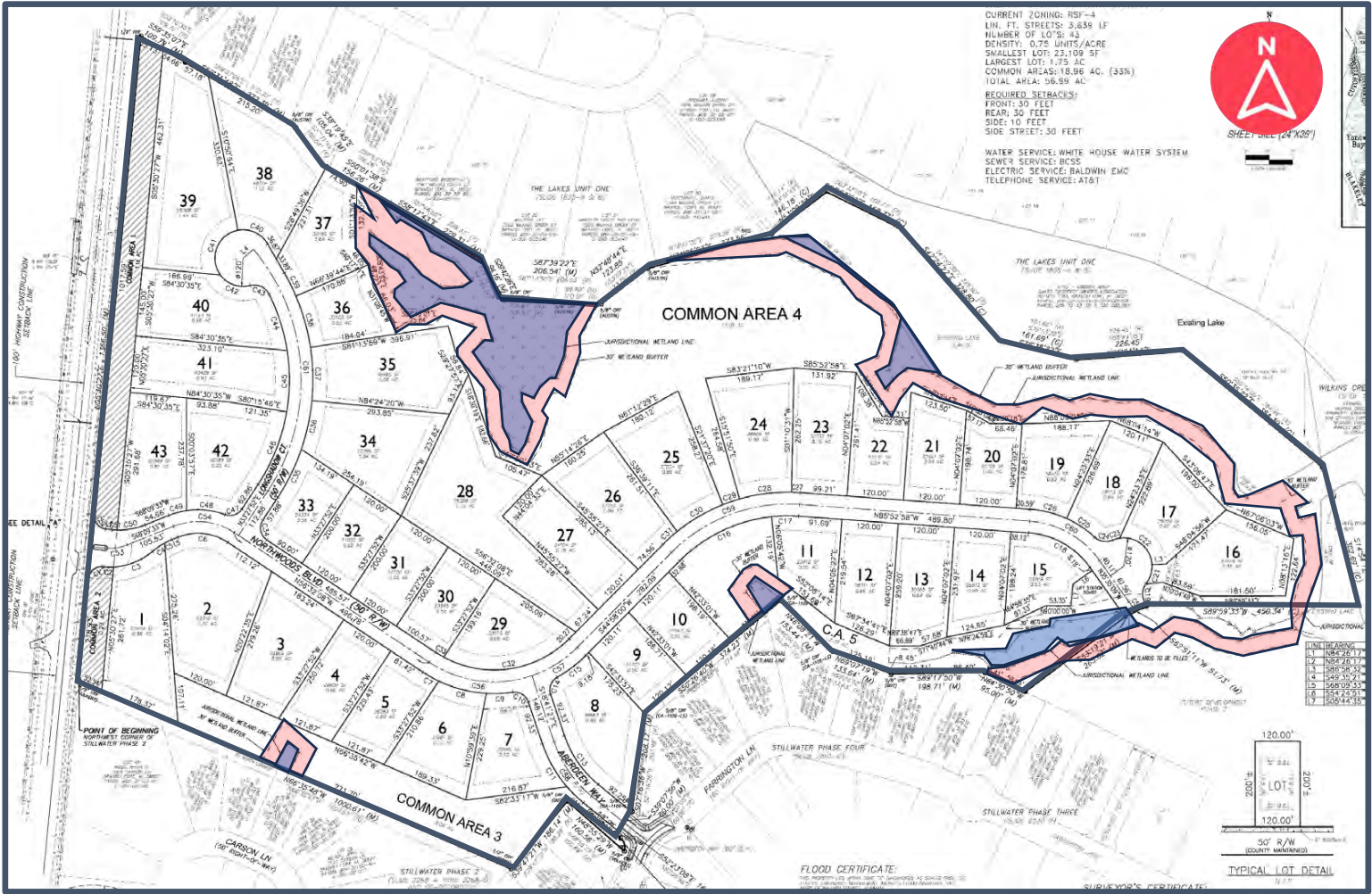
The original “master plan” shows two entrances by linking the development to the existing Stillwater Subdivision to the south


 = Entrance



Staff Comments

- A wetland report was prepared by Cathy Barnette, Environmental Scientist, *Dewberry Engineers, Inc.*
- Jurisdictional wetlands were identified on the subject property and are shown with the required 30 ft. non-disturbed wetland buffer.









Shawn Mitchell

To [mmalm@bcbe.org](#); [etyler@bcbe.org](#); [syoung@bcbe.org](#); [jwilson@bcbe.org](#)

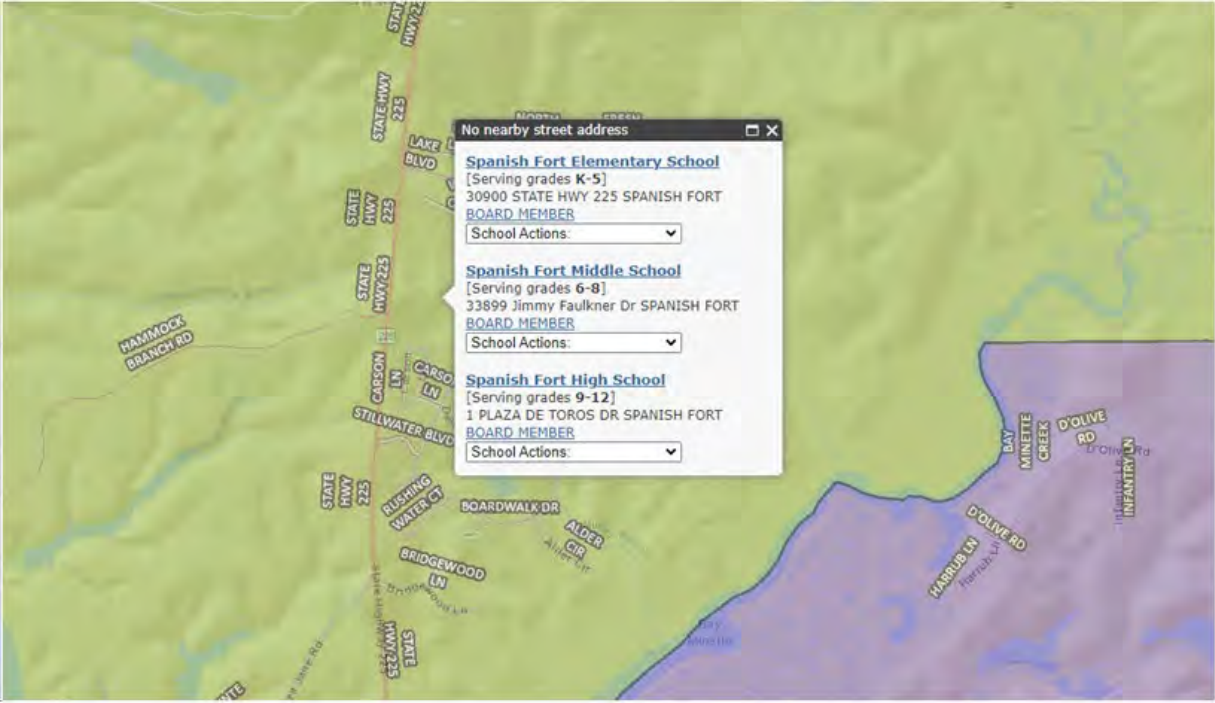
Cc [Fabia Waters](#); [Buford King](#); [Mary Booth](#)

 Reply Reply All Forward

Tue 3/19/24

The following subdivision will be on the agenda for the April 4 Planning Commission meeting. We welcome your feedback as part of our review process. Thanks, Shawn

SUBDIVISION NAME: Northwoods, Ph. 1  
CITIZENSERVE CASE #: SRP24-000001  
PARCEL ID: 222360, 100048, 111812  
NUMBER OF LOTS: 43  
ADJACENT ROADS(s): Hwy 225



Notification was sent on Mar. 19, 2024

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

Staff recommends that the PRELIMINARY PLAT for Case No. SRP24-01, NORTHWOODS PH. 1, be **APPROVED with the following conditions**, subject to compliance with the Baldwin County Subdivision Regulations.

**Specific Conditions:**

1. Acquire necessary easements and agreements with neighboring subdivisions to meet drainage requirements.
2. Acquire necessary permits from ALDOT for access to Hwy 225.
3. Baldwin County will not be responsible for the maintenance of dams on the existing lakes adjacent to the development.

**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*

**NEXT REGULAR MEETING**

**MAY 2, 2024, 4:00 PM**

**BALDWIN COUNTY CENTRAL ANNEX**

**ROBERTSDALE, AL**